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<b>LIM address</b>	14 Brian Slater Way Stonefields Auckland 1072
<b>Application number</b>	8270355538
<b>Customer Reference</b>	
<b>Date issued</b>	26-Nov-2021
<b>Legal Description</b>	Lot 37 DP 389984
<b>Certificates of title</b>	391234

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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: 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**

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

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.

### **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.

### **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>	12343345265
<b>Rates levied for the Year 2021/2022 :</b>	\$4,016.22
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$0.00

The rates figures are provided as at 8 a.m. 26/11/2021. 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

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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

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### Planning

14 Brian Slater Way Stonefields Auckland 1072

Application No.	Description	Decision	Decision Date
LUC20070169101	Land Use Consent Stage 2 Housing - Sub Stage 1C - 18 dwellings on 18 Lots (74-85 32 33 36-39)	Granted	24/08/2007

### Subdivisions

14 Brian Slater Way Stonefields Auckland 1072

Application No.	Description	Decision	Decision Date
SUB20060035501	Subdivision Consent Subdivision Mount Wellington Quarry Floor - STAGE 2 { incorporates Stage 2 (a) - (e) }- Lots 1 to 206	Granted	16/03/2007
SUB20060035502	Subdivision survey plan ((s)223) SUB - Sec 223 Survey Plan : - Subdivision Mount Wellington Quarry Floor - STAGE 2A	Granted	17/07/2007
SUB20060035503	Subdivision completion cert ((s)224C) SUB - Sec 224(c) - Subdivision Mount Wellington Quarry Floor - STAGE 2 A only	Approved	23/08/2007

### 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

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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

14 Brian Slater Way Stonefields Auckland 1072

Application No.	Description	Issue Date	Status
BLD20062933901	Stage 2 Development - Construction of PVC lot connections for sanitary sewer drainage (240 connections)	19/12/2006	CCC Issued 20/02/2008 (See Note 2)
BLD20071674501	Lot 37 14 Brian Slater Way Stonefields - New two storey 4 bedroom dwelling in a block of 'Terraced' houses (joined by common walls)	20/09/2007	CCC Issued 15/01/2009 (See Note 2)

Note	Description
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)

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.

## Vehicle Crossing

14 Brian Slater Way Stonefields Auckland 1072

Application No.	Description	Decision
BLD2008107830	Vehicle crossing permit - 14 Brian Slater Way (Lot 37 Stonefields)	Completion Certificate Issued (See Note 2)

Note	Description
2	Certificate of Completion issued by Auckland Transport. This confirms that Final Inspection has occurred and certifies that the Vehicle Crossing has been constructed in accordance with the guidelines and specifications detailed in the Approval.

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about->

## 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.

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the



Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

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

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

### **Plan Changes and Notices of Requirement**

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

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

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

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

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

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

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

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

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

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

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

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

### **Auckland Unitary Plan**

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

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

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



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

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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 : R LUC 2007 1691 - Consent Conditions
- As Built Drainage Plan : B 2007 16745

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

### Address

14 Brian Slater Way Stonefields Auckland 1072

### Legal Description

Lot 37 DP 389984

### Appeals

### Modifications

### Zones

Residential - Mixed Housing Urban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Rural

### Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - W19 - Mount Wellington - Viewshafts

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

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Mt Wellington Volcanic Aquifer

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Mt Wellington Volcanic Aquifer

### Designations

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



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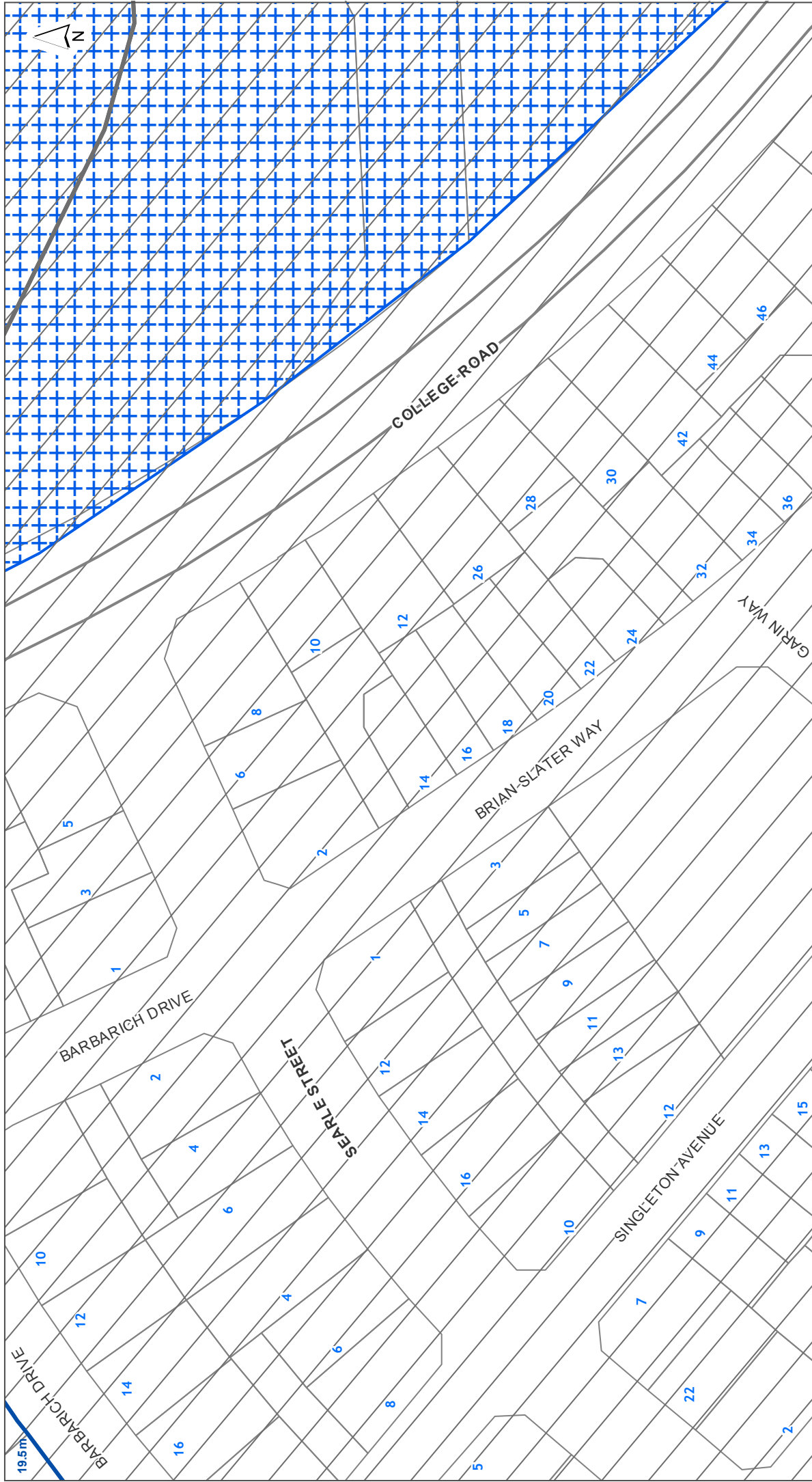
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**Built Environment**  
14 Brian Slater Way Stonefields Auckland 1072  
Lot 37 DP 389984

