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2 September 2016

**Barfoot & Thompson  
Attn Brendan Fan  
233 Dairy Flat Highway  
Albany  
AUCKLAND 0632**

**LIM Application for 7A Kenmure Avenue Forrest Hill 0620**

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** 2 September 2016

**Applicant** Barfoot & Thompson  
233 Dairy Flat Highway  
Albany  
AUCKLAND 0632

**Telephone** 415 8466  
**Email** albany@barfoot.co.nz

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**Address of Property** 7A Kenmure Avenue Forrest Hill 0620

**Legal Description** Lot 2 DP 352907

**Present Owners** Li Liu

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### **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

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### Property Rates

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**Rate Account (Billing Number): 12341331704**

**Rates Levied for the Year 2016 / 2017: \$2,601.51**

**Total rates to clear: 2,578.74**

The rates figures above are provided as at 02-Sep-2016. It is strongly advised these figures are not used for settlement purposes.

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### Retrofit Your Home Programme

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

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

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## Water Services

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

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## Development Contributions

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

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



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

## Resource Management Act 1991

### 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.

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### District Plan Zoning

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#### Residential 4A

### District Plan Changes notified

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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

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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>

To search for Unitary Plan rules that may apply to this property, please visit our Planning Enquiry tool:

<http://unitaryplan.aucklandcouncil.govt.nz/Pages/xc.enquire/EnquiryDefault.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.*

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## Special Housing Area (SHA)

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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](mailto:specialhousingarea@aucklandcouncil.govt.nz) for further information.*

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**Designations and special provisions**

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NO

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**Road widening/building line restrictions**

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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.

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**Protected building/tree**

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NO

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**General tree protection**

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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.*

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**Building and / or Resource Management Compliance Issues**

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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.*

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## Land Use Consents

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|                           |                             |
|---------------------------|-----------------------------|
| <b>Application Number</b> | LP-2123927                  |
| <b>Decision Date</b>      | 7 July 2006                 |
| <b>Status</b>             | Granted                     |
| <b>Description</b>        | Retaining wall > 1.5m in FY |

|                           |                                    |
|---------------------------|------------------------------------|
| <b>Application Number</b> | LI-13003                           |
| <b>Decision Date</b>      | 23 August 2002                     |
| <b>Status</b>             | Granted                            |
| <b>Description</b>        | New second Dwelling<br>LI/03000/02 |

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.

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## Subdivision Consents

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There are no known current subdivision consents for this property.

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

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There are no Building Permits on this Property

### General Comments

Prior to the Building Act 1991, which came into effect 1<sup>st</sup> 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      | BB-1222043     |
| Application Description | New Dwelling   |
| Date Consent Issued     | 24 August 2005 |
| Status                  | CCC Issued     |

|                         |   |
|-------------------------|---|
| Application Number      | BP-1222043/A                            |
| Application Description | Amendment to BC1222043 - detention tank |
| Date Consent Issued     | 17 November 2005                        |
| Status                  | Consent Issued                          |

|                         |   |
|-------------------------|---|
| Application Number      | BP-1222043/B  |
| Application Description | Amendment to BB-1222043 - Amended site plan - additional retaining wall |
| Date Consent Issued     | 8 November 2006   |
| Status                  | Consent Issued  |

### Status Notes

- Amendments – refer back to status of original consent

### 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

There are no other consents on this property



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

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## 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.*

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## 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.*

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## 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.*

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## Land Features

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

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### 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

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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 and Liquor Licences

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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.

There are no licences recorded for this property.

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### Swimming Pool / Spa Pool Fencing Compliance

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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

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|                     |   |
|---------------------|---|
| <b>Description</b>  | Wastewater sewer buildover  |
| <b>Date Applied</b> | 30-Jun-2004   |
| <b>Comments</b>     | Public sewer crosses site   |
| <b>Description</b>  | On-site stormwater management device  |
| <b>Date Applied</b> | 12-Aug-2005   |
| <b>Comments</b>     | 2x3000 litre under ground concrete detention tank with 30mm and 30mm two stage orifice outlet. Annual inspection and cleaning is required at the property owner's cost. |
| <b>Description</b>  | Wastewater sewer buildover  |
| <b>Date Applied</b> | 20-Apr-2005   |
| <b>Comments</b>     | Sewer has been partially sleeved in preparation for build over  |
| <b>Description</b>  | Stormwater discharge to be controlled   |
| <b>Date Applied</b> | 20-Apr-2005   |
| <b>Comments</b>     | Future development needs to comply with NSCC SW Outfall Policy  |

