

Barfoot & Thompson Epsom
C/O CDM Ltd
Hayden Pirie
PO Box 100180
North Shore
AUCKLAND 0745



Applicant	Barfoot & Thompson Epsom
LIM address	12 Kelvin Road Remuera Auckland 1050
Application number	8270352050
Customer Reference	
Date issued	15-Nov-2021
Legal Description	1/2 SH Lot 1 DP 159661, Flat 2 DP 164715
Certificates of title	NA112A/476

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.

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


Billing Number/ Rate Account:	12342377562
Rates levied for the Year 2021/2022 :	\$3,961.85
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,971.38

The rates figures are provided as at 8 a.m. 15/11/2021. 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

12 Kelvin Road Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
O/HY0333012	Land Use Consent Coc - 2nd unit	Granted	26/02/1993
HT/94/00039	Certificate C.o.c. jn012057 new dwelling k.barnes processing for c.e	Certificate Issued	02/02/1994
HO/94/03183	Land Use Consent Non notified discretionary activity h.i.r.b	Granted	25/08/1994
AG/02/01334	Tree Consent Pruning of pohutakawa shane potter ward 4	Granted	16/04/2002
LUC20070455901	Tree Consent prune one generally protected pohutakawa tree	Granted	10/08/2007

19 Pukeora Avenue Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
HR/93/00183	Right of Way Row between 19 and 25 pukeora avenue	Granted	22/04/1993
LUC20070697101	Tree Consent REMOVE ONE SILK TREE	Granted	07/11/2007

Subdivisions

12 Kelvin Road Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
HW/87/00410	Subdivision Consent Crosslease ref: 87/41/4 c/74/7	Granted	22/12/1987
HS/93/00547	Subdivision Consent Boundary adjustment	Granted	04/11/1993
O/HW0250654	Subdivision Consent 224 (c) e4879/18	Granted	08/02/1994
O/HW0250655	Subdivision Consent 224 (c) e4879/21	Granted	14/09/1994
HX/94/01150	Subdivision Consent Complete x lease see hq/94/16 for charges	Granted	31/10/1994
HX/94/01822	Subdivision Consent 224c jn:55834	Granted	09/12/1994

19 Pukeora Avenue Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
HW/87/00410	Subdivision Consent Crosslease ref: 87/41/4 c/74/7	Granted	22/12/1987
HS/93/00208	Subdivision Consent Boundary adjustment no conditions	Granted	19/05/1993

19 Pukeora Avenue Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
HS/93/00547	Subdivision Consent Boundary adjustment	Granted	04/11/1993

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

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

Building

12 Kelvin Road Remuera Auckland 1050

Application No.	Description	Issue Date	Status
HC/94/01360 HC/94/02433	New residential dwelling Amend to hc94/1360	23/03/1994	CCC Issued 28/03/1995 (See Note 2)
HC/94/07393	Addition to residential dwelling (deck)	18/10/1994	CCC Issued 28/03/1995 (See Note 2)
B/2014/164	RBW - Full RECLAD of existing dwelling	05/08/2014	CCC Issued 14/08/2015 (See Note 2)

19 Pukeora Avenue Remuera Auckland 1050

Application No.	Description	Issue Date	Status
O/17289/03	Lay drain for subdivision	24/02/1962	Issued (See Note 1)
O/3050/05	Alterations	18/07/1966	Issued (See Note 1)
O/4644/03	Add to drains	15/09/1966	Issued (See Note 1)
O/5522/02	Install w c and basin	05/12/1966	Issued (See Note 1)
O/8685/02	Erect carport	12/04/1972	Issued (See Note 1)
O/14708/03	Renovate basement	24/04/1974	Issued (See Note 1)
O/28115/01	Foulwater drains	25/06/1974	Issued (See Note 1)
HC/93/05387	Int alt to refurbish existing kitch/diningrm/lining bdrm - & addition of external deck	03/11/1993	Lapsed (See Note 8)
BLD20070933701	Demolition of existing interior staircase new floor structure to opening new timber staircase new slab and blockwall to to store room new interior walls and ensuite layout	06/07/2007	CCC Issued 29/09/2009 (See Note 2)
BLD20070933601	Site works comprising new pole retaining walls and block work retaining wall to gardens including safety barriers to retaining walls and existing deck structures.	26/09/2007	CCC Issued 29/09/2009 (See Note 2)
BLD20071367601	New swimming pool with fencing & deck.	03/01/2008	CCC Issued 15/09/2009 (See Note 2)

Application No.	Description	Issue Date	Status
BLD20080705601	Alterations and additions to dwelling	07/05/2008	CCC Issued 22/06/2015 (See Note 2)
BCO10324529	RBW - RES 2 - Addition <(>&<)> Alteration of a master suite and a garage.	16/06/2021	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.
8	No building work should have been carried out under this consent.

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/haurakigulfislands>

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/haurakigulfislands>

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 : Conditions 1994 039
- Consent Conditions : Conditions 1994 3183
- As Built Drainage Plan : Drainage 2007 9337
- As Built Drainage Plan : Drainage 1966
- As Built Drainage Plan : Drainage 2008 7056
- Consent Conditions : Conditions 1993 1215
- As Built Drainage Plan : Drainage 2014 164
- As Built Drainage Plan : Drainage 2007 13676
- Consent Conditions : Conditions ROW 1993 0183

