

Purchaser Acknowledgement Form

Please complete your details below and sign this form before you submit an offer to purchase the property at _____ (property).

Purchaser Name: _____

Address: _____

Phone: _____

Email: _____

Solicitor: _____
(Name) (Firm)

Overseas Investment Act:

I/we understand that residential property purchases are now subject to the provisions of the Overseas Investment Act 2005 (OIA). Before any residential property is transferred to me/us, my lawyer will require me/us to complete a Residential Land Statement certifying that I/we meet the eligibility criteria. If I/we require OIA consent and do not obtain it or our application is declined, we will not be able to settle the property transaction and may incur liability to the vendor.

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY OR WHETHER THE PROPERTY IS SUBJECT TO THE OIA, YOU MUST MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.

AUCTIONS:

YOU MUST NOT BID ON A PROPERTY AT AUCTION UNLESS YOU ARE ABLE TO BUY THE PROPERTY ON AN UNCONDITIONAL BASIS. YOU MAY INCUR LIABILITY TO THE VENDOR IF YOU PURCHASE THE PROPERTY AT AUCTION IN CIRCUMSTANCES WHERE YOU DO NOT MEET THE ELIGIBILITY CRITERIA IN THE OIA.

Customer Due Diligence:

I/we understand and acknowledge that before my lawyer can act for me, they must complete customer due diligence (CDD) on me under the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 (AML/CFTA). If my lawyer cannot complete customer due diligence on me and cannot act for me for as a result, I may not be able to satisfy conditions under the agreement or settle the property purchase. This may result in me incurring liability to the vendor.

Signed: _____

Signed: _____

Name: _____

Name: _____

Date: _____

Date: _____

If you are intending to purchase the property as trustees of a trust, all trustees must sign this form.

If a company is purchasing the property, by signing this form you acknowledge that you are duly authorised to sign this form on the company's behalf.



LAND TRANSFER AMENDMENT ACT 2015 & TAX ADMINISTRATION AMENDMENT ACT 2015

FAILURE TO PROVIDE THE INFORMATION BELOW MAY RESULT IN THE DELAY OF YOUR SETTLEMENT

Dear Clients

The above Acts will come into force on 1 October 2015. From 1 October 2015 if you are selling or buying a property you will be required to complete a Tax Statement with your solicitor or conveyancer to enable settlement to proceed.

In some circumstances you may be required to provide further information in your Tax Statement, e.g. NZ IRD Number and NZ Bank Account.

Who WILL NOT be required to provide their IRD number and other information?

- **NZ citizens** or holders of a **resident visa** or **work visa** or **student visa** (Natural Persons) that are buying or selling their **main home**.
- **Buyers** and **Sellers** whom have entered into Agreements for Sale and Purchase prior to 1 October 2015 **AND** settle on or before 1 April 2016.

Who WILL be required to provide their IRD Number and other information?

- **Buyers** and **Sellers** whom are Natural Persons that have sold their main home twice in two years.
- **Buyers** and **Sellers** (Trusts, Nominators, Grantors of Powers of Attorney, Partnerships, Unincorporated Bodies, Offshore Persons including New Zealanders living outside NZ for 3 years and NZ Residents living outside NZ for 12 months) whom enter into Agreements for Sale and Purchase after 1 October 2015.

PLEASE NOTE: *These comments are for guidance only and are not to be considered or relied upon as legal advice. Harcourts accepts no liability for any claim or other action that may arise from the use of, or reliance upon, the information provided in this Notice. It is strongly recommended that you seek independent legal advice before proceeding further.*

Thompson C/o Harcourts Cooper
and Co - Takapuna
128 Hurstmere Road,
Takapuna
AUCKLADN 0622



Applicant	Thompson C/o Harcourts Cooper and Co - Takapuna
LIM address	21 Ashwood Avenue Dairy Flat 0792
Application number	8270131212
Customer Reference	
Date issued	17-Dec-2018
Legal Description	Lot 15 DP 202645
Certificates of title	NA131B/808

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: Unknown or unassessed wind zone

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.

Effective Date	Description	Details
26/05/2000	Geotechnical completion/ investigation report on file	Geotech Completion Report or Geotechnical Investigation Report Available.

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, 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 3604:2011E 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: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

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) 422 2222** for services provided to this property.

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


Billing Number/ Rate Account:	12340349723
Rates levied for the Year 2018/2019 :	\$5,611.62
Total rates to clear for the current year (including any arrears):	\$2,805.80

The rates figures are provided as at 8 a.m. 17/12/2018. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

21 Ashwood Avenue Dairy Flat 0792

Application No.	Description	Decision	Decision Date
LAN-26653	Land Use Consent Consent to carry out Earthworks for a future Subdivision off Wilson Road	Granted	10/12/1999
LAN-50214	Land Use Consent Consent to erect a farm shed and for earthworks to create a building platform for a new house with boundary infringements .	Granted	09/02/2006

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

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

Building

21 Ashwood Avenue Dairy Flat 0792

Application No.	Description	Issue Date	Status
ABA-54699	New farm shed and retaining walls for building platform of future house	23/01/2006	CCC Issued 13/06/2006 (See Note 2)
ABA-60053	New Dwelling	13/07/2006	CCC Issued 18/06/2009 (See Note 2)
ABA-1002562 ABA-1002562/A	Pool house, Swimming Pool, Outdoor Fire area along side New Dwelling Amendment to Pool house, swimming pool, outdoor fire area along side new house - for change to rafters.	16/01/2008	CCC Issued 15/06/2009 (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.

Swimming/Spa Pool Barriers

21 Ashwood Avenue Dairy Flat 0792

Pool Type	Reference	Last inspection date	Status
Permanent Outdoors Swimming Pool	SWM/8353	23/07/2018	Compliant

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

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

Information on all current notices of requirement can be found on the modifications page here: <https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at: <https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- As Built Drainage Plan : ABA 1002562 As Built Drainage Plan
- As Built Drainage Plan : ABA 60053 As Built Drainage Plan
- As Built Drainage Plan : ABA 54699 As Built Drainage Plan
- Consent Conditions : RMA 50214 Decision
- Consent Conditions : RMA 26653 Decision

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

Address

21 Ashwood Avenue Dairy Flat 0792

Legal Description

Lot 15 DP 202645

Appeals

Modifications

Zones

Future Urban Zone

Precinct

Controls

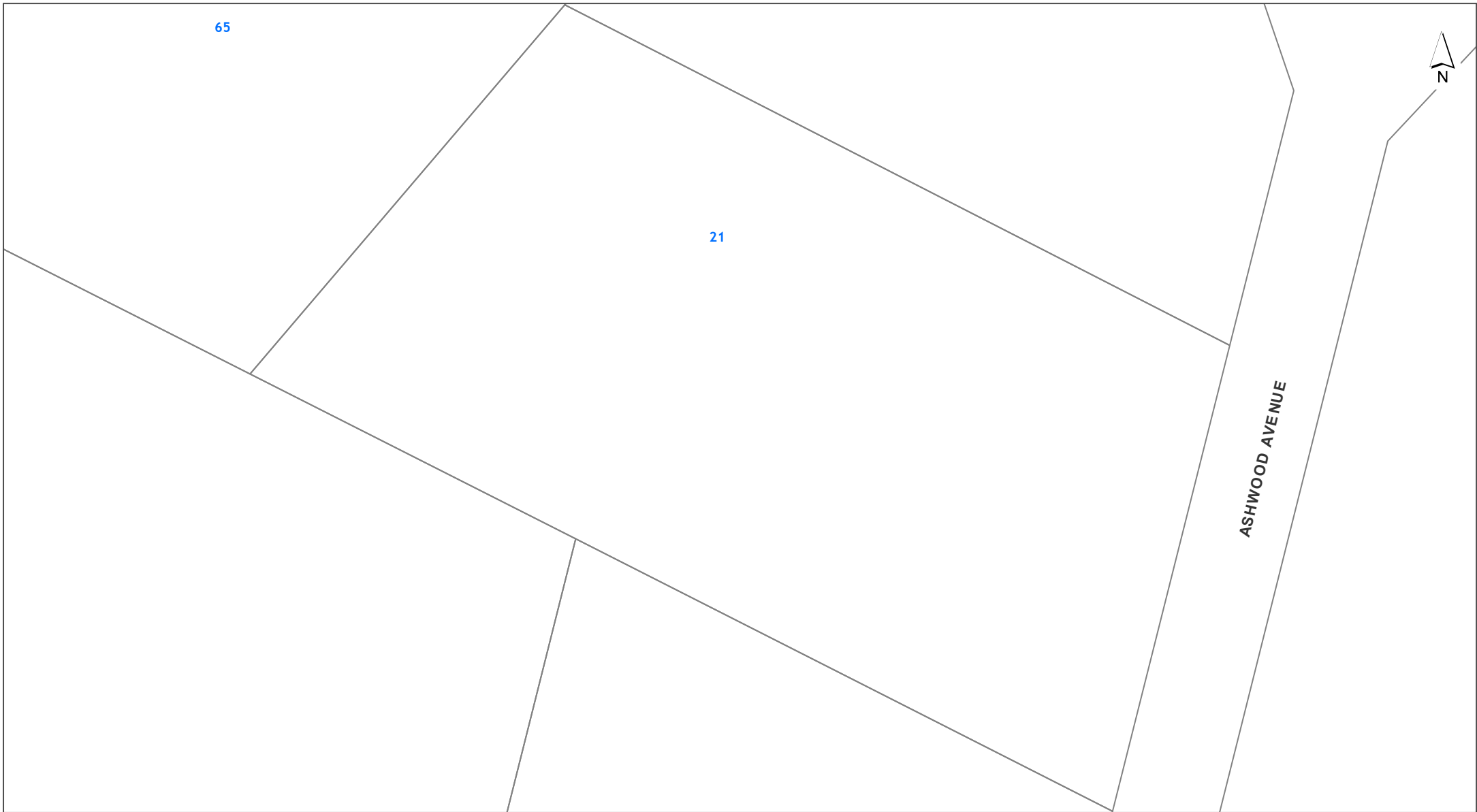
Controls: Macroinvertebrate Community Index - Rural

Overlays

Infrastructure: National Grid Corridor Overlay - National Grid Subdivision Corridor

Infrastructure: National Grid Corridor Overlay - National Grid Yard Uncompromised

