

Colliers International  
PO Box 204099  
AUCKLAND 2161



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<b>Applicant</b>	Colliers International
<b>LIM address</b>	12N Andromeda Crescent East Tamaki Auckland 2013
<b>Application number</b>	8270022777
<b>Customer Reference</b>	
<b>Date issued</b>	26-Jun-2017
<b>Legal Description</b>	UNIT N DP 104005, AU 28 DP 104005, AU 30 DP 104005
<b>Certificates of title</b>	NA57C/325

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

Wind Zone(s) for this property: High wind speed of 44 m/s

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

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

### Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

### Watercourses

This site has a watercourse passing through or beside it, as shown on the attached public drainage and water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or alongside of.

### Overland Flowpath

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

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

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

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

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

## Exposure Zones

New Zealand Standard 3604:2011E classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

### s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the [underground services map](#) attached.

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

Effective Date	Description	Details
01/01/2000	Wastewater - outer drainage	Water right - Special condition of water right to control siltation or pollution of Otara lake Water right - Bulk services available but further approval by council and regional water board will be required in respect of s.w. drainage at building permit stage

### s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

### s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

### s44A(2)(c) Information relating to any rates owing in relation to the land

<b>Billing Number/ Rate Account:</b>	12344548518
<b>Rates levied for the Year 2016/2017 :</b>	\$0.00

**Total rates to clear for the current year (including any arrears):**

**\$0.00**

The rates figures are provided as at 8 a.m. 26/06/2017. It is strongly advised these are not used for settlement purposes.

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## **Retrofit Your Home Programme**

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The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 [retrofit@aucklandcouncil.govt.nz](mailto:retrofit@aucklandcouncil.govt.nz)

**s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004**

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

## **Financial / development contributions**

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Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

## **Resource Management**

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### **Planning**

There are **NO** Planning resource consents recorded.

### **Subdivisions**

There are **NO** Subdivision resource consents recorded.

## Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

## Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

## Building

12 Andromeda Crescent East Tamaki Auckland 2013

Application No.	Description	Issue Date	Status
B72259	Unit A - N: Factory units	15/06/1984	Issued (See Note 1)
C18726	Unit A and B - Internal alterations	07/12/1984	Issued (See Note 1)
E51542	Unit G - Hole in wall	29/07/1987	Issued (See Note 1)
965542	Unit A - Internal packing room and chiller	13/11/1996	CCC Issued 26/11/1996 (See Note 2)
103876	Unit M - Internal alterations	04/04/2001	CCC Not Issued (See Note 3)

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

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

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

### Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

### Swimming/Spa Pool Barriers

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

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

### Licences

There are NO current licences recorded

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

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

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

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

<b>Zoning:</b>	Business Business 5
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<b>Proposed Modifications</b>	No site specific modification recorded
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### Notified District Plan Changes

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

proposedamendmentstoplans.aspx.

## Restriction(s)

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

AIAL Runways

AIAL Runways

AIAL Runways - refer to the <http://www.aucklandcity.govt.nz/council/documents/districtplanmanukau/maps/map26.pdf>

Effective Date	Description	Details
	Foundation design restrictions	Refer stability report and recommendations to be adhered to. Building line restriction - lots 62-66 see plan 36-3-ab2 "as built"

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

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

## Proposed Unitary Plan

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

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

The Auckland Unitary Plan can be viewed online at:

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

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

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

Unitary plan documentation on last attachment.

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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



## Attachments

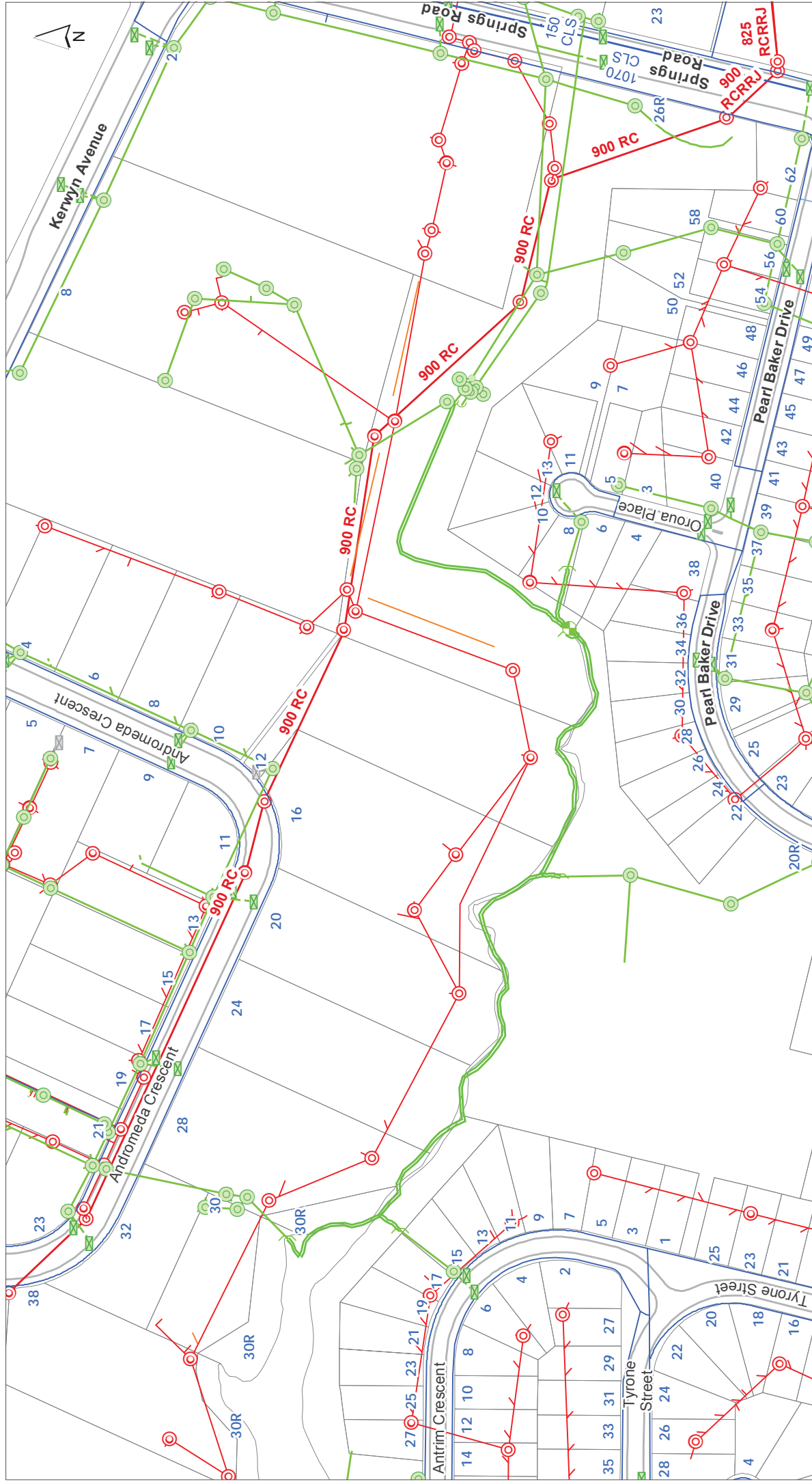
As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

