

Dentons Kensington Swan
18 Viaduct Harbour Ave
Auckland
AUCKLAND 1010



Applicant	Dentons Kensington Swan
LIM address	650-654 Great South Road Ellerslie Auckland 1051
Application number	8270559247
Customer Reference	
Date issued	23-Oct-2024
Legal Description	Lot 2 DP 176485
Certificates of title	NA108C/559

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

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.

If any soil information/reports have been prepared in relation to this property, they will be available in the property file. Please order a [property file online](#)

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

For further details please check [Flood Viewer](#)

Flood Plain

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

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

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

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

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

Flood Sensitive Area

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

A Flood Sensitive Area is derived from the Flood Plain by adding 0.5m to the maximum water level, and extending this new level until it reaches the terrain.

The Flood Sensitive Area is an indicative area for information about where flood related residential freeboards may apply.

Flood Prone Area

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

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

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

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

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms "Flow Path" and "Flowpath" are used interchangeably.

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance.

All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled "Natural Hazards - Coastal Erosion" shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study ("Predicting Auckland's Exposure to Coastal Instability and Erosion", available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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

Billing Number/ Rate Account:	12342525057
Rates levied for the Year 2024/2025 :	\$241,647.32
Total rates to clear for the current year (including any arrears and postponed rates):	\$163,592.39

The rates figures are provided as at 8 a.m. 23/10/2024. It is strongly advised these are not used for settlement purposes.

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

650-654 Great South Road Ellerslie Auckland 1051

Application No.	Description	Decision	Decision Date
O/TY0471458	Establish liquor distribution centre from file 17 sultan st	Granted	17/07/1985
O/TY0376768	Change of condition	Granted	12/10/1989
O/TY0376769	Land Use Consent Refurbish warehouse	Granted	07/02/1995
TO/94/05400	Land Use Consent Refurbish existing buildings	Granted	07/02/1995
TO/95/02061	Land Use Consent Refurbish warehouse cm=ld bus4 controled maungakiekie	Granted	24/07/1995
TO/95/02981	Land Use Consent Neon sign cm=cmc maungakiekie controlled	Granted	31/07/1995
TO/95/05483	Land Use Consent Atrium addition to warehouse	Granted	18/12/1995
TO/96/00413	Land Use Consent Office complex tree removal earthworks	Granted	14/03/1996
TO/97/04445	Land Use Consent To amend earlier approval to exceed height control by a bit more jn:182790 joanne pelan	Granted	22/10/1997
TO/98/03174	Land Use Consent Carpark deck-ramp width/ grade	Granted	03/12/1998
AK/98/00088	Bylaw Exemption Illuminated pylon sign jn:186269 w6 mark brown	Approved	10/03/1999
AO/02/05798	Land Use Consent Bus 4 Max Height Parkng	Granted	13/01/2003
LUC20080690801	Certificate A Proposal to replace an existing pylon sign with a new pylon sign which is to measure eight metres in height 2.5 metres in width and is to have an area of 20m2 . Sign pertains to 660 great south road Ellerslie.	Certificate Issued	16/12/2008
R/BEX/2013/3918	Bylaw Exemption Sign bylaw exemption	Approved	04/11/2013

Subdivisions

650-654 Great South Road Ellerslie Auckland 1051

Application No.	Description	Decision	Decision Date
O/TW0371579	Subdivision Consent Subdivision	Granted	04/11/1980

Application No.	Description	Decision	Decision Date
TS/95/00422	Subdivision Consent S127 reserve contribution.	Granted	27/03/1995
TS/96/01552	Subdivision Consent 2 lot subdivision t6118/13	Granted	11/07/1996
TV/96/02088	Subdivision survey plan ((s)223) 223 approval	Granted	01/08/1996
TV/97/00275	Subdivision survey plan ((s)223) Signing and sealing	Granted	11/02/1997
TS/97/00349	Subdivision Consent 224 c certificate jn:50040	Granted	26/02/1997

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents a Property File will need to be requested [How to order a property file \(aucklandcouncil.govt.nz\)](https://aucklandcouncil.govt.nz)

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

650-654 Great South Road Ellerslie Auckland 1051

Application No.	Description	Issue Date	Status
O/I047820	Internal alterations	10/01/1979	Issued (See Note 1)
O/77497	Demolish building	20/03/1981	Issued (See Note 1)
O/J014598	Internal alterations	22/05/1981	Issued (See Note 1)
O/K046543	Internal alterations	09/10/1981	Issued (See Note 1)
O/UNKNOWN/05504	Plumbing to cafeteria	19/10/1981	Issued (See Note 1)
O/12109/06	Erect warehouse building	21/01/1985	Issued (See Note 1)
O/119684	Erect warehouse	18/10/1985	Issued (See Note 1)

Application No.	Description	Issue Date	Status
O/G001708	Demolish part of industrial	28/11/1989	Issued (See Note 1)
TC/94/09292	Demolition of factory buildings	16/03/1995	CCC Issued 23/08/1995 (See Note 2)
TC/96/01948	Structural detail for office fitout - stage 7 of 8 106225	10/04/1996	CCC Issued 17/09/1996 (See Note 2)
TC/96/04769	Stage 9 - instal lift (refer tc96/1948) 106784	25/06/1996	CCC Issued 14/03/1997 (See Note 2)
TC/96/07403 AC/99/01708 TC/98/00631	Erect office building 107399 i:255029 Amendment to tc96/7403 - stage 2- instal 4 passenger lifts w6 Amendment to tc/96/7403 - amended f/w discharge to pub- lic line jn:193138	21/05/1997	CCC Issued 13/04/1999 (See Note 2)
TC/98/04664	Construct generator room (basement level) jn:624123 bi:273053	08/07/1998	CCC Issued 13/04/1999 (See Note 2)
TC/98/05132	New airconditioning - office and carpark	31/07/1998	CCC Issued 13/04/1999 (See Note 2)
TC/98/04954	Office fitout	24/08/1998	CCC Issued 02/03/1999 (See Note 2)
AC/98/08895	W6 illuminated pylon sign jn:195209 bi277528	14/12/1998	CCC Issued 03/01/2001 (See Note 2)
AC/98/08592	W6 add 2 levels carpark	09/02/1999	CCC Issued 22/12/1999 (See Note 2)
AC/99/00225	Internal fitout of tenancy for ansett new zealand head office	09/02/1999	CCC Issued 05/11/1999 (See Note 2)
AC/99/02809	Const decks to levels 1 2 & 3 w6	06/05/1999	CCC Issued 28/01/2000 (See Note 2)
AC/99/02952 AC/99/05279	Int fit-out - levels 2 & 3. w6 Amend ac/99/2952: smoke lobby.	12/05/1999	CCC Issued 14/10/1999 (See Note 2)
AC/99/09059	Erect exterior signage.	16/11/1999	CCC Issued 24/07/2001 (See Note 2)

Application No.	Description	Issue Date	Status
AC/00/01076	Office fit-out - level 1.	14/03/2000	Lapsed (See Note 8)
AC/00/04058 AC/00/06965	Office fit-out. Amend ac/00/4058 - internal partitioning - l 2	10/07/2000	CCC Issued 22/12/2000 (See Note 2)
AC/00/06084	Alter office partitioning.	11/09/2000	CCC Issued 18/10/2000 (See Note 2)
AC/01/08917	Internal alterations.	15/01/2001	Lapsed (See Note 8)
AC/01/14616	Internal alterations.	18/09/2001	CCC Issued 22/04/2002 (See Note 2)
AC/02/04098	Laboratory/offices fit-out.	05/07/2002	CCC Issued 25/09/2002 (See Note 2)
BLD20051534001	Level 2 refurbishment and fitout	07/09/2005	CCC Issued 21/10/2005 (See Note 2)
BLD20060766101	Addition of room for new generator	08/05/2006	CCC Not Issued (See Note 3)
BLD20061062901	Level 2 - Minor office alterations - new non structural partitions to form 4 meeting rooms no plumbing	16/06/2006	CCC Issued 22/08/2008 (See Note 2)
BLD20061862201	New external carpark stairs	13/12/2006	CCC Issued 07/04/2008 (See Note 2)
BLD20062818901	Level 1 - Interior alteration to reception area for Fonterra	24/01/2007	CCC Issued 19/03/2008 (See Note 2)
BLD20070909401	Construction of partitions within an open plan office area to create a secure store room within a secure office area	23/05/2007	CCC Issued 27/02/2008 (See Note 2)
B/2009/675	Entry sign	11/03/2009	CCC Issued 22/09/2009 (See Note 2)
B/2009/6975	Exemption - Fitout alterations to create two meeting rooms and one office. Reconfiguration of lighting and air conditioning.	31/12/2009	Issued (See Note 4)
B/2010/1552	Internal commercial office alteration to extend data centre area, new control room to relocate staff kitchen	03/05/2010	CCC Not Issued (See Note 3)

