

Barfoot & Thompson Epsom  
280 Manukau Road  
Epsom  
AUCKLAND 1023



---

<b>Applicant</b>	Barfoot & Thompson Epsom
<b>LIM address</b>	47 Balmoral Road Mount Eden Auckland 1024
<b>Application number</b>	8270329393
<b>Customer Reference</b>	
<b>Date issued</b>	19-Jul-2021
<b>Legal Description</b>	Lot 3 DP 57209, Lot 2 DP 57209
<b>Certificates of title</b>	212326

---

### 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](http://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.

### 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.

## Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

### 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

Rating information is not available. Please contact the Auckland Council Rates Team

The rates figures are provided as at 8 a.m. 19/07/2021. 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](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

---

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

47 Balmoral Road Mount Eden Auckland 1024

Application No.	Description	Decision	Decision Date
O/R0168631	Resource consent erect motel of 15 units (from site file 9a penrhyn rd)	Granted	20/07/1987
O/R0168630	Specified departure motel (from site file 9a penrhyn)	Granted	19/04/1988
O/R0131909	Land Use Consent Land use consent	Granted	06/07/1992
LUC20060309801	Tree Consent remove one norfolk island pine and one red maple	Granted	31/05/2006

#### 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

47 Balmoral Road Mount Eden Auckland 1024

Application No.	Description	Issue Date	Status
O/13490/01	Demolish wooden dwelling	26/06/1969	Issued (See Note 1)
O/13514/01	Erect dwelling & ten flats (from site file 9a penrhyn)	22/07/1969	Issued (See Note 1)
O/13525/01	Erect fifteen unit motel	05/08/1969	Issued (See Note 1)
O/13584/01	Construct swimming pool at block of flats (from site file 9a penrhyn)	06/10/1969	Issued (See Note 1)
O/13698/01	Erect sauna room in building (from site file 9a penrhyn)	13/01/1970	Issued (See Note 1)
O/K075722	Line ceiling of laundry	28/01/1982	Issued (See Note 1)
O/K75721	Line ceiling of carport of unit 16 gib board (from site file 9a penrhyn)	13/01/1983	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)

47 Balmoral Road Mount Eden Auckland 1024

Reference number	BWOF expiry date
L/COM/1995/85	21/02/2022

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOF) and a Compliance Schedule in accordance with the Building Act 2004. Where a Building does not require a BWOF, specific safety systems and features of the building are required to be maintained to a specific standard.

A change of use of a building may mean that BWOF and Compliance Schedule requirements may change. A building consent will usually be required.

## Swimming/Spa Pool Barriers

47 Balmoral Road Mount Eden Auckland 1024

Pool Type	Reference	Last inspection date	Status
Migration Migration Migration	L/SWP/1997/3000342	29/04/2019	Compliant

It is the owner's, occupier's, operator's, purchaser's and/or lessee's (whichever is relevant under 162C(4) of the Building Act 2004) responsibility to ensure that any residential pool barrier complies with the requirements of the Building Act 2004 at all times when the pool is filled or partly filled with water.

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.

- Consent Conditions : R LUC 1987 935
- Consent Conditions : R LUC 1988 991
- As Built Drainage Plan : Drainage Plan x1
- Consent Conditions : R LUC 1992 1092

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

### Address

47 Balmoral Road Mount Eden Auckland 1024

### Legal Description

LOTS 2 & 3 DP 57209

### Appeals

### Modifications

### Zones

Residential - Mixed Housing Urban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E3 - Mount Eden - 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



