

Land Information Memorandum

Disclaimer:

This Land Information Memorandum (LIM) has been obtained from the Auckland City Council on behalf of the Vendors and copies are made available to prospective Purchasers and interested parties for general information purposes only. The information originates from a third party, the Auckland City Council and not from the real estate agent, Cooper and Co Real Estate Ltd or from the Vendor.

Neither the Vendors nor Cooper and Co Real Estate Ltd warrants the accuracy of the LIM and no liability is accepted for any errors or omissions.

It is recommended to all Purchasers and interested parties that they make their own property file enquiries with the Auckland City Council for 'Due Diligence' purposes, and your own investigations with your lawyer.

Furthermore, Cooper and Co Real Estate Ltd prohibits its sales agents from making statements about structural or weather tight qualities of homes which it sells. Prospective purchasers are advised to seek a Building Report or make their own investigations to be satisfied in all respects.

This Information Compilation has been compiled primarily by the collection, classification and summarisation of records, documents, representations, and financial information ("Compilation") supplied by the Vendor or the Vendors agents. Accordingly Cooper and Co Real Estate Ltd – Licensed Agent REAA 2008 is merely passing over the information as supplied to us by the Vendor or the Vendor's agents. The information herein has been sighted and approved by the Vendor

Passing Over Form

Please Note:

The attached information has been provided by the Vendor in order to be helpful by assisting you with general information about this property. The information originates from a third party Building Inspector or from Auckland Council and not from the real estate agent, Cooper & Co Real Estate Ltd or from the Vendor.

Neither the Vendor, the agent, nor Cooper & Co Real Estate Ltd, make any warranty or representation regarding the accuracy, completeness or currency of the information attached.

You should make your own investigations with your lawyer, the Auckland Council, a Building Inspector and any other desired advisors and you should be satisfied that any adviser or building report is to the New Zealand standards and the provider is covered by indemnity insurance, before you decide to commit to buying this property.

Prospective Purchaser to Complete

I confirm that I will not rely on the attached information and that I will make my own investigations in relation to this property.

Property address: _____

Signature/s _____

Date _____

Imad Al-Mutwali & Reem Khalid Al-Madfai c/o Harcourts Takapuna
128 Hurstmere Road
Takapuna
AUCKLAND 0622



Applicant	Imad Al-Mutwali & Reem Khalid Al-Madfai c/o Harcourts Takapuna
LIM address	2/168 Coronation Road Hillcrest 0627
Application number	8270051834
Customer Reference	
Date issued	22-Nov-2017
Legal Description	1/2 SH Lot 13 DP 52322, Flat 2 DP 145062
Certificates of title	NA86A/317

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

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:	12340991832
Rates levied for the Year 2017/2018 :	\$2,333.85
Total rates to clear for the current year (including any arrears):	\$0.00

The rates figures are provided as at 8 a.m. 22/11/2017. 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

1/168 Coronation Road Hillcrest 0627

Application No.	Description	Decision	Decision Date
LX-2124678	Tree Consent Remove Banksia tree	Granted	16/10/2006

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

2/168 Coronation Road Hillcrest 0627

Application No.	Description	Issue Date	Status
J13148	New Dwelling	20/02/1991	Issued (See Note 1)
2427	Plumbing and Drainage	03/04/1991	Issued (See Note 1)

1/168 Coronation Road Hillcrest 0627

Application No.	Description	Issue Date	Status
-----------------	-------------	------------	--------

Application No.	Description	Issue Date	Status
3807	Removal and Re Erection of Dwelling	05/11/1963	Issued (See Note 1)
A14115	Deck	24/12/1982	Issued (See Note 1)
BJ/07637/02	Fireplace - Kent Tilefire Woodheater	02/09/2002	CCC Issued (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

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

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

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

Licences

There are NO current licences recorded

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

The Council has not been notified of any information under Section 124 of the Weathertight Homes

Resolution Services Act 2006 relating to this property.

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

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

Zoning:	Residential 1 - 8 Residential 4A
----------------	-------------------------------------

Proposed Modifications	No site specific modification recorded
-------------------------------	--

Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplans.aspx>.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

Proposed Unitary Plan

Please note that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached.