Application No.	Description	Issue Date	Status
B/2010/3542	Construct two rooms in basement carpark to house electrical switchboard and transformer	03/08/2010	CCC Not Issued (See Note 3)
B/2012/221	Office fit-out to part first floor of existing multi-storey office building including new meeting rooms, staff cafe and open plan work area.	19/03/2012	CCC Issued 13/06/2012 (See Note 2)
B/2013/2883	Construction of meeting, utility and kitchen partitioning, refurbishment of existing kitchen bench and open plan work areas.	19/04/2013	CCC Issued 13/06/2016 (See Note 2)
B/2013/9266	Demolition of existing office fitout and construction of new tenancy wall and lobby	19/09/2013	CCC Issued 02/10/2015 (See Note 2)
B/2013/9689	Voluntary structural strengthening works to carpark building	14/10/2013	CCC Issued 26/05/2014 (See Note 2)
B/2013/9267	Level 3 - Construction of office fitout	14/10/2013	CCC Issued 02/10/2015 (See Note 2)
B/2014/3851	Installation of 'Monolith Sign' at Central park	26/02/2014	Issued (See Note 4)
B/2014/10874	Ground Level - Interior alterations to existing UNISYS tenancy including split of one tenancy into two, partitions re-layout & relevant service works	10/10/2014	CCC Issued 04/03/2015 (See Note 2)
B/2015/10423	Installation of non-load bearing partitions & doors to ground (part of) & level 3 (part of), 2 kitchenettes - one on each floor.	09/10/2015	Issued (See Note 4)
B/2015/11541 B/2015/11541/A	Commercial interior fitout Amendment - Reduce demolition, partition walls, new kitchen, revise mechanical services	04/12/2015	CCC Issued 15/07/2016 (See Note 2)
BCO10377203	New internal fitout for Tenancy B - Ground Floor; no alterations to external building. New partitions, wall and floor finishes, and amendments to services. Designed, reviewed and approved by engineers.	05/04/2024	CCC Not Issued

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Note	Description
4	Building Consent not required. Exemption for Building work has been granted under clause 2 of Schedule 1 of the Building Act.
8	No building work should have been carried out under this consent.

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

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

Compliance Schedules (Building Warrant of Fitness)

650-654 Great South Road Ellerslie Auckland 1051

Reference number	BWOF expiry date
L/COM/1999/60	21/04/2025

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

property.

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

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

Information relating to any proposed Plan Changes to DP:HGI can be found here:

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

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a

modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

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

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

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

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- As Built Drainage Plan : Drainage plans

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

Address

650-654 Great South Road Ellerslie Auckland 1051

Legal Description

Lot 2 DP 176485

Appeals

Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

Zones

Business - Mixed Use Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - W26 - Mount Wellington - Viewshafts

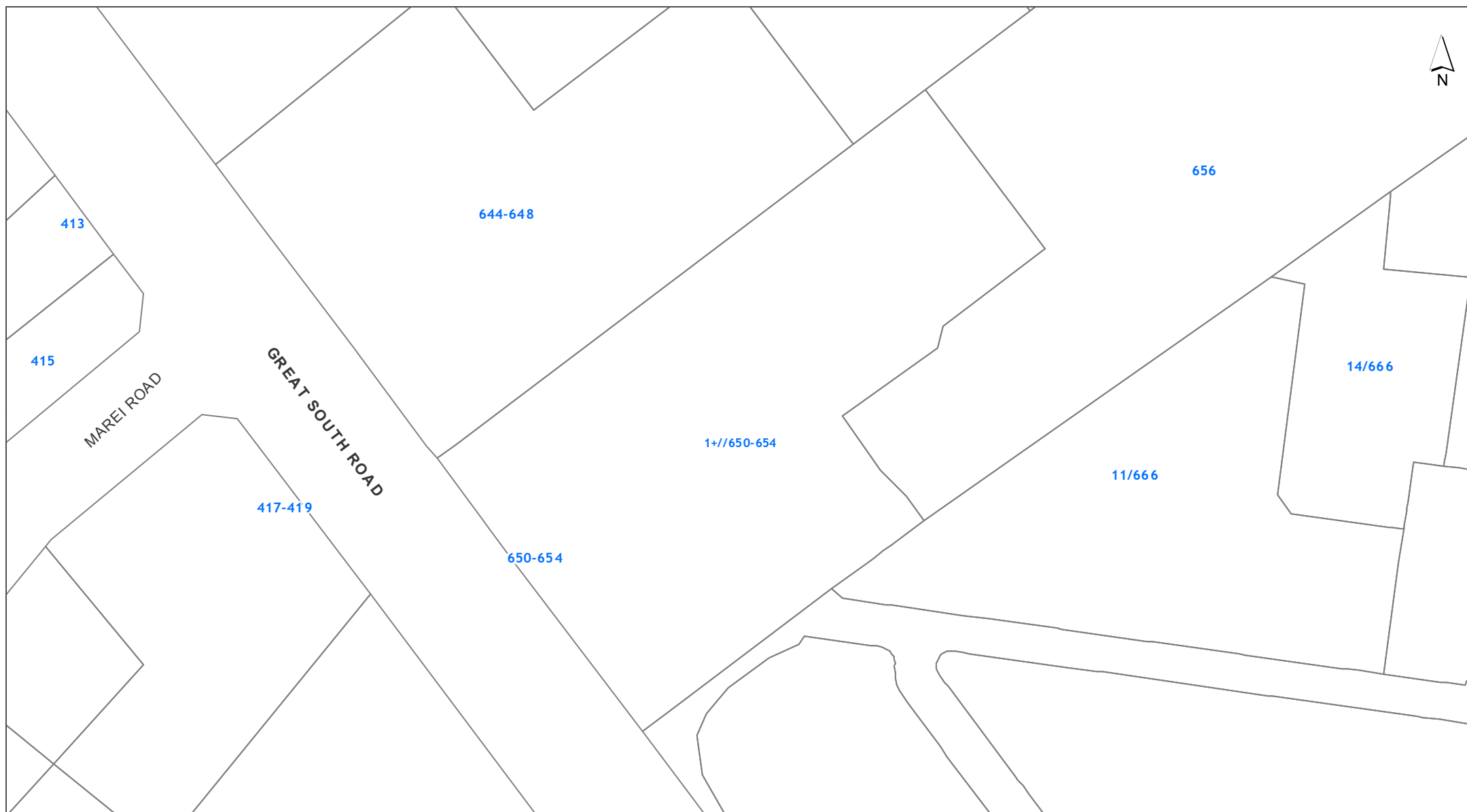
Natural Heritage: Regionally Significant Volcanic Viewshafts Overlay Contours [i]

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer

Designations

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

**DISCLAIMER:**

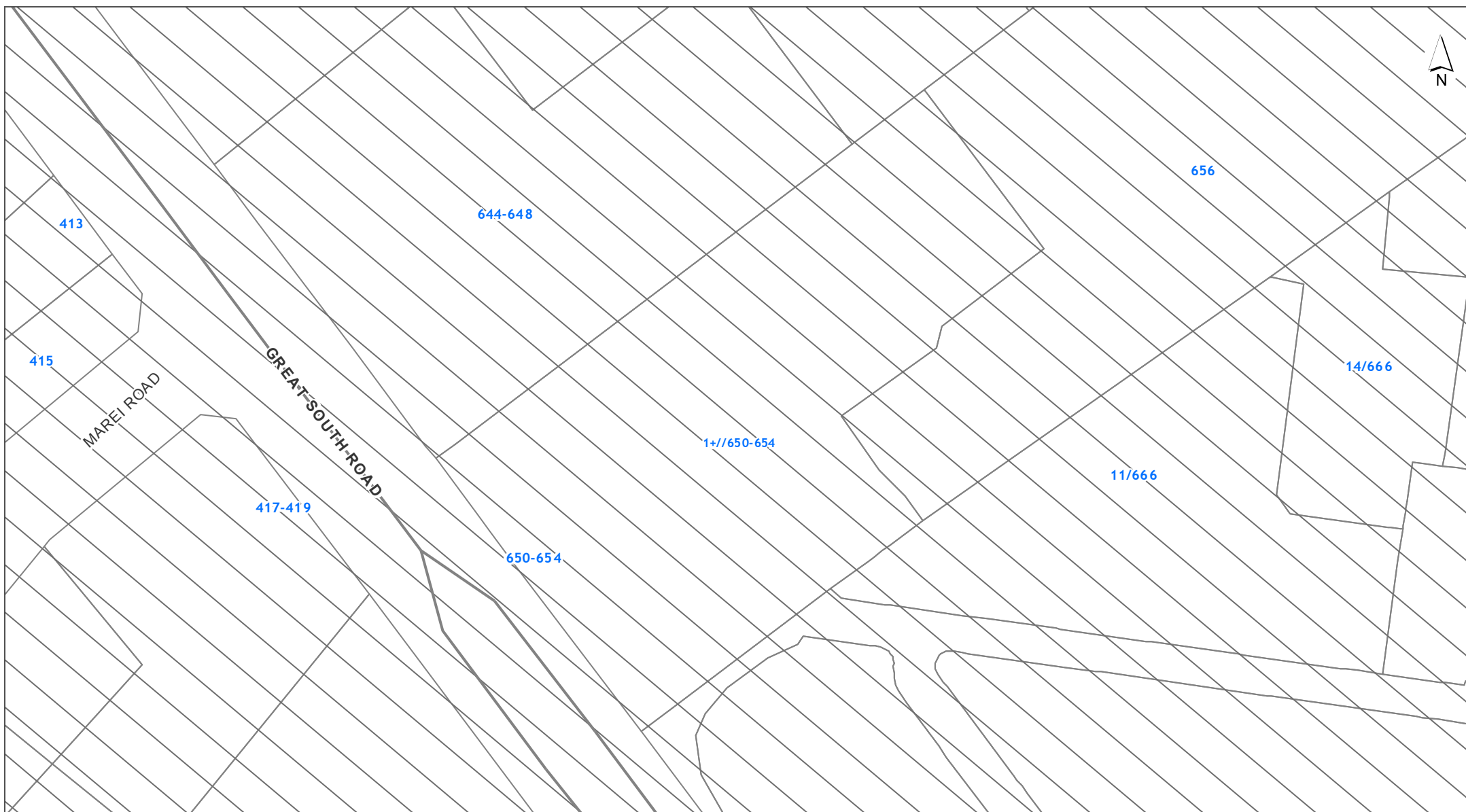
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Built Environment**650-654 Great South Road Ellerslie Auckland 1051****Lot 2 DP 176485**