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

Address

12 Kelvin Road Remuera Auckland 1050

Legal Description

FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

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

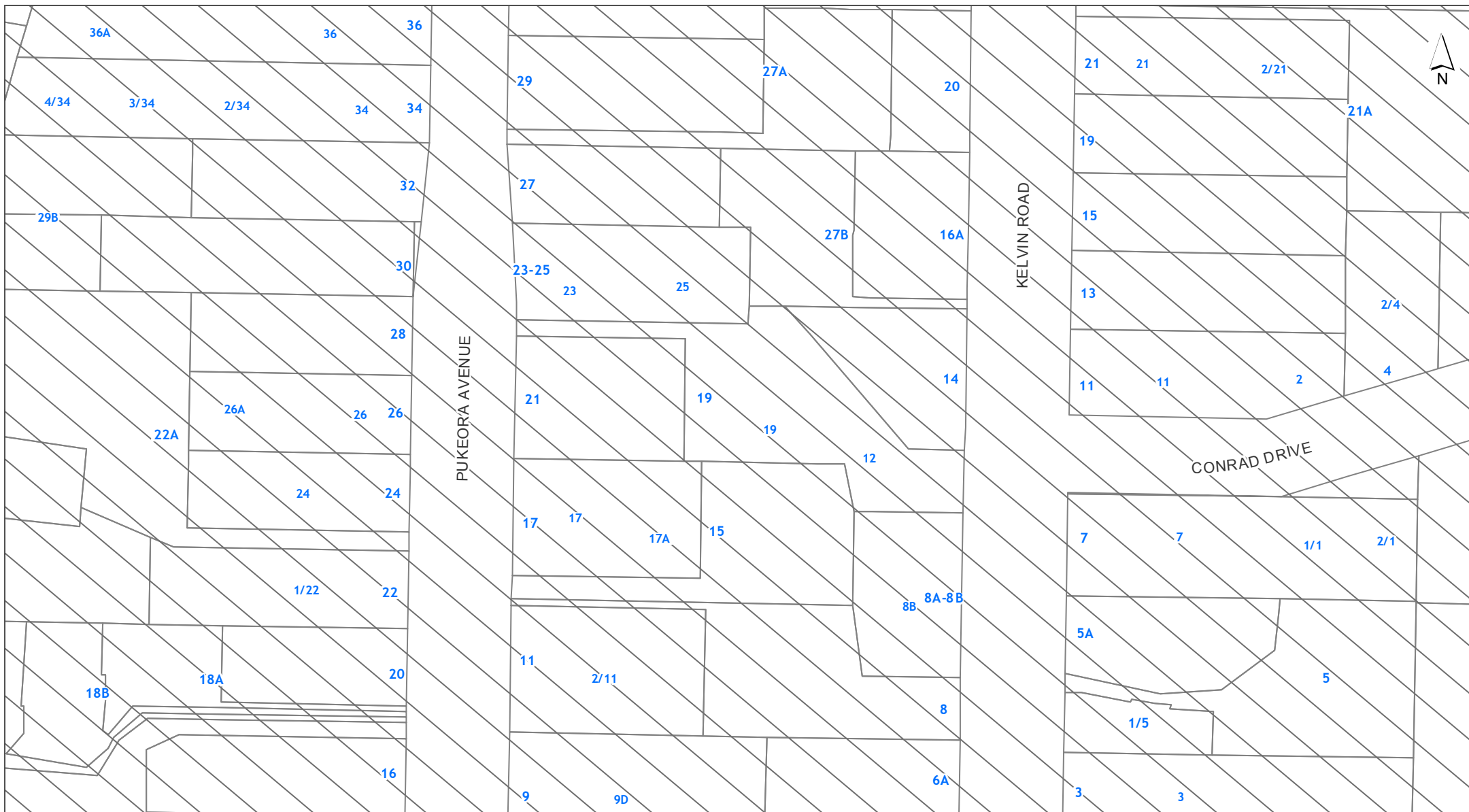


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Built Environment
 12 Kelvin Road Remuera Auckland 1050
 FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH

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 Meters
 Scale @ A4
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 Date Printed:
 15/11/2021