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.*

**NORTH SHORE CITY COUNCIL  
DECISION ON RESOURCE CONSENT REFERENCE LI/03000/02**

The application by J Michell for the construction of a new dwelling on a site with an area of 352m<sup>2</sup> net, the site area of the existing house being 379m<sup>2</sup> and the height in relation to boundary infringements relating to the internal boundaries of the site at 7 Kenmure Avenue, Milford (being Lot 16 DP 38854) was considered by the Takapuna Hearing Commissioners on 23 August 2002 whereby it was resolved:

That the application has been dealt with as a non-notified **Limited Discretionary** activity, pursuant to Section 94 of the Resource Management Act 1991 for the reasons that:

1. The adverse effect on the environment of the activity for which consent is sought will be no more than minor because the proposal provides for reasonable on and off site amenities.
2. The Council is satisfied that appropriate conditions can be imposed to avoid, remedy or mitigate any adverse effects which arise from those matters over which the Council has restricted its discretion.
3. Written approval has been obtained from every person that may be adversely affected by the granting of the resource consent being J Michell, owner of 7 Kenmure Avenue.
4. There are no other persons considered to be adversely affected by the granting of this resource consent because any effects will be internalised to the site.
5. There are no special circumstances to warrant notification.

That the application **BE GRANTED** pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991 for the following reasons:

1. The proposal satisfies the specific provisions of the District Plan over which North Shore City Council has restricted the exercise of its discretion in assessing the application.
2. The proposal satisfies the relevant assessment criteria set out at section 16.7.3.4. In particular the criteria (a) and (b) relating to the maintenance of privacy between the adjoining sites in terms of fencing and landscaping of the site.
3. The height in relation to the boundary infringements are to the internal boundaries and any impact on the subject has been accepted by the applicant.
4. Any actual or potential effects on the surrounding environment will be no more than minor as any effects will be internalised to the site.



5. The proposal is not considered to be contrary to the objectives and policies of the District Plan as the intent of the Plan is to protect the environment from the adverse effects of development and protect the on and off site amenities.

## **CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

### **General Conditions**

1. The development shall proceed in general accordance with the plans prepared by design. construction. home dated March 2002 sheets 1 – 3 reference 2455 and the description of the activity.
2. The extent of the height in relation to bounday infringement(s) shall be limited to that applied for.
3. All services shall be placed underground.

### **Parking & Access**

4. All parking spaces, accessways and manoeuvring areas must be formed and finished with an all-weather dustfree surface, drained and marked out to the satisfaction of the Council's Monitoring Officer prior to the occupation of the dwelling.
5. The existing vehicle crossing and the concrete driveway serving the existing dwelling shall be removed and both reinstated with grass to the satisfaction of the Council's Monitoring Officer prior to the occupation of the new dwelling..

### **Surveyor's Certificate**

6. In order to ensure the proposed building is located exactly as proposed in the application and it does not exceed the degree of infringement applied for and elsewhere complies with the maximum height/the height to boundary control of the North Shore City District Plan, the consent holder shall employ a Registered Surveyor at his/her own expense who shall;
  - i) Set out the foundations of the proposed structure, and
  - ii) Certify to Council's Monitoring Officer in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position, and confirm that if built in accordance with the approved plans, the building will meet the control/s above.

**AND**

- iii) Prior to the prelining stage, check that the entire proposed building does not exceed the degree of infringement applied for and will meet the control/s above, and
- iv) Certify to Council's Monitoring Officer in writing that the completed building does not exceed the degree of infringement applied for and elsewhere complies with the control/s above.

