

BAYLEYS REAL ESTATE
30 Gaunt Street
Auckland CBD
AUCKLAND 1010



| | |
|------------------------------|-------------------------------------------|
| Applicant | BAYLEYS REAL ESTATE |
| LIM address | 141-143 Queens Road Panmure Auckland 1072 |
| Application number | 8270217904 |
| Customer Reference | |
| Date issued | 20-Mar-2020 |
| Legal Description | Lot 8 DP 122995 |
| Certificates of title | NA71C/390 |

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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

If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre.

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms "Flow Path" and "Flowpath" are used interchangeably.

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

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

Billing Number/ Rate Account:

12342306622

Rates levied for the Year 2019/2020 :

\$16,290.15

Total rates to clear for the current year (including any arrears):


\$4,072.50

The rates figures are provided as at 8 a.m. 20/03/2020. 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

141-143 Queens Road Panmure Auckland 1072

| Application No. | Description | Decision | Decision Date |
|-----------------|------------------------------|----------|---------------|
| O/TY0455024 | New development refurbishing | Granted | 13/07/1990 |

| Application No. | Description | Decision | Decision Date |
|-----------------|---------------------------------------------------------------------------------|----------|---------------|
| O/TY0455025 | Land Use Consent Erect signs | Granted | 06/09/1991 |
| O/TY0455026 | Land Use Consent Erect sign | Granted | 19/05/1992 |
| TO/94/00893 | Land Use Consent 2 pole signs discretionary - jn6594 d.singh/returned to tamaki | Granted | 19/04/1994 |
| LUC20070272301 | Tree Consent remove a pohutukawa tree | Granted | 24/04/2007 |

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

141-143 Queens Road Panmure Auckland 1072

| Application No. | Description | Issue Date | Status |
|-----------------|----------------------------------------|------------|------------------------|
| O/6013/03 | Pole sign | 29/05/1989 | Issued (See Note 1) |
| O/G000875 | Demolition - Stage 1 | 17/01/1991 | Issued (See Note 1) |
| TP/91/00130 | Plumbing for redevelopment | 08/03/1991 | Issued (See Note 1) |
| TD/91/00145 | Drainage for redevelopment | 08/03/1991 | Issued (See Note 1) |
| TP/91/00580 | Plumbing work for partitions | 05/12/1991 | Issued (See Note 1) |
| TB/91/01070 | Partitions for national australia bank | 06/12/1991 | Issued (See Note 1) |
| TB/92/00055 | Demolition | 16/03/1992 | Issued (See Note 1) |

| Application No. | Description | Issue Date | Status |
|-----------------|------------------------------------------------------------------------------|------------|------------------------------------------|
| TP/92/00229 | Plumbing for fitout work | 28/04/1992 | Issued (See Note 1) |
| TB/92/00174 | Fitout bank | 26/05/1992 | Issued (See Note 1) |
| TC/94/01904 | New signage only national bank of new zealand cn: 143 queens road panmure | 27/04/1994 | CCC Issued 26/07/1994 (See Note 2) |
| AC/01/11106 | Const community noticeboard | 18/05/2001 | CCC Not Issued (See Note 3) |

| Note | Description |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required. |
| 2 | Code Compliance Certificate (CCC) for this consent was issued. |
| 3 | Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought. |

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)

141-143 Queens Road Panmure Auckland 1072

| Reference number | BWOF expiry date |
|------------------|------------------|
| L/COM/1994/1344 | 21/07/2020 |

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as

soon as discovered (Dial 111 and ask for the Fire Service).

Attachments

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

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

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

- Consent Conditions : R-LUC-1994-6100893
- As Built Drainage Plan : Drainage 1991 1015
- As Built Drainage Plan : Drainage 1991 230
- Consent Conditions : Conditions 1990 1959

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

Address

141-143 Queens Road Panmure Auckland 1072

Legal Description

LOT 8 DP 122995

Appeals

Modifications

Zones

Business - Town Centre Zone

Precinct

Controls

Controls: Building Frontage Control - Key Retail Frontage

Controls: Height Variation Control - Panmure - 27m

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - W26 - Mount Wellington - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - W9 - Mount Wellington - Viewshafts

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

Designations

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



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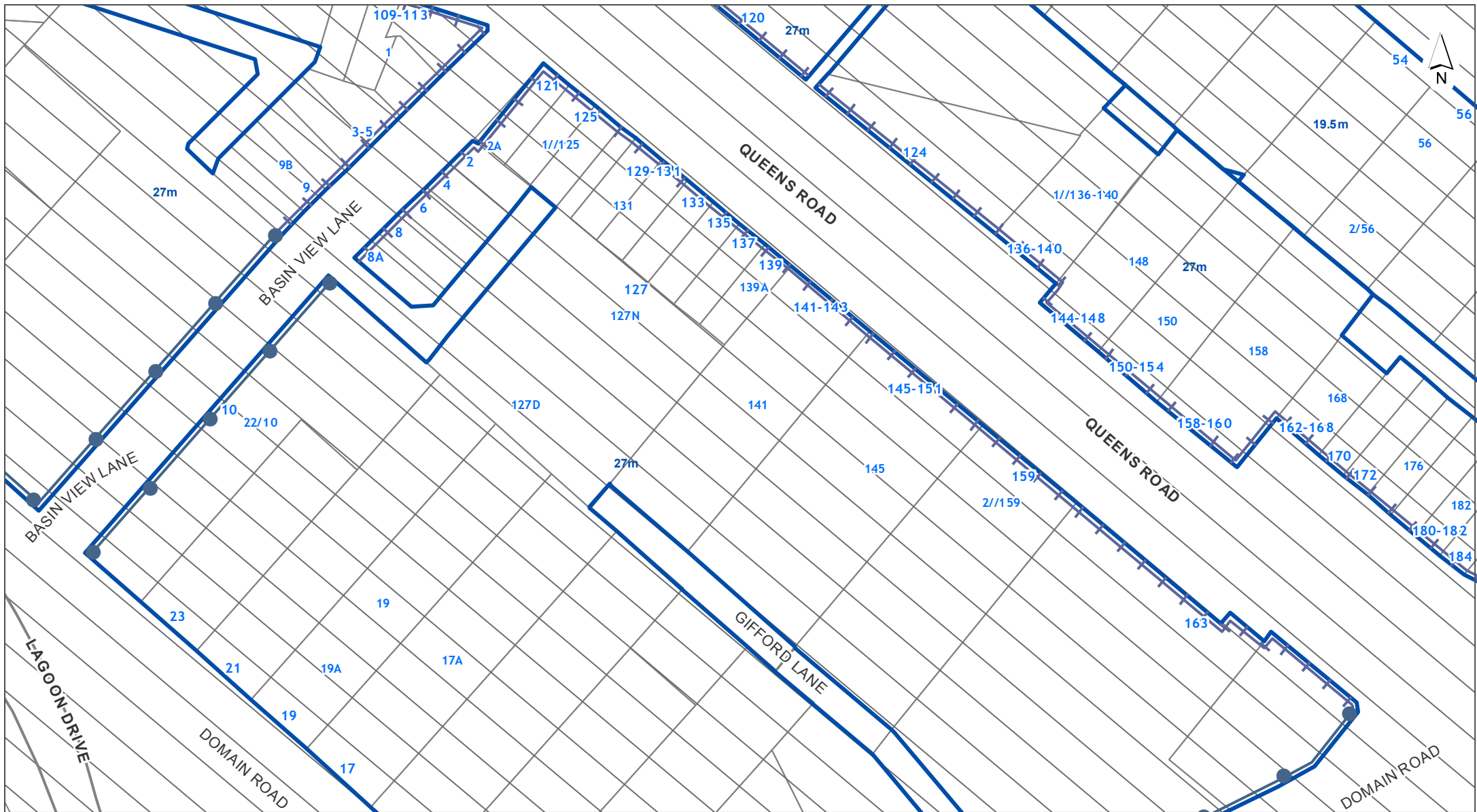
Built Environment