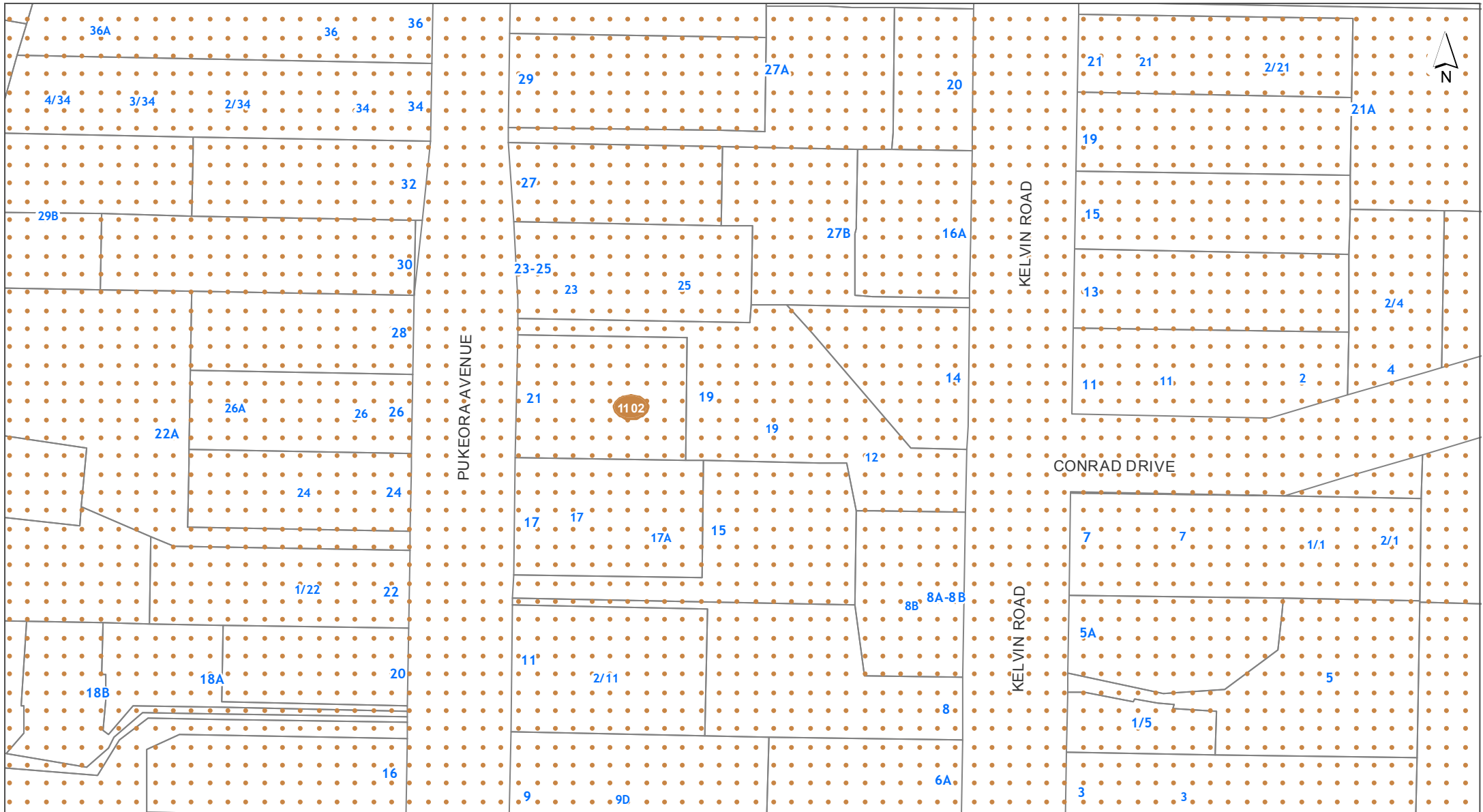


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Controls
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Designations

12 Kelvin Road Remuera Auckland 1050

FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH



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Historic Heritage and Special Character
12 Kelvin Road Remuera Auckland 1050
FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH

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 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 15/11/2021





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Mana Whenua
 12 Kelvin Road Remuera Auckland 1050
FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH

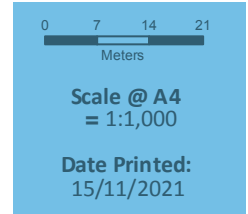
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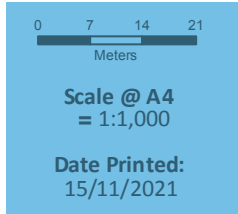
Natural Heritage
 12 Kelvin Road Remuera Auckland 1050
FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH





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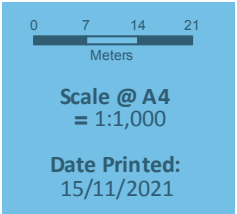
Natural Resources
 12 Kelvin Road Remuera Auckland 1050
 FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH

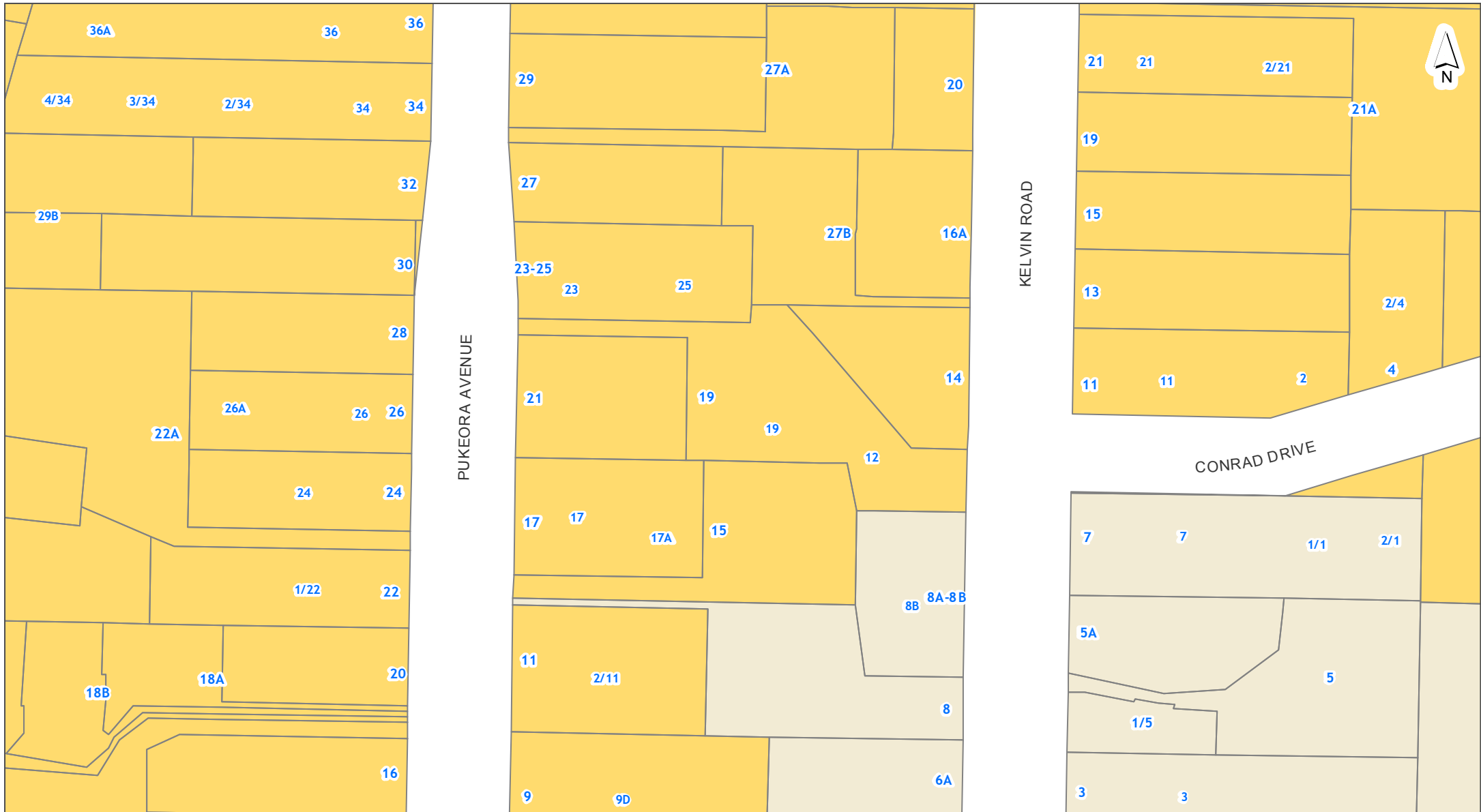




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Precincts
 12 Kelvin Road Remuera Auckland 1050
 FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH





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Zones and Rural Urban Boundary
 12 Kelvin Road Remuera Auckland 1050
FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 15/11/2021





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

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-NonPotable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-NonPotable) |
| | 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