0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021

**Built Environment**  
47 Balmoral Road Mount Eden Auckland 1024  
LOTS 2 & 3 DP 57209

**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021

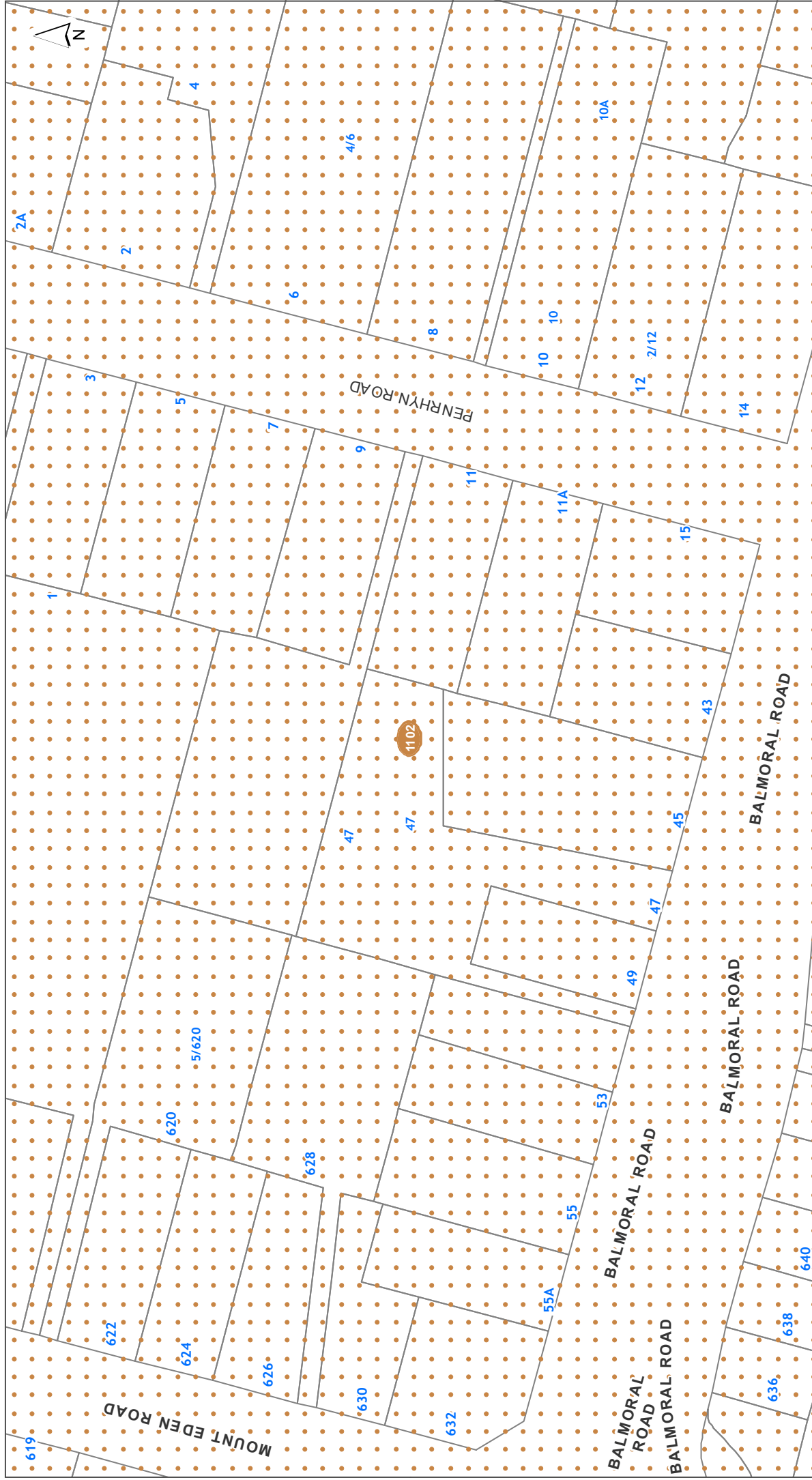
**Controls**

47 Balmoral Road Mount Eden Auckland 1024

LOTS 2 & 3 DP 57209

**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021

**Designations**

47 Balmoral Road Mount Eden Auckland 1024

LOTS 2 & 3 DP 57209

**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021

Historic Heritage and Special Character

47 Balmoral Road Mount Eden Auckland 1024

LOTS 2 & 3 DP 57209

DISCLAIMER:  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021