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995

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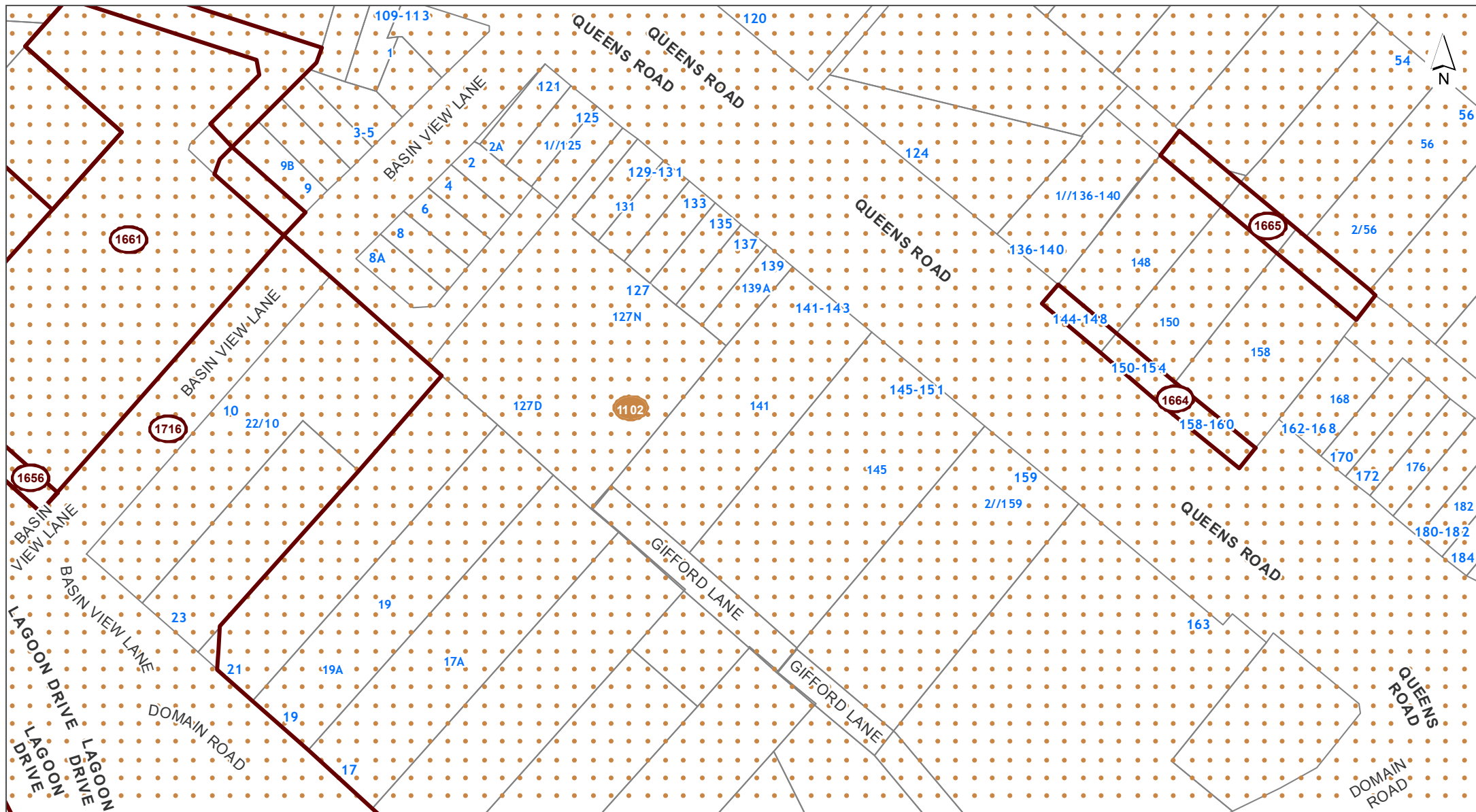
Controls

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Designations

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Historic Heritage and Special Character

