

Barfoot & Thompson City
Commercial
3/50 Kitchener Street
Auckland Central
AUCKLAND 1010



Applicant	Barfoot & Thompson City Commercial
LIM address	3 McGee Street Otahuhu Auckland 1062
Application number	8270049110
Customer Reference	76884
Date issued	7-Nov-2017
Legal Description	Lot 1 DP 53724
Certificates of title	NA9A/1069

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: Unknown or unassessed wind zone

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.

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

This property is classified as: Zone C

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

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

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

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

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

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

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

No Information has been notified to Council.

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

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

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

Billing Number/ Rate Account:	12344214490
Rates levied for the Year 2017/2018 :	\$6,479.51
Total rates to clear for the current year (including any arrears):	\$4,859.62

The rates figures are provided as at 8 a.m. 07/11/2017. It is strongly advised these are not used for settlement purposes.

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.

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

3 McGee Street Otahuhu Auckland 1062

Application No.	Description	Decision	Decision Date
O/TY0388232	Industrial development	Granted	10/06/1986

Subdivisions

3 McGee Street Otahuhu Auckland 1062

Application No.	Description	Decision	Decision Date
O/TW0418294	Subdivision Consent Scheme plan of subdivision	Granted	23/05/1979
AS/01/03757	Subdivision Consent 2 lot subdn & complete unit title - lot 2 - all exist bldgs liz	Granted	17/12/2001

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

3 McGee Street Otahuhu Auckland 1062

Application No.	Description	Issue Date	Status
O/UNKNOWN/05087	Erect factory & staffrooms	13/08/1968	Issued (See Note 1)
O/1492/15	Stormwater	12/11/1969	Issued (See Note 1)
O/1558/09	Install basin & sink	21/04/1970	Issued (See Note 1)
O/1613/14	Remove gully trap & install gr ease trap	08/09/1970	Issued (See Note 1)
O/1796/18	Sewer & stormwater	28/06/1971	Issued (See Note 1)
O/1795/15	Disconnection	28/06/1971	Issued (See Note 1)
O/1797/19	General plumbing	28/06/1971	Issued (See Note 1)
O/UNKNOWN/05092	Erect shed	06/07/1972	Issued (See Note 1)
O/2231/09	Install grease trap	09/05/1973	Issued (See Note 1)
O/2260/15	Grease trap & stormwater drain age	02/07/1973	Issued (See Note 1)
O/124493	Alter factory internally	12/07/1976	Issued (See Note 1)
O/2715/08	Stormwater drainage	06/05/1977	Issued (See Note 1)

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

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.

Zoning:	Business Business 5
Proposed Modifications	No site specific modification recorded

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):

Control Zone - refer to the <http://www.aucklandcity.govt.nz/council/documents/district/maps/mappdfs/j13.pdf>

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.

Special Height Restriction(s)

A height restriction requirement for Auckland International Airport applies to the land. Refer to the Auckland Council District Plan or 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. 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).

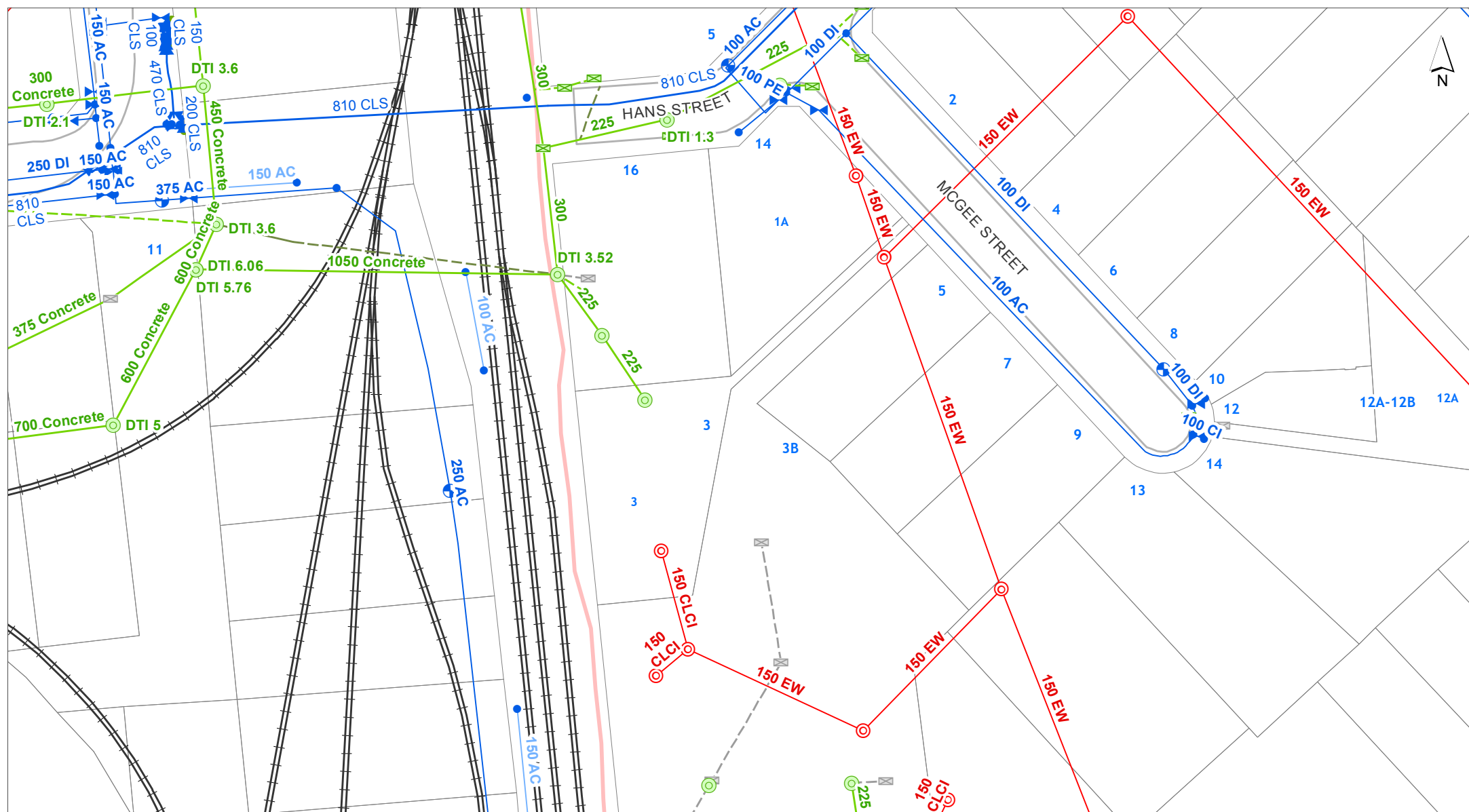
Attachments

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.

- 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.