The Auckland Unitary Plan can be viewed online at:

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

and the (legacy) regional and district plans can be viewed online at

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

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

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

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).

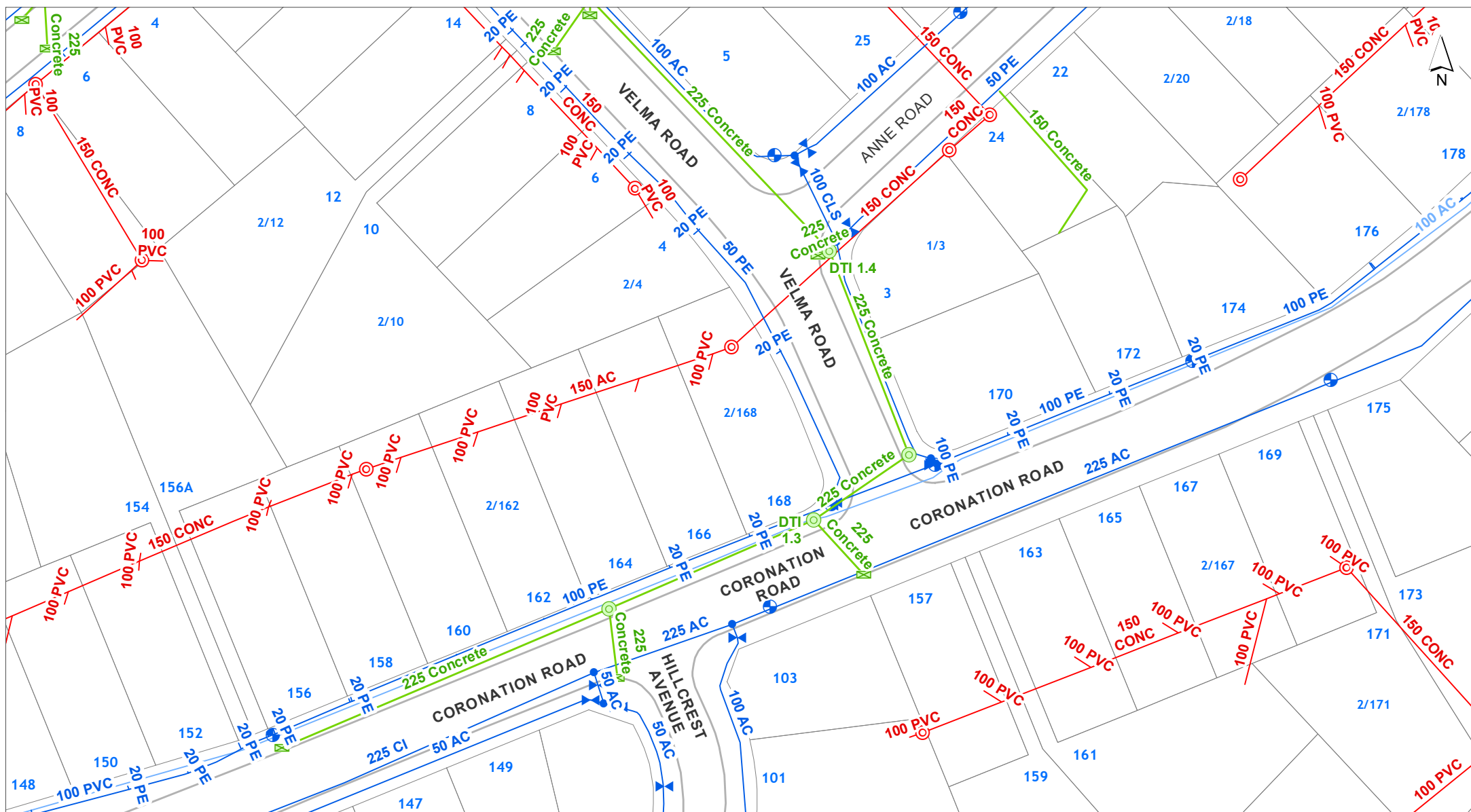
Attachments

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.

