

19 March 2015

Jo Hill
26 Palmer Crescent
Mission Bay
AUCKLAND 1071

LIM Application for 12 Saffron Street Birkdale 0626

This Land Information Memorandum (LIM) details information known to Council about this property.

Changes to legislation, subdivisions, new street names and numbering are some of the things which may affect the property information which Council holds.

The NZ Building Act came into force on 1 July 1992. From that date, the issue of building *permits* ceased and they were replaced with building *consents*. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections.

If you or your clients are considering purchasing a dwelling built prior to 1992 and Council does not hold permit inspection records, a check by a suitably qualified person should quickly identify whether the building is structurally sound. (Please note that Council does not provide this inspection service.)

As this report is based on a clerical search only, it is important that purchasers also carry out a property file search, to ensure that approved Council plans match what exists on site. The minimal cost is a small price to pay when one is considering making a substantial purchase.

Applicants are advised to check the Certificate of Title for any consent notices, restrictions registered thereon.

Should you have any queries regarding Building or Planning issues on this LIM report please contact the Auckland Council on (09) 301 0101.

PROVISION OF LAND INFORMATION MEMORANDUM (LIM)

Date Issued 19 March 2015

Applicant Jo Hill
26 Palmer Crescent
Mission Bay
AUCKLAND 1071

Telephone 021 377 594
Email jo@nzbuyersagent.co.nz

Client Igor Ananyev & Alexandra Zolotova

Address of Property 12 Saffron Street Birkdale 0626

Legal Description Lot 6 DP 466489

Present Owners Alastair Paul Witts and Louise Smith

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Auckland Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land, which is not currently recorded in the Council's record system. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular use.

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

Financial Information

Valuation

Valuation Number		0286031800
Valuation as at 01 July 2014	Land	240,000
	Improvements	310,000
	Capital Value	550,000

These values are an assessment of the value of the property as at 1 July 2014 based on sales. The values will be used for rating purposes from 1 July 2015. It is not a current market valuation.

Property Rates

Assessment Number	10119401-7	
Rates position as at 19/03/2015	Arrears	0.00
	Current Levy	986.31
	Penalty Charges Current	49.18
	Penalty Charges Arrears	0.00
	Assessment Payments	-787.18
	Overpayments	0.00
Total to clear account to 30 June 2015	Balance	248.31

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.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water Services



Watercare (09) 442 2222 for information on water charges & services provided to the property.

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.



For Further information on the above, you are advised to contact council's development contribution team on (09) 301 0101

Auckland Council 2002 Operative District Plan (North Shore Section)

The main District Plan provisions affecting this property are set out below.

Note The relevant district plan provisions (zoning and rules) should be consulted to establish the development potential of, or the uses and activities provided for on, this property, and any adjoining property. Before some uses or developments can proceed, a “resource consent” may first need to be granted. Other controls, in addition to those set out below, may affect the use or development of the property. The Operative District Plan is on Council's internet site.

District Plan Zoning

Residential 4B

District Plan Changes notified

From time to time changes are proposed for the District Plan, and notified in order that people can make submissions. These Plan Changes may propose to alter zonings, policies or rules, and may affect this property or land or sites in the locality. It is generally not possible to provide specifics as to the many and varied ways in which plan changes may affect land, sites or development rights and obligations.

For a list of all current Plan Changes see Volume 3 of the hardcopy of the District Plan, or the “Modifications” page of the “District Plan” on Council’s website (internet). Some of these changes are initiated by private persons, but are processed by the Council. They are known as Private Plan Changes. They have no effect until operative, whereas Council-initiated changes can have some effect from the first day of notification as ‘proposed’ Changes.

Proposed Unitary Plan

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

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



If you require further information on the zoning of this property, or notified Plan Changes, you are advised to contact council’s planning helpdesk on (09) 301 0101.

Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page: <http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>



Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

Designations and special provisions

NO

Road widening/building line restrictions

NO

Please note that building line restrictions may also be imposed on the subject Certificate of Title(s), by covenant agreements. Please refer to your Certificate of Title.

Protected building/tree

NO

General tree protection

Refer to section 8: Natural Environment of the Auckland Council District Plan(North Shore Section). Tree protection is dependent upon tree species, tree size, the zoning and any special provisions, which relate to the site. Please check Council's District Plan rules before undertaking any work.



If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.

Building and / or Resource Management Compliance Issues

Any Resource Management action commenced with respect to any unresolved unlawful use(s)/structure(s)

NO



If you require further information on the above, you are advised to contact Council's Compliance and Monitoring department on (09) 301 0101.

Land Use Consents

Application Number	LH-2138325
Decision Date	17 January 2014
Status	Granted Monitoring Complete
Description	7 new residential dwellings with infringements - Lots 1, 3, 4, 6, 7, 10 & 11 - LT 468489

Application Number	REG-2138325/1
Decision Date	13 November 2014
Status	Cancelled
Description	Regional Consent Stormwater - 7 new residential dwellings with infringements - Lots 1, 3, 4, 6, 7, 10 & 11 - LT 468489

The applicant should satisfy themselves as to any remaining conditions on past issued Resource Consents.

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.

Subdivision Consents

Application Number
Decision Date
Status
Description

SA-3022985
02-Aug-2013
Granted
Lot 1,-11 being a Proposed Subdivision
of Lots 33-34-35-36 DP 49304

Any condition of a previous subdivision consent that has an on going effect will appear as a Consent Notice registered on the title. The details of any Consent Notice can be reviewed through the land register at Landonline.



If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.

Building Permits

Issued Permits

There are no Building Permits on this Property

General Comments

Prior to the Building Act 1991, which came into effect 1st July 1992, under the building *permit* regime, there was no legal requirement for Council to keep or provide records of building work, although it was necessary for owners to carry out work to comply with bylaw requirements.

Council holds most information in reference to records of permits issued; however with some permits often little or no information is available. Council does not accept responsibility for any omission regarding the records held.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Council sometimes holds copies of third party Building Condition Reports (also known as Safe & Sanitary Reports) and reports for previously known Unauthorised Work. These reports have been written by independent (non Council) consultants. Council is not responsible for the information contained in these reports or the accuracy of them. They are held on file for reference only.

It is important that purchasers also carry out a property file search, to ensure that approved Council plans match what exists on site.

Unauthorised work may require a COA (Certificate of Acceptance) issued by Council.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Building Consents

Application Number	BA-1248292
Application Description	Drainage
Date Consent Issued	9 September 2013
Status	CCC Issued

Application Number	BB-1248769
Application Description	RBW - New Double Storey Dwelling
Date Consent Issued	11 February 2014
Status	CCC Issued

General Comments

If a building consent has been approved but a final code compliance certificate has not been issued, an inspection to confirm compliance with the Building Code should be arranged. Please phone Council for an appointment.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Other Consents

Application Number	VX-4014283
Application Type	Vehicle Crossing
Date Consent Issued	18 October 2013
Status	Assessed



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Certificate for Public Use

There are no known certificates for public use on this property.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Certificate of Acceptance

There are no known certificates of acceptance on this property.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Issued Compliance Schedules

There are no known compliance schedules on this property.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Land Features

Are there any potential flood areas on the property?	Refer to attached Property Information Map- Stormwater & Note 1
Does the property have stormwater outfall constraints	Refer to attached Property Information Map- Stormwater & Note 2
Which Stormwater Management Area is the property in?	Refer to attached Property Information Map- Stormwater & Note 3
Wind Zone	Refer to attached Property Information map
Spray Zone	Refer to attached Property Information map
Stormwater, Sanitary Sewer & Water Pipes availability	Refer attached Piped Asset Map
As Built Drainage Plan attached	YES
Stability/Geotechnical	NO
Any other known conditions for the property	YES-refer comments under general information
Public drains may restrict the placement of future building works	Refer attached Piped Asset Map

Notes :

1. Potential flood areas include 1% AEP Coastal Inundation Areas, Flood Plains and Flood sensitive Areas. Overland Flow paths are also shown. Refer to the Auckland council web site for a more detailed explanation.
2. If this property is redeveloped or the impermeable area is significantly increased then stormwater disposal may need to be reassessed.
3. Stormwater Management areas have different on-site stormwater mitigation requirements for new or re-development. Refer to Operative Auckland Council District Plan (North Shore Section) Chapter 8.

