



Chapman Tripp Limited
PO Box 2066
Shortland Street
Auckland 1140

Applicant	Chapman Tripp Limited
LIM address	31-33 Broadway Newmarket Auckland 1023
Application number	P/LEU/2016/18195
Client name/ref	Augusta Capital Limited
Date issued	09/09/2016
Legal description	PT ALLOTMENT 26 SECTION 3 SUBS OF AUCK
Certificates of title	CT-91D/705

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 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 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.

Financial obligations

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.



Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address	31-33 Broadway, Newmarket, Auckland 1023
Billing number	60122
Land area	488m2
Previous year's rates	27,483.56
Current rates	28,026.23
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	28026.23
Receipts	-7,006.00
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 09/09/2016	21,020.23



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing
<http://www.aucklandcouncil.govt.nz>

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.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

Note: private drainage is the responsibility of the property owner up to and including the point of connection to the public sewer or drain.



Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 31-33 Broadway Newmarket Auckland 1023

Summary description	Application number	Decision	Life span	Status
Stage 1 - Excavation and temporary retention works (Commercial new multi storey)	B/2016/7037	Decision Pending	50 years	Processing

Summary description	Application number	Decision	Life span	Status
On Licence for Sichuan Restaurant Level 1 31-33 Broadway Newmarket (Premises currently known as BD Restaurant) (Liquor building certificate)	BLD20062472101	Approved 22/11/2006		Liquor Building Certificate issued
Amendment - amend partitioning layout (Commercial alteration)	BLD20031677302	Approved 18/03/2005		CCC Issued 05/09/2006 (1)
Liquor building code certificate for an On Licence for Zhene Niu Buffet Restaurant (Liquor building certificate)	BLD20041713701	Approved 09/03/2005		Liquor Building Certificate issued
Kitchen fitout (Commercial addition)	BLD20041344401	Approved 21/09/2004	50 years	CCC Issued 09/03/2005 (1)
Extend shopfront: 4-10 Alma Street- reduce shopfront - re partition (Commercial alteration)	BLD20031677301	Approved 19/02/2004	50 years	CCC Issued 05/09/2006 (1)
Intl partions to grd & 1st flr (offices)	HC/93/00760	Approved 11/03/1993	50 years	CCC not issued (2)
Alterations & additions	O/UNKNOWN/03503	Approved 04/10/1984		Note (3)
Erect sign	O/UNKNOWN/02501	Approved 11/11/1976		Note (3)
Roof sign	O/A043974/01	Approved 31/03/1969		Note (3)
Internal alteration	O/A56582	Approved 05/03/1964		Note (3)
Alterations/additions 33 b'way	O/434/07	Approved 16/06/1949		Note (3)



Status notes:

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
2. 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.

Section 43 (4) of the Building Act 1991 provides for Interim Code Compliance Certificates to be issued on building work that forms part of a building consent subject to specified conditions. Interim Code Compliance Certificates are replaced by the issue of a single Code Compliance Certificate for the whole of the building work at the time the work is completed.

Interim Code Compliance Certificates are usually associated with building consents for multi-unit buildings. Interim Code Compliance Certificates will be included within the attachment section of the LIM if applicable.

Note: Interim Code Compliance Certificates are not provided for building consents issued under the Building Act 2004.



Auckland Council (09) 301 0101 if you require further information.

3. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner

is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that 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 Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 31-33 Broadway Newmarket Auckland 1023

Summary description	Application number	Decision	Decision date
Groundwater diversion associated with construction of basement carparking (Regional)	R/REG/2016/2057	Approved	27/07/2016
On Licence for Sichuan Restaurant Level 1 31-33 Broadway Newmarket (Premises currently known as BD Restaurant) (Liquor Planning Certificate)	LUC20060729201	Approved	24/10/2006
Liquor Planning Cert - Restaurant (Liquor Planning Certificate)	LUC20050578001	Approved	06/09/2005
Restaurant (1st Floor) - Traffic infringements (Land use consent)	LUC20050043001	Approved	02/08/2005
Liquor planning certificate for an On licence for Zheng Niu Buffet Restaurant (Liquor Planning Certificate)	LUC20040826601	Closed by Council	22/12/2004

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

No subdivision consents recorded.

Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



Pool fencing information is available for viewing

<http://www.aucklandcouncil.govt.nz>

Other issues or actions required

No other issues or actions recorded.



Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Business - Mixed Use
Limitations	Height Control - Sunlight Admission Control - Broadway Road Designation - District Arterial Roads Newmarket Growth Area Structure Plan
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing
<http://www.aucklandcouncil.govt.nz>

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland 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>

Special land features

The council knows the following special features or characteristics of this land.

Note that 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.

Soil issues	No soil issues recorded. No soil reports held.
Flood risk	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/or 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 available for viewing (for a fee), at 35 Graham Street, Auckland.

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.



Auckland Council (09) 301 0101 for further information.

Contamination issues

No Contamination Issues Recorded.

General issues

Reports

No reports are held about issues specific to this site.