- Consent Conditions : R.LUC.1986.1172
- As Built Drainage Plan : Private Drainage Plans 3



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Underground Services

3 McGee Street Otahuhu Auckland 1062

LOT 1 DP 53724



Scale @ A4
= 1:1,000

Date Printed:
7/11/2017

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

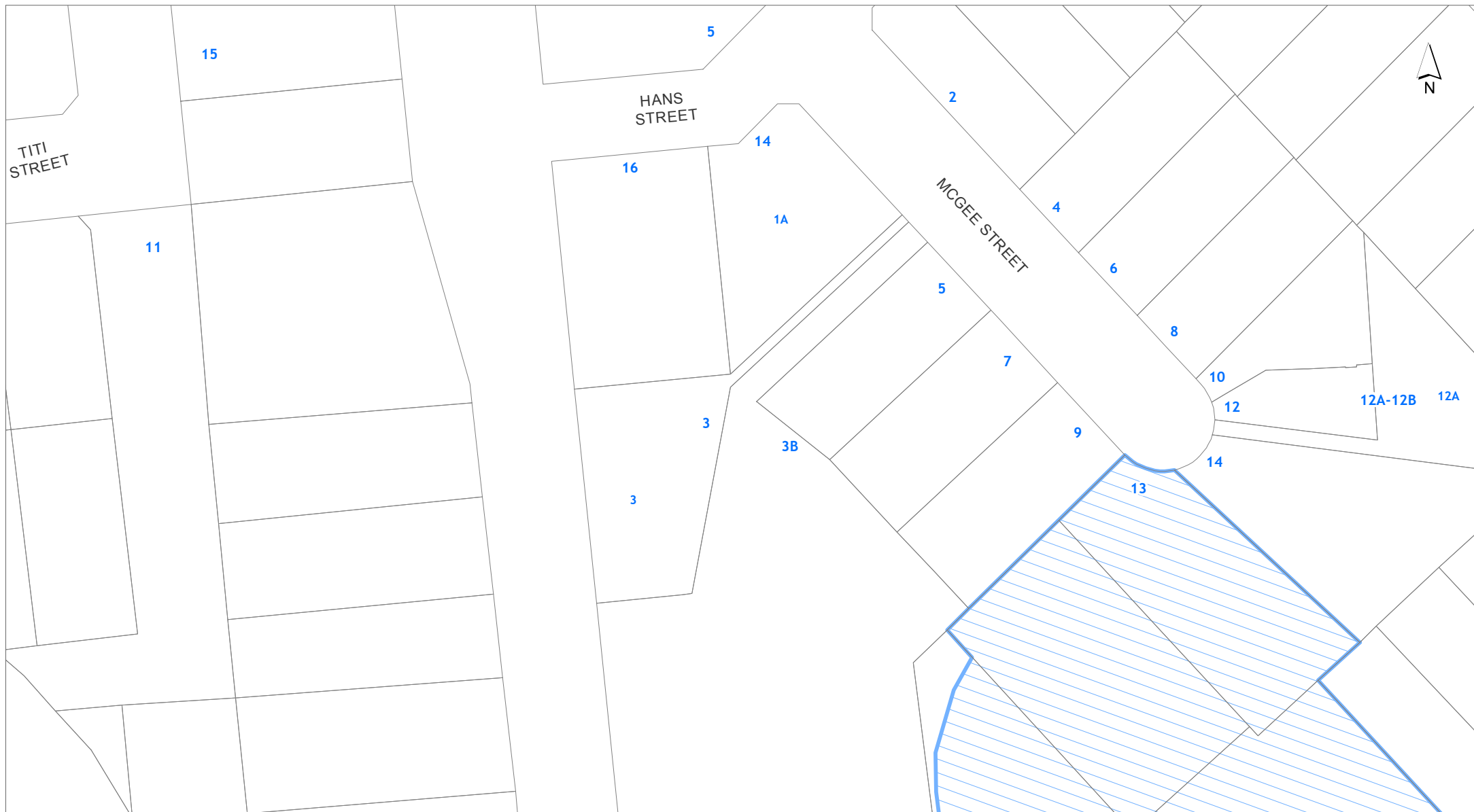
Wastewater

	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
Waitakere (WCC) only:	
	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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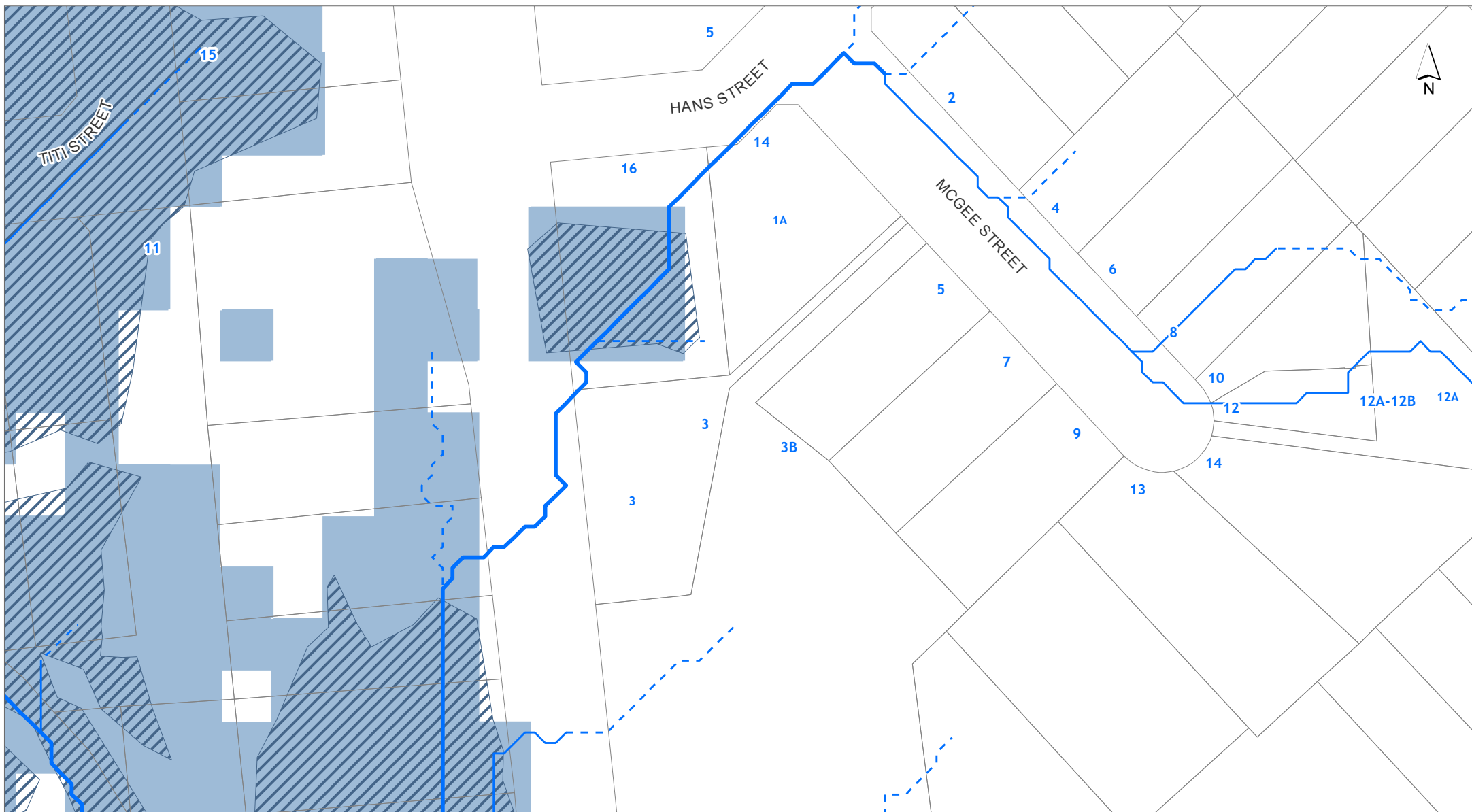
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1 - Hazards**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
7/11/2017