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

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

- As Built Drainage Plan : B72259



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## Underground Services

12N Andromeda Crescent East Tamaki Auckland 2013

UNIT N DP 104005 &amp; AU 28 DP 104005 &amp; AU 30 DP 104005

0 10 20 30  
Meters

































Scale @ A4  
= 1:2,500

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26/06/2017

## Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by the following colour scheme:
















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

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














## Water

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

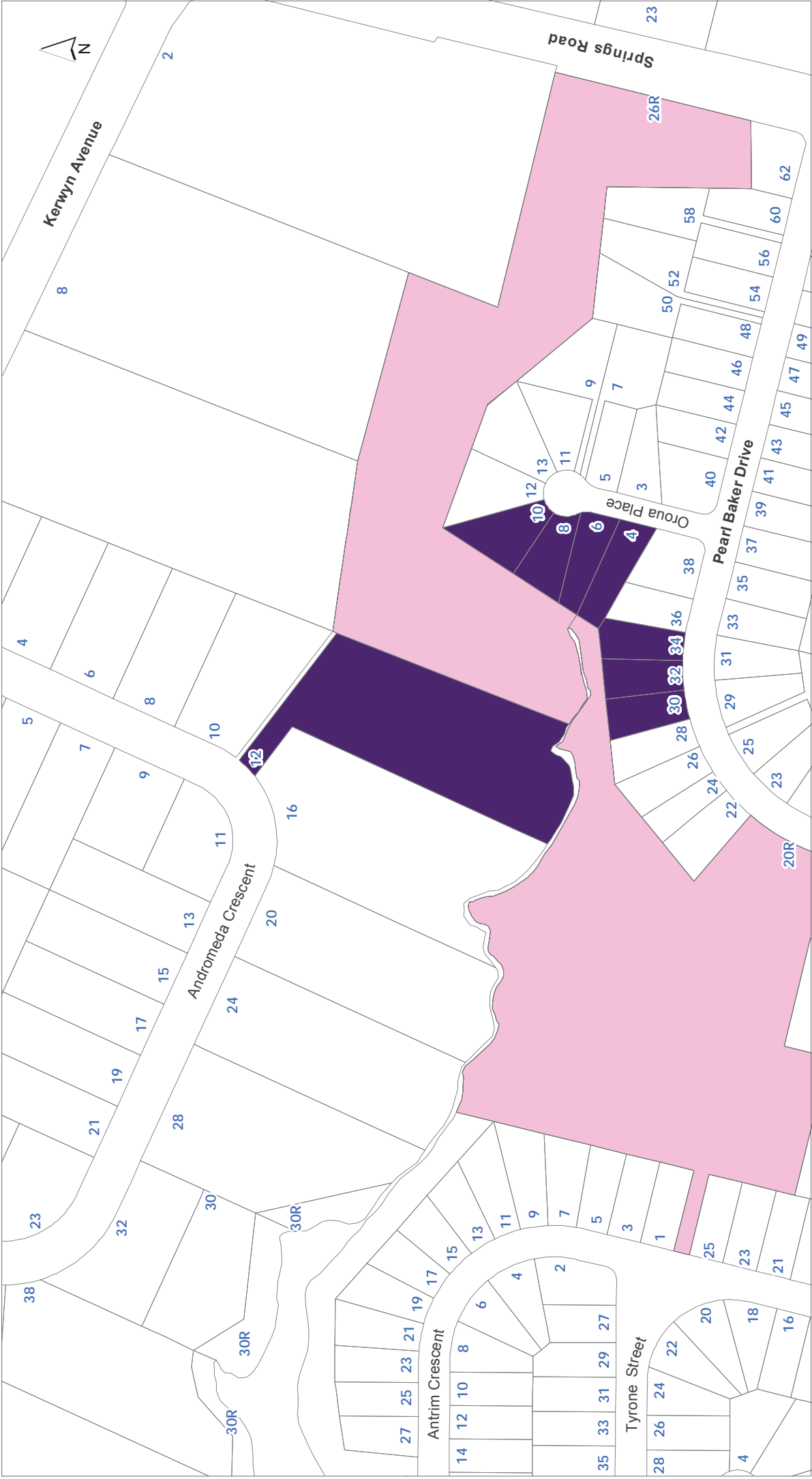
## Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Main / Service Line)
	Local Pipe (Abandoned)
	Local Pipe (Future)
	Transmission Pipe (In Service)
	Transmission Pipe (Out Of Service)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment
<b>Waitakere (WCC) only:</b>	
	Septic Tank Hi-Tech
	Septic Tank Standard
	Caravan Dumping Point
	Chemical System
	Composting Toilet
	DEVONBLUE - Treatment Plant
	Recirculation Textile Filter
	Wastewater Disposal Bed or Field