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

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 : J13148 As Built Drainage Plan



DISCLAIMER:

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

Underground Services

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh



Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by 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		
	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
Waitakere (WCC) only:	
	Septic Tank Hi-Tech
	Septic Tank Standard
	Caravan Dumping Point
	Chemical System
	Composting Toilet
	DEVONBLUE - Treatment Plant
	Recirculation Textile Filter
	Wastewater Disposal Bed or Field

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)

Legend
updated:
30/11/2016

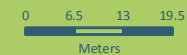


DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary Information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as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

1 - Hazards

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh



Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

**DISCLAIMER:**

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

2 - Natural Hazards

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

**DISCLAIMER:**

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

3 - Other

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017
















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

-  2000m2 to 4000m2
-  4000m2 to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Coastal Inundation
-  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: 5/05/2017

**DISCLAIMER:**

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

Built Environment

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

**DISCLAIMER:**

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

Built Heritage and Character

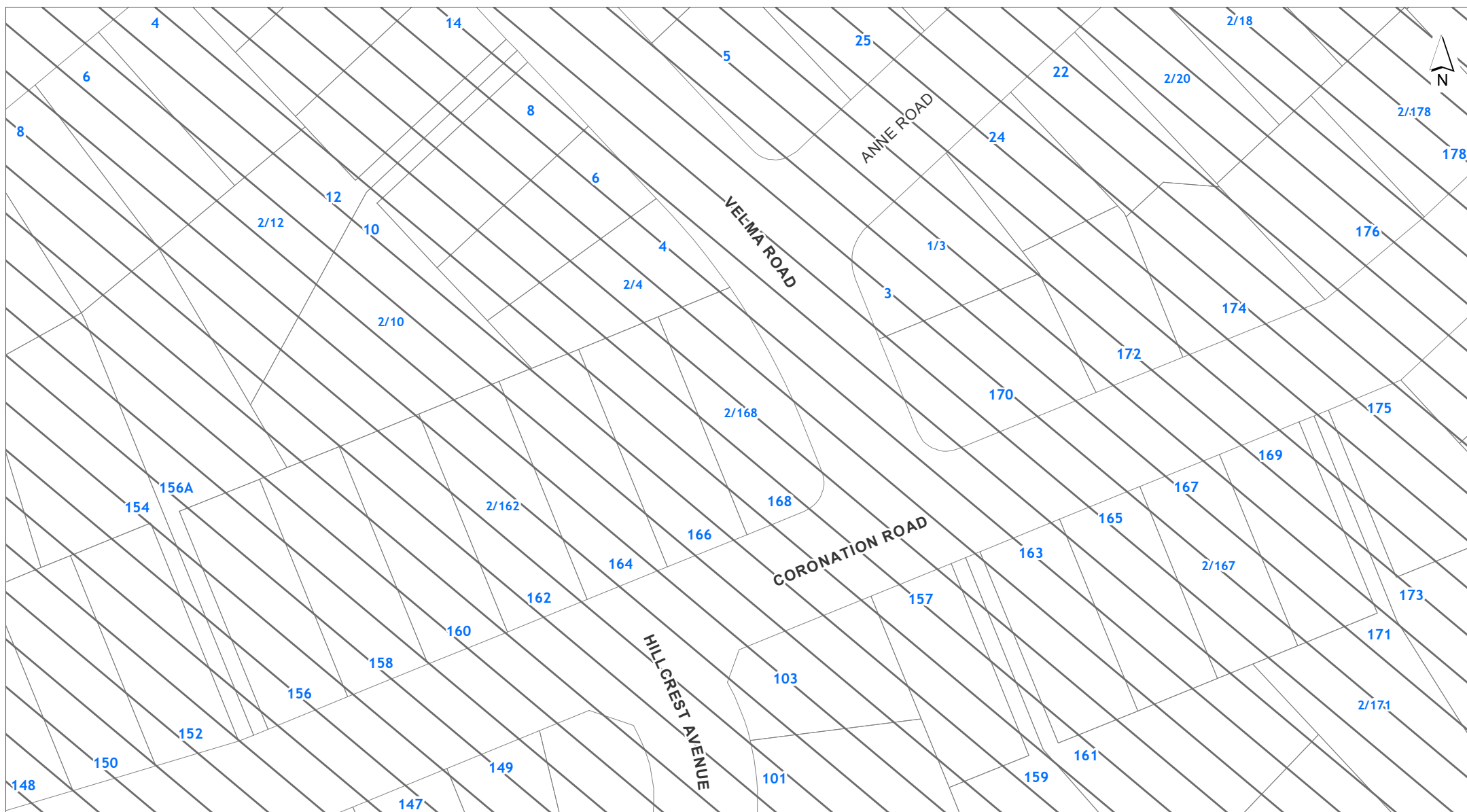
2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