Designations

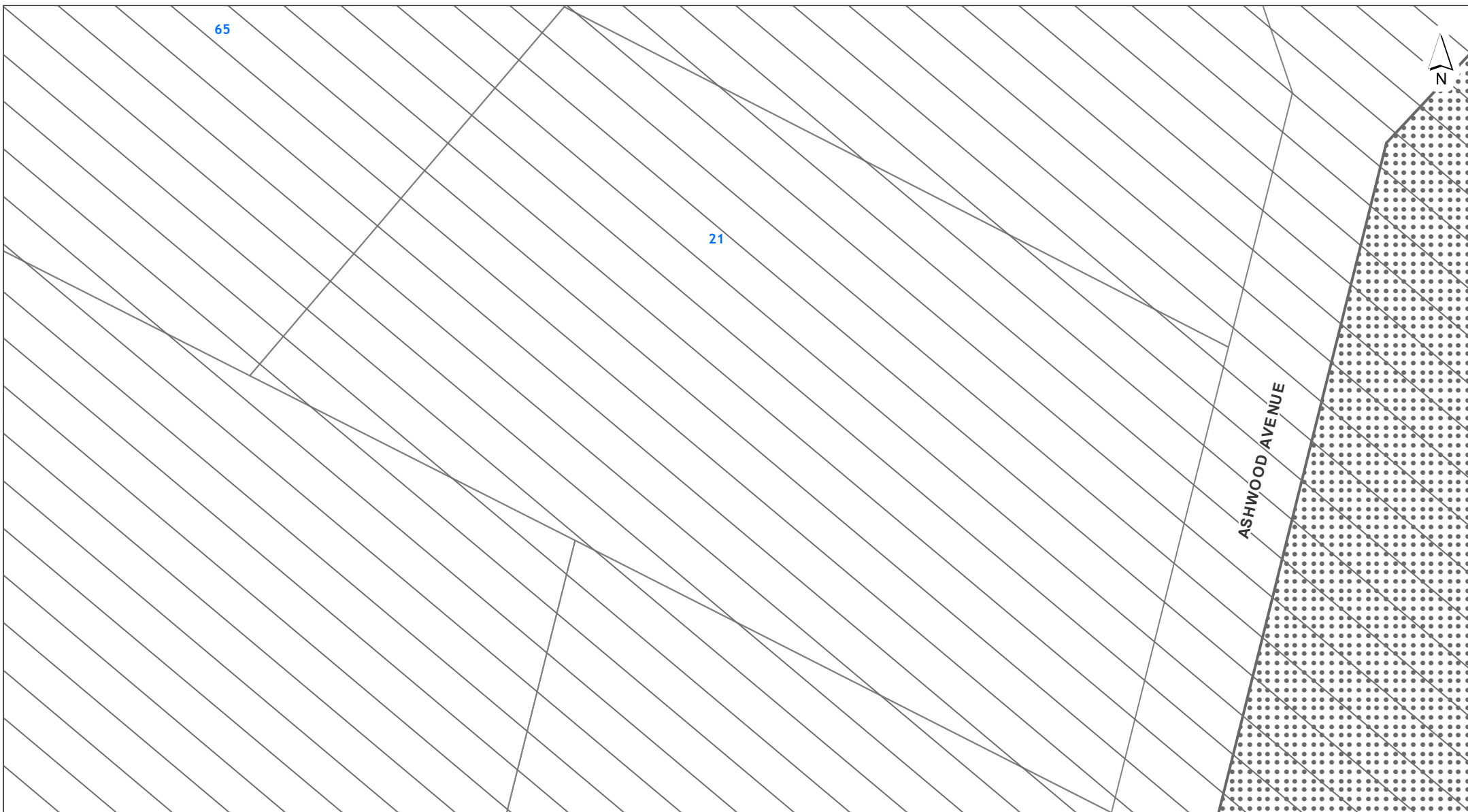


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Built Environment
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
17/12/2018



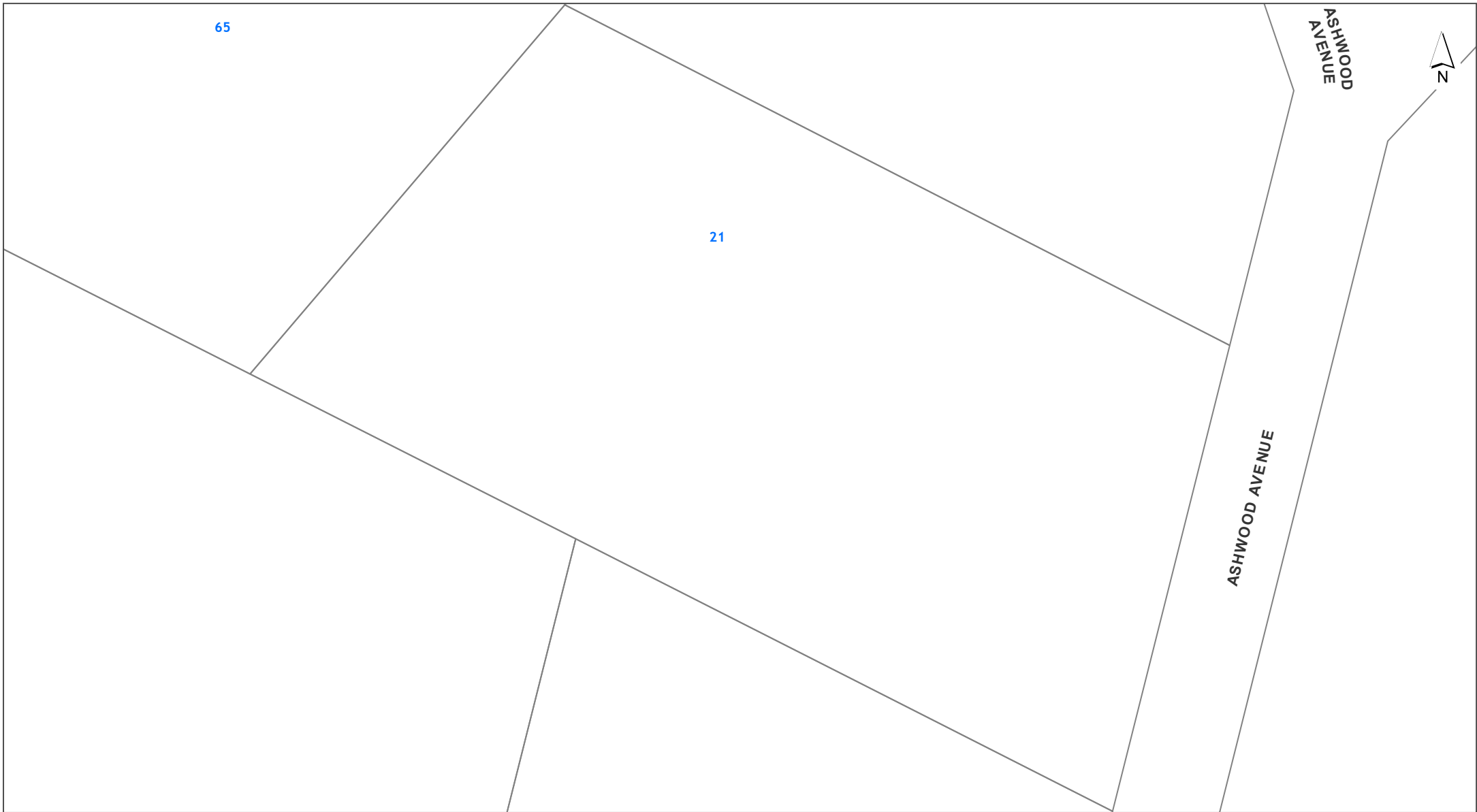


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Controls
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Lot 15 DP 202645

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Meters
Scale @ A4
= 1:1,000
Date Printed:
17/12/2018



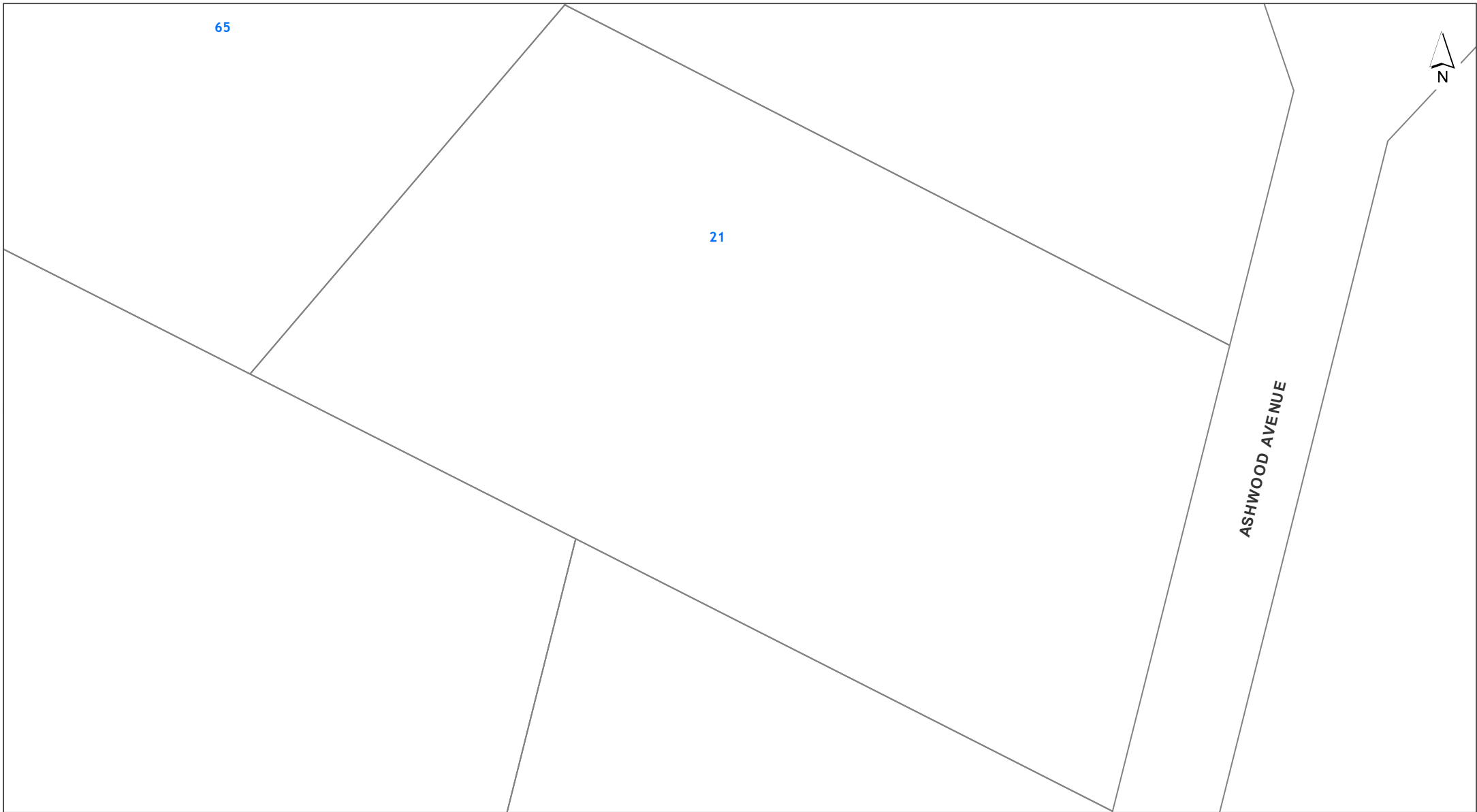


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Designations
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645

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Scale @ A4
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Date Printed:
17/12/2018