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
23/10/2024

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Controls

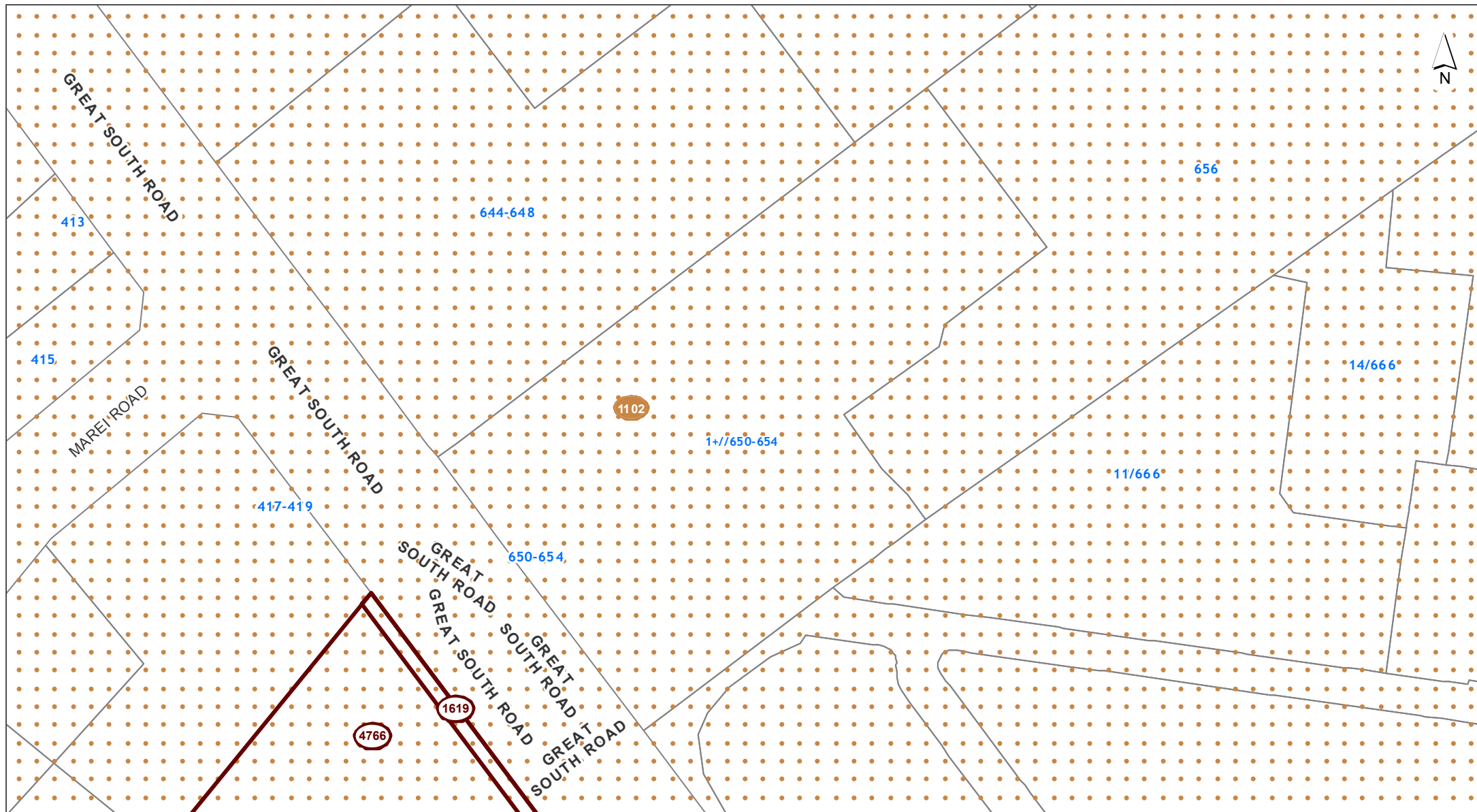
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Designations

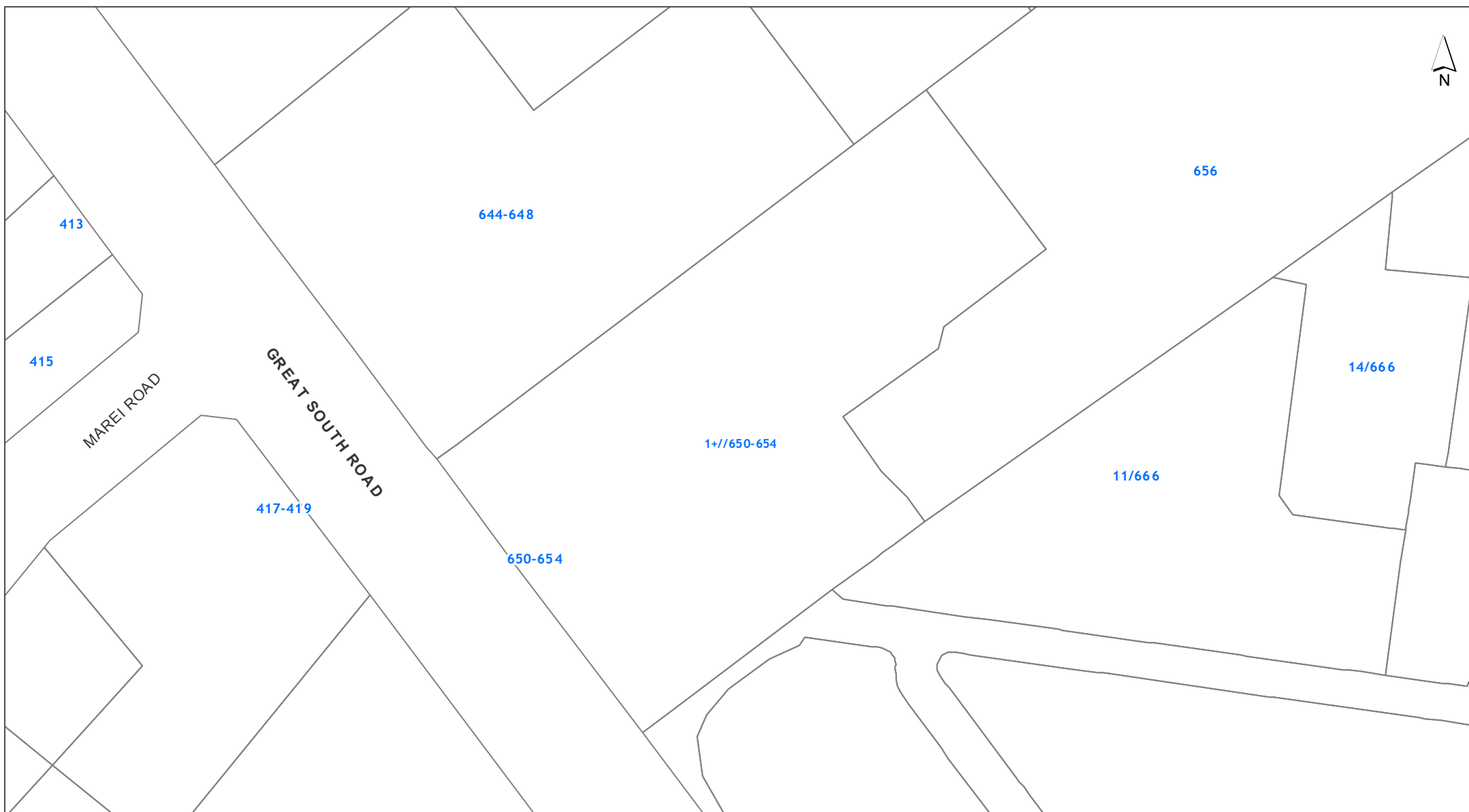
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Lot 2 DP 176485