Wind zone

No wind feature recorded.

Corrosion exposure zone

Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)



3 pages attached.

Consent conditions



4 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

Other issues or actions required



No documents attached.

Private drainage plans



No plans attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map



Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

CODE COMPLIANCE CERTIFICATE

SECTION 43(3), BUILDING ACT 1991

CONSENT NO: BLD20041344401

PROJECT:

Use: Kitchen Fitout
Class: Restaurant/Bar/Tavern/Cafeteria
Intended Life: Not Less Than 50 Years

PROJECT ADDRESS: 31-33 Broadway Newmarket 1001

PT ALLOTMENT 26 SECTION 3 SUBS OF AUCK
CT-91D/705

This is: A final Code Compliance Certificate issued in respect of all of the building work under the above Consent.

This Code Compliance Certificate is issued subject to the following conditions:
Nil

This Code Compliance Certificate is based on the Council Officer's opinion that the building work inspected complies with the requirements of the Building Code. The reasonable grounds for the Council Officer's belief are:

The provision of Producer Statements in respect of kitchen hood and air/cond system
The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



J G Lawrence
Team Leader: Compliance Monitoring

Date: 9 March 2005

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20031677301
Issued By: Auckland City Council

PROJECT:

Use: Extend Shopfront:
4-10 Alma Street- Reduce Shopfront - Re Partition

Class: Warehouse **Intended Life:** 50 Years

PROJECT ADDRESS: 31-33 Broadway, Newmarket, Auckland 1001
PT ALLOTMENT 26 SECTION 3 SUBS OF AUCK
CT-91D/705

Name of Owner Goodland Development Limited
P O Box 99110, Newmarket, Auckland 1031

This is: A final Code Compliance Certificate issued in respect of all of the building work under the above Consent.

This Code Compliance Certificate is issued subject to the following conditions:
NIL

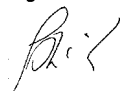
The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (a) The building work complies with the building consent; and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the building consent

This Code Compliance Certificate is based on the Council Officer's opinion that the building work inspected complies with the Building Consent. The reasonable grounds for the Council Officer's belief are:

The provision of Producer Statements in respect of Fire Alarm, Plumbing, Mechanical Ventilation, Glazing
The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



Ian McCormick
Manager Building Control
Date: 5 September 2006

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20031677302
Issued By: Auckland City Council

PROJECT:

Use: Amendment - Amend Partitioning Layout

Class: **Intended Life:** Not Less Than 50 Years

PROJECT ADDRESS: 4-10 Alma Street, Newmarket, Auckland 1001

Lot 2 DP 91398 1517m2, Lot 2 DP 45982 430m2
CT-91D/706, CT-91D/703

Name of Owner Goodland Development Limited
P O Box 99110, Newmarket, Auckland 1031

This is: A final Code Compliance Certificate issued in respect of all of the building work under the above Consent.

This Code Compliance Certificate is issued subject to the following conditions:
NIL

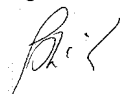
The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (a) The building work complies with the building consent; and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the building consent

This Code Compliance Certificate is based on the Council Officer's opinion that the building work inspected complies with the Building Consent. The reasonable grounds for the Council Officer's belief are:

The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



Ian McCormick
Manager Building Control
Date: 5 September 2006



8 August 2005

307 7660
LUC NO: 20050043001
File Ref:

New Real Ltd
Planning Network Services Ltd
P O Box 77037
Mt Albert
Auckland

Dear Sir/Madam

31-33 BROADWAY, NEWMARKET - 20050043001

Resource Consent determination on an application to provide customer parking in the nearby Wilson's carparking building.

I refer to the above application which was considered by the Planning Fixtures Committee on Tuesday, 2 August 2005. It was resolved:

Pursuant to Section 104B of the Resource Management Act 1991, the discretionary activity land use application by New Real Ltd to operate a restaurant including associated replacement signage that:

- **Involves a shortfall of 24 parking spaces where 28 parking spaces are required, as it is not proposed to lease parking spaces off site**
- **Involves provision of required on site parking on another site**
- **Involves a shortfall of one loading space where one loading space is required**
- **Involves development on a site identified on Council records as being potentially subject to soil instability**
- **Involves the use or development of a site which is within a Defined Road Boundary**

at 31-33 Broadway, Newmarket described as Lot 2 DP 45982, CT 91D/703 & Pt Allotment 26 Section 3 Suburbs of Auckland, CT 91D/705 & Lot 2 DP 91398, CT 91D/706 be granted consent.