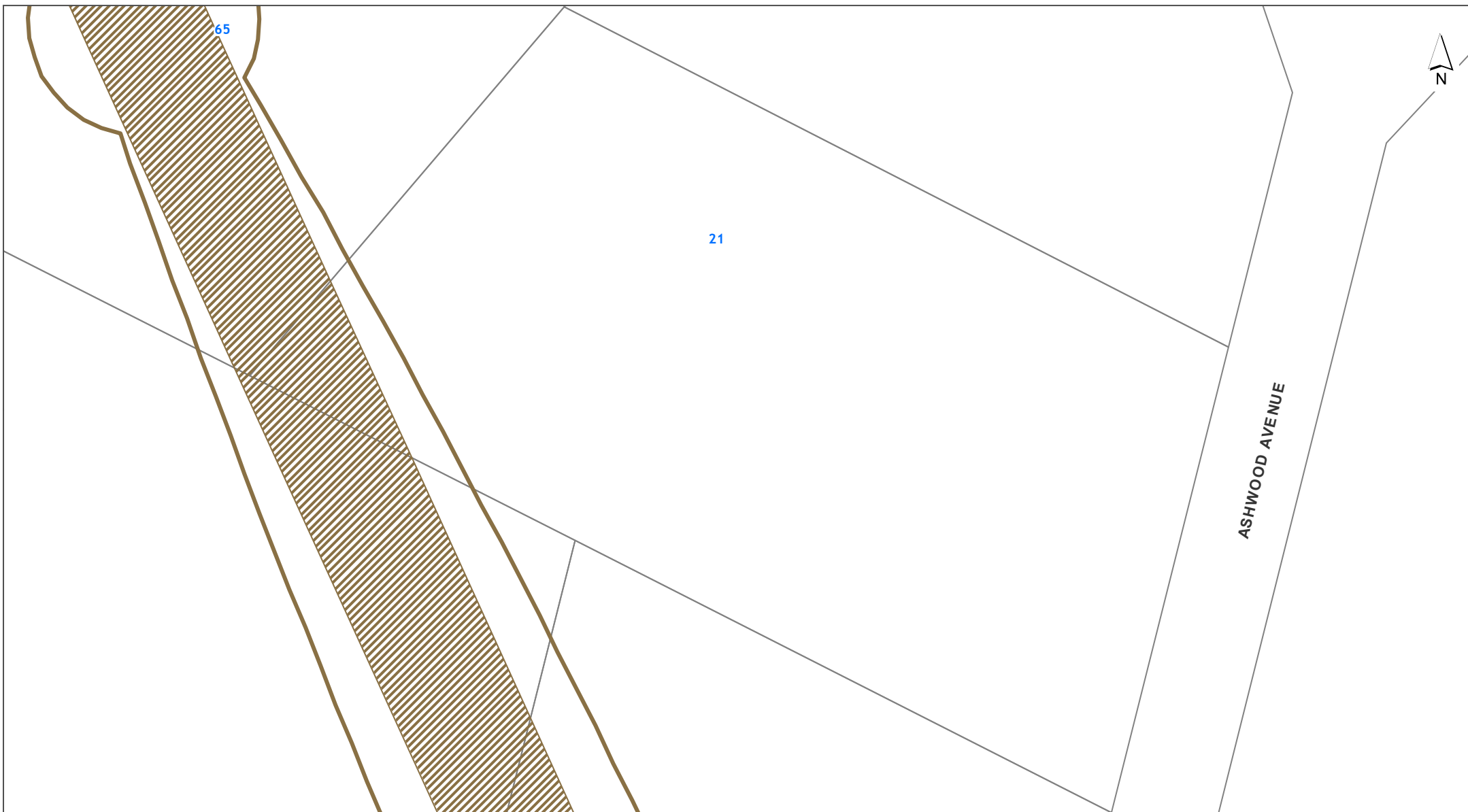


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Historic Heritage and Special Character
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645

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Meters
Scale @ A4
= 1:1,000
Date Printed:
17/12/2018



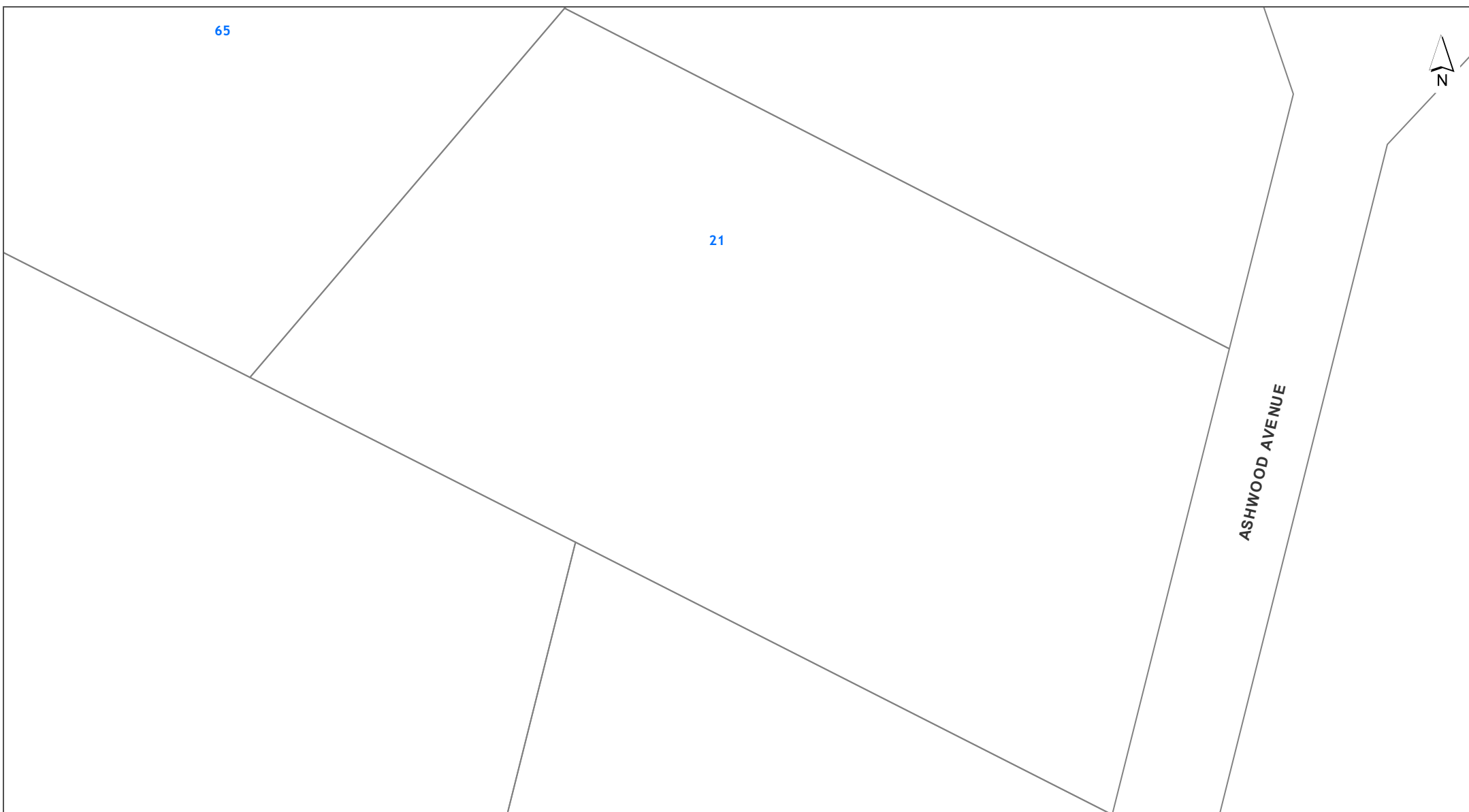


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Infrastructure
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645

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Meters
Scale @ A4
= 1:1,000
Date Printed:
17/12/2018



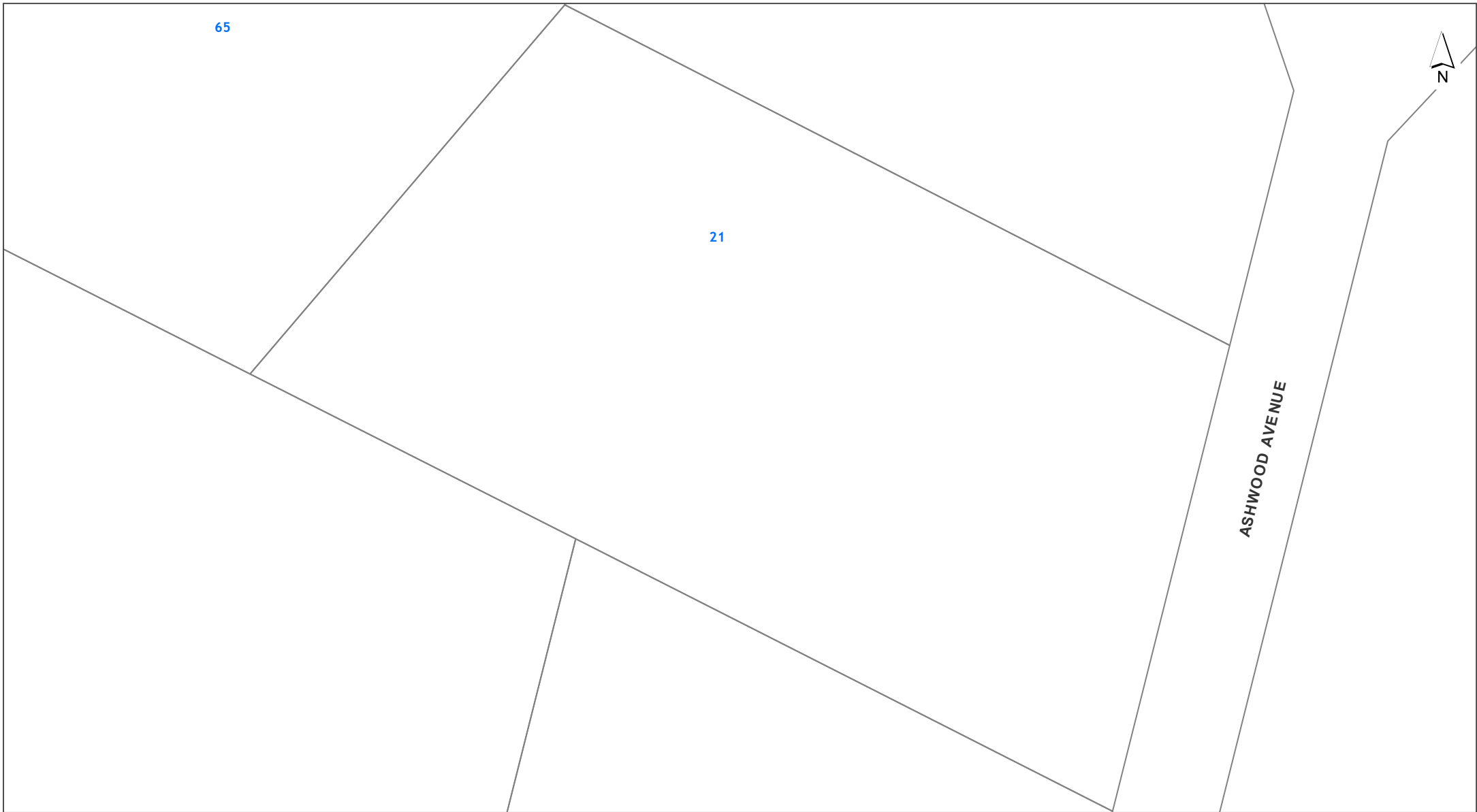


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Mana Whenua
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645