Private Wastewater Drainage

Private Wastewater Drainage - No Known Issues as at 31 October 2010



If you require further information on the above, you are advised to contact Water Care on (09) 442 2222

Drinking Water Supplier

Section 69ZH of the Health Act 1956 (Healthy Drinking Water Amended Act) requires Councils to provide information relating to whether the land is supplied with drinking water and if so if the supplier is the owner of the land or a networked drinking water supplier

Please note: Watercare may not be aware of other drinking systems connected to the properties. There may also be private drinking water supply systems such as rainwater tanks or private boreholes.

Prospective purchasers are advised to clarify the drinking water supply with the landowner.



If you require further information on the above, you are advised to contact Watercare on (09) 442 2222

Environmental Protection

Health Licences

There are no known health licences on this property.

The applicant is advised to satisfy themselves as to any specific licensing requirements for the type of business operations as carried out on these premises.

Liquor Licences

There are no known liquor licences for this property.

Swimming Pool / Spa Pool Fencing Compliance

There are no pool fencing inspections recorded for this property.

The current status of this Compliance could change due to Lim re inspections being undertaken

WARNING

It is the owner / occupant's responsibility to ensure that the pool fence complies with the requirements of the Fencing of Swimming Pools Act 1987 at all times. Swimming Pool/Spa Pools should be inspected every 3 years.

If the property has a Special Exemption under Section 6 of the Fencing of Swimming Pool Act 1987, you are advised that this exemption may not be transferable to any new owners of this property.

Please contact a member of the Swimming Pool Inspections team in your area.



To arrange for a pool fencing inspection, you are advised to contact council's Compliance and Enforcement Northern Building Control on (09) 301 0101.

General Information

Property Conditions

Description Date Applied Comments	Wastewater sewer buildover 26-Nov-2013 Where the owner intends to build over or near the existing public wastewater lines traversing Lots 1, 2, 3, 6, 7 and 9 and existing public stormwater lines traversing Lots 1, 2, 3 4, 5 and 7, the owner must comply with the requirements of Council and Watercare Services for building over or near public drains. No building shall be erected over existing manholes within the Lots 1, 3, 4, 7 and 9.
Description Date Applied Comments	Flood - overland flow 27-Nov-2013 The lots are identified on the Council's records as being within a flood sensitive area which may be prone to higher than normal overland flow or flooding during either extreme storm events, i.e. 1:100 year storms or a blockage of the main stormwater pipe system. The minimum finished floor levels* of any future buildings to be constructed on the lots shall be as prescribed within the Flood Risk Assessment Report of Chester Consultants, Ref No 8798 dated 02 July 2013 as listed below, except with the prior written consent of the Council. Lot No Minimum Habitable FFL (m) Minimum non-habitable FFL (m) 1 43.38 43.08 2 42.86 42.56 3 42.09 41.79 4 42.09 41.79 5 42.86 42.56 6 43.38 43.08 7 44.36 44.16 8 44.36 44.16 9 43.38 43.08 10 42.86 42.56 11 42.09 41.79 *Levels in terms of Auckland 1946(MSL) LINZ Datum .
Description Date Applied Comments	On-site stormwater management device 04-Feb-2014 As part of building consent a 4.5/2 m ³ dual purpose tank is being installed. The property owner shall be responsible for the om-going maintenance of the device.
Description Date Applied Comments	Flood - overland flow 04-Feb-2014 Part of the dwelling is located above stormwater overland flow path. Refer Flood Risk Assessment Report by Chester Consultants ref 8798 dated 2/7/2013 .

Description
Date Applied
Comments

S71 of the Building Act 2004 Natural hazards Land
20-Feb-2014

Under s.73 of the Act, Land that the site is subject
to the following natural hazard(s):- inundation
(including flooding, overland flow, and ponding) .

Attention should be given to land based hazards including land stability, soil contamination, dumping and previous activities that may be unknown to Council that could effect the current or your intended use of the site.

There may be broad scale information related to these land based hazards that is not specific enough to be shown on this LIM, but may be of interest to you. Should you wish to further satisfy yourself on this matter, it is suggested that a search be undertaken of the Council's website regarding information held on previous activities established and/or operating on this site.

It is also recommended that a search be undertaken of the Council's property file. Please note that a schedule of fees and charges applies for property file searches. Inquiries can also be made into information held by other organisations.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Decision on an Application for a Resource Consent under the Resource Management Act 1991



Application Number: LF-2138325

Applicant's Name: Valiant Homes Limited

Site Address: 8, 10, 12 & 14 Saffron Street Birkdale

Legal Description: Lots 1, 3, 4, 6, 7, 10 and 11 Title Plan 468489 being a subdivision of Lots 33, 34, 35 and 36 DP 49304

Proposal: Construction of seven new residential dwellings and associated site works

This requires resource consent for the following reasons:

Operative District Plan

Consent is required for the following reasons under the Auckland Council District Plan – North Shore Section:

- Under Rule 9.4.1.2 (c) Retaining walls which have the effect of raising the natural ground level by more than 0.5 metres and no more than 1.5 metres (measured by the vertical distance from the top to the bottom of the wall) located on any boundary or in any yard, are Controlled Activities. *The retaining wall on Lot 6 involves fill up to 0.65m and consent is therefore required as a Controlled Activity.*
- Under Rule 9.4.1.4, site works on land subject to flooding in the 1% AEP event is a Discretionary Activity. *Works would take place on portions of the site that are affected by flooding in the 1% AEP event and hence consent is required.*
- Rule 16.6.1.3 states that the height of all buildings must not exceed a height equal to 2.5m plus the shortest horizontal distance between that part of the building and any site boundary. Unlimited control flexibility exists to exceed this as a limited discretionary activity. *The proposed dwellings would infringe this control with respect to the proposed internal boundaries as set out below:*
 - Lot 1 western boundary with Lot 2 – 1.25m reducing to 0 over 5.5m.
 - Lot 6 northern boundary with Lot 2 – 0.031m reducing to 0m over 2m.
 - Lot 6 western boundary with Lot 5 – 0.9m over a length of 7.0m.
 - Lot 7 Western boundary with Lot 1 – up to 1.556m over a length of 10.8m.
 - Lot 10 Western boundary with Lot 11 - up to 2.540m over 7.8m.

The extent of the infringements is shown on the submitted plans.

- Rule 16.6.1.10 requires buildings over 5m in height to be confined within the arms of a 130° angle with respect to all site boundaries. Unlimited control flexibility exists to exceed this as a limited discretionary activity. *The proposed dwellings on 6, 7 and 10 would infringe this control as shown on the plans. This requires consent as a Limited Discretionary Activity.*
- Rule 16.6.2.4 requires outdoor living spaces to be a minimum of 80m² in area, with a minimum dimension of 4m and the ability to contain a 6m diameter circle over land whereby the average gradient does not exceed 1:5. No part must be more than 50% due south of the dwelling to which it relates. There is unrestricted control flexibility to consider an alternative arrangement as part of a limited discretionary application. *Parts of the proposed outdoor living court on Lot 1 are 3.3m minimum dimension and so do not meet the requirements of this rule. In excess of 73m is provided when the 3.3m areas are included. Consent is required as a Limited Discretionary Activity.*

Proposed Auckland Unitary Plan (PAUP)

Consent is required under H.4.14 Stormwater Management – Flow because the proposed development is within a Stormwater Management Area - Flow 1 and the level of impervious surfacing would not meet the permitted or controlled activity controls. Accordingly, consent as a restricted discretionary activity is required.

