

Barfoot & Thompson Epsom
280 Manukau Road
Epsom
AUCKLAND 1023



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Applicant	Barfoot & Thompson Epsom
LIM address	2/641 Richardson Road Mount Roskill Auckland 1041
Application number	8270310387
Customer Reference	
Date issued	10-May-2021
Legal Description	Flat 2 DP 187237, 1/2 SH Lot 81 DP 46222
Certificates of title	NA116B/730

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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.

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Flood Plain

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

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

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

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

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

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

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

This property is classified as: Zone C

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

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

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

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

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

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

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

No Information has been notified to Council.

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

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

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


Billing Number/ Rate Account:	12342685658
Rates levied for the Year 2020/2021 :	\$2,533.17
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,393.23

The rates figures are provided as at 8 a.m. 10/05/2021. 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.

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

 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

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

641 Richardson Road Mount Roskill Auckland 1041

Application No.	Description	Decision	Decision Date
RO/95/03442	Land Use Consent Row infringement by building overhang d.a. -	Granted	14/09/1995

Subdivisions

641 Richardson Road Mount Roskill Auckland 1041

Application No.	Description	Decision	Decision Date
RX/95/02461	Subdivision Consent Cross lease (1st stage) jn 57525	Granted	25/10/1995
RX/95/02817	Subdivision Consent S 127 jn 57691 kath	Granted	30/11/1995
RX/95/02921	Subdivision Consent 224c jn 57773	Granted	01/12/1995
RX/98/00095	Subdivision Consent 2nd stage cross lease jn:55422 julia	Granted	05/02/1998

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

2/641 Richardson Road Mount Roskill Auckland 1041

Application No.	Description	Issue Date	Status
RC/95/06950	New dwelling 603155	31/10/1995	CCC Issued 11/03/1998 (See Note 2)
RC/96/02459	Home heating	29/03/1996	CCC Issued 29/05/1998 (See Note 2)
B/2013/1672	Relaying of up to 10m of private sewer lateral to connect to the new watercare sewer at 66 Morrie Laing Ave	15/03/2013	CCC Issued 31/07/2013 (See Note 2)
B/COA/2013/1292	An en-suite in the bedroom on the first floor.	05/08/2013	CoA Issued (See Note 6)

1/641 Richardson Road Mount Roskill Auckland 1041

Application No.	Description	Issue Date	Status
O/G119115	Erect porch screen	11/08/1976	Issued (See Note 1)

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.
6	Certificate of Acceptance (COA) has been processed.

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.

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district

provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as “Hauraki Gulf Islands”, the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Certificate of Acceptance (COA) : 0000-08794651 - B/COA/2013/1292 - 2_641 Richardson Road, Mo
- As Built Drainage Plan : Drainage Plans

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

Address

2/641 Richardson Road Mount Roskill Auckland 1041

Legal Description

FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Infrastructure: National Grid Corridor Overlay - National Grid Subdivision Corridor

Infrastructure: National Grid Corridor Overlay - National Grid Yard Compromised

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O12 - One Tree Hill - Viewshafts

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

Designations

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

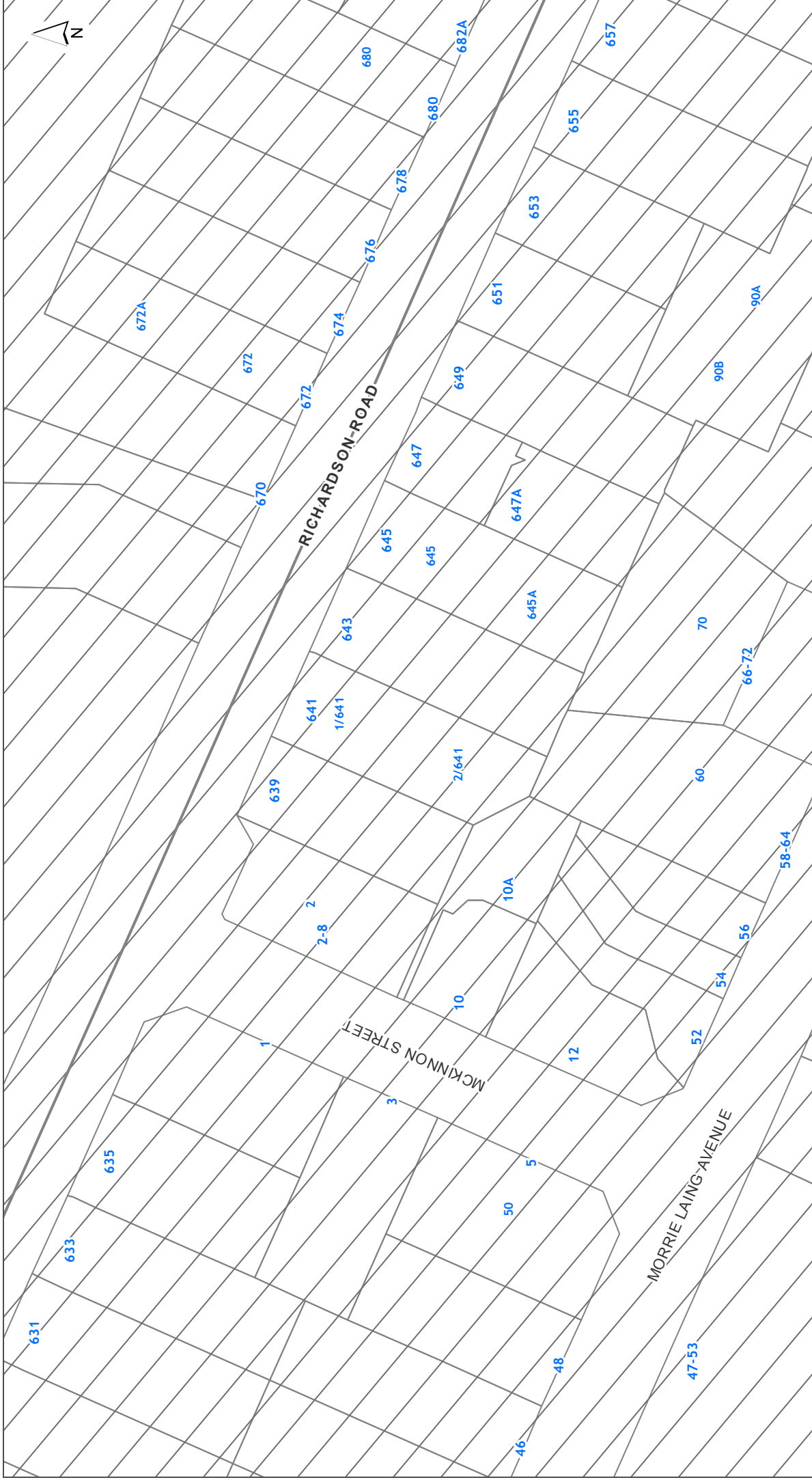


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Built Environment
 2/641 Richardson Road Mount Roskill Auckland 1041
 FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