**Infrastructure**  
47 Balmoral Road Mount Eden Auckland 1024

**LOTS 2 & 3 DP 57209**

**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





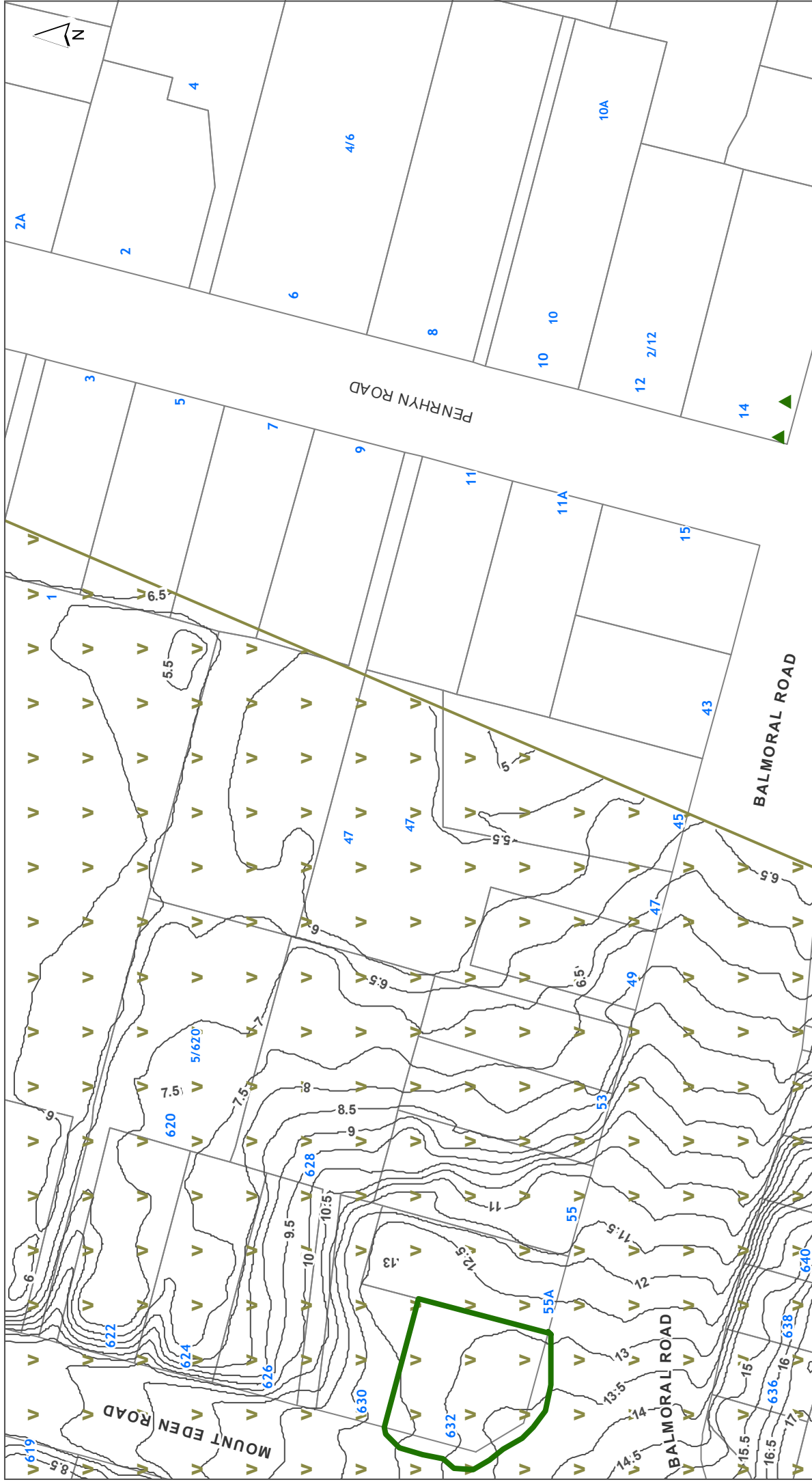


**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Mana Whenua**  
 47 Balmoral Road Mount Eden Auckland 1024  
 LOTS 2 & 3 DP 57209

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/07/2021





**Auckland Council**  
Te Kaunihera o Tamaki Makaurau

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021

**Natural Heritage**  
47 Balmoral Road Mount Eden Auckland 1024

**LOTS 2 & 3 DP 57209**

**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.



DISCLAIMER:

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Resources

47 Balmoral Road Mount Eden Auckland 1024

LOTS 2 & 3 DP 57209



Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021



0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

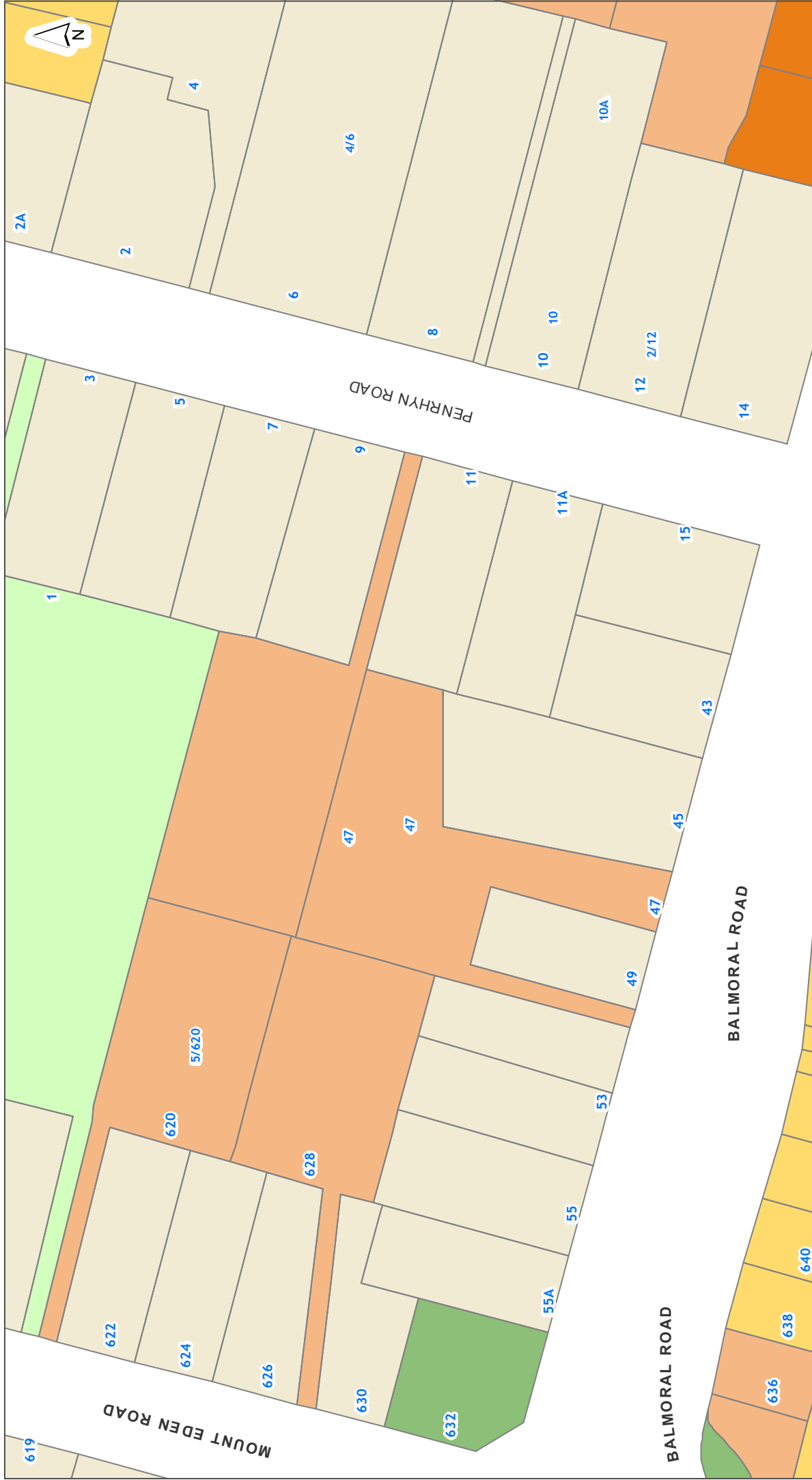
Date Printed:  
19/07/2021

**Precincts**  
47 Balmoral Road Mount Eden Auckland 1024

**LOTS 2 & 3 DP 57209**

**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright: Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.


**Zones and Rural Urban Boundary**  
**47 Balmoral Road Mount Eden Auckland 1024**  
**LOTS 2 & 3 DP 57209**

0 7 14 21  
 Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**19/07/2021**





## NOTATIONS

### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed 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
  - Urban
  - High-Use Aquifer Management Areas Overlay [rp]
  - Quality-Sensitive Aquifer Management Areas Overlay [rp]
  - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

## Natural Heritage

- Verified position of tree
  - Unverified position of tree
  - Group of Trees
  - 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 Overlay Contours [i]
  - Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
  - Locally Significant Volcanic Viewshafts Overlay Contours [i]
  - Modified
  - Natural
  - Local Public Views Overlay [rcp/dp]
  - Extent of Overlay
  - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay

