



Attention Dominic Fitchell
Anthony Harper Lawyers
PO Box 2646
Christchurch 8140

Applicant	Anthony Harper Lawyers
LIM address	650-654 Great South Road Ellerslie Auckland 1051
Application number	P/LEU/2016/4148
Client name/ref	296908-2
Date issued	03/03/2016
Legal description	Lot 2 DP 176485 6573m2
Certificates of title	CT-108C/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 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.

Property addresses on this site

This site contains a number of addresses. Council may hold information on any or all of these addresses, and may also hold information on the site as a whole.

Site address

Address	650-654 Great South Road Ellerslie Auckland 1051
Legal description	Lot 2 DP 176485 6573m2
Certificates of title	CT-108C/559

Other addresses

Address	Gnd Floor/ 650-654 Great South Road Ellerslie Auckland 1051
Legal description	LOT 2 DP 176485
Certificates of title	CT-108C/559
Address	Pt Lvl 1/ 650-654 Great South Road Ellerslie Auckland 1051
Legal description	LOT 2 DP 176485
Certificates of title	CT-108C/559
Address	Pt Lvl 2+/ 650-654 Great South Road Ellerslie Auckland 1051
Legal description	LOT 2 DP 176485
Certificates of title	CT-108C/559
Address	Pt Level 1+/650-654 Great South Road Ellerslie Auckland 1051
Legal description	LOT 2 DP 176485
Certificates of title	CT-108C/559



Auckland Council customer support at Property Data (09) 301 0101 if you require further information.

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	650-654 Great South Road, Ellerslie, Auckland 1051
Billing number	2161105
Land area	6573m2
Previous year's rates	163,310.10
Current rates	149,520.91
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	149520.91
Receipts	-112,140.00
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 03/03/2016	37,380.91



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: 650-654 Great South Road Ellerslie Auckland 1051

Summary description	Application number	Decision	Life span	Status
Amendment - Reduce demolition, partition walls, new kitchen, revise mechanical services (Commercial shop or office fitouts)	B/2015/11541/A	Approved 10/02/2016	50 years	CCC not issued (1)

Summary description	Application number	Decision	Life span	Status
Commercial interior fitout (Commercial shop or office fitouts)	B/2015/11541	Approved 04/12/2015	50 years	CCC not issued (1)
Installation of non-load bearing partitions & doors to ground (part of) & level 3 (part of), 2 kitchenettes - one on each floor. (Commercial alteration)	B/2015/10423	Exemption Granted 09/10/2015		Note (2)
Ground Level - Interior alterations to existing UNISYS tenancy including split of one tenancy into two, partitions re-layout & relevant service works (Commercial alteration)	B/2014/10874	Approved 10/10/2014	50 years	CCC Issued 04/03/2015 (3)
Installation of 'Monolith Sign' at Central park (Other structures sign structure)	B/2014/3851	Exemption Granted 26/02/2014	50 years	Note (2)
Voluntary structural strengthening works to carpark building (Commercial alteration)	B/2013/9689	Approved 14/10/2013	50 years	CCC Issued 26/05/2014 (3)
Demolition of existing office fitout and construction of new tenancy wall and lobby (Commercial alteration)	B/2013/9266	Approved 19/09/2013	50 years	CCC Issued 02/10/2015 (3)
Level 3 - Construction of office fitout (Commercial shop or office fitouts)	B/2013/9267	Approved 14/10/2013	50 years	CCC Issued 02/10/2015 (3)
Construction of meeting, utility and kitchen partitioning, refurbishment of existing kitchen bench and open plan work areas. (Commercial alteration)	B/2013/2883	Approved 19/04/2013	50 years	CCC not issued (1)
Office fit-out to part first floor of existing multi-storey office building including new meeting rooms, staff cafe and open plan work area. (Commercial addition)	B/2012/221	Approved 19/03/2012	50 years	CCC Issued 13/06/2012 (3)
Construct two rooms in basement carpark to house electrical switchboard and transformer (Commercial addition)	B/2010/3542	CCC refused 03/08/2010	50 years	Note (4)
Internal commercial office alteration to extend data centre area, new control room to relocate staff kitchen (Commercial shop or office fitouts)	B/2010/1552	Approved 30/04/2010	50 years	CCC not issued (1)
Exemption - Fitout alterations to create two meeting rooms and one office. Reconfiguration of lighting and air conditioning. (Commercial alteration)	B/2009/6975	Exemption Granted 31/12/2009	50 years	Note (2)
Entry sign (Other structures sign structure)	B/2009/675	Approved 10/03/2009	50 years	CCC Issued 22/09/2009 (3)

Summary description	Application number	Decision	Life span	Status
Construction of partitions within an open plan office area to create a secure store room within a secure office area (Commercial alteration)	BLD20070909401	Approved 23/05/2007	50 years	CCC Issued 27/02/2008 (3)
Level 1 - Interior alteration to reception area for Fonterra (Commercial alteration)	BLD20062818901	Approved 24/01/2007	50 years	CCC Issued 19/03/2008 (3)
New external carpark stairs (Commercial addition)	BLD20061862201	Approved 05/12/2006	50 years	CCC Issued 07/04/2008 (3)
Level 2 - Minor office alterations - new non structural partitions to form 4 meeting rooms no plumbing (Commercial alteration)	BLD20061062901	Approved 16/06/2006	50 years	CCC Issued 22/08/2008 (3)
Addition of room for new generator (Commercial addition)	BLD20060766101	Approved 08/05/2006	50 years	CCC not issued (1)
Level 2 refurbishment and fitout (Commercial alteration)	BLD20051534001	Approved 07/09/2005	50 years	CCC Issued 21/10/2005 (3)
Internal alterations.	AC/01/14616	Approved 18/09/2001	50 years	CCC Issued 22/04/2002 (3)
Internal alterations.	AC/01/08917	Approved 15/01/2001	50 years	CCC not issued (1)
Amend ac/00/4058 - internal partitioning - l 2	AC/00/06965	Approved 13/10/2000	50 years	CCC Issued 22/12/2000 (3)
Alter office partitioning.	AC/00/06084	Approved 11/09/2000	50 years	CCC Issued 18/10/2000 (3)
Office fit-out.	AC/00/04058	Approved 10/07/2000	50 years	CCC Issued 22/12/2000 (3)
Office fit-out - level 1.	AC/00/01076	Approved 14/03/2000	50 years	CCC not issued (1)
Erect exterior signage.	AC/99/09059	Approved 12/11/1999	50 years	CCC Issued 24/07/2001 (3)
Amend ac/99/2952: smoke lobby.	AC/99/05279	Approved 12/07/1999	50 years	CCC Issued 14/10/1999 (3)
Int fit-out - levels 2 & 3. w6	AC/99/02952	Approved 06/05/1999	50 years	CCC Issued 14/10/1999 (3)
Const decks to levels 1 2 & 3 w6	AC/99/02809	Approved 05/05/1999	50 years	CCC Issued 28/01/2000 (3)
Amendment to tc96/7403 - stage 2- instal 4 passenger lifts w6	AC/99/01708	Approved 06/04/1999	50 years	CCC Issued 13/04/1999 (3)
Internal fitout of tenancy for ansett new zealand head office jn:195576 w6 bi:278674	AC/99/00225	Approved 04/02/1999	12 years	CCC Issued 05/11/1999 (3)
W6 illuminated pylon sign jn:195209 bi:277528	AC/98/08895	Approved 09/12/1998	50 years	CCC Issued 03/01/2001 (3)
W6 add 2 levels carpark jn:195126 bi 277689	AC/98/08592	Approved 29/12/1998	50 years	CCC Issued 22/12/1999 (3)
New airconditioning - office & carpark jn: 194208 bi:273612	TC/98/05132	Approved 26/07/1998	50 years	CCC Issued 13/04/1999 (3)
Office fitout jn:194152 bi:274246	TC/98/04954	Approved 18/08/1998	50 years	CCC Issued 02/03/1999 (3)
Construct generator room (basement level) jn:624123 bi:273053	TC/98/04664	Approved 03/07/1998	50 years	CCC Issued 13/04/1999 (3)
Amendment to tc/96/7403 - amended f/w discharge to public line jn:193138	TC/98/00631	Approved 19/02/1998	50 years	CCC Issued 13/04/1999 (3)

Summary description	Application number	Decision	Life span	Status
Erect office building 107399 i:255029	TC/96/07403	Approved 25/10/1996	50 years	CCC Issued 13/04/1999 (3)
Stage 9 - instal lift (refer tc96/1948) 106784	TC/96/04769	Approved 21/06/1996	50 years	CCC Issued 14/03/1997 (3)
Structural detail for office fitout - stage 7 of 8 106225	TC/96/01948	Approved 10/04/1996	50 years	CCC Issued 17/09/1996 (3)
Demolition of factory buildings	TC/94/09292	Approved 09/12/1994	50 years	CCC Issued 23/08/1995 (3)
Demolish part of industrial	O/G001708	Approved 28/11/1989		Note (5)
Erect warehouse	O/119684	Approved 18/10/1985		Note (5)
Erect warehouse building	O/12109/06	Approved 21/01/1985		Note (5)
Plumbing to cafeteria	O/UNKNOWN/05504	Approved 19/10/1981		Note (5)
Internal alterations	O/K046543	Approved 09/10/1981		Note (5)
Internal alterations	O/J014598	Approved 22/05/1981		Note (5)
Demolish building	O/77497	Approved 20/03/1981		Note (5)
Internal alterations	O/I047820	Approved 10/01/1979		Note (5)

Address: Gnd Floor/ 650-654 Great South Road Ellerslie Auckland 1051

Summary description	Application number	Decision	Life span	Status
Ground Level - Interior alterations to existing UNISYS tenancy including split of one teancy into two, partitions re-layout & relevant service works (Commercial alteration)	B/2014/10874	Approved 10/10/2014	50 years	CCC Issued 04/03/2015 (3)

Address: Pt Lvl 1/ 650-654 Great South Road Ellerslie Auckland 1051

Summary description	Application number	Decision	Life span	Status
Laboratory/offices fit-out.	AC/02/04098	Approved 02/07/2002	50 years	CCC Issued 25/09/2002 (3)

Address: Pt Lvl 2+/ 650-654 Great South Road Ellerslie Auckland 1051

Summary description	Application number	Decision	Life span	Status
Level 2 refurbishment and fitout (Commercial alteration)	BLD20051534001	Approved 07/09/2005	50 years	CCC Issued 21/10/2005 (3)



Status notes:

1. 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.

2. Building Consent not required under Schedule 1 (k) of Building Act 2004.
3. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
4. Code Compliance Certificate (CCC) has been refused under Section 94 or 94B of the Building Act 2004 by failing to meet the requirements of the Act.
5. 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: 650-654 Great South Road Ellerslie Auckland 1051

Summary description	Application number	Decision	Decision date
Sign bylaw exemption (Bylaw Exemption)	R/BEX/2013/3918	Approved	04/11/2013
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. (Confirmation of Compliance)	LUC20080690801	Approved	16/12/2008
Bus 4 Max Hght Pkng Shtfll ANDY CALDER	AO/02/05798	Approved	13/01/2003
Spotless servies caterers off licence a hughes	LP/99/01248	Approved	16/04/1999
Illuminated pylon sign jn:186269 w6 mark brown	AK/98/00088	Approved	10/03/1999
Carpark deck-ramp width/grade jn:185187 anne leijnen	TO/98/03174	Approved	03/12/1998
To amend earlier approval to exceed height control by a bit more jn:182790 joanne pelan	TO/97/04445	Approved	22/10/1997
Office complex tree removal earthworks maungakiekie cm=cr bus4	TO/96/00413	Approved	14/03/1996
Atrium addition to warehouse maungakiekie cm=ad	TO/95/05483	Approved	18/12/1995
Neon sign cm=cmc maungakiekie controlled	TO/95/02981	Approved	31/07/1995
Refurbish warehouse cm=ld bus4 controled maungakiekie	TO/95/02061	Approved	24/07/1995
Refurbish warehouse	O/TY0376769	Approved	07/02/1995
Refurbish existng buildings cm=carolyn	TO/94/05400	Approved	07/02/1995
Change of condition	O/TY0376768	Approved	12/10/1989
Establish liquor distribution centre from file 17 sultan st	O/TY0471458	Approved	17/07/1985

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

Address: 650-654 Great South Road Ellerslie Auckland 1051

Summary description	Application number	Decision	Decision date
224 c certificate jn:50040 kath	TS/97/00349	Approved	26/02/1997
Signing and sealing jn:66782 kath	TV/97/00275	Approved	11/02/1997
223 approval	TV/96/02088	Approved	01/08/1996
2 lot subdivision t6118/13 cm=ad maungakiekie bus4	TS/96/01552	Approved	11/07/1996
S127 reserve contribution.	TS/95/00422	Approved	27/03/1995
Subdivision	O/TW0371579	Approved	04/11/1980

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.

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.

Compliance schedules

Address: 650-654 Great South Road Ellerslie Auckland 1051

Compliance number	Warrant of fitness (WOF)	WOF expiry date
TCS/99/00060	29404	21/04/2016



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

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 - 4
Limitations	Road Designation - Regional Arterial Roads
Proposed Modifications	7507cf21-6577-4a9d-849b-21251d89d358.

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	Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soils report must be submitted with any building and/or resource consent application.
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Auckland Council (09) 301 0101 for further information.

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)



44 pages attached.

Consent conditions



41 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



13 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.



AUCKLAND CITY



A R E A O F F I C E

TAMAKI-MAUNGAKIEKIE

Area Manager, Clive A. Manley

CODE COMPLIANCE CERTIFICATE

CONSENT No: TC/96/01948

PROJECT:

Use: STRUCTURAL DETAIL FOR OFFICE
FITOUT - STAGE 7 OF 8

Class: Commercial - Alteration

Intended Life: MORE THAN FIFTY YEARS

PROJECT ADDRESS:

650-656 Great South Road
Ellerslie 1005
Lot 2 DP 169338

CT: 103B / 136

This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

Date: 12/8/86

OFFICIAL RECORDS SECTION
10/10/86

6B Cawley Street Ellerslie Private Bag 92814 Penrose Auckland
Telephone (09) 525-9580 Facsimile (09) 525-0396



AUCKLAND CITY

CODE COMPLIANCE CERTIFICATE

FILE

CONSENT No: TC/94/09292

PROJECT:

Use: DEMOLITION OF FACTORY
BUILDINGS

Class: Demolition

Intended Life: MORE THAN 50 YEARS

PROJECT ADDRESS:

650 Great South Road
Ellerslie 1005
Lot 1 DP 75667

CT: 32B / 96


This is:

An interim code compliance certificate in respect of part
only as specified below, of the building work under the above
building consent:

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:



Advisory Officer

Date: 28/08/95



AUCKLAND CITY

FILE

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: TC/98/00631

PROJECT:

Use: Amendment to TC/96/7403 -
amended F/W discharge to pub-

Class: Office & Administration

Intended Life: NOT LESS THAN 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485 CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

Date: 12/4/98

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz



AUCKLAND CITY

FILE

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: AC/99/01708

PROJECT:

Use: Amendment to TC96/7403 -
Stage 2- instal 4 passenger

Class: Office & Administration

Intended Life: MORE THAN 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485 CT: 1080 / 559

This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

Date: 13/4/99

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz



AUCKLAND CITY

CODE COMPLIANCE CERTIFICATE

AUCKLAND CITY ENVIRONMENTS

FILE

CONSENT No: AC/99/02952

PROJECT:

Use: Levels 2 & 3 Office Fitout
w6

Class: Office & Administration

Intended Life:

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485 CT: 108C / 559


This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:


J.G. Lawrence

Date: 15/10/99

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz



AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: AC/00/06965

PROJECT:

Use: Amend AC/00/4058 Changes to
internal partitioning level 2

Class: Office & Administration

Intended Life: 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

J G Lawrence

Date: 22/12/00



35 Graham Street, Auckland Central

Postal Address:

Private Bag 92 516 Wellesley Street Auckland 1 New Zealand

Telephone (09) 379 2020

Website: www.akcity.govt.nz



AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

FILE

CONSENT No: AC/98/08592

PROJECT:

Use: w6 ADD 2 LEVELS CARPARK
JN:195126 BI 277689

Class: Parking Building

Intended Life: 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:


J G Lawrence

Date: 22/12/99

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	B/2014/10874	Date building consent issued:	10-Oct-2014
Street Address of building:	Gnd Floor/ 650-654 Great South Road, Ellerslie, Auckland 1051, 650-654 Great South Road, Ellerslie, Auckland 1051		
Legal description of land where building is located:	LOT 2 DP 176485, Lot 2 DP 176485 6573m2 CT-108C/559, CT-108C/559		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>(include number of occupants per level and per use if more than 1)</small>	Commercial		
Year first constructed:	1995		

THE OWNER

Name of owner:	DNZ Property Fund Limited		
*Contact person:	N/A		
Mailing address:	PO Box 6320, Wellesley Street, Auckland 1141		
Street address/ registered office:	Level 2, 80 Greys Avenue Auckland 1141		
Phone Number: Landline:	09 912 2690	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Q Interiors / Arwen Dickinson		
Mailing address:	PO Box 132 Kumeu		
Street address/ registered office:	N/A		
Phone Number: Landline:	09 412 2073	Mobile:	021 991 115
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		

BUILDING WORK

The following building work is authorised by this building consent:

Ground Level - Interior Alterations To Existing UNISYS Tenancy Including Split Of One Tenancy Into Two, Partitions Re-Layout & Relevant Service Works

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- ☒ The building work complies with the building consent;
- ☒ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

On behalf of Auckland
Council:



Date issued: 04-Mar-2015

Print name:

Ian McCormick

Position: Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>



FILE

CODE COMPLIANCE CERTIFICATE

CONSENT No: TC/96/04769

PROJECT:

Use: stage 9 - instal lift
(refer TC96/1948)

Class: Commercial - Alteration

Intended Life: MORE THAN 50 YEARS

PROJECT ADDRESS:

650-656 Great South Road
Ellerslie 1005
Lot 2 DP 169338

CT: 103B / 136

This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

J. H. H. H.

Date: 14/3/97.