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Date Printed:
17/12/2018



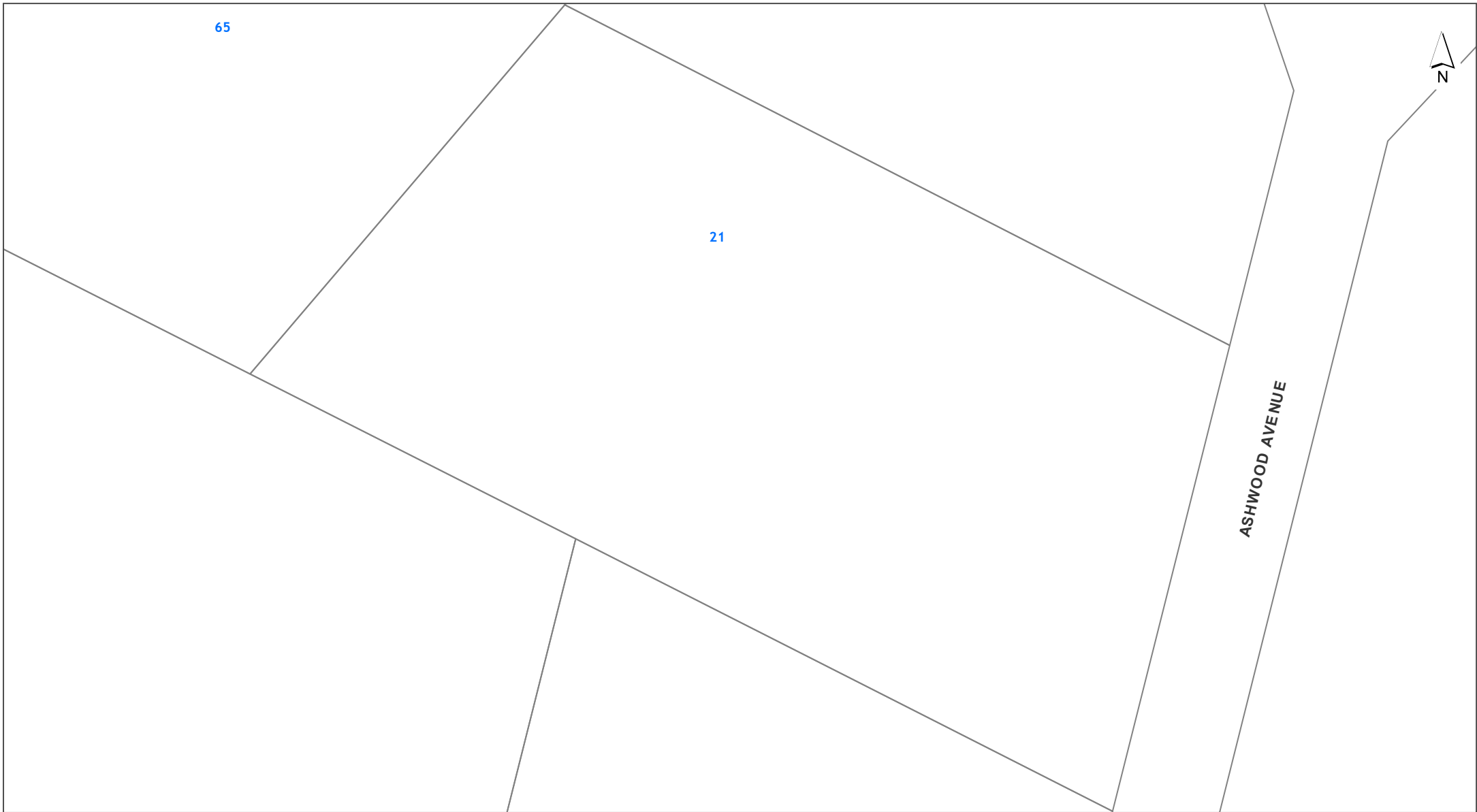


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Natural Heritage
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17/12/2018



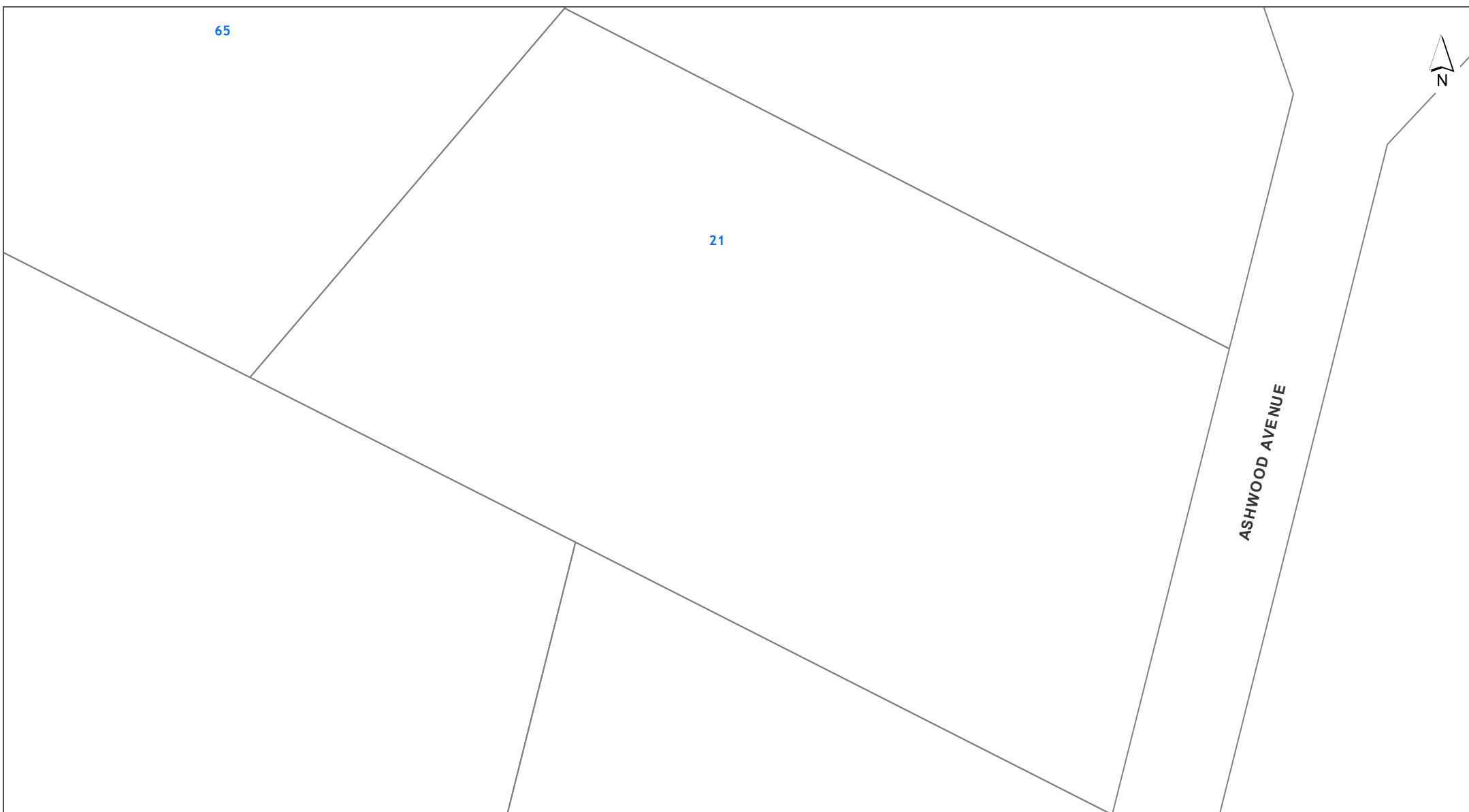


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Natural Resources
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Lot 15 DP 202645

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Date Printed:
17/12/2018



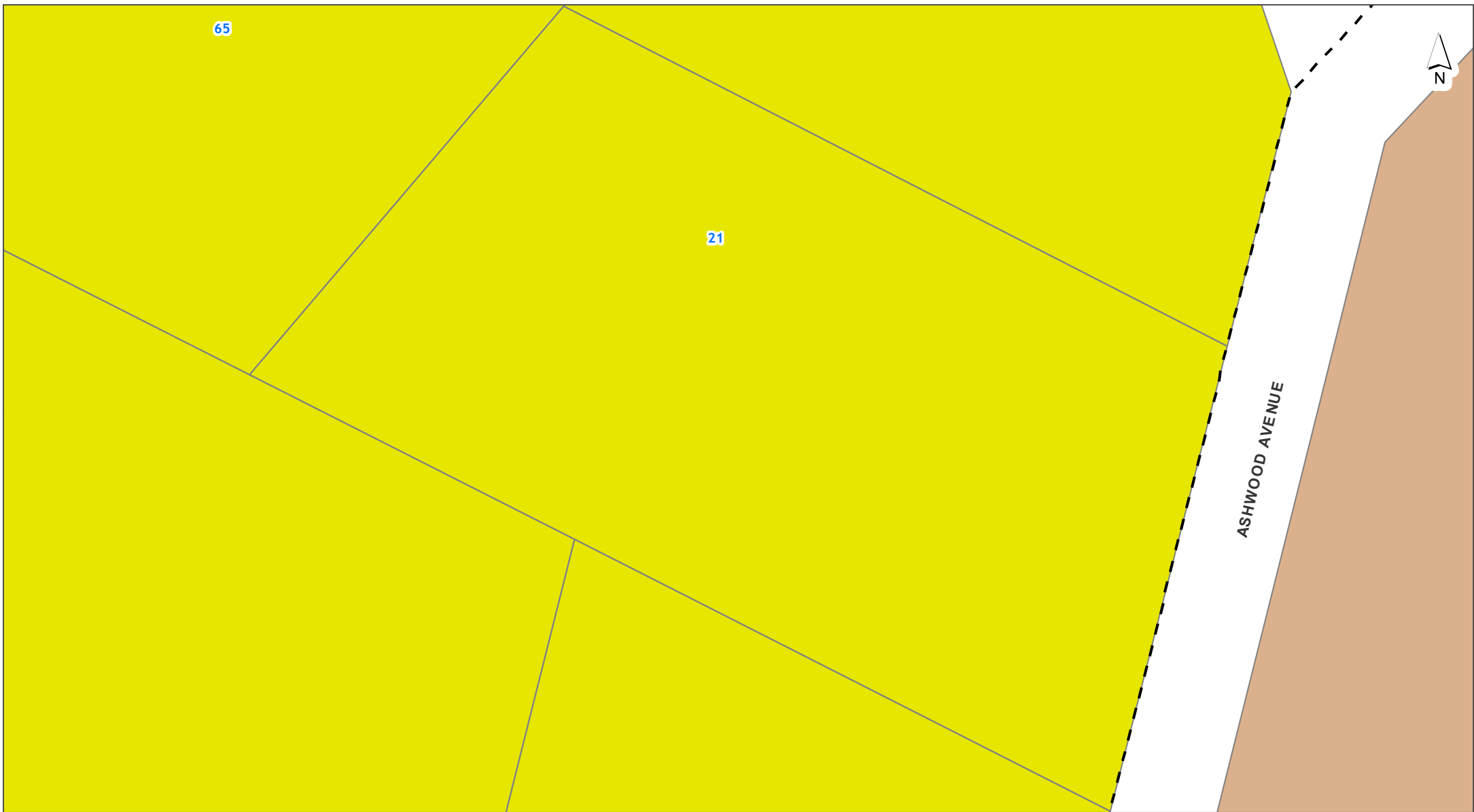


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Precincts
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645