## 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

## 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]

## Mana Whenua

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

## Built Environment

- Identified Growth Corridor Overlay

# Controls

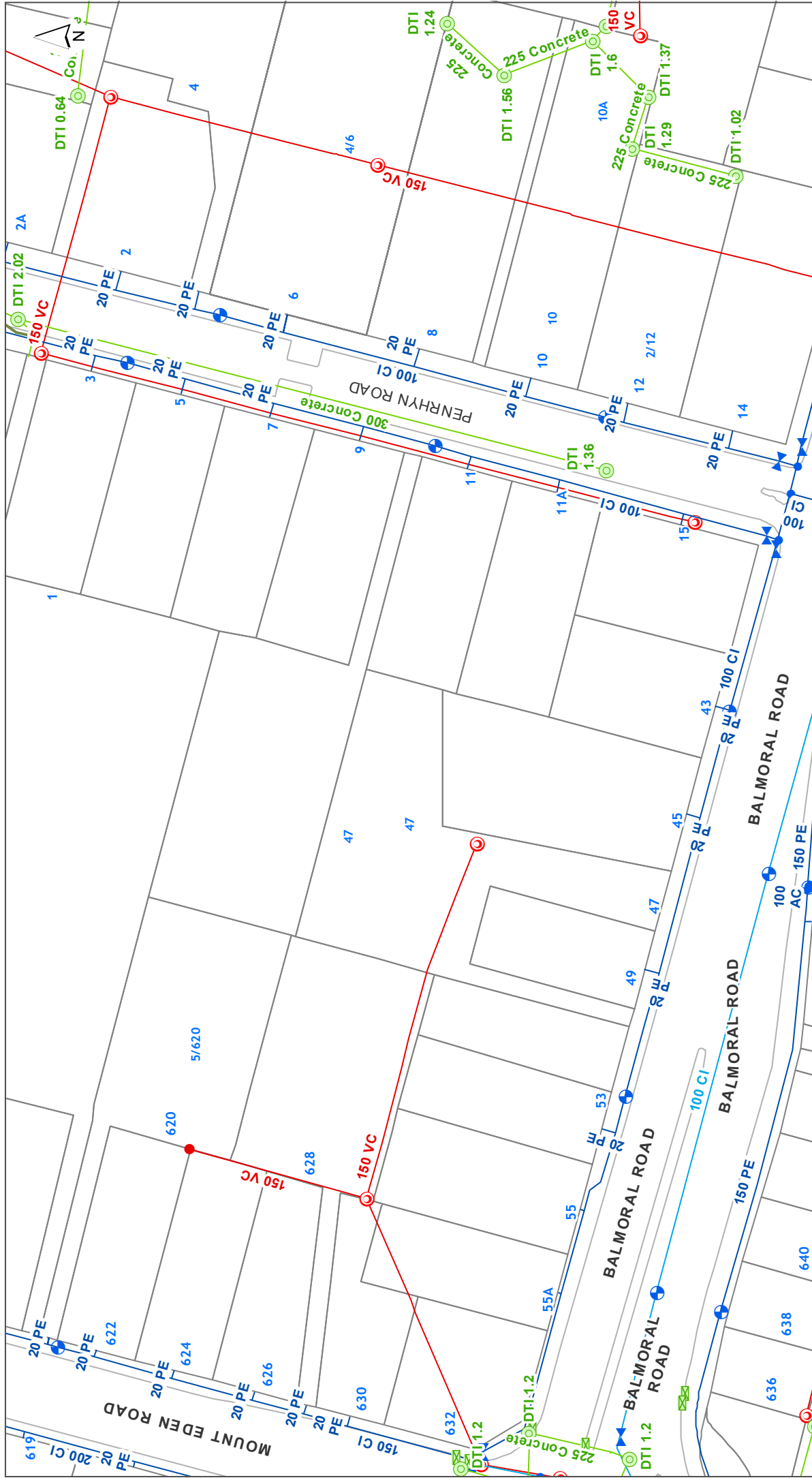
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park Zone Office Control
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Indigenous Vegetation 749.7 ha
  - Freshwater Wetland 14.6 ha
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

# Designations

- Designations

- Airspace Restriction Designations



0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
19/07/2021

Underground Services

47 Balmoral Road Mount Eden Auckland 1024

LOTS 2 & 3 DP 57209

DISCLAIMER:  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.



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





**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Hazards**  
 47 Balmoral Road Mount Eden Auckland 1024  
 LOTS 2 & 3 DP 57209

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/07/2021





**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Natural Hazards - Coastal Erosion ASCIE**  
**47 Balmoral Road Mount Eden Auckland 1024**  
**LOTS 2 & 3 DP 57209**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 19/07/2021





**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Natural Hazards - Coastal Inundation**  
 47 Balmoral Road Mount Eden Auckland 1024  
 LOTS 2 & 3 DP 57209

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/07/2021



**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Natural Hazards - Flooding**  
 47 Balmoral Road Mount Eden Auckland 1024  
 LOTS 2 & 3 DP 57209

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/07/2021





**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Natural Hazards - Sea Spray**  
**47 Balmoral Road Mount Eden Auckland 1024**  
**LOTS 2 & 3 DP 57209**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 19/07/2021





**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Natural Hazards - Volcanic Cones**  
**47 Balmoral Road Mount Eden Auckland 1024**  
**LOTS 2 & 3 DP 57209**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 19/07/2021



**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Other**  
 47 Balmoral Road Mount Eden Auckland 1024  
 LOTS 2 & 3 DP 57209

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/07/2021





**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)
  - Allocthon 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 Allocthon (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 2000m<sup>2</sup> to 3999 m<sup>2</sup>
  - Catchment area 4000 m<sup>2</sup> 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
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
- ASCIE 2050 (RCP8.5)
  - ASCIE 2080 (RCP8.5)
  - ASCIE 2130 (RCP8.5)
  - ASCIE 2130 (RCP8.5+)
- 1% AEP Flood Plain
  - Flood Prone Areas
  - Flood Sensitive Areas
  - Sea Spray
  - Volcanic Cones
  - Marine Area (based on Unitary Plan Mean High Water Springs-10)

**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.

ALC:jh

20 July 1987

Dr J.E. Garrett  
9 Penrhyn Road  
MOUNT EDEN

Dear Sir

Re: Mount Eden Motel - 47 Balmoral and 9A Penrhyn Roads, Mount Eden

Thank you for your letter of the 13th July 1987 concerning Mount Eden Motel, and the use of 9A Penrhyn Road as a motel.

Firstly, let me clarify the history of the properties at 47 Balmoral Road and 9A Penrhyn Road.