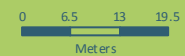
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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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Natural Hazards - Coastal Erosion ASCIE
 12 Kelvin Road Remuera Auckland 1050
 FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH



Scale @ A4
 = 1:1,000

Date Printed:
 15/11/2021



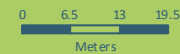


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Natural Hazards - Coastal Inundation

12 Kelvin Road Remuera Auckland 1050

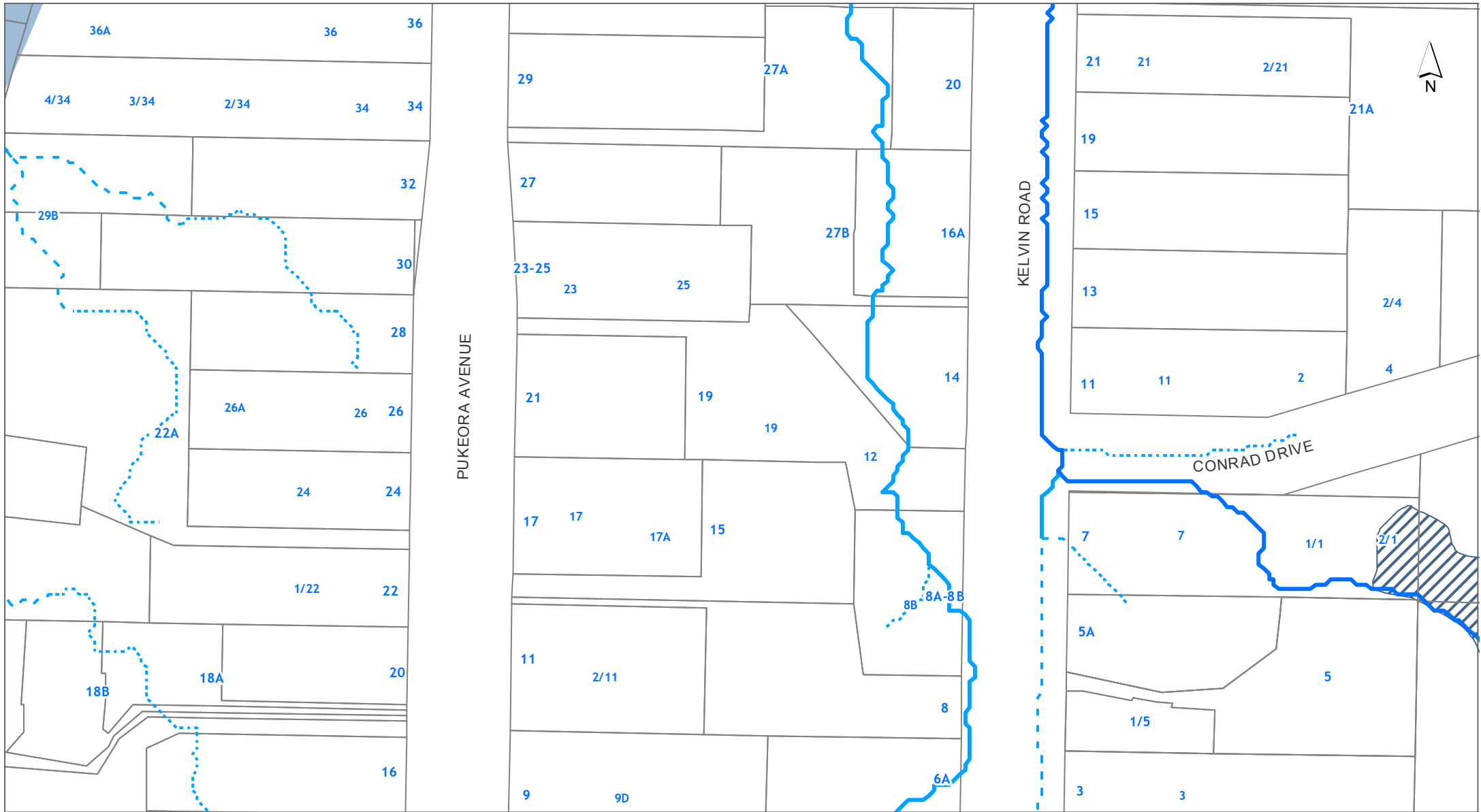
FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH



Scale @ A4
 = 1:1,000

Date Printed:
 15/11/2021





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Natural Hazards - Flooding
 12 Kelvin Road Remuera Auckland 1050
 FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH



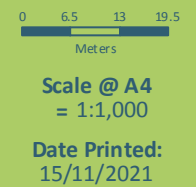
Scale @ A4
 = 1:1,000
 Date Printed:
 15/11/2021





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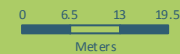
Natural Hazards - Sea Spray
 12 Kelvin Road Remuera Auckland 1050
 FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH





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Other
 12 Kelvin Road Remuera Auckland 1050
 FLAT 2 DP 164715 ON LOT 1 DP 159661 1/2 SH



Scale @ A4
 = 1:1,000

Date Printed:
 15/11/2021










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 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

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+)
 -  Marine Area (Based on MHWs10, from Unitary Plan)

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: 22/07/2021

B
065791.




AUCKLAND CITY

CERTIFICATE OF COMPLIANCE

ISSUED BY THE AUCKLAND CITY COUNCIL
UNDER SECTION 139 OF THE RESOURCE MANAGEMENT ACT 1991

I hereby certify that the following proposal to construct a second dwelling unit and as shown on the attached plans dated January 1994 in respect of that land situated at 12 Kelvin Road, Remuera being Lot 2 DP 51767 and Lot 2 DP 156645 was permitted on the twenty-eighth day of January 1994 and complied with the district plan in relation to that land.

Signed on behalf of the Auckland City Council: 
Title: **Development Services Manager**
Date of Issue: 28/01/04.

- Advice Notes:
1. This Certificate is deemed to be either a Land Use Consent or a Subdivision Consent whichever is appropriate granted under the Resource Management Act (Section 139(6) and shall expire two years after the date of issue. It is issued without erasure or alteration.
 2. The development shall comply with all relevant Council bylaws, the New Zealand Building Act and Regulations and all other necessary consents shall be obtained.