## Engineering Conditions

- 7. The consent holder shall install measures to control and/or mitigate any silt runoff, sedimentation or erosion that may occur. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project. These measures shall be designed having regard to Technical Publication No.90 of the Auckland Regional Council, and be implemented to the satisfaction of Council's Monitoring Officer.
- 8. The consent holder shall institute appropriate measures to control or mitigate any potential dust nuisance. All such measures initiated shall be maintained throughout the entire duration of the construction period. The Council reserves the right at all times to stop the works in and during periods of high winds. Note: No burning of any rubbish, vegetation or other material will be permitted except with the appropriate Fire Permit.
- 9. Construction activity shall occur on the site in accordance with the following noise limits:

### **Weekdays:**

|                 |  |
|-----------------|--|
| 6.30am - 7.30am | less than an L <sub>10</sub> level of 60 dBA |
| 7.30am - 6pm    | less than an L <sub>10</sub> level of 75 dBA |
| 6pm - 8pm       | less than an L <sub>10</sub> level of 70 dBA |

### **Saturdays:**

|              |  |
|--------------|--|
| 7.30am - 6pm | less than an L <sub>10</sub> level of 75 dBA |
|--------------|--|

### **Sunday, Public Holidays and all other times:**

No noise permitted on site above the normal background level, ie. no heavy machinery or noise producing equipment. Where the L<sub>10</sub> is a noise level which is equalled or exceeded for 10% of any 15 minute measurement period. The site is to comply with **NZS 6803P** at all times. Note: The intent of the standard is that all noisy construction work will take place between 7.30am and 6pm, Monday to Saturday.

- 10. The consent holder shall implement, to the satisfaction of Council's Monitoring Officer, suitable measures to prevent depositing of earth on surrounding streets by trucks moving fill and other materials to and from the site. In the event that any material is deposited on the street, the consent holder shall take immediate action, at their expense, to clean the street. The loading of earth, fill and other materials shall be confined to the subject site.

11. The consent holder shall provide adequate measures to avoid, control or mitigate erosion and flooding in the downstream water courses as a result of increased stormwater flows from the proposed development. All such measures shall include the provision of velocity dissipation outlet structures for all culvert and pipe outlets.
12. The existing retaining wall on/near the Ravenwood Drive boundary shall be replaced as its present condition indicates that the wall has failed. Design documentation for the proposed 'Keystone' wall shall be submitted with the building consent.
13. Those areas of excavation not covered by buildings, parking or accessways shall be re-vegetated (e.g. by re-grassing) within one month of the completion of siteworks, or as soon as practicable thereafter, to the satisfaction of Council's Monitoring Officer.

Advice Note

This development is situated close to or over a Council drain (public asset) and such may require the Council drains to be relayed around the proposed buildings and may require special foundations to be designed and presented for the approval of Council with the building consent application.

**Landscape Plan**

14. The applicant shall provide a landscape plan in accordance with Rule 3.10.9 (e) of the Plan prior to construction works commencing on the site to the satisfaction of the Council.
15. The landscape plan shall be implemented to the satisfaction of the Council prior to the occupation of dwelling or within the next planting season.
16. The approved landscaping shall be maintained as described in the maintenance schedule accompanying the landscaping plan to the satisfaction of Council's Monitoring Officer.

Notwithstanding the ability to apply for an extension under section 125 of the Resource Management Act 1991, this consent will lapse on: 23 August 2004.

## NORTH SHORE CITY COUNCIL DECISION ON RESOURCE CONSENT REFERENCE LP 2123927

The application by Fink Builders to construct a retaining wall at 7A Kenmure Avenue, Milford (being Lot 2 DP 352907) was considered by the Takapuna Hearing Commissioners on 7 July 2006 whereby it was resolved:

- A.** That pursuant to Sections 104, 104A – D of the Resource Management Act 1991, the retrospective non-notified Discretionary activity application by Fink Builders to construct a retaining wall at 7A Kenmure Avenue, Milford (being Lot 2 DP 352907) be **GRANTED** consent for the following reasons:
1. Any actual or potential effects on the surrounding environment will be minor because the retaining wall has not created any visual effects due to the construction being in-ground and the existence of the above ground grey plaster fence. The retaining wall has been assessed in the approved building consent and considered by Council to be designed and constructed satisfactory.
  2. The proposal is not considered to be contrary to the objectives and policies of the District Plan at . In particular 9.3.1 (Protection of the Environment) and Policies 4 and 5.
  3. The proposal satisfies the relevant assessment criteria set out at 9.7.1.1 (Design and Implementation of Site Works). In particular e), f) and h).
- B.** That pursuant to Sections 108 and 108A of the Resource Management Act 1991, this consent is **SUBJECT TO THE FOLLOWING CONDITIONS:**