- \* In 1968 Council granted consent to a conditional use application (No. 43) for the erection of a motel of 15 units. One of the objectors appealed the decision and the Town and Country Planning Appeal Board amended the conditions in March 1969. A copy of Council's decision and conditions is attached for your information.
- \* No conditions relate to vehicle access to/from the site. However the only legal access is by either of the two entrances off Balmoral Road, there being no alternative access onto Penrhyn Road from no. 47 (Lot 2, DP57209).
- \* In 1969 Council issued a building permit (No. 13514) for the erection of a house and ten flats at 9A Penrhyn Road. The right of way serving this site is for the exclusive use of the occupants of no.9A.
- \* 47 Balmoral Road has been licenced as a boarding house (the definition of which includes a motel : NZS9201,Ch.3) since 1970.
- \* 9A Penrhyn Road has been licenced as an apartment building (NZS9201,Ch.3) since 1971/2.
- \* The two properties came into common ownership, as a 'package', in November 1983. Presumably the management of both properties as a single concern began at this point in time.

As you may well appreciate the original conditional use consent applies only to the 15 unit motel at no. 47 Balmoral Road. If indeed no. 9A Penrhyn Road is being used as a motel then it is illegally established. I am looking into this matter at the moment.

When I have been able to determine exactly what is going on, and what can be done to remedy the situation, I will write to you again.

2.

Please do not hesitate to contact this office if you have any queries about this matter, or any information to add to your complaint. I hope to be able to write to you again soon.

Yours faithfully

H.R.W. BRIGGS  
Borough Town Planner

Per:

*AKC*

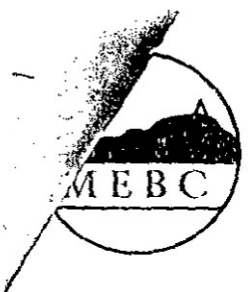
A.L. CHAPLIN  
Town Planning Assistant

Encl:

168631

# MOUNT EDEN BOROUGH COUNCIL

Administration Building, 64 Valley Road, Mount Eden, Auckland 3.  
Private Bag, Symonds Street, Auckland 1. Telephone 688-096



In reply please quote

DM:jh  
19 April 1988

Dr. J.E. Garrett  
9 Penrhyn Road  
Mount Eden

Dear Sir/Madam

9A Penrhyn Road - Specified Departure Application  
for Consent to Use 9A Penrhyn Road for Motel  
Purposes - Applicant : I. Burton

We apologise for the delay in notifying you of Council's decision on the above application which was considered by the Town Planning Hearings Committee on Monday 30 November 1987 and Tuesday 1 December 1987.

After due consideration the Committee resolved:

"That, unless new or contrary evidence to that contained in this report is produced at the hearing, the application to use 9A Penrhyn Road, Mount Eden, for motel purposes be consented to pursuant to Section 74 of the Town and Country Planning Act 1977 for the following reasons:

1. The departure is not contrary to the public interest;
2. The departure has little town planning significance beyond the vicinity of the site; and
3. The scheme can remain without change;;

given the following conditions:

1. The two lots comprising the Mount Eden Motel, Lot 2 and Lot 3 DP 57209, shall be tied together, to ensure that the use of 9A Penrhyn Road for motel purposes is subject to it being operated in conjunction with 47 Balmoral road, to the satisfaction of the Council.

2.

2. The swimming pool/sauna room shall be used no later than 9.00pm any day of the week, and that this fact shall be advertised in a prominent position on the premises.
3. That a 1.8m wall/fence/hedge be maintained on the western, northern, and eastern boundaries of 9A Penrhyn Road to enhance the security and privacy of the occupants of 9A Penrhyn Road and adjacent sites, to the satisfaction of the Borough Town Planner.
4. That all parking areas and accessways be maintained to the satisfaction of the Borough Services Manager and the Borough Engineer. This will ensure that all areas are adequately surfaced, drained, marked out, and, where necessary, traffic control structures (such as judder bars) installed.
5. That the Penrhyn Road access be restricted to one-way vehicle movement in an east to west direction (ingress to site).
6. That a 5km/hour speed restriction be enforced and displayed for the entire motel complex.
7. That no heavy motor vehicles as defined by the Heavy Motor Vehicle Regulations 1974 and any subsequent amendments, including buses, be permitted to use the Penrhyn Road access way.
8. That the western driveway to Balmoral Road shall remain unobstructed to provide egress for vehicles using the site.
9. That a 1.8m close boarded fence, or similar, be erected along both sides of the Penrhyn Road access, provided that the structure shall be no higher than 1.2m over a 10m length nearest the street frontage, in consultation with the neighbours and the Borough Town Planner.
10. That the only sign which may be displayed at the Penrhyn Road entrance will notify visitors that the access is an entrance for cars only, that a 5km/hour speed restriction applies, and that heavy vehicles are prohibited. This information shall be displayed to the satisfaction of the Borough Town Planner.

11. That the Penrhyn Road complex comply with all relevant Council bylaws, particularly fire protection/alarm regulations which must be maintained at the standard required for a motel/boarding house licence."