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;

- (a) the consent is given effect to; or**

- (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this discretionary activity consent are as follows:

- (a) The granting of consent to the applicant's proposal will have minor effects on the environment. In particular:
- The applicant proposes to provide parking within a nearby public parking building and has confirmed that, as a minimum, an average of 20 parking spaces are available during the proposed hours of operation.
 - The applicant proposes to erect signage that is consistent with the dimensional requirements of the Signs Bylaw and therefore signage expected in the locality.
 - Informal loading can be undertaken on site without adverse effects on the road environment.
 - No changes are proposed to the building or parking layout on site and therefore soil instability or access issues will not be exacerbated.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary and restricted discretionary activities, and in particular a parking shortfall exceeding 6 spaces, provision of parking off site, the absence of one loading space and development on a site subject to soil instability and located within a defined road boundary.
- (c) The imposition of the following conditions will ensure that the effects of the applicant's proposal are mitigated or avoided.
- (d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:
- Level 1, 31-33 Broadway, Newmarket, August 2004 – Floor Plan
 - Indicative Signage – East Elevation at Broadway
 - The letter from Ben Inger dated 25th May 2005

- The Assessment of Effects prepared by Planning Network Services Ltd, dated 1st February

referenced by Council as LUC20050043001.

Signage

- (2) The consent holder shall erect suitable signage next to the Broadway entrance to the restaurant and behind the reception area, alerting patrons of the availability of free parking at the Wilson's public carparking building on Davis Crescent. The signs shall include information explaining the methodology of the credit voucher system and how patrons are to take advantage of the system.
- (3) Within one month of the decision date of this consent the applicant shall provide evidence from a suitably qualified lighting engineer that the proposed fascia signage does not produce luminance in excess of 600cds/m2.

Credit Voucher System

- (4) The consent holder shall operate the credit voucher system proposed in this application for the duration of this consent. Should the credit voucher system agreement expire, and unless alternative car parking arrangements are made to the satisfaction of the Council (Team Leader, Incident Management), this resource consent shall cease immediately.

Monitoring

- (5) The consent holder shall pay the Council a consent compliance monitoring charge of \$304.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge 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).

The \$304.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.

2. A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.
3. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring (fax: 353 9052) and include the following details:
 - name and telephone number of the project manager and site owner
 - site address to which the consent relates
 - activity to which the consent relate
 - expected duration of works.
4. If you disagree with any of the above conditions or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing. Pursuant to Section 116, the consent will not commence until any objection or appeal has been withdrawn or decided.

Objection rights are set out in section 357 of the Resource Management Act 1991 and shall be made in writing to Council within 15 working days of receipt of the decision. Any objection made under section 357(4) to additional charges relating to the processing of the application, shall be made in writing to Council within 15 working days of receipt of the invoice. Pursuant to section 116 this consent will not commence until such time as any appeals or objections are withdrawn or decided.

The applicant may lodge an appeal against the council's decision with the Registrar of the Environment Court (PO Box 7147, Wellesley Street, Auckland, phone (09) 916 9091, fax (09) 916 9090). The appeal must be lodged with the Environment Court within 15 working days of the receipt of the decision together with a filing fee of \$55.00. The format of the appeal must follow that prescribed by Regulation 16 (Form 34) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. A copy of the appeal must be served on the Council within 15 working days of the receipt of the decision.

If you require any further information in relation to the decision and this letter, please contact Mr H Perkins, phone 353 9335, who will direct your inquiry to the appropriate officer.