**DISCLAIMER:**

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

Controls

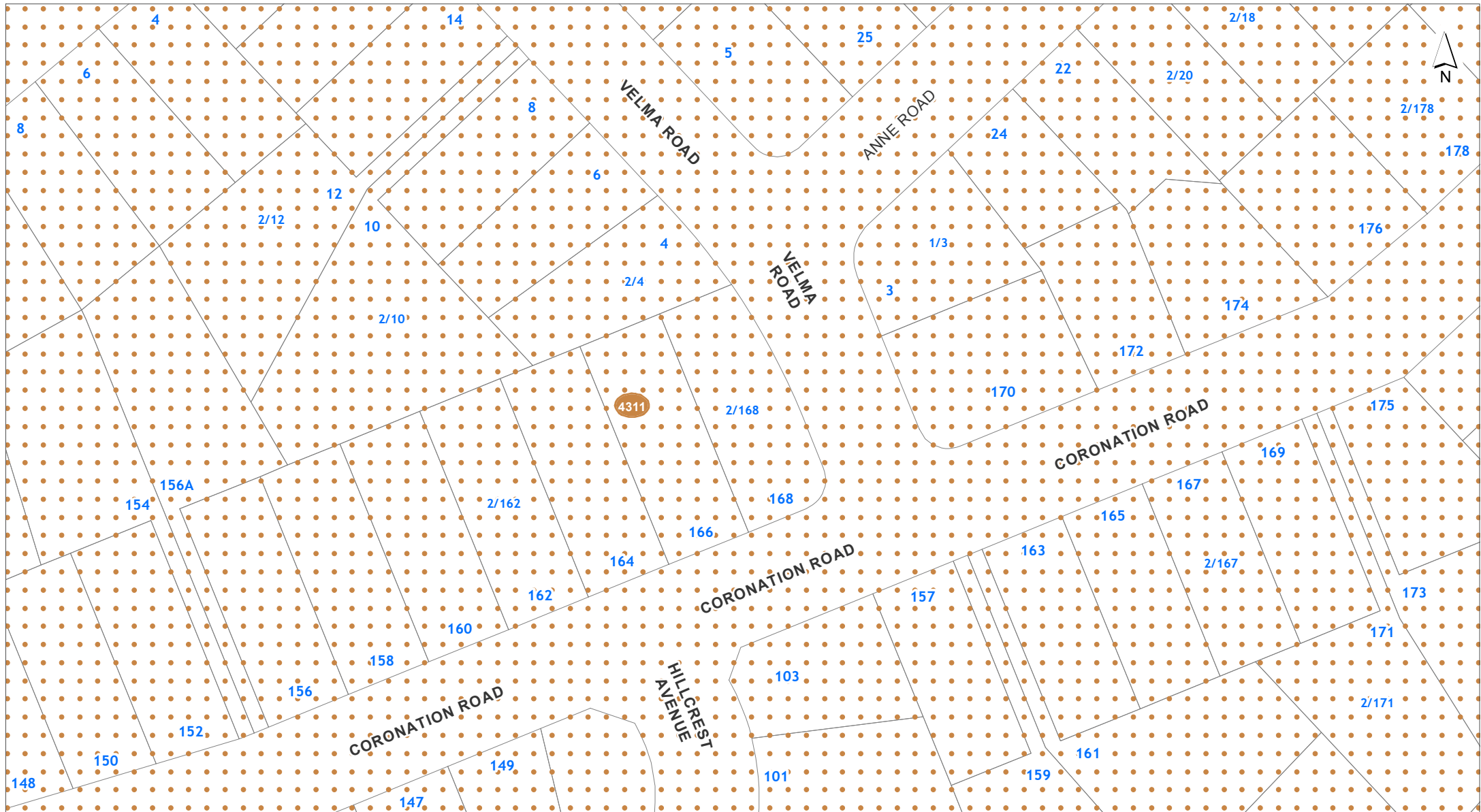
2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh



Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

**DISCLAIMER:**

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

Designations

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh



Scale @ A4
= 1:1,000

Date Printed:
22/11/2017



DISCLAIMER:

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

Infrastructure

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017



DISCLAIMER:

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

Mana Whenua

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

**DISCLAIMER:**

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

Natural Heritage

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017



DISCLAIMER:

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

Natural Resources

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017



DISCLAIMER:

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

Precincts

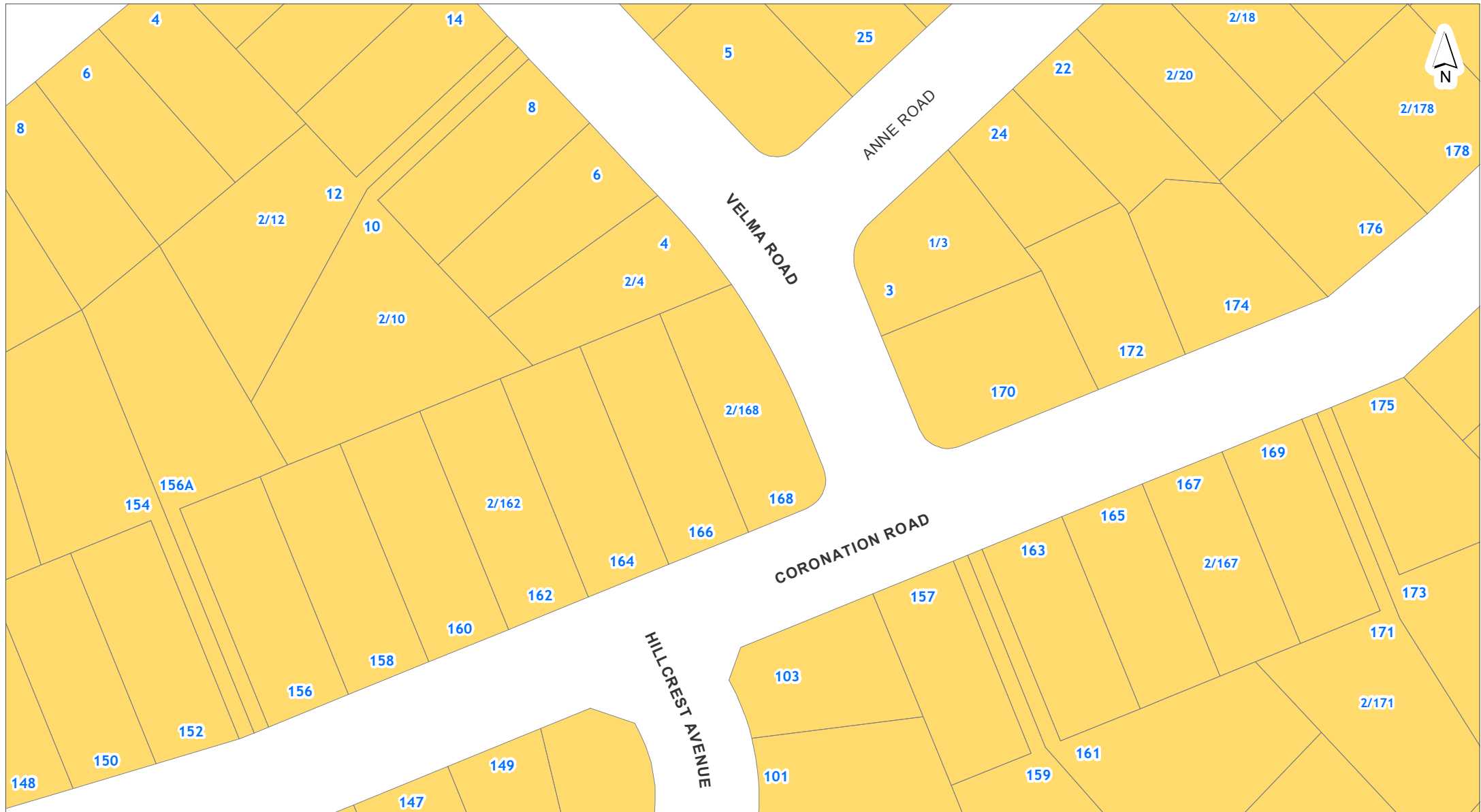
2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2017