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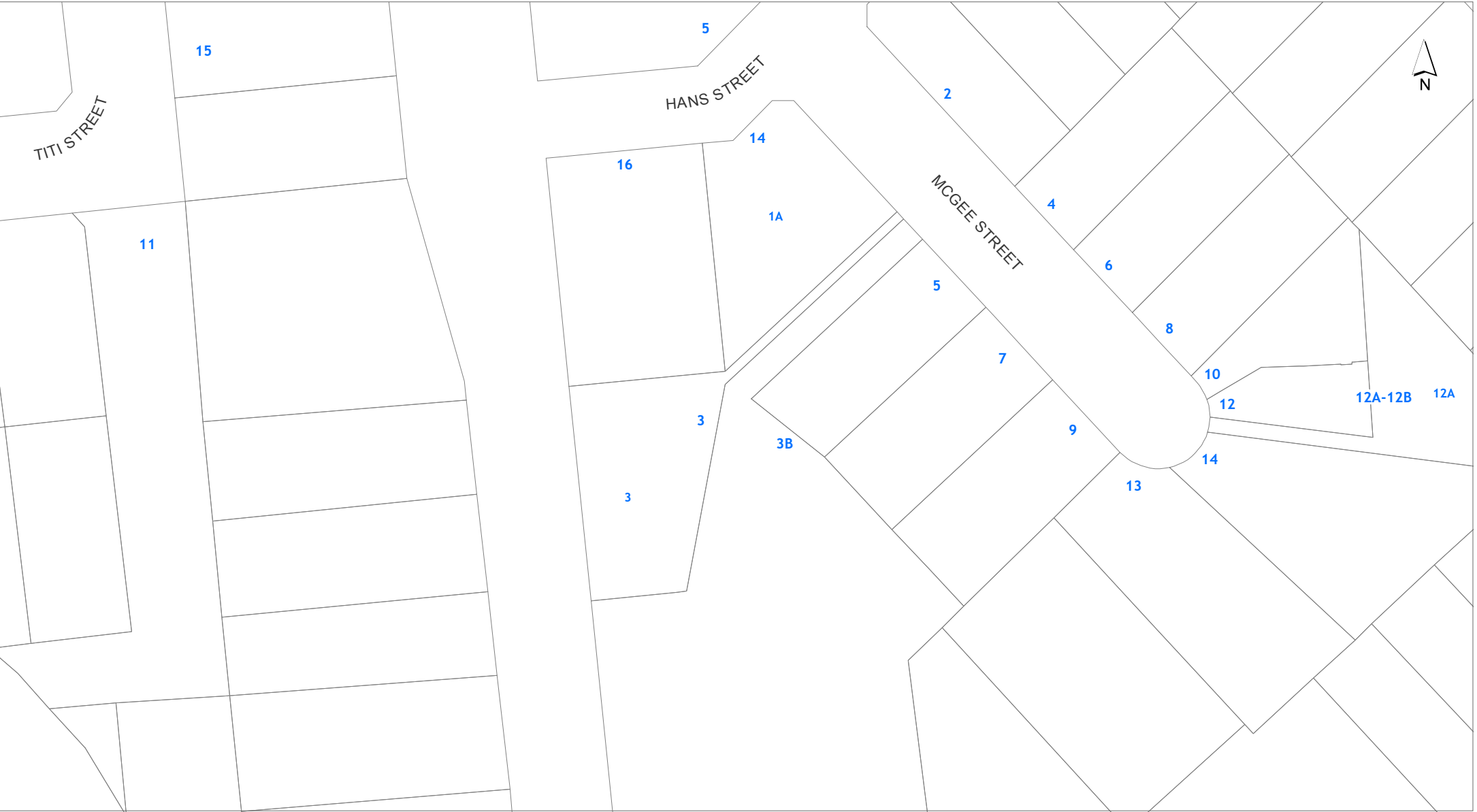
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2 - Natural Hazards**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

0 6.5 13 19.5
Meters

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3 - Other
3 McGee Street Otahuhu Auckland 1062
LOT 1 DP 53724

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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

-  2000m2 to 4000m2
-  4000m2 to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Coastal Inundation
-  Sea Spray
-  Volcanic Cones

