

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



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<b>Applicant</b>	Barfoot & Thompson Epsom
<b>LIM address</b>	GA/2 Hiriri Avenue Remuera Auckland 1050
<b>Application number</b>	8270366495
<b>Customer Reference</b>	
<b>Date issued</b>	14-Jan-2022
<b>Legal Description</b>	Unit GA UP 211741, AU 12 UP 211741, AU 13 UP 211741, AU 14 UP 2117
<b>Certificates of title</b>	NA139D/33

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

Wind Zone(s) for this property: Medium wind speed of 37 m/s, 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

<b>Billing Number/ Rate Account:</b>	12342758191
<b>Rates levied for the Year 2021/2022 :</b>	\$7,115.56
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$3,557.74

The rates figures are provided as at 8 a.m. 14/01/2022. It is strongly advised these are not used for settlement purposes.


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### Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

2 Hiriri Avenue Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
HG/95/01398	Tree Consent Removal gum tree j. wakeling / h. anderson jn 25427	Granted	03/05/1995
AG/00/02960	Tree Consent Prune 2 trees s.potter w4	Granted	21/07/2000
AG/01/07659	Tree Consent Remove and prune trees ward 4 g mostert	Granted	09/05/2001
AO/01/08269	Land Use Consent Excavations earthworks & tree s dylan pope	Granted	11/07/2001
LUC20060118201	Tree Consent REMOVE A PIN OAK - GRANT SIRL	Granted	10/04/2006

#### Subdivisions

2 Hiriri Avenue Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
AU/02/00343	Subdivision Consent 5 unit title	Granted	09/04/2002

Application No.	Description	Decision	Decision Date
A1/02/00770	Subdivision completion cert ((s)224C) 224(c) chris gorman	Approved	22/05/2002

## Engineering Approvals

There are **NO** Engineering approvals recorded.

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

## Further Information

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

## Building

2 Hiriri Avenue Remuera Auckland 1050

Application No.	Description	Issue Date	Status
O/21532/03	Erect dwelling	10/03/1923	Issued (See Note 1)
AC/01/11504	Remove dwelling from site.	25/05/2001	CCC Issued 22/07/2002 (See Note 2)
AC/01/11786	Erect a 4-storey apartment block - 5 apartments.	10/07/2001	CCC Issued 22/07/2002 (See Note 2)

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.

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)

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2 Hiriri Avenue Remuera Auckland 1050

Reference number	BWOF expiry date
L/COM/2002/98	03/07/2022

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

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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

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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.

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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>



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## 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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

## Attachments

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

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- 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 2001 8269
- As Built Drainage Plan : Drainage 2001

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

### Address

GA/2 Hiriri Avenue Remuera Auckland 1050

### Legal Description

UNIT GA AUS 12-14 17 UP 211741

### Appeals

### Modifications

### Zones

Residential - Mixed Housing Suburban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - H4 - Mount Hobson - Viewshafts

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

### Designations





0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
14/01/2022

**Controls**  
GA/2 Hiriri Avenue Remuera Auckland 1050  
UNIT GA AUS 12-14 17 UP 211741

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Date Printed:  
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**Designations**

GA/2 Hiri Avenue Remuera Auckland 1050

UNIT GA AUS 12-14 17 UP 211741

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**Historic Heritage and Special Character**  
**GA/2 Hiriri Avenue Remuera Auckland 1050**  
**UNIT GA AUS 12-14 17 UP 211741**

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**14/01/2022**





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**Infrastructure**

GA/2 Hiriri Avenue Remuera Auckland 1050

UNIT GA AUS 12-14 17 UP 211741

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Mana Whenua  
GA/2 Hiriri Avenue Remuera Auckland 1050  
UNIT GA AUS 12-14 17 UP 211741

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**Natural Resources**  
 GA/2 Hiriri Avenue Remuera Auckland 1050  
 UNIT GA AUS 12-14 17 UP 211741