AUCKLAND CITY

CITY ENVIRONMENTS

REPORT ON A NON-NOTIFIED DISCRETIONARY ACTIVITY RESOURCE CONSENT APPLICATION TO LEGALISE COMPLETED DWELLING WITH INFRINGEMENT OF HEIGHT IN RELATION TO BOUNDARY RULE AT 12 KELVIN ROAD, REMUERA.

Applicant's Name : Deborah Jane Riley

Address For Service : 23 Marine Parade,
Herne Bay,
Auckland.

Legal Description : Lot 1, DP 159661, CT 96A/340

Zoning : Operative Former Auckland Plan: Residential 5
Proposed Plan (Isthmus): Residential 5

Designations : None

1.0 THE PROPOSAL

The proposal is to legalise a recently constructed house which infringes the Height in Relation to Boundary rules of both the Operative and Proposed District Plans at various points. (see Points A to G on the accompanying plans).

2.0 REASON/S FOR THE APPLICATION

This resource consent application is necessary because the Height in Relation to Boundary rules of both the Operative and Proposed District Plans are infringed on the northern side.

Operative Plan

As shown on the accompanying plans, the 2m + 45° rule is infringed at points A, B, C, D, E and G on the northern side of the completed house. The details of the non-compliance are as follows:

Point on the Plan	Structural Feature	Maximum Vertical Infringement	Horizontal Infringement
A	Deck Handrail	1.450m	0.7m
B	Roof Apex	2.140m	4.2m
C	Spouting	780mm	0.1m
D	Spouting	870mm	0.1m
E	Spouting	440mm	0.1m
G	Spouting	170mm	0.1m

Proposed Plan

Under this plan the 2m + 55° Height in Relation to Boundary rule applies on the northern boundary. A check on the plans shows that the non compliance is only at two points, as follows:

Point on the Plan	Structural Feature	Maximum Vertical Infringement	Horizontal Infringement
A	Deck Handrail	250mm	0.7m
C	Spouting	750mm	0.1m

3.0 RELEVANT DISTRICT PLAN PROVISIONS

Operative Plan

- Residential Zones objective 3.1:2.3 and associated Policy (a)
- Residential 5 Zone Statement 3.4:04
- Statement 3.6:07 - Purpose of Height in Relation to Boundary control
- Statement 2.02:5 - Criteria for Assessing Dispensations and Waivers
- Rule 3.8.1.04(b) - Height in Relation to Boundary

Proposed Plan

- Residential 5 Zone Objective 7.6.5.1 and associated policies
- Criterion 6 under Rule 7.7.4.2 - General Criteria for Assessing Applications for Discretionary Activities
- Rule 7.8.1.3(b) - Height in Relation to Boundary

4.0 AFFECTED PERSONS APPROVAL (SECTION 94 OF THE ACT)

Written approval has been obtained from the following person who may be adversely affected by the non-compliance.

A.M. Fisher, 14 Kelvin Road

This property abuts the subject site on the northern side.

5.0 ASSESSMENT (SECTIONS 104 AND 105 OF THE ACT)

- 5.1 In terms of the **Operative Plan's assessment criteria**, it is noted from site inspection that topography constraints have contributed to this non-compliance. The site slopes down towards Kelvin Road, and the maximum vertical infringement has occurred opposite the lower ground levels on the northern boundary.
- 5.2 The major vertical non-compliances have occurred in one part of the roof apex and the northern deck handrail. However, these have not added substantially to the bulk of the building. The completed structure does not appear bulkier than the existing dwellings in the surrounding neighbourhood. This is because all other relevant rules such as Maximum Height and Maximum Building Coverage, are shown to be complied with on the drawings. Therefore, the building can be considered to reasonably adhere to the Operative Plan requirements.
- 5.3 It is not likely that the effect of this non-compliance on the neighbouring amenities will be appreciably different from adherence to District Plan requirements. The existing residential amenities and the streetscape quality will continue to be protected. Daylighting and sunlighting for the adjacent property of 14 Kelvin Road is unlikely to be significantly reduced.
- 5.4 With regard to the relevant **assessment criteria stated in the Proposed Plan**, it is assessed that the non-compliance with the Height in Relation to Boundary rule of two points on the northern side will not make the building contradict the existing physical structures within the surrounding area. As all other relevant rules are complied with, there does not appear to be any significant overdominance or overshadowing effect.
- 5.5 With reference to **the relevant objectives and policies of both the District Plans**, the amenities of the neighbouring properties and the general environment will continue to be reasonably protected, and the medium intensity residential character of the area will be maintained.

6.0 CONCLUSIONS

- 6.1 Any adverse environmental effects of the activity will be minor as the relevant assessment criteria are satisfied.
- 6.2 Granting of consent will not contravene the relevant objective and policies of both the Operative and Proposed District Plans, and the Act's focus of sustainable management of physical and natural resources.

7.0 RECOMMENDATIONS

That the Discretionary Activity application by Deborah Jane Riley to legalise a recently completed dwelling which infringes the Height in Relation to Boundary rules of both the Operative and Proposed District Plans on the northern boundary at 12 Kelvin Road, Remuera described as Lot 2, DP

159661 CT 96A/340 **be consented** to pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

- (a) Any adverse environmental effects of the proposed non-compliance will be minor as the relevant assessment criteria are satisfied.
- (b) Granting of consent will not contravene the relevant objective and policies of both the Operative and Proposed District Plans, and the Act's focus of sustainable management of physical and natural resources.
- (c) The owner of the adjacent property (14 Kelvin Road) who may be adversely affected by the Height in Relation to Boundary non-compliance on the northern side has given written approval to the proposal as completed.

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

- (1) The completed building shall comply with all relevant Council bylaws, the New Zealand Building Act and Regulations and all necessary consents, permits, etc shall be obtained.
- (2) There shall be no increase in Height in Relation to Boundary non-compliance beyond that shown on the plans provided with this application.