Yours faithfully



Kevin Quensell
Hearings Services Manager

Public Drainage and Water Services Map

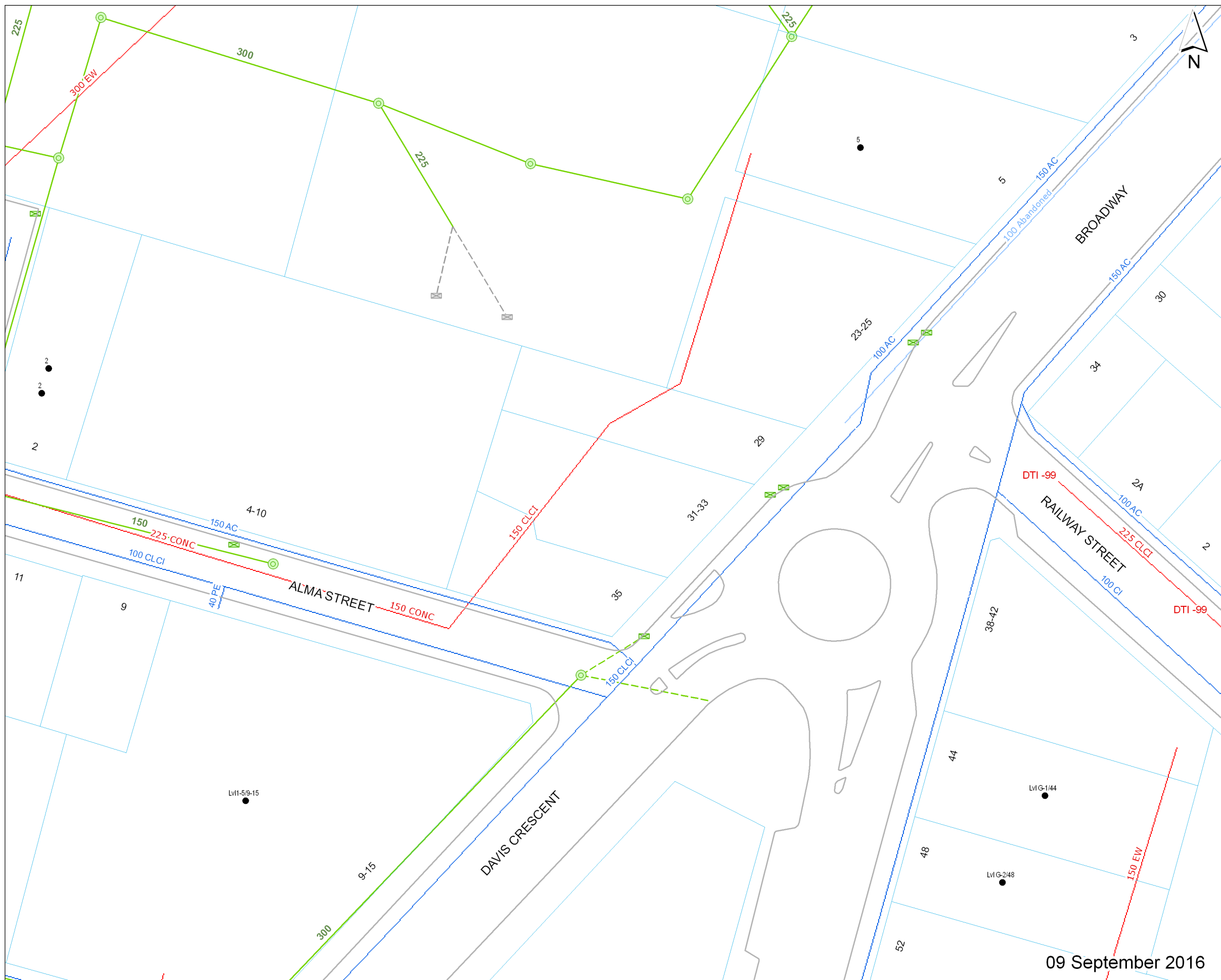
DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document.

Please consult Council if you have any queries.

Legend

<ul style="list-style-type: none"> District Boundary 	<ul style="list-style-type: none"> Parcel Boundaries Rail Area
Wastewater <ul style="list-style-type: none"> W'sale Connections W'sale Built W'sale Out of Service W'sale Proposed W'sale Chamber Pumping Station Retail Pipe Connection Water Water Pipe T Junction End Cap Node Nodal Change Hydrant Peat Valve Control Valve Butterfly Valve Ball Valve Sluice Valve Air Valve Non Return Valve 	<ul style="list-style-type: none"> Air Valve Scour Valve Lamphole Online Valve Joint Manhole Nodal Change Horizontal Bend Vertical Bend Strainer Reducer Anti Vacuum Backflow Preventor Node
Water <ul style="list-style-type: none"> Cross Junction Horizontal Bend Vertical Bend Test Point W/Q Test Point Pressure Water Pipe T Junction End Cap Node Nodal Change Hydrant Peat Valve Control Valve Butterfly Valve Ball Valve Sluice Valve Air Valve Non Return Valve 	<ul style="list-style-type: none"> Gate Valve Reflux Valve Hydrant Scour Hydrant Air Pump Reducer Access Hole Bolt Down Access Hole Weld Down Sample Point Joint Probe Flow Point Water Wholesale Meter Strainer Tip W'sale Treated Built W'sale Raw Built W'sale Proposed W'sale Out of Service W'sale Tunnel Reservoir Treatment Plant
Stormwater <ul style="list-style-type: none"> Treatment Device Public Private 	<ul style="list-style-type: none"> Channel Public Private
Septic Tank <ul style="list-style-type: none"> Public - Hi-Tech Private - Hi-Tech Public - Other Private - Other 	<ul style="list-style-type: none"> Pump Station Public Private
Soakage System <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Planting Public Private
Manhole And Chamber <ul style="list-style-type: none"> Public - Standard/Custom Private - Standard/Custom Public - Inspection Chamber Private - Inspection Chamber 	<ul style="list-style-type: none"> Erosion And Flood Control Public - Wall Structure Private - Wall Structure Public - Other Structure Private - Other Structure
Inlet And Outlet <ul style="list-style-type: none"> Public - No Structure Private - No Structure Public - Structure Private - Structure 	<ul style="list-style-type: none"> Connection Public Private
Catchpit <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Overland Flowpath Public Private
Spillway <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Viewing Platform Public Private
Pipe <ul style="list-style-type: none"> Public - Gravity Mains Private - Gravity Mains Public - Culvert/Tunnel Private - Culvert/Tunnel Public - Rising Main Private - Rising Main Public - Subsoil Drain Private - Subsoil Drain 	<ul style="list-style-type: none"> Embankment Public Private
Fence <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Stormwater Treatment Facility Public Private
Watercourse <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Forebay Public Private
	<ul style="list-style-type: none"> Bridge Public Private
	<ul style="list-style-type: none"> Safety Benching Public Private
	<ul style="list-style-type: none"> Abandoned Connection Public Private
	<ul style="list-style-type: none"> Abandoned Pipe Public - Gravity Mains Public - Culvert/Tunnel Public - Rising Main Public - Subsoil Drain