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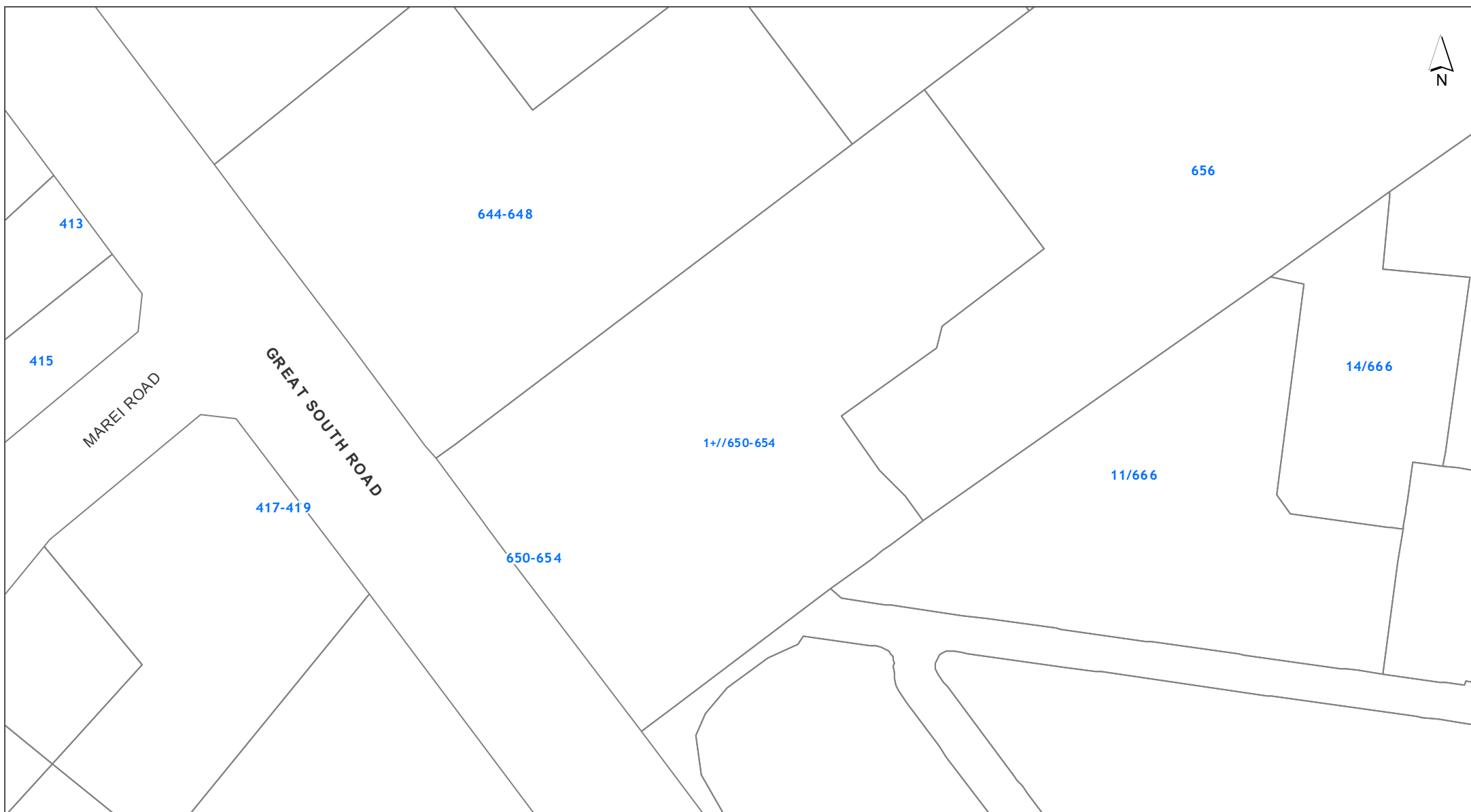
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Historic Heritage and Special Character**650-654 Great South Road Ellerslie Auckland 1051****Lot 2 DP 176485**

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Meters

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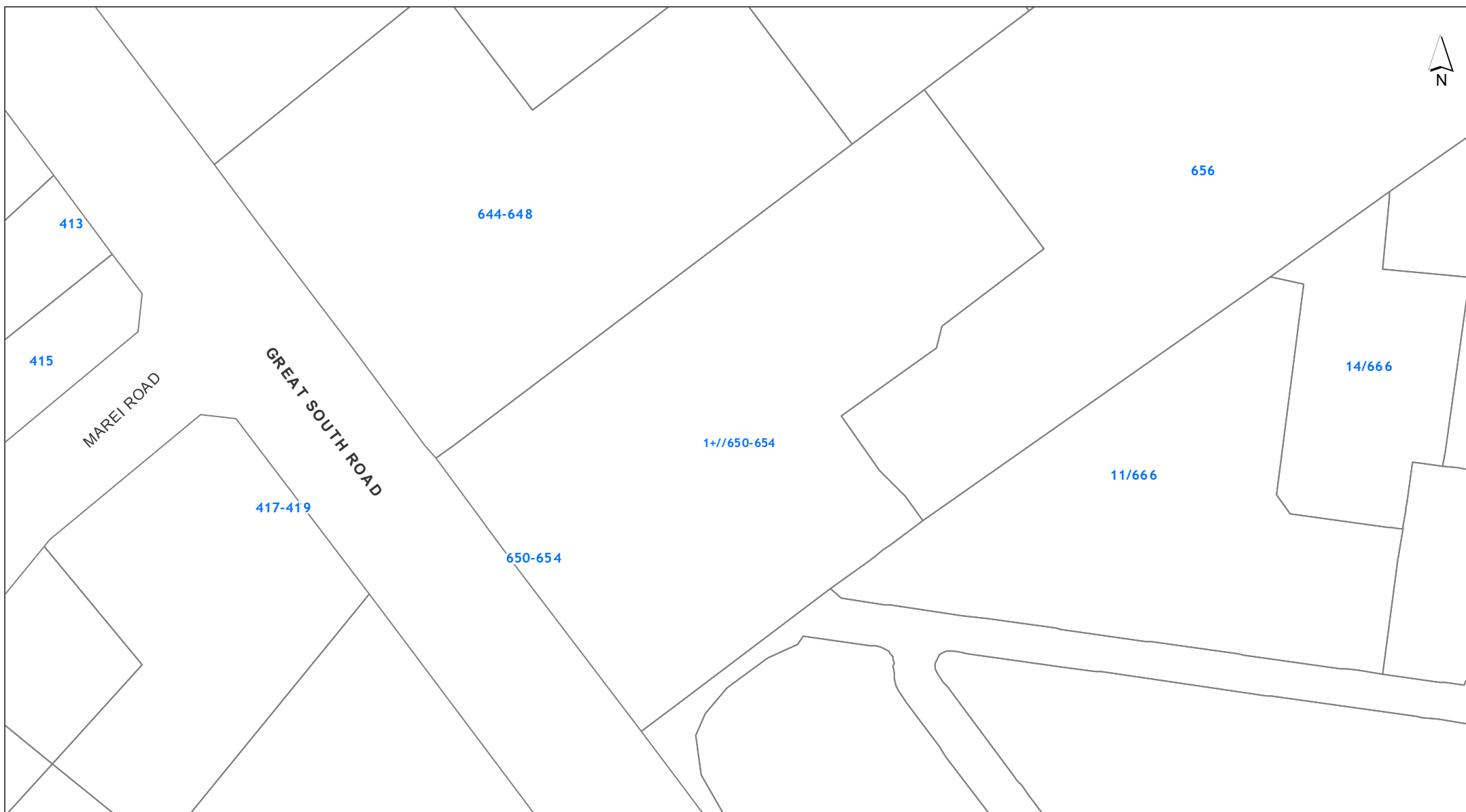
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Infrastructure**650-654 Great South Road Ellerslie Auckland 1051****Lot 2 DP 176485**