0 7 14 21
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17/12/2018





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Zones and Rural Urban Boundary

21 Ashwood Avenue Dairy Flat 0792

Lot 15 DP 202645



Scale @ A4
= 1:1,000

Date Printed:
17/12/2018



Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals

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

Plan Modifications

- Notice of Requirements
- Plan Changes

ZONES

- 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 - 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 - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone

ZONES

- 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 Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- 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
- Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

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)

DESIGNATIONS

- Designations
- Airspace Restriction Designations

OVERLAYS

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Natural
- Urban
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]
- Airport Approach Surface Overlay
- Aircraft Noise Overlay
- City Centre Port Noise Overlay [rcp / dp]
- Quarry Buffer Area Overlay
- National Grid Subdivision Corridor
- National Grid Yard Compromised
- National Grid Substation Corridor
- National Grid Yard Uncompromised
- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Natural Resources

- Significant Ecological Areas Overlay
- Lake Management Areas Overlay (Natural Lake and Urban Lake)

Infrastructure

Mana Whenua

CONTROLS

- Key Retail Frontage
- General Commercial Frontage
- Adjacent to Level Crossings
- General
- Motorway Interchange Control
- Coastal Inundation 1 per cent AEP Plus 1m Control
- Business Park Zone Office Control
- Cable Protection Areas Control [rcp]
- Centre Fringe Office Control
- Height Variation Control
- Arterial Roads

Building Frontage Control

Vehicle Access Restriction Control

OVERLAYS

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary
- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Local Public Views Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Extent of Overlay
- Subdivision Schedule
- Modified
- Natural
- Waitakere Ranges Heritage Area Overlay
- Ridgeline Protection Overlay
- 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 [rcp/dp]

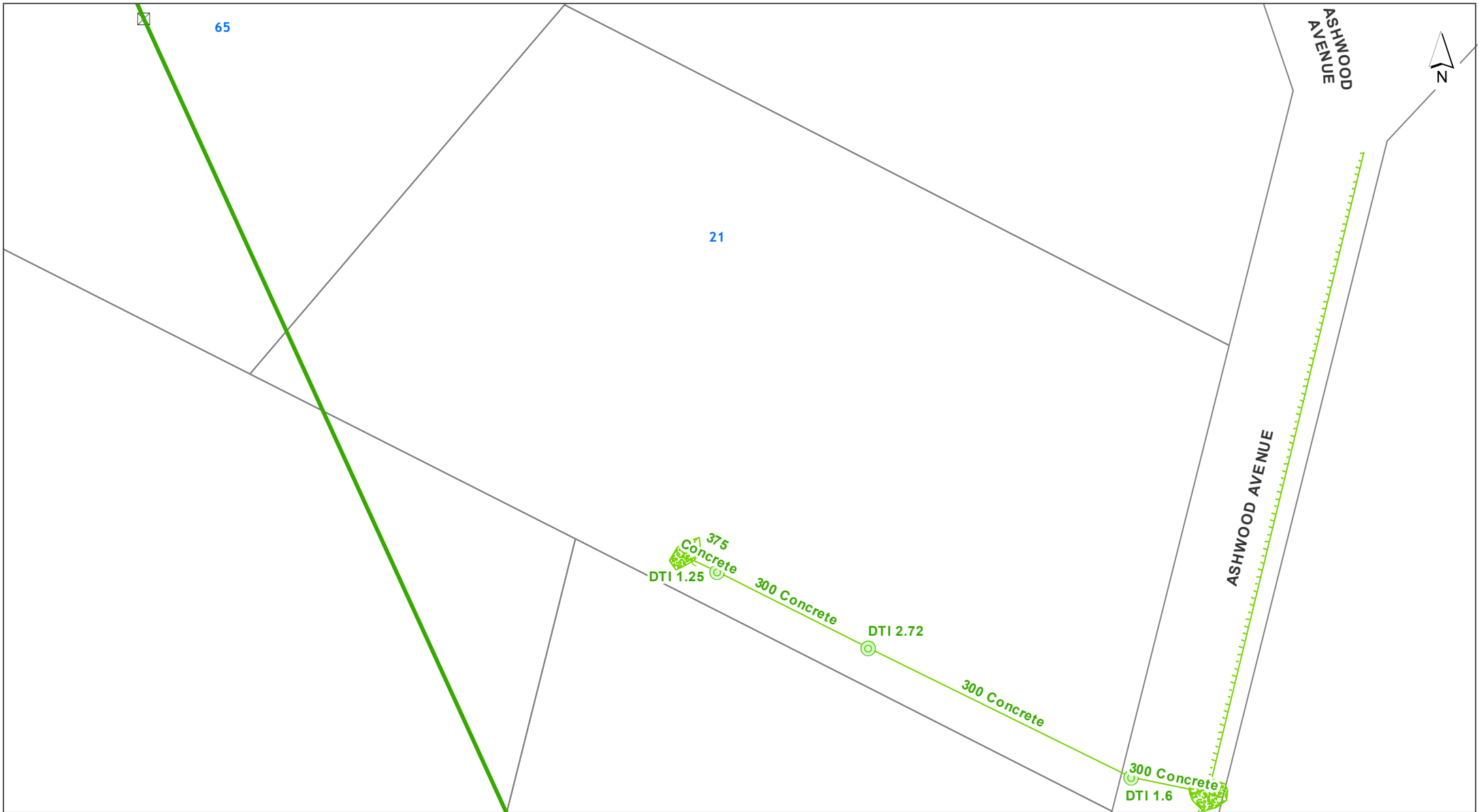
Natural Heritage

Historic Heritage & Special Character

CONTROLS

- Hazardous Facilities
- Infrastructure
- Flow 1 [rp]
- Flow 2 [rp]
- Level Crossings With Sightlines Control
- Macroinvertebrate Community Index
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]
- Identified Growth Corridor Overlay
- Emergency Management Area Control
- Stormwater Management Area Control

Built Environment



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Underground Services
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
17/12/2018



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 (Bulk) |
| | Local Pipe (In Service) |
| | Local Pipe (Abandoned) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out of Service) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

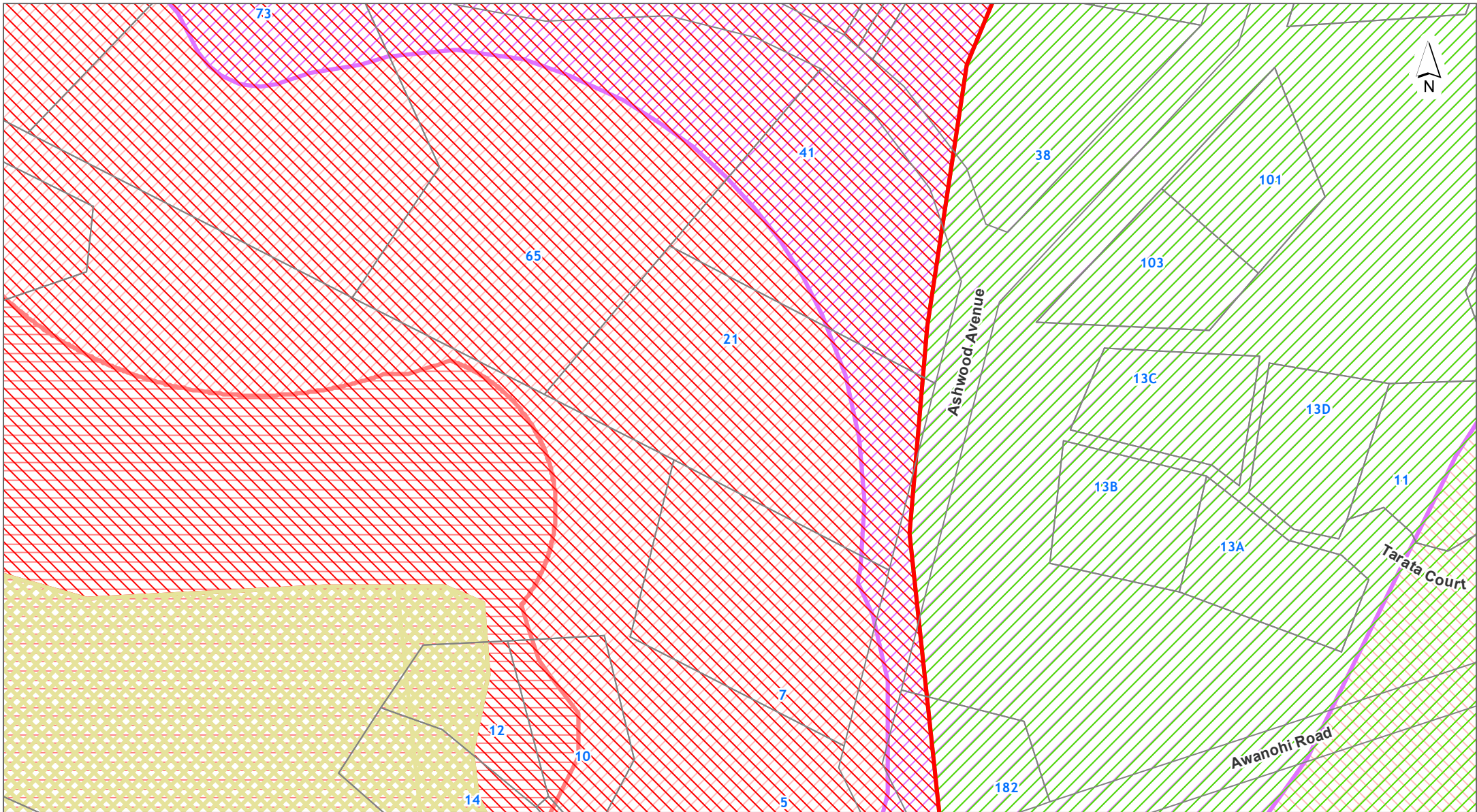
Wastewater

- | | |
|--|------------------------------------|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Main / Service Line) |
| | Local Pipe (Abandoned) |
| | Local Pipe (Future) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out Of Service) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

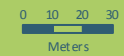
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure Gas Pipeline (Vector & Orion) |
| | Medium-Pressure Gas Pipeline (Vector & Orion) |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 9/05/2018



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Hazards
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645



Scale @ A4
= 1:2,500
Date Printed:
17/12/2018



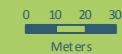


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Natural Hazards - Coastal Inundation