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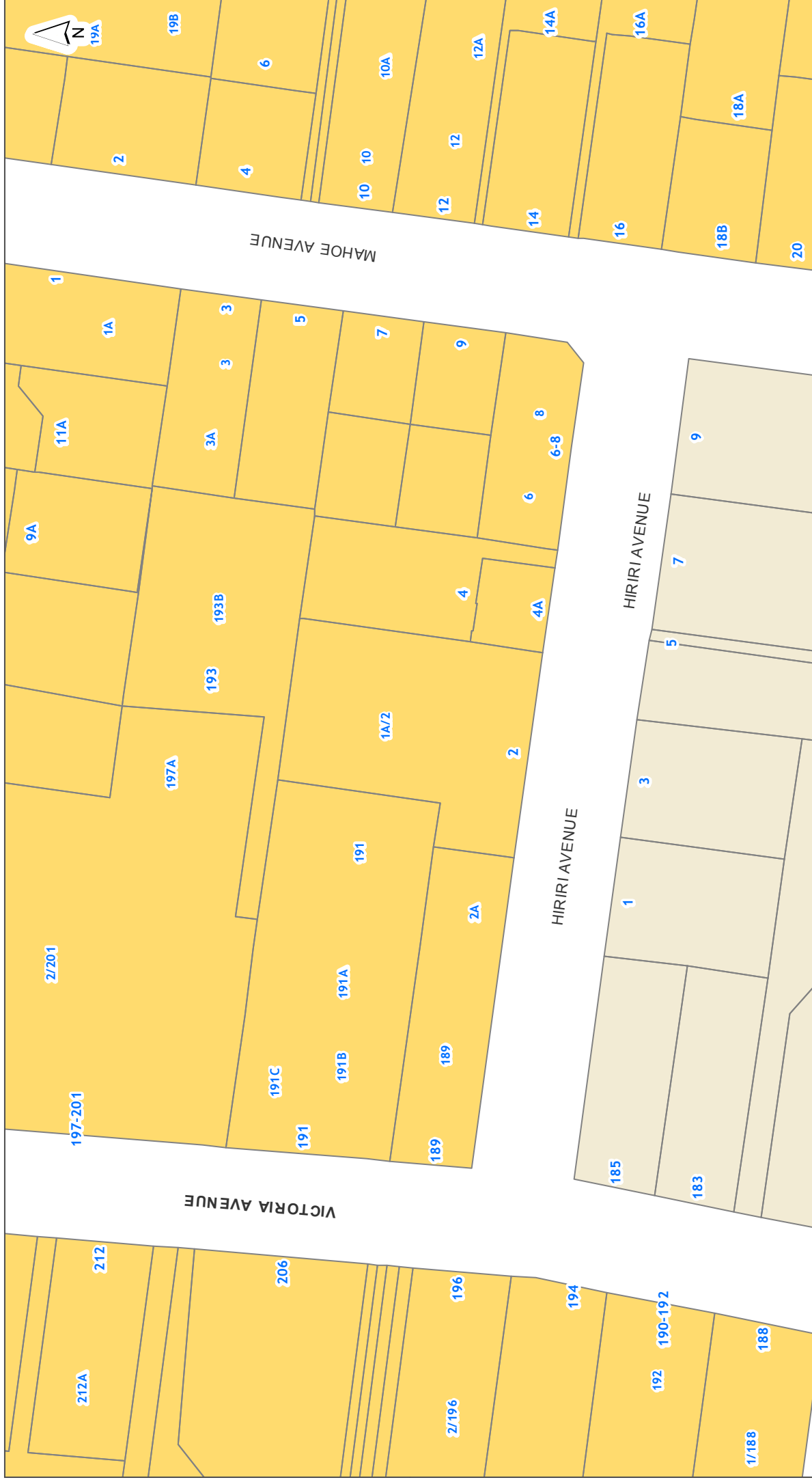


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**Precincts**  
 GA/2 Hiriri Avenue Remuera Auckland 1050  
 UNIT GA AUS 12-14 17 UP 211741

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14/01/2022


Zones and Rural Urban Boundary  
GA/2 Hiriri Avenue Remuera Auckland 1050  
UNIT GA AUS 12-14 17 UP 211741

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## 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