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Meters

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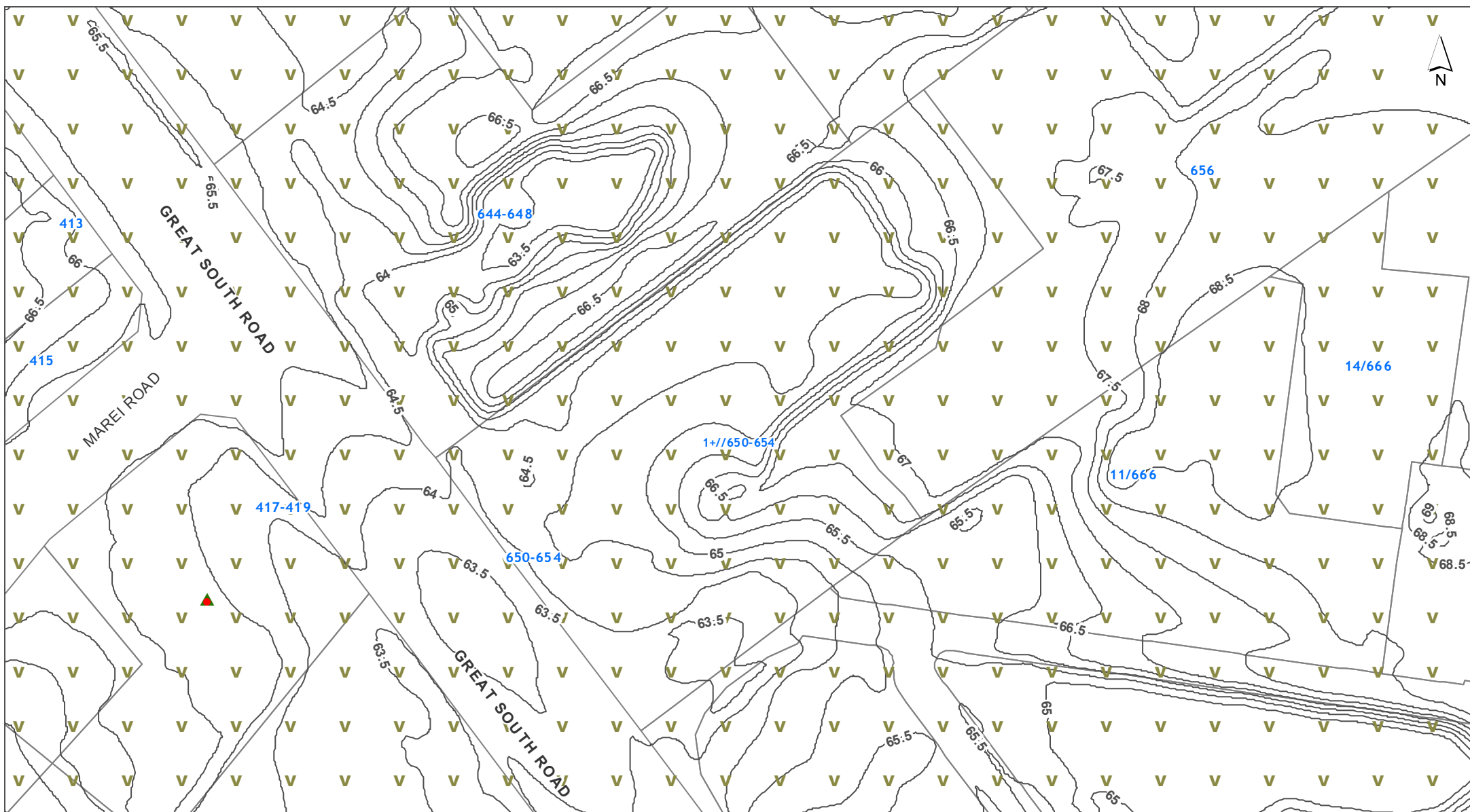
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Mana Whenua**650-654 Great South Road Ellerslie Auckland 1051****Lot 2 DP 176485**

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Meters

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Natural Heritage

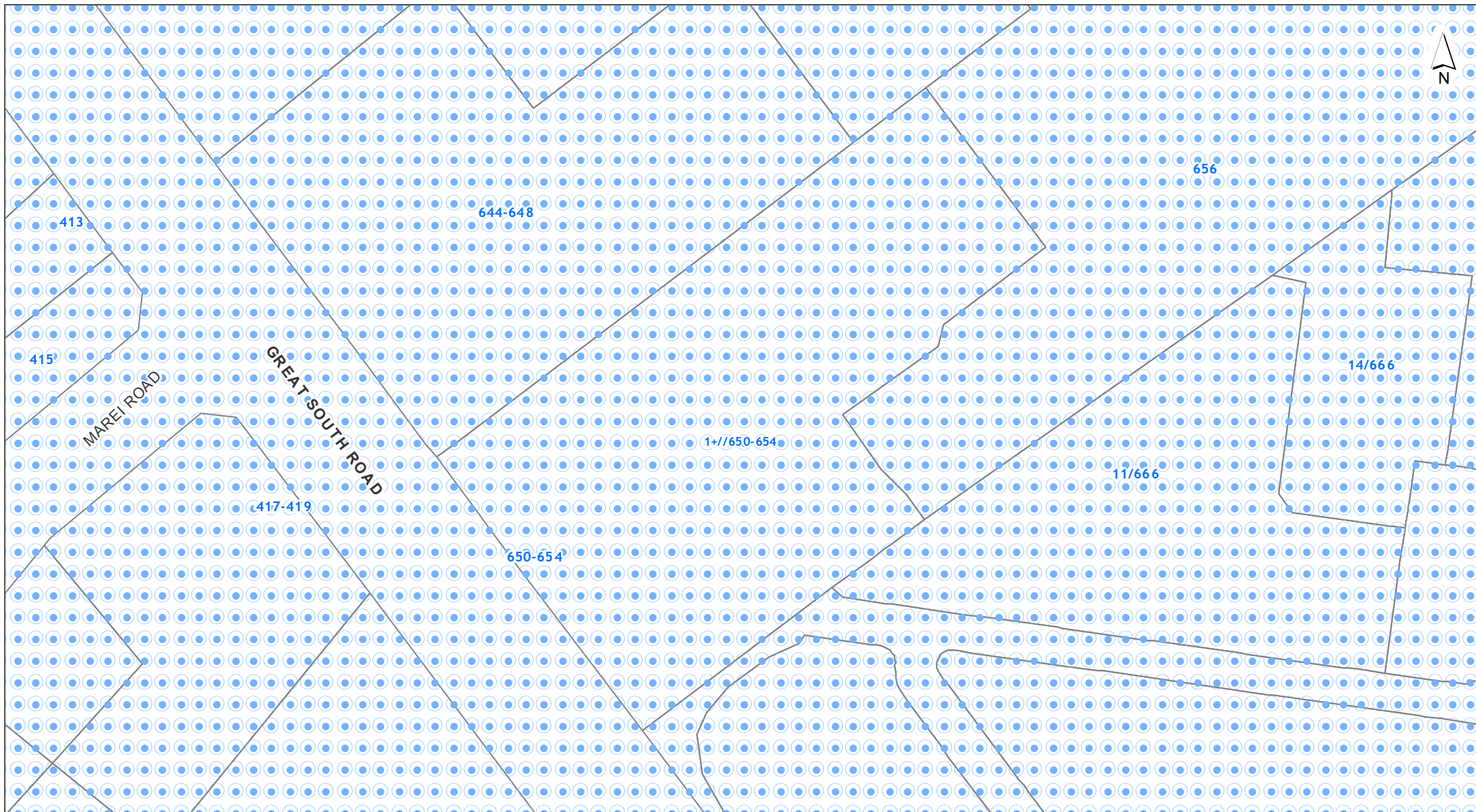
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Natural Resources**650-654 Great South Road Ellerslie Auckland 1051****Lot 2 DP 176485**

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Meters

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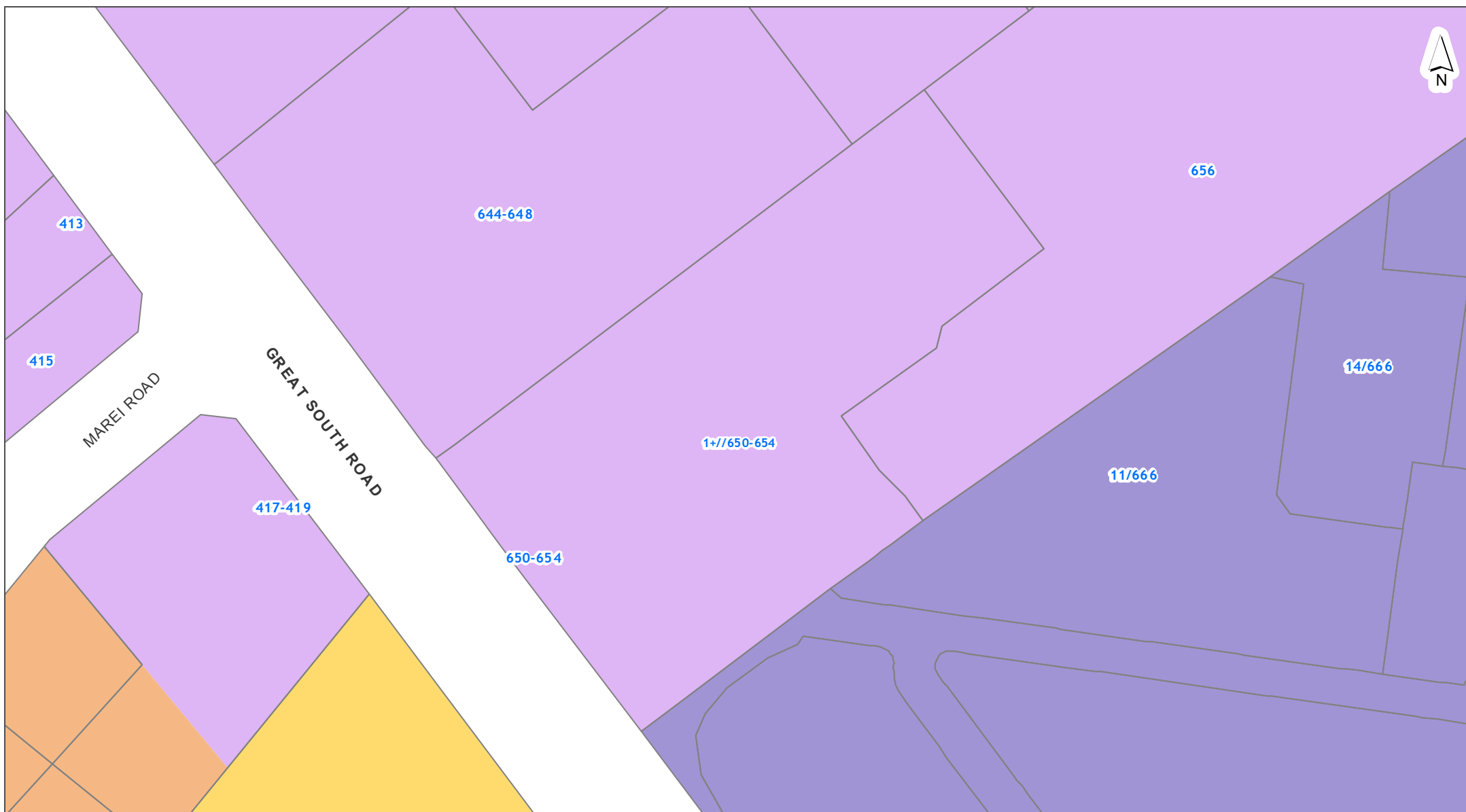
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Precincts**650-654 Great South Road Ellerslie Auckland 1051****Lot 2 DP 176485**