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	B/2013/9689	Date building consent issued:	14-Oct-2013
Street Address of building:	650-654 Great South Road, Ellerslie, Auckland 1051		
Legal description of land where building is located:	Lot 2 DP 176485 6573m2 CT-108C/559		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Ancillary		
Year first constructed:	2013		

THE OWNER

Name of owner:	DNZ Property Fund Limited		
*Contact person:	Jason Wong		
Mailing address:	PO Box 6320, Wellesley Street, Auckland 1141		
Street address/ registered office:	Level 2, 80 Greys Avenue Auckland		
Phone Number: Landline:	N/A	Mobile:	021 2831001
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	N/A		
Mailing address:	N/A		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		

BUILDING WORK

The following building work is authorised by this building consent:

Voluntary Structural Strengthening Works To Carpark Building
--

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

☒ The building work complies with the building consent;

On behalf of Auckland
Council:



Date issued: 26-May-2014

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-condition systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>



AUCKLAND CITY

FILE

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: AC/99/02809

PROJECT:

Use: NEW DECKS TO LEVELS 1,2 & 3.
W6

Class: Office & Administration

Intended Life:

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

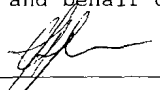
This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:


J G Lawrence

Date: 28/01/00

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 316 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.auckland.govt.nz



AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: AC/00/04058

PROJECT:

Use: Office fit-out.

Class: Office & Administration

Intended Life: NOTN LESS THAN 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

J G Lawrence

Date: 22/12/00



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

Application No: B/2009/675
Issued By: Auckland City Council

Project:

Use: Entry Sign

Class: Sign **Intended Life:** More Than 50 Years

PROJECT ADDRESS: 650-654 Great South Road, Ellerslie, Auckland 1051

Lot 2 DP 176485 6573m2
CT-108C/559

Name of Owner Dominion Income Property Fund Limited, Dominion Funds Limited
PO Box 6320, Wellesley Street, Auckland 1141

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

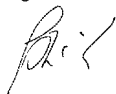
The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (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 Structural connections
The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



Ian McCormick
Manager Building Control

Date: 22 September 2009



AUCKLAND CITY

FILE

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: TC/98/04664

PROJECT:

Use: Construct Generator Room
(basement level)

Class: Office & Administration

Intended Life: 50 YRS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485 CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

Date: 15/4/99

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz



AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: AC/98/08895

PROJECT:

Use: w6 ILLUMINATED PYLON SIGN
JN:195209 BI277528

Class: Sign

Intended Life: 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485 CT: 108C / 559


This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:


J.G. Lawrence

Date: 31/1/01

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz



AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

FILE

CONSENT No: AC/99/05279

PROJECT:

Use: Amend AC/99/2952: Smoke lobby.

Class: Office & Administration

Intended Life:

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:


JG Lawrence

Date: 15/10/99

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20061062901
Issued By: Auckland City Council

PROJECT:

Use: Level 2 - Minor Office Alterations - New Non Structural Partitions To Form 4 Meeting Rooms, No Plumbing

Class: Office & Administration **Intended Life:** More Than 50 Years

PROJECT ADDRESS: 650-654 Great South Road, Ellerslie, Auckland

LOT 2 DP 176485
CT 108C/559

Name of Owner Dominion Income Property Fund Limited
P O Box 6320, Wellesley Street
Auckland 1141

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 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: 22 August 2008



AUCKLAND CITY

CODE COMPLIANCE CERTIFICATE

CONSENT No: AC/99/09059

PROJECT:

Use: Erect exterior signage.

Class: Sign

Intended Life: 50

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

DAVID HUGHES

Date: 21/08/01



AUCKLAND CITY ENVIRONMENTS

Private Bag 92516, Wellesley Street, Auckland 1, New Zealand
UDC Building, 35 Graham Street, Auckland Central
Telephone (09) 379 2020
www.akcity.govt.nz



Approved Building Certifiers Ltd

Code Compliance Certificate No P1945

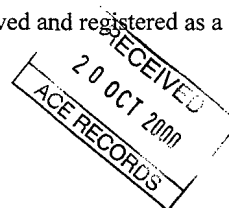
Section 56, Building Act 1991

CS-03 F5 Issue 03

Issued by Approved Building Certifiers Ltd currently approved and registered as a building certifier in New Zealand.

To: **Auckland City Council**

Building Consent No: **AC/00/06084**



Project Information		Project Location	
New or Relocated Building	No	Street Address:	
Alteration	Yes	650 Great South Road (Level 1)	
Type of Project		Penrose	
Internal Alterations (Office Partitioning)		Auckland City	
Intended Use(s):		Legal:	Lot 2
Commercial		Description:	DP 176485
Intended Life:			CT 108C/559
Indefinite but not less than 50 years			
Demolition	No		
Being stage 1 of an intended 1 stages.			

This is:

A final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed by or for and on behalf of the building certifier

Signature:

Name:

Matt Palmer

Position:

Director

Date:

18 Oct 2000

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20070909401
Issued By: Auckland City Council

PROJECT:

Use: Construction Of Partitions Within An Open Plan Office Area To Create
A Secure Store Room Within A Secure Office Area
Class: Office & Administration **Intended Life:** More Than 50 Years

PROJECT ADDRESS: 650-654 Great South Road, Ellerslie, Auckland 1051
LOT 2 DP 176485
CT 108C/559

Name of Owner Dominion Income Property Fund Limited,
650-654 Great South Road, Ellerslie, Auckland 1051

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

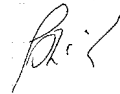
The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (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; Glazing
The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



Ian McCormick
Manager Building Control
Date: 27 February 2008

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	B/2013/9266	Date building consent issued:	19-Sep-2013
Street Address of building:	650-654 Great South Road, Ellerslie, Auckland 1051		
Legal description of land where building is located:	Lot 2 DP 176485 6573m2 CT-108C/559		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Commercial		
Year first constructed:	1995		

THE OWNER

Name of owner:	DNZ Property Fund Limited		
*Contact person:	N/A		
Mailing address:	PO Box 6320, Wellesley Street, Auckland 1141		
Street address/registered office:	Level 2, 80 Greys Avenue, Auckland 1010		
Phone Number: Landline:	N/A	Mobile:	021 658 407
Daytime:	09 912 2690	After hours:	N/A
Facsimile No:	N/A		
Email address:	penelope.baber@dnzproperty.com		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Peter Reed		
Mailing address:	Level1, Construct House 33A Anzac Street, Takapuna, Auckland 0622		
Street address/registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	022 043 1675
Daytime:	09 486 1177	After hours:	N/A
Facsimile No:	09 486 1179		
Email address:	peter@constructinteriors.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

Demolition Of Existing Office Fitout And Construction Of New Tenancy Wall And Lobby

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- ☒ The building work complies with the building consent; and
- ☒ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

On behalf of Auckland
Council:



Date issued: 02-Oct-2015

Print name:

Ian McCormick

Position:

General Manager Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20062818901
Issued By: Auckland City Council

PROJECT:

Use: Level 1 - Interior Alteration To Reception Area For Fonterra
Class: Office & Administration **Intended Life:** More Than 50 Years

PROJECT ADDRESS: 650-654 Great South Road, Ellerslie, Auckland 1051
LOT 2 DP 176485
CT 108C/559

Name of Owner Dominion Income Property Fund Limited,
650-654 Great South Road, Ellerslie, Auckland 1051

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

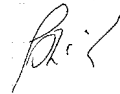
The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (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 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: 19 March 2008



1.4
AUCKLAND CITY

FILE

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: AC/99/00225

PROJECT:

Use: Internal fitout of tenancy for
Ansett New Zealand Head Office

Class: Office & Administration

Intended Life:

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:


J G Lawrence

Date: 5/11/99


ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	B/2013/9267	Date building consent issued:	14-Oct-2013
Street Address of building:	650-654 Great South Road, Ellerslie, Auckland 1051		
Legal description of land where building is located:	Lot 2 DP 176485 6573m2 CT-108C/559		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Commercial		
Year first constructed:	1995		

THE OWNER

Name of owner:	DNZ Property Fund Limited		
*Contact person:	N/A		
Mailing address:	PO Box 6320, Wellesley Street, Auckland 1141		
Street address/registered office:	Level 2, 80 Greys Avenue, Auckland 1010		
Phone Number: Landline:	N/A	Mobile:	021 658 407
Daytime:	09 912 2690	After hours:	N/A
Facsimile No:	N/A		
Email address:	penelope.baber@dnzproperty.com		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Peter Reed		
Mailing address:	Level 1, Construct House 33A Anzac Street, Takapuna, Auckland 0622		
Street address/registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	022 043 1675
Daytime:	09 486 1177	After hours:	N/A
Facsimile No:	09 486 1179		
Email address:	peter@constructinteriors.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

Level 3 - Construction Of Office Fitout

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- ☒ The building work complies with the building consent; and
- ☒ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

On behalf of Auckland
Council:



Date issued: 02-Oct-2015

Print name:

Ian McCormick

Position:

General Manager Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20061862201
Issued By: Auckland City Council

PROJECT:

Use: New External Carpark Stairs
Class: Other Commercial Building **Intended Life:** Not Less Than 50 Years

PROJECT ADDRESS: 650-654 Great South Road, Ellerslie, Auckland 1051
LOT 2 DP 176485
CT-108C/559

Name of Owner Dominion Income Property Fund Limited,
PO Box 6320, Wellesley Street, Auckland 1141

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

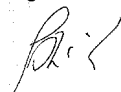
The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (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 Steel Stair
The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



Ian McCormick
Manager Building Control
Date: 7 April 2008



AUCKLAND CITY

FILE

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: TC/98/05132

PROJECT:

Use: New airconditioning - office & carpark

Class: Office & Administration

Intended Life: MORE THAN 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 176485

CT: 108C / 559

This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

Date: 13/4/99

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.aucklandcity.govt.nz

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	B/2012/221	Date building consent issued:	19-Mar-2012
Street Address of building:	650-654 Great South Road, Ellerslie, Auckland 1051		
Legal description of land where building is located:	Lot 2 DP 176485 6573m2 CT-108C/559		
Building name:	Not Applicable		
Location of building within site/block number:	Not Applicable	Level or unit number:	Not Applicable
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Commercial		
Year first constructed:	Not Applicable		

THE OWNER

Name of owner:	DNZ Property Fund Limited		
*Contact person:	Not Applicable		
Mailing address:	PO Box 6320, Wellesley Street, Auckland 1141		
Street address/ registered office:	Not Applicable		
Phone Number: Landline:	09 913 1061	Mobile:	021 658 407
Daytime:	Not Available	After hours:	Not Available
Facsimile No:	Not Available		
Email address:	Penelope.barber@dnzproperty.com		
Website:	Not Applicable		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Stack Interiors Limited		
Mailing address:	127 Vincent Street, Auckland 1142		
Street address/ registered office:	Not Applicable		
Phone Number: Landline:	09 909 0758	Mobile:	021 658 407
Daytime:	Not Applicable	After hours:	Not Applicable
Facsimile No:	Not Applicable		
Email address:	Davidp@stack.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

Office Fit-Out To Part First Floor Of Existing Multi-Storey Office Building Including New Meeting Rooms, Staff Cafe And Open Plan Work Area.

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- ☒ The building work complies with the building consent; and the Building Act 2004.
- ☒ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

On behalf of Auckland
Council:



Date issued: 13-Jun-2012

Print name:

Ian McCormick

Position: Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

AC2002



AUCKLAND CITY

FILE

AUCKLAND CITY ENVIRONMENTS

CODE COMPLIANCE CERTIFICATE

CONSENT No: TC/96/07403

PROJECT:

Use: ERECT OFFICE BUILDING
107399 I:255029

Class: Commercial - New

Intended Life: MORE THAN 50 YEARS

PROJECT ADDRESS:

650-654 Great South Road
Ellerslie 1005
Lot 2 DP 169338 CT: 103B / 130

This is:

A final code compliance certificate issued in respect of all of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

Date: 5 4 17

KPMG
ISO 9001
Registered



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz



Approved Building Certifiers Ltd

Code Compliance Certificate No P2649

Section 56, Building Act 1991

CS-03 F5 Issue 03

Issued by Approved Building Certifiers Ltd currently approved and registered as a building certifier in New Zealand.

To: **Auckland City Council**

ENTERED

Building Consent No: **AC/01/14616**

Project Information		Project Location	
New or Relocated Building	No	Street Address:	
Alteration	Yes	650 Great South Road	
Type of Project		Penrose	
Internal Alterations		Auckland City	
Intended Use(s):		Legal:	Lot 2
Commercial		Description:	DP 176485
Intended Life:			CT 108C/559
Indefinite but not less than 50 years			
Demolition	No		
Being stage 1 of an intended 1 stages.			

NB: Normal maintenance of building elements is necessary to achieve the durability requirements of the New Zealand Building Code.

This is:

A final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed by or for and on behalf of the building certifier

Signature:

Tony Heron

Name:

Tony Heron

Position:

Branch Manager

Date:

Apr 22, 2002

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20051534001
Issued By: Auckland City Council

PROJECT:

Use: Level 2 Refurbishment And Fitout

Class: Office & Administration **Intended Life:** Not Less Than 50 Years.

PROJECT ADDRESS: 650-654 Great South Road Ellerslie 1005

LOT 2 DP 176485
CT 108C/559

Name of Owner Dominion Funds, P O Box 6320, Wellesley Street, Auckland 1036

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



J G Lawrence
Team Leader: Compliance Monitoring

Date: 21 October 2005

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	B/2014/10874	Date building consent issued:	10-Oct-2014
Street Address of building:	Gnd Floor/ 650-654 Great South Road, Ellerslie, Auckland 1051, 650-654 Great South Road, Ellerslie, Auckland 1051		
Legal description of land where building is located:	LOT 2 DP 176485, Lot 2 DP 176485 6573m2 CT-108C/559, CT-108C/559		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>(include number of occupants per level and per use if more than 1)</small>	Commercial		
Year first constructed:	1995		

THE OWNER

Name of owner:	DNZ Property Fund Limited		
*Contact person:	N/A		
Mailing address:	PO Box 6320, Wellesley Street, Auckland 1141		
Street address/ registered office:	Level 2, 80 Greys Avenue Auckland 1141		
Phone Number: Landline:	09 912 2690	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Q Interiors / Arwen Dickinson		
Mailing address:	PO Box 132 Kumeu		
Street address/ registered office:	N/A		
Phone Number: Landline:	09 412 2073	Mobile:	021 991 115
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		

BUILDING WORK

The following building work is authorised by this building consent:

Ground Level - Interior Alterations To Existing UNISYS Tenancy Including Split Of One Tenancy Into Two, Partitions Re-Layout & Relevant Service Works

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- ☒ The building work complies with the building consent;
- ☒ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

On behalf of Auckland
Council:



Date issued: 04-Mar-2015

Print name:

Ian McCormick

Position: Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>

CODE COMPLIANCE CERTIFICATE

SECTION 43(3), BUILDING ACT 1991

CONSENT NO: AC/02/04098

PROJECT:

Use: Office Refurbishment & To An Existing Laboratory

Class: Office & Administration

Intended Life: Not Less Than 50 Years

PROJECT ADDRESS: Pt Lvl 1/650-654 Great South Road
Ellerslie, 1005

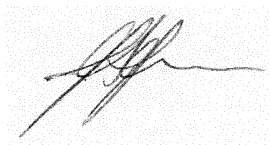
LOT 2 DP 176485
CT 108C/559

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

The Certificate is issued subject to the following conditions:

Nil

Signed for and on behalf of Council



J Lawrence
TEAM LEADER: COMPLIANCE MONITORING

Date: 25 September 2002

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20051534001
Issued By: Auckland City Council

PROJECT:

Use: Level 2 Refurbishment And Fitout

Class: Office & Administration **Intended Life:** Not Less Than 50 Years.