Consent is required under the rules relating to earthworks in H.4.2 Earthworks. The site is subject to a Flooding Hazard and any earthworks require consent as a restricted discretionary activity. Consent is therefore required to undertake earthworks in the 1% AEP Flood Plain. Under rule H.4.2.1, restricted discretionary consent is also required for earthworks in excess of 2,500m².

As determined under delegated authority, under sections 104 and 104B this application is **GRANTED.**

Reasons

Under section 113 of the RMA the reasons for this decision are:

- The proposal would result in actual and potential effects that are of an acceptable nature and scale in this environment.
- The proposal is consistent with the relevant provisions of the Auckland Council Regional Policy Statement, Sections 8, 9 and 16 of the Auckland Council District Plan – North Shore Section and the relevant objectives and policies within the Proposed Auckland Unitary Plan for the following reasons:

- The proposed development would be of an appropriate intensity and would result in the provision of a form of residential accommodation that District Plan policy directly seeks to achieve, whilst ensuring any adverse effects on the immediate and wider environments are minimised and that an appropriate level of on-site amenity is provided.
 - The site works would be carried out in accordance with an erosion and sediment control plan which includes progressive stabilisation to limit the potential for erosion and the installation of silt fencing to suitably control and contain sediment runoff/transfer.
 - The works would be undertaken in accordance with appropriate geotechnical and engineering methodologies and recommendations, which ensures that adverse land stability, flooding or overland flow path issues are unlikely to result.
 - The site works would not have any known adverse effects with respect to natural hazards.
 - The development is of an appropriate design, taking into account the constraints of the site, and will provide an acceptable level of amenity for future occupiers of the dwellings.
 - The amenity of the site and surrounding area will continue to reflect the level of development anticipated within the Residential 4B zone.
 - The development would relate appropriately to existing infrastructure, with on-site detention and reuse tanks providing appropriate mitigation with respect to stormwater runoff.
- There are no other matters considered relevant for the determination of this resource consent.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

1. The consented residential development shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number LF-2138275 and REG-2138275/1:
 - Application Form, and Assessment of Environmental Effects prepared by McKay Knarston, dated September 2013 ref 12060;
 - Flood Risk Assessment prepared by Chester Consultants dated 2 July 2013;
 - Site Management Plan prepared by McKay Knarston dated September 2013;
 - Stormwater Detention Calculations prepared by Chris Howell Associates
 - Architectural plans as detailed below:

Drawing No.	Title	Prepared by	Dated
12060-AB	As built drawing for public drainage works at 8-14 Saffron Street, Birkdale	McKay Knarston	October 2013

Lot	Drawing No.	Title	Prepared by
All			
Lot 1	A005, revision A	Drainage Plan	Valiant Homes Ltd
Lot 1	RC-A004	Site work and set out plan	Valiant Homes Ltd
Lot 1	RC-A100	Ground Floor and Bracing Plan	Valiant Homes Ltd
Lot 1	RC-A101, Revision A	Upper Floor and Bracing Plan	Valiant Homes Ltd
Lot 1	RC-A200 Revision A	Elevations (North and East)	Valiant Homes Ltd
Lot 1	RC-A201	Elevations (South and West)	Valiant Homes Ltd
Lot	Drawing No.	Title	Prepared by
Lot 3	RC-A005	Site work and set out plan	Valiant Homes Ltd
Lot 3	A006	Site Drainage Plan	Valiant Homes Ltd
Lot 3	RC-A100	Floor Plan	Valiant Homes Ltd
Lot 3	RC-A200	North and East Elevations	Valiant Homes Ltd
Lot 3	RC-A201	South and West Elevations	Valiant Homes Ltd
Lot	Drawing No.	Title	Prepared by
Lot 4	RC-A005	Site Set-out Plan	Valiant Homes Ltd
Lot 4	A006	Site Drainage Plan	Valiant Homes Ltd
Lot 4	A100	Floor Plan	Valiant Homes Ltd
Lot 4	A200	North and West Elevations	Valiant Homes Ltd
Lot 4	A201	South and East Elevations	Valiant Homes Ltd
Lot	Drawing No.	Title	Prepared by
Lot 6	RC-A005 Revision A	Sitework and Setout Plan	Valiant Homes Ltd
Lot 6	RC-A100	Ground Floor and Bracing Plan	Valiant Homes Ltd

Lot 6	RC-A101	First Floor and Bracing Plan	Valiant Homes Ltd
Lot 6	RC-A200 Revision C	South and East Elevations	Valiant Homes Ltd
Lot 6	RC-A201 Revision B	North and West Elevations	Valiant Homes Ltd
Lot	Drawing No.	Title	Prepared by
Lot 7	RC-A005	Sitework and Setout Plan	Valiant Homes Ltd
Lot 7	A006 Revision A	Site Drainage Plan	Valiant Homes Ltd
Lot 7	A100	Floor Plan	Valiant Homes Ltd
Lot 7	A200	North and East Elevations	Valiant Homes Ltd
Lot 7	RC-A201	South and West Elevations	Valiant Homes Ltd
Lot	Drawing No.	Title	Prepared by
Lot 10	RC-A005 Revision A	Sitework and Setout Plan	Valiant Homes Ltd
Lot 10	A006 Revision A	Site Drainage Plan	Valiant Homes Ltd
Lot 10	RC-A100	Ground Floor Plan	Valiant Homes Ltd
Lot 10	RC-A101	First Floor Plan	Valiant Homes Ltd
Lot 10	RC-A200	North and East Elevations	Valiant Homes Ltd
Lot 10	RC-A201	South and West Elevations	Valiant Homes Ltd
Lot	Drawing No.	Title	Prepared by
Lot 11	RC-A004	Sitework and Setout Plan	Valiant Homes Ltd
Lot 11	A005 Revision B	Site Drainage Plan	Valiant Homes Ltd
Lot 11	RC-A100	Ground Floor and Bracing Plan	Valiant Homes Ltd
Lot 11	RC-A101	Upper Floor and Bracing Plan	Valiant Homes Ltd
Lot 11	RC-A200	Elevations (South and West)	Valiant Homes Ltd
Lot 11	RC-A201 Revision A	Elevations (North and East)	Valiant Homes Ltd

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:
 - a. All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - b. All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
 - c. All development contributions relating to the development authorised by this consent, unless the Manager Resource Consents has otherwise agreed in writing to a different payment timing or method.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.
4. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The Council extends the period after which the consent lapses.
5. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$650 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.
6. The consent holder shall preserve the overland flow path in accordance with the design set out in the report by Chester Consultants reference 8798 dated 2 July 2013 and take account of any associated development limitations.
7. The consent holder shall create an easement granted or reserved for the overland flow path.
8. A minimum 100mm gap shall be provided between the 75mm by 25mm timber battens proposed to enclose the subfloor framing on Lot 7.
9. A dual purpose raintank is to be provided for retention and detention to Lots 1, 3, 4, 6, 7, 10 and 11. The sizing shall be in the order of 4.5m³ with a 2.0m³ for reuse on Lots 1, 6 and 7 and 5.5m³ with 2.0m³ for reuse on Lots 3, 4, 10 and 11.