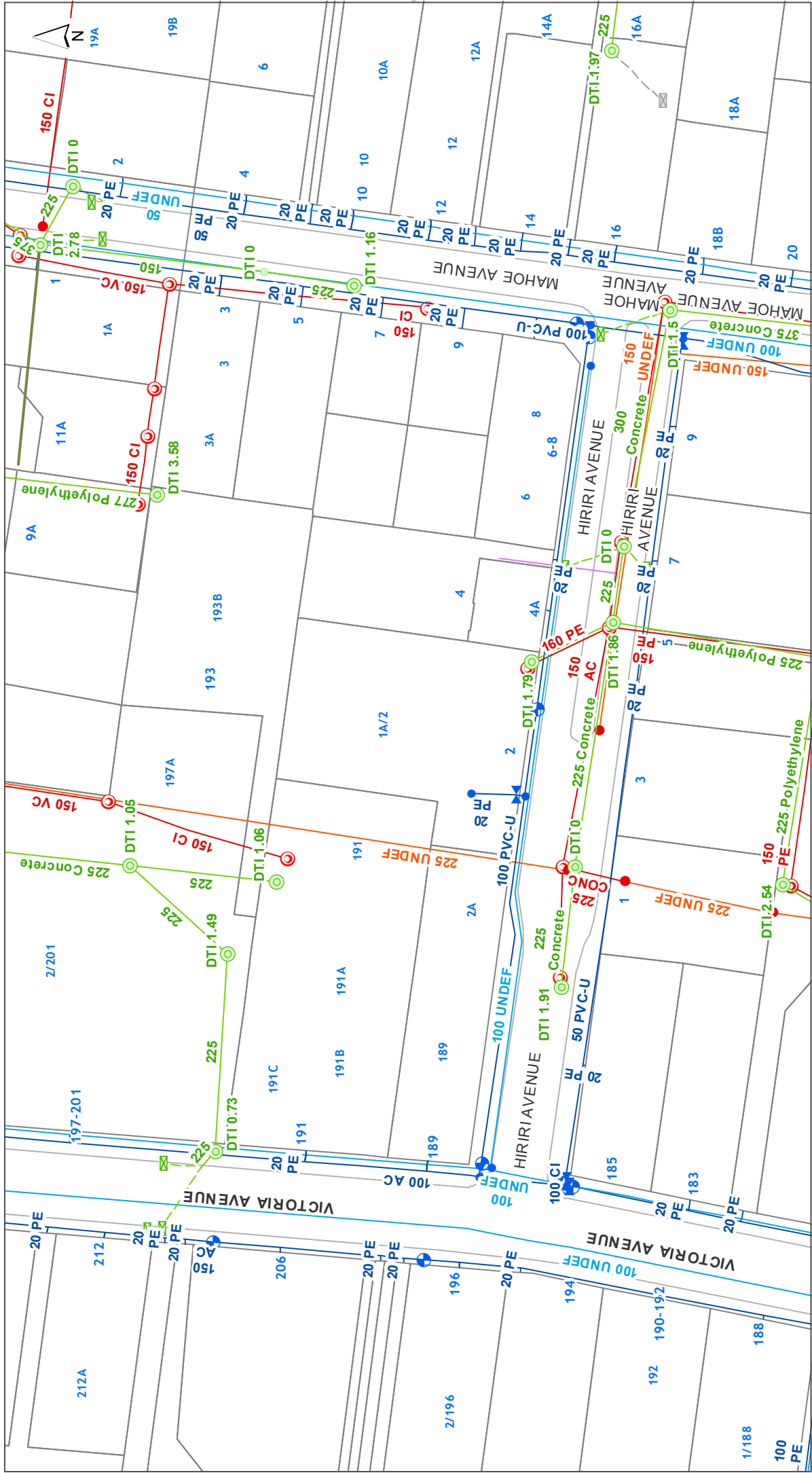
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park Zone Office Control
  - 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
- } Building Frontage Control
- } Vehicle Access Restriction Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

# Designations

- Designations

- Airspace Restriction Designations





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**Underground Services**

**GA/2 Hiriri Avenue Remuera Auckland 1050**

**UNIT GA AUS 12-14 17 UP 211741**



**Scale @ A4**  
= 1:1,000

**Date Printed:**  
14/01/2022



Te Kaunhera o Tamaki Makaurau



Stormwater

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

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

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

Water

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

Wastewater

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

Utilities

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

Legend updated: 21/09/2020





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**Hazards**  
 GA/2 Hiriri Avenue Remuera Auckland 1050  
 UNIT GA AUS 12-14 17 UP 211741

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 14/01/2022



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**Natural Hazards - Coastal Erosion ASCIE**  
**GA/2 Hiriri Avenue Remuera Auckland 1050**  
**UNIT GA AUS 12-14 17 UP 211741**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**14/01/2022**