PROJECT ADDRESS: 650-654 Great South Road Ellerslie 1005

LOT 2 DP 176485
CT 108C/559

Name of Owner Dominion Funds, P O Box 6320, Wellesley Street, Auckland 1036

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



J G Lawrence
Team Leader: Compliance Monitoring

Date: 21 October 2005

excavations so that the emission of dust and other particles is minimised. Such preventative measures may also include the installation of a wheel wash facility.

12. That should evidence of site contamination be found during excavation work on the site, Council officers are to be notified so that appropriate measures can be taken to decontaminate or bund the site.

Advice Note

- 1 That pursuant to Section 23 of the Resource Management Act 1991, the development shall comply with all relevant Council Bylaws, New Zealand Building Act and Regulations and all necessary consents, permits etc. shall be obtained.
2. This resource consent will expire two years after the date of commencement of consent unless:
 - a) It is given effect to before the end of that period, or
 - b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125 (1)(b) of the Resource Management Act 1991
3. The applicant is currently unable to confirm the location of columns in the undercover parking area. The location of columns may reduce the total number of parking spaces available, and require an amendment to the parking layout shown. The applicant shall be made aware that at the time of the application for building consent, it must be demonstrated that the minimum requirements of the Proposed Auckland City District Plan for the total number of parking spaces, and the size and manoeuvring requirements for the parking in the undercover area are complied with to the satisfaction of Councils traffic engineer (or nominated officer).

If you disagree with any of the conditions numbered (1) to (12) 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions numbered (1) to (12), please inform Council in writing as soon as possible.

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.

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.

- 3.2 A certificate pursuant to Section 224(c) of the Resource Management Act will not be given until conditions 3.2.1 and 3.2.2 have been met to the satisfaction of the Council and at the owners expense.
- 3.2.1 The payment of a reserve contribution of \$33,750.00, including GST, based on 5% of the average value of Lots 1 and 2 for the additional allotment created by the subdivision.
- 3.2.2 That all pipes and ancillary equipment shall be supplied and laid to provide an individual connection to Lot 2 and discharged to the public sanitary sewer. This will require the extension of the public line.
- Engineering plans are to be submitted to the Operations Manager Tamaki Area Office for approval prior to commencing any site works and as built plans are to be submitted on completion of this work.
- 4.0 That pursuant to Section 348 of the Local Government Act 1974 the rights of way labelled A, C, D, E and on Auckland City Council Plan T6118/13 be approved.
- 5.0 Should the subdivider wish to apply for a change or cancellation of any conditions of consent in accordance with Section 127 (1) (a) of the Resource Management Act 1991. Such application must be made to Council in writing prior to the deposit of the Survey Plan and be accompanied by the required Council deposit of \$500.00.

ADVICE NOTES

1. This resource consent will expire two years after the date of commencement of consent unless:
- (a) A survey plan is presented to Council for approval under Section 223 of the Resource Management Act 1991 and that plan is deposited within three years of that approval date; or,
 - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.

If you disagree with any of the conditions 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee.

371580

TOWN PLANNING MEETING - 4/11/80

BABBAGE PARTNERS LTD (P12/34):

Submitting for approval in accordance with section 305 of the Local Government Amendment Act 1978 a survey plan of subdivision of part lot 2 D.P. 75667. The scheme plan of subdivision previously having been approved by Council subject to the condition that lot 1 be transferred to the owner of lot 13 D.P. 24201 and that one certificate of title be issued to include both parcels of land.

"THAT IT BE A RECOMMENDATION TO COUNCIL THAT THE ELLERSLIE BOROUGH COUNCIL IN ACCORDANCE WITH SECTION 305 OF THE LOCAL GOVERNMENT AMENDMENT ACT 1978 APPROVES THE SURVEY PLAN OF SUBDIVISION OF PART LOT 2, D.P. 75667 SUBJECT TO THE CONDITIONS OF AMALGAMATION THAT LOT 1 BE TRANSFERRED TO THE OWNER OF LOT 13 D.P. 24201 THE SURVEY PLAN BEING IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE DISTRICT SCHEME."

4 November 2013

Planning Focus Limited
PO Box 911361
Victoria Street West
Auckland 1142

Dear Sir/Madam

APPLICATION AT 650-654 GREAT SOUTH ROAD, ELLERSLIE, AUCKLAND 1051
Reference: R/BEX/2013/3918

This is to advise you that your application for Bylaw Exemption was granted under delegated authority by the Planning Team Leader on 4/11/2013.

The reporting officer for the application was Neeta Deo. If you have any questions relating to this decision, please contact the reporting officer via Council's customer call centre on (09) 379 2020.

Pursuant to section 116 of the RMA, this consent (or any part thereof) shall not commence until such time as all charges pursuant to section 36 of the RMA, owing at the time of Council's decision is notified are paid in full to the Council.

The Resource Management Act provides certain objection (and appeal rights) from the Council's decision on an application.

Pursuant to section 357B of the Resource Management Act 1991, you have a right of objection to additional charges relating to the processing of this application, which shall be lodged in writing with the Council within 15 working days of receipt of the invoice.

Yours faithfully



Carol Chidley
Senior Resource Consent Administrator
Central Resource Consenting and Compliance
Auckland Council

DECISION ON BYLAW DISPENSATION APPLICATION R/BEX/2013/3918 650-654 GREAT SOUTH ROAD, ELLERSLIE, AUCKLAND

That the application by Goodman Nominee (NZ) Limited for an exemption from Part 27 of the Auckland Council Consolidated Bylaw (Signs) to install a replacement freestanding pylon sign which does not meet the requirements of the following clauses of the Bylaw:

- Clause 27.6.4.1(d): With the exception of sandwich boards a free standing sign: shall be placed at least 10 metres from any other free standing sign on the same site, and at least 2 metres from the side boundary of the site. The replacement freestanding pylon sign will be located 9.5 metres away from another freestanding sign.
- Clause 27.6.4.1(g) : With the exception of sandwich boards a free standing sign: shall only advertise a company name or any services, products or goods that are directly related to the primary use or activities occurring on the site of the sign; The replacement pylon sign does not advertise an activity directly related to the primary use of the site.
- Clause 27.6.4.6(C): Free standing signs in Business 4, 5, 6 and 7 zones in the Isthmus; shall be: not more than 8 metres high or more than 12m² in area if it is advertising 5 or more businesses on a site or is on a site with a street frontage of more than 50 metres. The proposed sign will advertise more than 5 businesses and will measure 8m in height and 28m² in area.

at 650-654 Great South Road, Ellerslie, Auckland described as Lot 2 DP 176485 be **granted** for the following reasons:

- (a) The replacement pylon sign is of a scale and size which is reasonable to achieve its purpose without causing detrimental effects on public convenience, safety or built amenity;
- (b) The sign is of an acceptable design for the site and the surrounding area. As it is a replacement sign only wider, it does not undermine the existing level of amenity within the surrounding environment and is appropriate in the context of the existing built environment;
- (c) The sign is located clear of pedestrian footpaths and vehicular road ways, therefore not affecting access to the site, nor the safety of pedestrians or road users; and
- (d) The non-compliance of the proposed pylon sign is not contrary to the objectives of the Signs Bylaw.

Dispensation is granted subject to the following conditions:

Activity in Accordance with Plans

- 1) This application is approved subject to the following conditions:
The proposed sign shall be carried out in accordance with the plans and all information submitted as part of this application being,
a) on plans referenced,

Reference Number	Title	Architect/Author	Date
Sheet 1 of 3	Site Plan	NeoNeon Signs	Council dated

			31/10/2013
Sheet 2 of 3 Ver A	Front view / Side View	NeoNeon Signs	4/09/2013
Sheet 3 of 3 Ver A	Existing / Proposed	NeoNeon Signs	4/09/2013

and referenced by Council as R/BEX/2013/3918

- b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans above will prevail.
- c) Please read the conditions of this dispensation carefully and make sure that you understand all the conditions that have been imposed before commencing the development.

Expiry Date

- 2) In accordance with Clause 27.2.4.6 of Bylaw No. 27 – Signs 2007, this exemption shall expire 6 months after the date of the approval of the exemption, unless the sign (the sign structure and an advertising image) has been erected in accordance with the approved plans before the end of that period.
- 3) The consent holder shall provide a written statement to Auckland Council Team Leader Compliance and Monitoring – Central immediately following erection of the sign, informing Council of the date on which the sign was erected.

Illumination

- 4) Within 30 days of the installation of the subject sign, the consent holder shall provide to Auckland Council Team Leader Compliance and Monitoring – Central, a certificate from a registered lighting engineer confirming that the lighting from the subject sign complies with luminance levels outlined in Clause 27.3.5.1 of Part 27 of the Consolidated Bylaw.

Non-reflective or low reflective material

- 5) Immediately following the installation of the pylon sign, written confirmation shall be provided by the consent holder to Auckland Council Team Leader Compliance and Monitoring – Central confirming that the facades of the pylon sign comprises of non-reflective or low reflective material.

Advice notes

- 1) *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all other relevant Council Bylaws.*

AUTHOR


Neeta Deo
Planner – Resource Consents

DATE: 4/11/2013

DETERMINATION

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application at 650-654 Great South Road, Ellerslie, Auckland for signs dispensation shall be granted dispensation.


Mark Weingarth
Planning Team Leader – Resource Consents

DATE: 4/11/13

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

1. That subject to the following conditions the proposal proceed in accordance with the Plan Ref L01 (as amended), & L02-06 submitted with the application.
2. That the maximum gradients for parking surfaces and floors are not to exceed 1:16 transversely, and 1:20 longitudinally along the direction of the space.
3. That the maximum gradients for access and transitions between changing grades are not to exceed the requirements stated in the Proposed Auckland City District plan, Clause 12.8.2.1 (c).
4. That a warning sign which reads "HEIGHT LIMIT 2.1m" be positioned immediately above the entrance to the undercover parking area. The lettering shall be a minimum 150mm high series D lettering in RP format as specified in the Transit New Zealand Manual of Traffic Signs and Markings. A hanging bar shall be loosely supported at the height limit below the sign
5. That 1 10km/hr speed restriction sign shall be positioned adjacent to the height restriction sign at the entrance to the undercover parking area.
6. That the row of parking spaces directly opposite the entrance to the undercover parking area shall be designated as staff parking only. These car parks shall be marked and signed accordingly, to the satisfaction of the Council traffic engineer.
7. That Give Way controls shall be marked on the pavement and supported with signage in accordance with the Transit New Zealand Manual of Traffic Signs and Markings in the following locations:
 - On the exit from the undercover parking area
 - on the site exit to the central park through road
 - where the western approach intersects the main access road to the undercover parking area. No sign is required in this location.
8. That the markings and signage shown on the plan L01 shall be adopted.
9. That the applicant notify and provide engineering details of the proposed excavations to the owner of the immediately adjoining site to the north.
10. That the landscaping be planted in the planting season following construction and thereafter maintained to the satisfaction of the Development Services Manager, Tamaki/Maungakiekie Area Office.
11. All site works shall be carried out in such a way so as not to create a dust nuisance or contamination of the stormwater system on the site or in the surrounding area. In order to prevent the dispersal of dust and other particles from adversely affecting adjoining sites, it maybe necessary for the applicant to dampen the area of

13 January 2003

Jasmax LTD
P O Box 6648
Wellesley St
Auckland 1036

Attention: Valentina Machina

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 650-654 Great South Road,
Ellerslie BY Vialactia Biosciences (Nz) Ltd (TCS REF: AO/02/05798)**

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator on 13-01-2003

The full text of the decision is as follows.

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by Vialactia Biosciences (NZ) Ltd to construct two glasshouses on the rooftop of an existing building that:

- Exceeds the maximum allowable 15m height limit by 2.8m, over an area of 38.25m².

at 650-654 Great South Road, Ellerslie described as LOT 2 DP 176485, CT 108C/559 be **granted consent**.

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 no more than de minimis effects on the environment. In particular, the proposal will have de minimis dominance and shadowing effects.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular will not detract from the amenity values associated with the adjacent streetscape environment and the nearest residential environment and there are no parties considered to be adversely affected by the proposal.
- (c) 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 Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as "Elevations and Section for Proposed Roof Glass Houses", numbered Sheet A1-01, dated 18 November 2002, prepared by Jasmax Architects, and referenced by Council as AO/02/05798.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$297 (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 \$297 (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.*
- (2) *This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in section 125(1)(b) of the Resource Management Act 1991.*
- (3) *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
- (4) *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 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.*
- (5) *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.*
- (6) *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.*

- (7) *If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) 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.*
- (8) *It is noted that a compliance monitoring fee of \$297 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly the monitoring condition (2) is deemed to be satisfied in so far as the payment of the \$297 fee. The applicant is also advised that additional charges may be incurred on this resource consent as a result of additional monitoring in accordance with the monitoring condition (2).*

Yours faithfully,

Sharon Tipene
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS

made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing.

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.

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.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully



**CAROL CHIDLEY
SENIOR ADMIN ASSISTANT
LAND USE CONSENTS**

- 3.2 A certificate pursuant to Section 224(c) of the Resource Management Act will not be given until conditions 3.2.1 and 3.2.2 have been met to the satisfaction of the Council and at the owners expense.
- 3.2.1 The payment of a reserve contribution of \$33,750.00, including GST, based on 5% of the average value of Lots 1 and 2 for the additional allotment created by the subdivision.
- 3.2.2 That all pipes and ancillary equipment shall be supplied and laid to provide an individual connection to Lot 2 and discharged to the public sanitary sewer. This will require the extension of the public line.
- Engineering plans are to be submitted to the Operations Manager Tamaki Area Office for approval prior to commencing any site works and as built plans are to be submitted on completion of this work.
- 4.0 That pursuant to Section 348 of the Local Government Act 1974 the rights of way labelled A, C, D, E and on Auckland City Council Plan T6118/13 be approved.
- 5.0 Should the subdivider wish to apply for a change or cancellation of any conditions of consent in accordance with Section 127 (1) (a) of the Resource Management Act 1991. Such application must be made to Council in writing prior to the deposit of the Survey Plan and be accompanied by the required Council deposit of \$500.00.

ADVICE NOTES

1. This resource consent will expire two years after the date of commencement of consent unless:
- (a) A survey plan is presented to Council for approval under Section 223 of the Resource Management Act 1991 and that plan is deposited within three years of that approval date; or,
 - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.

If you disagree with any of the conditions 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee.



Thursday 4 December 2008

Direct Dial: 09 307 7305
LUC No.: 20080690801
File Ref: P4189

Goodman Nominee NZ Limited
C/- Planning Focus Limited
PO Box 911 361
Auckland

Attn: Paul Arnesen

Dear Sir

**SIGN BYLAW DISPENSATION
650-654 GREAT SOUTH ROAD, ELLERSLIE**

This application was determined by Planning Commissioner Mr G Hill on Thursday 4 December 2008. A copy of the decision of the Planning Commissioner is attached.

If you require any further information in relation to the decision and this letter, please contact Oleg Palinich, phone 3539248, who will direct your inquiry to the appropriate officer.

Yours faithfully

A handwritten signature in black ink, appearing to read "Julie McKee".

Julie McKee
Hearings Team Leader



**RESOLUTIONS PASSED BY A
DUTY COMMISSIONER**

**APPLICATION FOR A DISPENSATION TO THE
AUCKLAND CITY COUNCIL CONSOLIDATED BYLAW
BY GOODMAN NOMINEE NZ LIMITED AT
650-654 GREAT SOUTH ROAD, ELLERSLIE
(LUC NO.: 20080690801)**

COMMISSIONER: Mr G Hill

APPLICANT: Goodman Nominee NZ Limited

DECISION

That the application by Goodman Nominee NZ Ltd for an exemption from Part 27 of the Auckland City Council Consolidated Bylaw (Signs) to erect a new replacement freestanding Pylon sign, which does not meet the requirements of the following clauses of the Bylaw because it:

- Clause 27.6.4.1(d): Involves the siting of a free standing sign which will be located less than 10 metres away from another free standing sign on the same site
- Clause 27.6.4.1(g): Involves the erection of a freestanding sign which does not advertise an activity directly related to the primary use of the site
- Clause 27.6.4.6(C): Involves the erection of a free standing sign in the Business 4 zone which advertises 10 businesses and at 20m² area will exceed the 12m² standard provided by the Bylaw

at 650-654 Great South Road, Ellerslie described as Lot 2 DP 176485, CT-108C/559 be granted dispensation for the following reasons:

- (a) The sign is consistent with the objectives of the Bylaw.
- (b) The proposed sign will be in scale and proportion with the size of the large site and the commercial buildings which surround the site.
- (c) The sign is of an appropriate size and height which will not be inconsistent with the character of the commercial environment.
- (d) The sign will not compromise traffic or pedestrian safety.
- (e) The non-compliance of the subject sign is not contrary to the objectives of the Signs Bylaw.

This application is approved subject to the following conditions:

Activity in Accordance with the Plans

- (1) The proposed activity shall be carried out in accordance with the approved plans and all information submitted as part of this application being;
- sheet 1 – Proposed signage location site plan drawn by Duffill Watts Consulting Group
 - sheet 2 – The photomontage drawing – Monolith proposal Central Park – Great South Road, Position 1 220208 new sign 8000mm x 2500mm Existing sign 6800 x 2080mm
 - sheet 3 – The scaled Goodman sign

and all information referenced by Council as LUC20080690801.