09 September 2016

Site Address: 31-33 Broadway Newmarket Auckland 1023
Legal Description: PT ALLOTMENT 26 SECTION 3 SUBS OF AUCK
Title Description: CT-91D/705
Date Printed: 09 September 2016 8:48 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999

Isthmus Section

Planning Map 1

Zoning

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Legend

Isthmus Zoning Activities

Activity Zone

- Residential
- Business
- Open Space
- Special Purpose

- Isthmus Zoning Boundary

- P

Special Parking Zone locations

District Plan Modification Affected line

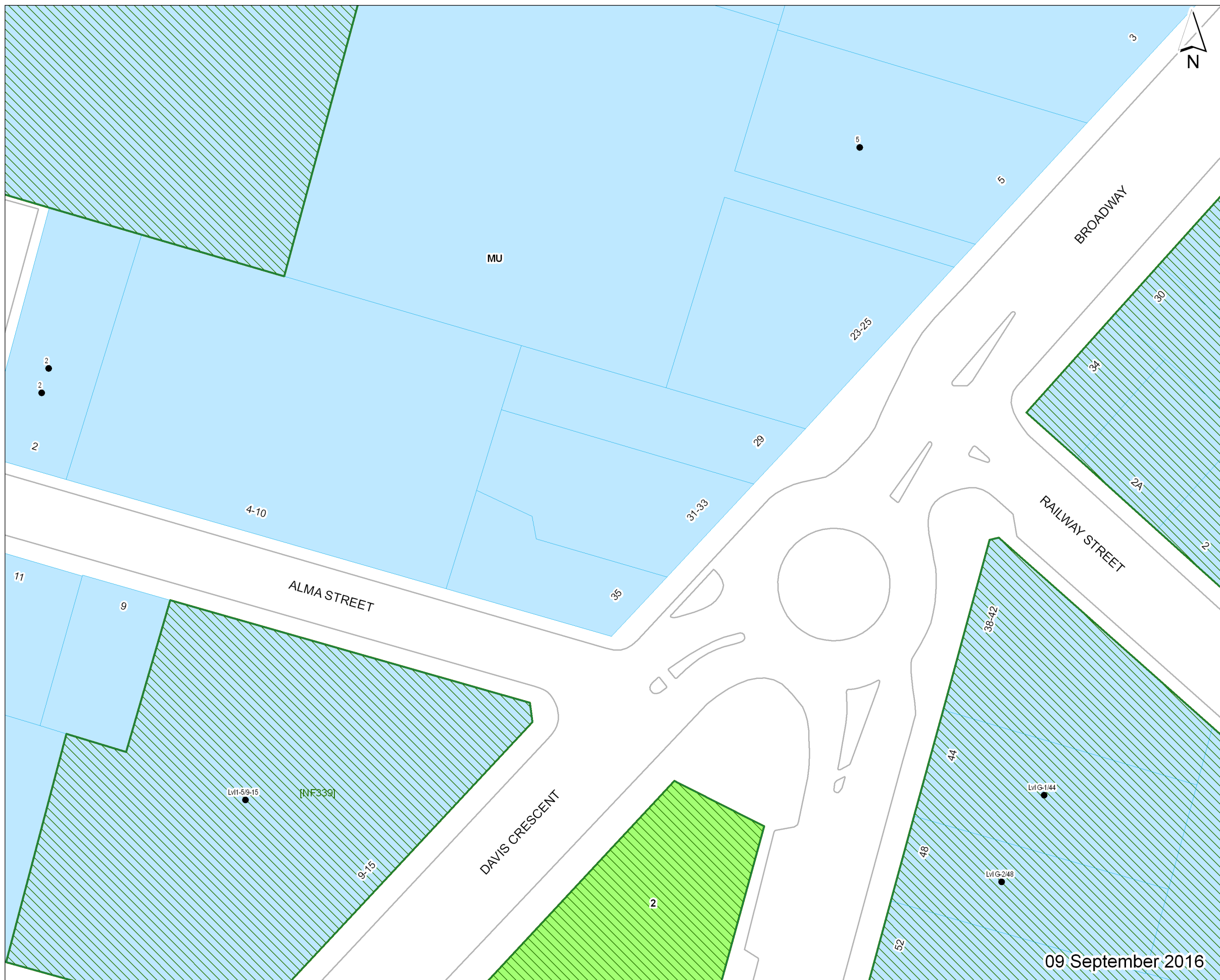
Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

District Plan Modification Area

Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions



Site Address: 31-33 Broadway Newmarket Auckland 1023
Legal Description: PT ALLOTMENT 26 SECTION 3 SUBS OF AUCK
Title Description: CT-91D/705
Date Printed: 09 September 2016 8:48 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999