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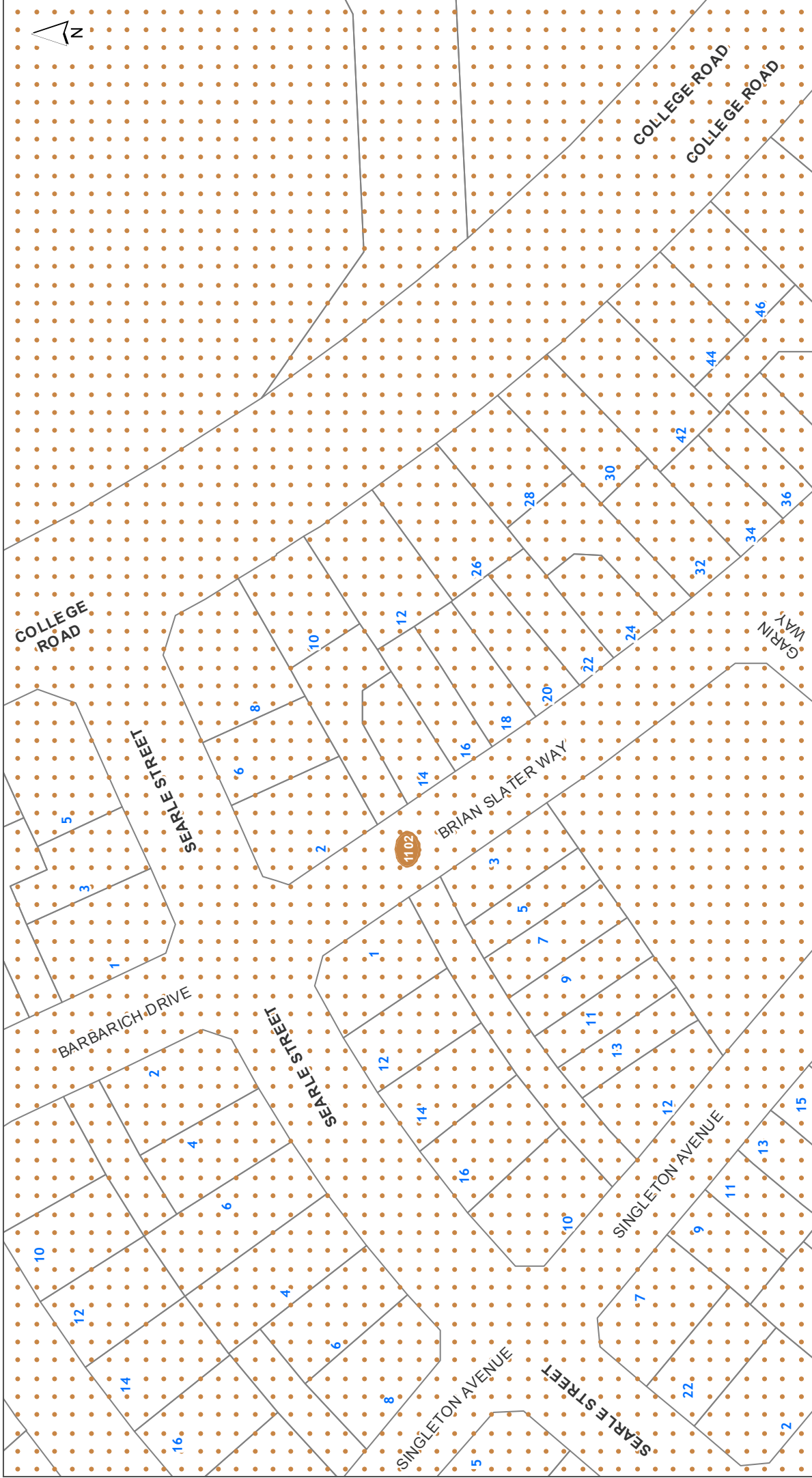
**Controls**

14 Brian Slater Way Stonefields Auckland 1072

Lot 37 DP 389984

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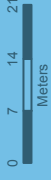
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Designations

14 Brian Slater Way Stonefields Auckland 1072

Lot 37 DP 389984



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**Historic Heritage and Special Character**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984

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**Infrastructure**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984