Timing

- (2) This exemption shall expire 6 months after the date of the approval of the exemption, unless the sign (the sign structure and an advertising image) have been erected in accordance with the approved plans before the end of that period.
- (3) The consent holder shall provide a written statement to the Resource Consent Monitoring Leader immediately following erection of the signs, informing Council of the date on which erection of the replacement sign began and this consent was given effect to.

Non-reflective or low reflective material

- (4) The facades of the proposed signage shall be comprised of non-reflective or low reflective material. Written confirmation shall be provided by the consent holder to the satisfaction of Council's Resource Consent Monitoring Leader indicating that this condition has been complied with.

ADVICE NOTE

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all other relevant Council Bylaws.

Mr G Hill
Commissioner:



Date:

4/12/03

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

- (i) The proposed activity shall be carried out in accordance with the plans submitted as part of this application, being sheets L-01 (dated Dec 1995), L-02 (Jan 1996), L-03 (Jan 1996), L-04 (Jan 1996) and L-06 (Sept 1997) drawn by Manson Developments Limited and referenced TO/97/4445.
- (ii) This consent is to be read in conjunction with the previous resource consent granted on 14 March 1996, reference TO/96/413 (copy attached). Conditions 2 to 12 of the previous consent still apply.
- (iii) That pursuant to section 409 of the Resource Management Act 1991 and section 294 of the Local Government Act 1974, a Reserve Contribution equal to 0.5% of the assessed value of the development is payable prior to the occupancy of the building. Any monies already paid towards this financial contribution shall be deducted from the total amount.
- (iv) The consent holder shall pay the Council a consent compliance monitoring charge of \$400.00 (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 \$400.00 (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.
- 2. This resource consent will expire two years after the date of commencement of consent **unless**:
 - (a) It is given effect to before the end of that period; or,
 - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Aidan Donnelly on 525-9580 extension 5311.

Yours faithfully



Donna Goldfinch
ADMINISTRATION OFFICER

DG/TM/PLANNING/SUBDIVISION/650GREAT
SUBDIV.DOT

1068/89

376769

~~099~~

650-656

12th October 1989

Aurora Group Limited
PO Box 3459
AUCKLAND

Attn: B Holdsworth

Dear Sir

CHANGE OF CONDITION - CONDITION A5, APPLICATION NO 12

Following submissions made by you, on your intention not to proceed with the purchase of a section of Sultan Street, and request for a change to Condition A5 of Application No 12, the Council has resolved to your request, as follows:

"THAT PURSUANT TO SECTION 67 AND 71 OF THE ACT, CONDITION A5 OF COUNCIL'S DECISION DATED 22nd JUNE 1989, RELATING TO APPLICATION NO 12 BY AURORA GROUP LIMITED, IN RESPECT OF CENTRAL OFFICE PARK, AT 650 GREAT SOUTH ROAD, ELLERSLIE, BE ALTERED TO READ AS FOLLOWS:

"THAT A 3m STRIP OF LAND ALONG THE GREAT SOUTH ROAD FRONTAGE BETWEEN THE MODIFIED NORTHERN ENTRY AND THE NORTH BOUNDARY OF LOT 1, DP 75667 (CPI SITE) BE VESTED AS ROAD, AND THAT IN LIEU OF A ROAD UPGRADING CONTRIBUTION IN RELATING TO SULTAN STREET FOR THE NEW DEVELOPMENT PROPOSED FOR THE CPI SITE (650 GREAT SOUTH ROAD) THE APPLICANT SHALL GIFT TO COUNCIL, OR ITS SUCCESSOR, THE LAND REQUIRED FOR ROAD WIDENING PURPOSES ON GREAT SOUTH ROAD, AND FURTHER, THAT THE REASON FOR COUNCIL'S DECISION IS THAT THE CIRCUMSTANCES HAVE CHANGED AND THAT AURORA IS NO LONGER INTENDING TO PURCHASE PART OF SULTAN STREET FROM THE COUNCIL AND THE PROPOSED ARRANGEMENT IS SEEN AS AN EQUITABLE ALTERNATIVE."

Yours faithfully

R PRASAD
Administration Officer

c.c. Morthy Consultants
PO Box 4241
Auckland
Attn: John Childs

112067

FILE

9 August 1995

Ref: 650 Great South
Road, Penrose
Tcs Number: TO/95/TO/95/2061

Manson Developments Limited
c/- Harrison Grierson Consultants Ltd
P O Box 5760
AUCKLAND

Dear Sir/Madam

**RE: APPLICATION FOR CONTROLLED ACTIVITY RESOURCE CONSENT AT
650 GREAT SOUTH ROAD, PENROSE TO ESTABLISH OFFICES**

This is to advise you that resource consent was granted by the Development Services Manager on the 9th day of August 1995 to the Controlled Activity application by Manson Developments Limited to establish offices on the site at 650 Great South Road, Penrose, described as Lot 1 and DP 75667, pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

- (a) The traffic generated by the proposed development can be accommodated within the existing roading network without compromise, and sufficient parking and loading is available on site to avoid conflict with the surrounding local street network.
- (b) The proposed development is consistent with the objectives and policies of the respective District Plans.

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

- (i) That the proposal proceed in general accordance with the plans lodged with the application being Taylor Design Job No. 9501 Sheet Nos. A01, A02, A03, A04, dated 6.4.95 and A02 Revision B dated 20.6.95 and Landscaping Plan prepared by Landscape Architects, Lockhart and Ferret dated 16 May 1995.
- (ii) That all parking manoeuvring areas as indicated on those plans lodged with the application be formed, sealed, surfaced and drained to the satisfaction of the Development Services Manager (or nominated officer) prior to the occupation of the building in the manner proposed.

3. The consent holder is requested to keep a copy of this consent on site at all times during the establishment and construction phase of the activity.


If you disagree with any of the conditions numbered (i) to (iv) 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee.

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.

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.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully



**CAROL CHIDLEY
SENIOR ADMINISTRATION ASSISTANT
LAND USE CONSENTS**

G:/SW/RESOURCE/LETTERS/550GTSTH.DOC

TCS- 650-656 Gt Stn Rd -

471459

P37/6
785/85

19th July 1985

Brandon Brookfield Towle & Beyer
PO Box 240
AUCKLAND

17 Sultan St

Dear Sirs

FELTEX PROPERTIES LIMITED

On 17th July Council gave its approval as a Conditional Use to an application from Fraser Thomas Partners, acting on behalf of Feltex Properties Limited and Feltex New Zealand Limited, to establish a Liquor Distribution Centre on the applicant's property in Sultan Street, Ellerslie. That approval was given subject to certain conditions.

Condition 9 was:

"That before a building permit is issued, the applicant Company or its Solicitor, enter into a written agreement and bond, to be prepared by the Borough Solicitor, to the effect that a land transfer survey will be carried out in accordance with Scheme Plan 71274/S1C (Fraser Thomas Partners) and that the land transfer plan will be processed through to deposit without unreasonable delay so that Lot 2 may vest as road (Sultan Street Extension) and a new title may be obtained for Lot 3 containing the new building which is the subject of the application."

I would be grateful if you would arrange for the preparation of the written agreement and bond as set out in the condition. The applicant's Solicitor on this matter is Mr Bycroft.

Yours faithfully,

R.A. BRAITHWAITE
Town Clerk

- (7) That pursuant to section 409 of the Resource Management Act 1991 and section 294 of the Local Government Act 1974 a reserve contribution equal to 0.5% of the assessed value of the development will be payable prior to the issue of the building consent which relates to the site. The actual sum will be notified to the consent holder when the building consent is received.

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.
2. This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.
3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
4. 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 Manager of Environmental Compliance 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.
5. The applicant is advised that this resource consent recommends approval only on the basis that the parking is surplus to Plan requirements. The proposed parking is considered to be substandard and generally unsuitable for the purposes of satisfying the Parking, Access and Manoeuvring requirements of the Proposed District Plan. The applicant is also advised that the subject parking should not be relied upon to satisfy the parking requirements of the Proposed District Plan in respect of any future development on the site.

If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be



15 March 1999

Ref: 650-654 Great South Road
TCS Number: 6/AK/98/0088

E L Investments Limited
C/o Barrie Dyer
P O Box 23 003
Papatotoe
AUCKLAND

Dear Sir/Madam

**APPLICATION FOR AUCKLAND CITY COUNCIL SIGNS BYLAW EXEMPTION AT
650-654 GREAT SOUTH ROAD, ELLERSLIE**

This is to advise you that resource consent was granted by the Area Manager, Resource Consents, on the 10 day of March 1999 to the activity application by E L Investments Limited for exemption from Clause 27.3.2.1a) of the Auckland City Council Consolidated Bylaw 1991 Part 27 Signs for the site at 650-654 Great South Road, Ellerslie, described Lot 2 DP 176485, CT 108C/559 be approved for the following reasons:

- (a) The sign is complimentary to the existing building and will have no impact on the surrounding environment.
- (b) The signs are consistent with the relevant provisions of the Proposed District Plan and the objectives of the Auckland City Council Consolidated Bylaw 1991.

This application is approved subject to the following conditions: *(where approved)*

1. *The sign shall be installed at the location shown on Option 2 on the site plan A1, amendment B, drawn by Dainty Alderton & Associates, dated 10.07.96 and referenced by Council as AK/98/0088.*

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 other relevant Council Bylaws.

Yours faithfully

pp B L Catepala

**CAROL CHIDLEY
SENIOR ADMIN ASSISTANT
RESOURCE CONSENTS**



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz

Advice Note

That pursuant to Section 23 of the Resource Management Act 1991 the development shall comply with all relevant Council Bylaws (including the illumination of signs), New Zealand Building Act and Regulations, and all necessary consents, permits, etc. shall be obtained.

If you disagree with any of the conditions numbered (i) to (ii) 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions numbered (i) to (ii), please inform Council in writing as soon as possible.

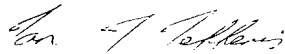
This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.

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.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Carolyn McAlley on 525-9580 extension 5311.

Yours faithfully



Ian Jefferis
SUPPORT OFFICER

UPP/PLANNING/AND/ISSUANCE

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.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully

Carol Cradley

Ian Jefferis
SENIOR SUPPORT OFFICER



AUCKLAND CITY

646730

22 October 1997

AUCKLAND CITY ENVIRONMENTS

Ref: 650 Great Sth Rd
Tcs Number: TO/97/445

Manson Developments
PO Box 46233
Herne Bay
AUCKLAND

Dear Sir

**APPLICATION FOR NON-NOTIFIED DISCRETIONARY ACTIVITY RESOURCE
CONSENT AT 650 GREAT SOUTH ROAD, ELLERSLIE TO INCREASE THE
HEIGHT OF A PREVIOUSLY APPROVED OFFICE BUILDING**

This is to advise you that resource consent was granted by the Team Planner, Resource Consents, Tamaki/Maungakiekie on the 22nd day of October 1997 to the non-notified discretionary activity application by Manson Development to increase the height of a previously approved office building which:

- increases the roof height of the building by a further 800mm (The roof will therefore exceed the maximum height control of 15.0m by 2.8m, however the small architectural feature above the roof which exceeds the height control by 3.8m remains unchanged from the previous resource consent approved on 14 March 1996.)

on the site at Ellerslie, described as Lot 2, DP 176485, and CT 108C/559 pursuant to Sections 104 and 105 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 increased height infringement of 800mm by the roof of the building is minor and will not be visually significant. The maximum height infringement of 3.8m created by the architectural feature was granted consent on 14 March 1996 and is not altered by this proposal.
- (b) The proposal is consistent with the relevant objectives, policies and assessment criteria of the District Plan and with the Act's focus of sustainable management of physical and natural resources.



ISO 9001



Registered Firm

Postal Address:
Private Bag 92516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379-2020



AUCKLAND CITY

16 April, 1999

AUCKLAND CITY ENVIRONMENTS

TO: THE DISTRICT LICENSING AGENCY

CERTIFICATE UNDER SALE OF LIQUOR ACT 1989
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991

This is a certificate for the purposes of:

- ☐ Section 7 (1)(b) - On Licence
- ☒ Section 31(1)(e) - Off Licence
- ☐ Section 55(1)(e) - Club Licence

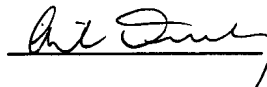
of the Sale of Liquor Act 1989.

The premises at 656 Great South Road, Ellerslie known as Spotless, Head Office is zoned Business 4 zone under the 1993 Auckland City Proposed District Plan Isthmus, and zoned Commercial 6 zone under the Operative Ellerslie District Plan, and the proposed use as an office :

- ☒ a permitted use;
- ☐ permitted as an existing use;
- ☐ permitted as a resource consent with conditions as per the attachments.

Accordingly, I hereby certify that the proposed use of the premises meets the requirements of the Resource Management Act 1991.

Signed for and on behalf of the Council

 (Signature)

Team Planner
Avondale/Penrose

2. This resource consent will expire two years after the date of commencement of consent unless:
- (a) It is given effect to before the end of that period; or
 - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

If you disagree with the condition numbered (i) 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to the above condition numbered (i), please inform Council in writing as soon as possible.

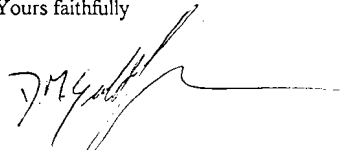
This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.

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.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Aidan Donnelly on 525-9580 extension 5311.

Yours faithfully



Donna Goldfinch
SUPPORT OFFICER

DG/C/PLANNING/LANDUSE/630CER

- (c) The parking spaces approved by this resource consent are additional to the requirements of the Auckland Proposed District Plan (Isthmus Section), and are not required to meet Plan requirements in respect of the minimum number of parking spaces for the activities on the site.

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

- (1) Subject to the conditions set out below, the proposed activity shall be carried out in accordance with the plans submitted as part of this application, being sheets L01, L02, L03, L04, L05 dated 15/9/98 titled Proposed Additional Parking 650 Great South Road Penrose for Manson Developments Ltd
- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$100.00 (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).

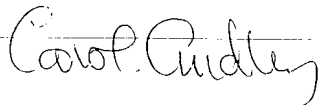
The \$100.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

- (3) The parking decks shall be for used for staff parking only ie., they shall not be made available for visitor or client car parking.
- (4) The parking decks shall be sign posted to indicate the restriction on their use as described in the above condition to the satisfaction of the Council (Team Planner Special Projects and Monitoring).
- (5) Mirrors on or near the ramps shall be installed to minimise any conflict between users arriving and departing to the satisfaction of the Council (Team Planner Special Projects and Monitoring).
- (6) This resource consent grants approval to the subject parking on the basis that it is additional to that which is required to satisfy the minimum required number of parking spaces under the Auckland Proposed District Plan (Isthmus Section) for the existing activity on the site. The subject carparking does not meet the minimum design standards for parking required to serve development under the Auckland Proposed District Plan (Isthmus Section) and as such any future development on the site shall not rely on the subject parking to meet District Plan requirements unless otherwise permitted by a further resource consent.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Christina Robertson on 525-9580 extension 5305.

Yours faithfully



Donna Goldfinch
ADMINISTRATION OFFICER

DOP/PLANNING/LAND/USE/ASSOCIATE



AUCKLAND CITY

719751

AUCKLAND CITY ENVIRONMENTS

16th April, 1999

Ref:656 Great South Rd
TCS Number: W2 LP/99/1248

**SPOTLESS SERVICES (NZ) LTD
C/- HAMISH KYNASTON- BUDDLE WEIR
P. O. BOX 2694
WELLINGTON**

Dear Sir/Madam

**APPLICATION FOR CERTIFICATE UNDER SALE OF LIQUOR ACT 1989
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991**

This is to advise you that a planning compliance certificate was granted under delegated authority by the Team Planner, on 16th April, 1999. Please refer to the attached decision. Should you have any queries relating to this decision, please contact the undersigned.

Yours faithfully

Liz Catchpole

**LIZ CATCHPOLE
SENIOR ADMINISTRATION ASSISTANT
LAND USE CONSENTS**

Direct Dial: 353 9185



35 Graham Street, Auckland Central
Postal Address.
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020
Website: www.akcity.govt.nz



AUCKLAND CITY

099199

8 February 1995

A R E A O F F I C E

TAMAKI-MAUNGAKIEKIE

Area Manager, Clive A. Manley

Ref: 650 Great South Road

Manson Developments Ltd
C/- Harrison Grierson Consultants Ltd
PO Box 37-091
Parnell
AUCKLAND

FILE

Dear Sir/Madam

RE: APPLICATION FOR RESOURCE CONSENT AT 650 GREAT SOUTH ROAD, PENROSE TO REFURBISH AN EXISTING WAREHOUSE TO CREATE OFFICE SPACE

This is to advise you that resource consent was granted by the Development Services Manager on the 7th day of February 1995 to the activity application by Manson Developments Ltd to refurbish an existing warehouse to create office space on the site at 650 Great South Road, described as Lot 1, DP 75667, pursuant to Section 104 and 105 of the Resource Management Act 1991.