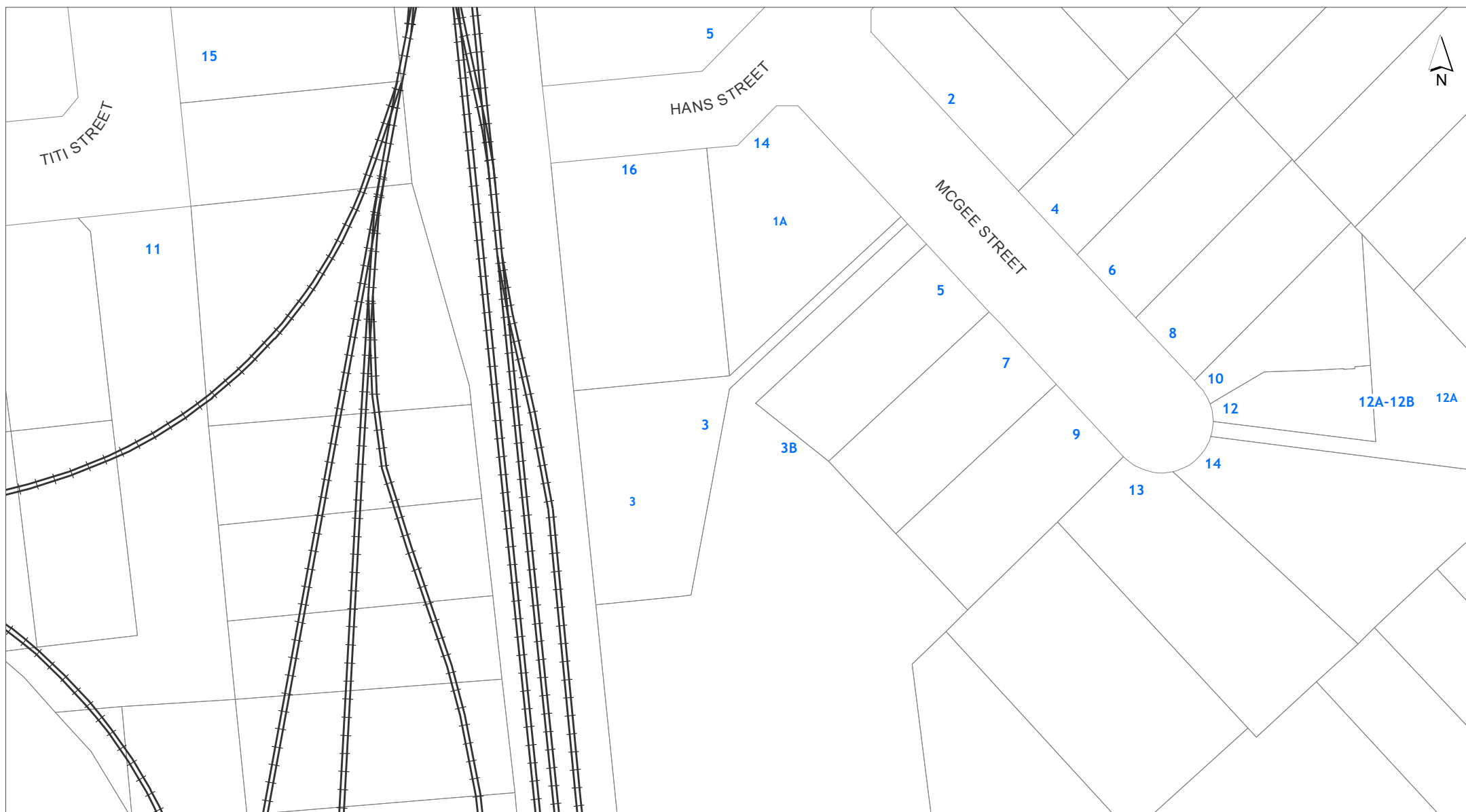
Other

Cultural Heritage Index

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

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 5/05/2017

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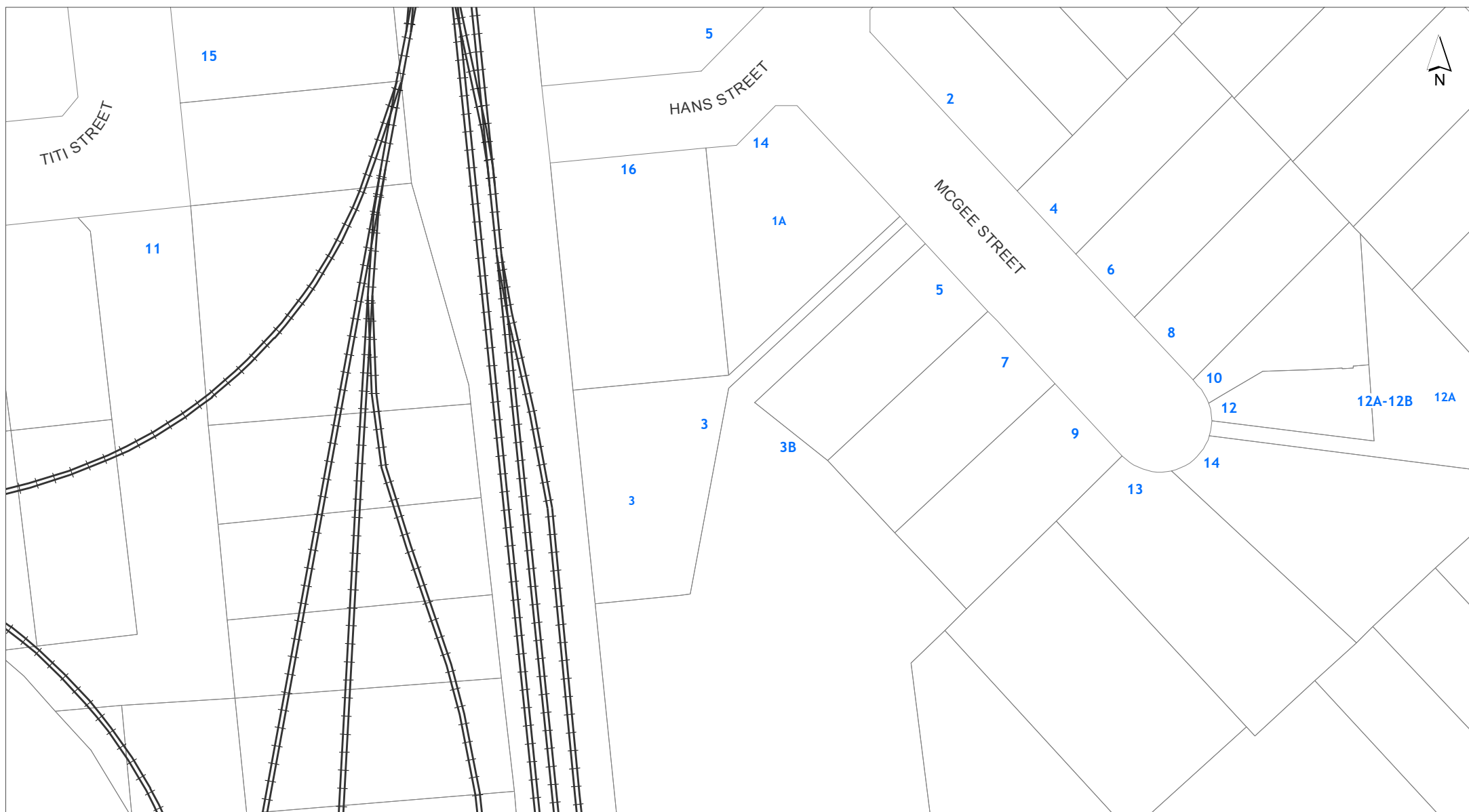
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Built Environment**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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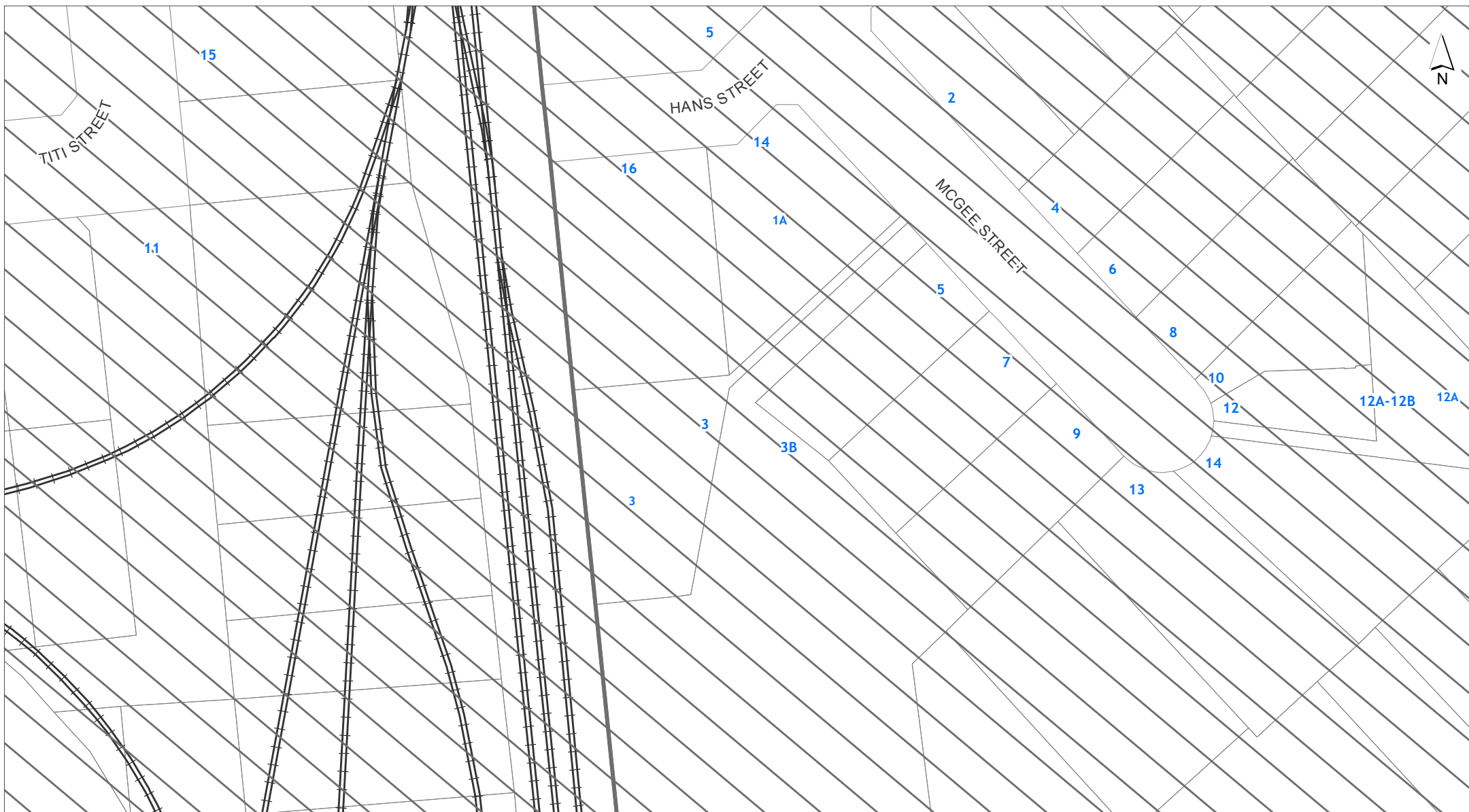
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Built Heritage and Character**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