Isthmus Section

Map 2

Additional Limitation


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Legend


Heritage


 Buildings


 Groups of Trees (two or more)


 Tree (singular)


 Archaeological


 Cliffline Tree Amenity


 Geological


 Interchange Control

 Maori Heritage

 Tamaki Scenic Way


 Significant Site Line (Geological Features)


 Electricity Tunnel


 Microwave Transmission Corridor Location


Building Line Control


Class


 Building Line Restriction


 Interchange Control Area


 Retail Frontage and Verandah Control


 Special Yard Requirement


 Vehicular Access Restriction

 Verandah Control

 Centre Plan


 Structure Plan


 Cliffline Tree Amenity Area


 Tamaki Drive Scenic Way


Significant Site Extent


Class

 Archaeological Features

 Archaeological and Geological Features


 Geological Features


 Maori Heritage


 Significant Ecological Area

Site Development Controls


Class


 Designated Works


 Additional Development Controls


 Former Landfill Areas


Road Designations


 Arterial Roads


 Collector Roads


 District Arterial Roads

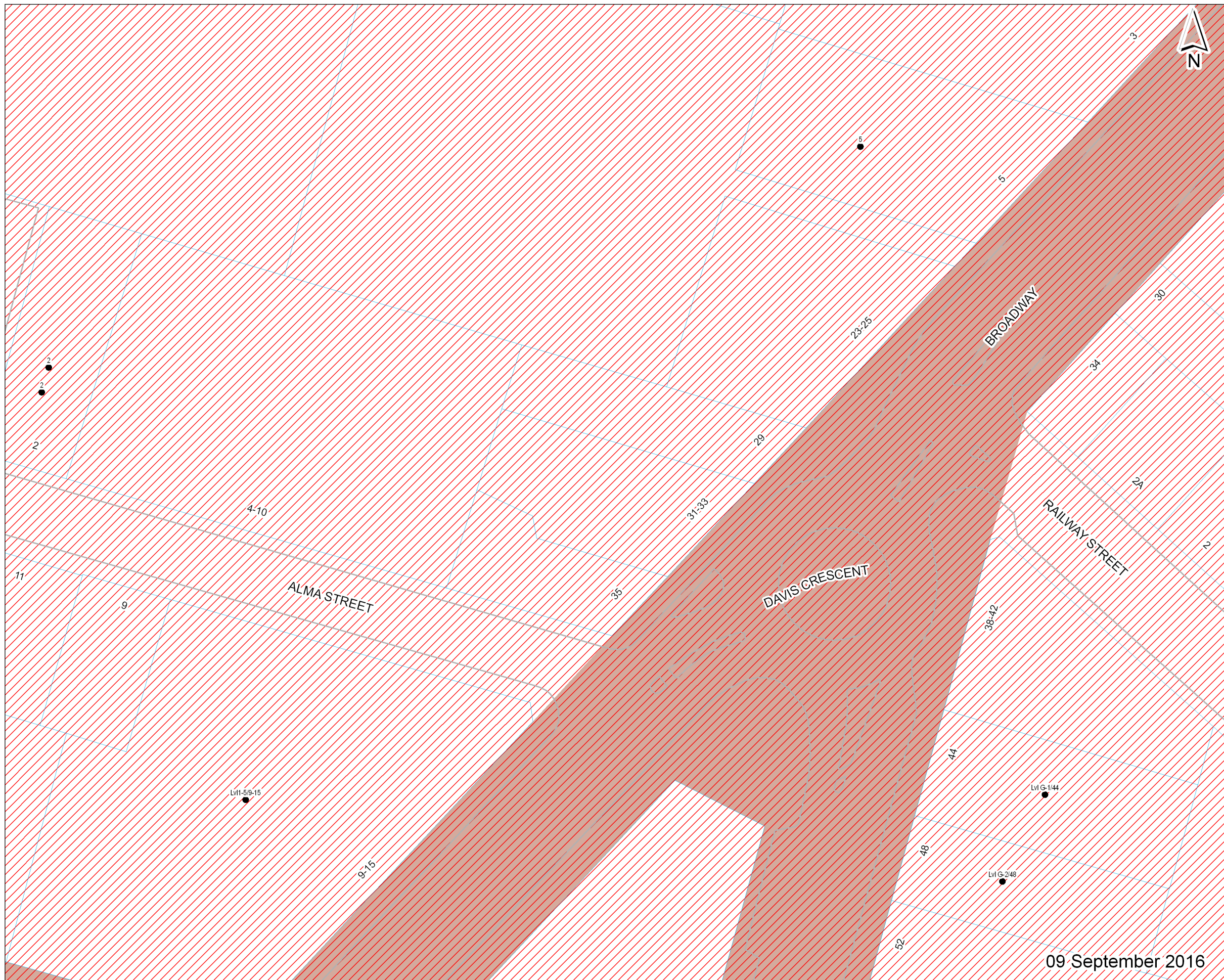
 Footways

 Pedestrian Malls

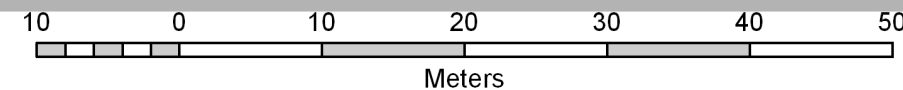
 Regional Arterial Roads

 Service Lanes

 Strategic Routes



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A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999