**Natural Hazards - Coastal Inundation**  
 GA/2 Hiriri Avenue Remuera Auckland 1050  
 UNIT GA AUS 12-14 17 UP 211741

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0 6.5 13 19.5  
 Meters  
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**Natural Hazards - Flooding**  
**GA/2 Hiriri Avenue Remuera Auckland 1050**  
**UNIT GA AUS 12-14 17 UP 211741**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**14/01/2022**



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**Natural Hazards - Sea Spray**  
**GA/2 Hiriri Avenue Remuera Auckland 1050**  
**UNIT GA AUS 12-14 17 UP 211741**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**14/01/2022**





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**Natural Hazards - Volcanic Cones**  
**GA/2 Hiriri Avenue Remuera Auckland 1050**  
**UNIT GA AUS 12-14 17 UP 211741**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**14/01/2022**





0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
14/01/2022

Other

GA/2 Hiriri Avenue Remuera Auckland 1050

UNIT GA AUS 12-14 17 UP 211741

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**Hazards**

- Soil Warning Area**
- Fill (Franklin District only)
  - Advisory (Franklin District only)
  - Contamination (Franklin District only)
  - Erosion (Franklin District only)
  - Hazardous Activities & Industries List (HAII) (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 100 Ha and above
  - Catchment area 3 Ha to 100 Ha
  - Catchment area 1 Ha and 3 Ha
  - Catchment area 4000 m<sup>2</sup> to 1 Ha
  - Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
  - 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)**
- 

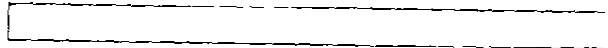
**Other**

- 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 information 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.



**AUCKLAND CITY**



12 July 2001

Ref: 2 Hiriri Ave  
TCS Number: AO/01/8269

Erik Jorgensen  
PO BOX 14 136  
Panmure  
Auckland City  
**AUCKLAND**

Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT AT 2 HIRIRI AVE, REMUERA BY PLAZA PROPERTIES LTD**

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator, on 11 July 2001. Please refer to the attached decision. Should you have any queries relating to this decision, please contact the undersigned.

Yours faithfully

**SNEZANA SERAFIN  
SENIOR ADMINISTRATION ASSISTANT  
LAND USE CONSENTS**

**Direct Dial: 353 9221**



## **DECISION ON RESOURCE CONSENT APPLICATION AO/01/8269 AT 2 HIRIRI AVE, REMUERA**

Pursuant to Section 105 of the Resource Management Act 1991, the non-notified discretionary activity land use application by Plaza Properties Ltd to construct five residential apartments that:

- Involves 1800m<sup>3</sup> of earthworks
- Works within the drip-line of a generally protected Totara, Pin Oak and Pohutukawa Tree.
- Infringes the 1:2 excavation plane on the western boundary for a maximum depth of 2.0 metres, reducing to compliance over a distance of 26 metres.

at 2 Hiriri Ave, Remuera, described as LOT 2 DP 16825, CT 375 / 6, be **granted consent**.

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

- (a) The granting of consent to the applicant's proposal will have no more than de minimis (insignificant) effects on the environment. The visual effects resulting from the excavations will be temporary and restricted to the construction period of the proposed development. The excavations will have a de minimis effect on the soil stability and natural landform.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, in particular the earthworks will not lead to adverse ecological effects to natural habitats, watercourses, wetlands, estuaries and coastal waters.
- (c) The earthworks and excavation are required in order to construct practical building platforms for the five proposed residential units. The level of earthworks proposed on the site, are considered to be an appropriate amount for the five residential units.
- (d) The imposition of the following conditions will ensure that the effects of the applicant's proposal are mitigated, and in particular that all works within the drip-lines of generally protected trees are carried out in accordance with arborist conditions.
- (e) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being plans TP 1 – TP 11 prepared by Paterson – Cullen – Irwin Ltd and referenced by Council as AO/01/8269
- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$180 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$180 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