## Utilities

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

Legend updated:  
30/11/2016



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1 - Hazards

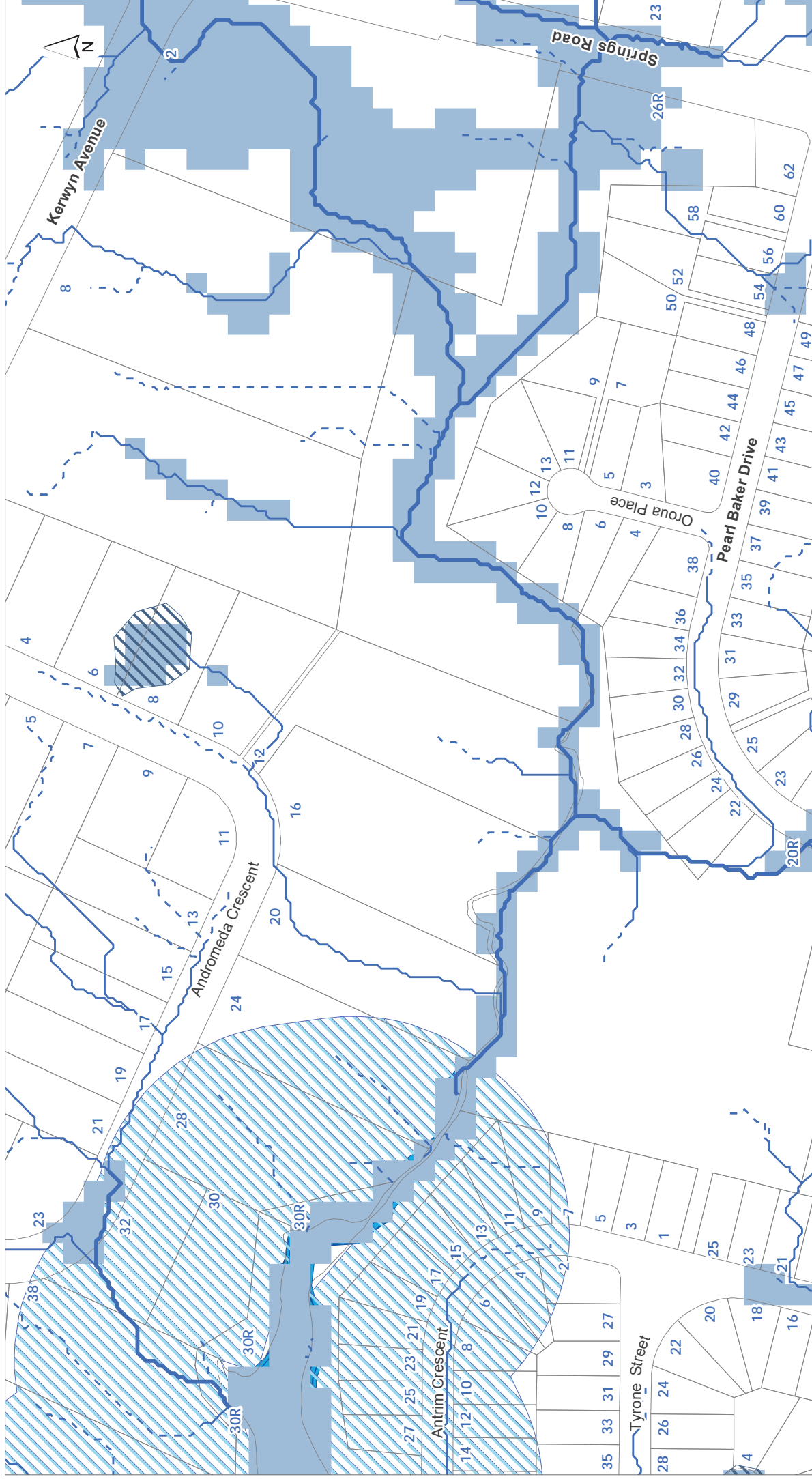
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**2 - Natural Hazards**

**12N Andromeda Crescent East Tamaki Auckland 2013**

**UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005**

0 10 20 30  
Meters

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3 - Other

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0 10 20 30  
Meters

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## Hazards

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

## Hazards

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

## Natural Hazards

Overland Flow Path	
2000m <sup>2</sup> to 4000m <sup>2</sup>	
4000m <sup>2</sup> to 3ha	
3ha and above	
Flood Plains	
Flood Prone Areas	
Flood Sensitive Areas	
Coastal Inundation	
Sea Spray	
Volcanic Cones	

## Other

### Cultural Heritage Index

Archaeological Site	
Hayward and Diamond	
Historic Botanical Site	
Historic Structure	
Maori Heritage Area	
Maritime Site	
Reported Historic Site	



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**Built Environment**

**12N Andromeda Crescent East Tamaki Auckland 2013**

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Meters

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Built Heritage and Character

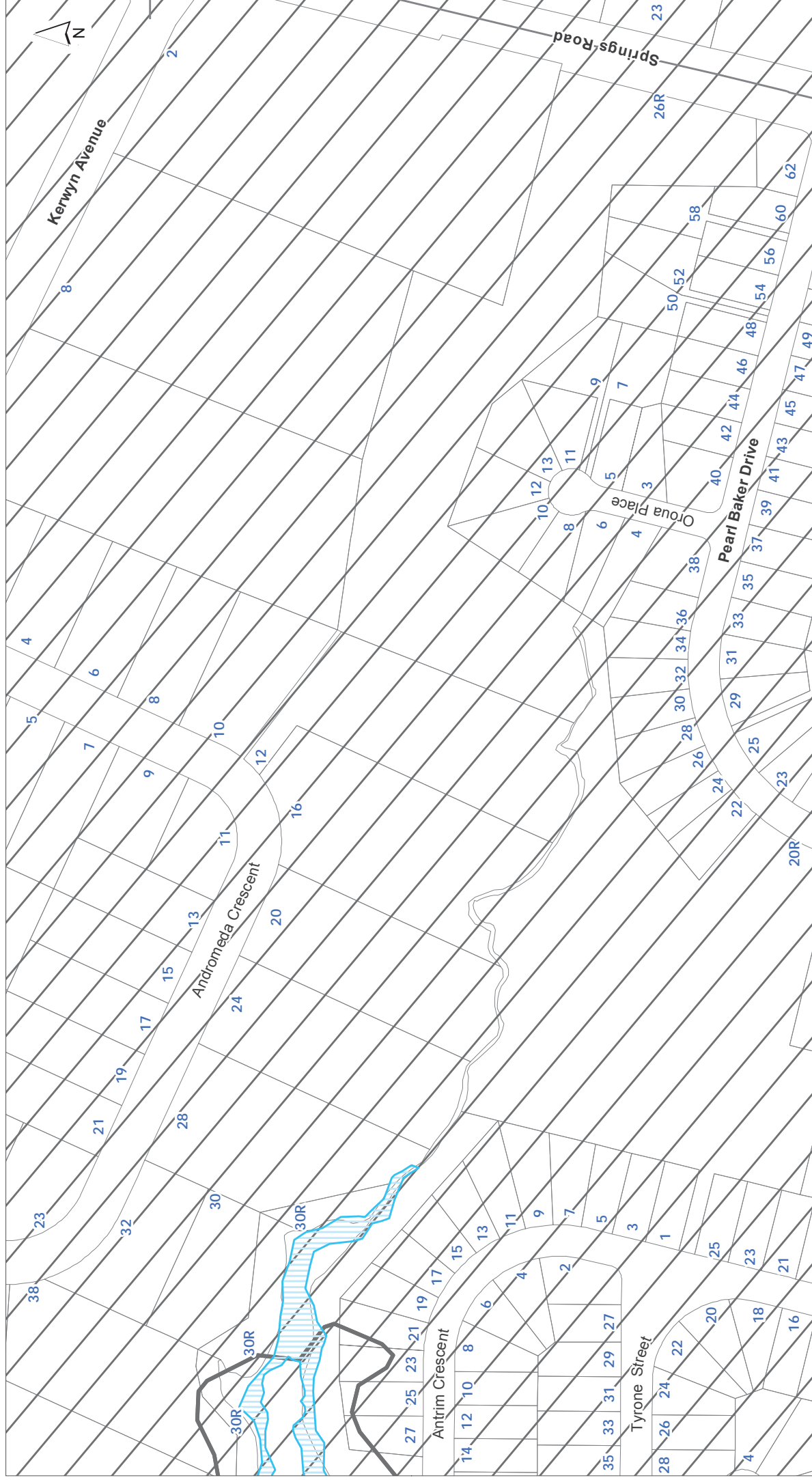
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**Controls**