Isthmus Section

Map 3

Other Additional Limitation

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Legend

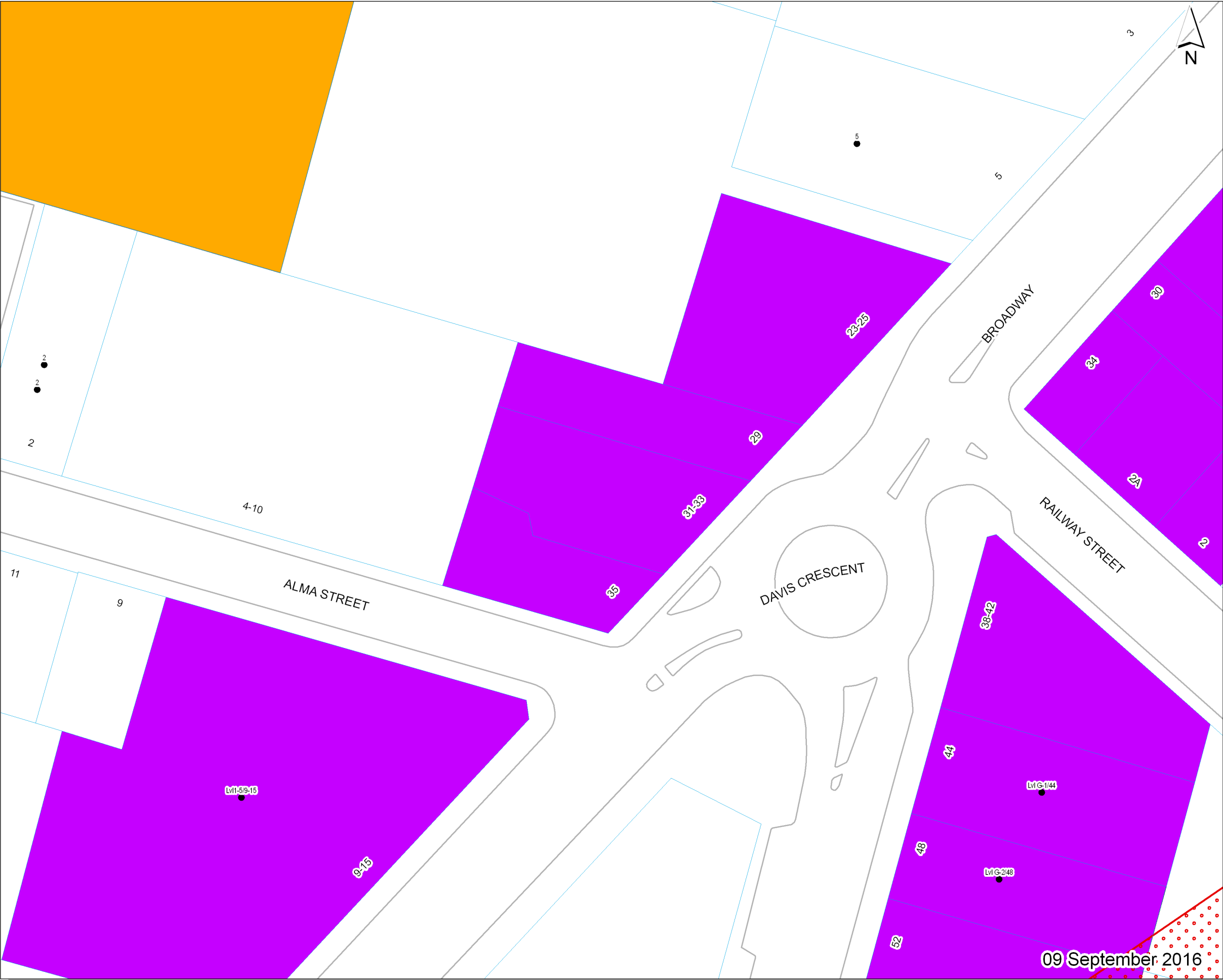
Other Addition Limitations

- Airport Approach Slope Inner Edge
- Coastal Management Areas

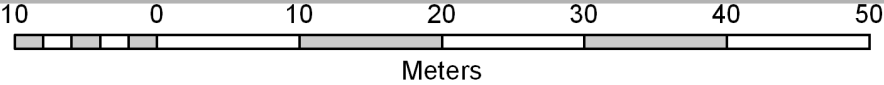
Special Height Controls

View Protections

- Airport Approach
- Dilworth Terrace Houses
- Newmarket Viaduct Affected Areas - Harbour and Gulf
- Newmarket Viaduct Affected Areas - Mt. Hobson
- Onehunga Motorway Affected Areas
- Special Height Limit
- Sunlight Admission Control - Broadway
- Volcanic Cones
- War Memorial Museum