- (3) The applicant shall obtain the services of a consultant arborist to supervise all works within the drip-lines of the Totara, Pohutukawa and Pin Oak trees on the site. The consultant arborist shall be approved by Councils arborist (Gerad Mostert, Ph 353 9161). The applicant and the applicant's arborist shall arrange a meeting with Councils arborist (Gerad Mostert Ph 353 9161) prior to any works within the drip-lines of trees taking place on site in order to discuss the conditions of this consent.
- (4) All works within the drip-lines of the Totara, Pohutukawa and Pin Oak trees shall be done under direct arborist supervision.
- (5) The drip-lines of the generally protected trees on the site shall be fenced with 1.8 metre high protective fencing, to the satisfaction of Councils arborist, prior to any works taking place on site.
- (6) A copy of this consent shall be held on site at all times during works within the drip-lines of the trees.
- (7) All paving within the drip-lines of generally protected trees shall be limited to the levelling of the surface only. The paving surface contour may be graded with inorganic fill to obtain a level surface. The paving shall be water permeable – either firth enviropavers / no-fines concrete / friction mix tarseal.
- (8) No spoil or equipment may be stored within the drip-lines of any generally protected tree on the site.
- (9) If heavy vehicle access is required within the drip-lines of any generally protected tree, then the surface shall be adequately protected with temporary bridging (eg woodenboards on a base course of inorganic fill). The surface is to be approved by Council's arborist prior to use.
- (10) A Registered Engineer shall supervise all earthworks and excavations and the construction of all retaining walls contained within the site. The Engineer shall certify to Council in writing prior to work progressing beyond the construction of the retaining walls stage that all retaining walls comply with required engineering standards. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments.
- (11) A Registered Engineer shall make an assessment of the stability of the exposed cuts and shall erect temporary support where necessary to prevent any movement occurring within the neighbouring properties. The Engineer shall certify to Council in writing prior to work progressing beyond the earthworks and excavation stage that the excavations comply with required engineering standards. No work shall proceed beyond the earthworks and excavation stage until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments.
- (12) That the consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the consent holder shall take

immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.

- (13) Pursuant to Section 108(2)(a) of the Resource Management Act 1991 and in accordance with Clause 4B.4 of the Auckland City Operative District Plan 1999 (Isthmus), the consent holder shall pay to Council in **cash or bank cheque**, a reserve contribution for the development of **\$76041.00** (inclusive of GST). The contribution has been calculated based on the value of 30m<sup>2</sup> of the site for each of the **4** new residential units. The property has been valued at **\$1 050000.00** (inclusive of GST),

Payment shall be made in **cash or bank cheque prior** to the uplifting of the issued building consent for the development. However, if the building consent for the development has already been issued, payment shall be made within 30 days of this resource consent commencing.

- (16) A Registered Surveyor shall certify to Council in writing prior to work progressing beyond foundation and roof-framing stage that the building will comply with the Operative Auckland City District Plan (Isthmus Section) height in relation to boundary control on the west and east boundaries and the 10m maximum height control. No work shall proceed beyond these stages until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments.

#### ADVICE NOTES

1. *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.*
2. *This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in section 125(1)(b) of the Resource Management Act 1991.*
3. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
4. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring and include the following details:*
  - name and telephone number of the project manager and site owner
  - site address to which the consent relates
  - activity to which the consent relate
  - expected duration of works.
5. *If you disagree with any of the above conditions (excluding the condition relating to the financial contribution for development), or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing.*

*Any request to reduce or waive the financial contribution for development or any request for change to timing of payment or to bond for the financial contribution will require a new resource consent as a non-complying activity.*

6. *This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.*
7. *If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.*
8. *It is noted that a compliance monitoring fee of \$180 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly the monitoring condition (2) is deemed to be satisfied in so far as the payment of the \$180 fee. The applicant is also advised that additional charges may be incurred on this resource consent as a result of additional monitoring in accordance with the monitoring condition (2).*

**DECISION**

**Consent granted under delegated authority, in accordance with the above recommendation to the non-notified resource consent at 2 Hiriri Ave, Remuera**

*M. de J.*  
.....Date: *11/7/01*  
**Team Coordinator**



# AUCKLAND CITY

**ENVIRONMENT PLANNING**

**TELEPHONE : 353 9456  
FACSIMILE : 353 9186**

**FACSIMILE:**

TO Erik Jorgensen

FAX NO 579 3490

FROM Dylan Pope - Planning

DATE 11 July 2001

SUBJECT Endorsement of Conditions - 2 Hiriri Ave, Remuera (AO/01/8269)

**Number of pages including this cover :5**

To whom it may concern

Please find attached the recommended conditions to be imposed in respect of the above resource consent application. Please provide your written approval to these conditions by signing each condition and returning by facsimile.