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 10/05/2021



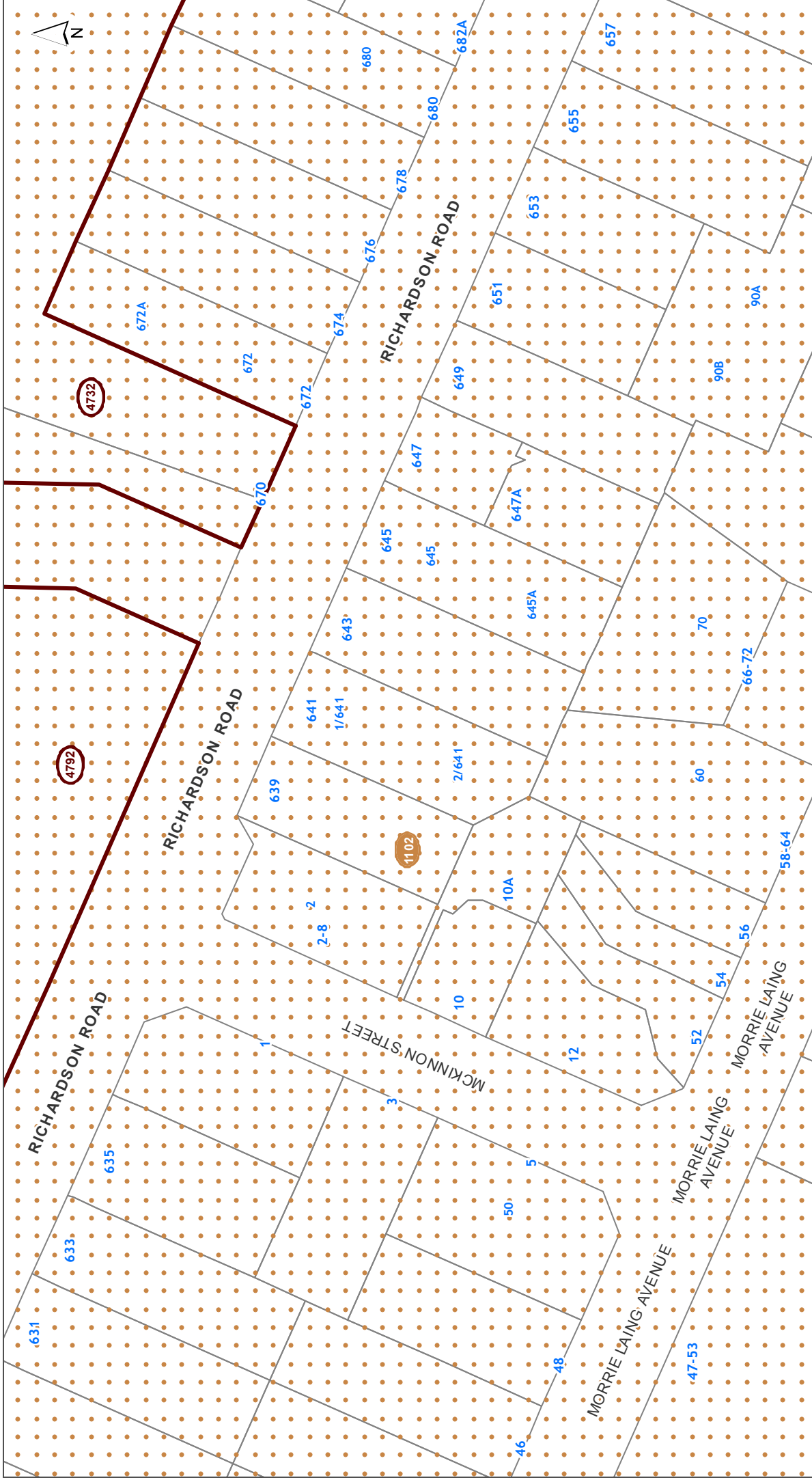


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Controls
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Designations
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Historic Heritage and Special Character
 2/641 Richardson Road Mount Roskill Auckland 1041
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Infrastructure
 2/641 Richardson Road Mount Roskill Auckland 1041