0 7 14 21
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Zones and Rural Urban Boundary

650-654 Great South Road Ellerslie Auckland 1051

Lot 2 DP 176485

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
23/10/2024

NOTATIONS

Appeals to the Proposed Plan

⊠ Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

⊠ Notice of Requirements

⊠ Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone

Business

- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

Open space

- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Water [i]

Rural

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone

Future Urban

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

Infrastructure

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

Coastal

- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone














Precincts

--- Rural Urban Boundary









--- Indicative Coastline [i]

Overlays


Natural Resources

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


Infrastructure

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


















Mana Whenua

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

	Identified Growth Corridor Overlay
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Natural Heritage












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

Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]
	Historic Heritage Overlay Extent of Place [rcp/dp]
	Special Character Areas Overlay Residential and Business
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]
	Stockade Hill Viewshaft Overlay – 8m height area
	Stockade Hill Viewshaft [i]

Controls

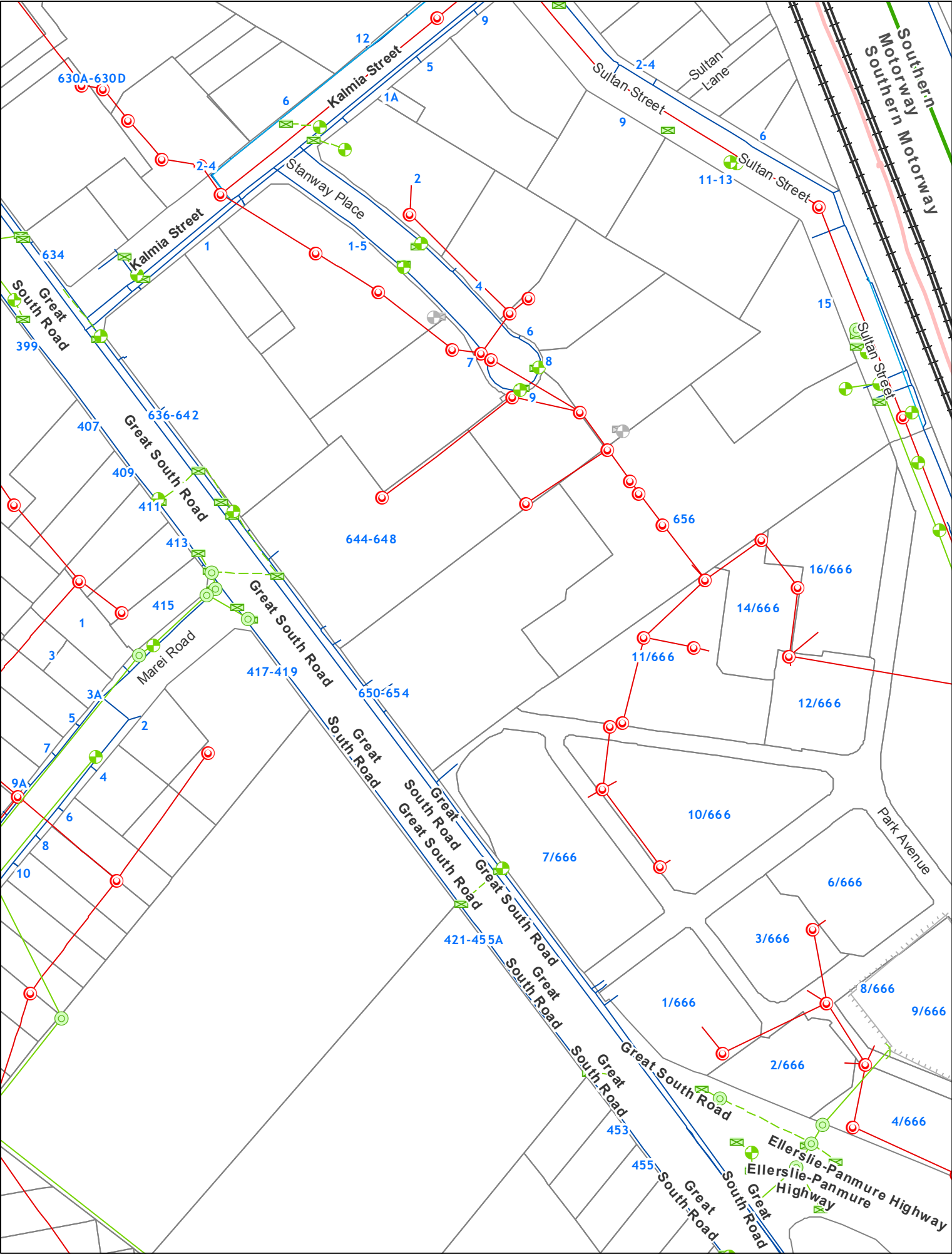
	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	} Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	
	Business Park Zone Office Control	

	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Indigenous Vegetation 749.7 ha	} Kawau Island Rural Subdivision SEAs Control
	Freshwater Wetland 14.6 ha	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

Designations

	Designations
--	--------------

	Airspace Restriction Designations
---	-----------------------------------



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		Dam
	Spillway		Embankment
	Safety Benching		Viewing Platform
	Culvert / Tunnel		Bridge
	Subsoil Drain		Erosion & Flood Control (Other Structure)
	Gravity Main		Erosion & Flood Control (Wall Structure)
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational Non-Potable)
	Local Pipe (Operational Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational Non-Potable)
	Transmission Pipe (Operational Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Water Source (Transmission)
	Other Watercare Structures and Areas

Wastewater

	Fitting (Operational)
	Fitting (Abandoned/ Not Operational)
	Other Fitting (Non Watercare)
	Manhole (Non Watercare)
	Manhole (Operational)
	Manhole (Abandoned/ Not Operational)
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Operational Not Vested)
	Transmission Pipe (Abandoned/ Not Operational)
	Chamber
	Structure (Non Watercare)
	Pump Station

Utilities

	Transpower Site
	Transpower Pylon
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation JetA1 Fuel Pipeline
	Liquid Fuels Pipeline (Marsden to Wiri)
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour 0m
	Contour Interval

Legend
updated:
28/05/2024





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Hazards

650-654 Great South Road Ellerslie Auckland 1051

Lot 2 DP 176485

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
23/10/2024



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Natural Hazards - Coastal Erosion ASCIE