Yours Faithfully

Dylan Pope

**NB: If this message is received by other than the party to whom it is addressed the sender is to be advised immediately, All information in this transmission is confidential and is not to be divulged to any, other than the party to whom it is addressed.**

Private Bag 92516, Wellesley Street  
Auckland 1, New Zealand

FROM : PLAZA PROPERTIES LTD  
11-JUL-2001 10:31

PHONE NO. : 64 09 5793490  
AUCKLAND CITY ENVIRONMENTS

Jul. 11 2001 12:20PM P1  
64 9 3539186 P.01



# AUCKLAND CITY

**ENVIRONMENT PLANNING**

**TELEPHONE : 353 9456  
FACSIMILE : 353 9186**

**FACSIMILE:**

TO Erik Jorgensen

FAX NO 579 3490

FROM Dylan Pope - Planning *353 9456*

DATE 11 July 2001

SUBJECT Endorsement of Conditions - 2 Hiriri Ave, Remuera (AO/01/8269)

Number of pages including this cover :5

To whom it may concern

Please find attached the recommended conditions to be imposed in respect of the above resource consent application. Please provide your written approval to these conditions by signing each condition and returning by facsimile.

Yours Faithfully

Dylan Pope

*Dear Dylan,*

*All attached signed.*

*Reserve Contribution has been paid*

*10/7/01.*

*Thanks*

*Erik.*

NB: If this message is received by other than the party to whom it is addressed the sender is to be advised immediately. All information in this transmission is confidential and is not to be divulged to any, other than the party to whom it is addressed.

Private Bag 92516, Wellesley Street  
Auckland 1, New Zealand

**AUCKLAND CITY ENVIRONMENTS**



**DECISION ON RESOURCE CONSENT APPLICATION AO/01/8269 AT 2 HIRIRI AVE, REMUERA**

Pursuant to Section 105 of the Resource Management Act 1991, the non-notified discretionary activity land use application by Plaza Properties Ltd to construct five residential apartments that:


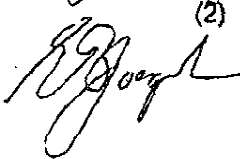
- Involves 1800m<sup>2</sup> of earthworks
- Works within the drip-line of a generally protected Totara, Pin Oak and Pohutukawa Tree.
- Infringes the 1:2 excavation plane on the western boundary for a maximum depth of 2.0 metres, reducing to compliance over a distance of 26 metres.

at 2 Hiriri Ave, Remuera, described as LOT 2 DP 16825, CT 375 / 6, be granted consent.

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

- (a) The granting of consent to the applicant's proposal will have no more than de minimis (insignificant) effects on the environment. The visual effects resulting from the excavations will be temporary and restricted to the construction period of the proposed development. The excavations will have a de minimis effect on the soil stability and natural landform.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, in particular the earthworks will not lead to adverse ecological effects to natural habitats, watercourses, wetlands, estuaries and coastal waters.
- (c) The earthworks and excavation are required in order to construct practical building platforms for the five proposed residential units. The level of earthworks proposed on the site, are considered to be an appropriate amount for the five residential units.
- (d) The imposition of the following conditions will ensure that the effects of the applicant's proposal are mitigated, and in particular that all works within the drip-lines of generally protected trees are carried out in accordance with arborist conditions.
- (e) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

- (1)  The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being plans TP 1 - TP 11 prepared by Paterson - Cullen - Irwin Ltd and referenced by Council as AO/01/8269
- (2)  The consent holder shall pay the Council a consent compliance monitoring charge of \$180 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$180 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

*Steve From Tree Fellas*  
STEVE FROM  
TREE FELLAS

(3) The applicant shall obtain the services of a consultant arborist to supervise all works within the drip-lines of the Totara, Pohutukawa and Pin Oak trees on the site. The consultant arborist shall be approved by Councils arborist (Gerard Mostert, Ph 353 9161). The applicant and the applicant's arborist shall arrange a meeting with Councils arborist (Gerard Mostert Ph 353 9161) prior to any works within the drip-lines of trees taking place on site in order to discuss the conditions of this consent.

*Steve From Tree Fellas*

(4) All works within the drip-lines of the Totara, Pohutukawa and Pin Oak trees shall be done under direct arborist supervision.