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Meters

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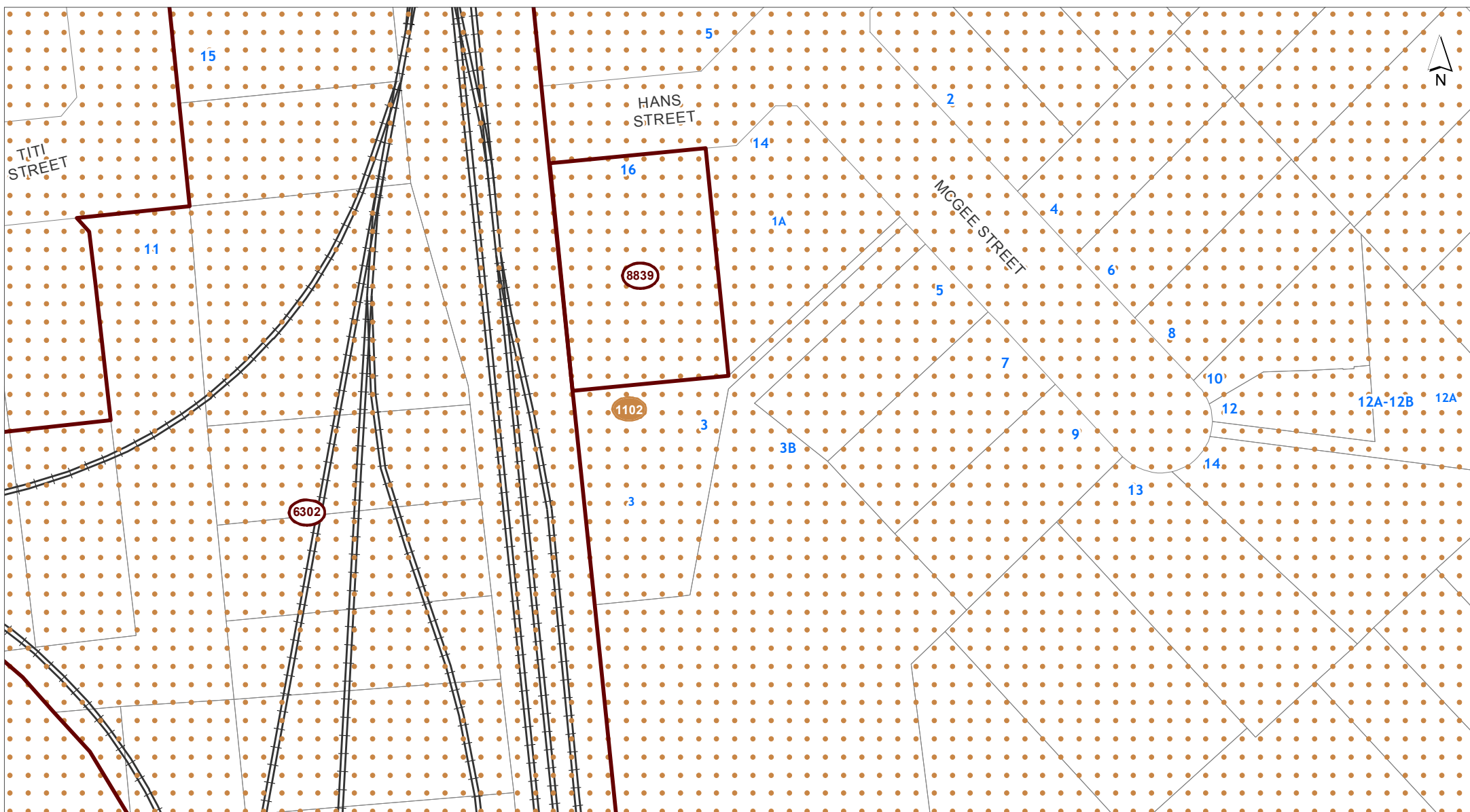
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Controls**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

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Meters

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Designations

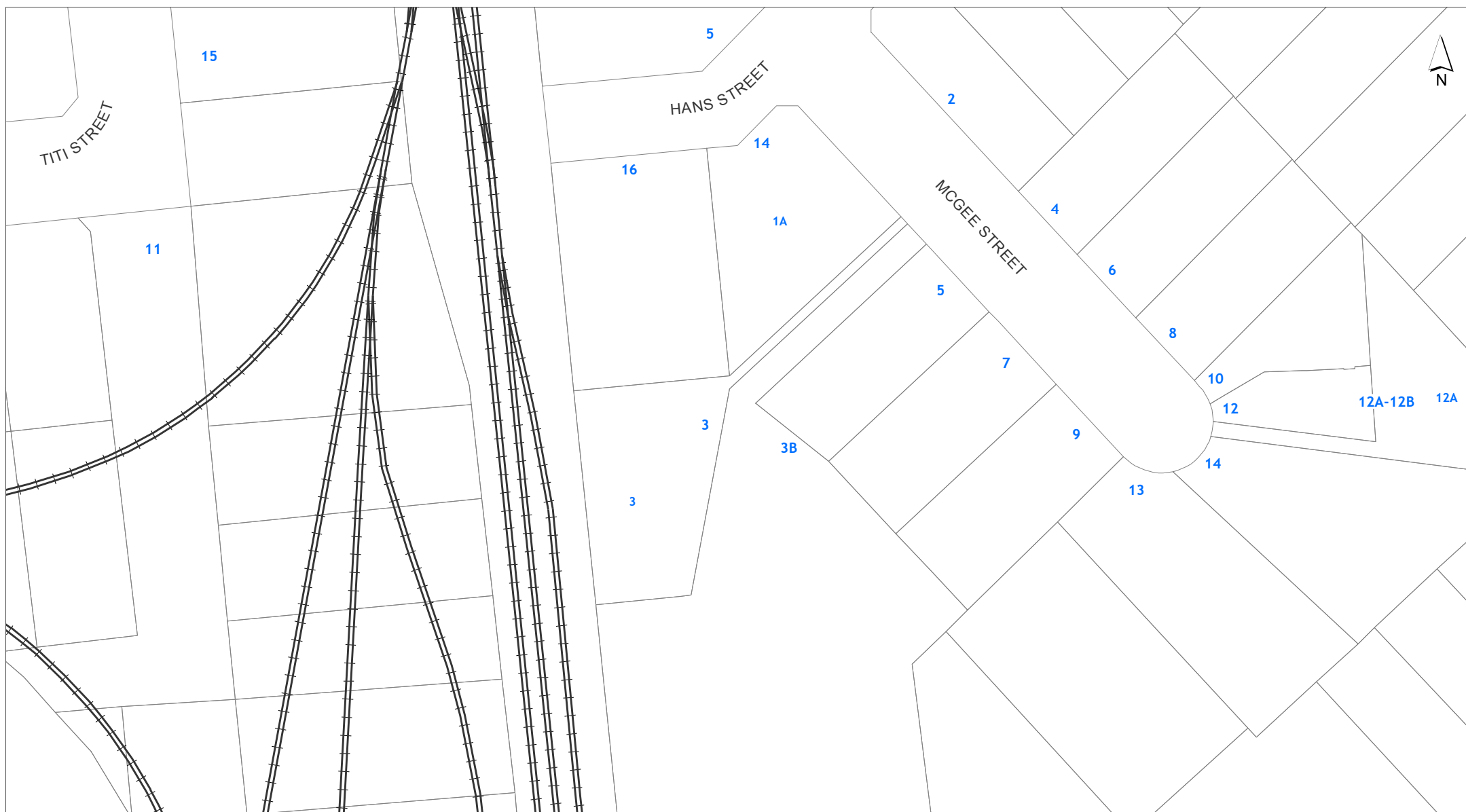
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Infrastructure**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