### GENERAL

1. The development shall proceed in accordance with the activity submitted for this Land Use Consent, referenced as LP 2123927 by the Council. This includes the Council stamped, approved plans prepared by Kris Unternahrer Design Ltd sheets 1, 2 and 3 dated June 2006. In any instance where during development a variance arises or comes to light between information stated within the application (i.e. within the AEE or supporting documents) and information shown on plans, the stated information shall have precedence.
2. The retaining wall shall be limited to that applied for being between 0 and 2.0 metres in depth over a distance of 4.5 metres along the northern boundary and 1.5 metres along the northeastern (and road) boundary.

### ADVICE NOTES

- It is the responsibility of the consent holder to ensure that all necessary building consents have been obtained and any geotechnical issues have been addressed to the Council's satisfaction prior to the commencement of earthworks. The development shall comply with the Council's Bylaws.
- It is the responsibility of the consent holder to ensure that any Resource Consent approval that has been obtained is consistent with the approved Building Consent for the proposal.

|  |                                    |
|--|------------------------------------|
| Development Contribution Assessment Number | Not Applicable - Not DC Qualifying |
|--|------------------------------------|

Form 7

# Code Compliance Certificate - BB-1222043

Section 95, Building Act 2004



## The Building

Street address of building: 7A Kenmure Avenue Milford 0620

Legal description: Lot 2 DP 352907

## The Owner

Name of owner: Hans Fink Faalava Vaotogo and Robyn Ann Vaotogo and Jane Cecille O'Connell

Mailing Address: P O Box 31309  
Milford  
NORTH SHORE CITY 0741

First point of contact for communications with the council/building consent authority, please phone 486 8600 and ask to speak to the Building Helpdesk.

## Building Work

Building consent number: BB-1222043 and Amended Plans BP-1222043/A and BP-1222043/B

Description of Category: New Dwelling

Description of Building Work: New Dwelling

Intended Life: Indefinite

Issued by: North Shore City Council

## Code Compliance

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

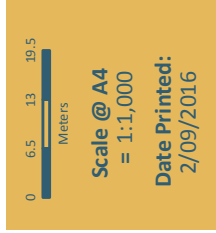
(a) The building work complies with the building consent