21 Ashwood Avenue Dairy Flat 0792

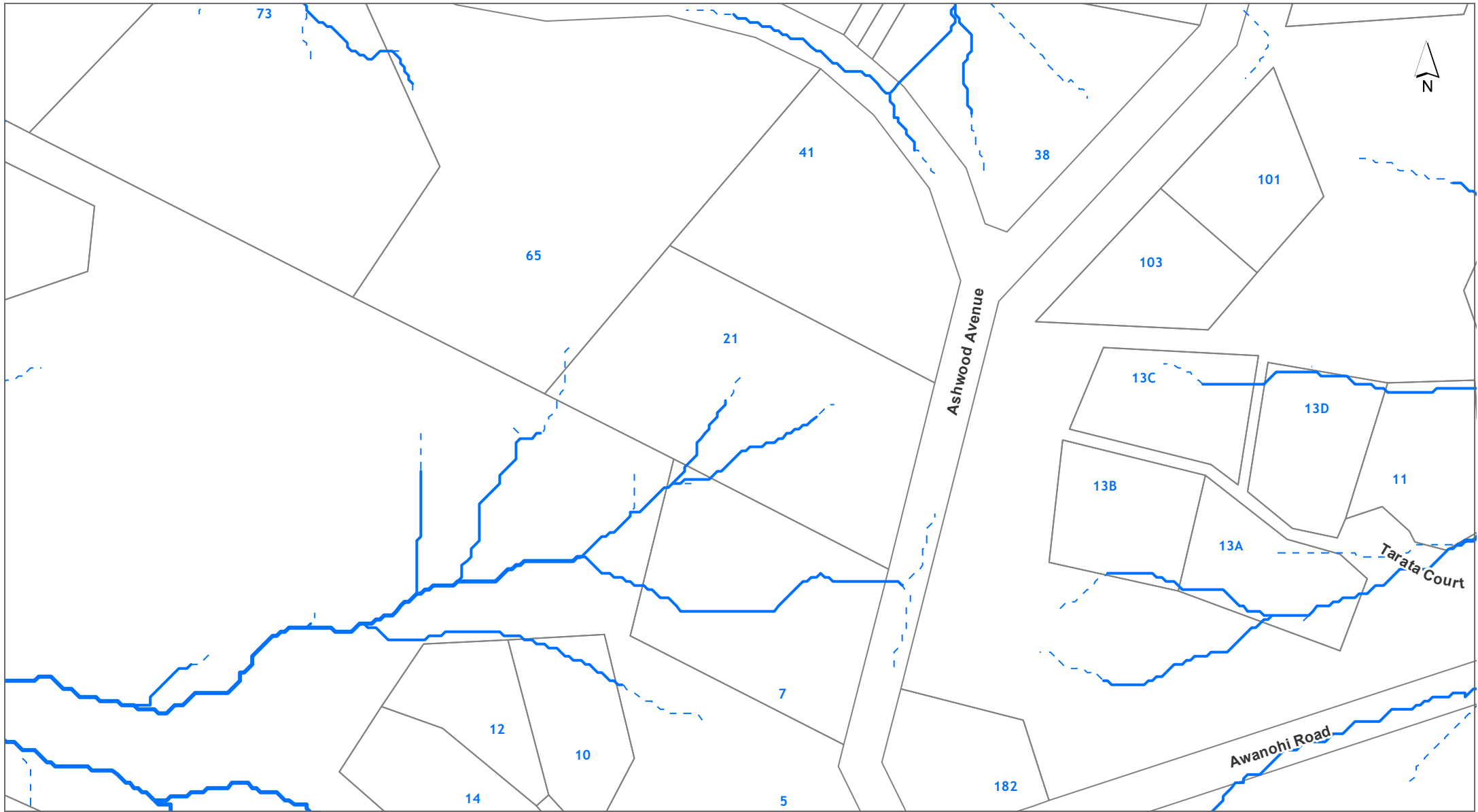
Lot 15 DP 202645



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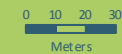
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17/12/2018





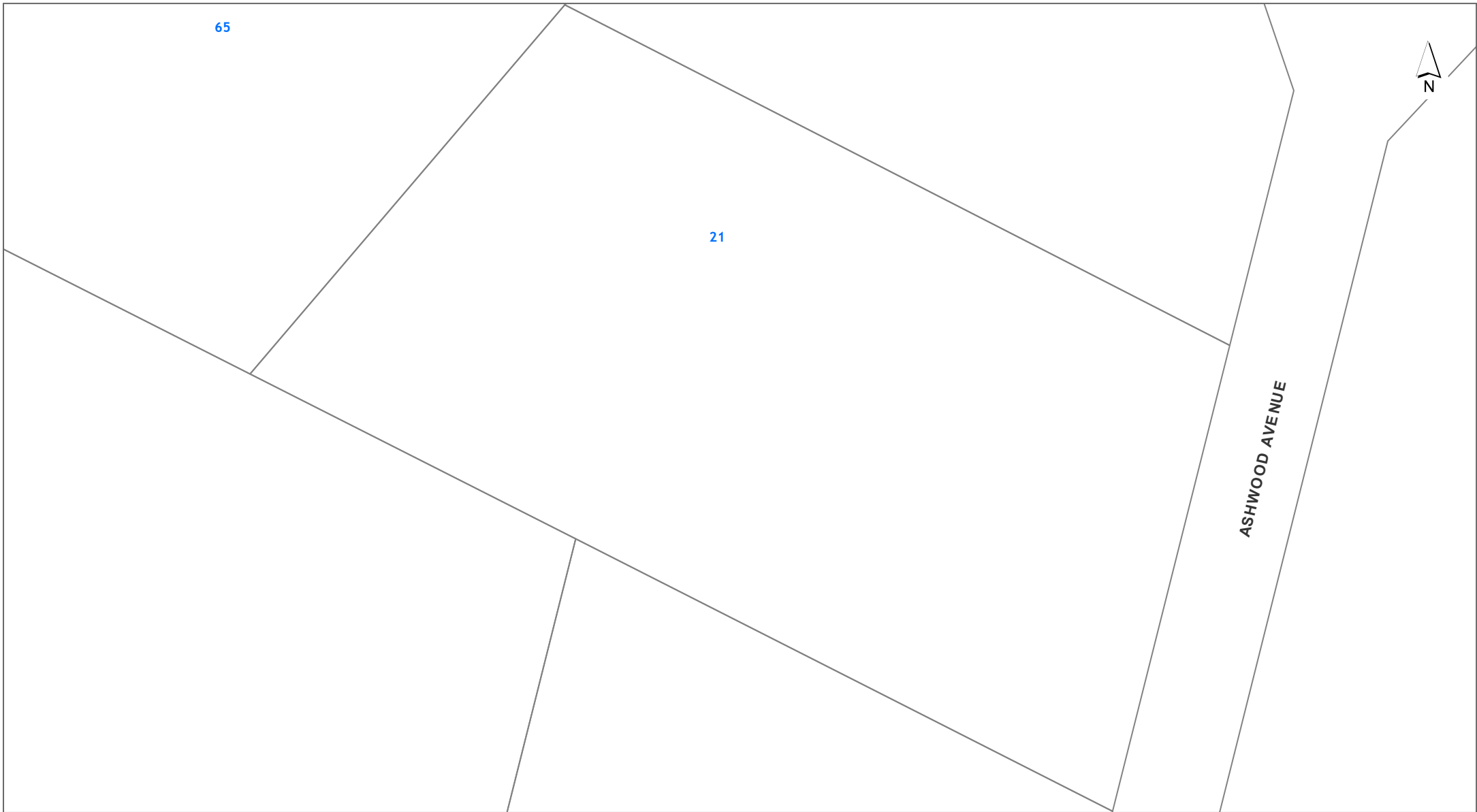
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Natural Hazards - Flooding
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645



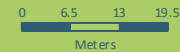
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Date Printed:
 17/12/2018





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Natural Hazards - Sea Spray
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645



Scale @ A4
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Date Printed:
17/12/2018



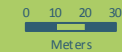


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Natural Hazards - Volcanic Cones

21 Ashwood Avenue Dairy Flat 0792

Lot 15 DP 202645



Scale @ A4
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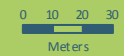
Date Printed:
17/12/2018





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Other
21 Ashwood Avenue Dairy Flat 0792
Lot 15 DP 202645



Scale @ A4
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Date Printed:
17/12/2018


















Hazards

Soil Warning Area

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




Hazards

Soil Warning Area continued




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






Natural Hazards

Overland Flow Path

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








Coastal Inundation

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

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

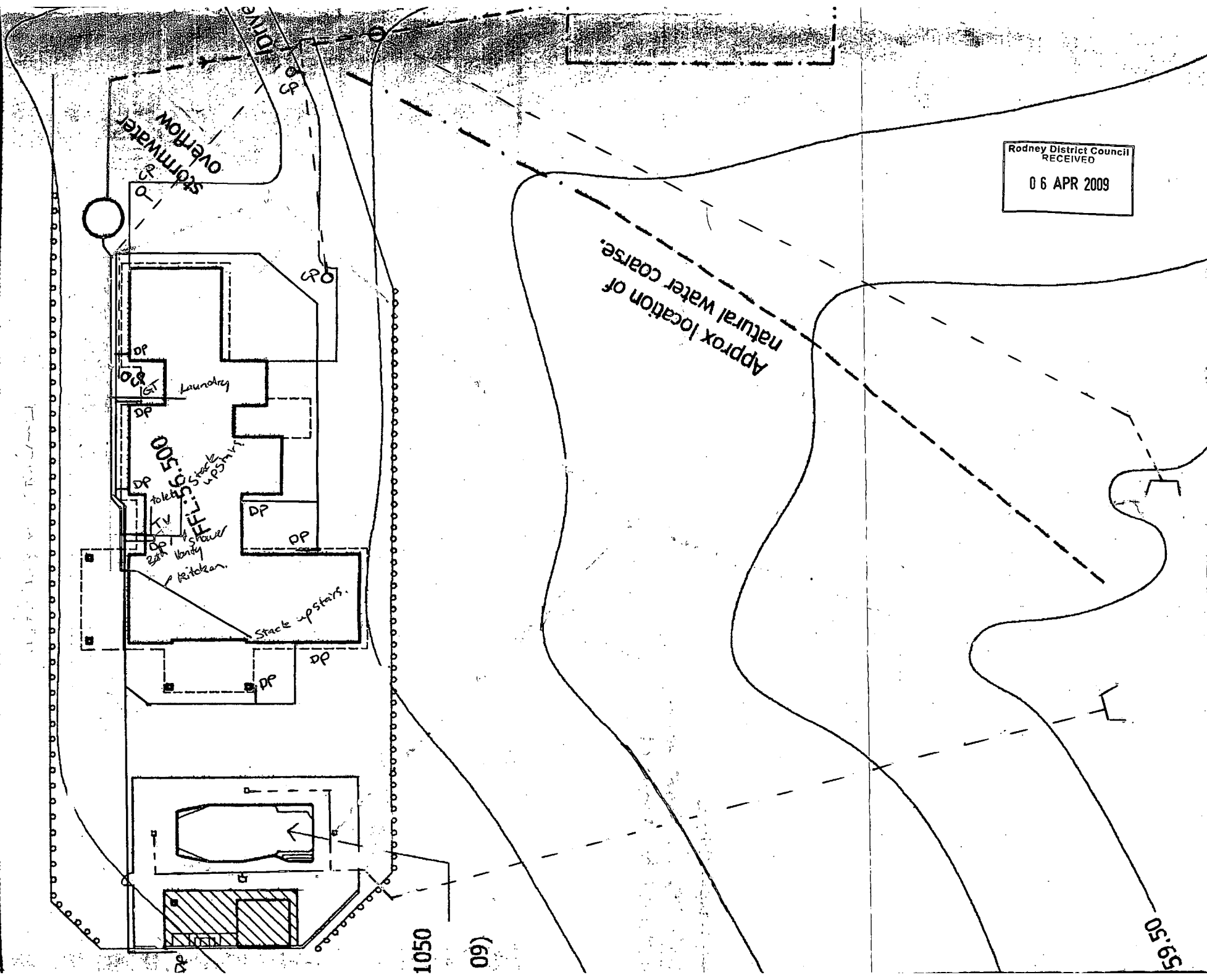
-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018