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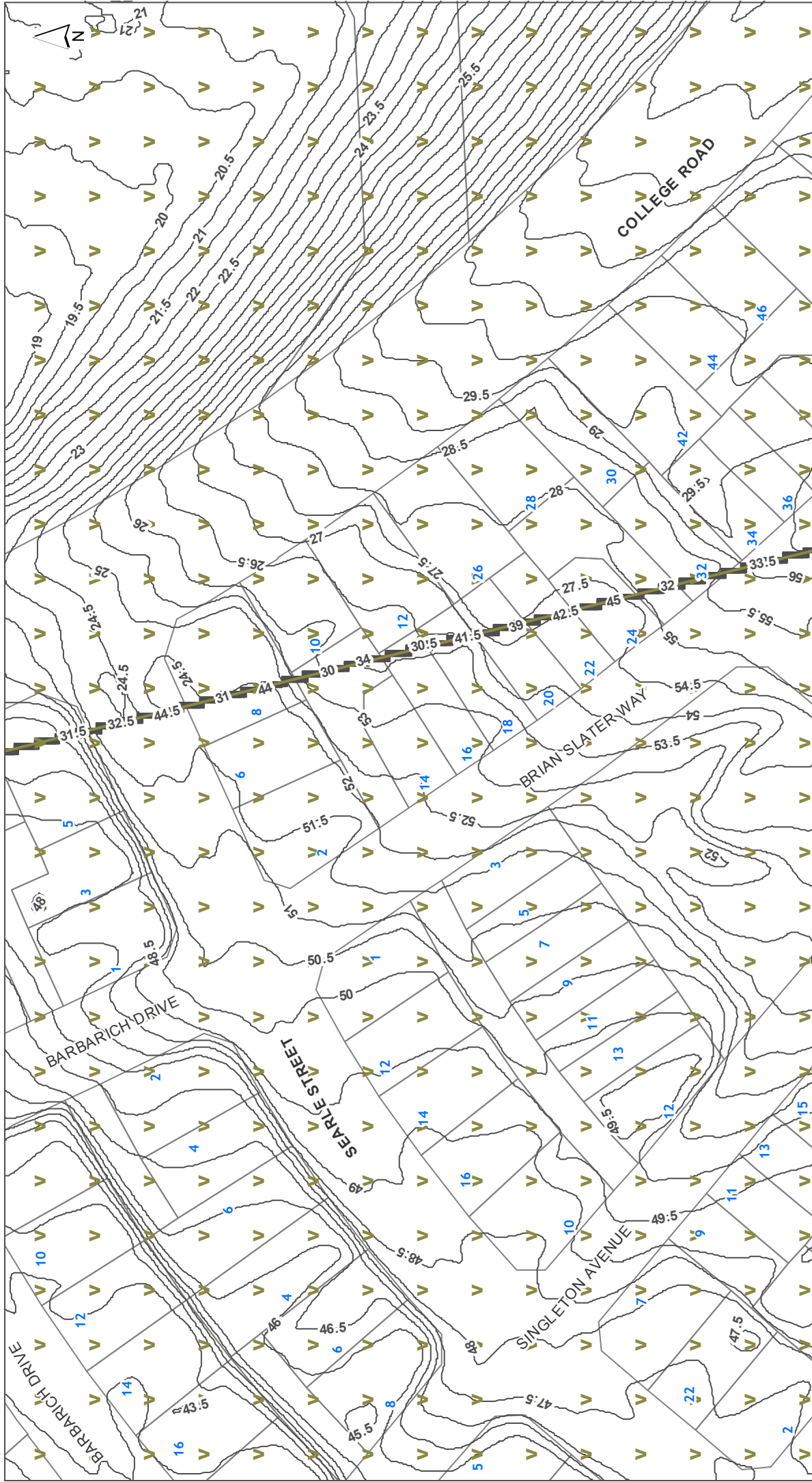
Mana Whenua

14 Brian Slater Way Stonefields Auckland 1072

Lot 37 DP 389984

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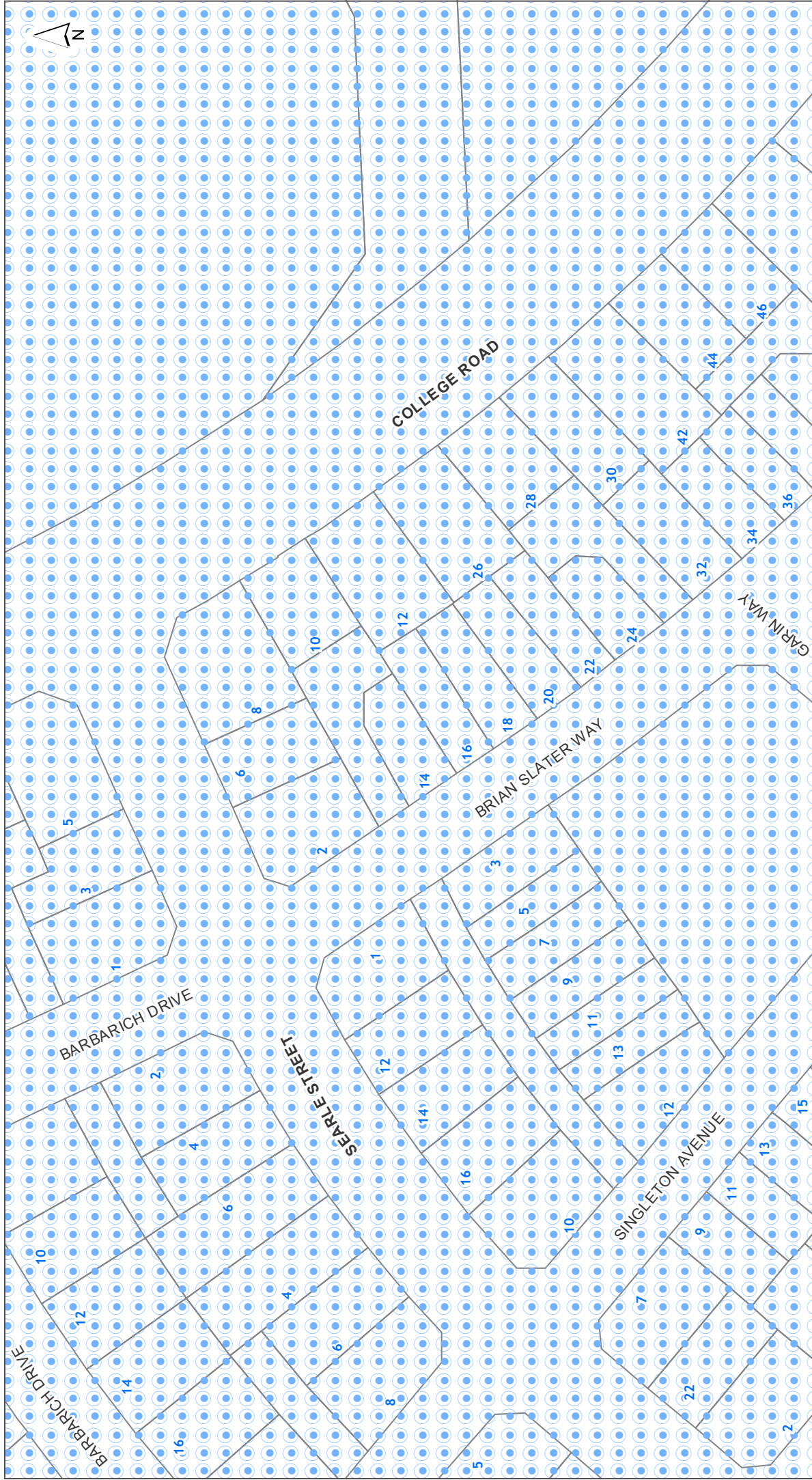
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**Natural Heritage**  
14 Brian Slater Way Stonefields Auckland 1072