**DISCLAIMER:**

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

Zones and Rural Urban Boundary

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh



0 7 14 21
Meters

Scale @ A4
= 1:1,000



Date Printed:
22/11/2017

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





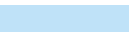














Plan Modifications












-  Notice of Requirements
-  Plan Changes


















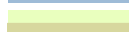
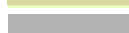
ZONES		Residential - Large Lot Zone
		Residential - Rural and Coastal Settlement Zone
		Residential - Single House Zone
		Residential - Mixed Housing Suburban Zone
		Residential - Mixed Housing Urban Zone
		Residential - Terrace Housing and Apartment Buildings Zone
		Business - City Centre Zone
		Business - 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

DESIGNATIONS

















-  Designations
-  Airspace Restriction Designations








OVERLAYS		Terrestrial [rp/dp]	Significant Ecological Areas Overlay
		Marine 1 [rcp]	
		Marine 2 [rcp]	
		Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
		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	Infrastructure
		Aircraft Noise Overlay	
		City Centre Port Noise Overlay [rcp / dp]	
		Quarry Buffer Area Overlay	
		Uncompromised	National Grid Corridor Overlay
		Compromised	
		National Grid Corridor	
		Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	Mana Whenua












CONTROLS		Key Retail Frontage	Building Frontage Control
		General Commercial Frontage	
		Adjacent to Level Crossings	Vehicle Access Restriction Control
		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	

ZONES		Rural - Rural Production Zone	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)
		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]	

-  Precincts
-  Indicative Coastline [i]
-  Rural Urban Boundary

OVERLAYS		Notable Trees Overlay	Natural Heritage
		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	Waitakere Ranges Heritage Area Overlay
		Subdivision Schedule	
		Modified	Ridgeline Protection Overlay
		Natural	

OVERLAYS		Historic Heritage Overlay Place [rcp/dp]	Built Heritage & Character
		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]	
		Dilworth Terrace Houses Viewshaft Overlay	
		Dilworth Terrace Houses Viewshaft Overlay Contours	

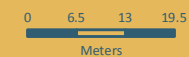
CONTROLS		Identified Growth Corridor Overlay	Built Environment
		Hazardous Facilities	
		Infrastructure	Emergency Management Area Control
		Flow 1 [rp]	
		Flow 2 [rp]	Stormwater Management Area Control
			
		Level Crossings With Sightlines Control	Macroinvertebrate Community Index
			
		Parking Variation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



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

2/168 Coronation Road Hillcrest 0627

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh



Scale @ A4
= 1:1,000

Date Printed:
22/11/2017



DISCLAIMER:

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

2/168 Coronation Road Hillcrest 0627










Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

0 6.5 13 19.5
Meters







Scale @ A4
= 1:1,000

Date Printed:
22/11/2017












Zones

-  Business 1 - 12
-  Recreation 1 - 4
-  Residential 1 - 8
-  Residential Expansion
-  Rural 1 - 4
-  Wharf
-  Special Height Restriction
-  Special Purpose 1 - 15
-  Zone Boundary
(Indicates the boundary between two different zones of the same type, or; where a zone does not follow a cadastral boundary)

General Overlays

-  Building Line Restriction
-  Designation
-  Road, Service Lane, Accessway
-  Road to be Closed
-  Preferred Road
-  Dairy Flat Runway Approach

Natural Features

- Reserve / Open Space**
 -  Stream
 -  Stormwater Ponds (location indicative)
 -  Reserve / Open Space Linkages
 -  Proposed Reserve
 -  Small Geological Site
 -  Large Geological Site
-  Site of Special Wildlife Interest
-  Significant Landscape Features
-  Coastal Conservation Area
-  Coastal Marine Area Boundary
-  Foreshore Yard (Measured from either; Mean High Water Spring or a surveyed reference line)

