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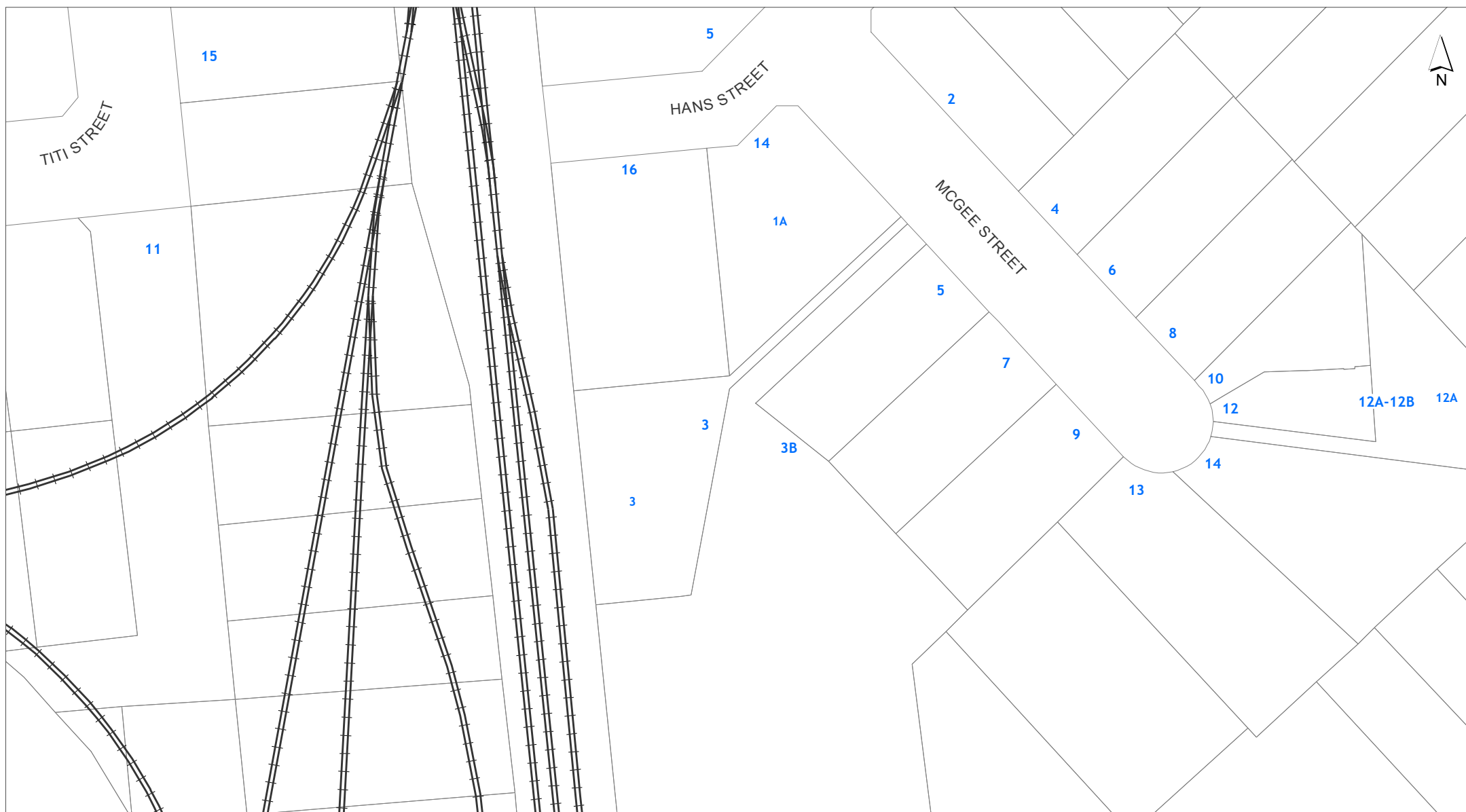
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Mana Whenua**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

0 7 14 21
Meters

Scale @ A4
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7/11/2017

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Natural Heritage**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Natural Resources**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

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Meters

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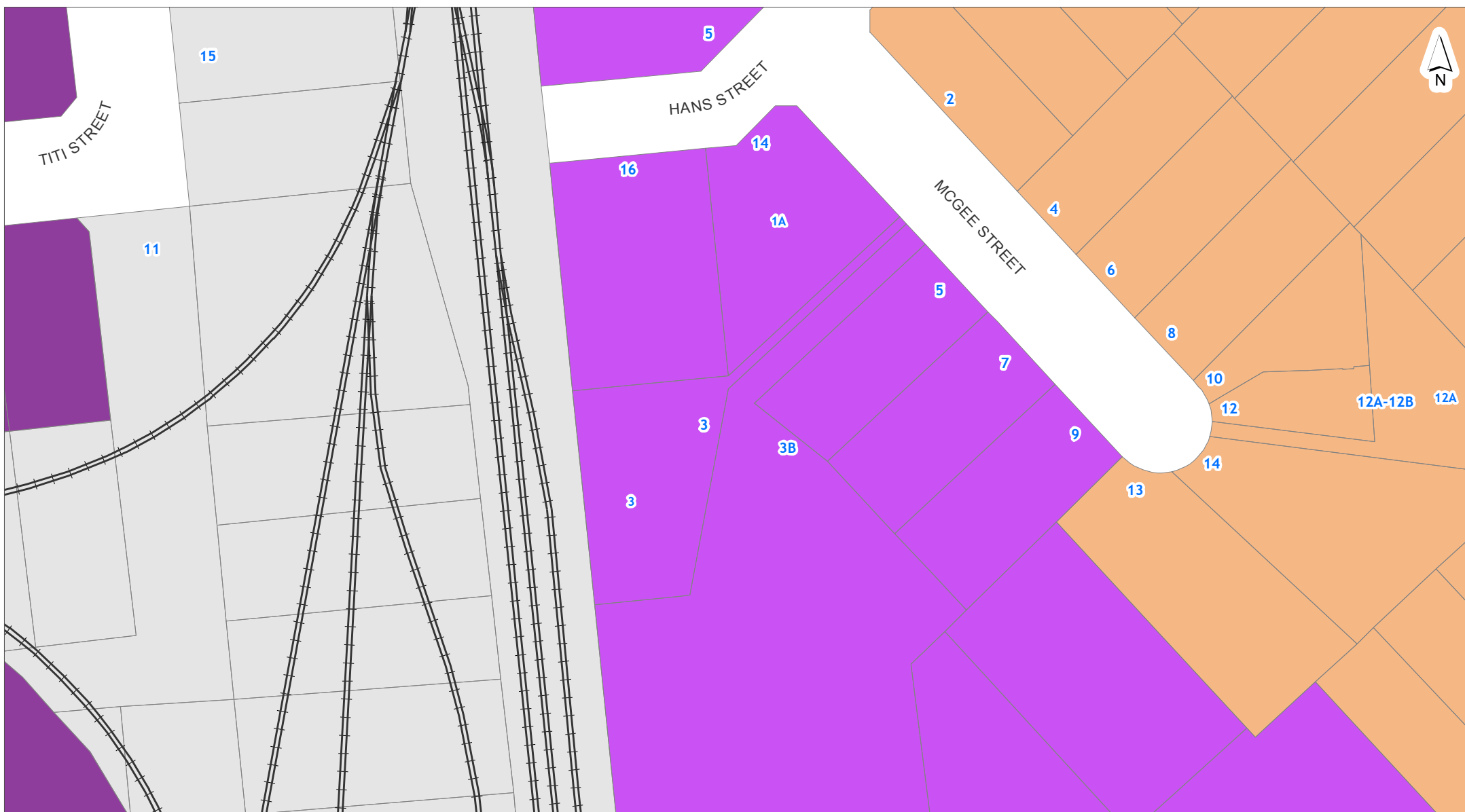
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Precincts**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**

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Zones and Rural Urban Boundary**3 McGee Street Otahuhu Auckland 1062****LOT 1 DP 53724**



0 7 14 21
Meters

Scale @ A4
= 1:1,000



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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