*p.p. [Signature]*  
Signature

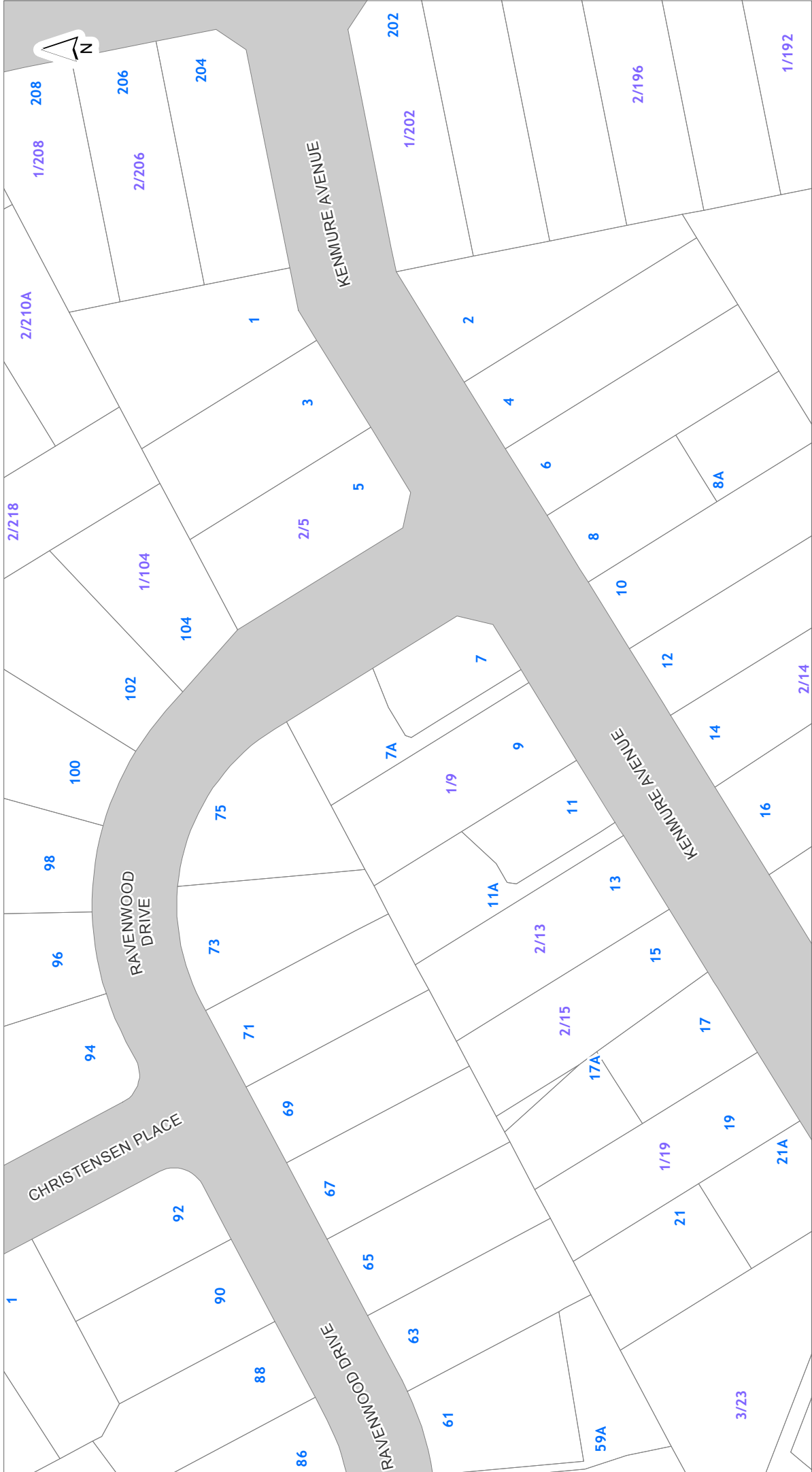
**FILE COPY**

Kelvin Goode  
Group Manager Building

On behalf of: NORTH SHORE CITY COUNCIL  
Date: 21 February 2007



216740



DISCLAIMER:  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
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7A Kenmore Avenue Forrest Hill 0620

Lot 2 DP 352907

216740



Scale @ A4

= 1:1,000

Date Printed:

2/09/2016



Zones

Business 1 - 12

Recreation 1 - 4

Residential 1 - 8

Residential Expansion

Rural 1 - 4

Wharf

Special Height Restriction

Special Purpose 1 - 15

Zone Boundary

( Indicates the boundary between two different zones of the same type, or; where a zone does not follow a cadastral boundary )

General Overlays

Building Line Restriction

Designation

Road, Service Lane, Accessway

Road to be Closed

Preferred Road

Dairy Flat Runway Approach

Natural Features

Reserve / Open Space Linkages

Stream

Stormwater Ponds (location indicative)

Reserve / Open Space Linkages

Proposed Reserve

Small Geological Site

Large Geological Site

Site of Special Wildlife Interest

Significant Landscape Features

Coastal Protection Area

Coastal Marine Area Boundary

Foreshore Yard ( Measured from either; Mean High Water Spring or a surveyed reference

Long Bay

Ridgeline Height Control

Long Bay Streams

Riparian Margin (Long Bay 6 Zone)

Service Utility (location indicative)

10m Vaughans Road Setback

Piripiri Point Protection Area

Park Interface Protection Area

Landscape Protection Area - Conservation

Landscape Protection Area - Enhancement

Landscape Protection Area - Restoration

Heritage Management Plan Area

Ecology / Stormwater Management Area

Stream Interface Management Area

Proposed Road or Service Lane

Heritage

Archaeological Site

Historic Building, Object or Place

Notable Trees

Notable Grove of Trees

Structure Plan Zones

A(A) - Area A : Environmental Protection (Albany)

A(G) - Area A : Environmental Protection (Greenhithe)

B(A) - Area B : Environmental Protection (Albany)

B(G) - Area B : Environmental Protection (Greenhithe)

C - Area C : Standard Residential (Albany & Greenhithe)

D - Area D : Standard Residential (Albany & Greenhithe)

MX - Area MX : Mixed Use Overlay Area (Albany & Greenhithe)

LB1A - Long Bay 1A (Large Lot Residential 2500m2)