Long Bay

-  Ridgeline Height Control
-  Long Bay Streams
-  Riparian Margin (Long Bay 6 Zone)
-  Service Utility (location indicative)
-  10m Vaughans Road Setback
-  Piripiri Point Protection Area
-  Park Interface Protection Area
-  Landscape Protection Area - Conservation
-  Landscape Protection Area - Enhancement
-  Landscape Protection Area - Restoration
-  Heritage Management Plan Area
-  Ecology / Stormwater Management Area
-  Stream Interface Management Area
-  Proposed Road or Service Lane

Heritage

-  Archaeological Site
-  Historic Building, Object or Place
-  Notable Trees
-  Notable Grove of Trees

Structure Plan Zones

-  - Area A : Environmental Protection (Albany)
-  - Area A : Environmental Protection (Greenhithe)
-  - Area B : Environmental Protection (Albany)
-  - Area B : Environmental Protection (Greenhithe)
-  - Area C : Standard Residential (Albany & Greenhithe)
-  - Area D : Standard Residential (Albany & Greenhithe)
-  - Area MX : Mixed Use Overlay Area (Albany & Greenhithe)
-  - Long Bay 1A (Large Lot Residential 2500m2)
-  - Long Bay 1B (Rural Residential 5000m2)
-  - Long Bay 1C (Piripiri Point Rural)
-  - Long Bay 2 (Suburban Neighbourhood)
-  - Long Bay 3A & 3B (Urban Neighbourhood)
-  - Long Bay 4 (Urban Village)
-  - Long Bay 5A & 5B (Village Centre)
-  - Long Bay 7 (Heritage Protection)
-  - Long Bay 6 (Stormwater Management)

Legend updated: 4/11/2016

This property may be affected by designations not shown on this map due to scaling or represented on this Legend. Please refer to the Auckland Council District Plan (North Shore Section)

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

Address

2/168 Coronation Road Hillcrest 0627

Legal Description

Flat 2 DP 145062 on Lot 13 DP 52322 1/2sh

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

Designations: Airspace Restriction Designations - ID 4311 - Defence purposes - protection of approach and departure paths (Whenuapai Air Base) - Minister of Defence

CORONATION ROAD

ALL DRAINAGE AND PLUMBING WORK TO COMPLY WITH THE DRAINAGE AND PLUMBING REGULATIONS (1978) AND TAKAPUNA CITY COUNCIL BY-LAWS