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

- (i) That pursuant to Section 23 of the Resource Management Act 1991 the development shall comply with all the relevant Council Bylaws, the New Zealand Building Act and Regulations, and all necessary consents, permits etc. shall be obtained.
- (ii) That the proposal proceed in general accordance with those plans submitted with the application, and in particular the buildings shown to be demolished for carparking, and the formation of such carparking occur prior to occupation of the proposed development.
- (iii) That the parking and manoeuvring area be formed, sealed, surfaced and drained to the satisfaction of the Development Services Manager.

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

- (a) The proposal is of a design and appearance which will be compatible with the development in the area.
- (b) The traffic generated by the proposal can be accommodated within the existing roading network.

68 Cawley Street, Ellerslie Private Bag 92814 Penrose Auckland
Telephone (09) 525-2400 Facsimile (09) 525-0396



AUCKLAND CITY

160 340

18 December 1995

A R E A O F F I C E

TAMAKI-MAUNGAKIEKIE

Area Manager, Clive A. Manley

Ref: 650 Great South Road,
Ellerslie

Tcs Number: TO/95/5483

Patrick Dougherty
c/- Manson Developments Ltd
PO Box 46233
Herne Bay
AUCKLAND

Dear Sir

**RE: APPLICATION FOR DISCRETIONARY ACTIVITY RESOURCE CONSENT
AT 650 GREAT SOUTH ROAD, ELLERSLIE, TO INFRINGE THE FRONT
YARD CONTROL**

This is to advise you that resource consent was granted by the Development Services Manager on the 18 day of December 1995 to the Discretionary Activity application by Manson Developments Ltd to infringe the front yard control on the site at 650 Great South Road, Ellerslie, described as Lot 2 and DP 169338, pursuant to Sections 104 and 105 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 proposed infringement will not have an adverse effect on the amenity of the site.

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

- (i) That the proposal proceed in general accordance with the Plan Ref E339, drawing 1, 3, 4 and 18 submitted with the application.

Advice Notes

1. That pursuant to Section 23 of the Resource Management Act 1991, the development shall comply with all relevant Council Bylaws, New Zealand Building Act and Regulations and all necessary consents, permits etc. shall be obtained.



AUCKLAND CITY

271348

12 July 1996

RECEIVED AREA OFFICE

TAMAKI-MAUNGAKIEKIE

24 SEP 1996

Manager, Clive A. Manley

Our Ref: T6118/13
Tcs Number: 96/1552

Manson Developments Ltd
C/- Harrison Grierson Consultants Ltd
P O Box 5760
Wellesley Street
AUCKLAND

HARRISON GRIERSON

RECEIVED

16 JUL 1996

Dear Sir/Madam

**RE: APPLICATION FOR SUBDIVISION RESOURCE CONSENT AT
650 GREAT SOUTH ROAD, PENROSE**

I refer to the Subdivision at the above address for Manson Developments Ltd, which was considered by the Development Services Manager on 11th July 1996 when it was decided that:

- 1.0 Pursuant to Section 105 of the Resource Management Act 1991, the non-notified discretionary activity subdivision application by Manson Developments Ltd for a freehold subdivision at 650 Great South Road, Penrose (Lot 2 DP 169338) described on Auckland City Council Plan Number T6118/13, be **granted consent**.
- 2.0 Pursuant to Section 113 of the Resource Management Act 1991, the reasons for granting this consent are as follows:
 - (a) The adverse environmental effects will be minor as a result of the activity because subdivision provides for separate ownership of the land and the use of the land does not change.
 - (b) The subdivision complies with the Proposed District Plan.
- 3.0 That pursuant to Sections 108 and 220 of the Resource Management Act 1991, and Section 407 of the Resource Management Act 1991 and Section 285 of the Local Government Act 1974, this consent is subject to the following conditions.
 - 3.1 That easements be granted or reserved over any underground services traversing lots other than those being served by such services.



200046

AUCKLAND CITY

A R E A O F F I C E

TAMAKI-MAUNGAKIEKIE

Area Manager, Clive A. Manley

Ref: 650 Great South
Road, Ellerslie

Tcs Number: TO/96/413

15 March 1996

Manson Developments Ltd
P O Box 46 233
Herne Bay
AUCKLAND

Attention: Patrick Dougherty

Dear Sir

FILE

RE: APPLICATION FOR DISCRETIONARY ACTIVITY RESOURCE CONSENT
AT 650 GREAT SOUTH ROAD, ELLERSLIE TO ERECT AN OFFICE
BLOCK

This is to advise you that resource consent was granted by the Development Services Manager on the 14th day of March 1996 to the Discretionary Activity application by Manson Developments Ltd to erect an office block which exceeds the height control, provide more than 100 car parks, provide access within the defined road boundary, remove two generally protected trees and carry out earthworks and excavations on the site at 650 Great South Road, Ellerslie, described as Lot 2, DP 169338, pursuant to Sections 104 and 105 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 proposed height infringement will not have an adverse effect on the amenity of the surrounding area.
- (b) The proposal will not have an adverse effect on the local traffic environment provided appropriate measures are taken as a condition of consent.
- (c) The effects of the removal of the generally protected trees on the site will be mitigated by the proposed landscaping on the site.
- (d) The earthworks will not have an adverse effect on the environment provided appropriate measures are taken as a condition of consent.
- (e) That appropriate measures will be taken to avoid any adverse effects of the earthworks on the adjoining property owner.

6B Cawley Street Ellerslie Private Bag 92814 Penrose Auckland
Telephone (09) 525-9580 Facsimile (09) 525-0396



117684
AUCKLAND CITY

A R E A O F F I C E

TAMAKI-MAUNGAKIEKIE

Area Manager, Clive A. Manley

Ref: **650 Great South
Road, Penrose**

Tcs Number: **TO/95/2981**

31 July 1995

Wella NZ Limited
c/- Neo Neon Limited
P O Box 37 015
Parnell
AUCKLAND

FILE

Dear Sir/Madam

**RE: APPLICATION FOR CONTROLLED ACTIVITY RESOURCE CONSENT AT
650 GREAT SOUTH ROAD, PENROSE TO INSTALL A NEON SIGN**

This is to advise you that resource consent was granted by the Development Services Manager on the 31st day of July 1995 to the Controlled Activity application by Wella NZ Limited to install a neon sign on the site at 650 Great South Road, Penrose, described as Lot 1, DP 75667, and CT 32B/96 pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

- (a) The proposed sign does not significantly alter the physical appearance of the building, and is confined within the building profile.
- (b) The scale and form of the proposed sign is consistent with other similar signs in the immediate neighbourhood and does not cause any effect of clutter either on the site, or in the vicinity of the site.
- (c) The proposed sign is of a size and scale which is clearly legible and therefore avoids any confusion or distraction to motorists.

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

- (i) That the proposal proceed in general accordance with those plans lodged with the application dated 27.2.95 and illustrated on the Neo-neon design by J Wilson, S Brooke dated 22.2.95.
- (ii) That the sign does not incorporate any flashing elements or revolving lights.

off Cavendish Street, Ellerslie Private Bag 92814, Penrose, Auckland
Telephone (09) 525-0580 Facsimile (09) 525-0396

- (iii) That the landscaping proposed on the plans lodged with the application be implemented in the first planting season following completion of construction of the carparking and manoeuvring area.

Advice Note

1. That pursuant to Section 23 of the Resource Management Act 1991, the development shall comply with all relevant Council Bylaws, New Zealand Building Act and Regulations, and all necessary consents, permits etc, shall be obtained.
2. That should further subdivision of the site occur, any proposed boundaries will need to reflect the parking, loading and manoeuvring layout of the approved plan.

If you disagree with any of the conditions numbered (i) to (iii) 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions numbered (i) to (iii), please inform Council in writing as soon as possible.

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.

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.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Carolyn McAlley on 525-9580 extension 5311.

Yours faithfully



Karyn Welch
SENIOR ADVISORY OFFICER
KW/PS/PLANNING/LAND USE/REG/00012

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Aidan Donnelly on 525-9580 extension 5311.

Yours faithfully



Donna Goldfinch
ADMINISTRATION OFFICER

DG/TM/PLANNING/SUBDIVISION/650GREAT
SUBDIV.DOT



271348
FILE
AUCKLAND CITY

A R E A O F F I C E

TAMAKI-MAUNGAKIEKIE
Area Manager, Clive A. Manley

12 July 1996

Our Ref: T6118/13
Tcs Number: 96/1552

Manson Developments Ltd
C/- Harrison Grierson Consultants Ltd
P O Box 5760
Wellesley Street
AUCKLAND

Dear Sir/Madam

RE: APPLICATION FOR SUBDIVISION RESOURCE CONSENT AT
650 GREAT SOUTH ROAD, PENROSE

I refer to the Subdivision at the above address for Manson Developments Ltd, which was considered by the Development Services Manager on 11th July 1996 when it was decided that:

- 1.0 Pursuant to Section 105 of the Resource Management Act 1991, the non-notified discretionary activity subdivision application by Manson Developments Ltd for a freehold subdivision at 650 Great South Road, Penrose (Lot 2 DP 169338) described on Auckland City Council Plan Number T6118/13, be **granted consent**.
- 2.0 Pursuant to Section 113 of the Resource Management Act 1991, the reasons for granting this consent are as follows:
 - (a) The adverse environmental effects will be minor as a result of the activity because subdivision provides for separate ownership of the land and the use of the land does not change.
 - (b) The subdivision complies with the Proposed District Plan.
- 3.0 That pursuant to Sections 108 and 220 of the Resource Management Act 1991, and Section 407 of the Resource Management Act 1991 and Section 285 of the Local Government Act 1974, this consent is subject to the following conditions.
- 3.1 That easements be granted or reserved over any underground services traversing lots other than those being served by such services.

6B Cawley Street Ellerslie Private Bag 92814 Penrose Auckland
Telephone (09) 525-9580 Facsimile (09) 525-0396



9 December 1998

Ref: 650 Great South Road
Penrose

Tcs Number: 6/AO/93/3174

E C Investments Limited
C/- Werner Fontien
P O Box 46 233
Herne Bay
AUCKLAND

Dear Sir/Madam

**APPLICATION FOR NON NOTIFIED DISCRETIONARY ACTIVITY RESOURCE
CONSENT AT 650 GREAT SOUTH ROAD, PENROSE TO CONSTRUCT A 2
LEVEL CARPARKING PODIUM**

This is to advise you that resource consent was granted by the Team Planner, Resource Consents, on the 3rd day of December 1998 to the non notified discretionary activity application by E C Investments Limited: to construct a 2 level carparking podium above an existing car parking deck at the rear of the existing building. The additional parking decks will provide 64 more car parking spaces on the site. In accordance with plans submitted with this application, being sheets L01, L02, L03, L04, L05 dated 15/9/98 titled Proposed Additional Parking 650 Great South Road, Penrose for Manson Developments Ltd, and all referenced by Council as TO/98/3174.

At 650 Great South Road, described as Lot 2 DP 176485, CT 108c/559, pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

- (a) The proposal is consistent with the objectives and policies of the Proposed District Plan
- (b) Subject to compliance with the conditions set out below the design of the parking decks will be safe for the intended users and the off site effects on the environment of the proposal will be no more than minor.



35 Graham Street, Auckland Central
Postal Address
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020



AUCKLAND CITY

103667

28 March 1995

S E C R E T A R I A L

City Secretary, Murray C. Smith

Writer's direct dial number:

P Doughty
Manson Developments Ltd
P O Box 46 233
Herne Bay
AUCKLAND

When replying or calling please refer to

FILE

Dear Sir

re: **APPLICATION FOR CHANGE OF CONSENT CONDITIONS
FOR A TWO LOT SUBDIVISION AT 650 GREAT SOUTH
ROAD, MT WELLINGTON FOR MANSON DEVELOPMENTS LTD**

I refer to the above application which was considered by the Council's Planning Commissioners on 27 March 1995 when it was resolved:

- 5.1 THAT PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT ACT 1991, CONDITION 3.3.5 OF COUNCIL'S DECISION OF THE 22 FEBRUARY 1991 GRANTING SUBDIVISION CONSENT TO THE CROSS LEASE SUBDIVISION DEPICTED ON PLAN T6118/8 BE REVOKED AND SUBSTITUTED BY THE FOLLOWING CONDITION:

"3.3.5. A THE PAYMENT OF A RESERVE CONTRIBUTION OF \$13,500.00. THIS AMOUNT IS BASED ON 5% OF THE AVERAGE LAND VALUE. THIS AMOUNT INCLUDES GST".

Please note that you have the right of appeal against this decision, and that any appeal must be lodged directly with the Planning Tribunal, 5th Floor, District Court Building, 49 Ballance Street, Wellington, (postal address: P O Box 5027, Lambton Quay, Wellington) within 15 working days of your receipt of this decision. A copy of any such appeal must be lodged with the Council.

Should you have any queries with regard to this decision, please contact the Development Services Manager, Tamaki/Maungakiekie Area Office.

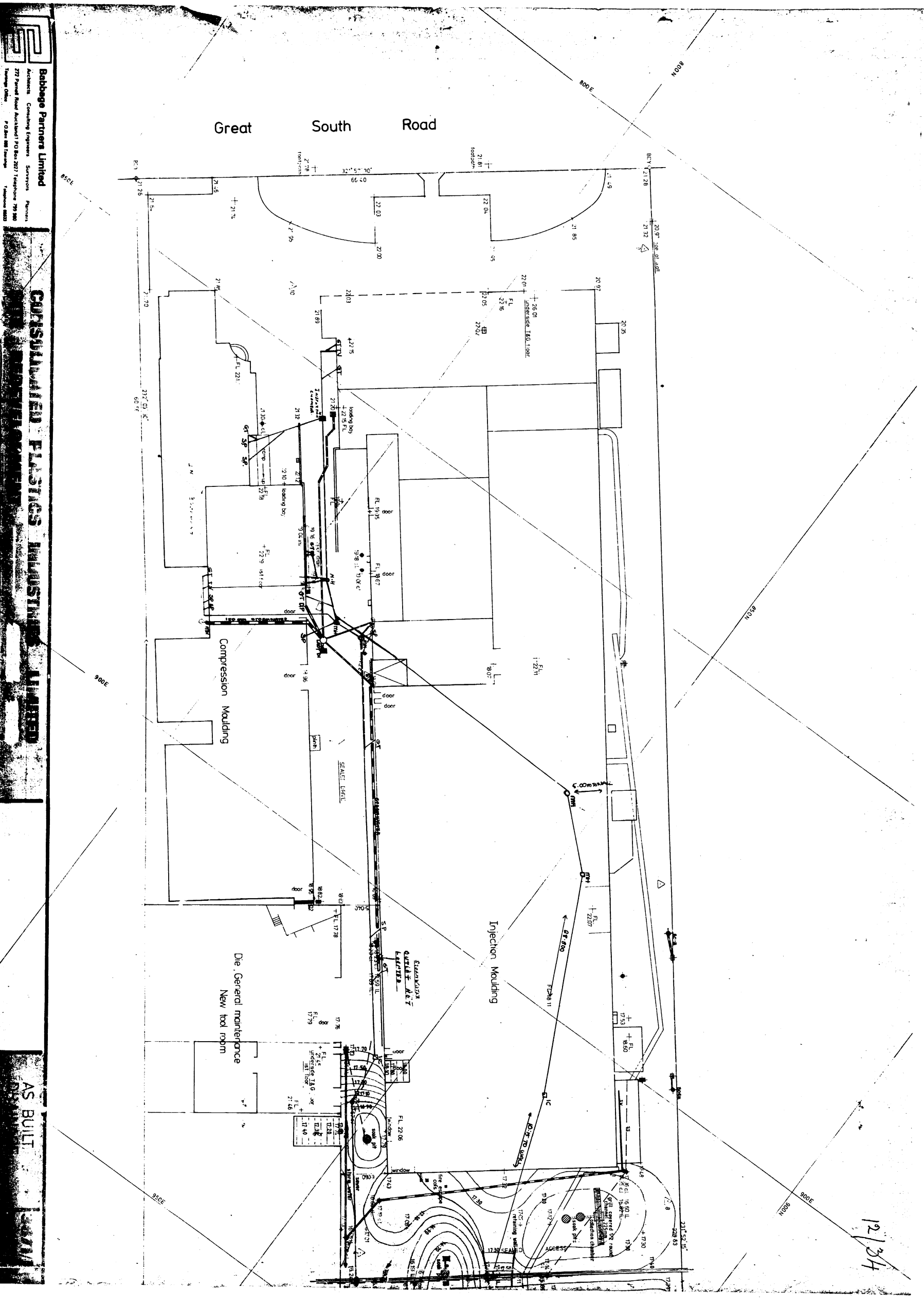
Yours faithfully

Marlene Skelton

pp WANAI RANGI NOPERA
CORPORATE COMMITTEE SECRETARY (SPECIAL DUTIES)

c.c. D.S.M. Tamaki/Maungakiekie

Private Bag 92516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379-2020 Facsimile (09) 307-7579 DX 226