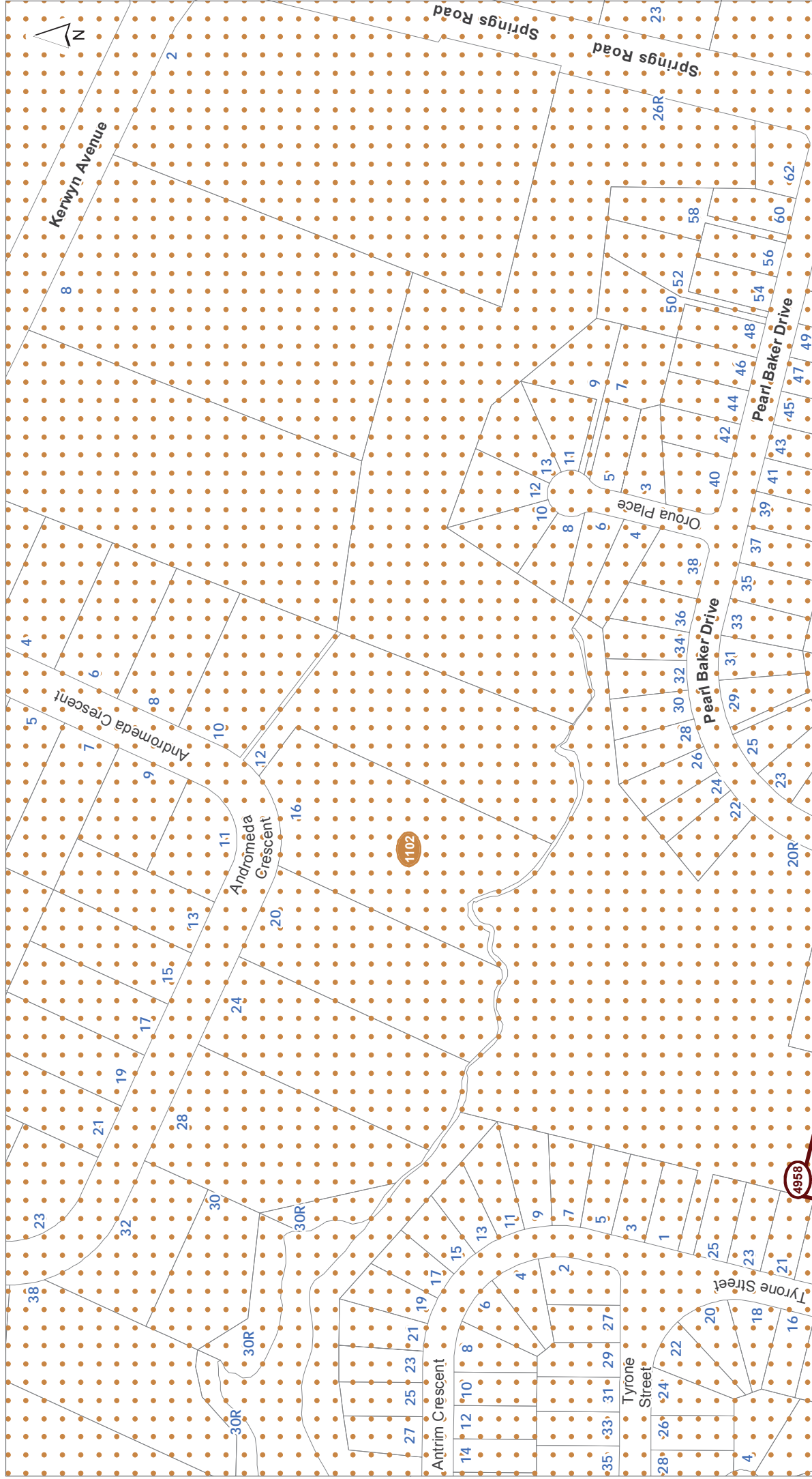
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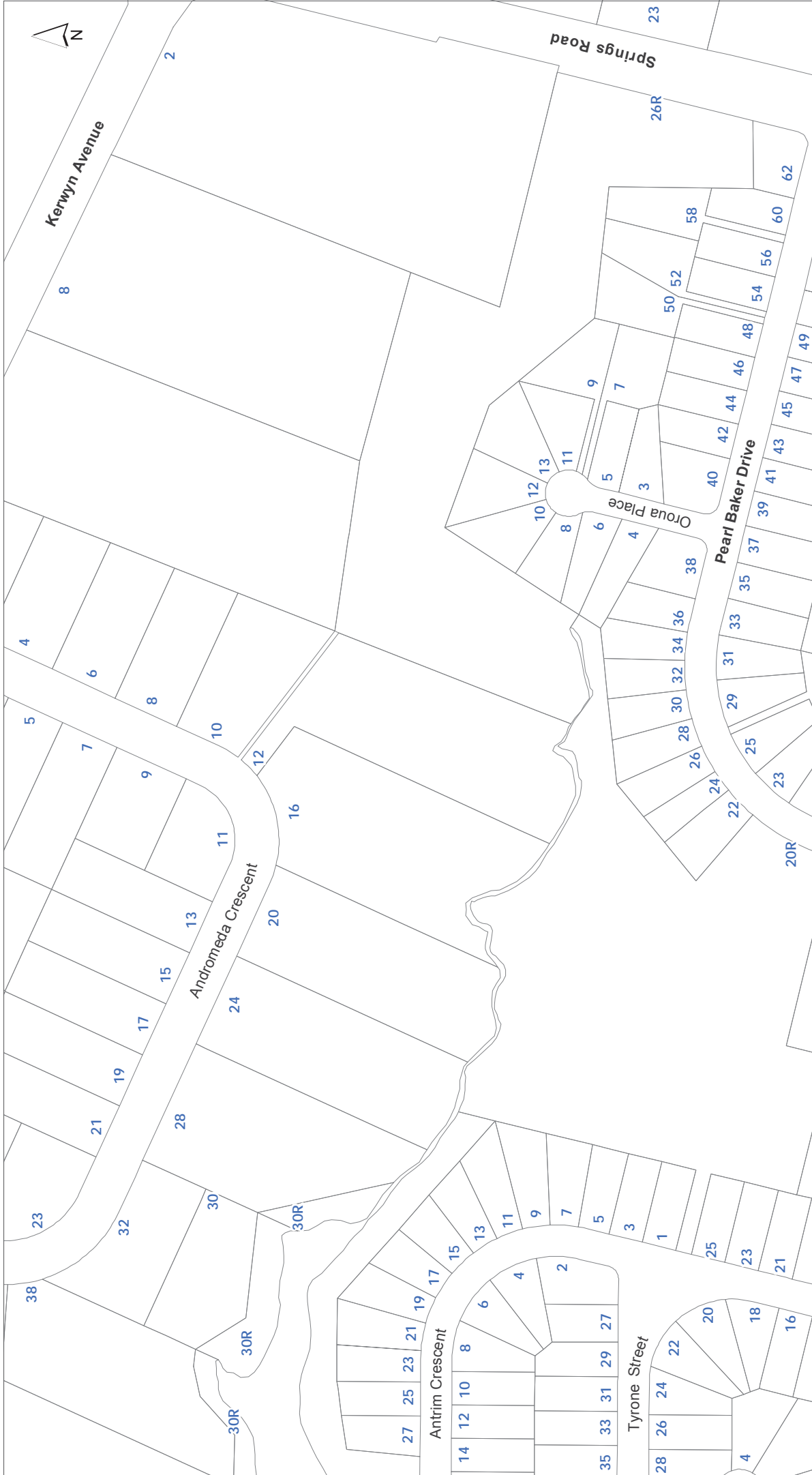
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**Designations****12N Andromeda Crescent East Tamaki Auckland 2013****UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005**