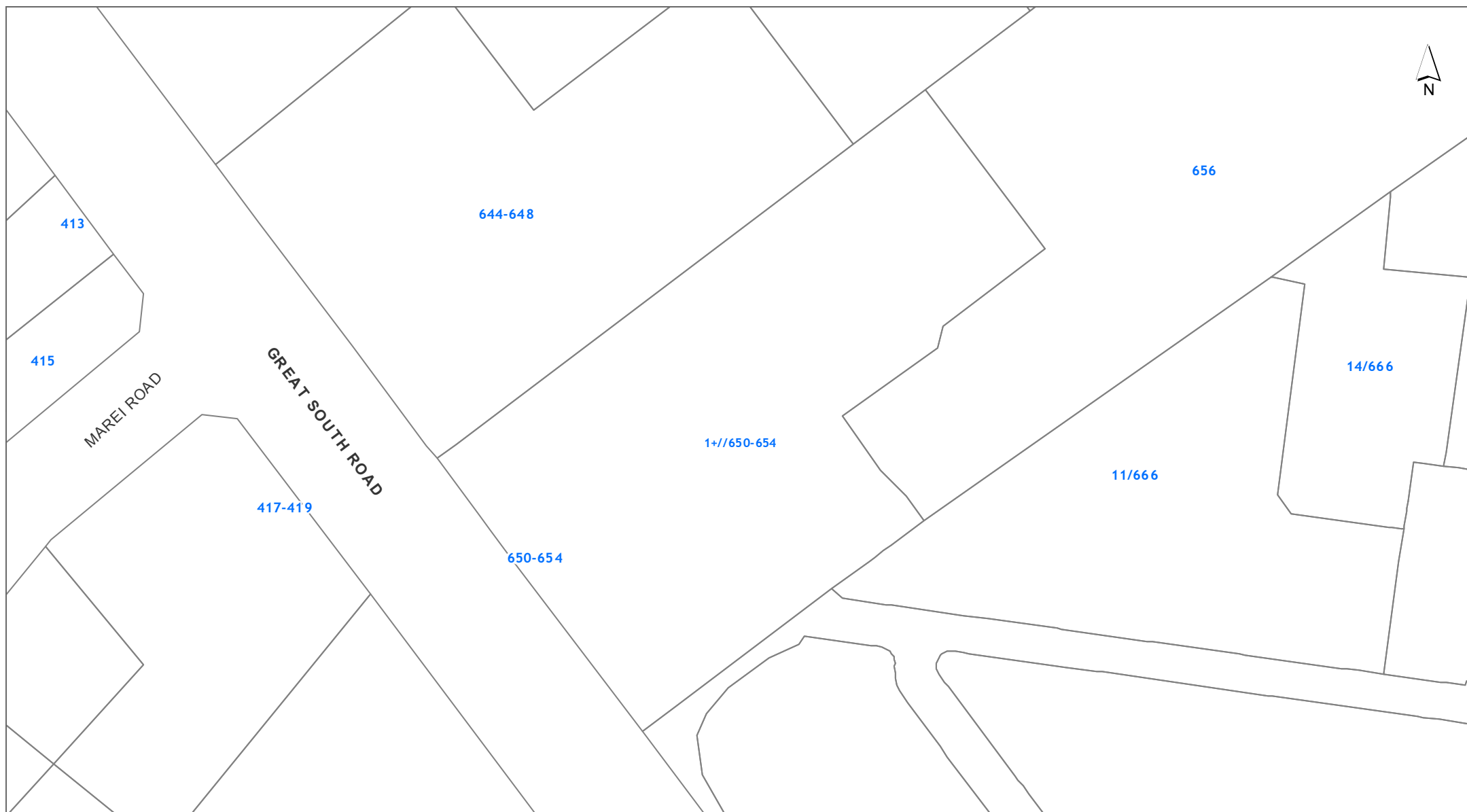
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Natural Hazards - Coastal Inundation

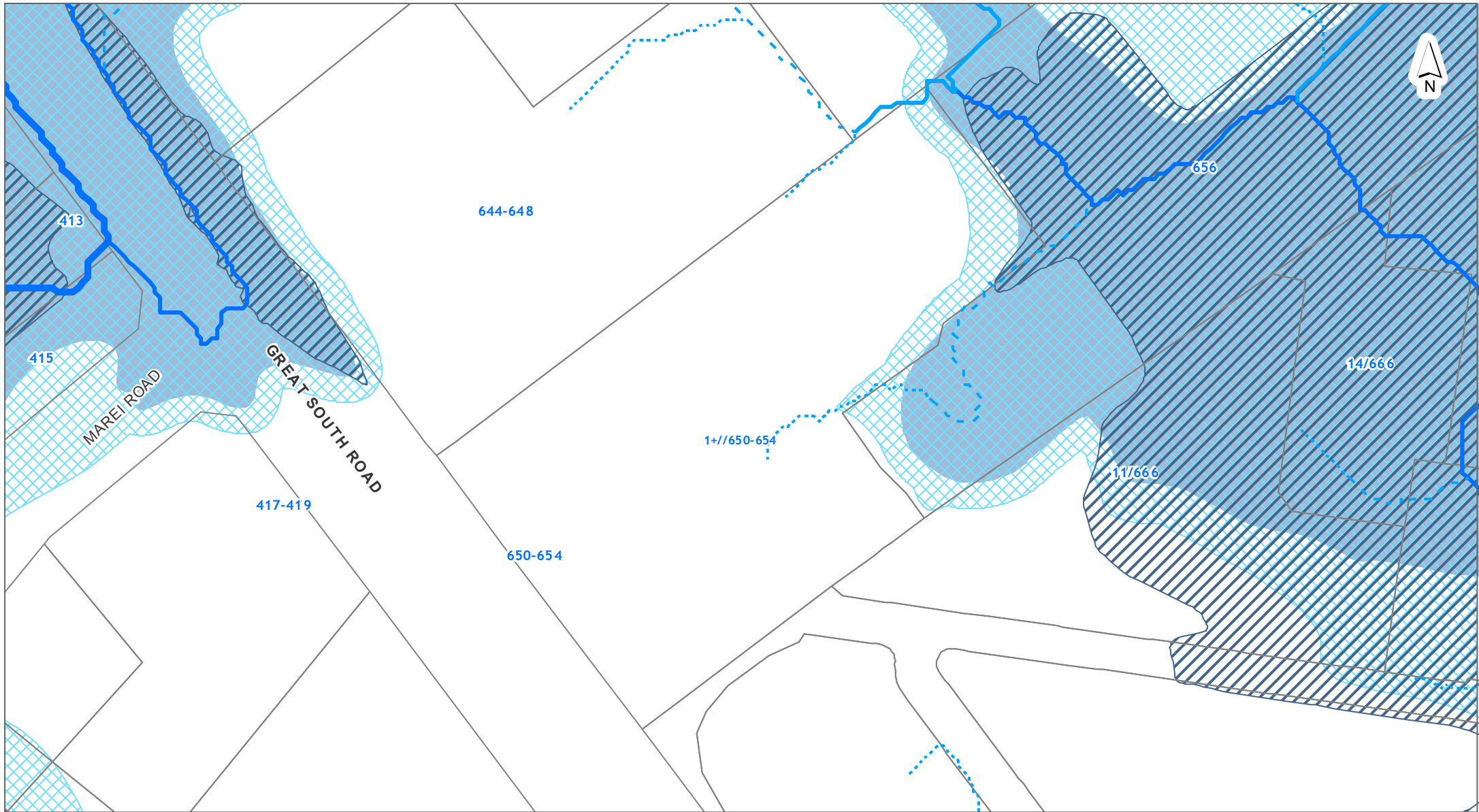
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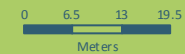
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Natural Hazards - Flooding

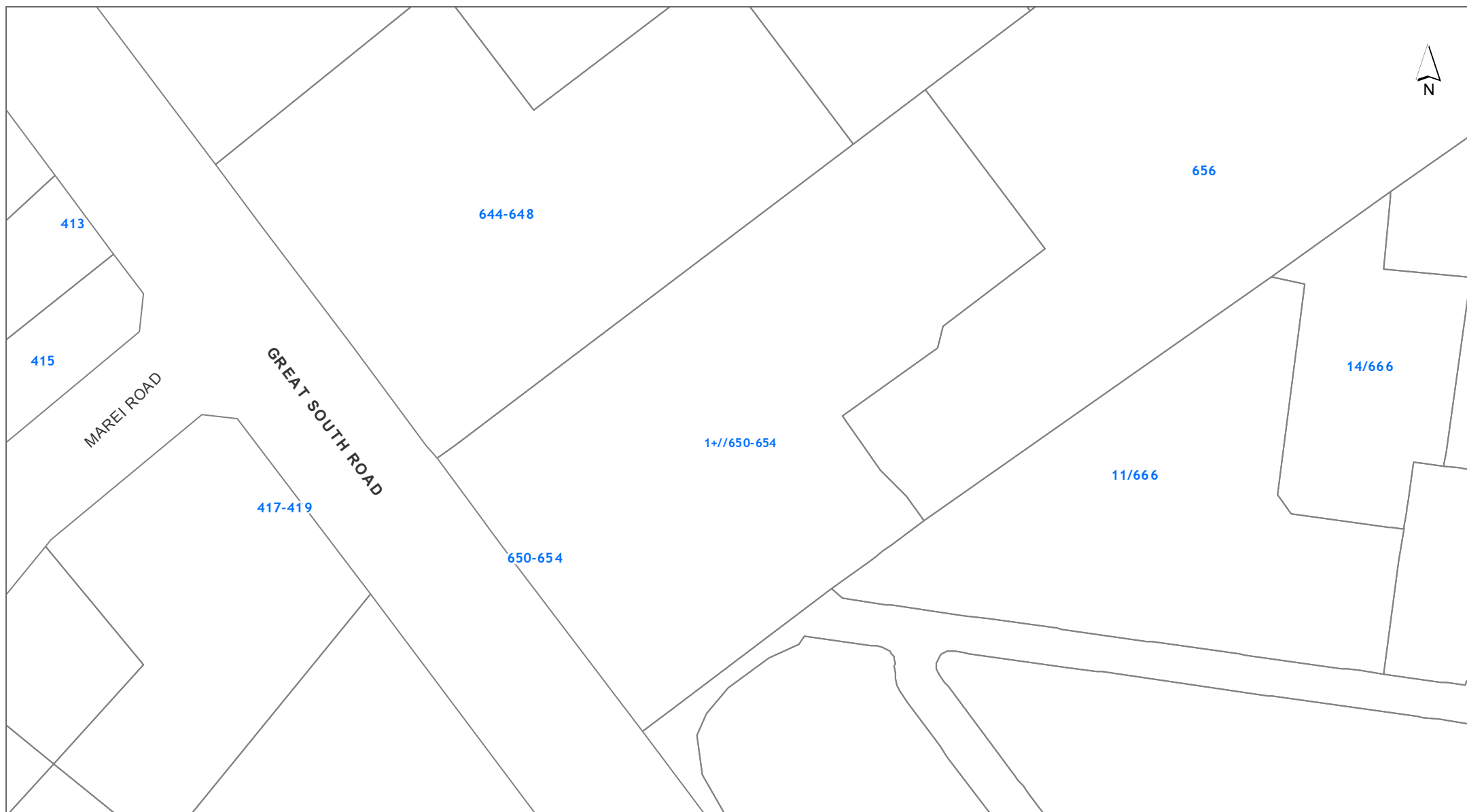
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Natural Hazards - Sea Spray