LB1B - Long Bay 1B (Rural Residential 5000m2)

LB1C - Long Bay 1C (Piripiri Point Rural)

LB2 - Long Bay 2 (Suburban Neighbourhood)

LB3A/B - Long Bay 3A & 3B (Urban Neighbourhood)

LB4 - Long Bay 4 (Urban Village)

LB5A/B - Long Bay 5A & 5B (Village Centre)

LB7 - Long Bay 7 (Heritage Protection)

LB6 - Long Bay 6 (Stormwater Management)

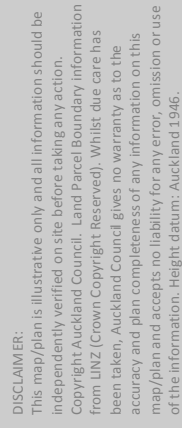
Legend updated: 2/02/2015

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

Auckland Council

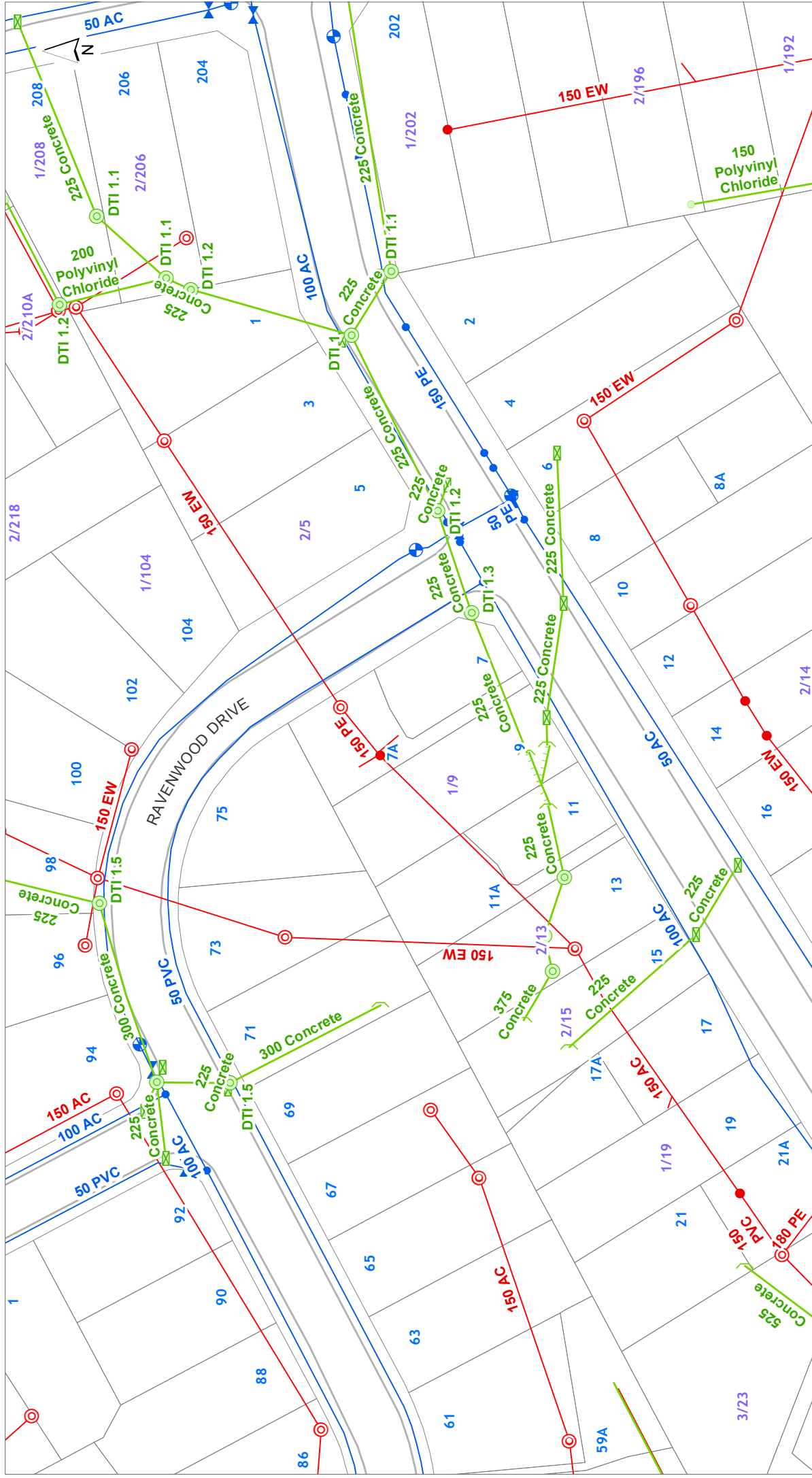
Te Kauhira o Tāmaki Māhauru





216740

**Date Printed:**  
2/09/2016



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## Underground Services

7A Kenmore Avenue Forrest Hill 0620

Lot 2 DP 352907

216740



Scale @ A4

= 1:1,000

































Date Printed:

2/09/2016

## Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by the following colour scheme:























**Public** , **Private** or **Abandoned**

|   |                               |   |   |
|---|-------------------------------|---|---|
|    | Treatment Device              |  | Overland Flowpath (Public)                |
|    | Septic Tank                   |  | Overland Flowpath (Private)               |
|    | Septic Tank (Hi-Tech)         |  | Forebay (Public)                          |
|    | Soakage System                |  | Forebay (Private)                         |
|    | Inspection Chamber            |  | Treatment Facility (Public)               |
|    | Manhole (Standard / Custom)   |  | Treatment Facility (Private)              |
|    | Inlet & Outlet Structure      |  | Pump Station                              |
|    | Inlet & Outlet (No Structure) |  | Planting                                  |
|    | Catchpit                      |  | Embankment                                |
|    | Spillway                      |  | Viewing Platform                          |
|    | Safety Benching               |  | Bridge                                    |
|    | Culvert / Tunnel              |  | Erosion & Flood Control (Other Structure) |
|    | Subsoil Drain                 |  | Erosion & Flood Control (Wall Structure)  |
|   | Gravity Main                  |   |   |