Scale 1:250

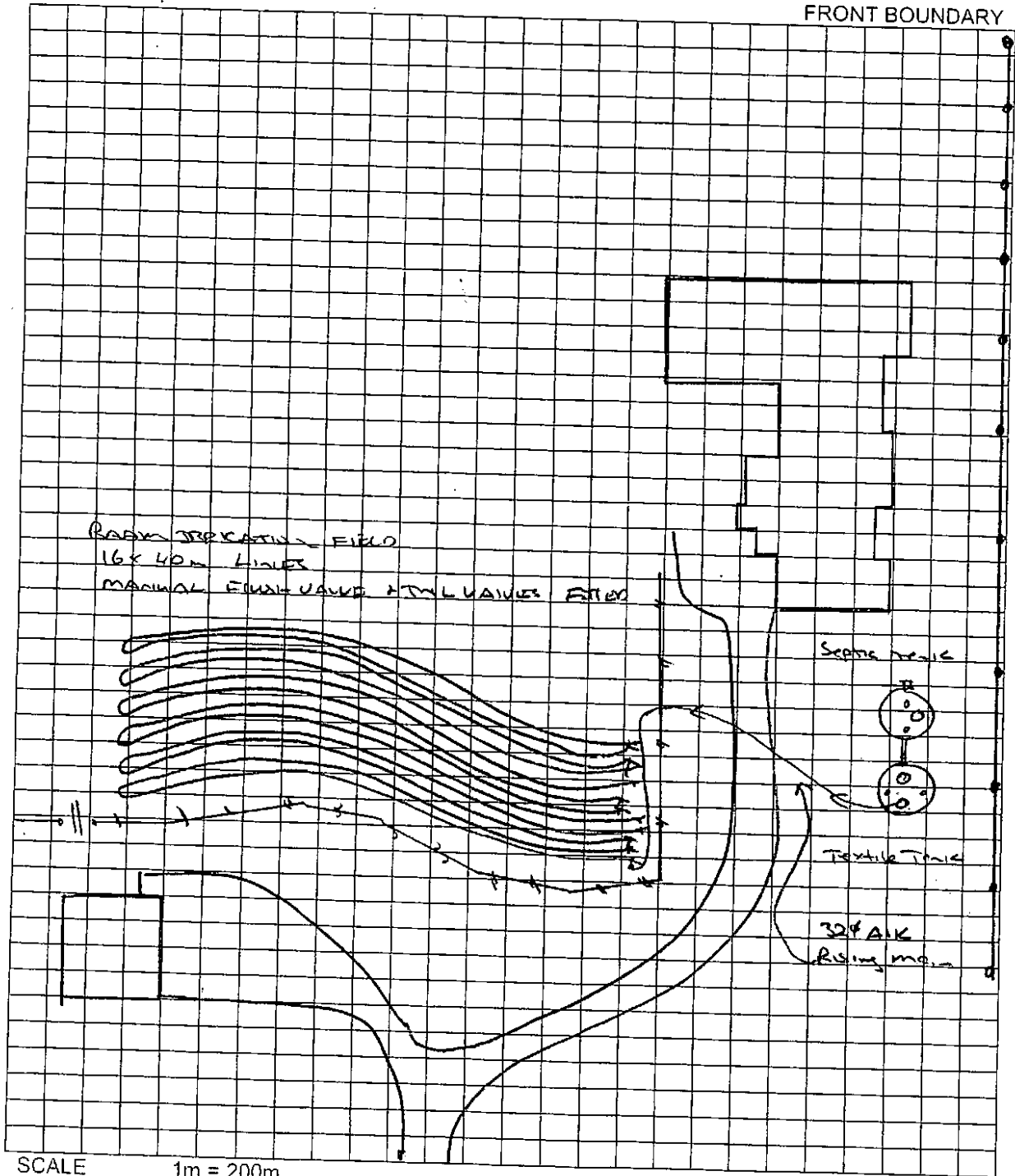
Drain layer Rys for Reg = 14276
Scale 1:250
144 m BDY. 295° 51' 20"



Rodney District Council
RECEIVED
06 APR 2009

Owner: W. Davis Consent No: APD 60053
 Job Address: 21 Ashwood Ave, Dairy Flat Inspector: _____
 Lot No: 15 DP No: 202645 Inspected Date: _____
 Drainlayers - Name and Address: _____

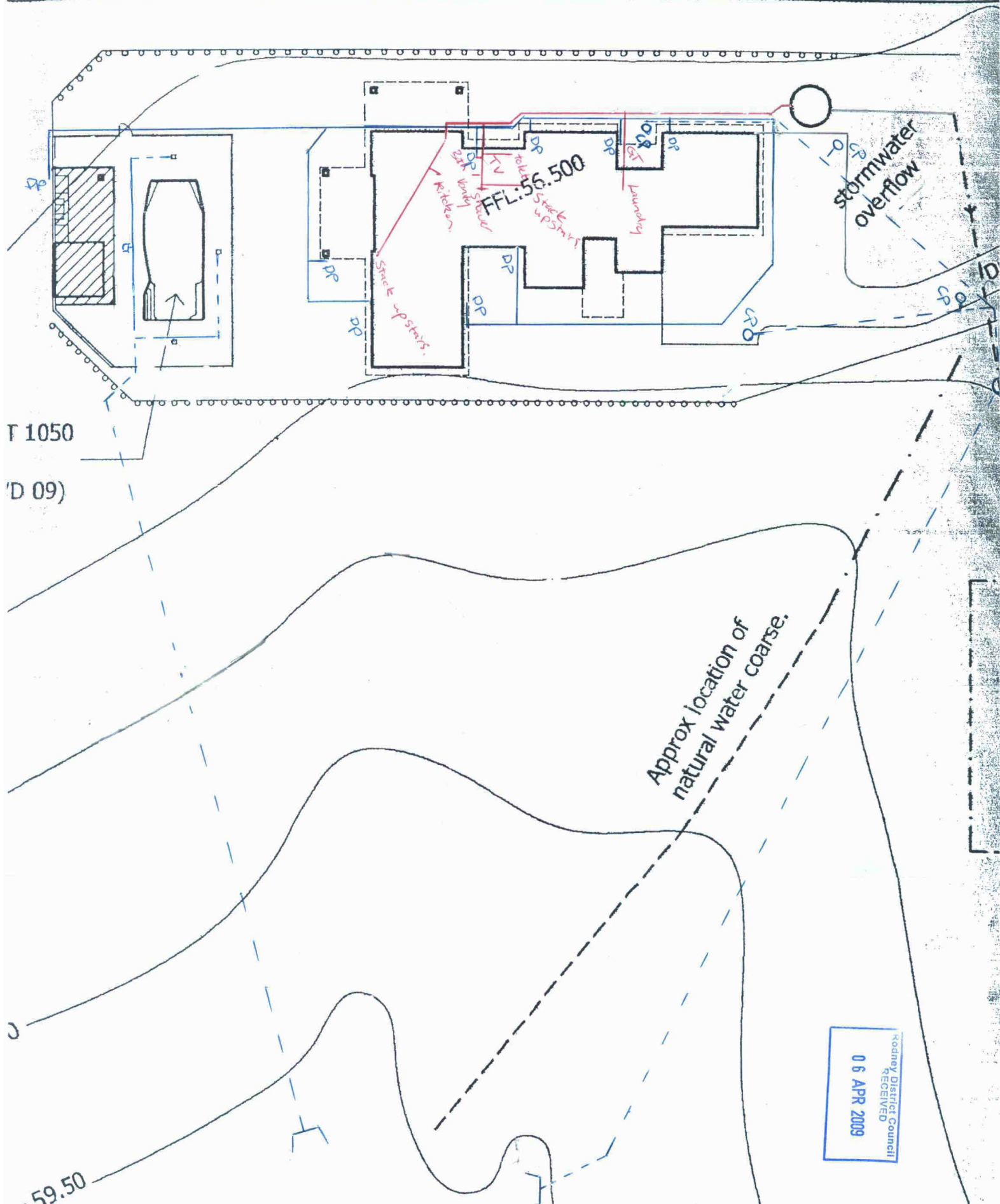
N.T.S.



scale 1=250

Drainlayer Rys fox Reg = 14276

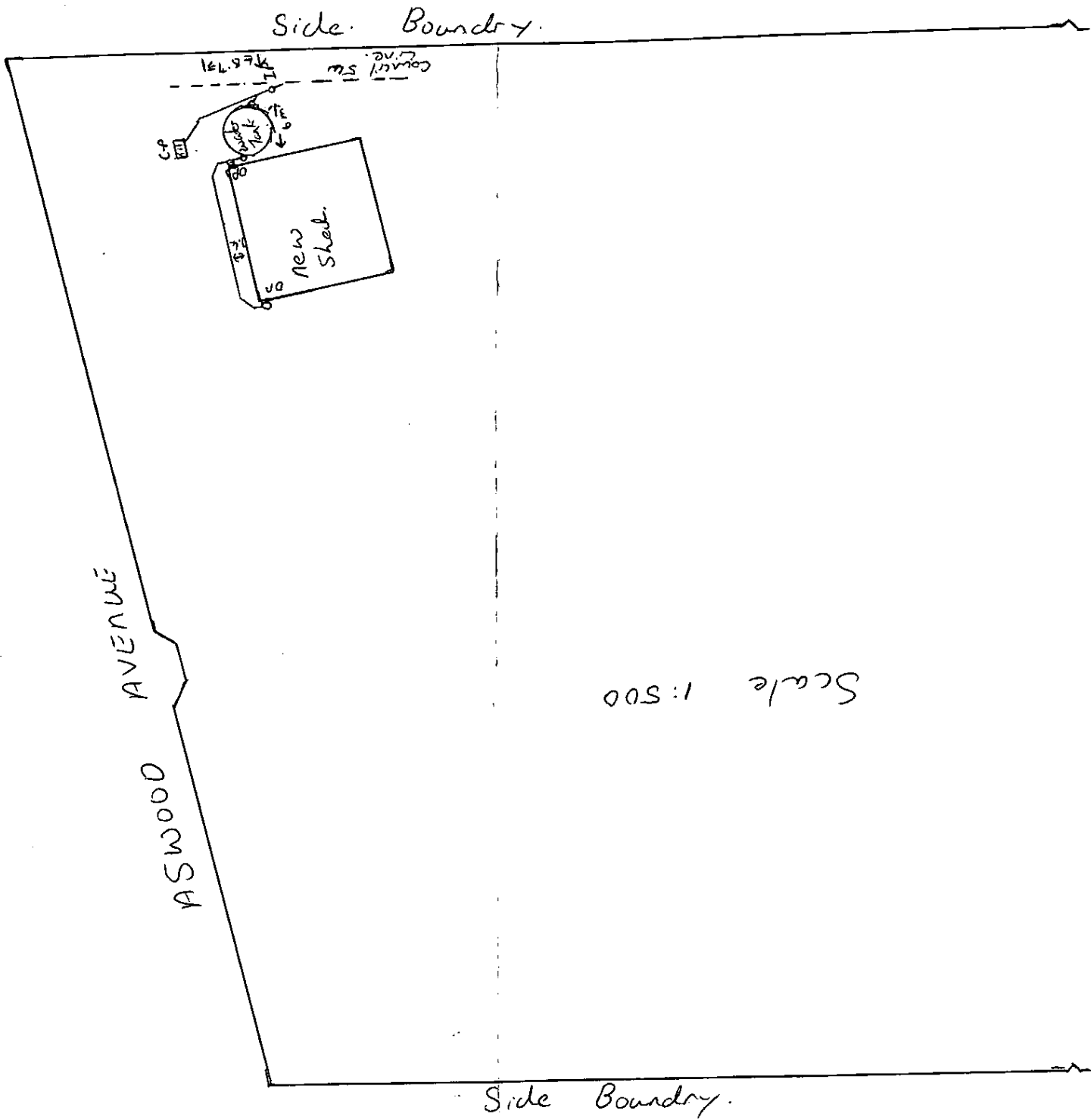
Scale 1=250
144 m BDY. 295° 51' 20"



T 1050
(D 09)

Approx location of
natural water course.