Before Construction Starts

10. The Council's Monitoring Officer shall be advised, in writing, five working days prior to any works commencing.
11. The consent holder shall provide a wastewater drainage system generally in accordance with the McKay Knarston drawings 12060-AB revision 1 dated October 2013. Any part of the reticulation to become part of the public wastewater reticulation shall be submitted as an Engineering Approval application to the Development Engineer, Takapuna. The buildings shall be designed and constructed in such a manner that the building loads are not imposed on the sewer.
12. The on-site stormwater management system shall be constructed and commissioned generally as proposed in McKay Knarston drawings 12060-AB rev 1 dated October 2013 entitled "As Built Drawing for Public Drainage Works at 8-14 Saffron Street, Birkdale" and in accordance with the Chris Howell & Associates stormwater mitigation device assessment report dated 23 September 2013, including any variations from permitted activity standards implied in those proposals. Any part of the system to become part of the public stormwater reticulation shall be submitted as an Engineering Approval application to the Development Engineer, Takapuna.
13. The consent holder shall provide attenuation for stormwater flows by providing a design at building consent stage taking account of the former North Shore City Council Infrastructure Design Standards 4.5.5. The stormwater system design shall make adequate provision for the drainage of surface water, including from existing or proposed public or private carriageways.
14. The consent holder shall install all water reticulation for the development, the design of which shall be presented to the Council for approval with the building consent application except for those portions to vest as public assets. Design of public works shall be submitted as an Engineering Approval application addressed to Development Engineer, Takapuna. The reticulation system shall be designed and installed in accordance with the former North Shore City Council Infrastructure Design Standards (including firefighting) such that service and pressure levels are not compromised. The relevant engineering plans shall be submitted to Takapuna Development Engineering Team for Engineering Approval and written approval obtained prior to commencement of construction of the public works. The consent holder shall carry out all tests required by the New Zealand Fire Service and the Council in regard to water pressure and flow testing. This testing shall be done at the consent holder's expense.
15. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Management Plan.

16. The consent holder shall provide complete engineering drawings, accompanied by a design certificate in the form of Schedule 1A of NZS 4404:2010, detailing all earthworks, private accessways and proposed new or altered public assets including stormwater, wastewater, water-supply services and any works affecting the public road carriageway or berm. Details of proposed silt detention measures shall be shown. These drawings shall be submitted Development Engineering Team for Engineering Approval and written approval received before commencement of works. Design of the works shall be in accordance with the Infrastructure Design Standards Manual: Issue 10 January 2009.
17. Prior to the commencement of the construction and / or earthworks activity, the consent holder shall hold a pre-start meeting that :
- (a) is located on the subject site
 - (b) is scheduled not less than 5 days before the anticipated commencement of earthworks
 - (c) includes the assigned Compliance Inspector or Development Engineer, Takapuna
 - (d) includes representation from the contractors who will undertake earthworks

The following matters shall be discussed at the meeting

- (a) Health & safety plan
- (b) Erosion & sediment control
- (c) Earthworks & retaining structures where applicable
- (d) Works programme

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent
- Resource consent conditions
- Erosion and Sediment Control Plan
- Construction Management Plan

A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

During Construction

18. All works activity on the subject site shall comply with the New Zealand Standard 6803 P: 1999 'The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work' for Acoustics – Construction Noise.
19. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.

20. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Council's Monitoring Officer, is noxious, offensive or objectionable.
21. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Council's Monitoring Officer will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.
22. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Council's Monitoring Officer.
23. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.
24. The construction of retaining walls and building foundations and the placement and compaction of fill material, excavation or land remediation works shall be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with the engineering plans referred to in Condition 16, the former North Shore City Council Infrastructure Design Standards Issue 10, January 2009 Section 2, detailed plans forming part of the application and relevant engineering code of practice.

Certification from a suitably qualified engineering professional responsible for supervising the works shall be provided to the Team Leader, Compliance Monitoring Takapuna and/or Consents and Compliance Team Manager, confirming that the works have been completed in accordance with Conditions 16 and 17, within ten (10) working days following completion.

25. 1.8m high boundary fences of appropriate density shall be constructed on all internal and external boundaries of the development (excluding the entrance strip between No 4 and 16 Saffron Street) to ensure that the approved dwellings achieve an appropriate level of visual privacy.

26. In order to ensure the approved dwellings are built in accordance with the Council stamped, approved plans, and specified non-compliances with the yard, height in relation to boundary and building length controls of the Auckland District Plan North Shore Section, the consent holder shall employ a Registered Surveyor at his/her own expense who shall:
- a) At the pre lining stage, check that the each relevant building under construction does not exceed the approved levels of non-compliance noted above; and
 - b) At the pre lining stage, certify in writing to the Council's Monitoring Officer that the entire relevant building under construction is in accordance with the approved plans.
27. All parking spaces, access-ways and manoeuvring areas shall be formed, drained and finished with an all-weather dust-free surface, in accordance with the Council stamped, approved plans. This shall be to the satisfaction of the Council's Takapuna Compliance Inspector or Development Engineer, and be completed prior to occupation of the dwelling / commencement of the activity.
28. Private accessway and manoeuvring areas shall be constructed in accordance with the Engineering Approval drawings.
29. In order to ensure the proposed driveway is constructed with no part of the gradient in excess of 1:4, with an average gradient of 1:5, the consent holder shall employ a Licensed Cadastral Surveyor at his/her own expense who shall, prior to the concrete for the driveway being poured, certify to the Council's Takapuna Compliance Inspector in writing that no part of the driveway exceeds a gradient of 1:4 and that the average gradient is no steeper than 1:5.
30. Written confirmation by a Licensed Cadastral Surveyor shall be provided / A Producer Statement Construction Review is to be provided to the Takapuna Development Engineer to confirm:
- a) the finished floor level of the lowest habitable floor is set at or above the relevant levels within the Chester Consultants "Flood Risk Assessment" report 8798 dated 2 July 2013;
 - b) that the finished overland flow path has been completed to the invert levels and shaping as per the recommendations of the Chester Consultants "Flood Risk Assessment" report 8798 dated 2 July 2013 including any specified requirements in respect to paved areas near or adjacent to the Flood plain / Overland Flow Path and/or the building footprint.

Following Completion of Construction

31. The consent holder shall inform the Council's Monitoring Officer, in writing, upon the completion of the development.
32. Those areas of excavation not covered by buildings, parking or access-ways shall be re-vegetated (e.g. by re-grassing) within one month of the completion of site works, or as soon as practicable thereafter, to the satisfaction of the Council's Monitoring Officer.
33. The consent holder shall arrange for inspections in accordance with the North Shore City Council Quality Assurance Manual: Issue 9 December 2009 (QAM) to be carried out by a suitably qualified person during construction of all works on site. These inspections are to ensure that the works are constructed in accordance with the approved engineering drawings or any approved amendments to those drawings, the Council's standard requirements for the construction of land development projects, and sound engineering practice.
34. QAM completion shall include a Statement of Certification: Engineering Approval, Schedule of Vested Assets and where applicable Schedule of Abandoned Assets (respectively Appendices A, C and E of the Development Engineering As Built requirements Version 1.2 September 2012) and be forwarded with other QAM completion documentation to Takapuna Development Engineering Team at the completion of construction of all works.
35. Accurate as-built plans shall be submitted to the Council for all public services, including underground services in accordance with the Development Engineering As Built requirements Version 1.2 September 2012. One set of A3 prints is required as part of the QAM documentation. These plans are to be exported in dxf or dwg format. A pdf file is also requested. As-Builts must show all new or altered lot connections (formed point of supply for Watercare assets).
36. The consent holder shall provide a post construction DVD of any public wastewater line within 1m of piling, within 300mm of a subgrade and for any buildover of an existing or proposed public line. The DVD shall be provided to the Development Engineer, Takapuna prior to the occupation of the dwelling.
37. The consent holder shall provide to Council a post construction DVD of any public stormwater line within 1m of piling or within 300mm of a carriageway subgrade. The DVD shall be provided to the Development Engineer, Takapuna prior to the occupation of the dwelling.