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Infrastructure

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Mana Whenua

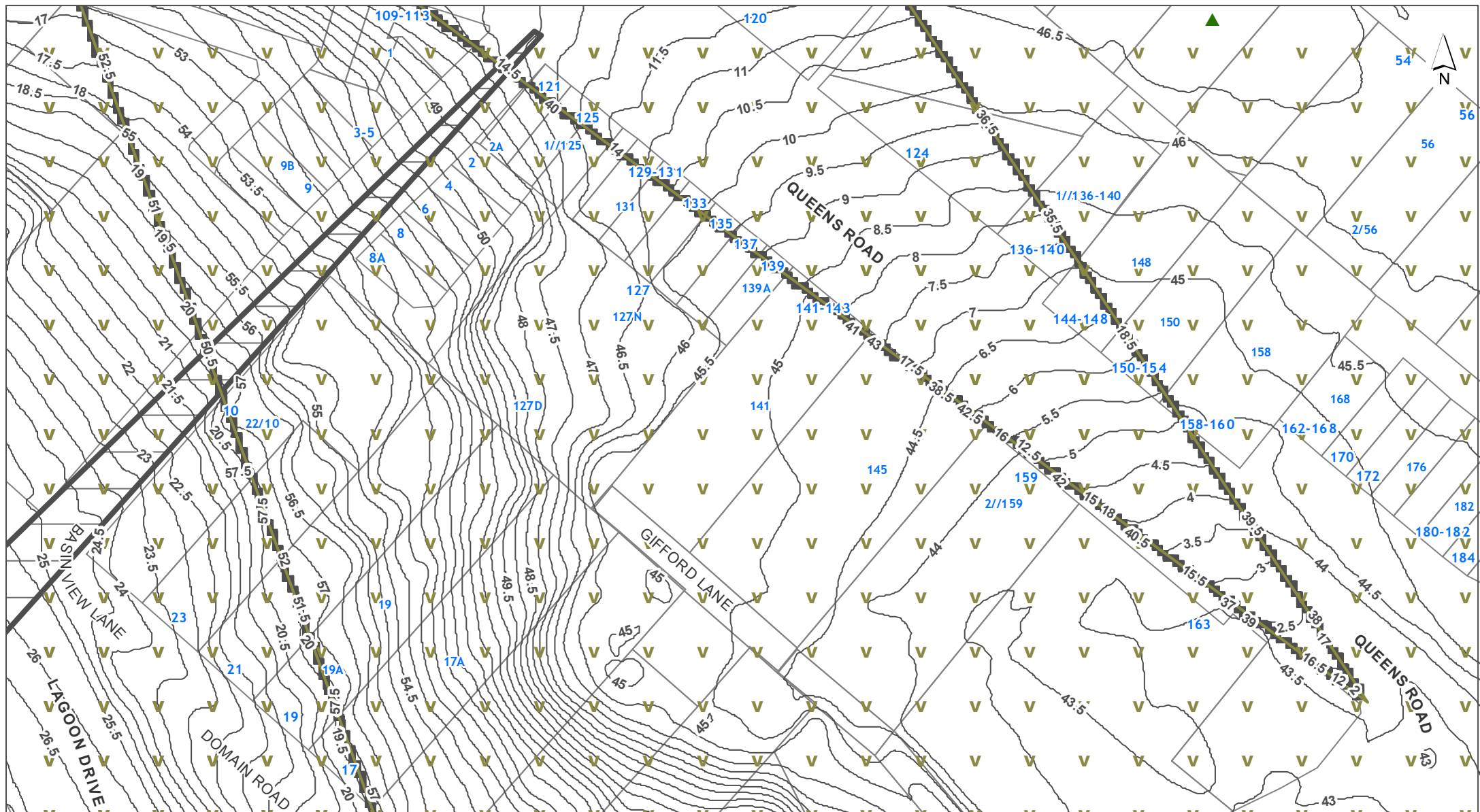
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Natural Heritage

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995



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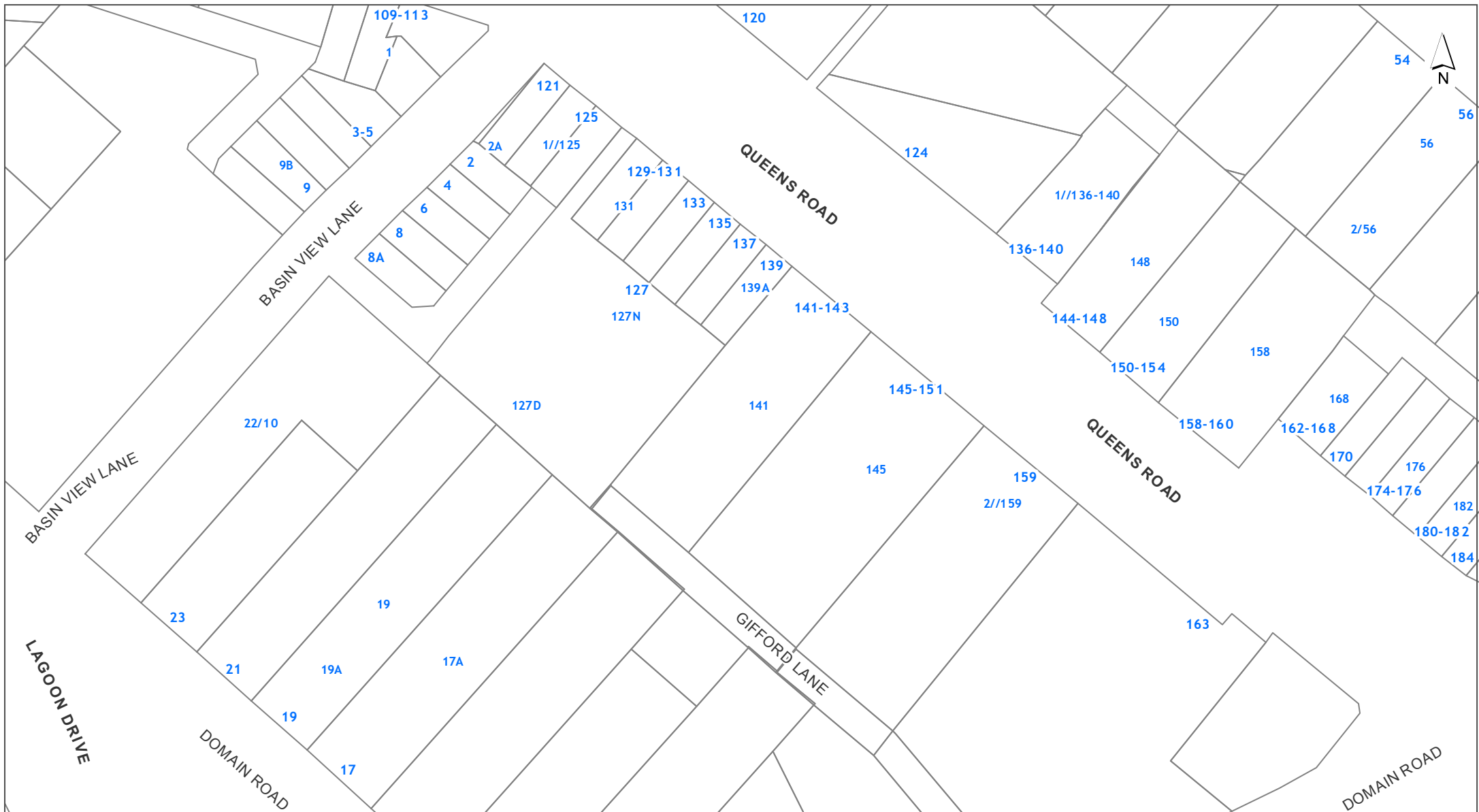
Natural Resources