You have a right of Appeal against the decision or any of the conditions imposed on the grant of consent as provided for within the Town and Country Planning Act 1977. A notice of any Appeal has to be made within one (1) month of receipt of this letter and sent to the Registrar of the Tribunals Division, Department of Justice, Wellington. A copy of any such Appeal should be sent to the Council and the other parties.

Should you require any further information on this matter please contact the Borough Town Planner.

Yours faithfully

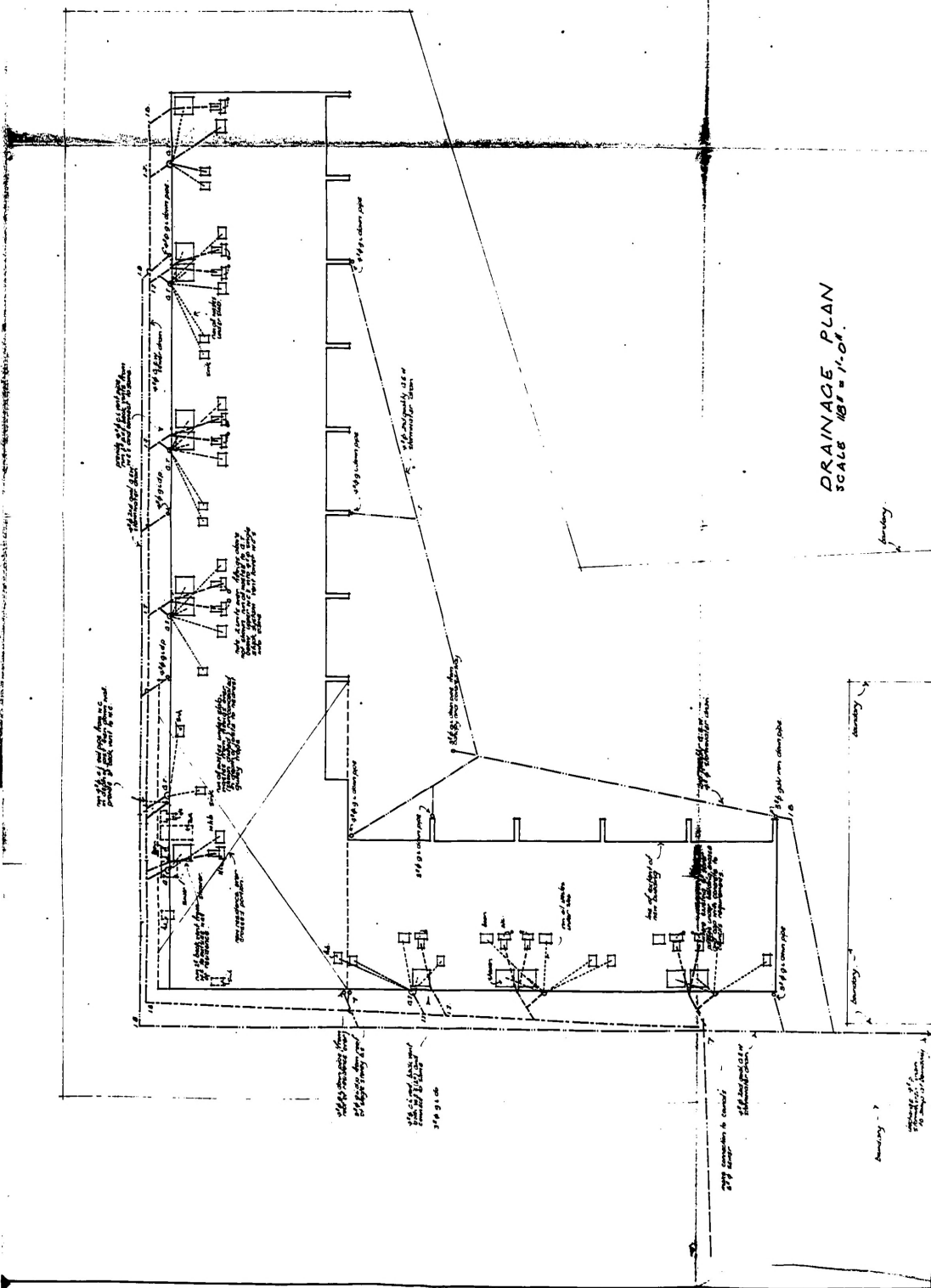
A.S. TONKS  
Town Clerk & Chief Executive Officer

Per:


D. MASKERY  
Committee Clerk

Date \_\_\_\_\_  
 Permit no 5111

586



DRAINAGE PLAN  
 SCALE 1/8" = 1'-0"

DATE JULY 5, 1969	DRAWN BY A. J. O'V.	SCALE AS SHOWN	REF. NO. 6895		DWG. No. <b>2</b>
NEW 15 UNIT MOTOR INN 47 BALMORAL ROAD - MOUNT EDEN.					
ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE	DATE _____				

IAI

In the matter of the Resource Management Act 1991,

and in the matter of a notified application lodged by J A Baker for consent to convert 15 motel units into 12 residential dwelling units at 47 Balmoral Road, Mt Eden.