Lot 37 DP 389984

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Natural Resources

14 Brian Slater Way Stonefields Auckland 1072

Lot 37 DP 389984

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**Precincts**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984

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Zones and Rural Urban Boundary

14 Brian Slater Way Stonefields Auckland 1072


Lot 37 DP 389984

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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
- } Ridgeline Protection 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-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

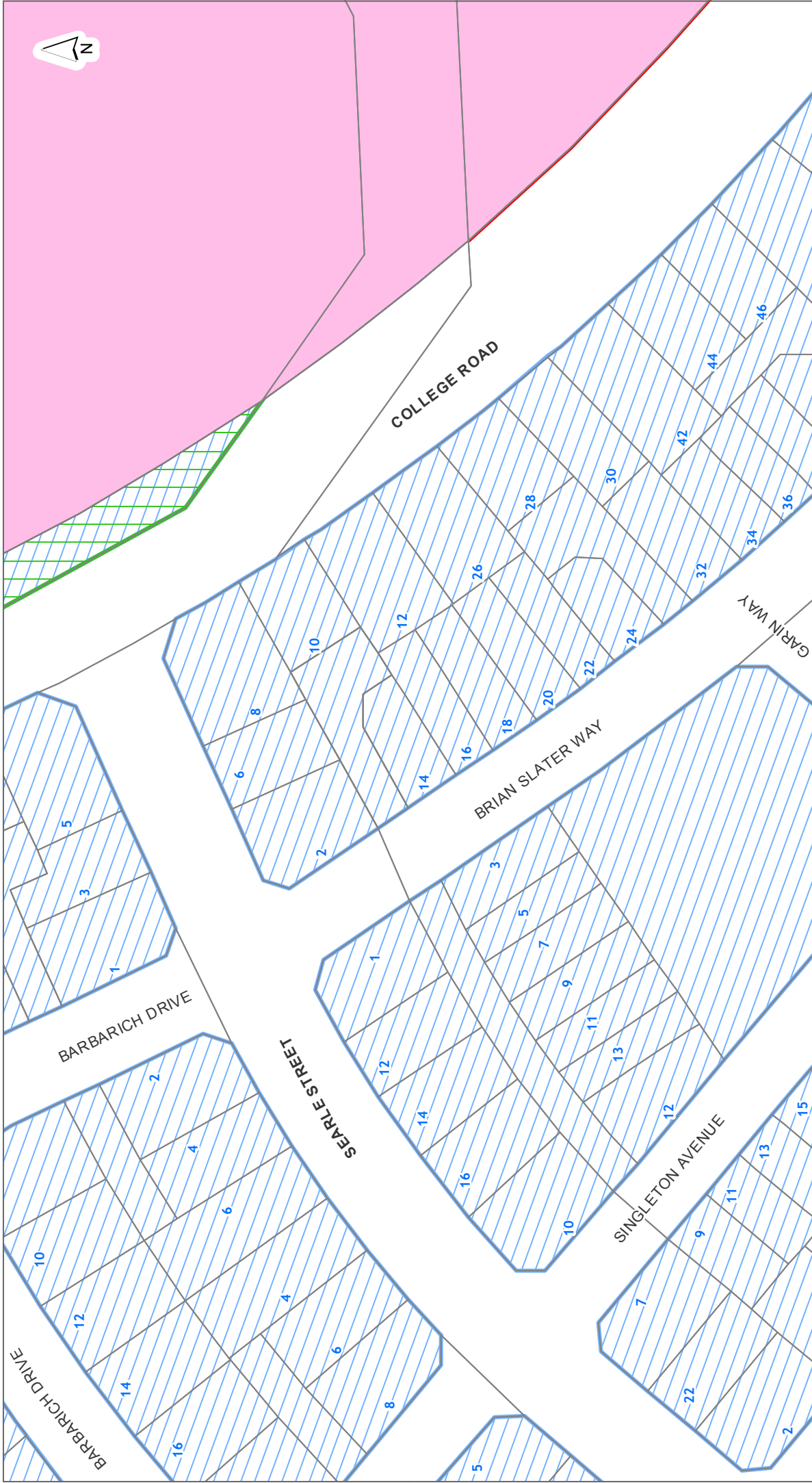
	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)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





Scale @ A4  
= 1:1,000  
Date Printed:  
26/11/2021

**Hazards**

14 Brian Slater Way Stonefields Auckland 1072

Lot 37 DP 389984

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**Natural Hazards - Coastal Erosion ASCIE**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 26/11/2021