141-143 Queens Road Panmure Auckland 1072

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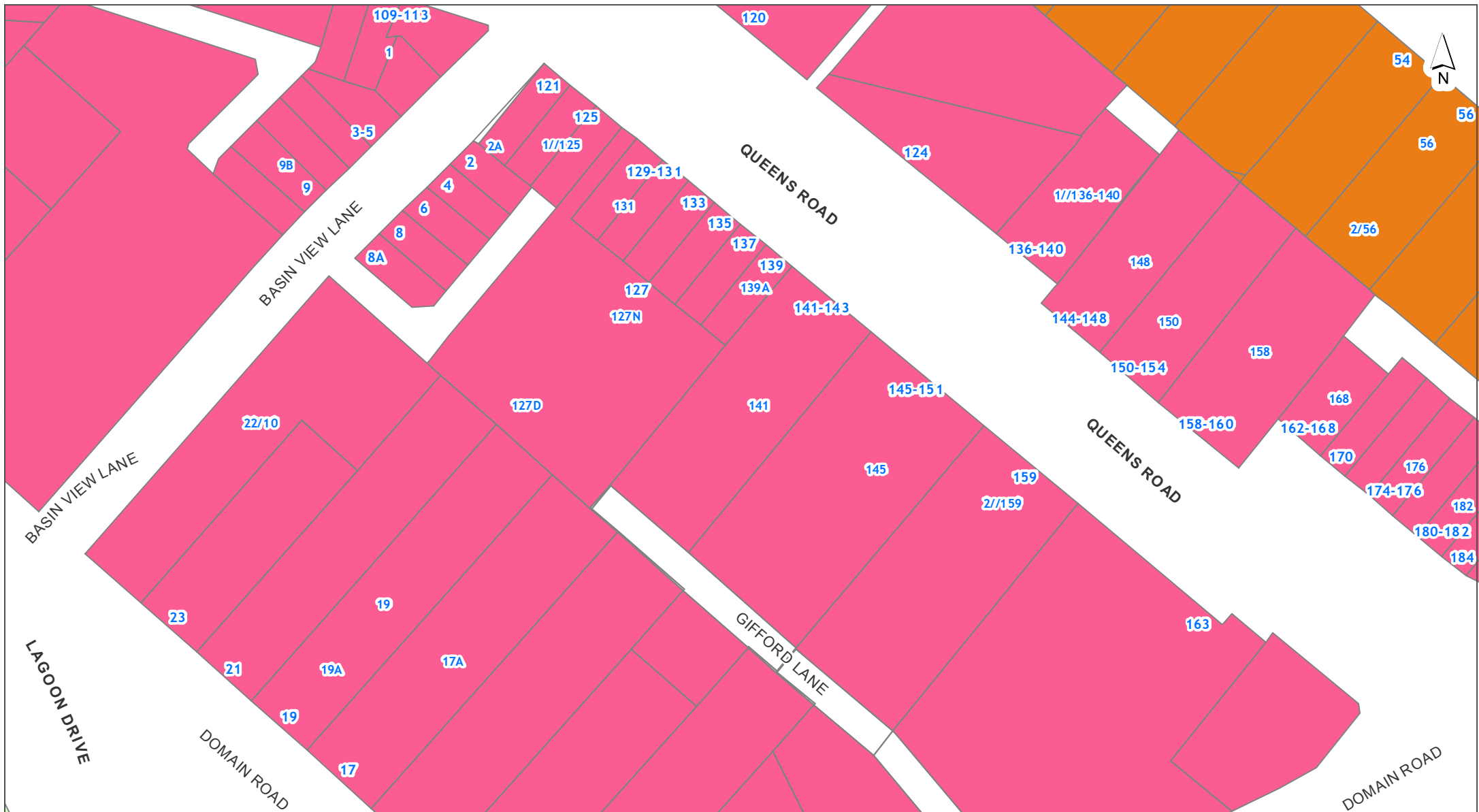
Precincts

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995

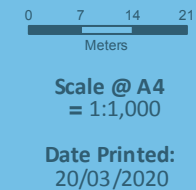
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Zones and Rural Urban Boundary
141-143 Queens Road Panmure Auckland 1072
LOT 8 DP 122995





NOTATIONS

Appeals

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

Proposed Plan Modifications





-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

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








Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone


Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone


Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone














Precincts

--- Rural Urban Boundary









--- Indicative Coastline [i]

Overlays


Natural Resources

| | | |
|----------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------|
|  | Terrestrial [rp/dp] | } Significant Ecological Areas Overlay |
|  | Marine 1 [rcp] | |
|  | Marine 2 [rcp] | |
|  | Water Supply Management Areas Overlay [rp] | |
|  | Natural Stream Management Areas Overlay [rp] | |
|  | High-Use Stream Management Areas Overlay [rp] | |
|  | Natural | } Lake Management Areas Overlay (Natural Lake and Urban Lake) |
|  | Urban | |
|  | High-Use Aquifer Management Areas Overlay [rp] | |
|  | Quality-Sensitive Aquifer Management Areas Overlay [rp] | |
|  | Wetland Management Areas Overlay [rp] | |