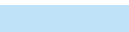














Plan Modifications












-  Notice of Requirements
-  Plan Changes


















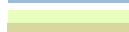
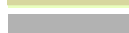
ZONES		Residential - Large Lot Zone
		Residential - Rural and Coastal Settlement Zone
		Residential - Single House Zone
		Residential - Mixed Housing Suburban Zone
		Residential - Mixed Housing Urban Zone
		Residential - Terrace Housing and Apartment Buildings Zone
		Business - City Centre Zone
		Business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

DESIGNATIONS



















-  Designations
-  Airspace Restriction Designations

OVERLAYS		Terrestrial [rp/dp]	Significant Ecological Areas Overlay
		Marine 1 [rcp]	
		Marine 2 [rcp]	
		Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
		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	Infrastructure
		Aircraft Noise Overlay	
		City Centre Port Noise Overlay [rcp / dp]	
		Quarry Buffer Area Overlay	
		Uncompromised	National Grid Corridor Overlay
		Compromised	
		National Grid Corridor	
		Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	Mana Whenua












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

ZONES		Rural - Rural Production Zone	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)
		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]	

-  Precincts
-  Indicative Coastline [i]
-  Rural Urban Boundary

OVERLAYS		Notable Trees Overlay	Natural Heritage
		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	

OVERLAYS		Historic Heritage Overlay Place [rcp/dp]	Built Heritage & Character
		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	

CONTROLS		Identified Growth Corridor Overlay	Built Environment
		Hazardous Facilities	
		Infrastructure	
		Flow 1 [rp]	
		Flow 2 [rp]	
		Stormwater Management Area Control	
		Level Crossings With Sightlines Control	
		Macroinvertebrate Community Index	
		Parking Variation Control	
		Subdivision Variation Control	
		Surf Breaks [rcp]	



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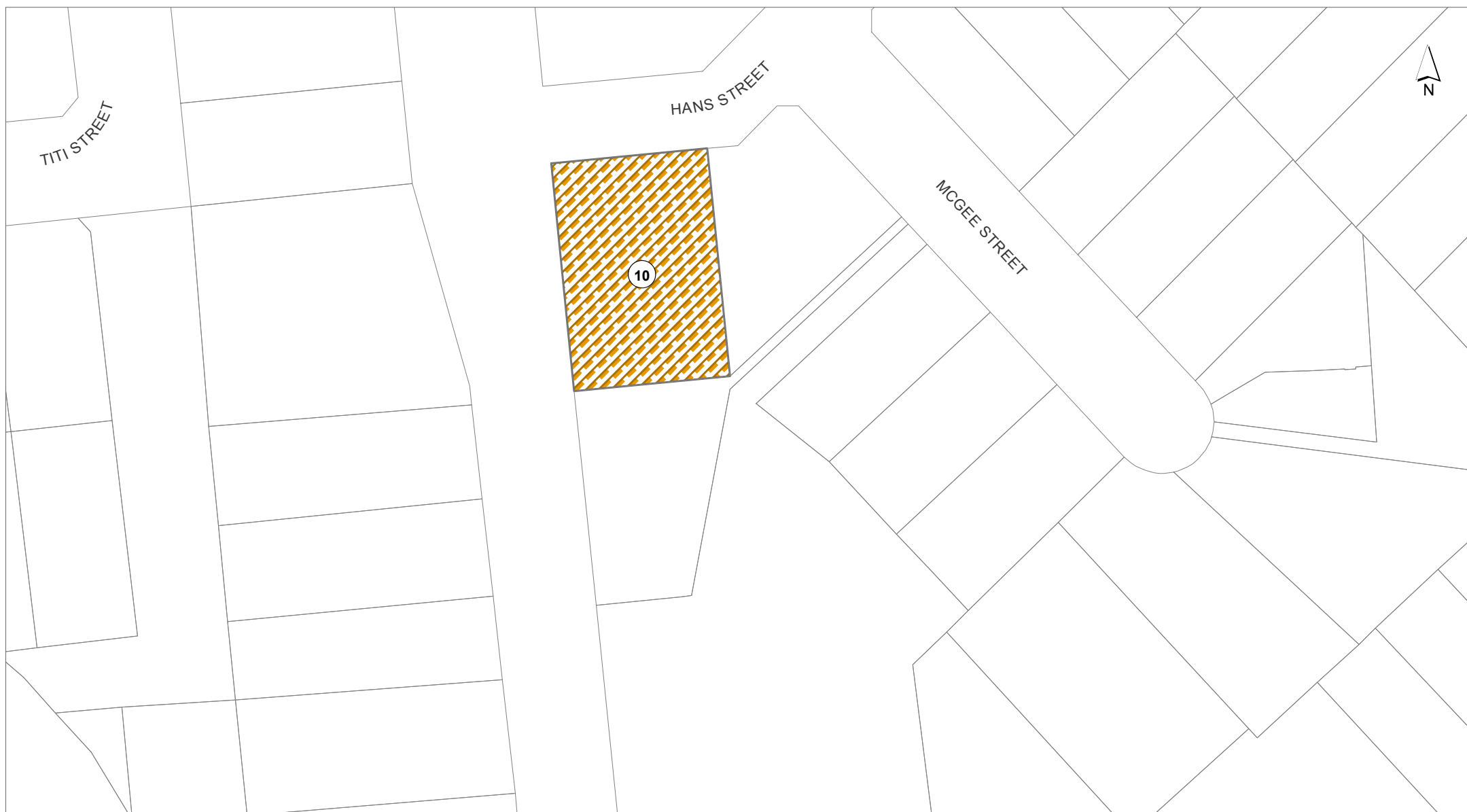
3 McGee Street Otahuhu Auckland 1062

LOT 1 DP 53724

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
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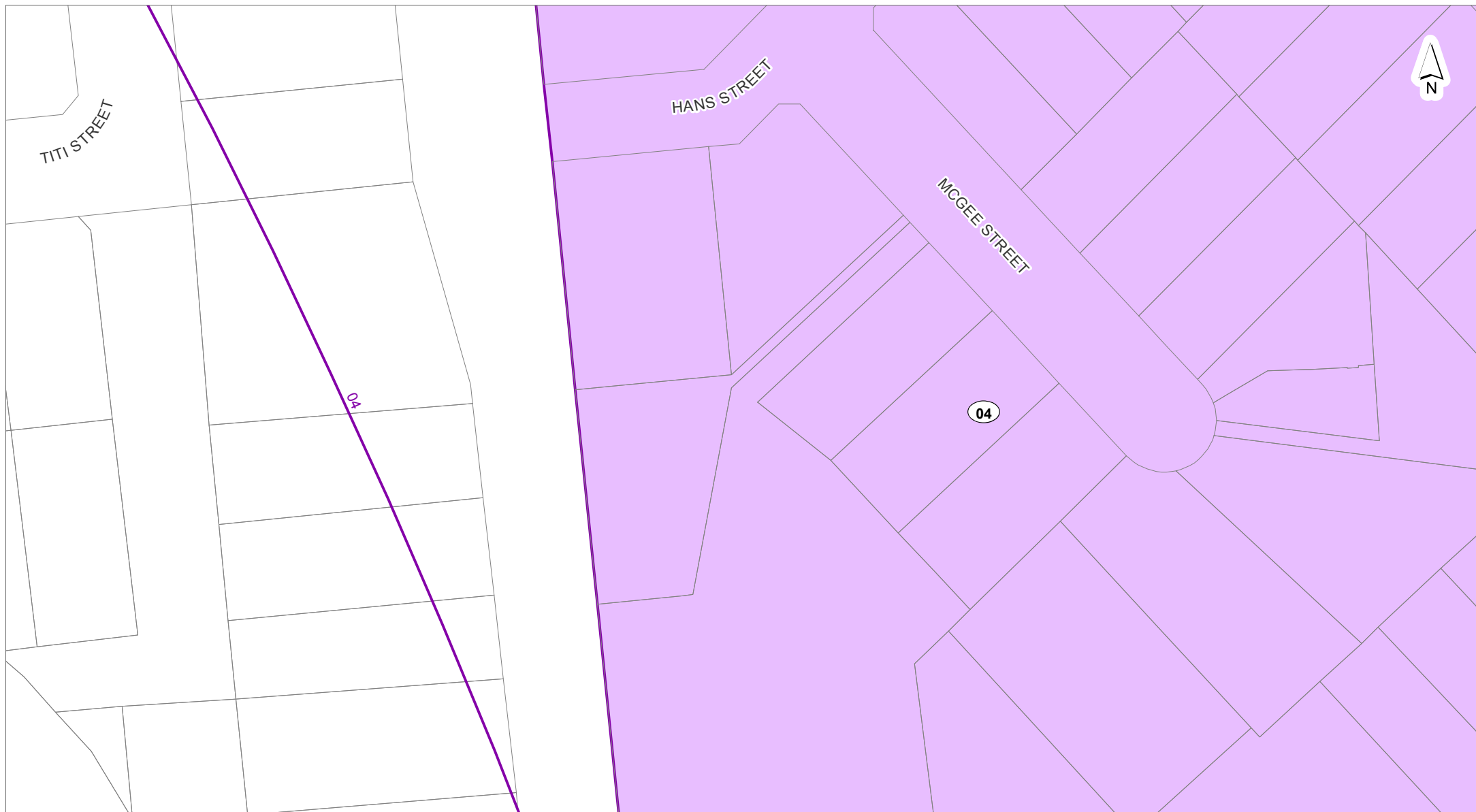
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