ADVICE NOTE

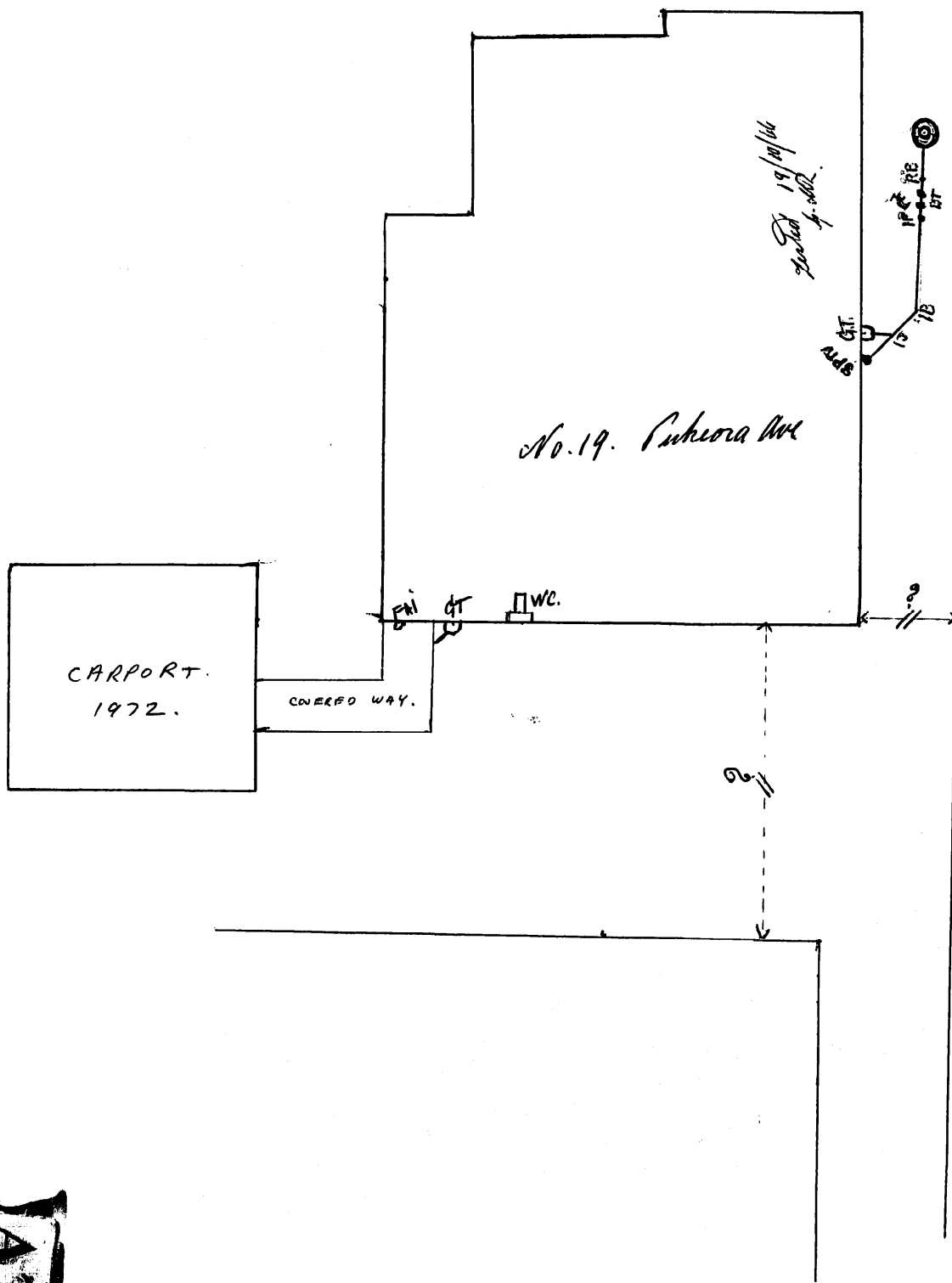
Pursuant to Section 125 of the Act, this resource consent will expire 2 years after the date of commencement of consent.

SIGNED:

..... *D Singh* Date: 24.08.94
Dhirendra Singh Senior Planner, Resource Consents

..... *[Signature]* Date: 24/8/24
Mike Simpson Team Leader, Resource Consents

..... *[Signature]* Date: 25/08/24
Martin Green Development Services Manager
Hobson/Eastern Bays Area Office

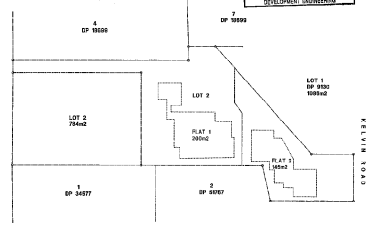


BLD
08-0705601

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL
DIMENSIONS, LEVELS AND ANGLES ON SITE
BEFORE CONSTRUCTION.

GENERAL NOTES
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, CONSENTS AND NOTICES FROM THE RELEVANT AGENCIES, STRUCTURAL, ELECTRICAL, MECHANICAL & ELECTRICAL ENGINEERING CONSULTANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, CONSENTS AND NOTICES FROM THE RELEVANT AGENCIES, STRUCTURAL, ELECTRICAL, MECHANICAL & ELECTRICAL ENGINEERING CONSULTANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, CONSENTS AND NOTICES FROM THE RELEVANT AGENCIES, STRUCTURAL, ELECTRICAL, MECHANICAL & ELECTRICAL ENGINEERING CONSULTANTS.

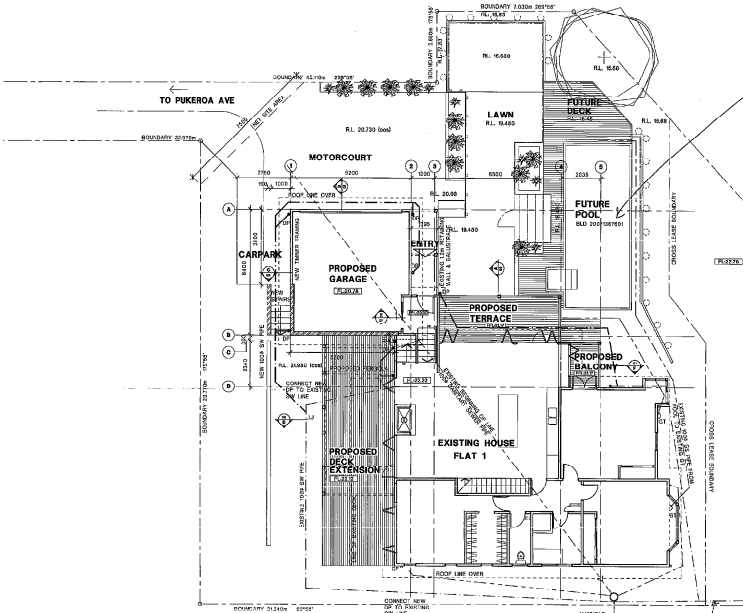
AUCKLAND CITY ENVIRONMENTS
REVISOR
DEVELOPMENT ENGINEERING



LOCATION PLAN
1:500 A1: 1:000 A3

Note
New sedimented private drainages to be connected to existing private drainage systems within the property.