Infrastructure

| | | |
|------------------------------------------------------------------------------------|-------------------------------------------|----------------------------------|
|  | Airport Approach Surface Overlay | |
|  | Aircraft Noise Overlay | |
|  | City Centre Port Noise Overlay [rcp / dp] | |
|  | Quarry Buffer Area Overlay | |
|  | National Grid Subdivision Corridor | } National Grid Corridor Overlay |
|  | National Grid Substation Corridor | |
|  | National Grid Yard Compromised | |
|  | National Grid Yard Uncompromised | |
















Mana Whenua

| | |
|------------------------------------------------------------------------------------|----------------------------------------------------------------|
|  | Sites & Places of Significance to Mana Whenua Overlay [rcp/dp] |
|------------------------------------------------------------------------------------|----------------------------------------------------------------|








Built Environment

| | |
|------------------------------------------------------------------------------------|------------------------------------|
|  | Identified Growth Corridor Overlay |
|------------------------------------------------------------------------------------|------------------------------------|





















Natural Heritage

| | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------|
|  | 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] | |
|  | Viewshafts | } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp] |
|  | Height Sensitive Areas | |
|  | Regionally Significant Volcanic Viewshafts Overlay Contours [i] | |
|  | Locally Significant Volcanic Viewshafts Overlay [rcp/dp] | |
|  | Locally Significant Volcanic Viewshafts Overlay Contours [i] | |
|  | Modified | } Ridgeline Protection Overlay |
|  | Natural | |
|  | Local Public Views Overlay [rcp/dp] | |
|  | Extent of Overlay | } Waitakere Ranges Heritage Area Overlay |
|  | Subdivision Schedule | |

Historic Heritage & Special Character

| | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------|--|
|  | Historic Heritage Overlay Place [rcp/dp] | |
|  | Historic Heritage Overlay Extent of Place [rcp/dp] | |
|  | Special Character Areas Overlay Residential and Business | |
|  | Auckland War Memorial Museum Viewshaft Overlay [rcp/dp] | |
|  | Auckland War Memorial Museum Viewshaft Overlay Contours [i] | |
|  | Stockade Hill Viewshaft Overlay – 8m height area | |
|  | Stockade Hill Viewshaft [i] | |

Controls

| | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------|
|  | Key Retail Frontage | } Building Frontage Control |
|  | General Commercial Frontage | |
|  | Adjacent to Level Crossings | } Vehicle Access Restriction Control |
|  | General | |
|  | Motorway Interchange Control | |
|  | Centre Fringe Office Control | |
|  | Height Variation Control | |
|  | Parking Variation Control | |
|  | Level Crossings With Sightlines Control | |
|  | Arterial Roads | |
|  | Business Park Zone Office Control | |
|  | Hazardous Facilities | } Emergency Management Area Control |
|  | Infrastructure | |
|  | Macroinvertebrate Community Index | |
|  | Flow 1 [rp] | } Stormwater Management Area Control |
|  | Flow 2 [rp] | |
|  | Subdivision Variation Control | |
|  | Surf Breaks [rcp] | |
|  | Cable Protection Areas Control [rcp] | |
|  | Coastal Inundation 1 per cent AEP Plus 1m Control | |