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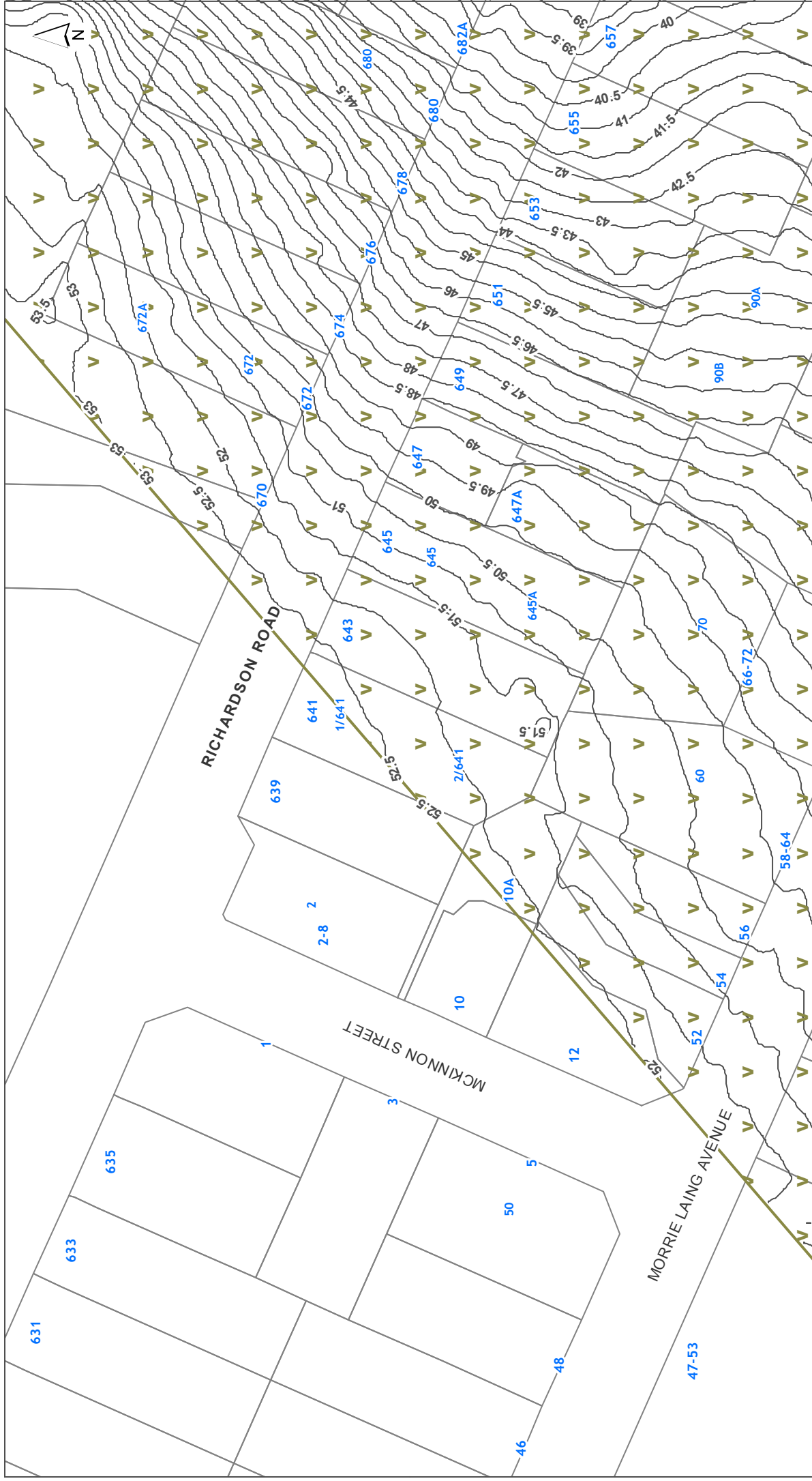


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Mana Whenua
 2/641 Richardson Road Mount Roskill Auckland 1041
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Natural Heritage

2/641 Richardson Road Mount Roskill Auckland 1041

FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

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Natural Resources
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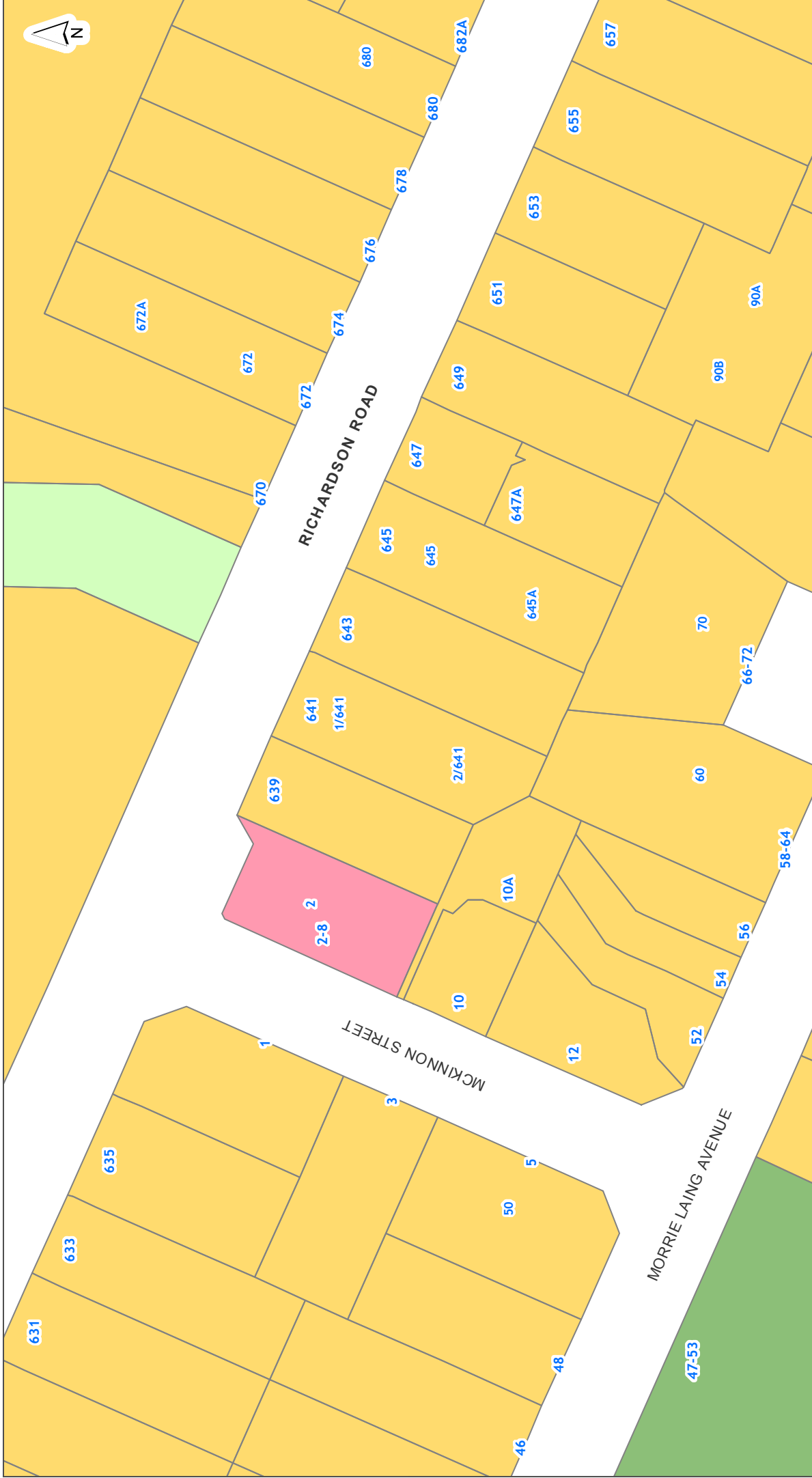