NB Pool & Pool Fencing approved under previous consent BLD 2007-15071 601



SITE PLAN
1:500 A1: 1:500 A3

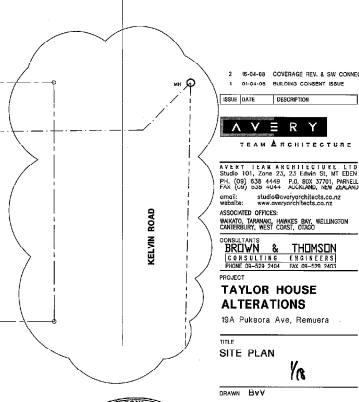
SITE INFORMATION
19 PUKERUA AVE, REMUERA

LOT:	2 FLAT 0
D.P.:	09/00
CT. NO.:	788/14 (ALL)
TOTAL AREA:	1229m ²
ZONING:	RES. 3
MAX BLDG COVD.:	35% (424m ²)
MAX IMPERMEABLE:	25% (323m ²)
MIN LANDSCAPED:	40% (517m ²)
CURRENT TOTAL BLDG COVERAGE:	379m ² (32%)
FLAT 1+209m ² , FLAT 2+166m ²	
AVAILABLE UNUSED SITE COVERAGE:	35m ²

INDIVIDUAL FLAT ANALYSIS:

LOT:	2	LOT:	1
NET AREA:	630m ²	NET AREA:	487m ²
AREA OF ENTRY STRIP:	18m ²	AREA OF ENTRY STRIP:	N/A
MAX BLDG COVD.:	35% (241m ²)	MAX BLDG COVD.:	35% (171m ²)
CURRENT COVERAGE:	306m ² (49%)	CURRENT COVERAGE:	145m ² (30%)
POOL & PAVING:	137m ² (22%)	AVAILABLE UNUSED:	25m ²
TOTAL:	322m ²		
DECK/LANDSCAPING:	74m ² (12%)		

Existing shower drain
Actual location
NOT VERIFIED



REV. DATE	DESCRIPTION
2	10-04-08 COVERAGE REV & SW CONNECT.
1	01-04-08 BUILDING CONSENT ISSUE

AVERY
TEAM & ARCHITECTURE

AVERY TEAM ARCHITECTS LTD
SUITE 100, 100A TOWN HILL, 210 EMBAYMENT RD, 2100
PH: (09) 833 4400 FAX: (09) 833 3700 PARCEL
NO: 007 200 4444 AUCKLAND NEW ZEALAND
EMAIL: austry@averyarchitects.co.nz
WEBSITE: www.averyarchitects.co.nz

ASSOCIATED OFFICES:
BRISBANE, TORONTO, HANLEY BAY, WELLINGTON
CHRISTCHURCH, WEST COAST, CHCO

CONSULTANTS:
BROWN & THOMSON
CONSULTING ENGINEERS
1000 BUCKLE STREET, TOWN HILL, AUCKLAND

AUCKLAND CITY ENVIRONMENTS
APPROVED
S.E. 20/4/08
DRAINAGE - PLAN CHECK
DEVELOPMENT ENGINEERING

CITY ENVIRONMENTS
1 MAY 2008
7:05 PM
PROCESSED

BUILDING CONSENT

PROJECT
TAYLOR HOUSE
ALTERATIONS
19A Pukerua Ave, Remuera

TITLE
SITE PLAN
K/A

DRAWN: BSV
SCALE: 1:100 AT 1:500 A3
JOB NO.: 3416 SHEET NO.: 2
ISSUE: S(-)01

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333013



Certificate of Compliance

ISSUED BY THE AUCKLAND CITY COUNCIL
UNDER SECTION 139 OF THE RESOURCE MANAGEMENT ACT 1991

I hereby certify that the following proposal by Ross Michael Price to construct a
second dwelling unit

and as shown on the attached plans numbered _____

in respect of all that land situated at 12 Kelvin Road, Remuera

and comprised in certificate of title CT 25B/14 , DP 69130

as permitted on 26th day of February 1993 and complied with the district plan in relation to that land.