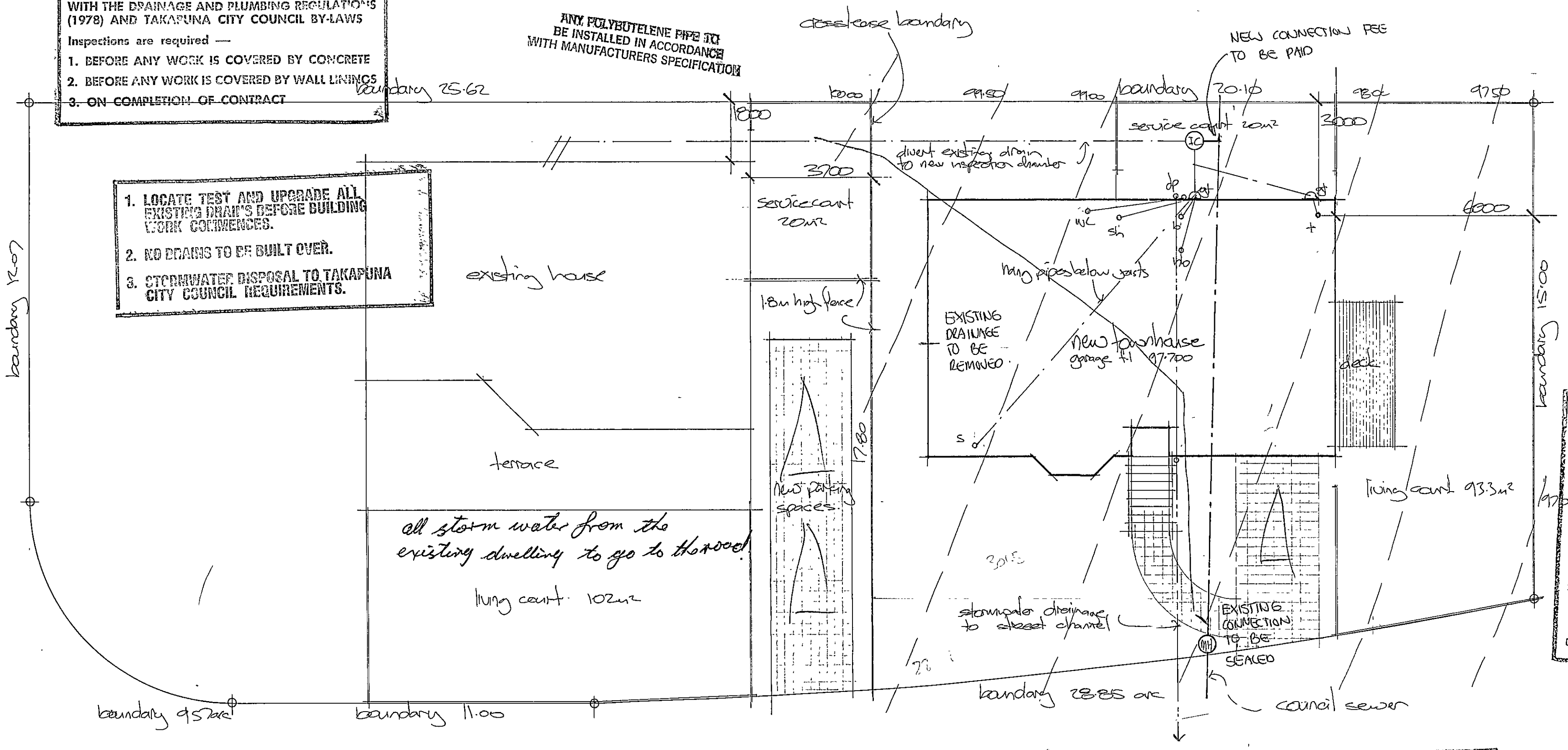
Inspections are required —

1. BEFORE ANY WORK IS COVERED BY CONCRETE
2. BEFORE ANY WORK IS COVERED BY WALL LININGS
3. ON COMPLETION OF CONTRACT

1. LOCATE TEST AND UPGRADE ALL EXISTING DRAINS BEFORE BUILDING WORK COMMENCES.
2. NO DRAINS TO BE BUILT OVER.
3. STORMWATER DISPOSAL TO TAKAPUNA CITY COUNCIL REQUIREMENTS.

ANY POLYBUTYLENE PIPE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

NEW CONNECTION FEE TO BE PAID



AND SPEC

APPR

SUBJECT

CONDITIONS

BE ENDED

APPR

BUILDING

SIGNED: *[Signature]*

DATE: 7-12-90

SIGNED:

Plumbing & Drainage Inspector

DATE:

key	description
lot	13
dp	S2322
area	71m ²

VELMA ROAD

DEM 791m²

DEL TO 461m²

TO 307m²

0.1m²

6.5m²

H₁ ✓

M/B ✓

C ✓

B/L ✓

OC ✓

SC ✓

10 ✓

V/A ✓

12.11 ✓

P ✓

crossings ✓

EU ✓

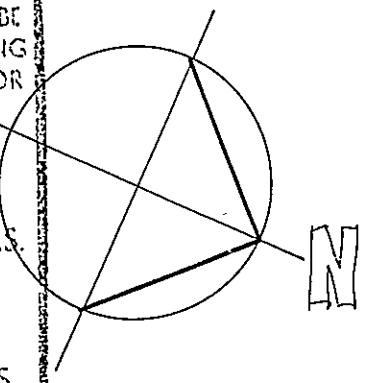
PU ✓

DECH ✓

THESE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION. THE BUILDING INSPECTOR REQUIRES 24 HRS. NOTICE PRIOR TO:

1. POURING OF CONCRETE IN ALL FOOTINGS, FLOORS, TERRACES, MASONRY OR CONCRETE BEAMS.
2. INTERIOR LININGS OF TIMBER FRAMED BUILDINGS.

PLEASE NOTE ALL BOUNDARY PEGS MUST BE LOCATED AND FLAGGED BEFORE WORK COMMENCED.



SITE AND DRAINAGE PLAN