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Precincts
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 FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

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Zones and Rural Urban Boundary

2/641 Richardson Road Mount Roskill Auckland 1041



FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

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NOTATIONS

Appeals

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

Proposed Plan Modifications



-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

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

ZONING

Residential

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








Business

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

Open space

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



Rural

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


Future Urban

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

Infrastructure

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

Coastal

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














Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays









Natural Resources

-  Terrestrial [rp/dp]
-  Marine 1 [rcp]
-  Marine 2 [rcp]
-  Water Supply Management Areas Overlay [rp]
-  Natural Stream Management Areas Overlay [rp]
-  High-Use Stream Management Areas Overlay [rp]
-  Natural Lake Management Areas Overlay (Natural Lake and Urban Lake)
-  Urban Lake Management Areas Overlay (Natural Lake and Urban Lake)
-  High-Use Aquifer Management Areas Overlay [rp]
-  Quality-Sensitive Aquifer Management Areas Overlay [rp]
-  Wetland Management Areas Overlay [rp]

Significant Ecological Areas Overlay


Lake Management Areas Overlay (Natural Lake and Urban Lake)

Infrastructure

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

National Grid Corridor Overlay



















Mana Whenua

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

Built Environment

-  Identified Growth Corridor Overlay








Natural Heritage

-  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]
-  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]
-  Modified
-  Natural
-  Ridgeline Protection Overlay
-  Local Public Views Overlay [rcp/dp]
-  Extent of Overlay
-  Subdivision Schedule
-  Waitakere Ranges Heritage Area Overlay











Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]

Waitakere Ranges Heritage Area Overlay

Historic Heritage & Special Character













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

Controls

-  Key Retail Frontage
-  General Commercial Frontage
-  Adjacent to Level Crossings
-  General
-  Motorway Interchange Control
-  Centre Fringe Office Control
-  Height Variation Control
-  Parking Variation Control
-  Level Crossings With Sightlines Control
-  Arterial Roads

Building Frontage Control

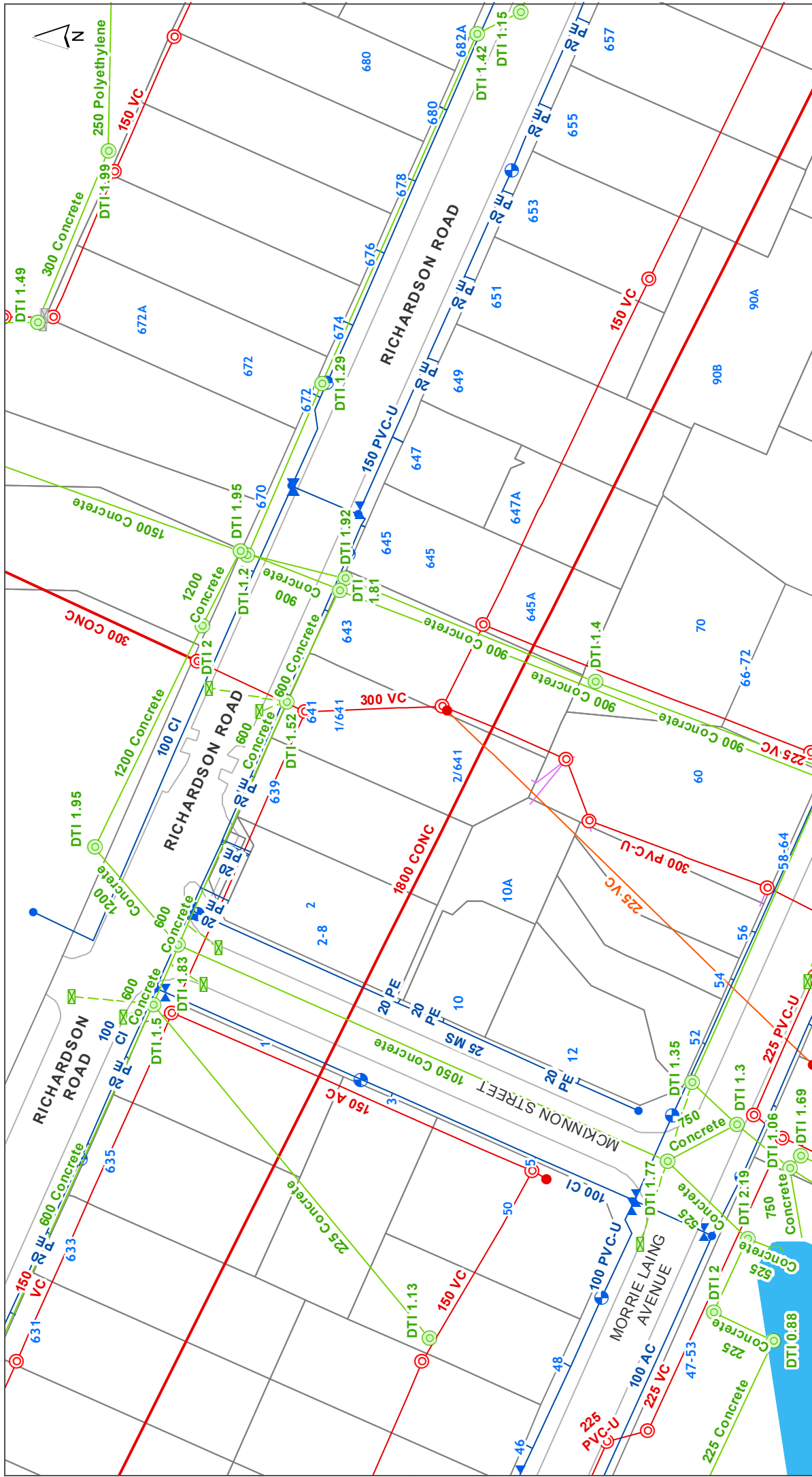
Vehicle Access Restriction Control

-  Business Park Zone Office Control
-  Hazardous Facilities
-  Infrastructure
-  Emergency Management Area Control
-  Macroinvertebrate Community Index
-  Flow 1 [rp]
-  Flow 2 [rp]
-  Stormwater Management Area Control
-  Subdivision Variation Control
-  Surf Breaks [rcp]
-  Cable Protection Areas Control [rcp]
-  Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