0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

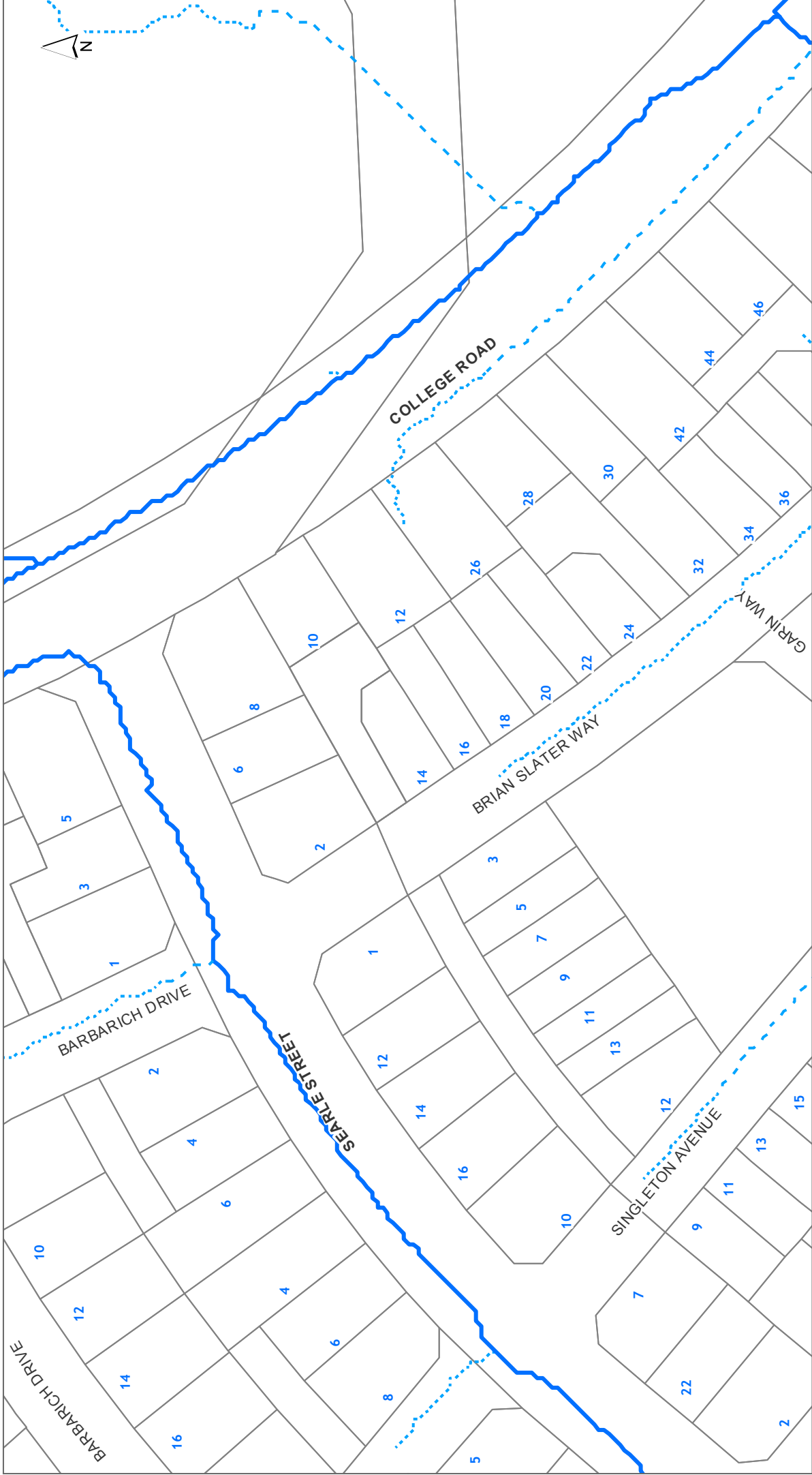
Date Printed:  
26/11/2021

**Natural Hazards - Coastal Inundation**

14 Brian Slater Way Stonefields Auckland 1072

Lot 37 DP 389984

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**Natural Hazards - Flooding**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 26/11/2021





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**Natural Hazards - Sea Spray**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 26/11/2021



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**Natural Hazards - Volcanic Cones**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
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**Other**  
 14 Brian Slater Way Stonefields Auckland 1072  
 Lot 37 DP 389984





0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 26/11/2021





















**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.

28 August 2007

Harrison Grierson Consultants Limited  
P O Box 5760  
WELLESLEY  
Wellesley Street  
AUCKLAND

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 150 Morrin Road, St Johns BY  
Fletcher Residential Limited (TCS REF: LUC20070169101)**

This is to advise you that resource consent was granted under delegated authority by the Team Leader on 24-08-2007

The full text of the decision is as follows.

Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity land use application by Fletcher Residential Limited to construct eighteen dwellings, known as Stage1 C, that:

- Involves the construction of residential units in the Residential 8b zone.
- Infringes the height in relation to boundary control as it applies to this zone, as follows:

<b>Lot</b>	<b>Boundary Infringed</b>	<b>Maximum Vertical Infringement</b>	<b>Maximum Horizontal Infringement</b>
33	Western	2.0m	12.6m
36	Southern	2.0m	10.2m
81	Western	0.6m	10.4m
82	Eastern	1.8m	11.7m
82	Western	2.1m	12.6m
83	Eastern	2.0m	11.7m
83	Western	2.0m	12.7m
84	Eastern	1.7m	11.8m
84	Western	2.1m	9.2m

- Infringes the maximum building coverage and impermeable surface control, which requires that not more than 60% of the site be covered in buildings and impermeable surfaces, as follows:

Lot	Proposed Building and Impermeable Surface Coverage	Infringement
75-80	946m <sup>2</sup> /68%	113.2m <sup>2</sup> /8%

- Infringes the minimum stormwater permeable control as it applies to this zone, which requires that at least 40% of the site be covered in landscaped permeable surface, as follows:

Lot	Proposed Stormwater Permeable Surface Coverage	Infringement
75-80	441.8m <sup>2</sup> /31.8%	113.2m <sup>2</sup> /8%

- Involves three stacked carparking spaces on Lot 37-39.

at 150 Morrin Road, St Johns described as Lot 1 DP 378813, Lot 7 DP 357142, Lot 8 DP 357142, Lot 9 DP 357142, CT 23245/4,5,6,7 & CT 316524 be **granted consent.**

Pursuant to Section 113 of the Resource Management Act 1991 the following matters have been taken into account in making the decision set out above:

### Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Sections 93, 94, 104, 104B and 108 (discretionary activity)

### Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan 1999 – Isthmus Section and in particular the following:

- 4.3.1.2E (Development Control Modification in Residential 8b)
- 7.7.5 (Construction of Residential Units in Residential 8b)
- 12.8.1.3 (Stacked Parking)
- 7.6.8 (Objectives and Policies Residential 8b)

### Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant’s assessment. Accordingly, there were no issues in contention.

### Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

- Assessment of Environmental Effects titled 'Resource Consent Application – Streamline Process for Mt Wellington Quarry Stage 2 Housing – Sub Stage 1C', prepared by Lincoln Lawler of Harrison Grierson Limited and dated February 2007.
- Memo titled '85 Lunn Ave, Mt Wellington Quarry (Mt Wellington Quarry – Stage 2) RC No. LUC20060857901 – Urban Design Comments' prepared by Sarah Coady of City Planning, Auckland City Council, dated 23 April 2007.
- Email titled 'Mount Wellington Quarry Floor Residential' prepared by Garson Bell of Transport Planning, Auckland City Council, dated 27 April 2007.
- Memo titled 'Fletchers Resource Consent – Stage 1B, 1C, 1D and 2A' prepared by Helen Kerr of City Planning, Auckland City Council, dated 11 May 2007.
- Noise Report titled 'Mt Wellington Quarry – Stage 2, Acoustic Assessment' prepared by Fiona Parr of Marshall Day Acoustics and dated 9 November 2006.
- Construction Management Plan titled 'Mt Wellington Quarry Stage 2 Housing, Construction Management Plan for FLR Housing Development' prepared by Lincoln Lawler of Harrison Grierson limited, dated January 2007.

### **Main Findings of Fact**

The main findings of fact are:

- The proposal involves the construction of eighteen dwellings on eighteen individual lots on a currently vacant site known as the Mt Wellington Quarry or 'Stone fields' development.
- The subject site is zoned Residential 8b.
- The proposal will result in minor adverse short-term construction, traffic, amenity, dominance, character, streetscape and noise effects.
- Adverse effects from the proposal will be mitigated by the dwelling and site design and proposed fencing and landscaping.

### **Reasons for the Decision**

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 application will have minor effects on the environment. In particular, the proposal will result in minor adverse short-term construction, traffic, amenity, dominance, character, streetscape and noise effects.



- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular criteria relating to modification of development controls and the construction of residential units in the Residential 8b zone.
- (d) The imposition of the following conditions will ensure that the effects of the applicant's proposal are minor and will ensure the proposal is undertaken in accordance with the submitted plans and associated information. In particular, that the proposed landscaping and fencing plan is implemented and that the proposed dwellings are finished to a standard that is appropriate for the Residential 8b zone.
- (c) The application is consistent with the objectives and policies of the district plan and the sustainable management purpose of the Resource Management Act 1991.

### **Conditions of Consent**

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

### **Activity in Accordance with Application and Plans**

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as;
  - Assessment of Environmental Effects titled 'Resource Consent Application – Streamline Process for Mt Wellington Quarry Stage 2 Housing – Sub Stage 1C', prepared by Lincoln Lawler of Harrison Grierson Limited and dated February 2007.
  - Plans titled 'Fletcher Residential Limited, Mt Wellington Quarry Stage 2, Housing Stage 1' Sheets 121419-1C-RC01 to RC06, dated January 2007 and prepared by Harrison Grierson Limited.
  - Plans titled 'Fletcher Residential Limited, Mt Wellington Quarry, Stage 2 Housing' Sheets:
    - 121419 RC-P-C1a, C1b, R2, R3a, R3b, R6
    - 121419 RC-E- C1a, C1b, R2, R3a, R3b, R6dated November 2006 and prepared by Harrison Grierson Limited.
  - Plans titled 'Mt Wellington Quarry Stage 2 – Housing Stage 1' Sheets:
    - 1-1a, 2a, 3a, 7, 8dated October 2006 and prepared by Shanahan Architects Limited.
  - Landscaping and fencing plan titled 'Fletcher Residential Limited, Mt Wellington Quarry Stage 2 Housing, Lot Landscaping and Fencing Design Code' dated November 2006 and updated January 2007.

- Construction Management Plan titled 'Mt Wellington Quarry Stage 2 Housing, Construction Management Plan for FLR Housing Development' prepared by Lincoln Lawler of Harrison Grierson limited, dated January 2007.
- Noise Report titled 'Mt Wellington Quarry – Stage 2, Acoustic Assessment' prepared by Fiona Parr of Marshall Day Acoustics and dated 9 November 2006.

and referenced by Council as LUC20070169101, unless otherwise amended by conditions (3) to (9) below.

### **Monitoring**

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$388.41 (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 \$388.41 (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.

### **Landscaping and Fencing Design Code**

- (3) Prior to fencing and landscaping works being undertaken on site the consent holder shall submit detailed information in accordance with the 'Fletcher Residential Limited, Mt Wellington Quarry Stage 2 Housing, Lot Landscaping and Fencing Design Code' for approval to Council (Resource Consents Monitoring Leader) in consultation with Community Planning. Any additions or amendments to the 'Fletcher Residential Limited, Mt Wellington Quarry Stage 2 Housing, Lot Landscaping and Fencing Design Code' shall be approved by Council (Resource Consents Monitoring Leader) in consultation with Community Planning.
- (4) The 'Fletcher Residential Limited, Mt Wellington Quarry Stage 2 Housing, Lot Landscaping and Fencing Design Code' shall be consistent with the finalised 'Code of Urban Subdivision for Mt Wellington Quarry' and the 'Open Space Network Plan for Mt Wellington Quarry' and shall be updated when appropriate to ensure such consistency.