|  | Rising Main                   |   |   |
|  | Connection                    |   |   |
|  | Fence                         |   |   |
|  | Channel                       |   |   |
|  | Watercourse                   |   |   |













## Water

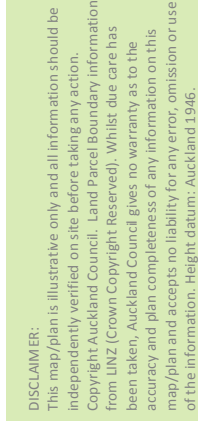
|   |                                      |
|---|--------------------------------------|
|  | Valve                                |
|  | Hydrant                              |
|  | Fitting                              |
|  | Other Watercare Point Asset          |
|  | Other Watercare Linear Asset         |
|  | Local Pipe (Bulk)                    |
|  | Local Pipe (In Service)              |
|  | Local Pipe (Abandoned)               |
|  | Transmission Pipe (In Service)       |
|  | Transmission Pipe (Out of Service)   |
|  | Transmission Pipe (Proposed)         |
|  | Pump Station                         |
|  | Reservoir                            |
|  | Other Structure (Local)              |
|  | Chamber (Transmission)               |
|  | Water Source (Transmission)          |
|  | Other Watercare Structures and Areas |

## Wastewater

|   |                                    |
|---|------------------------------------|
|    | Fitting                            |
|    | Fitting (Non Watercare)            |
|    | Manhole                            |
|    | Pipe (Non Watercare)               |
|    | Local Pipe (Main / Service Line)   |
|    | Local Pipe (Abandoned)             |
|    | Local Pipe (Future)                |
|    | Transmission Pipe (In Service)     |
|    | Transmission Pipe (Out Of Service) |
|    | Transmission Pipe (Proposed)       |
|    | Chamber                            |
|    | Structure (Non Watercare)          |
|    | Pump Station                       |
|    | Wastewater Catchment               |
| <b>Waitakere (WCC) only:</b>  |                                    |
|    | Septic Tank Hi-Tech                |
|    | Septic Tank Standard               |
|    | Caravan Dumping Point              |
|  | Chemical System                    |
|  | Composting Toilet                  |
|  | DEVONBLUE - Treatment Plant        |
|  | Recirculation Textile Filter       |
|  | Wastewater Disposal Bed or Field   |