-  Designations

-  Airspace Restriction Designations



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Underground Services

2/641 Richardson Road Mount Roskill Auckland 1041

FLAT 2 DP 187237 ON LOT 81 DP 462222 1/2 SH



Scale @ A4 = 1:1,000

Date Printed: 10/05/2021



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

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

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		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		
	Lined Channel		
	Watercourse		

Water

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

Wastewater

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

Utilities

	Transpower Site
	Pylon (Transpower)
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation Jet A1 Fuel Pipeline
	Liquid Fuels Pipeline [Marsden to Wirā]
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour Interval

Legend updated: 21/09/2020





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Hazards
 2/641 Richardson Road Mount Roskill Auckland 1041
 FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 10/05/2021



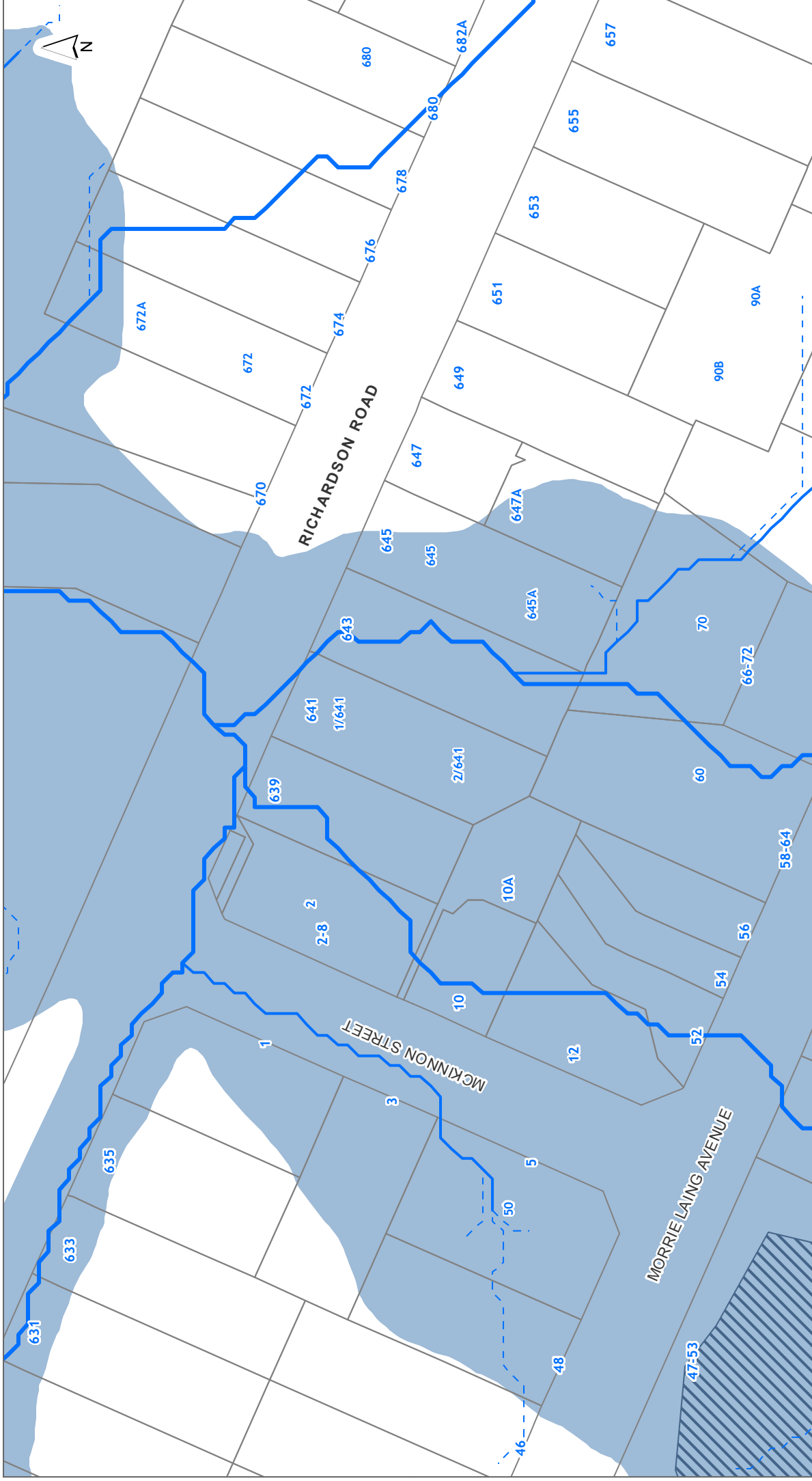


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Natural Hazards - Coastal Inundation
 2/641 Richardson Road Mount Roskill Auckland 1041
 FLAT 2 DP 187237 ON LOT 81 DP 462222 1/2 SH

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 10/05/2021





0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/05/2021

Natural Hazards - Flooding
 2/641 Richardson Road Mount Roskill Auckland 1041
 FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

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Natural Hazards - Sea Spray
 2/641 Richardson Road Mount Roskill Auckland 1041
 FLAT 2 DP 187237 ON LOT 81 DP 462222 1/2 SH

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 10/05/2021





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Natural Hazards - Volcanic Cones
2/641 Richardson Road Mount Roskill Auckland 1041
FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/05/2021



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Other
 2/641 Richardson Road Mount Roskill Auckland 1041
 FLAT 2 DP 187237 ON LOT 81 DP 462222 1/2 SH

0 6.5 13 19.5 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 10/05/2021
















Hazards

Soil Warning Area

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




Hazards

Soil Warning Area continued




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





Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  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: 12/06/2018

CERTIFICATE OF ACCEPTANCE

SECTION 99, BUILDING ACT 2004

APPLICATION NO: B/COA/2013/1292

Issued By: Auckland Council

PROJECT: An en-suite in the bedroom on the first floor.

Class: Certificate of acceptance

PROJECT ADDRESS: 2/641 Richardson Road, Mount Roskill, Auckland 1041

Legal Description FLAT 2 DP 187237 ON LOT 81 DP 46222 1/2 SH 867 M2

Name of Owners W Xu and X Zhang, 2/641 Richardson Road, Mount Roskill, Auckland 1041

Contact Person BW Building Consultants Limited, 35 Lingfield Street, Glenfield, Auckland 0629

Acceptance of compliance

Auckland Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that insofar as it could ascertain, the building work DETAILED IN THE APPROVAL SECTION BELOW complies with the building code.