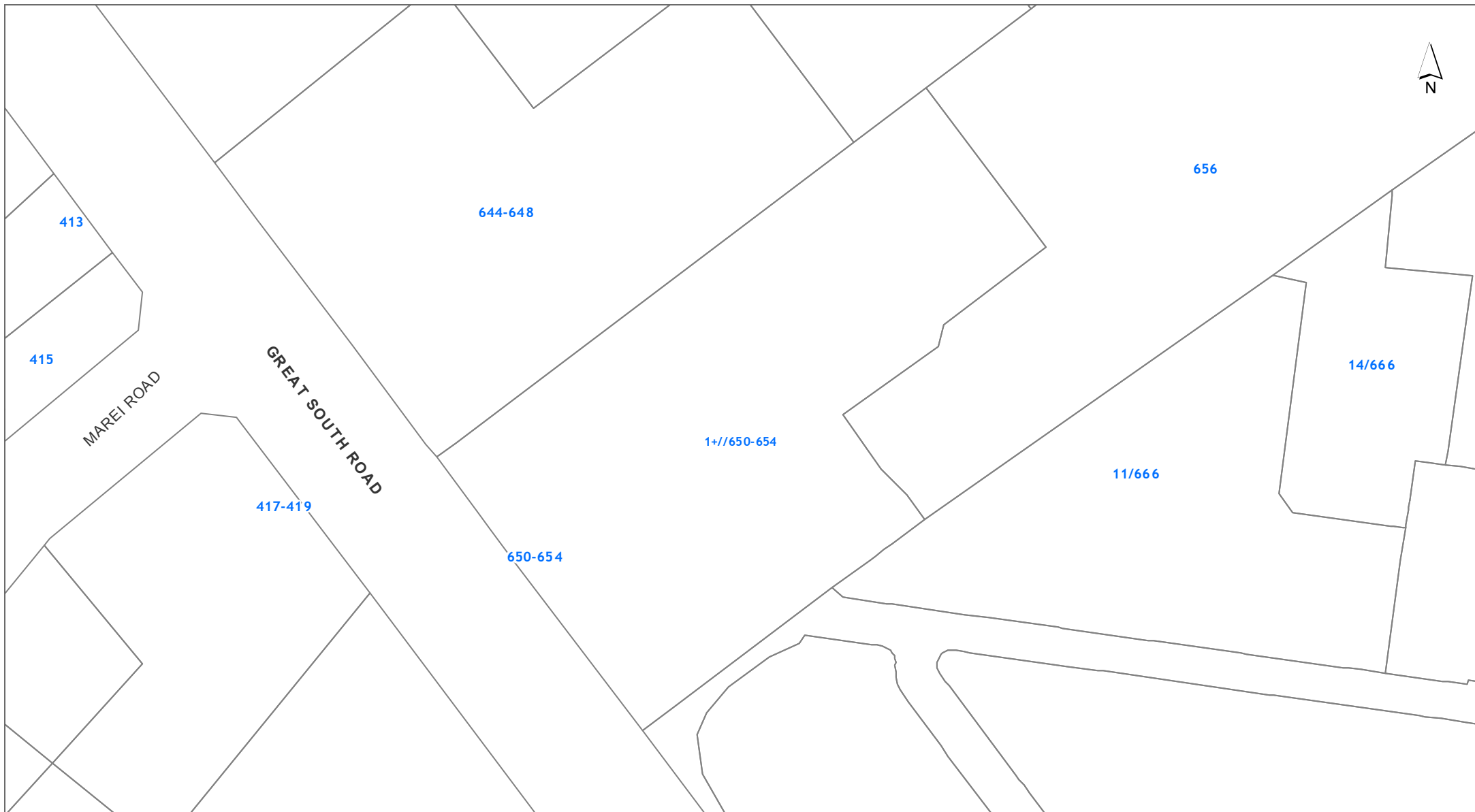
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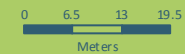
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Natural Hazards - Volcanic Cones

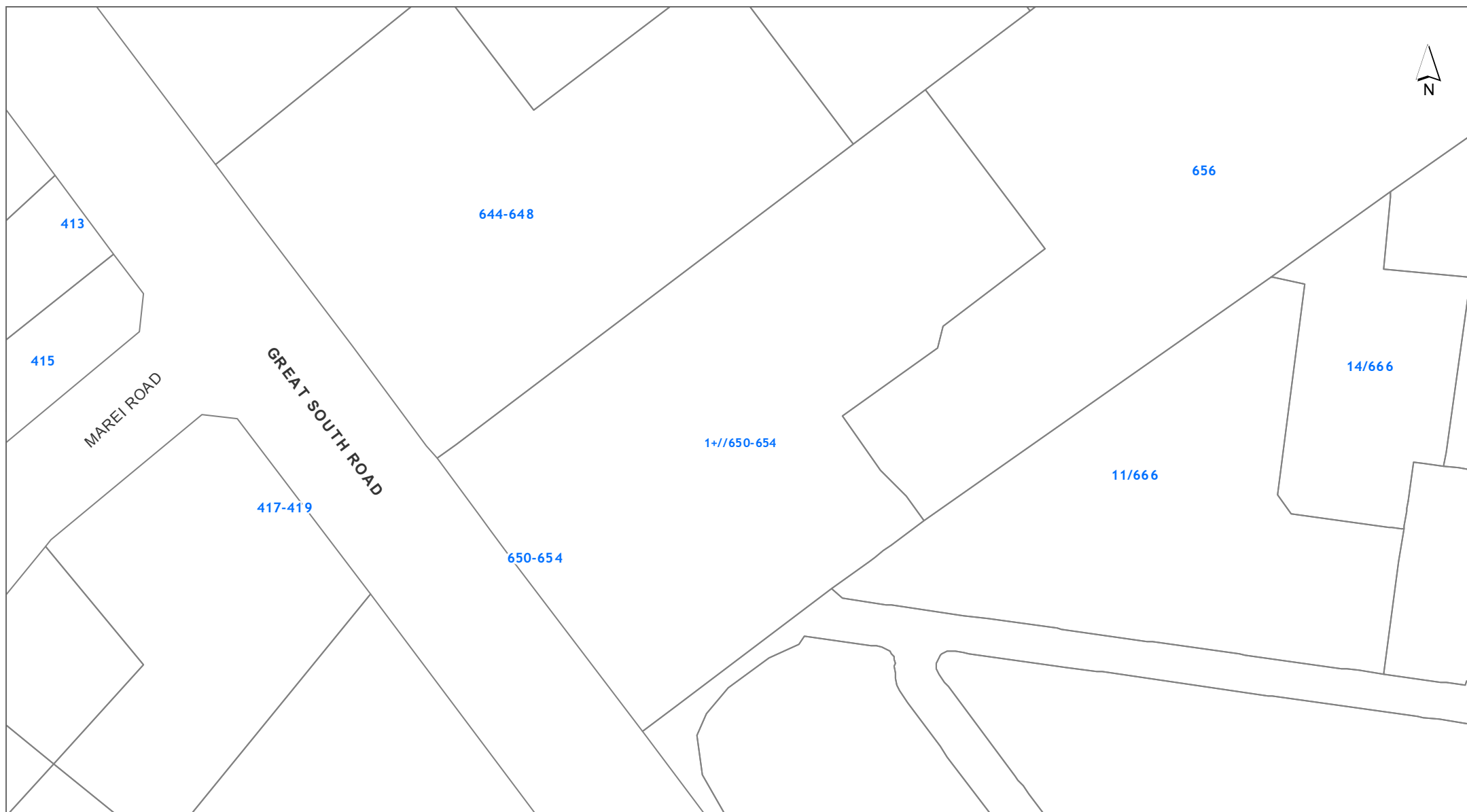
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Other

650-654 Great South Road Ellerslie Auckland 1051

Lot 2 DP 176485

0 6.5 13 19.5
Meters

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23/10/2024
















Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)









Hazards

Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards






Overland Flow Path

-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  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

Areas Susceptible to Coastal Instability and Erosion (ASCIE)

-  ASCIE 2050 (RCP8.5)
-  ASCIE 2080 (RCP8.5)
-  ASCIE 2130 (RCP8.5)
-  ASCIE 2130 (RCP8.5+)
-  Marine Area (Based on MHSW10, from Unitary Plan)

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: 22/07/2021

12/34

Great South Road