*Steve From Tree Fellas*

(5) The drip-lines of the generally protected trees on the site shall be fenced with 1.8 metre high protective fencing, to the satisfaction of Councils arborist, prior to any works taking place on site.

*Steve From Tree Fellas*

(6) A copy of this consent shall be held on site at all times during works within the drip-lines of the trees.

*Steve From Tree Fellas*

(7) All paving within the drip-lines of generally protected trees shall be limited to the levelling of the surface only. The paving surface contour may be graded with inorganic fill to obtain a level surface. The paving shall be water permeable - either firth enviro-pavers / no-fines concrete / friction mix tarseal.

*Steve From Tree Fellas*

(8) No spoil or equipment may be stored within the drip-lines of any generally protected tree on the site.

*Steve From Tree Fellas*

(9) If heavy vehicle access is required within the drip-lines of any generally protected tree, then the surface shall be adequately protected with temporary bridging (eg woodenboards on a base course of inorganic fill). The surface is to be approved by Council's arborist prior to use.

*Bruce Wallace & Partners Engineers*  
BRUCE WALLACE  
& PARTNERS  
ENGINEERS

(10) A Registered Engineer shall supervise all earthworks and excavations and the construction of all retaining walls contained within the site. The Engineer shall certify to Council in writing prior to work progressing beyond the construction of the retaining walls stage that all retaining walls comply with required engineering standards. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments.

*Bruce Wallace & Partners Engineers*

(11) A Registered Engineer shall make an assessment of the stability of the exposed cuts and shall erect temporary support where necessary to prevent any movement occurring within the neighbouring properties. The Engineer shall certify to Council in writing prior to work progressing beyond the earthworks and excavation stage that the excavations comply with required engineering standards. No work shall proceed beyond the earthworks and excavation stage until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments.

*Bruce Wallace & Partners Engineers*

(12) That the consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the consent holder shall take

FROM : PLAZA PROPERTIES LTD  
11-JUL-2001 10:33

PHONE NO. : 64 09 5793490  
HOKIANG CITY ENVIRONMENT

Jul. 11 2001 12:22PM P5  
04 5 333100 P.03

- 6. *This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.*
- 7. *If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.*
- 8. *It is noted that a compliance monitoring fee of \$180 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly the monitoring condition (2) is deemed to be satisfied in so far as the payment of the \$180 fee. The applicant is also advised that additional charges may be incurred on this resource consent as a result of additional monitoring in accordance with the monitoring condition (2).*

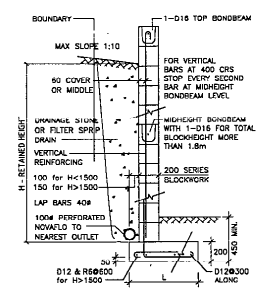
**DECISION**

**Consent granted under delegated authority, in accordance with the above recommendation to the non-notified resource consent at 2 Hiriri Ave, Remuera**

.....Date:.....  
**Team Coordinator**

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DESIGN PARAMETERS: SOIL DENSITY 17 kN/m<sup>3</sup> C = 0.50  
BLOCKWORK SOLID GRADED



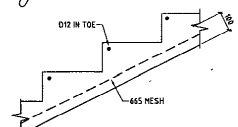
RETAINED HEIGHT (m)	VERTICAL REINFORCING	MIDDLE OR SO COVER	FOOTING LENGTH (L)
0.80	D10 @ 600	M	400 mm
0.80	D10 @ 600	M	450
1.00	D10 @ 600	M	600
1.20	D12 @ 600	60	700
1.40	D16 @ 600	60	850
1.80	D20 @ 800	60	900
1.80	D16 @ 400	60	1050
2.00	D20 @ 400	60	1300
2.20	D24 @ 400	60	1350