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**Infrastructure**

**12N Andromeda Crescent East Tamaki Auckland 2013**

**UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005**



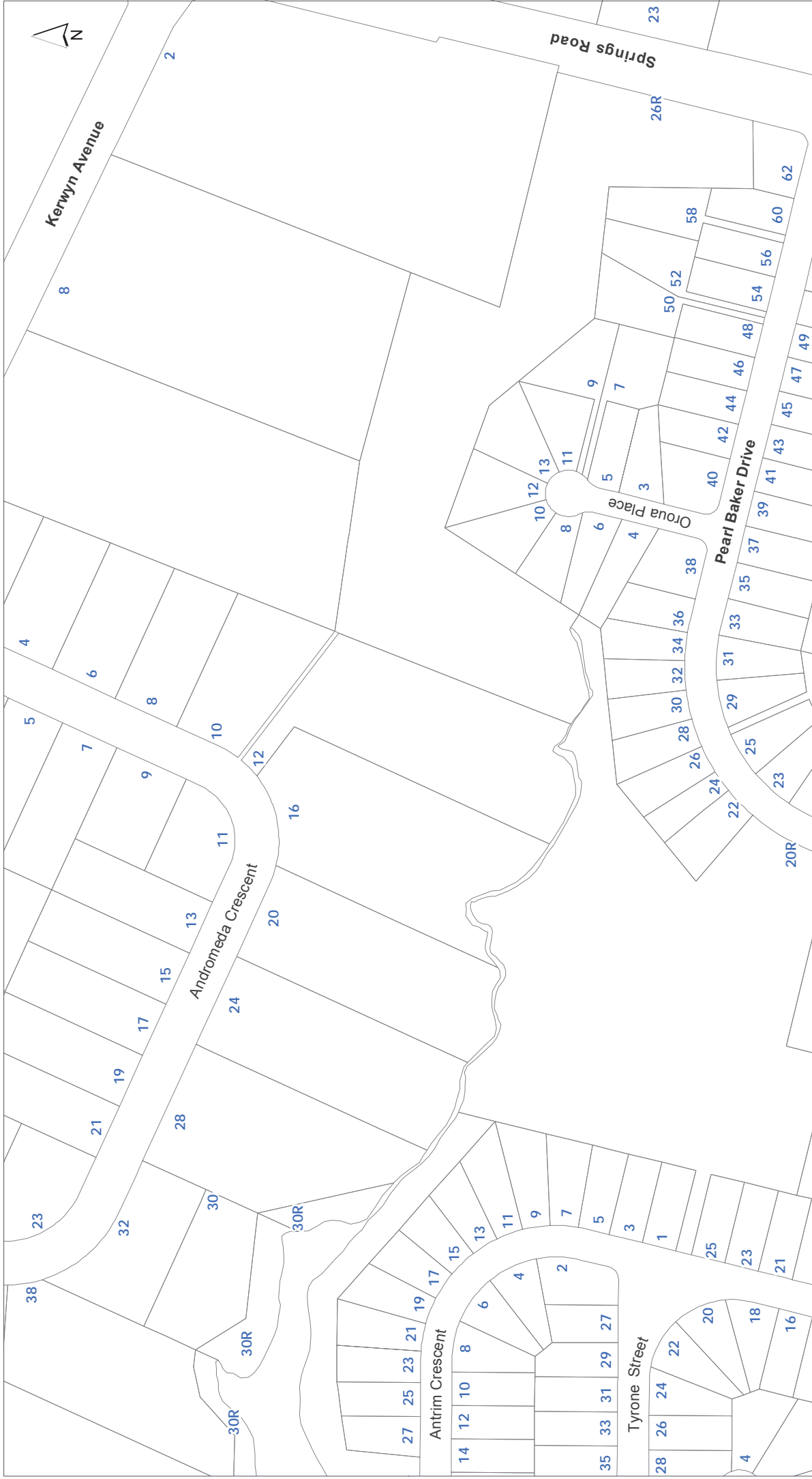
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**26/06/2017**