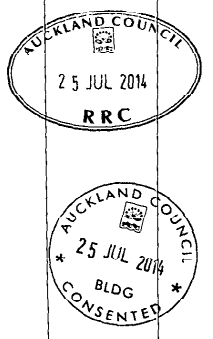
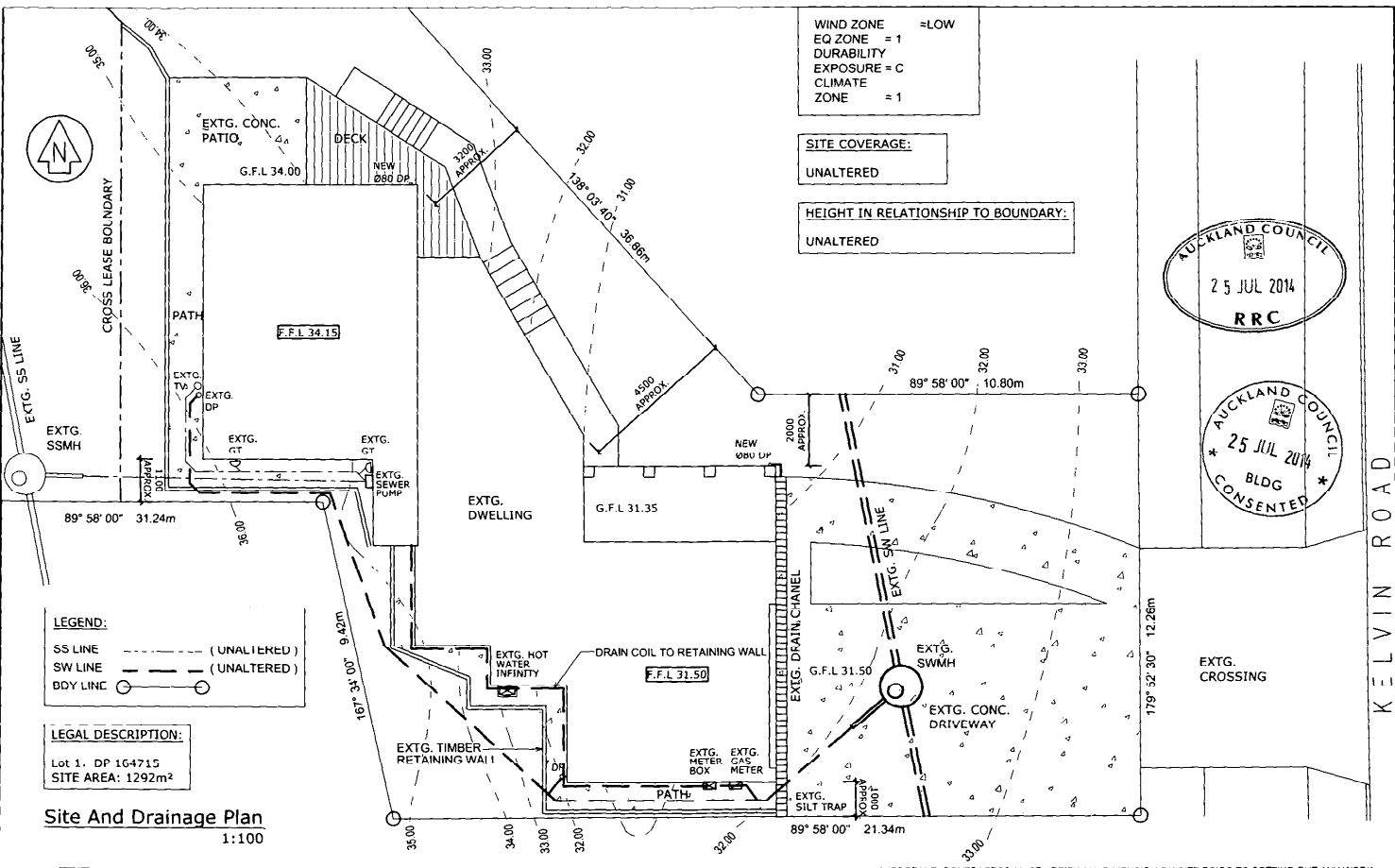
This certificate is granted subject to the following conditions: All necessary consents,
particularly building consent under the Building Act 1991, must be
obtained by the applicant prior to commencement of construction.

Signed on behalf of the Auckland City Council: Dhirendra Singh

Title: SENIOR PLANNER

Date of issue: 26 February 1993

Note: This Certificate is deemed to be either a Land Use Consent or a Subdivision Consent whichever is appropriate granted under the Resource Management Act [Section 139 (6)] and shall expire two years after the date of issue. It is issued without erasure or alteration.



KELVIN ROAD

AUCKLAND COUNCIL 2014 164 CENTRAL	Project:	Date:	Scale:	Client:	DW by:	Revise:	Job No:	Sheet No.:
	Lot 1, 12 Kelvin Rd, Remuera, Auckland	08 / 2013	1:100 - A3		JS	JVC000	1	



AUCKLAND CITY

AREA OFFICE

HOBSON-EASTERN BAYS
Area Manager, Helen Tait

Writer's direct dial number:

April 21, 1993

THE CITY SECRETARY

When replying or calling please refer to:
G.J. Collings:adm

ATTENTION: PLANNING APPLICATIONS SUBCOMMITTEE

PROPOSED: RIGHT OF WAY

SITE ADDRESS: 19 and 25 Pukeora Avenue, Remuera

APPLICANT: K.J. and S.J. Wood, M. Hamilton/M.J. Howe

REFERENCE: Letter dated 2 April 1993 and Plan E4879/12
from Yeoman and Associates
PO Box 7184
Auckland

LEGAL DESCRIPTION: Lot 4, DP 18699 and Lot 2, DP 69130

ZONING: Residential 5

MAP: 3L

ADDITIONAL RESOURCE CONSENTS REQUIRED: None

TYPE OF ACTIVITY: N.A.

REPORT:

19 Pukeora Avenue is a rear site with two 3.05m wide access strips to Pukeora Avenue and one 3.05m wide access to Kelvin Road. One access to Pukeora Avenue is between numbers 17 and 21, and the other is between numbers 17 and 25. The owners wish to create mutual rights of way for the access adjoining 25 Pukeora Avenue, as shown on Plan E4879/12.

The older house on 25 Pukeora Avenue has a lean-to car-port on the southern side, between the house and the boundary. This car-port will need to be removed before the right of way can be formed and used. This should not be a problem, as the surveyor has said that it is the intention of the owner to demolish the house and the car-port and build two new dwellings on the site. Proposed right of way B over 19 Pukeora Avenue is to give vehicular access to the rear unit on No. 25.

The access to No. 19 is generally flat, sloping down slightly to the rear. A full width concrete drive has been formed at a higher level than the adjoining driveway to the car-port on No. 25.

The 1.0m wide strip shown A over No. 25 is predominantly for services, although rights of way are also created in favour of No. 19.

These rights of way are in order and can be approved pursuant to Section 348 of the Local Government Act 1974.

RECOMMENDATION:

- 1.0 That pursuant to Section 348 of the Local Government Act 1974, the Council approve rights of way A and B on Plan E4879/12.
- 2.0 That the plan defining these easements be executed when the car-port at 25 Pukeora Avenue is removed.

Graham J. Collings
LAND SUBDIVISION OFFICER
HOBSON/EASTERN BAYS

DECISION

That the recommendation as contained in the report and as amended be adopted.

Chairman Planning Applications Committee

Date - 2.2 APR 1993