Auckland Council was only able to inspect the following parts of the building work and this certificate is qualified as follows:

APPROVAL

Items / features in the concerned areas that were considered to meet the NZ Building Code 1992.

EXCLUSION

Items that could not be satisfactorily identified to meet NZ Building Code 1992, or works that do not form part of this approval

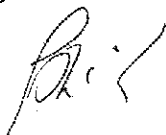
The following clauses of the NZ Building Code 1992 are **not considered to be applicable** to the above scope of works:

B1	B2														
C1	C2	C3	C4												
D1	D2														
E1	E2	E3													
F1	F2	F3	F4	F5	F6	F7	F8								
G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12	G13	G14	G15	
H1															

Attachments:

- Plans and photographs held on file at Auckland City Environments

Signed for and on behalf of Council



Ian McCormick
Manager Building Control

Date: 31 July 2013

As built drainage plan

Building consent number: B/2013/1672 Owner: W XU & X ZHANG

Street address: 2/641 RICHARDSON RD
MT ROBINSON

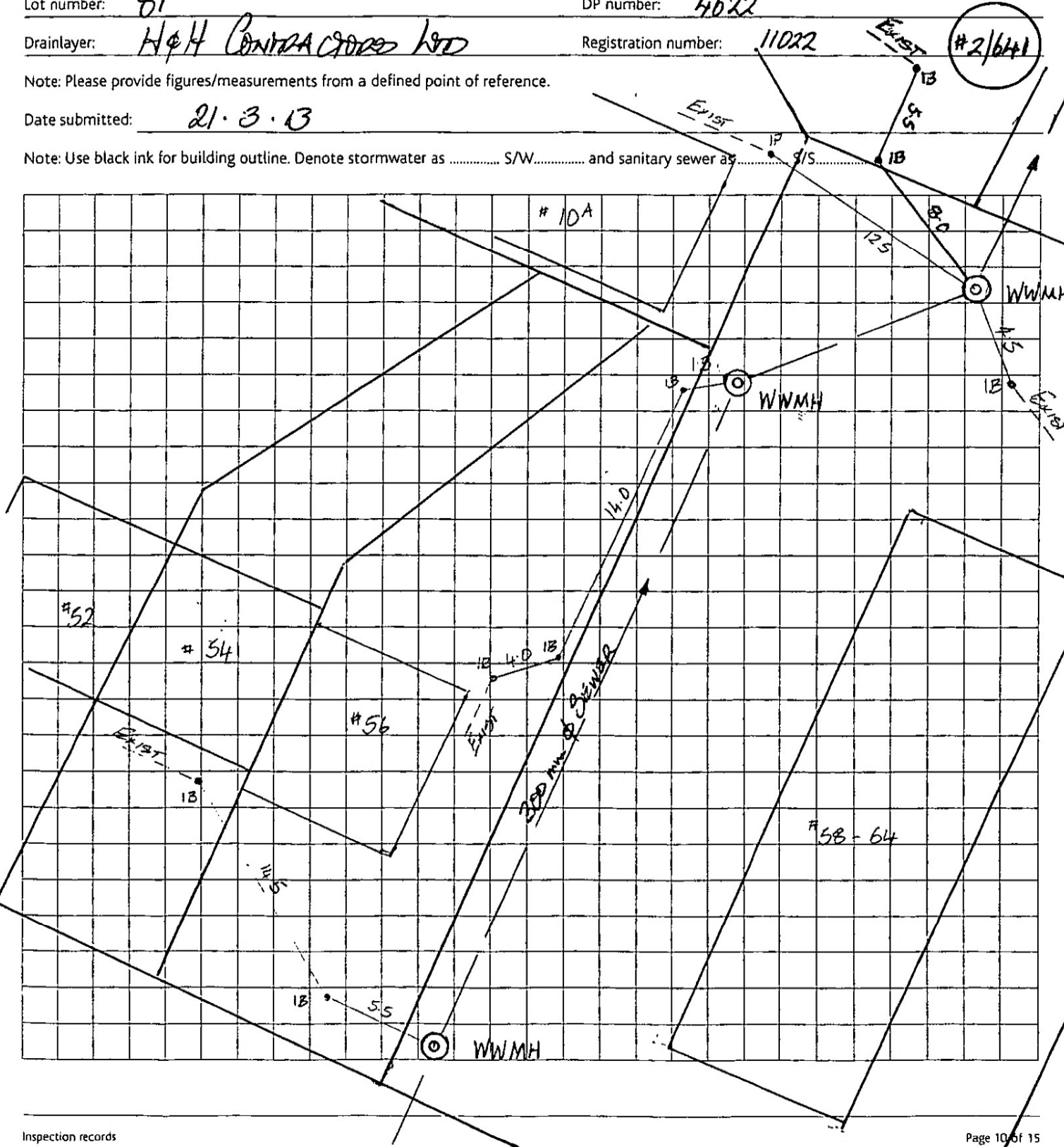
Lot number: 81 DP number: 4622

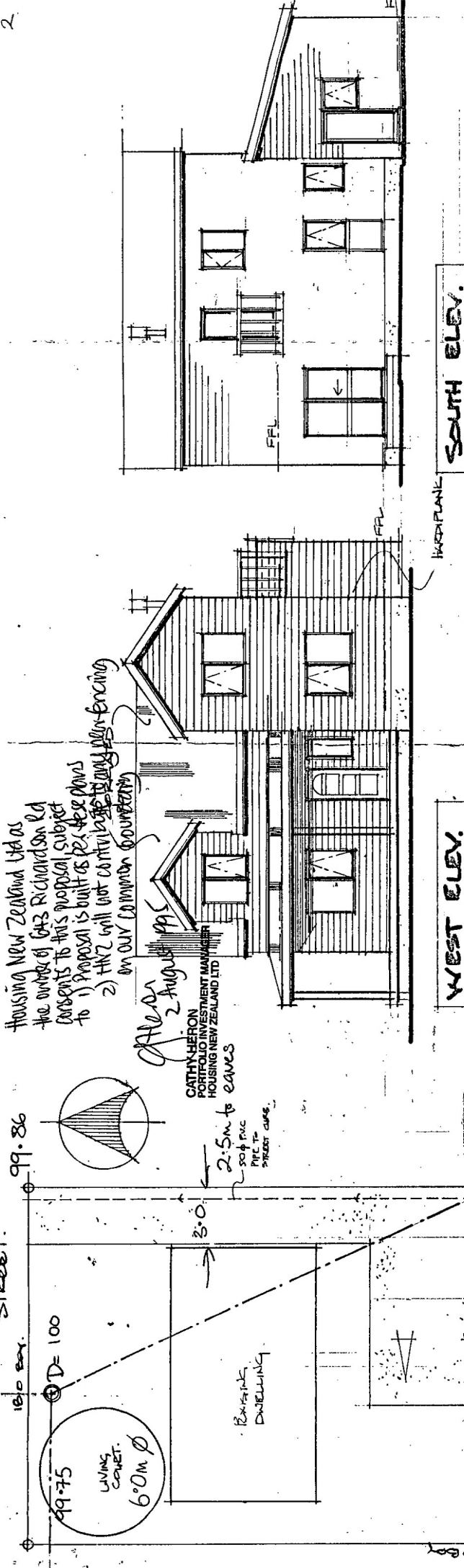
Drainlayer: H&H CONTRACTORS LTD Registration number: 11022

Note: Please provide figures/measurements from a defined point of reference.

Date submitted: 21.3.13

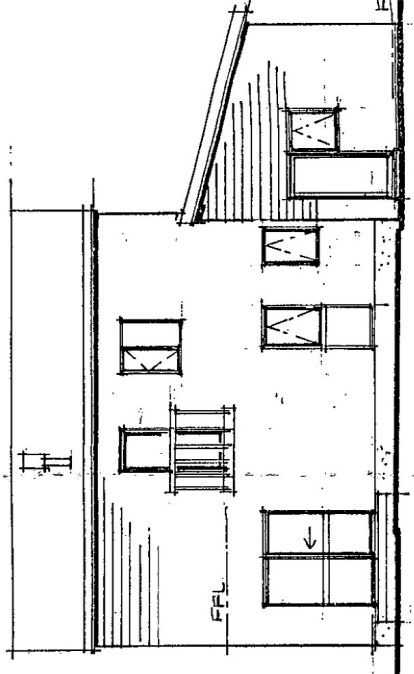
Note: Use black ink for building outline. Denote stormwater as S/W..... and sanitary sewer as



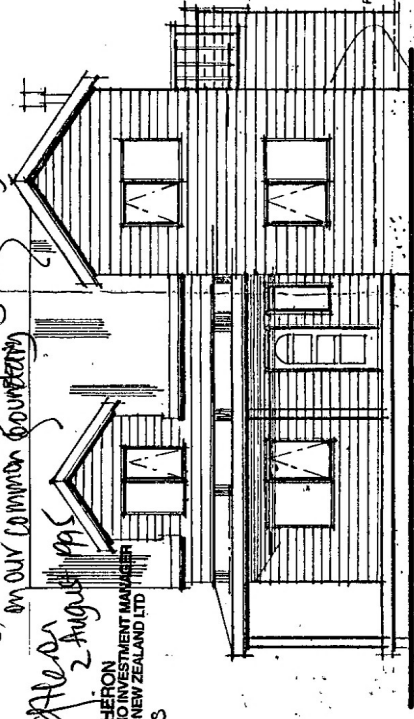


Housing New Zealand Ltd as the owner of 643 Richardson Rd consents to this proposal subject to 1) proposal is built as per these plans 2) HNZ will not contribute to any fencing on our common boundary

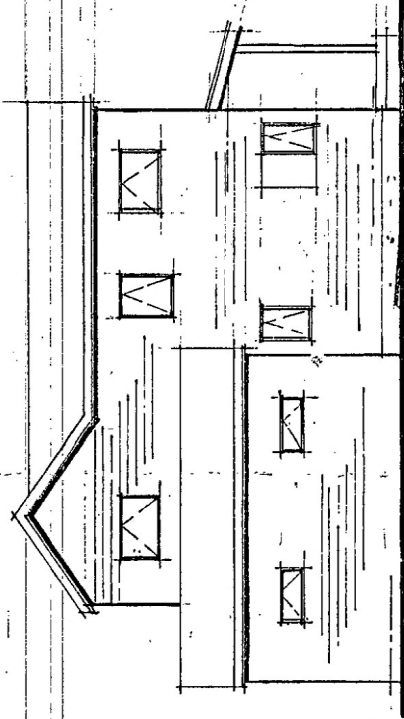
Alan
2 August 1995
CATHY HERON
CORPORATE INVESTMENT MANAGER
HOUSING NEW ZEALAND LTD



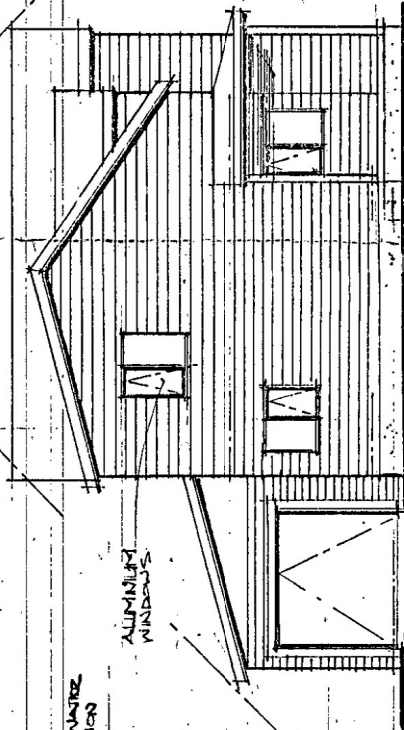
SOUTH ELEV.



WEST ELEV.



EAST ELEV.



NORTH ELEV.