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Property boundary positions derived from aerial photography

Special Land Features

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Legend

- Gas Main Pipeline
- Petroleum Pipeline
-  Contaminated Sites
-  Soil Register
- Soil Warning area**
 -  Slippage/Subsidence/Erosion etc
 -  Uncertified Fill
 -  Organic Soil
 -  Filled/Weak Ground
 -  Refuse Tips Site/Weak Area
 -  Unstable/Suspected Ground

Flood Plains

-  Flood Plains

Overland Flow Path

- 2000m² to 4000m²
- 4000m² to 3ha
- 3ha and above





Corrosion Exposure Zone

TYPE

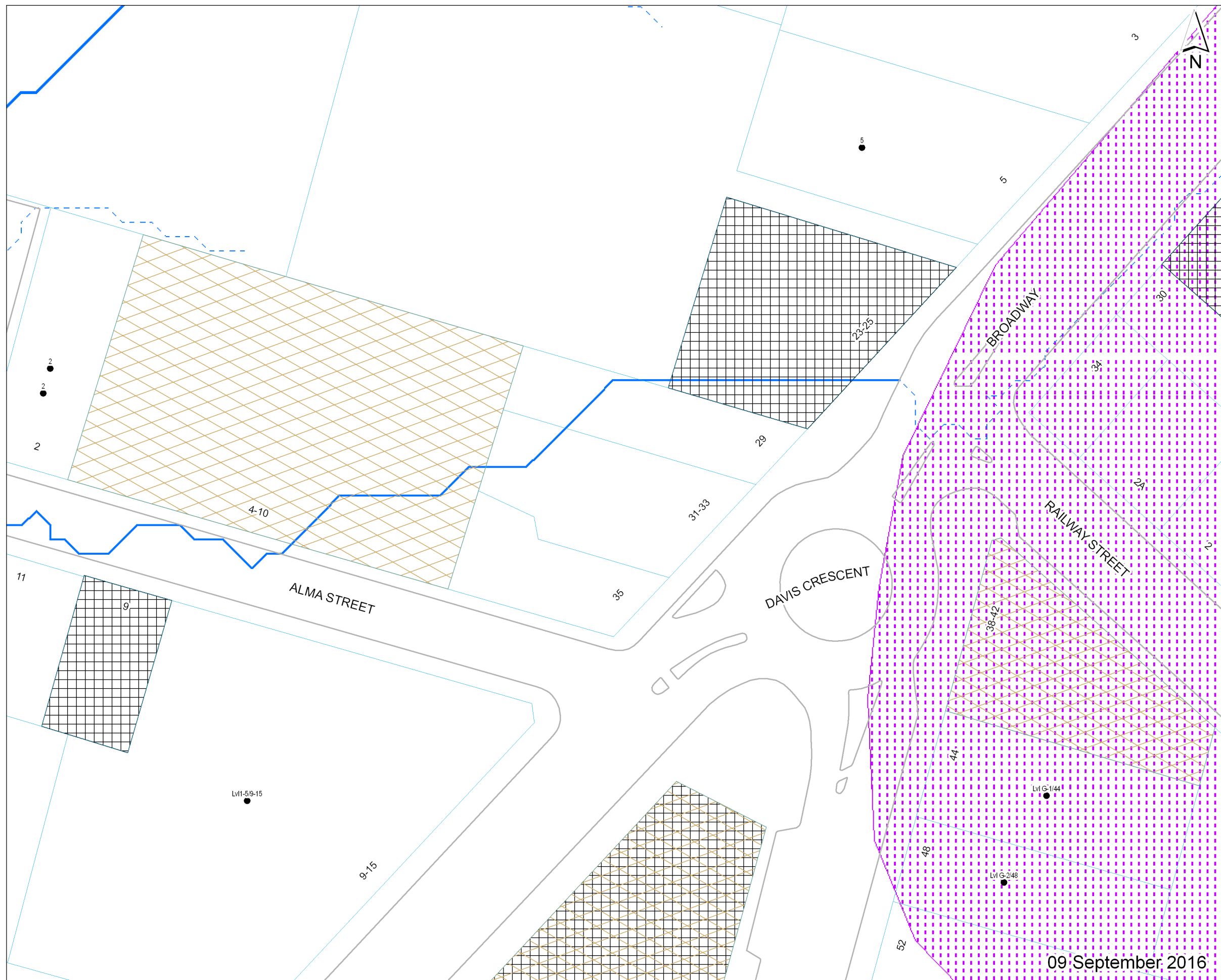
-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline

Wind Zone

CLASS

-  Medium
-  High
-  Very High
-  Specific Design

-  Volcanic Cones



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8 0 8 16 24 32 40
 Meters
A3 @ 1:500

Property boundary positions derived from aerial photography