### **Driveways**

- (5) Driveway surfaces, including the vehicle crossing area and the private driveway, shall be constructed prior to occupation of the dwellings in accordance with the

specifications and details for vehicle crossings as contained in the 'Code of Urban Subdivision for Mt Wellington Quarry'.

- (6) The width of all vehicle crossings shall be minimised where possible to the satisfaction of Council (Resource Consents Monitoring Leader) and be in accordance with the 'Code of Urban Subdivision for Mt Wellington Quarry' – 'Standard Residential Vehicle Crossings' Drawing 12908/302. In particular, the maximum width of a double driveway shall be 5.0 metres and the maximum width for a split driveway with planting shall be 5.5 metres.
- (7) In the case of a double driveway, the vehicle crossing shall stay a constant width across the berm and footpath, excluding the 600mm kerb transition splay on each side of the crossing. The kerb transition splay width will be different for those roads where a rolled/mountable kerb is being used, in accordance with the 'Code of Urban Subdivision for Mt Wellington Quarry'.

#### **Other**

- (8) Colour palettes for plastered walls, retaining walls, and sheet material fence details shall be approved by Council (Resource Consents Monitoring Leader) in consultation with Community Planning prior to its construction.
- (9) Letterboxes shall be designed in accordance with the 'Fletcher Residential Limited, Mt Wellington Quarry Stage 2 Housing, Lot Landscaping and Fencing Design Code' to the approval of Council (Resource Consents Monitoring Leader) in consultation with Community Planning prior to occupation of the specified dwelling.

#### **224(C) Certificate**

- (10) Construction of the proposed dwellings shall not commence until a 224(c) Completion Certificate for the proposed subdivision (SUB20060035501) has been issued by Council.

#### **Construction**

- (11) Prior to commencement of any works on the site, the consent holder shall submit a Construction Management Plan to the satisfaction of the Council (Resource Consents Monitoring Leader). The Construction Management Plan shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment of the demolition, earthworks, construction and management of all works associated with this development as follows:

- (i) Details of the site manager, including their contact details (phone, facsimile, postal address);
- (ii) The location of a large noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager;
- (iii) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- (iv) Ingress and egress to and from the site for vehicles and construction machinery during site works period.
- (v) Proposed location of any wheel-wash facilities.
- (vi) Proposed numbers and timing of truck movements throughout the day and the proposed routes.
- (vii) Proposed hours of work on the site (NB: hours shall correspond with any other condition in this consent relating to working hours).

The above details shall be shown on a site plan and supporting documentation as appropriate. The approved Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction period.

- (12) The consent holder shall ensure temporary protection is installed to prevent vehicles damaging drains, footpaths, berms, kerbs, vehicle crossings and the road during the site preparation and construction phase of development, to the satisfaction of the Council (Resource Consents Monitoring Leader). Any damage to the drains, footpaths, berms, kerbs, vehicle crossing and the road attributable to any vehicle associated with construction activities on the site shall be repaired to the same or similar standard as existed prior to such damage, at the expense of the consent holder, and to the satisfaction of Resource Consent Monitoring Leader.

#### ADVICE NOTES

1. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;
  - (i) the consent is given effect to; or

- (ii) *an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.*
- 2. *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 2004. 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. Furthermore, 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.*
- 3. *A copy of this consent shall 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 (fax: 353 9052) 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 or with any additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A and 357B of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing. Pursuant to Section 116, the consent will not commence until any objection or appeal has been withdrawn or decided.*
- 6. *Subject to Section 198 of the Local Government Act 2002 and Auckland City Council's Policy on Development Contributions, a development contribution is payable on this proposal. A notice of assessment will be sent out which outlines the quantum of the contribution payable for this consent. Please note that with respect to this development, building consents will not be released, code of compliance certificates will not be issued, and Section 224(c) certificates for subdivisions will not be issued until the development contribution is paid.*

*In the event that a Private Development Agreement is reached between Council and developer (Landco Mt Wellington Ltd), in respect of payment of development contributions on this development, prior to the release of the building consents or issue of a 224(c) certificates for subdivisions then the PDA requirements shall apply.*

*Please contact the Development Contributions team for any queries in this regard.*

- 7. The proposal should be undertaken in accordance with the conditions imposed on the previously approved subdivision consent (SUB20060035501) and earthworks consent (LUC2006015630).*
- 8. It is recommended that those lots which are held together in a single Certificate of Title be de-amalgamated prior to the occupation of the dwellings on these lots.*