FOOTING LENGTH L ASSUMES MINIMUM SAFE GROUND BEARING PRESSURE OF 100 kPa - THAT IS MEDIUM TO FIRM CLAY

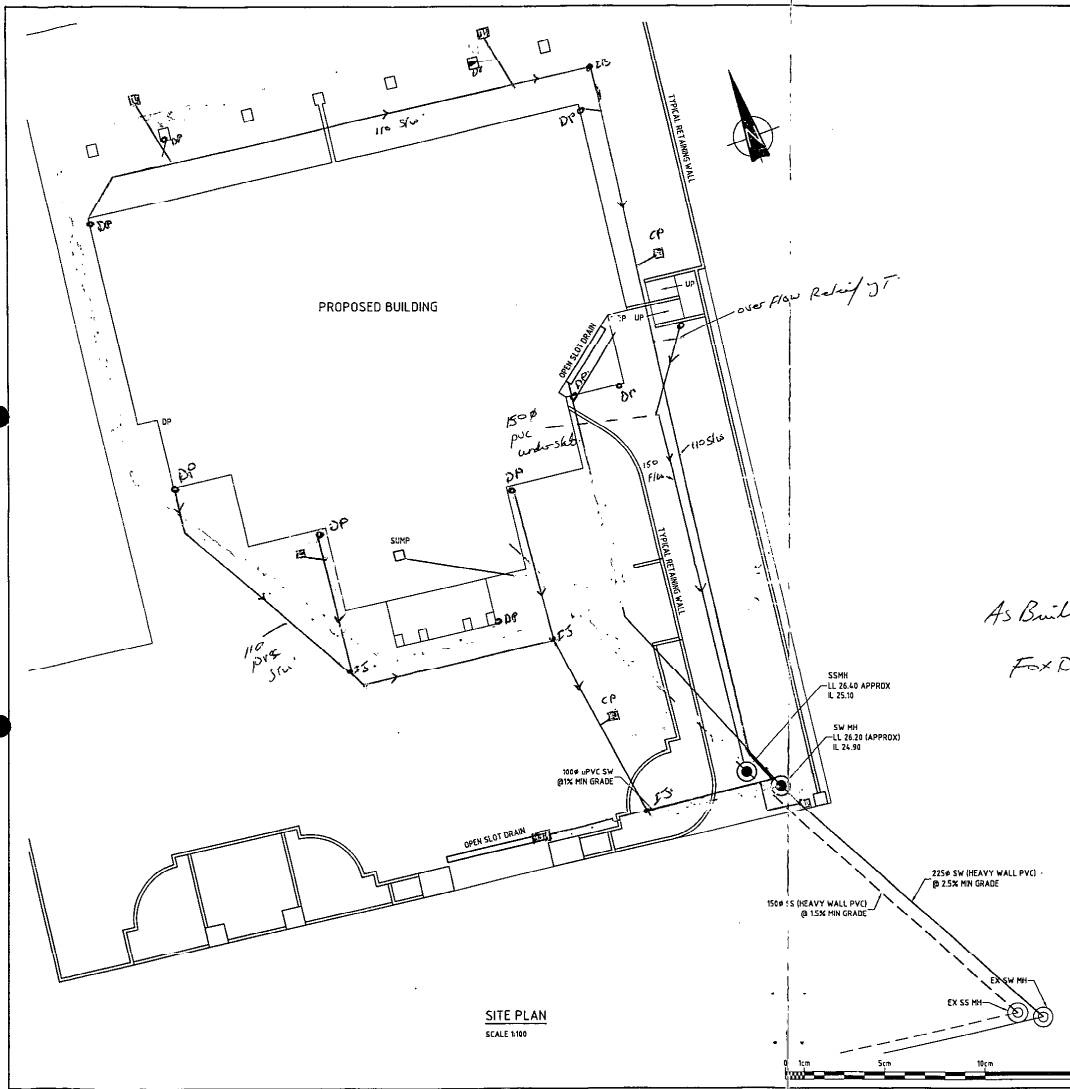
MOVEMENT JOINTS AT 6.0m MAX CDS

TYPICAL RETAINING WALL NOT TO SCALE

*As Built Drawings plan Fox Drawing Ltd.*



TYPICAL OUTDOOR STAIRS SCALE 1:10



SITE PLAN SCALE 1:100



NO	REVISION	DATE	BY
1	SPECIAL CHANGED	25.01	
2	FOR CONSENT	22.05.21	

**BRUCE WALLACE PARTNERS LIMITED**  
CONSULTING ENGINEERS & ARCHITECTS

Drawn	ALB	Checked	ALB
Date	MAY 2021		

PLAZA PROPERTIES  
RESIDENTIAL DEVELOPMENT  
2 HIRIRI AVE  
REMUERA

DRAINAGE PLAN AND DETAILS

Scale	AS SHOWN	AT A1
Drawing Title	FOR CONSENT	
Drawing No.	9746	Revision No. D01 A