Advice notes

1. *It is the responsibility of the consent holder to ensure that all necessary building consents have been obtained, and that these are consistent with the plans and information approved as part of this consent.*
2. *Condition 2 means that this Consent cannot be exercised until all charges owing are paid in full. This condition does not serve to extend the lapsing period of this Consent, which shall lapse five years from the date this notice of the decision was served on the consent holder, unless given effect to before that date or an extension is given in terms of Section 125(1)(b).*
3. *The development is required to comply with the Council's Bylaws.*
4. *Any works within the road reserve require the prior approval of Auckland Transport. This includes vehicle crossings, reinstating verges and temporary occupation of the berm / verge during construction and is typically covered by a Corridor Access Request (CAR).*
5. *The consent holder or agent of the consent holder shall meet any costs of Council Controlled Organisation Watercare Services Ltd (WSL) in respect to the proposed wastewater works.*
6. *This development is situated within 5m, or over, a public drain and, as such, may require the Council drains to be re-laid around the proposed building(s) and may require special foundations may need to be designed and presented for the approval of Council with the building consent application. In respect of wastewater drains which are part of the Watercare Services Ltd network, their website www.watercare.co.nz provides further advice, contacts and forms.*
7. *Development contributions levied under the Local Government Act 2002 may be payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.*
8. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Takapuna Resource Consent Compliance and Monitoring Team, by Email Takapuna.RCCompliance@aucklandcouncil.govt.nz, Fax (09) 301 0100 or post Private Bag 92300, Auckland 1142 and include the following details:*
 - *name and telephone number of the project manager and the site owner;*
 - *site address to which the consent relates;*
 - *activity to which the consent relates; and*
 - *expected duration of works.*

9. *The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.*
10. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.*
11. *In order to manage dust on the site consideration should be given to adopting the following management techniques:*
- stopping of works during high winds
 - watering of haul roads, stockpiles and manoeuvring areas during dry periods
 - installation and maintenance of wind fences and vegetated strips
 - grassing or covering of stockpiles
 - retention of existing shelter belts and vegetation

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- The frequency of dust nuisance events
- The intensity of events, as indicated by dust quantity and the degree of nuisance
- The duration of each dust nuisance event
- The offensiveness of the discharge, having regard to the nature of the dust
- The location of the dust nuisance, having regard to the sensitivity of the receiving environment.

It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance Monitoring Takapuna and/or Consents and Compliance Team Manager on Takapuna.RCCompliance@aucklandcouncil.govt.nz and/or 09 484 8041 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

12. *An operation and maintenance manual will be required for all stormwater management devices as part of building consent or Engineering approval conditions and an entry in the Property Information Register of Council will be made regarding the stormwater device and the manual.*

The stormwater proposals indicated in the Chris Howell report documents appear to show a solution that is within the permitted activity standards set out in the Auckland Council District Plan (North Shore section) and would be a suitable basis on which to prepare a building consent application. Other means of meeting the requirements for mitigation may also be possible but could in some circumstances trigger a requirement for a new or amended Land Use Consent, if aspects (for example location or height of stormwater mitigation devices) became outside permitted activity standards of the District Plan.

- 13. A Property Information Entry has been made to protect the function of the Overland flow path so that there is continued protection of the FFL of the proposed building from inundation,*
- 14. Stormwater attenuation will commonly be via a detention tank with an orifice-limited outlet plus overflow outlet. Retention will commonly be via a raintank which feeds the laundry, WC and (where a consent holder so elects) garden taps. Unless paved areas are significant, one tank, served by roof areas only, can be configured for both detention and retention of stormwater. Guidance on On-site Management Systems including tank sizes is set out in the Stormwater Management Practice Notes NSC01 – 12. A spreadsheet is available on request which confirms whether minimum mitigation requirements have been met. Appendix 8H.3.3 of the Auckland Council District Plan (North Shore Section) also includes design examples in SMA2 and SMA3 areas.*
- 15. The consent holder is advised that the lot connection for stormwater / wastewater may be less than 1.25m below the proposed finished floor level. The design of private stormwater / wastewater services may therefore need special consideration.*

In the case of wastewater, Watercare Services Ltd should be contacted if a proposed building work is over or in close proximity of a Watercare service. (Refer their website www.watercare.co.nz) Their Works Over Approval Application Form is WC0019_1011.

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)

THE BUILDING

Building consent number:	BA-1248292	Date building consent issued:	9 September 2013
Street Address of building:	8A Saffron Street Birkdale 0626		
Legal description of land where building is located:	Lot 7 DP 466489		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Housing		
Year first constructed:	2013		

THE OWNER

Name of owner:	VH Projects One Limited		
*Contact person	N/A		
Mailing address:	Unit 1/18 Croftfield Lane Wairau Valley AUCKLAND 0627		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
		Facsimile No:	N/A
Email address:	N/A		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Sam Tolich		
Mailing address:	PO Box 303311, North Harbour, AUCKLAND 0751		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
		Facsimile No:	N/A
Email address:	N/A		

BUILDING WORK

The following building work is authorised by this building consent:

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

☒ The building work complies with the building consent

On behalf of Auckland
Council:



Date issued: 14 November 2014

Print name:

Ian McCormick

Position: Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	BB-1248769	Date building consent issued:	11 February 2014
Street Address of building:	12 Saffron Street Birkdale 0626		
Legal description of land where building is located:	Lot 6 DP 466489		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Housing		
Year first constructed:	2014		

THE OWNER

Name of owner:	VH Projects One Limited		
*Contact person	Allan McKenzie		
Mailing address:	PO Box 30331 North Harbour AUCKLAND 0751		
Street address/ registered office:	Unit 1/18 Croftfield Lane, Wairau Valley, AUCKLAND 0627		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Allan McKenzie		
Mailing address:	PO Box 303-311, North Harbour, AUCKLAND 0751		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	N/A		

BUILDING WORK

The following building work is authorised by this building consent:


New Dwelling - RBW - New Double Storey Dwelling

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

☒ The building work complies with the building consent

On behalf of Auckland
Council:



Date issued: 17 November 2014

Print name:

Ian McCormick

Position: Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

As built drainage plan

Building Consent number: _____

DETAILS

Owner:

Valiant + Homes

Mailing address:**Postcode:**

Legal description of land where building is located:

12 Saffron St

Lot number:

Lot 6

DP number:

Drain-layer.

ANDREW BURNETT

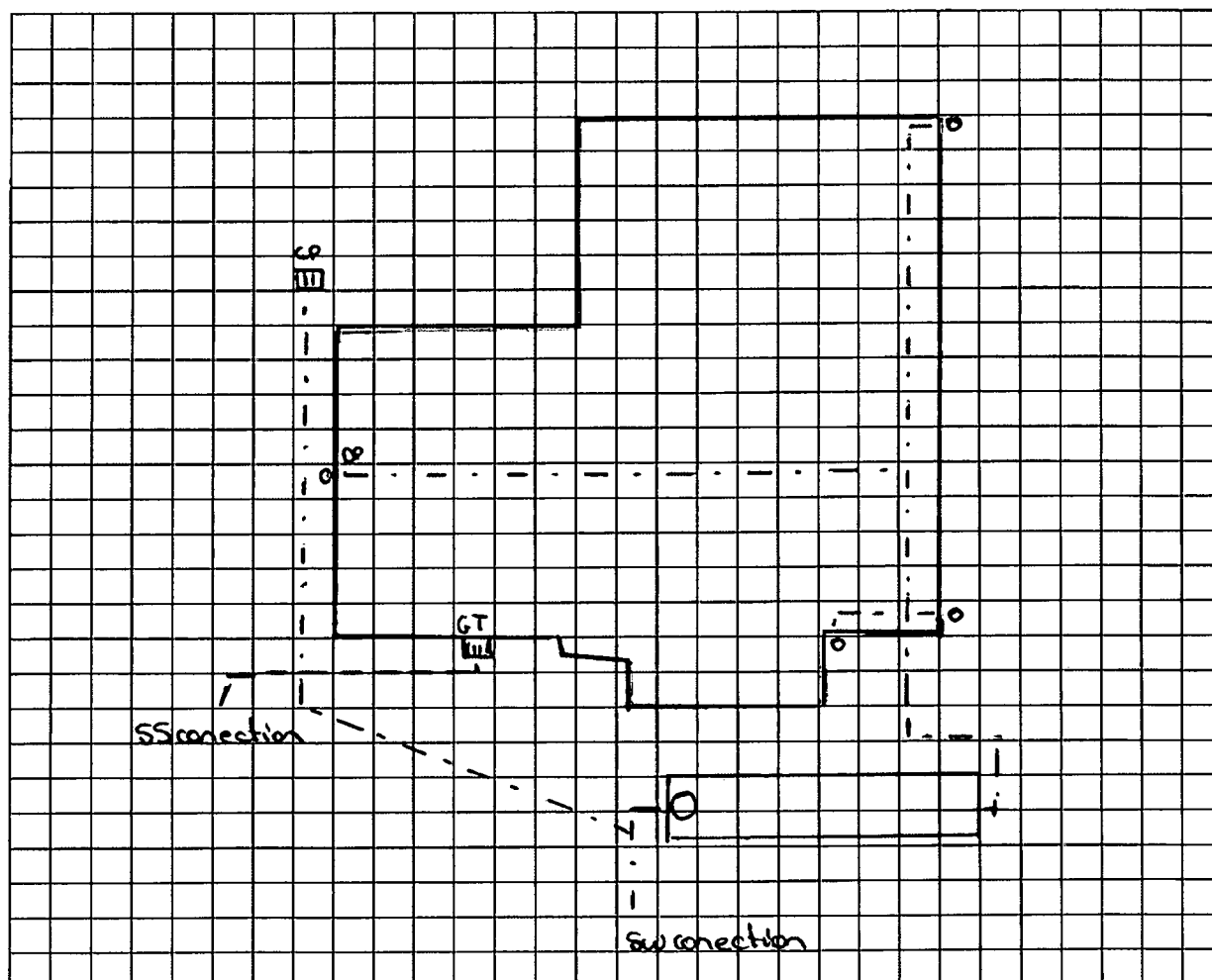
Registration number:

17719.

Date submitted:

Note: Please provide figures/measurements from a defined point of reference.

Note: Use black ink for building outline. Denote stormwater as —S/W— and sanitary sewer as —S/S—



TA REFERENCE SA-3022985

ENGINEERING NOTES:

1. DATE OF INSTALLATION 11/10/2013
2. ALL MANHOLES HAVE BEEN FITTED WITH STAINLESS STEEL GRATES

0 ORIGINAL
REVISION
APPROVED
This drawing is not to be issued unless signed as approved.

10 Auburn Street
PO Box 33192
Tukapono 0140
Phone: 04 848 4132
Fax: 04 848 5863
Email: info@mkk.co.nz

**McKAY
KNARSTON**
ASIT TRVE OFFICE & PUBLIC VISION CONSULTANTS

TITLE
**AS BUILT DRAWING
FOR PUBLIC
DRAINAGE WORKS AT
8-14 SAFFRON
STREET, BIRKDALE**

COPYRIGHT OF THIS DRAWING IS RESERVED.

CLIENT
VALIANT HOMES LTD

SCALE: 1:250(A3)
DATE
OCT 2013

SURVEYED/
DESIGNED
DRAWING No.
0

DFW
12060-AB

I CERTIFY THAT THESE AS BUILT PLANS ARE AN ACCURATE RECORD OF THE WORK UNDERTAKEN AND THAT:

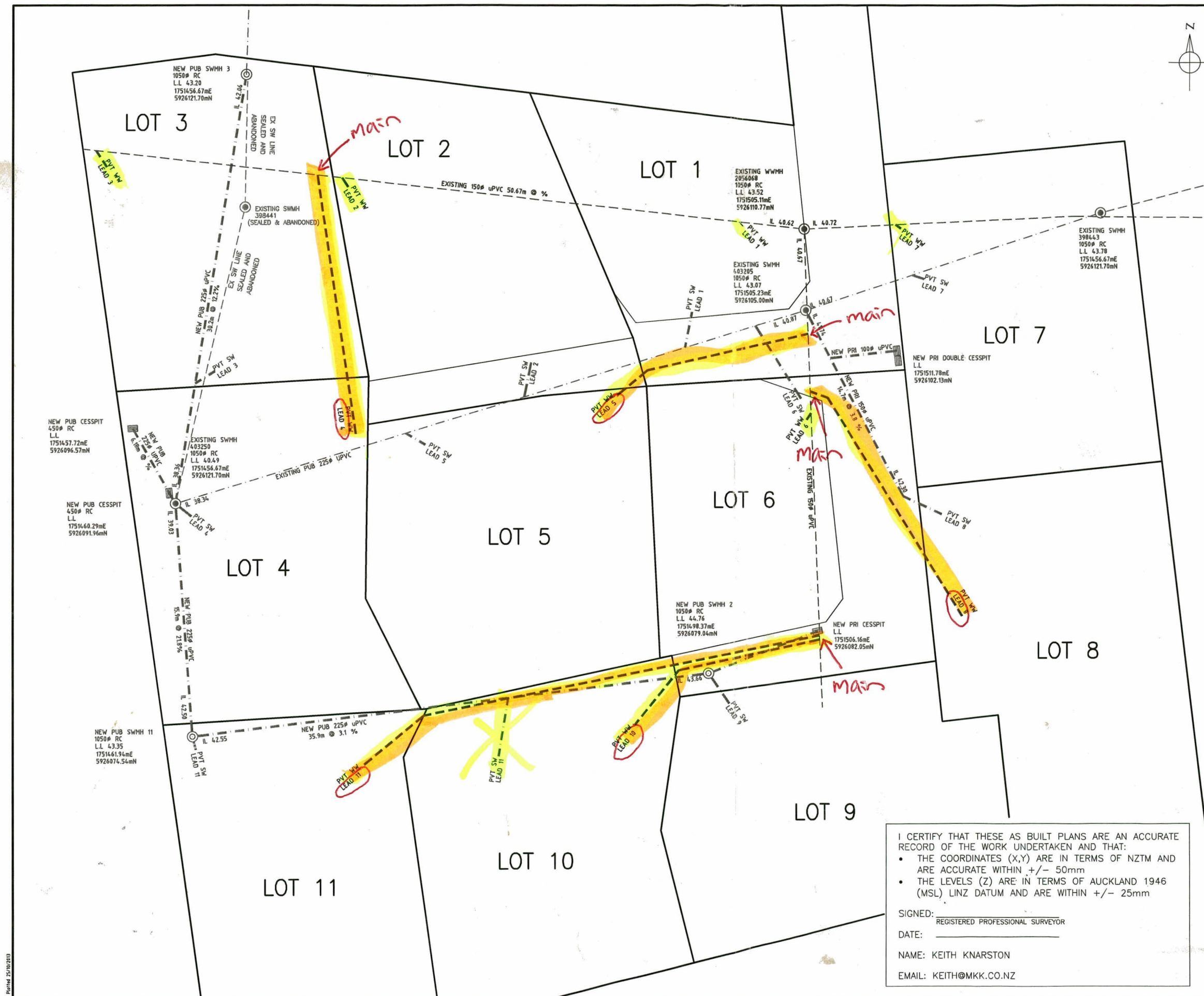
- THE COORDINATES (X,Y) ARE IN TERMS OF NZTM AND ARE ACCURATE WITHIN +/- 50mm
- THE LEVELS (Z) ARE IN TERMS OF AUCKLAND 1946 (MSL) LINZ DATUM AND ARE WITHIN +/- 25mm