**COUNCIL DECISION**

THAT THE APPLICATION FOR LAND USE CONSENT FOR A NON-COMPLYING ACTIVITY BEING THE CONVERSION OF A 15 UNIT MOTEL INTO 12 RESIDENTIAL UNITS AT 47 BALMORAL ROAD, BALMORAL (LOT 2 DP 57209) BE REFUSED CONSENT PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991.

THE APPLICATION IS REFUSED CONSENT FOR THE FOLLOWING REASONS:

- A. THE PROPOSAL DOES NOT SATISFY SECTION 7 OF THE ACT IN THAT THE REQUIRED STANDARD OF AMENITY/ENVIRONMENT SOUGHT FOR RESIDENTIAL UNITS IS NOT PROVIDED;
- B. THE PROPOSAL IS CONTRARY TO THE POLICIES AND RULES IN THE DISTRICT PLAN WHEREBY MINIMUM STANDARDS OF OPEN SPACE, AND CAR PARKING ARE NOT AVAILABLE FOR EACH UNIT ON THE SITE;
- C. INSUFFICIENT PARKING AND REVERSE MANOEUVRING ARE AVAILABLE ON THE SITE FOR ALL OF THE PROPOSED UNITS.

  
P D BURDEN  
CORPORATE COMMITTEE SECRETARY

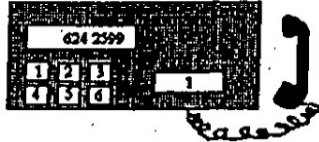
Date of decision: 6 July 1992





# AUCKLAND CITY

## FAX



**AREA OFFICE**  
MT EDEN • MT ROSKILL  
Area Manager, Paul Sonderer

DATE : 9/7/92

FAX NO: 3077579

TO : PETER BURDEN  
SECRETARIAL

**FAXED**

Number of pages including this cover : 3

FROM : A. CHAPLIN

Please call this number if you  
do not receive all the pages.  
**(09) 624-2580**

MESSAGE:

DECISIONS FOR - 9A PENRHYN ROAD  
- 47 BALMORAL ROAD

Approved by Cr Johns.

*A. Chaplin*

GROUND FLOOR : (09) 624 - 3753  
FAX FOR :  
Area Manager  
Accounts Division  
Customer Services Division  
Community Board Secretary.

FIRST FLOOR : (09) 624 - 2599  
FAX FOR :  
Operations Division  
Community Services Division  
Planning & Inspections Division

AUCKLAND CITY COUNCIL  
MT EDEN / MT ROSKILL AREA OFFICE  
Private Bag, Symonds Street, Auckland.  
Telephone : (09) 624-1380

## DECISION ON 47 BALMORAL ROAD

THAT Council decline the application for land use consent for a non-complying activity, being the conversion of a fifteen unit motel into twelve residential units at 47 Balmoral Road, Balmoral, (Lot 2 DP 57209) pursuant to Section 105 of the Resource Management Act 1991.

The application is declined for the following reasons:

- a) The proposal does not satisfy Section 7 of the Act in that the required standard of amenity/environment sought for residential units is not provided;
- b) The proposal is contrary to the policies and rules in the District Plan whereby minimum standards of open space, and car parking are not available for each unit on the site;
- c) Insufficient parking and reverse manoeuvring are available on the site for all of the proposed units.

## DECISION ON 9<sup>A</sup> PENRHYN ROAD

THAT COUNCIL DECLINE LAND USE CONSENT FOR A NON-COMPLYING ACTIVITY, BEING THE CONVERSION OF AN ELEVEN UNIT MOTEL INTO ELEVEN RESIDENTIAL UNITS AT 9A PENRHYN ROAD, BALMORAL (LOT 3 DP 57209) PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991, FOR THE FOLLOWING REASONS:

- i) THE PROPOSAL DOES NOT ~~MAINTAIN~~ OR ENHANCE THE AMENITY VALUES OF THE LOCALITY IN THAT EXCESSIVE TRAFFIC WILL BE GENERATED ON THE SITE AND THE STREET;
- ii) THE DENSITY IS CONTRARY TO THE OBJECTIVES AND POLICIES OF THE DISTRICT PLAN INSOFAR AS THE DEGREE OF NON-COMPLIANCE IS CONTRARY TO THE ENVIRONMENTAL STANDARDS OF THE PLAN;
- iii) THE GENERATED EFFECTS OF THE USE OF THE EXISTING MOTEL UNITS FOR RESIDENTIAL DWELLINGS WILL BE MORE THAN MINOR AND WILL NOT ENHANCE THE QUALITY OF THE ENVIRONMENT.