Yours faithfully,

**Babu John**  
**SENIOR ADMINISTRATION OFFICER**  
**CUSTOMER ADVICE & CONSENTS**

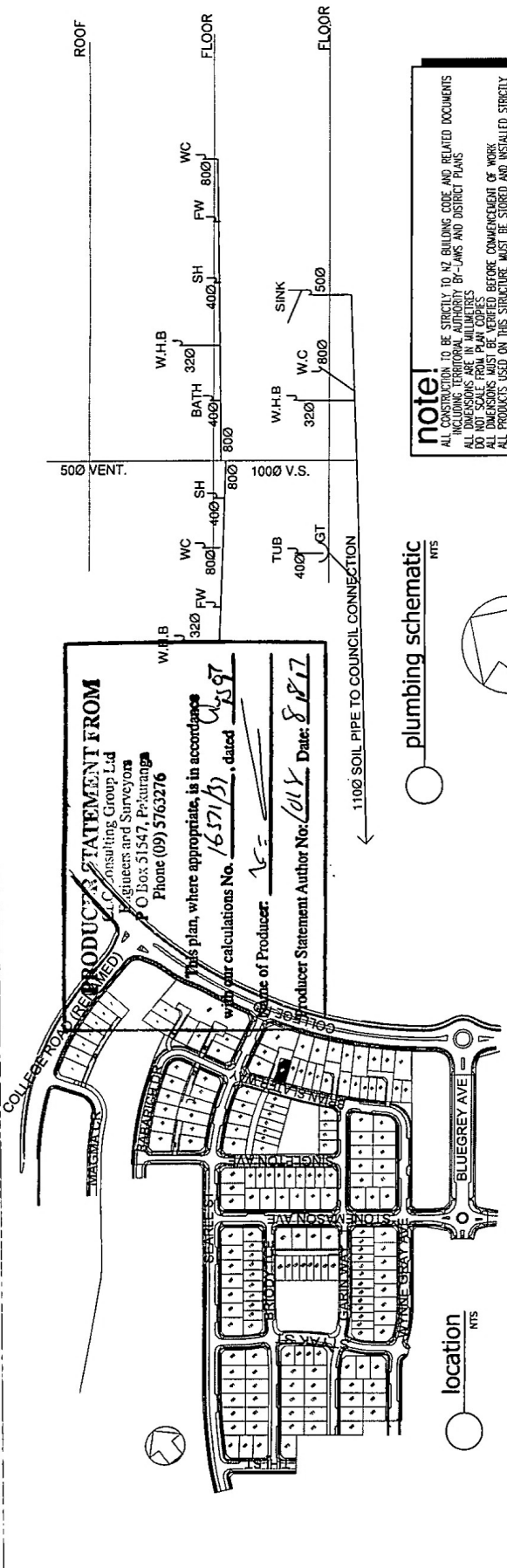


# site & drainage

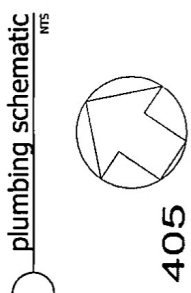


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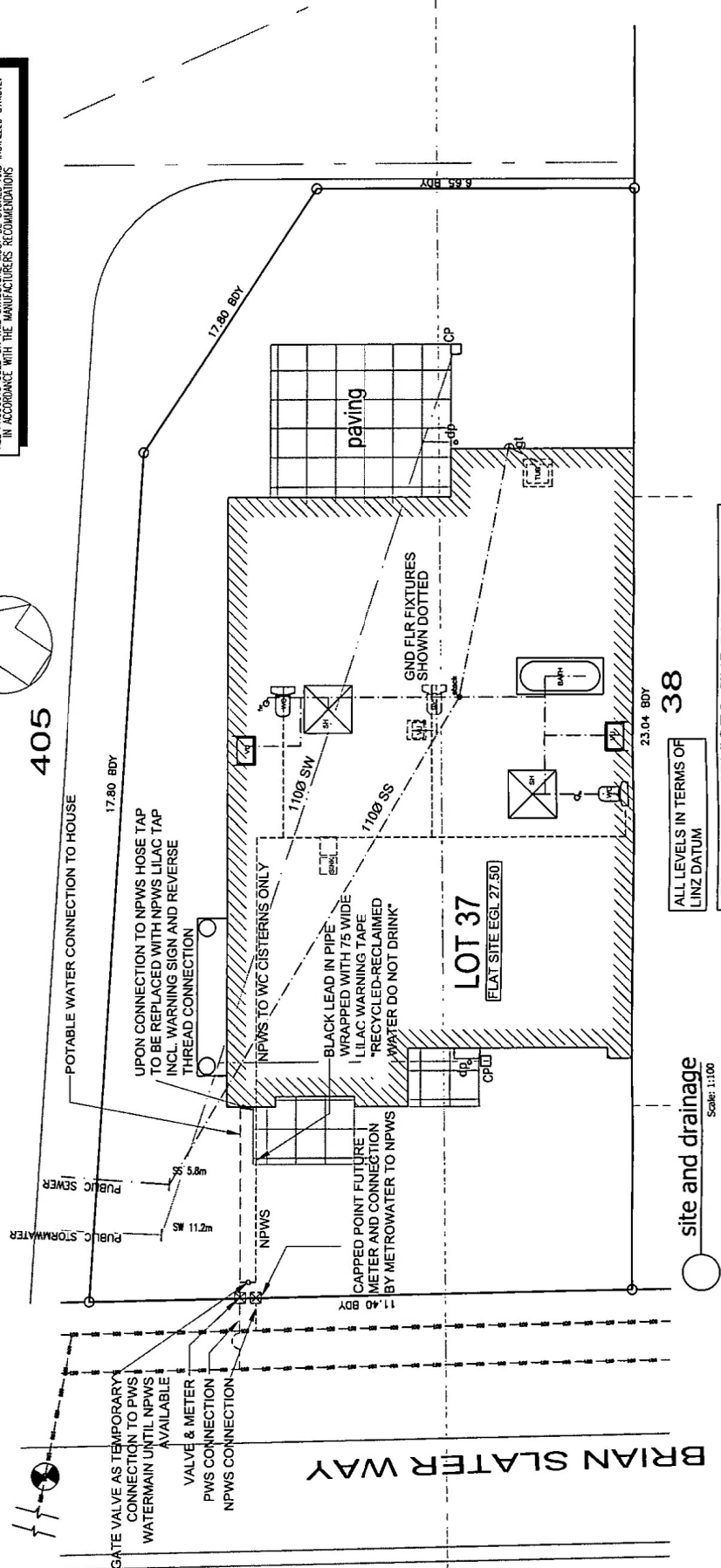
**NORTHWOOD DESIGN**  
 box 9238 newmarket auckland - 09 523 5648 - design@northwood.co.nz



**note!**  
 ALL CONSTRUCTION TO BE STRICTLY TO NZ BUILDING CODE AND RELATED DOCUMENTS INCLUDING TERRITORIAL AUTHORITY BY-LAWS AND DISTRICT PLANS  
 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED  
 ALL DIMENSIONS MUST BE VERIFIED BEFORE COMMENCEMENT OF WORK  
 ALL PRODUCTS USED ON THIS STRUCTURE MUST BE STORED AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS



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# LOT 37 - 14 BRIAN SLATER WAY - STONEFIELDS

**PRODUCER'S STATEMENT FROM**  
 CONSULTING GROUP LTD  
 Engineers and Surveyors  
 P.O. Box 51547, Pokhara  
 Phone (09) 5763276

This plan, where appropriate, is in accordance with our calculations No. 16571/51, dated 15/07/07

Signature of Producer: [Signature]  
 Producer Statement Author No. 10114 Date: 8/18/17