SIGNED: _____
REGISTERED PROFESSIONAL SURVEYOR

DATE: _____

NAME: KEITH KNARSTON

EMAIL: KEITH@MKK.CO.NZ





12 Saffron Street Birkdale

Scale 1:1,000



Legal Description

Lot 6 DP 466489

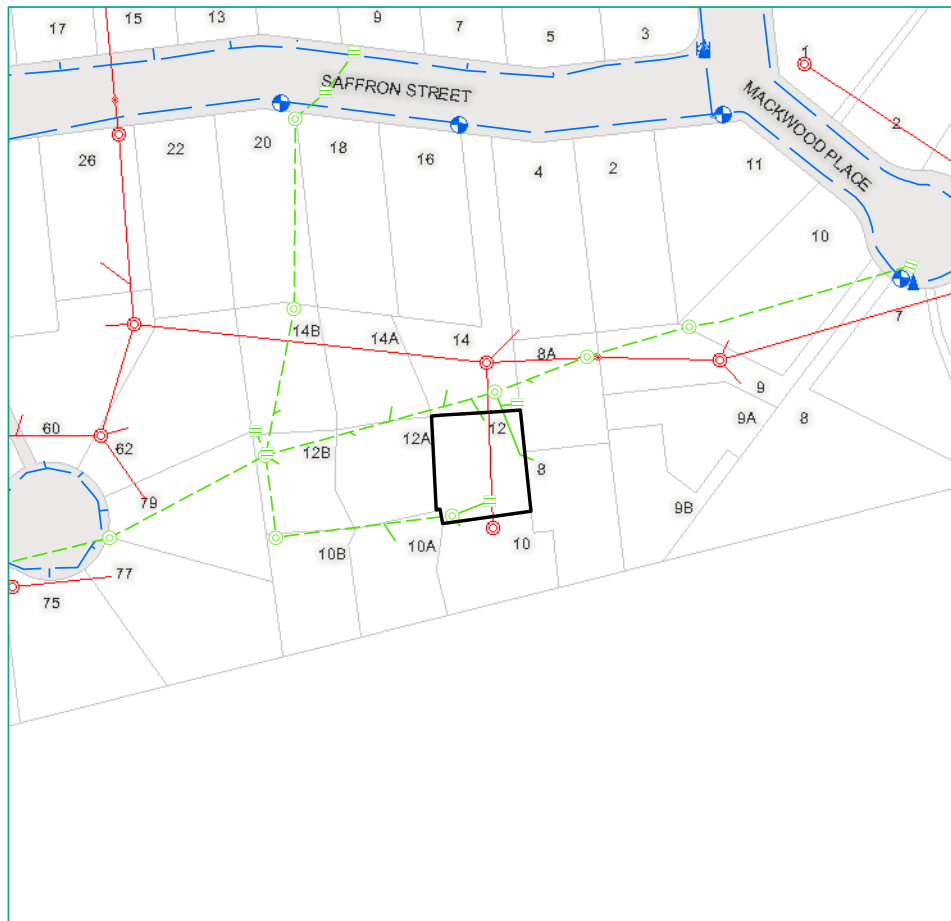
The information provided in this plan is intended to be general information only.

This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan.

Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction.

Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.

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12 Saffron Street Birkdale

Scale 1:1,000



Legal Description

Lot 6 DP 466489



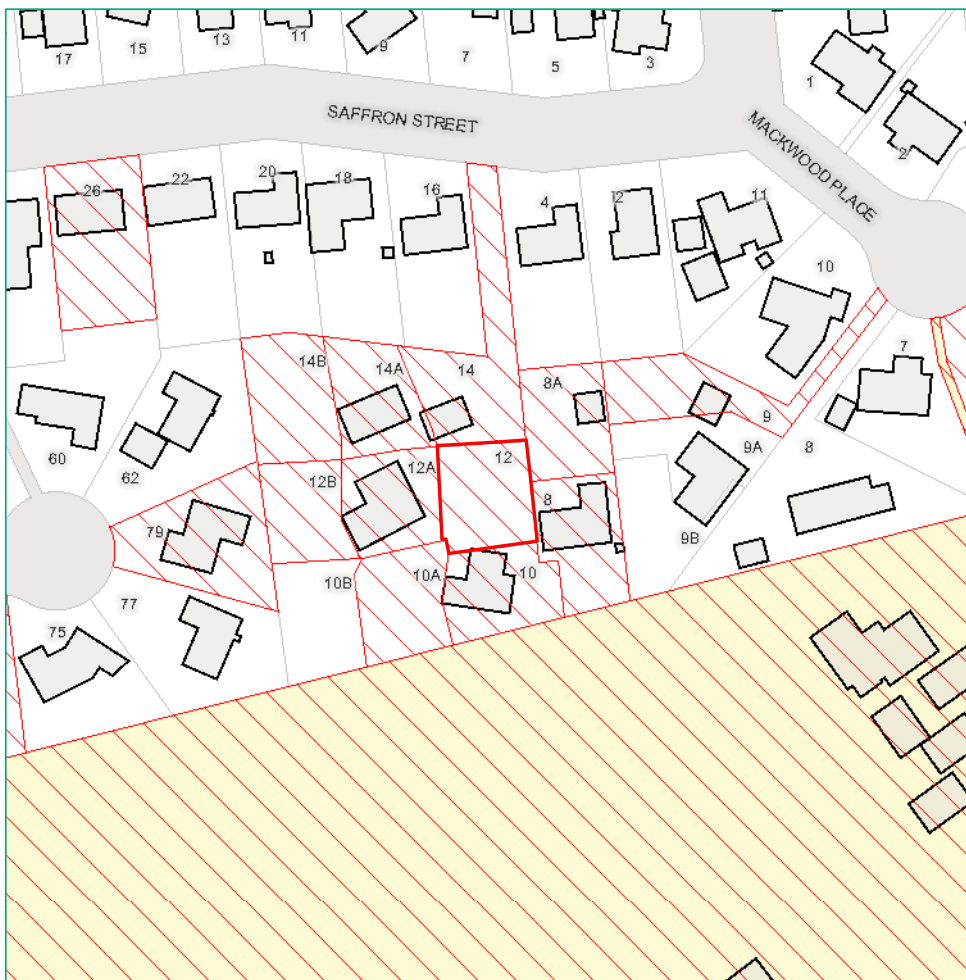
Piped Asset Map

Flood Zone: None

 **Water Supply**
 **WasteWater**
 **StormWater**

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Printed: 2015-03-18



12 Saffron Street Birkdale

Scale 1:1,000



Legal Description

Lot 6 DP 466489



Property Information Map

Sea Spray Zone
Wind Zone

NO
LOW

PIR Conditions

 Property

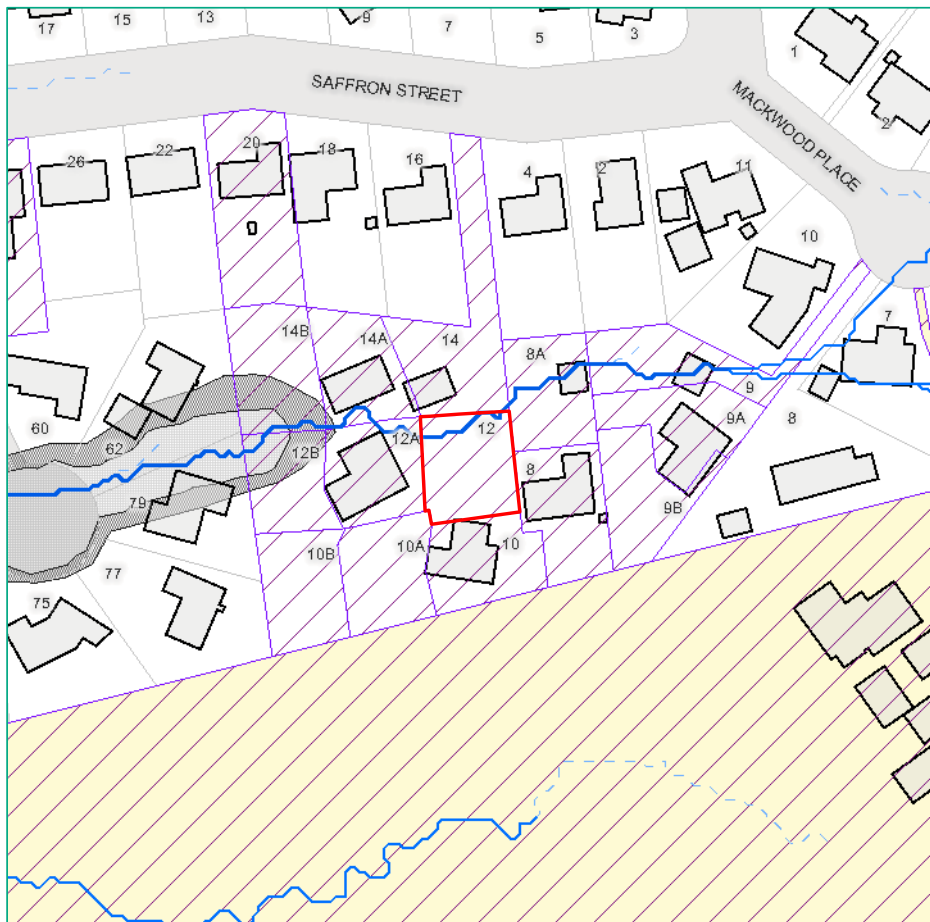
 Building Footprint

Wind Zones

Low
Medium
High
Very High
Specific Eng Design

 Spray Zones

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12 Saffron Street Birkdale

Scale 1:1,000



Legal Description

Lot 6 DP 466489

Property Information Map - Stormwater

Flood Zone	None
SW Condition	Yes (Refer LIM)
SW Outfall Constraint	Erosion
SW Management Area	SMA 3
Coastal Inundation	NO
Overflow Path	Major Overland Flow Path