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Mana Whenua

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**Natural Heritage****12N Andromeda Crescent East Tamaki Auckland 2013****UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005**

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Natural Resources

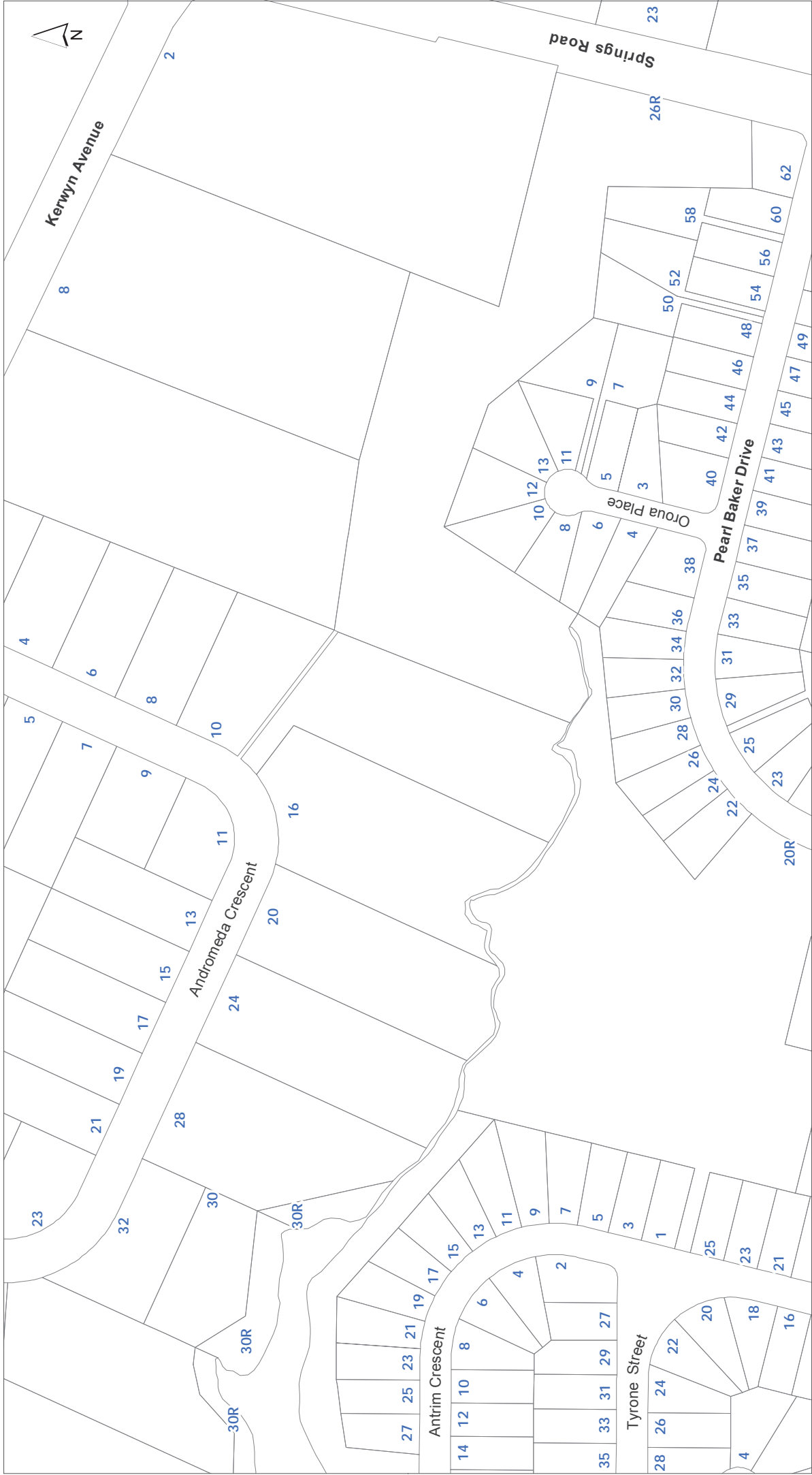
12N Andromeda Crescent East Tamaki Auckland 2013

UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005



Scale @ A4  
= 1:2,500

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Precincts

12N Andromeda Crescent East Tamaki Auckland 2013

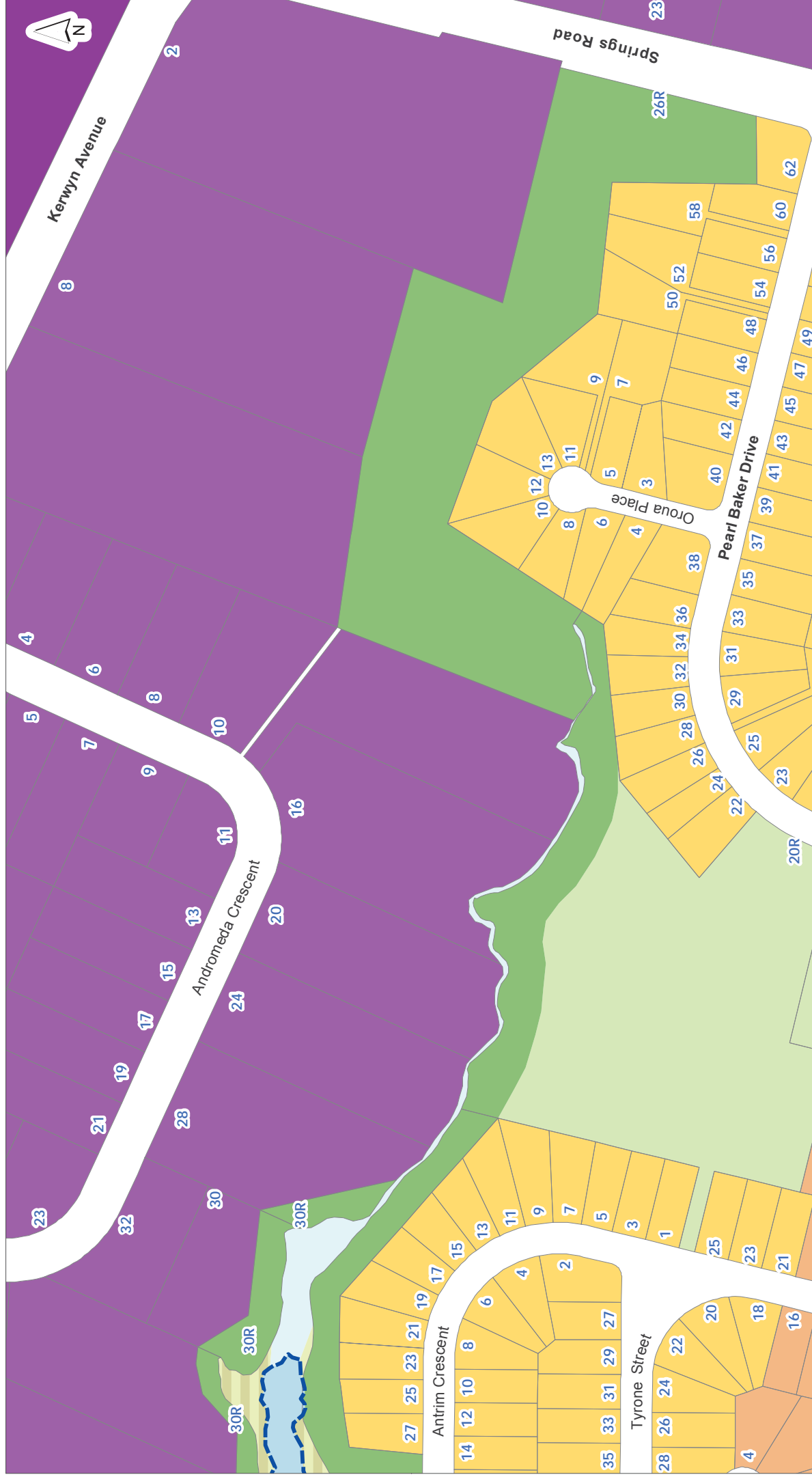
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**Zones and Rural Urban Boundary****12N Andromeda Crescent East Tamaki Auckland 2013****UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005**



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

## Appeals

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









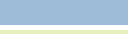


## Plan Modifications

-  Notice of Requirements
-  Plan Changes

## ZONES

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

## ZONES

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






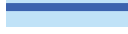































## Tagging of Provisions:

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

## DESIGNATIONS

-  Designations
-  Airspace Restriction Designations

## OVERLAYS












-  Terrestrial [rp/dp]
-  Marine 1 [rcp]
-  Marine 2 [rcp]
-  Natural
-  Urban
-  Water Supply Management Areas Overlay [rp]
-  Natural Stream Management Areas Overlay [rp]
-  High-Use Stream Management Areas Overlay [rp]
-  High-Use Aquifer Management Areas Overlay [rp]
-  Quality-Sensitive Aquifer Management Areas Overlay [rp]
-  Wetland Management Areas Overlay [rp]
-  Airport Approach Surface Overlay [rcp/dp]
-  Aircraft Noise Overlay
-  City Centre Port Noise Overlay
-  Quarry Buffer Area Overlay
-  National Grid Corridor [rcp/dp]
-  National Grid Yard [rcp/dp]
-  National Grid Corridor Overlay
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## Natural Resources





























## Infrastructure

## Mana Whenua

## CONTROLS

-  Key Retail Frontage
-  General Commercial Frontage
-  Adjacent to Level Crossings
-  General
-  Motorway Interchange Control
-  Business Park Zone Office Control
-  Cable Protection Areas Control [rcp]
-  Centre Fringe Office Control
-  Coastal Inundation Control [rcp/dp]
-  Height Variation Control
-  Arterial Roads