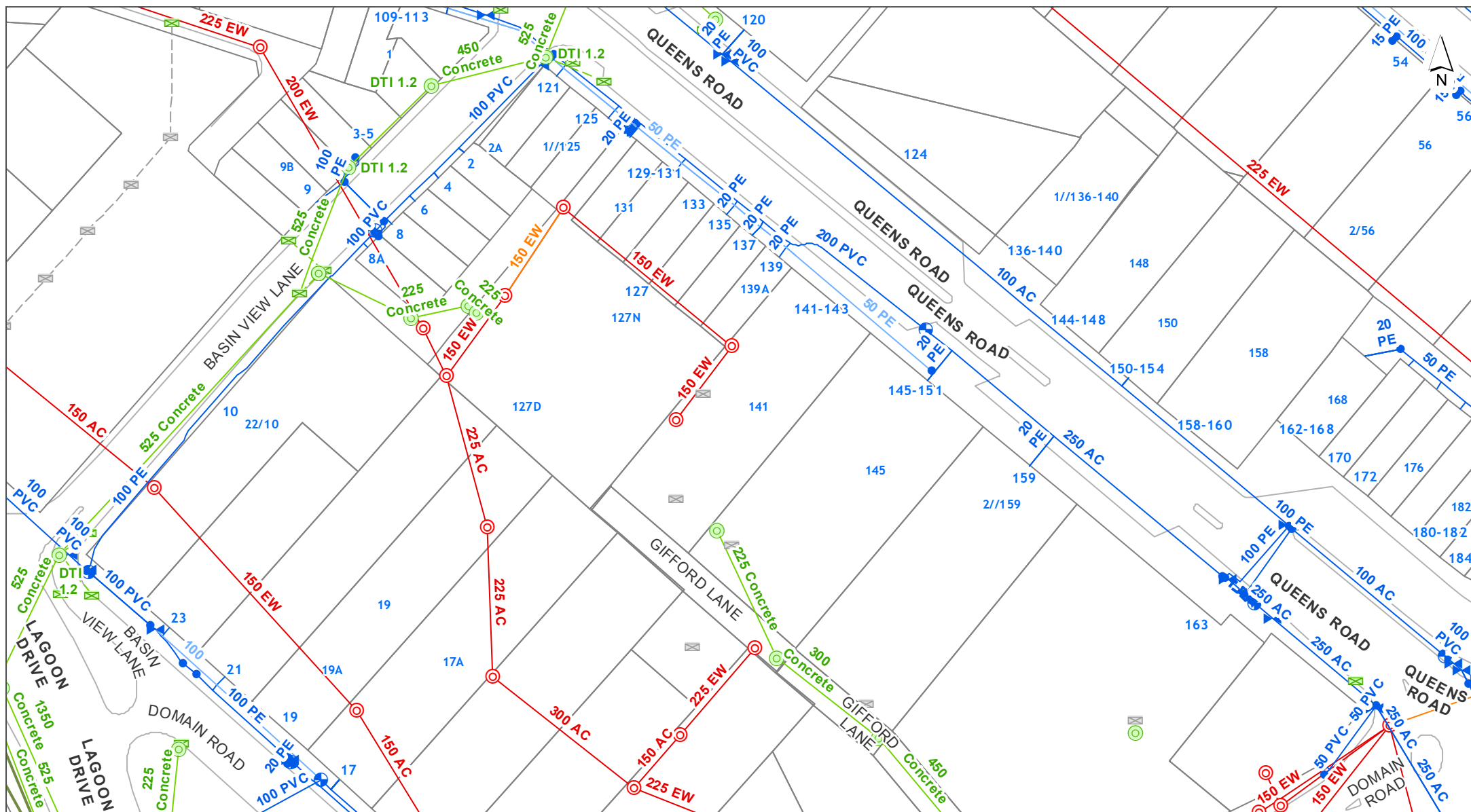
Designations



Designations



Airspace Restriction Designations

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Underground Services

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995














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20/03/2020


















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

Legend
updated:
15/08/2019

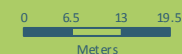
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Hazards

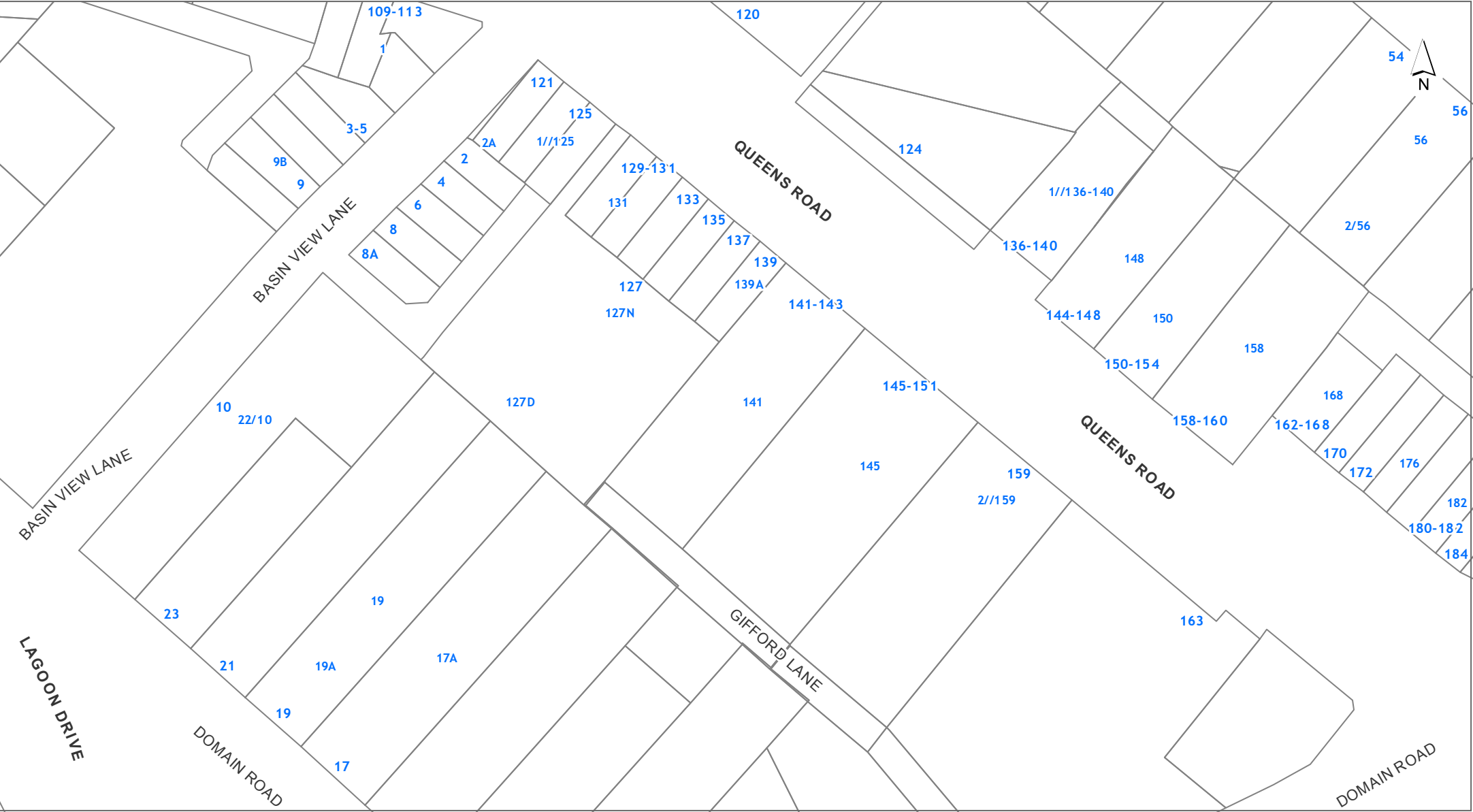
141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995