PIR Conditions

Stormwater

Building Footprint

Overland Flow Path

Potential overland flow path

Overland flow path

Major overland flow path

Stormwater Flood Zones

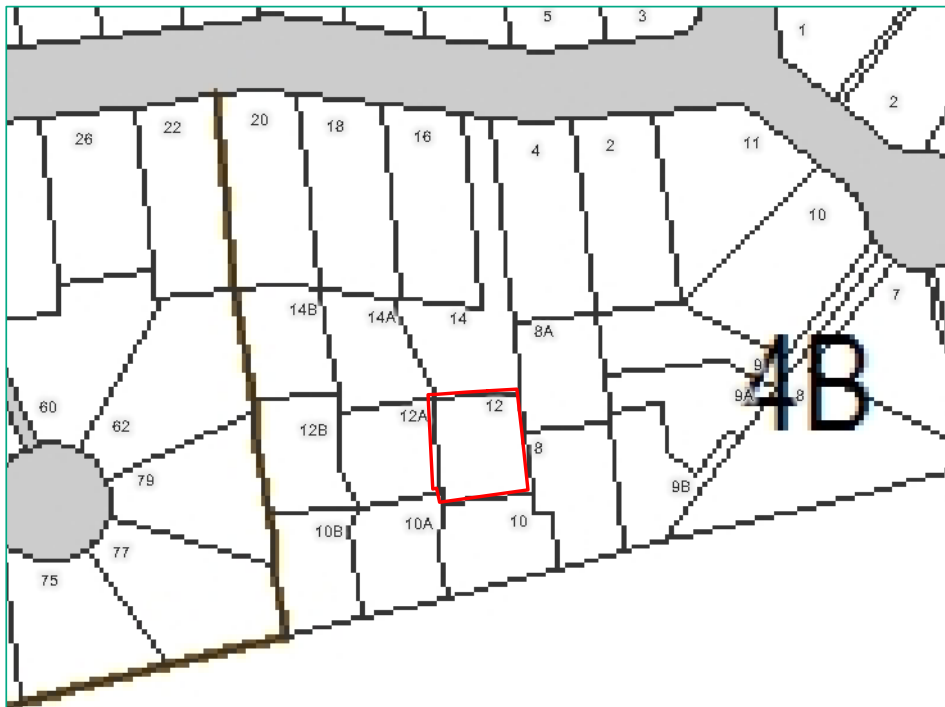
100 year flood plain

100 year flood sensitive area

Coastal Inundation

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12 Saffron Street Birkdale

Scale 1:1,000



Legal Description

Lot 6 DP 466489



Zoning: Residential 4B

LEGEND

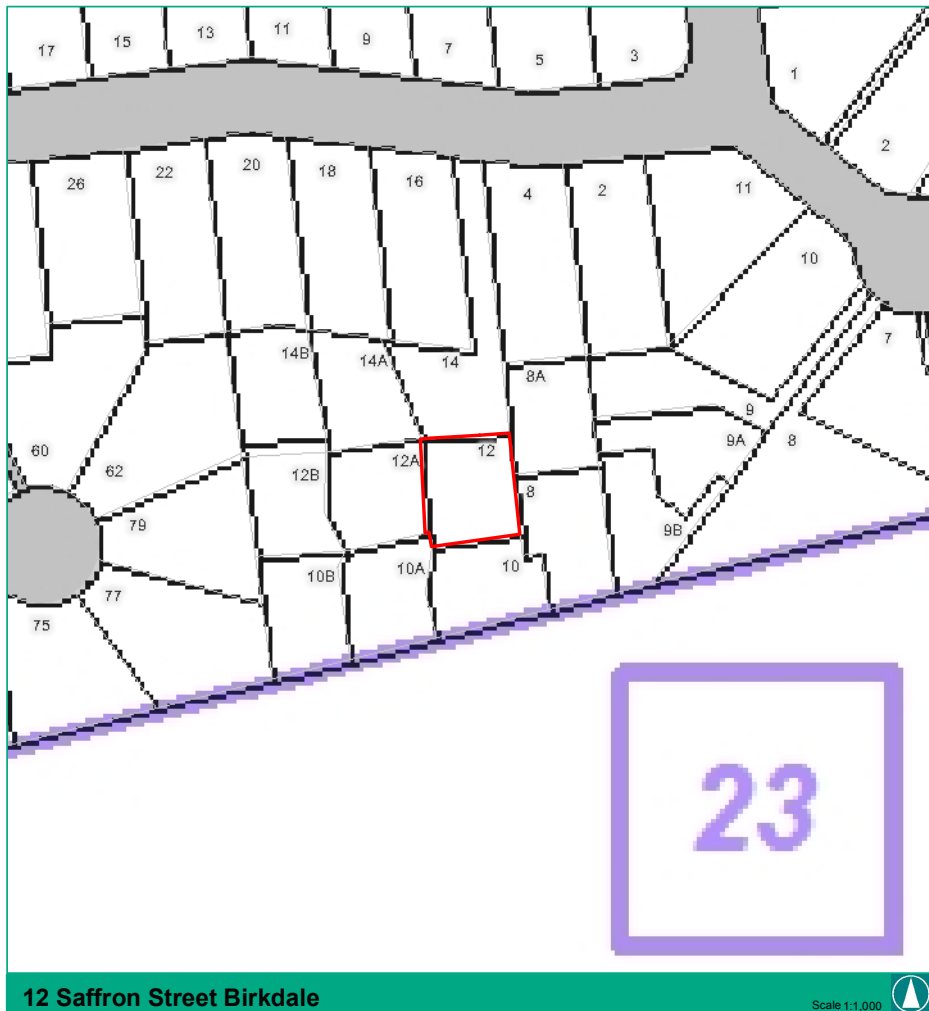
	Residential 1 - 7		Residential Expansion		Special Purpose 1 - 15		zone boundary
	Recreation 1 - 4		Structure Plan Area		Special Height Restriction		
	Business 1 - 12		Rural 1 - 4				

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Auckland Council
Te Kōwhiri o Tāmaki Makaurau





12 Saffron Street Birkdale

Scale 1:1,000

Legal Description



Lot 6 DP 466489

Designation Map

LEGEND

Designation	Long Bay Protection & Management Areas	Ecology / Stormwater Management Area	Proposed road
Sites of special wildlife interest	Piripiri Point Protection Area	Landscape Protection Area - Enhancement	Road to be closed
Proposed reserve	Park Interface Protection Area	Stream Interface Management Area	Building line restriction
Coastal conservation	Landscape Protection Area - Conservation	Service Utility	Coastal Marine Area boundary
Large geological site	Landscape Protection Area - Restoration	Tom Youghmans Road Setback	Small geological site
Reserve / Open space linkages	Heritage Management Plan Area	Long Bay Streams	Historic building, object or place
Stormwater ponds (location indicative)	Significant Landscape Feature	Riparian Margins in Long Bay @	Archaeological site
		Ridgeline Height Control	Notable grove of trees
		Business Policy Overlay (B1)	Foreshore yard

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