0 6.5 13 19.5
Meters

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7/11/2017

Map 1

Zoning Activities









-  Business
-  Open Space
-  Residential
-  Special Purpose
-  Isthmus Zoning boundaries
-  Special Parking Zone locations
-  Special Parking Zone boundary

Map 2








Cliffline Tree Amenity Area

Road Designations










-  Arterial Roads
-  Collector Roads
-  District Arterial Roads
-  Footways
-  Pedestrian Malls
-  Regional Arterial Roads
-  Service Lanes
-  Strategic Routes

Significant Site Extent



-  Archaeological Features
-  Archaeological and Geological Features
-  Geological Features
-  Maori Heritage
-  Significant Ecological Area

Site Development Controls







-  Designated Works
-  Additional Development Controls
-  Former Landfill Areas
-  Tamaki Drive Scenic Way
-  Tamaki Drive Scenic Way Outline

-  Archaeological
-  Cliffline Tree Amenity
-  Geological
-  Interchange Control
-  Maori Heritage
-  Tamaki Scenic Way
-  Buildings
-  Groups of Trees (two or more)
-  Tree (singular)













Heritage Buildings and Trees

-  Electricity Tunnel
-  Significant Site Line (Geological Features)

Building Line Control

-  Building Line Restriction
-  Interchange Control Area
-  Retail Frontage and Verandah Control
-  Special Yard Requirement
-  Vehicular Access Restriction
-  Verandah Control

Map 3

-  Isthmus District Plan Airport Approach Slope Inner Edge
-  Coastal Management Areas
-  Special Height Controls
-  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

Legend updated: 10/12/2014

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

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

Address

3 McGee Street Otahuhu Auckland 1062

Legal Description

LOT 1 DP 53724

Appeals

Modifications

Notice of Requirements - Auckland International Airport Ltd - Airspace Restriction Designations - [View PDF](#) - Lodged - 24/08/2017

Zones

Business - Light Industry Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

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

388233

86/747/243/10

Mr Moss

agm/cw

11 June 1986

Crofton Umbers Design
16A Mahoe Avenue
REMUEA

Dear Sir

INDUSTRIAL DEVELOPMENT : NO. 3 MCGEE STREET, OTAHUHU : CONTROLLED USE CONSENT :

At its meeting held on Tuesday, 10 June 1986, the Town Planning Subcommittee of Council with delegated authority, considered the above application together with the Report of the Town Planner.

The Subcommittee approved the proposal as submitted subject to the following conditions:

- 1 That a landscape plan be submitted with the building permit application indicating the trees and shrubs to be planted in the areas indicated. Preference should be given to taller tree specimens with provision for suitable ground cover i.e. bark.
- 2 That a written statement be submitted from a suitably qualified landscape person indicating that all planting and landscaping will be carried out within three (3) months of the completion of the building and that such written statement be submitted before a building permit is issued for the development.
- 3 That the planting and landscaping to be provided in association with the development and as shown on the landscape plan submitted with the building permit application, be preserved and maintained in a healthy state at all times and that replacement planting be carried out as and when considered necessary to ensure a high level of visual amenity prevails for the development, to the satisfaction of the Council.

continued....

- 4 That four additional tall tree specimens be planted on the Railway Easement area, i.e. the area between the Railway line and the building. The Railways Department has been approached and indicates it has no objection to the planting provided the trees are removed if the easement area is required at a future date.

The Subcommittee also wishes to advise that pursuant to Section 88 (2) of the Town and Country Planning Act 1977, you may, within one month after notification of the above decision, apply in writing to the Council for a review of the decision. On receiving such application, the Council shall review the decision and shall confirm, modify or reverse it.

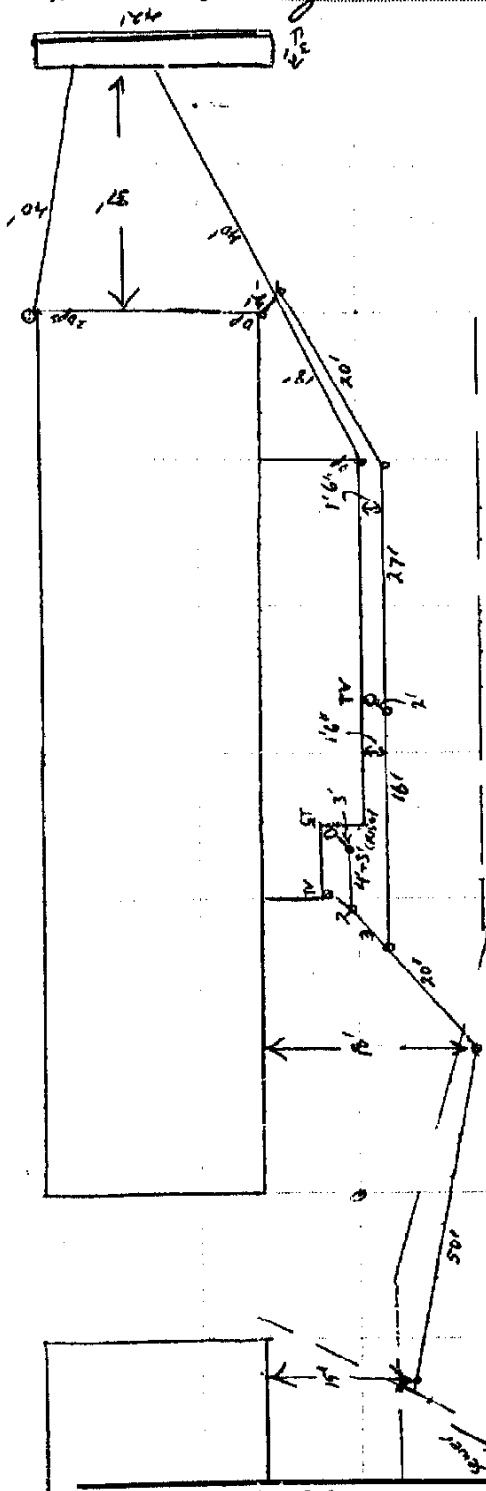
Yours faithfully

A G Moss
TOWN PLANNER

Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains & inspection fittings.

Drainlayer's Name: R. Byrne

Please Indicate Scale Used.



Inspector