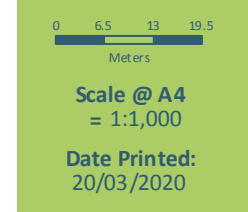


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0 6.5 13 19.5
Meters

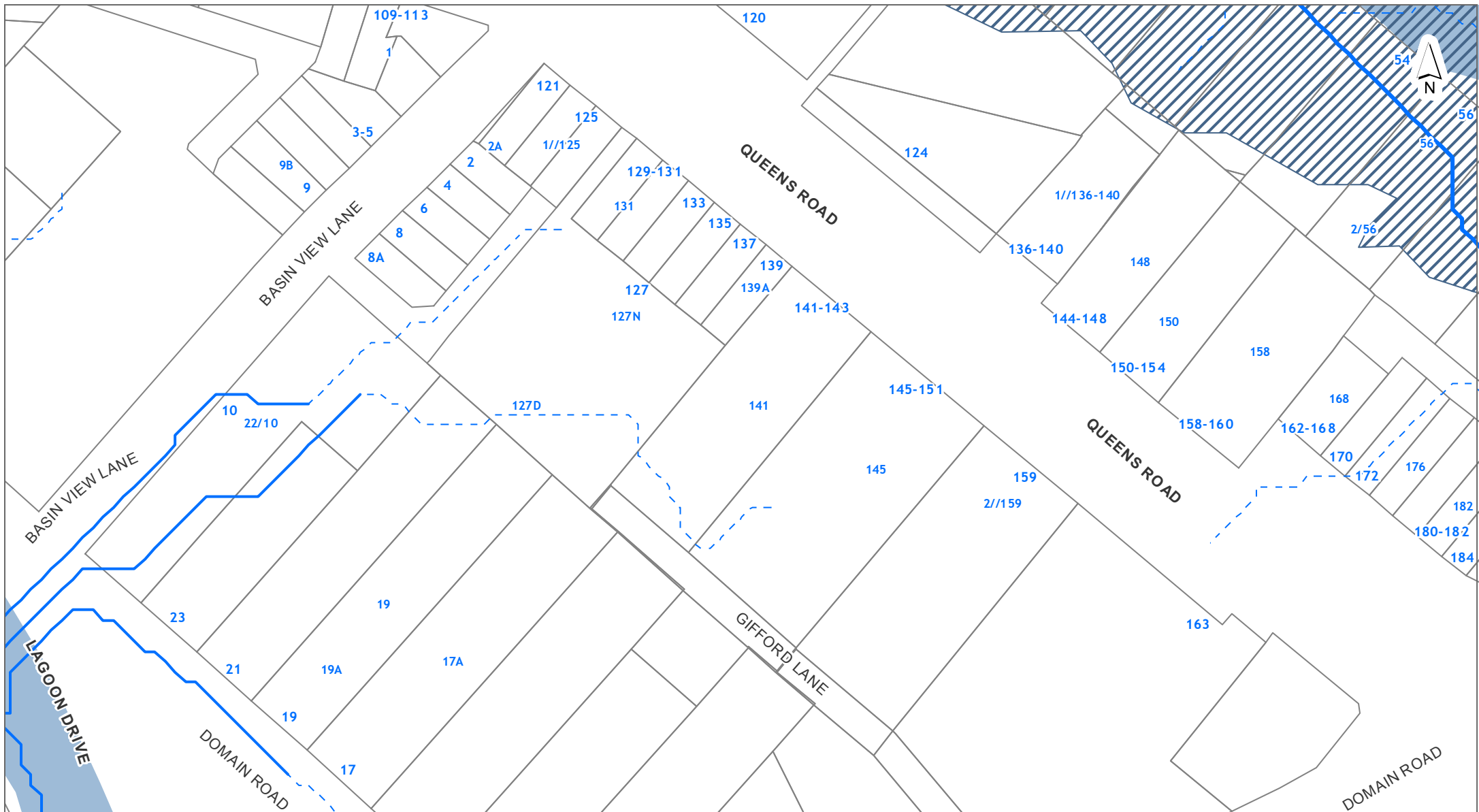
Scale @ A4
= 1:1,000

Date Printed:
20/03/2020

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

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Natural Hazards - Flooding

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

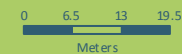
Date Printed:
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Natural Hazards - Sea Spray

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995

Scale @ A4
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Date Printed:
20/03/2020

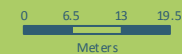


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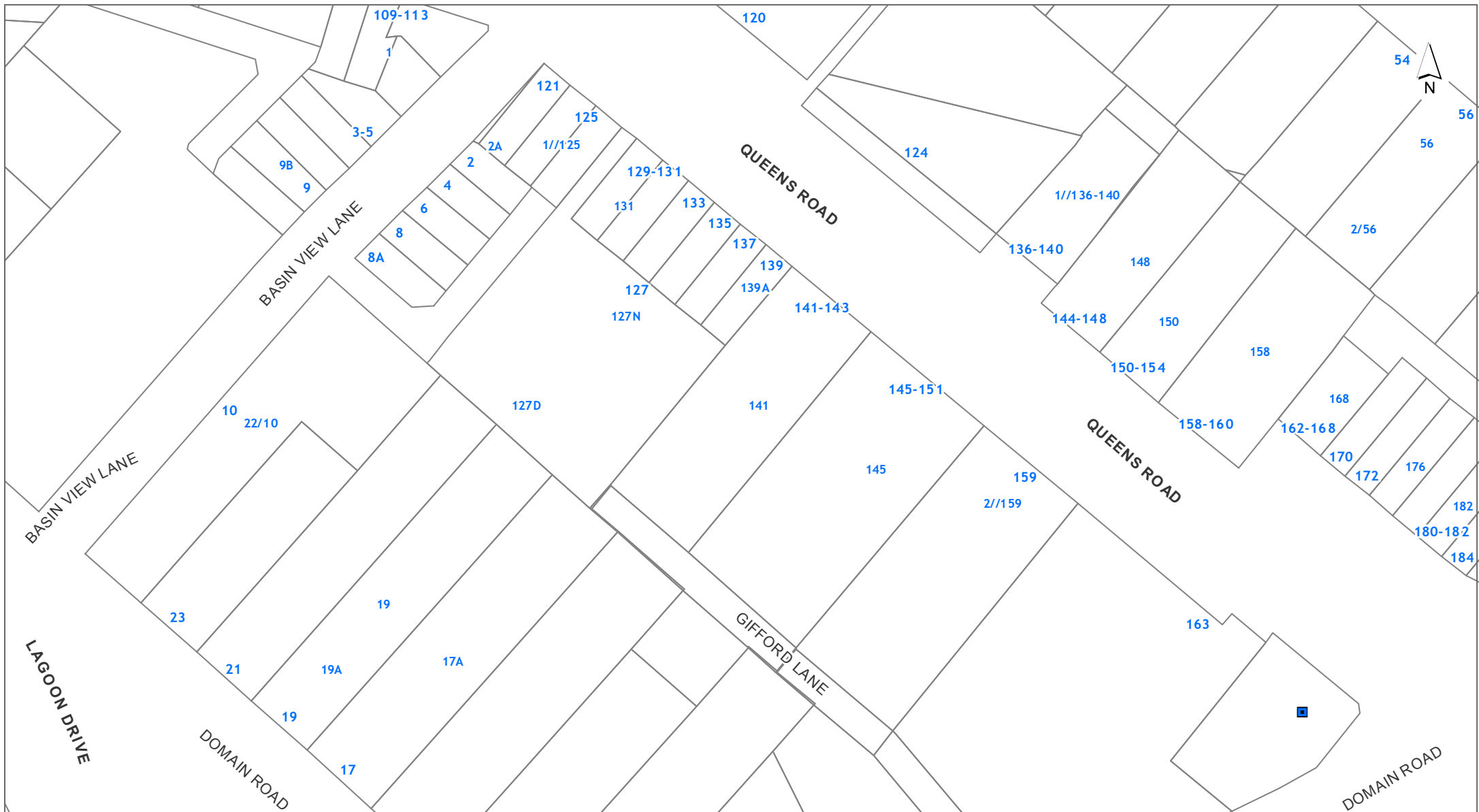
Natural Hazards - Volcanic Cones