EDEVROSKILL
BUILDING CONSENT NO.
EC 5-69511
AUCKLAND CITY COUNCIL

Touchcraft
DESIGN & ESTIMATING

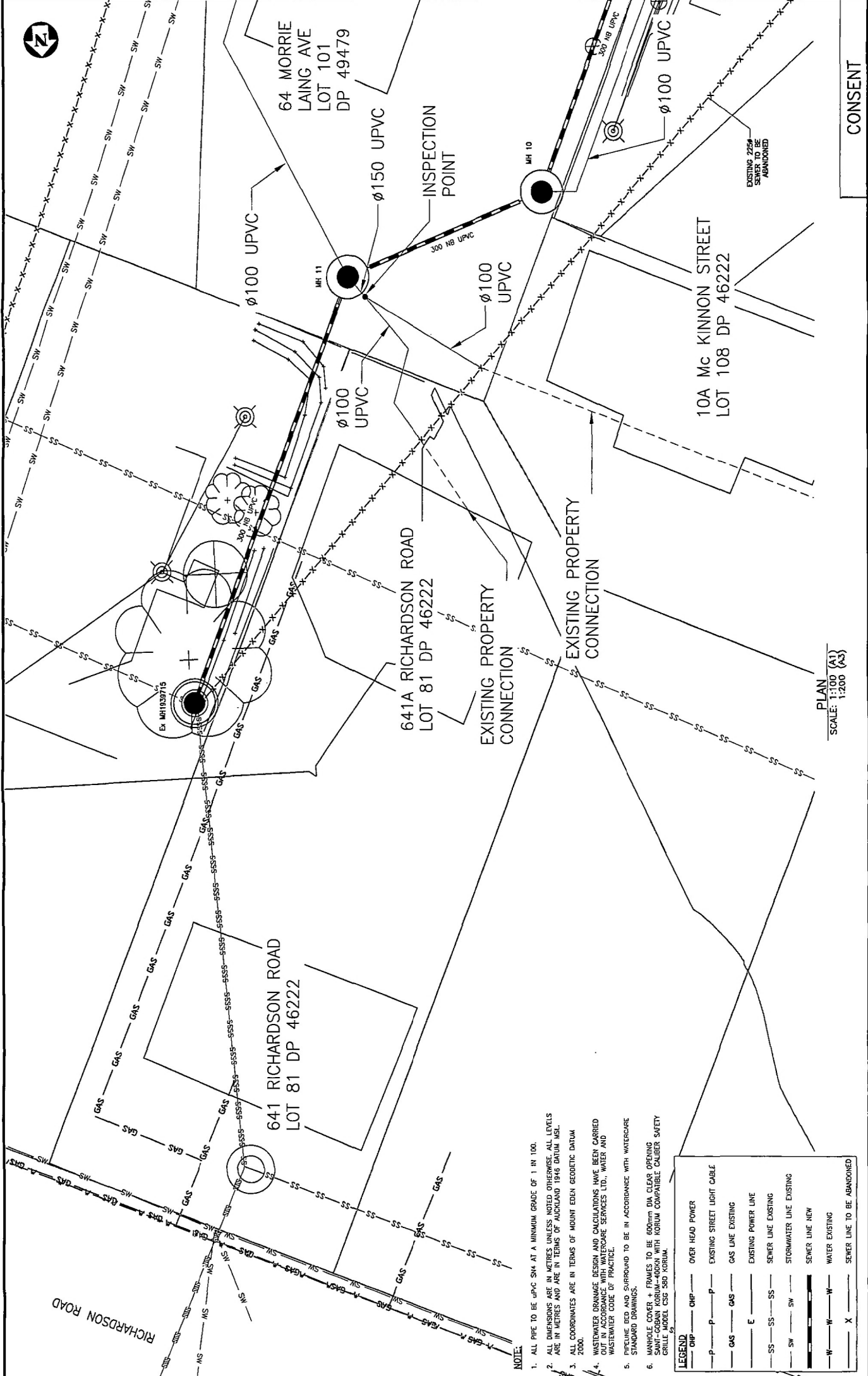
82 Tauhinu Rd
P O Box 30
Greenhithe
Auckland

Ph / Fax: 413-9653
527-3347

PROPOSED NEW RESIDENCE
FOR MR & MRS R. TUKIKINO
641 RICHARDSON RD
MT. ROSKILL.

SITE & DRAINAGE PLAN.

Scale
1:200



PLAN
SCALE: 1:100 (A1)
1:200 (A3)

CONSENT

CAD FILE: 14.001-214.004.DWG DATE: 28/02/2013	
ORIGINAL SCALE: A1	CONTRACT No. 5050
AS SHOWN	DRAWING No. 2009214.010
ISSUE	ISSUE

HILLSBOROUGH SEWER UPGRADE
MORRIE LAING AVENUE RE-ALIGNMENT
LAYOUT PLAN - PRIVATE LATERALS AND CONNECTIONS



ISSUE	DATE	AMENDMENT	BY	APPD.	BY	DATE
1	28/2/13	FOR BUILDING CONSENT	NH	SA	SA	31-08
2	4/12/13	FOR CONSTRUCTION	NH	SA	SA	31-08
3	31/8/13	TENDER	RM	SA	SA	31-08
4	28/2/13	PIPE ALIGNMENT BURN MTD & MH12 UPDATED; MHS REMOVED	SI	SA	SA	31-08
5	13/3/12	DRAFT FOR COMMENT	SI	SA	SA	31-08

- NOTE:**
- ALL PIPE TO BE uPVC S14 AT A MINIMUM GRADE OF 1 IN 100.
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METRES AND ARE IN TERMS OF AUCKLAND 1946 UNIFORM MSL.
 - ALL COORDINATES ARE IN TERMS OF MOUNT EDEN GEODETIC DATUM 2000.
 - WASTEWATER DRAINAGE DESIGN AND CALCULATIONS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH WATERCARE SERVICES LTD., WATER AND WASTEWATER CODE OF PRACTICE.
 - PREFUME BED AND SURROUND TO BE IN ACCORDANCE WITH WATERCARE STANDARD DRAWINGS.
 - MANHOLE COVER & FRAMES TO BE 600mm DIA CLEAR OPENING CONCRETE WITH 100mm COMPATIBLE GALVANIZED SAFETY GRILLE MODEL CSG 860 KORUM.

LEGEND

— OHP —	OVER HEAD POWER
— P —	EXISTING STREET LIGHT CABLE
— GAS —	GAS LINE EXISTING
— E —	EXISTING POWER LINE
— SS —	SEWER LINE EXISTING
— SW —	STORMWATER LINE EXISTING
— W —	SEWER LINE NEW
— W —	WATER EXISTING
— X —	SEWER LINE TO BE ABANDONED