PRIVATE DRAINAGE PLAN

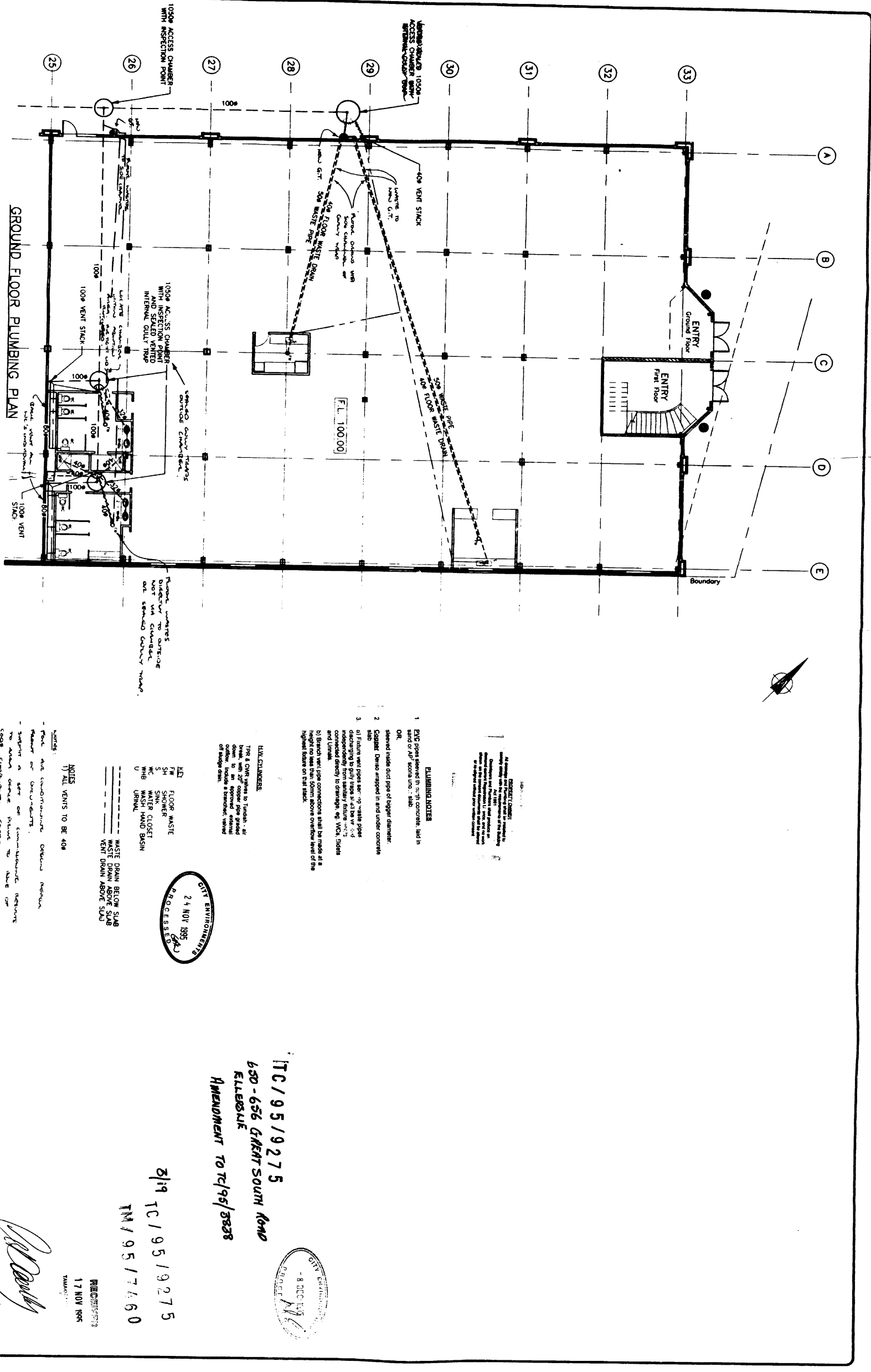
Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Date Printed: 03/03/2016

Page: 1 of 13

Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.



Dainty Alderton & Associates
CONSULTING ENGINEERS
Telephone 0-9-827-5100 Fax: 0-9-827-7703
3 Tolson Avenue, PO Box 15-233, New Lynn, Auckland 1212

**PROPOSED OFFICE DEVELOPMENT AT
650 GREAT SOUTH ROAD, PENROSE - STAGE II
FOR MANSON DEVELOPMENTS**

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C.P.I.

650 - 656
GT. STH. ROAD

ALTERATIONS 1981

BABBAZE PTNRS

Re-Order Filemaster "D"

DRAINAGE (WARD WATE,

SELF-ADHESIVE PLAN HANGER

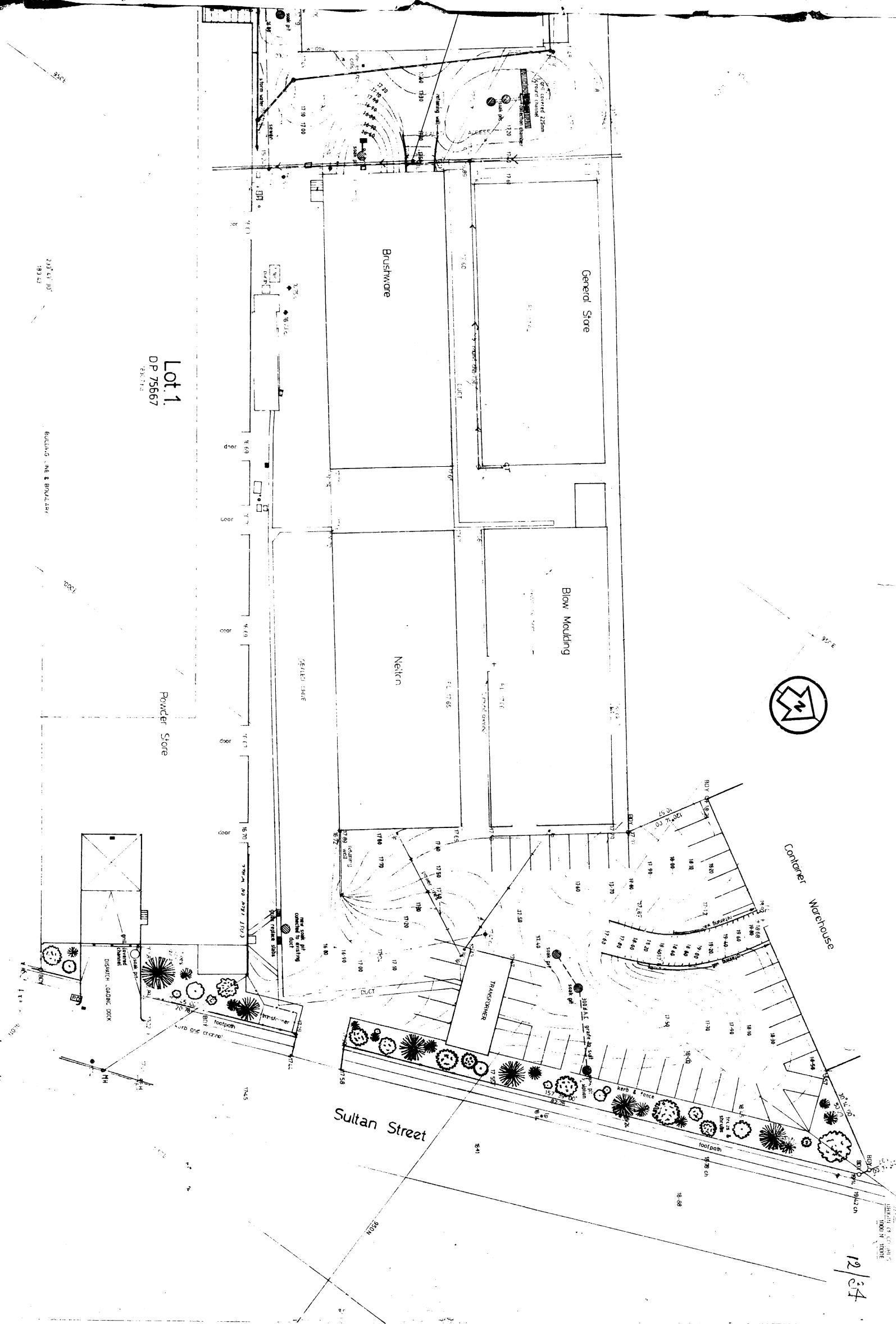
Parent Number 127841

Babbage Partners Limited
Architects, Consulting Engineers, Surveyors
272 Parnell Road Auckland PO Box 2027 Telephone 79 390
Telex: 8433
P.O. Box 881 Telex: 8433

REDEVELOPMENT
INDUSTRIAL
LATER

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400

AS SHOWN
DRAINAGE



PRIVATE DRAINAGE PLAN

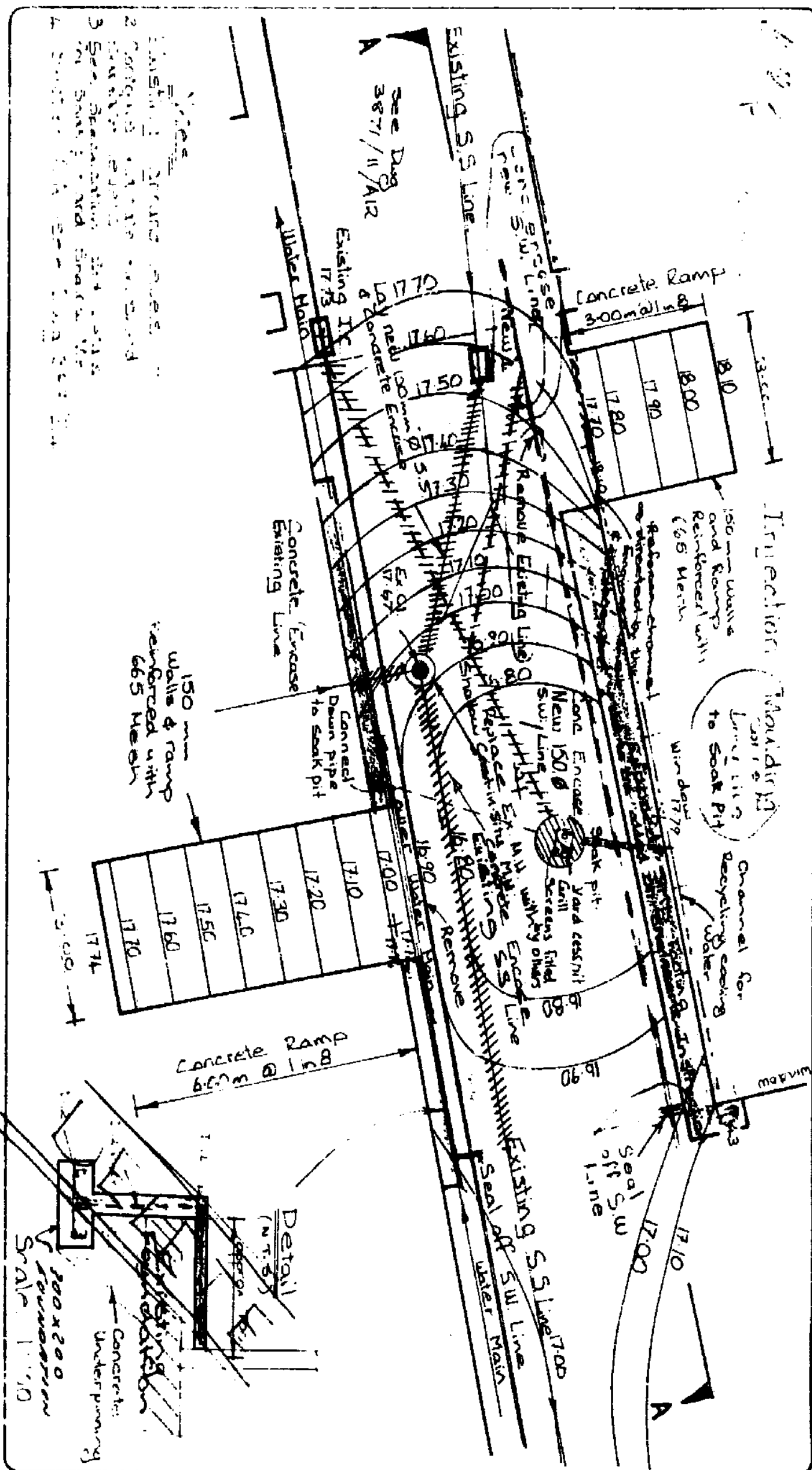
Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Date Printed: 03/03/2016

Page: 5 of 13

Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.



Consolidated Plastics - Central Site Stormwater Drainage
Site works associated with Link Bridge 3071/15/13A

PRIVATE DRAINAGE PLAN

Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Date Printed: 03/03/2016

Page: 8 of 13

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Dainty Alderton & Associates
CONSULTING ENGINEERS
Telephone 0-9-827-6109 Fax 0-9-827-7703
3 Idaho Avenue, PO Box 15-233, New Lynn, Auckland 1132

**PROPOSED OFFICE DEVELOPMENT AT
650 GREAT SOUTH ROAD, PENROSE - STAGE II
FOR : MANSON DEVELOPMENTS LTD**

DATE	REV	DESCRIPTION

SITE PLAN

DATE	REV	DESCRIPTION	DATE	REV	DESCRIPTION

CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION
ALL DIMENSIONS GIVEN IN METERS UNLESS OTHERWISE STATED

(Signature)

TC/95/9275
650-654 GREAT SOUTH ROAD
ELLERSLIE
AMENDMENT TO TC/95/3838
2/19

- SEWER CONNECTIONS**
1. Saddle connections apply to all concrete and earthenware sewers of 375mm or greater. For connections to 300mm or less, vitrified clay "Y" junction is to be cut in with rubber sleeves.
 2. No saddle connections permitted to fibrolic sewers.
 3. Branch manhole connections at the existing channel level. Make good all haunching with directional "Y" branch channel bends.
- Internal dropper pipes inside a manhole are not permitted without prior consent.

LEGAL DESCRIPTION
DP 75667
Site Area: 1.8308 ha

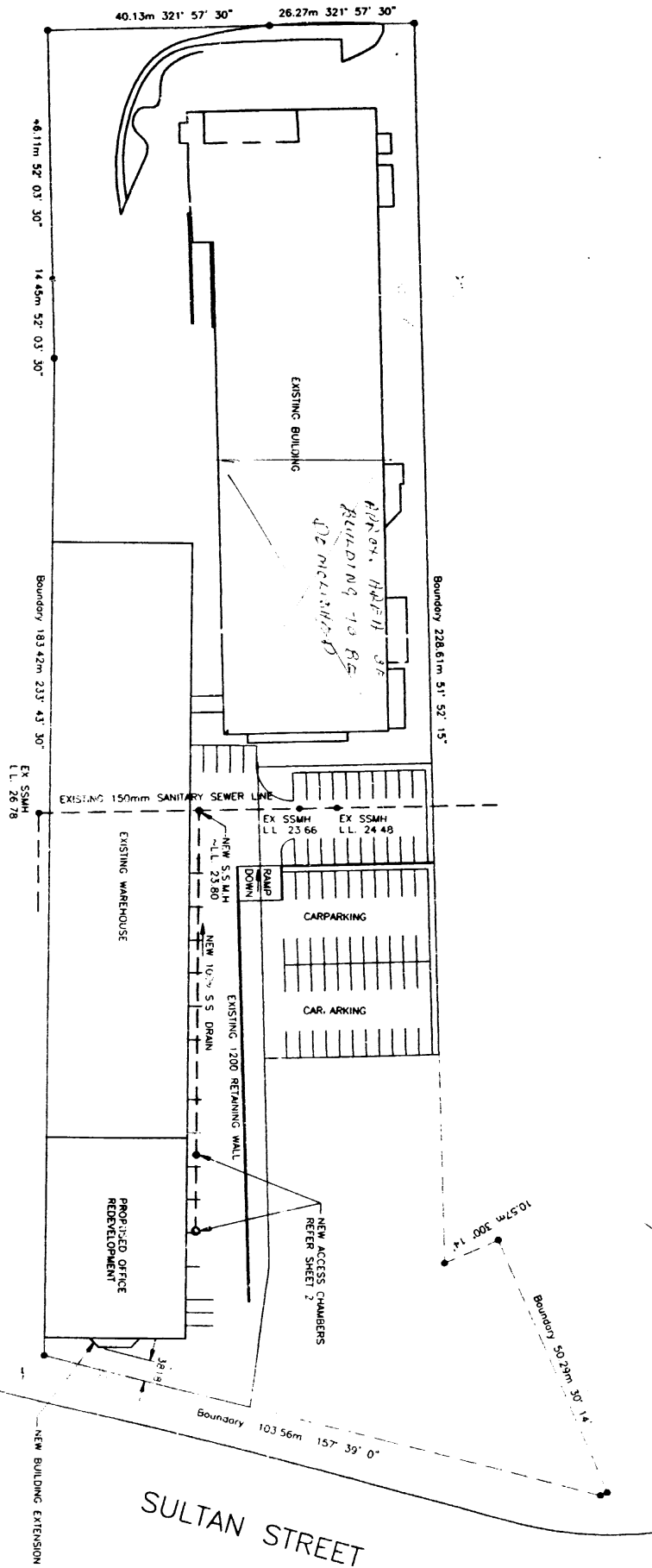
RECEIVED
17 NOV 1995
TMA/STANDARD
(LEVEL 2)