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995

Scale @ A4
= 1:1,000

Date Printed:
20/03/2020

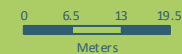


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Other

141-143 Queens Road Panmure Auckland 1072

LOT 8 DP 122995




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20/03/2020
















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








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

Coastal Inundation

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

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





AUCKLAND CITY

26 April 1994

Blackhorse Properties Limited
c/- Alan Lewis
Andrews Scott Cotton Architects
P.O. Box 5736
AUCKLAND

AREA OFFICE

TAMAKI-MAUNGAKIEKIE

Area Manager, Clive A. Manley

Ref: 141 Queens Road

Dear Sir/Madam

**RE: APPLICATION FOR RESOURCE CONSENT (DISCRETIONARY
ACTIVITY) - 141 QUEENS ROAD PANMURE, TO CONSTRUCT
TWO SIGNS.**

This is to advise you that resource consent was granted by the Development Services Manager on the 19th day of April 1994 to the application to construct two signs on the site at 141 Queens Road, Panmure, described as Lot 8 DP122995. That it be consented to pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

- (i) The development shall comply with all relevant Council bylaws, the New Zealand Building Act and Regulations and all necessary consents, permits, etc shall be obtained.
- (ii) The development shall be in general/substantial accordance with the plans submitted as part of this application.

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

- (a) There will be no adverse environmental effect as a result of the proposal.
- (b) The proposed signs meet relevant District Plan assessment criteria.

If you disagree with any of the conditions numbered (i) to (ii) you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions numbered (i) to (ii), please inform Council in writing as soon as possible.

This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.

If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 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. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully



Karyn Welch
ACTING SENIOR ADVISORY OFFICER

22-11-90 Tender Issue
A 12.1.91 AMENDED PLAN, MOVED
ROUND 2 DRAIN FOR RETAIL - 1
FITOUT
B: 1.2.91 AMENDED "DRAFT /BANK
TENACITY VARIATION"
A
C 14.12.91 RELOCATE S W LINE.
NEW GT FOR S.W. 100' FIT-OUT
CONSTRUCTION.

FIRE HOSE FEELS TO BE
WORKMANLY 25 METRE IN SURFACE
IN UNITS AND MET WITH DOWN
FOLDING DOOR OR SAME APPROVED
COLOUR TO BE SPECIFIED
4 OFF

[illegible]

DRAINAGE PLAN & WATER SUPPLY

| Diems | Date | Scale |
|------------------|-------------|-------|
| PROSSER, CLEVELY | 26 SEPT. 00 | 1:100 |

The controller shall check all diems one at a time

Castle 1930 BASE

1930

A9.01 C

141-143 -> TCS
145-151 Queens Rd

455025

17 July 1990

Mr G. Cleverley
Craig Craig Moller
Architects - Interior Designers
P.O. Box 2182
WELLINGTON

Dear Sir

Property Filing

**RE: APPLICATION FOR DISPENSATION - 143-157 QUEENS ROAD, PANMURE
NEW DEVELOPMENT CONSISTING OF MIXED USE OF RETAIL, BANKING
AND REFURBISHING OF EXISTING POST OFFICE BUILDING**

This is to advise you that the above application was considered by the Planning & Inspections Manager on the 13th day of July 1990 and this consent was granted subject to the following conditions:

1. The proposed development shall proceed in general accordance with the plans submitted on 1 July 1990.
2. All utility services to the new buildings, including power and telephone shall be provided underground from the nearest connection point on the road.
3. The access drive, manoeuvring and carparking areas shall be formed with an all weather dust free surface and the stormwater from the sealed areas shall be controlled and disposed of to the satisfaction of the Manager, Planning and Inspections.
4. That Lots 8 and 9 shall be held together by a registration on the Certificates of Title by way of a Section 643 Certificate under the Local Government Act prior to the issue of a building permit.
5. The service lane abutting the subject sites shall be formed to the satisfaction of the Manager, Planning and Inspections, and the developer shall consult Council Engineers on required standards.
6. Details on the flags on poles mounted on the proposed building shall be submitted prior to the issue of a building permit.

Advice Note

That the applicant consult the Council's Property Development and Council Engineers on the following:

- a) Road widening and footpath formation on Queens Road.

- b) The uplifting of the betterment strips abutting the service lane at the rear of the subject sites.
- c) The formation of the service lane.
- d) The Development Contribution payable.

And that these matters shall be finalised prior to the issue of a building permit.

If you disagree with the decision of any of the conditions you may within one month of notification apply in writing to the Council for a review of the decision.

If you do not intend to request Council to review the decision, it is now in order to apply for a building permit in accordance with the planning consent.

Please check if the attached conditions require changes to the plans submitted for a permit or if further information is required to be supplied.

Please also take note that unless substantial and continuing progress has been made within two years of receipt of this letter this approval lapses and a new application will need to be made prior to the issue of a building permit. Unless otherwise stated all conditions shall be met before the use commences.

Yours faithfully

Veena Krishna (Mrs)
PLANNER

VK:jvc