Rodney District Council
RECEIVED
06 APR 2009



Lot 15 Aswood Avenue Redvale.
 Consent No - ABA 54699.
 Flat out Drainage. 021799469.
 Lic No - 15245

RESOURCE CONSENT L50214

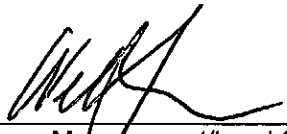
Wayne Davies
132 West Hoe Heights
OREWA

FILE:	L50214
APPLICANT:	Wayne Davies
ADDRESS:	Ashwood Avenue Dairy Flat
LEGAL DESCRIPTION:	Lot 15 DP 202645
ZONING:	Operative District Plan Rural 1 Plan Change 55 Countryside Living Rural Proposed District Plan Countryside Living Rural
APPLICATION:	Consent to construct a single household unit which infringes the side yard setback of 10m to be 6.4m, to construct an accessory building which infringes the front yard setback of 30m to be 16m and to undertake earthworks exceeding 200m ³ to be 520m ³ .

DECISION UNDER DELEGATED AUTHORITY

Pursuant to sections 104 and 108 of the Resource Management Act 1991, consent **be granted** to the application for a Discretionary Activity for the reasons stated and subject to the conditions attached.

Signed



~~Manager Resource Management/Land Surveyor/Team~~
Leader Resource Consents

Senior Planner

9-2-2006

Date

CONDITIONS

1. (general) The development shall proceed in general accordance with the application submitted and numbered by Council L50214, including but not limited to the plans prepared by Richard Furze Design, dated 20 December 2005, signed and dated 8 February 2006 by Development Planner Diana Bell.
2. (notification of commencement) At least 7 days prior to the work commencing the resource consent holder shall notify the Council's RMA Compliance Administrator by telephone (0800 426 5169) the expected date of work commencing.
3. (silt retention) Before the commencement of any work on site, adequate silt retention structures as detailed in the Auckland Regional Council Technical Publication No. 90 "Erosion and sediment Control Guidelines for Land Disturbing Activities in the Auckland Region" shall be installed. These structures shall be maintained and cleaned out as necessary until such time as complete grass cover, or other non-erodible surfacing, has been established or re-established over the site.
4. (earthworks design/supervision) All earthworks shall be specifically designed and programmed to the "Standards for Engineering Design and Construction" and NZS 4431 by a Chartered Professional Engineer experienced in soil mechanics, who shall be retained to supervise the execution of the works. The work shall be designed and executed in compliance with the recommendations contained in the geotechnical report, prepared by Soil & Rock Consultants, reference 03110, dated 12 December 2005.
5. (compaction of fill) On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix A of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works, shall be provided to the Consents Engineer.
6. (resource consent and monitoring charges) The resource consent holder shall pay to the Council within one month of the issue of this consent or prior to the activity commencing (whichever is earlier) the cost, including specialist services, staff time and administration for the processing of this application together with initial charges for the following inspections:

Environmental protection x 2.

Monitoring deposits will be invoiced by the Council together with the consent processing charges.

Should further monitoring be required to ensure compliance, the Council will recover the actual and reasonable costs that are incurred for this monitoring as set out in the Council's Schedule of Fees and Charges.

REASONS

1. Overall, it is considered that the proposal is consistent with the character which is emerging within the Ashwood Avenue subdivision and that the adverse effects of the proposal on the environment will be no more than minor.
2. Written approval has been obtained from those persons considered to be adversely affected by the proposal.
3. The earthworks are to be both temporary and short term.
4. Council's Development Engineer has assessed the proposal and has included conditions to ensure that there is adequate silt retention, stability and stormwater disposal.
5. The proposal is not contrary to the relevant objectives, policies and assessment criteria of the Operative District Plan, Proposed Plan Change 55 or the Proposed District Plan 2000.
6. The proposal is consistent with the purpose and principles of Part II of the Resource Management Act 1991, in as much as sufficient provisions are made to avoid, remedy and/or mitigate adverse effects on the environment.

THIS APPLICATION HAS BEEN ASSESSED WITH REGARD TO:

	ODP	PC	PDP
ACTIVITY STATUS	Discretionary	Discretionary	Restricted Discretionary
RULES	8.6.1	1.3(i); 3.3(ii)	7.9.4.2; 7.10.3
ASS. CRITERIA	8.6.1	1.3(iii); 3.3(iii)	7.12.13; 7.12.1
OBJ. & POLICIES	8E	1.1; 1.2; 3.1; 3.2	7.3; 7.4; 7.8.1

ADVICE NOTE

A resource consent lapses on the expiry of five years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent.

If you disagree with the decision or any condition imposed on the consent, you may either:

- *lodge an objection with the Council to review the decision/condition(s). Your objection must be in writing and lodged with the Council within 15 working days of receiving this letter. You should include with the objection reasons as to why you are seeking the review. The Council will consider the objection by way of a hearing, at which you and/or your representative may present evidence.*

or

- *lodge an appeal with the Environment Court. The appeal must be lodged with the Court and Council within 15 days of receiving this letter and be in the proper format. It is suggested that if you do intend to lodge an appeal, you obtain legal advice to ensure that the appeal is valid.*

You may not start any work on the proposal/consent if you intend to lodge an objection with the Council.

The Consent Holder is advised that consent notices and encumbrances are registered against the title for the subject site that may require ongoing compliance.

RESOURCE CONSENT DECISION NO: RMA 26653

Resource Management Act 1991

DECISION BY: RODNEY DISTRICT COUNCIL

DATE: 10/12/1999

APPLICANT

Name: CJM INVESTMENTS LTD
Billing Address: C/ AIREY CONSULTANTS LTD, P O BOX 33 103, TAKAPUNA, ATTENTIO

APPLICATION LOCATION

Street Address: DUREY ROAD, DAIRY FLAT, WAINUI
Property Number: 1239044
Valuation Roll Number: 30800 49904
Legal Description: LOT 3 DP 108548
Zone: C.LIV.RURAL
Area of Site: 31.6701HA

CONSENT Granted

TO THE APPLICATION PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991 FOR CONSENT TO A DISCRETIONARY ACTIVITY TO CARRYOUT EARTHWORKS FOR A FUTURE SUBDIVISION. THE PROPERTY IS SITUATED AT WILSON ROAD, DAIRY FLAT AND IS ZONED COUNTRYSIDE LIVING RURAL.

Please find enclosed the fees payable in respect of this Resource Consent.

The decision is subject to the following :

- Conditions as detailed on the attached 1 pages.
- The Consent is Granted for the reasons as detailed on the attached _____ pages.

Signed for and on behalf of the Council:

Name: Bonette O'Connor
Position: ~~Consents Manager~~/Consents Planner

Date: 10.12.99

RODNEY DISTRICT COUNCIL

RESOURCE CONSENT FOR C J M INVESTMENTS FILE: L26653

CONDITIONS

1. (general) THE DEVELOPMENT SHALL PROCEED IN GENERAL ACCORDANCE WITH THE APPLICATION SUBMITTED, AND PLANS - DRAWN BY AIREY CONSULTANTS, DATED 8 SEPTEMBER 1999, NUMBERED 7259.
2. (dust control) TAKE ALL NECESSARY ACTION TO PREVENT A DUST NUISANCE TO NEIGHBOURING PROPERTIES; INCLUDING, BUT NOT LIMITED TO, THE STAGING OF AREAS OF THE WORKS, THE RETENTION OF EXISTING SHELTER BELTS AND HEDGEROWS, THE INSTALLATION AND MAINTENANCE OF WIND FENCES AND VEGETATED STRIPS, WATERING OF ALL HAUL ROADS AND MANOEUVRING AREAS DURING DRY PERIODS, SPRAYING OF LOAD DUMPING OPERATIONS, AND SUSPENSION OF ALL OPERATIONS IF NECESSITATED BY THE PREVAILING CONDITIONS. THE SITE, OR PARTS THEREOF AS APPROPRIATE, SHALL BE REGRASSED OR OTHERWISE PROTECTED FROM WIND EROSION IMMEDIATELY ON THE COMPLETION OF BULK EARTHWORKS WHETHER OR NOT OTHER WORKS ARE COMPLETED.
3. (earthworks certification) ON COMPLETION OF EARTHWORKS, IF ANY, PROVIDE AN EARTHWORKS COMPLETION REPORT AND A CERTIFICATE IN THE FORM OF APPENDIX A OF THE "STANDARDS FOR SUBDIVISIONS AND DEVELOPMENTS" SIGNED BY THE REGISTERED ENGINEER WHO DESIGNED AND SUPERVISED THE WORKS.

NOTE: THE CERTIFICATION SHALL ALSO INCLUDE A STABILITY STATEMENT OF THE EXISTING DAMS TO BE UPGRADED INCLUDING ADEQUACY OF THE OUTFALL STRUCTURES.

4. (administration fee) THE APPLICANT PAY TO THE COUNCIL THE ADMINISTRATIVE FEE FOR PROCESSING THIS APPLICATION FOR RESOURCE CONSENT WITHIN ONE MONTH OF THE COMMENCEMENT OF THIS CONSENT OR PRIOR TO THE USE COMMENCING, WHICHEVER IS THE SOONER.
5. (monitoring condition) PAY TO THE COUNCIL A MONITORING CHARGE OF \$80.00 TO BE PAID WITHIN ONE MONTH OF THE GRANTING OF THIS CONSENT OR PRIOR TO THE ACTIVITY COMMENCING/PRIOR TO ANY SITE WORKS COMMENCING/WHICHEVER IS THE SOONER.

ADVICE NOTE:

THE APPLICANT IS ADVISED THAT ADDITIONAL CONSENTS, PERMITS OR AUTHORISATIONS FOR THE WORKS MAY BE REQUIRED UNDER THE TRANSITIONAL OR PROPOSED REGIONAL PLANS AND THAT THESE SHOULD BE OBTAINED FROM THE AUCKLAND REGIONAL COUNCIL PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE.

REASONS

1. THE PROPOSAL IS IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 3.3 (iii) OF PLAN CHANGE 55. THE WORKS ARE NECESSARY AS PART OF A PROPOSED SUBDIVISION.
2. THAT ONLY MINOR ADVERSE ENVIRONMENTAL EFFECTS WILL RESULT. CONSIDERABLE SILT CONTROL MEASURES ARE PLANNED.

RLS