TC/95/9275
TM/95/7660



APPROVED STRUCTURAL
(Signature)
pp Manager Structural Services

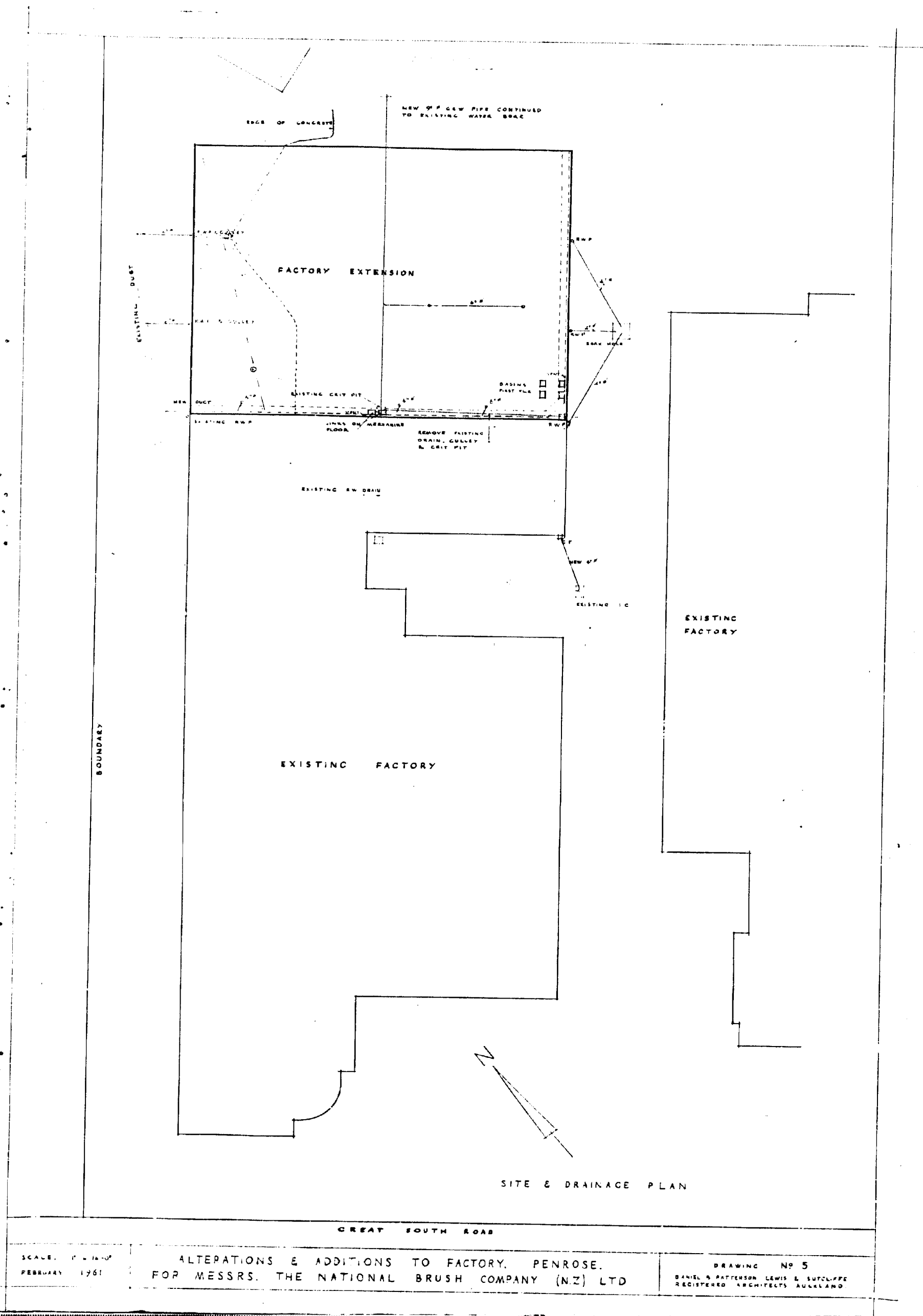
GREAT SOUTH ROAD



PRIVATE DRAINAGE PLAN

Site Address: 650-654 Great South Road Ellerslie Auckland 1051
Date Printed: 03/03/2016
Page: 9 of 13
Not to scale

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PRIVATE DRAINAGE PLAN

Site Address: 650-654 Great South Road Ellerslie Auckland 1051

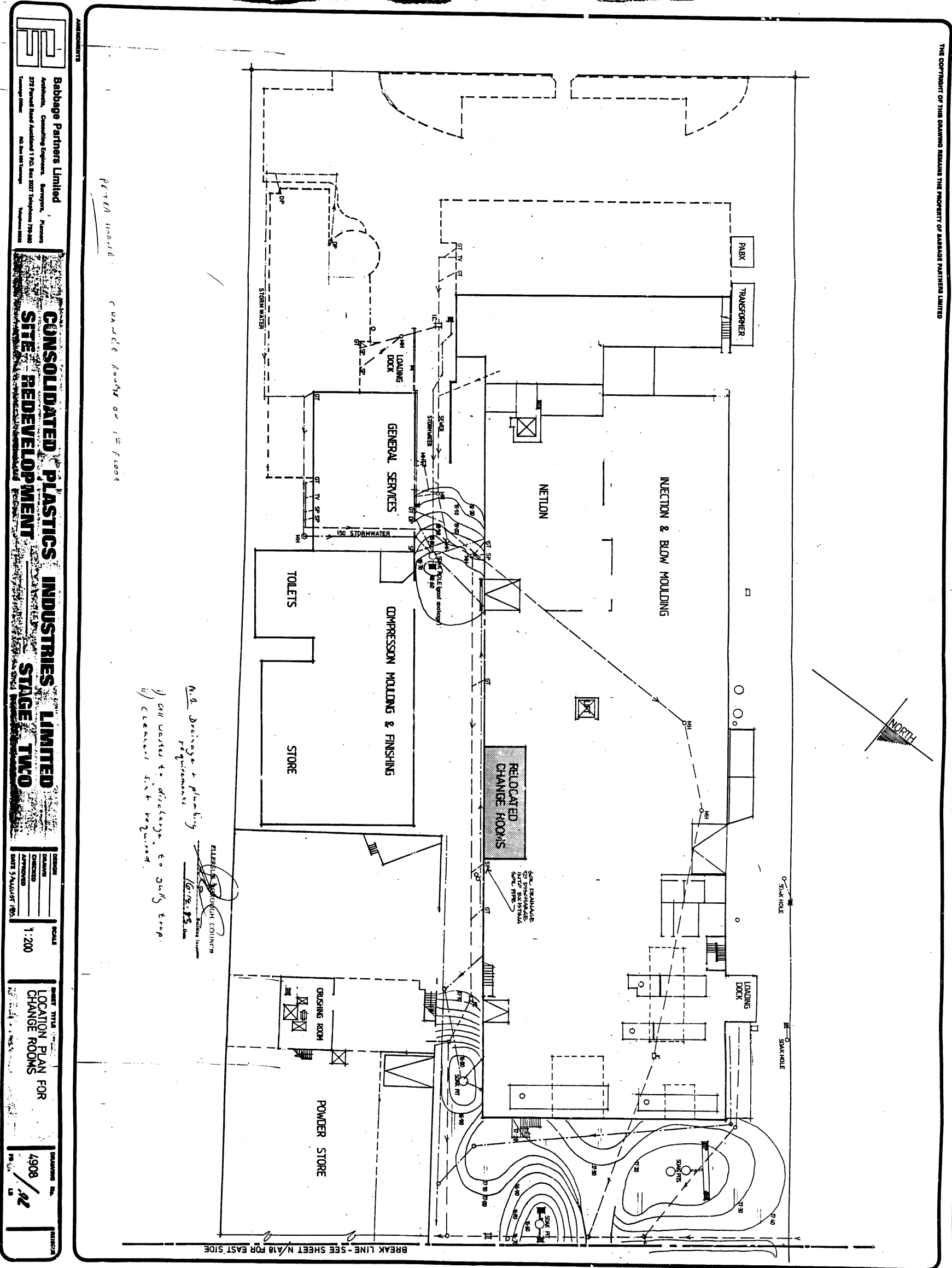
Date Printed: 03/03/2016

Page: 10 of 13

Not to scale

C. P. I.
CHUNGKING ROOMS
DEC. 83.

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PRIVATE DRAINAGE PLAN

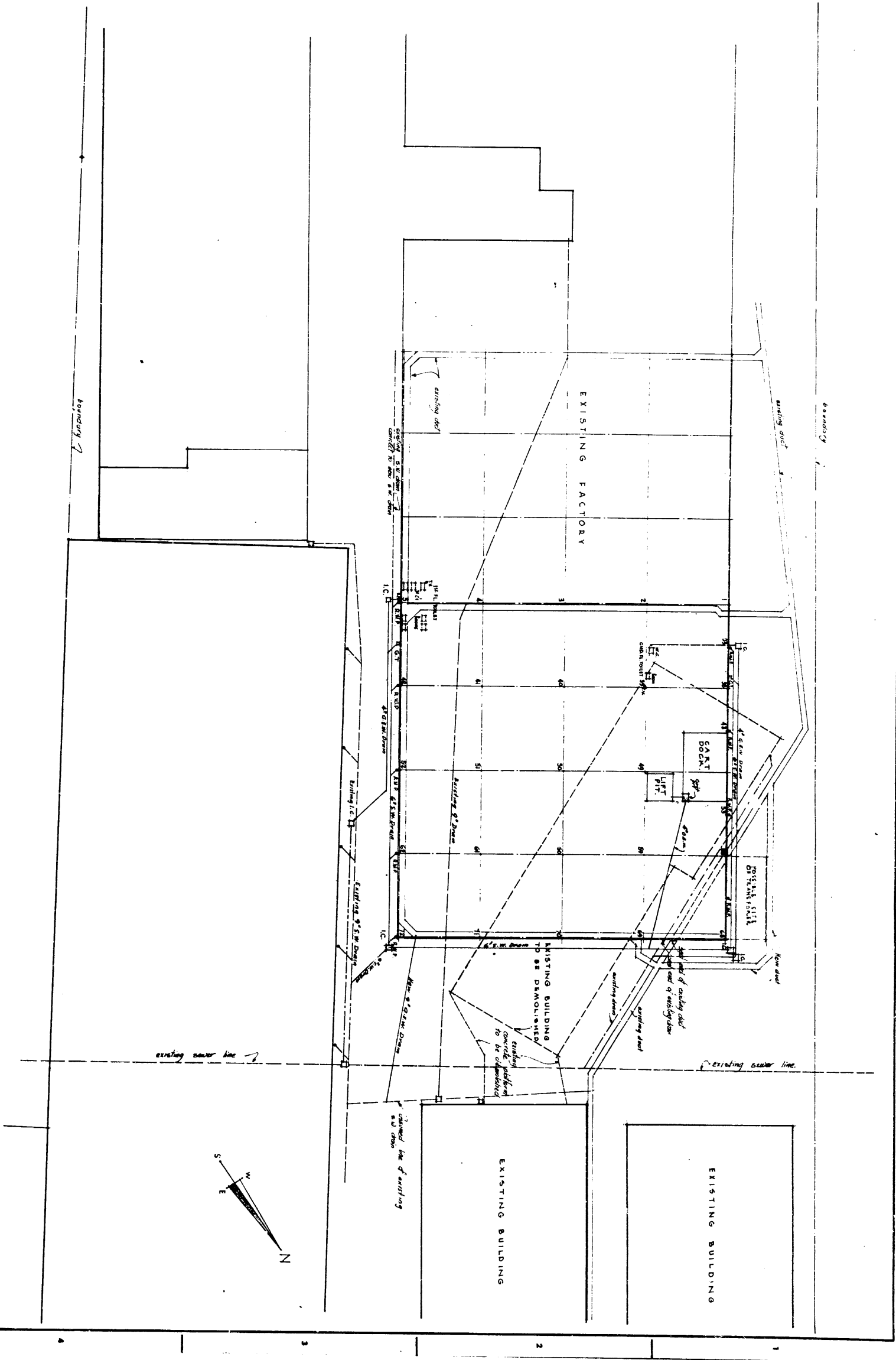
Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Date Printed: 03/03/2016

Page: 11 of 13

Not to scale

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ALTERATIONS & ADDITIONS TO FACTORY, GREAT SOUTH ROAD,
for MESSRS CONSOLIDATED PLASTICS LIMITED.

DANIEL B. PATTERSON · LEWIS · SUTCLIFFE · REGISTERED ARCHITECTS · AUCKLAND · PHONE 546-024 ·

REFERENCE: A.57.17

SCALE: 1/8" = 1'0" DATE: SEPT. 08

PRIVATE DRAINAGE PLAN

Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Date Printed: 03/03/2016

Page: 12 of 13

Not to scale

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Public Drainage and Water Services Map

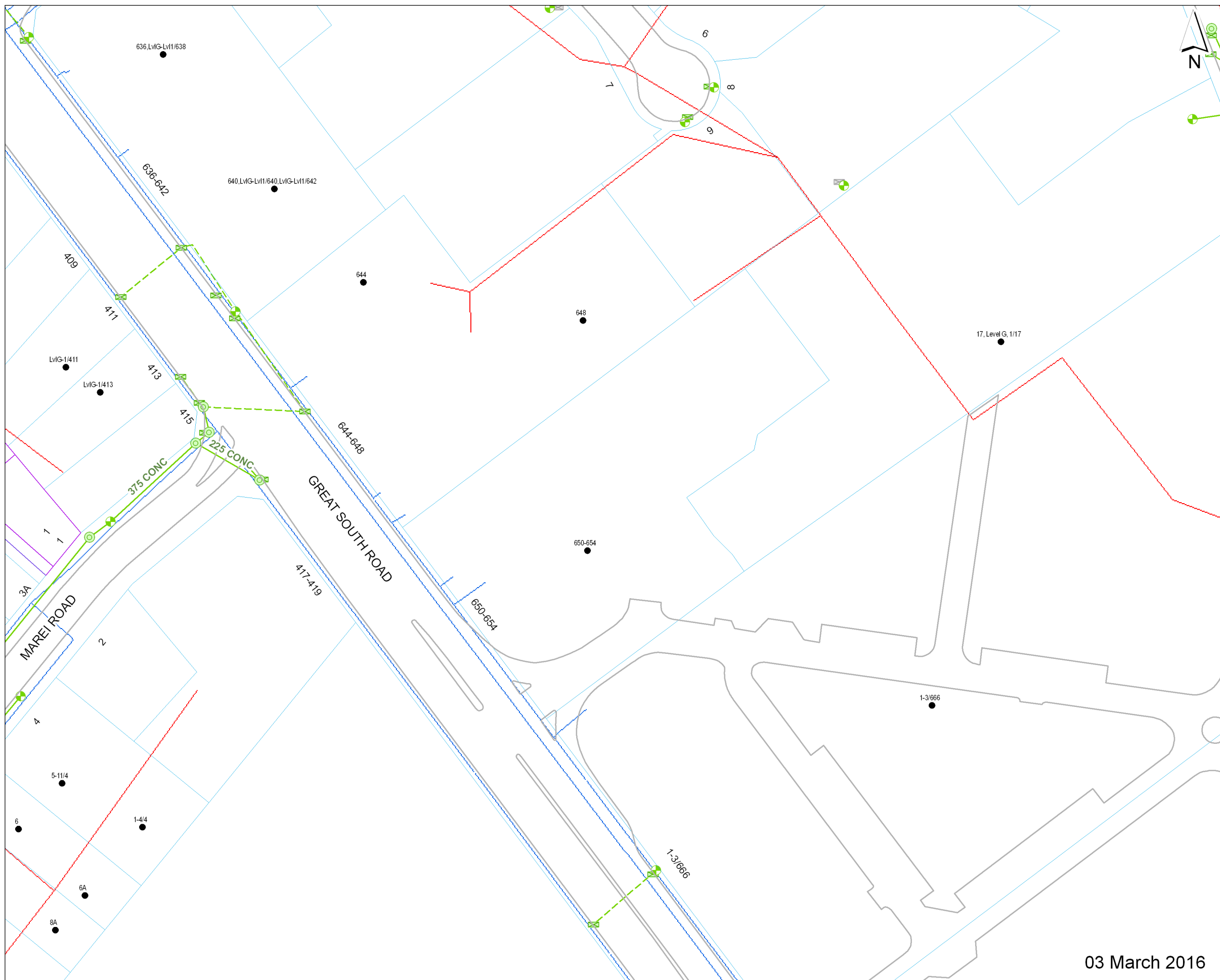
DISCLAIMER:

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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"> Wsale Connections Wsale Built Wsale Out of Service Wsale Proposed Wsale Chamber Pumping Station Retail Pipe Connection Meter Air Vent Control Valve Gate Valve Reflux Valve Air Control 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 Wsale Treated Built Wsale Raw Built Wsale Proposed Wsale Out of Service Wsale 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



Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Legal Description: Lot 2 DP 176485 6573m²

Title Description: CT-108C/559

Date Printed: 03 March 2016 11:04 AM

10 0 10 20 30 40 50

03 March 2016

Meters

A3 @ 1:1,000

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

- Activity Zone
- Residential
 - Business
 - Open Space
 - Special Purpose
- Isthmus Zoning Boundary
- Special Parking Zone locations

District Plan Modification Affected line
Plan Change Process

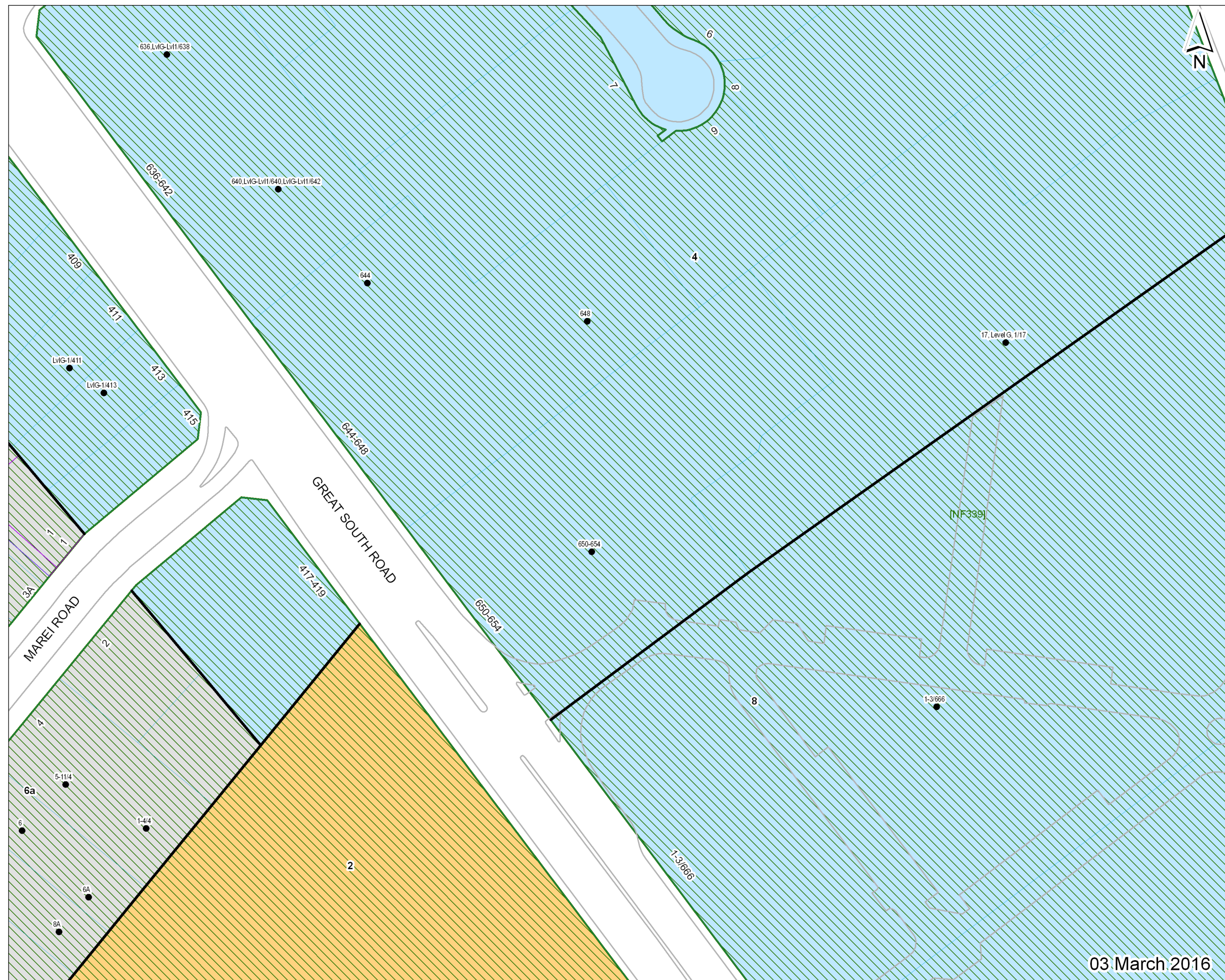
— Notification

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

District Plan Modification Area

Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions



Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Legal Description: Lot 2 DP 176485 6573m2

Title Description: CT-108C/559

Date Printed: 03 March 2016 11:04 AM

03 March 2016

A horizontal number line is shown with tick marks at intervals of 10, labeled 10, 0, 10, 20, 30, 40, and 50. The line extends from -10 to 50. The segment between -5 and 40 is shaded gray.

A3 @ 1:1,000

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

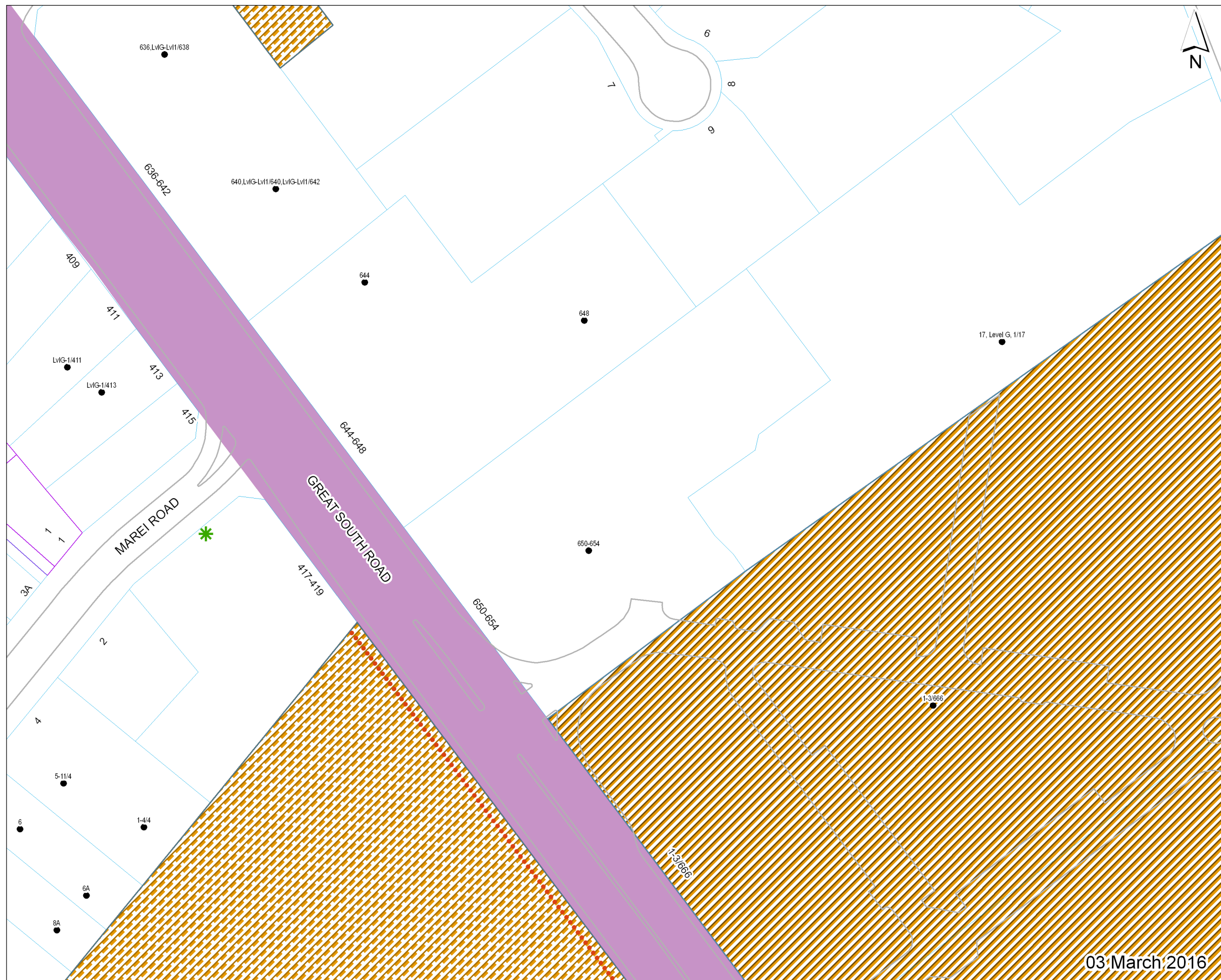
Site Development Controls

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



Site Address: 650-654 Great South Road Ellerslie Auckland 1051

Legal Description: Lot 2 DP 176485 6573m²

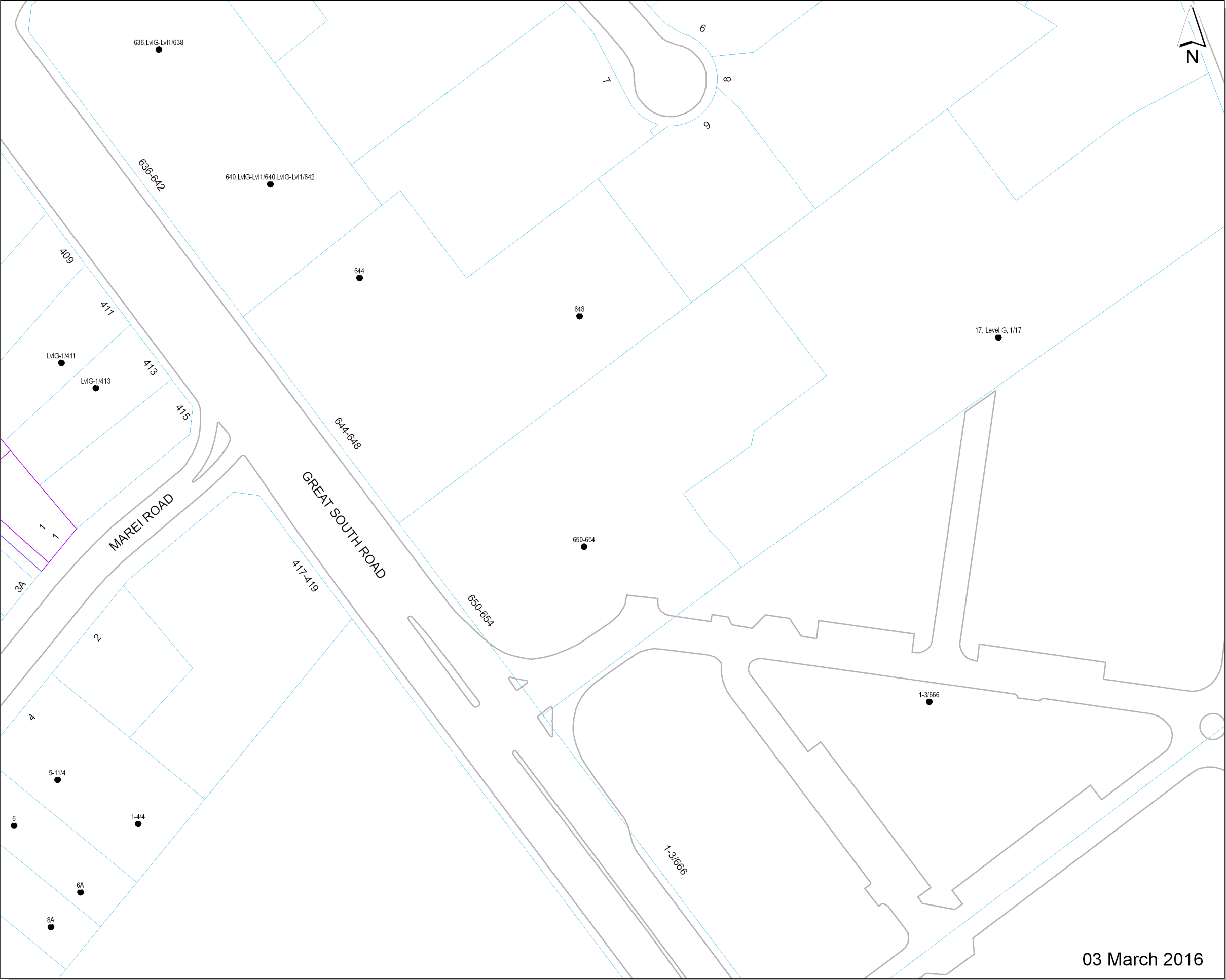
Title Description: CT-108C/559

Date Printed: 03 March 2016 11:04 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:1,000

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

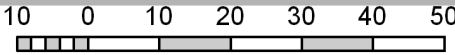
- Airport Approach Slope Inner Edge
- Coastal Management Areas

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

Site Address: 650-654 Great South Road Ellerslie Auckland 1051
Legal Description: Lot 2 DP 176485 6573m2
Title Description: CT-108C/559
Date Printed: 03 March 2016 11:04 AM



Meters
A3 @ 1:1,000



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

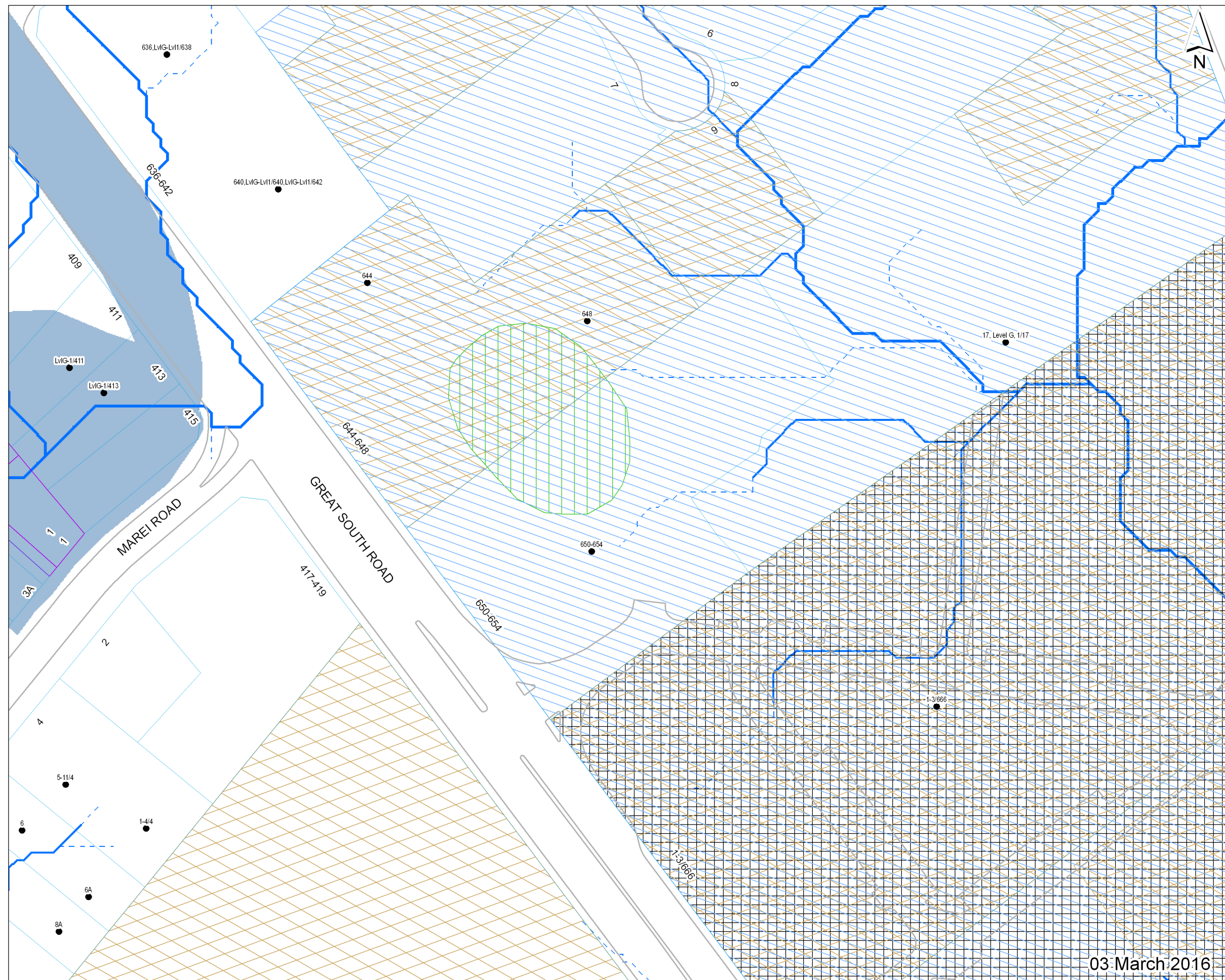
-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline

Wind Zone

CLASS

-  Medium
-  High
-  Very High
-  Specific Design

-  Volcanic Cones



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Meters

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Property boundary positions derived from aerial photography