## OVERLAYS

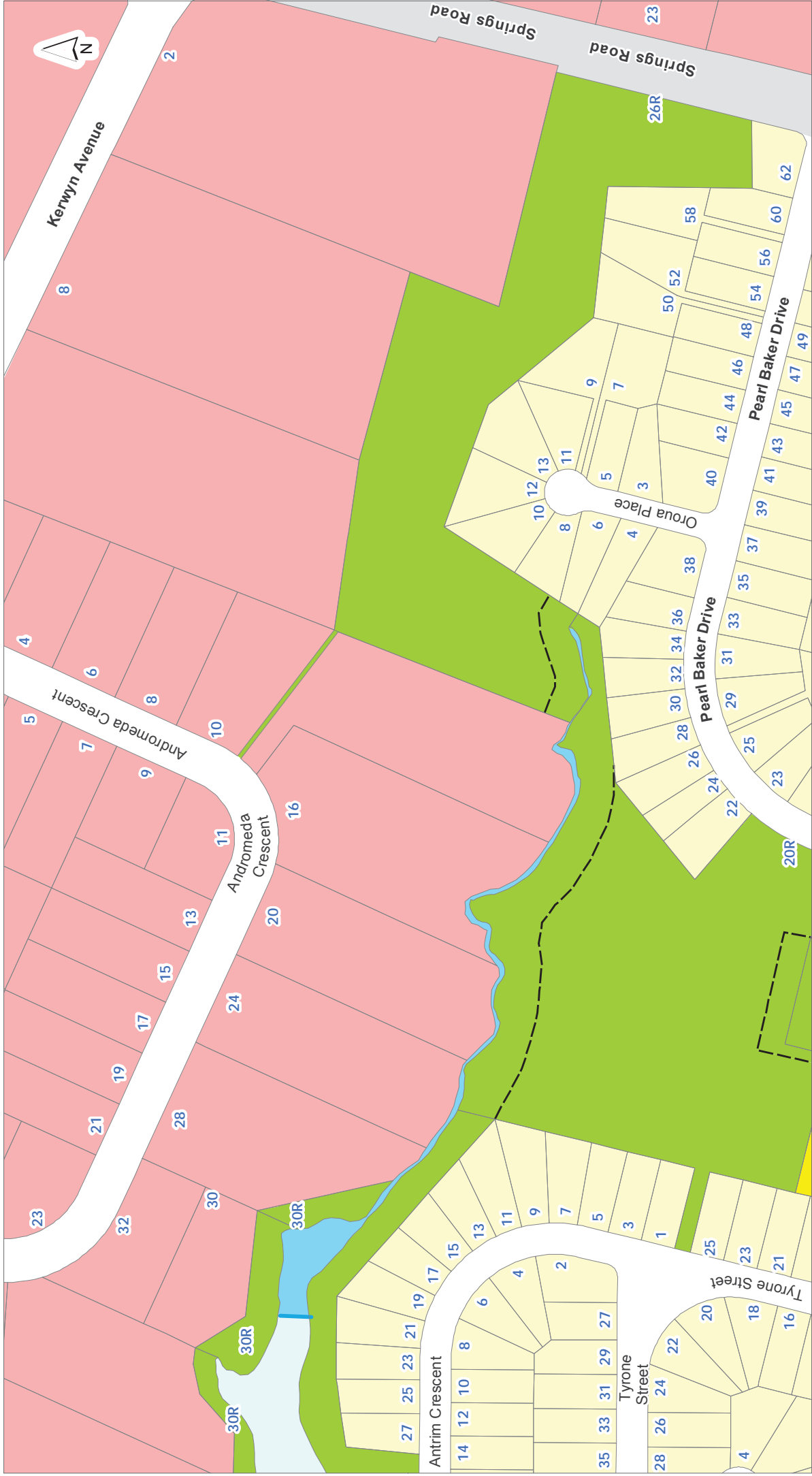
-  Precincts
-  Rural Urban Boundary
-  Notable Trees Overlay
-  Outstanding Natural Features Overlay [rcp/dp]
-  Outstanding Natural Landscapes Overlay [rcp/dp]
-  Outstanding Natural Character Overlay [rcp/dp]
-  High Natural Character Overlay [rcp/dp]
-  Local Public Views Overlay [rcp/dp]
-  Viewshafts
-  Height Sensitive Areas
-  Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
-  Regionally Significant Volcanic Viewshafts Overlay Contours [i]
-  Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
-  Locally Significant Volcanic Viewshafts Overlay Contours [i]
-  Extent of Overlay
-  Subdivision Schedule
-  Waitakere Ranges Heritage Area Overlay
-  Modified
-  Natural
-  Ridgeline Protection Overlay
-  Historic Heritage Overlay Place [rcp/dp]
-  Historic Heritage Overlay Extent of Place [rcp/dp]
-  Special Character Areas Overlay Residential and Business
-  Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
-  Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]
-  Dilworth Terrace Houses Viewshaft Overlay
-  Dilworth Terrace Houses Viewshaft Overlay Contours
-  Identified Growth Corridor Overlay

## Natural Heritage

## Built Heritage & Character

## Built Environment

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



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12N Andromeda Crescent East Tamaki Auckland 2013

UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005

0 10 20 30  
Meters

Scale @ A4

= 1:2,500

Date Printed:  
26/06/2017



## Zones

	Business 1		Clevedon Community		Primary Road
	Business 2		Clevedon Residential 1		Secondary Road
	Business 3		Clevedon Residential 2		Public Open Space 1
	Business 4		Clevedon Rural		Public Open Space 2
	Business 5		Flat Bush Residential 1		Public Open Space 3
	Business 6		Flat Bush Residential 2		Public Open Space 4
	Business Ihumatao		Flat Bush Residential 3		Public Open Space 5
	Business Kirkbride		Flat Bush Residential 4		Public Open Space 6
	Business Oruarangi		Flat Bush Countryside Transition		Mangere-Puhinui Rural
	Rail		Flat Bush Countryside Transition - Gracechurch Heights		Mangere-Puhinui Heritage
	Flat Bush Neighbourhood Centre		Whitford Business		Rural 1
	Flat Bush Town Centre		Whitford Residential		Rural 1 (Special)
	Integrated Intensive Housing		Whitford Rural A		Rural 2
	Main Residential		Whitford Rural B		Rural 3
	Residential Settlement Serviced		Whitford Saleyard Residential		Rural 4
	Residential Settlement Unserved		Animal Village		Mooring Management Area
	Residential Heritage 1		Community Health Facility		Pine Harbour Marina
	Residential Heritage 2		Community Health Support		Wairoa Maritime Village Recreation
	Residential Heritage 3		Hospital		Wairoa Maritime Village Residential
	Residential Heritage 4		Designation Area		Boat Harbour
	Residential Heritage 6		Explosives		Coastal Marine Area
	Residential Heritage 7		Quarry		Stormwater Management Area
	Residential Heritage 8		Future Development Stage 1		Stormwater Management Area (Proposed Stormwater Pond)
	Beachlands Residential		Future Development Stage 2		Stream
	Beachlands Village Business Centre		Education		Surface Of Rivers
	Clevedon Business		Maori Purpose		
			Papakainga		

## Overlays

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

### Heritage

	Building
	Waahi Tapu - Urupa
	Geological Area
	Archaeological Site
	Tree

Legend updated: 8/09/2016

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

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

### Address

12N Andromeda Crescent East Tamaki Auckland 2013

### Legal Description

UNIT N DP 104005 & AU 28 DP 104005 & AU 30 DP 104005

### Appeals

### Modifications

### Zones

Business - Light Industry Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

### Overlays

### Designations

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

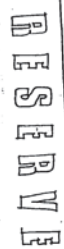


[illegible][illegible]

bp = boar pipe (PNC)  
 power = minus power  
 pit = bar + telescope  
 wild = well hand bag  
 ac = upper closet

- K = KENT ONLY
- W = WOOD & WOODS - ALUMINUM
- SS = CERAMIC SURFACES - JURE
- BR = BRICK SURFACE / SOL
- CON = CONCRETE OR STONE
- SP = SPERMALITE
- MH = MARBLE
- TV = TERMINAL VENT
- IV = INSPECTOR JUNCTION
- IB = INSULATION BOARD
- AL = ALUM TRAP

ENL 989



RESERVE

# ROAD

**DELUXE**  
**CONSTR. LTD**  
PROJECT MULTI-UNIT  
HOLIDAY DEVELOPMENT  
LOT 62  
ALBERMARLE CREEK  
EAST TAMAHI

Original Scan of  
1:200

837  
2 of 18  
C

Layout Plan  
Building Plan  
Site/Access Plan  
Services.