## Utilities

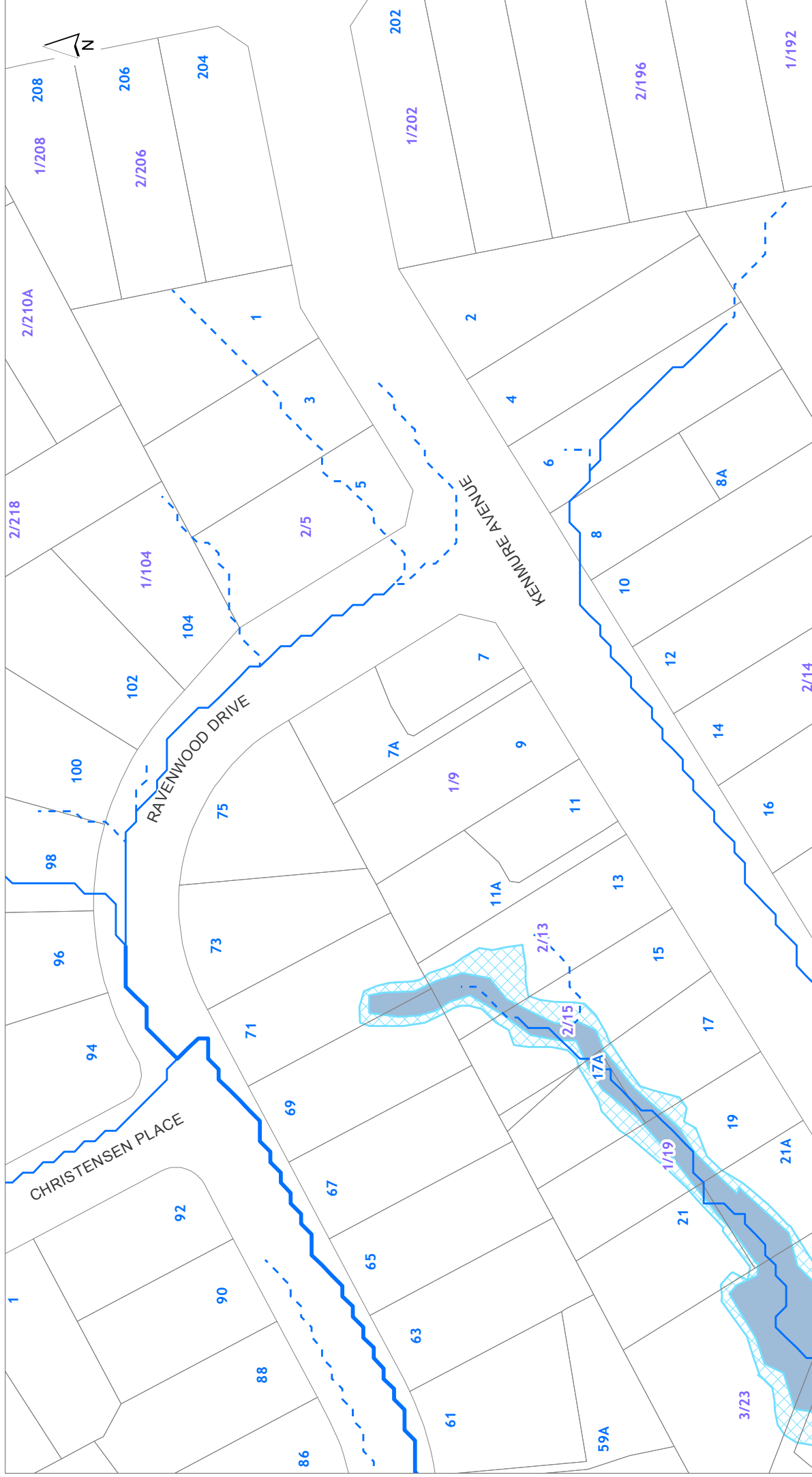
|   |   |
|---|---|
|  | Transpower Site                                     |
|  | Pylon (Transpower)                                  |
|  | 220kv Line (Transpower)                             |
|  | 110kv Line (Transpower)                             |
|  | 33kv Line (Transpower) & Underground Line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



7A Kenmure Avenue Forrest Hill 0620

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## 2 - Stormwater Property Information

7A Kenmore Avenue Forrest Hill 0620

Lot 2 DP 352907

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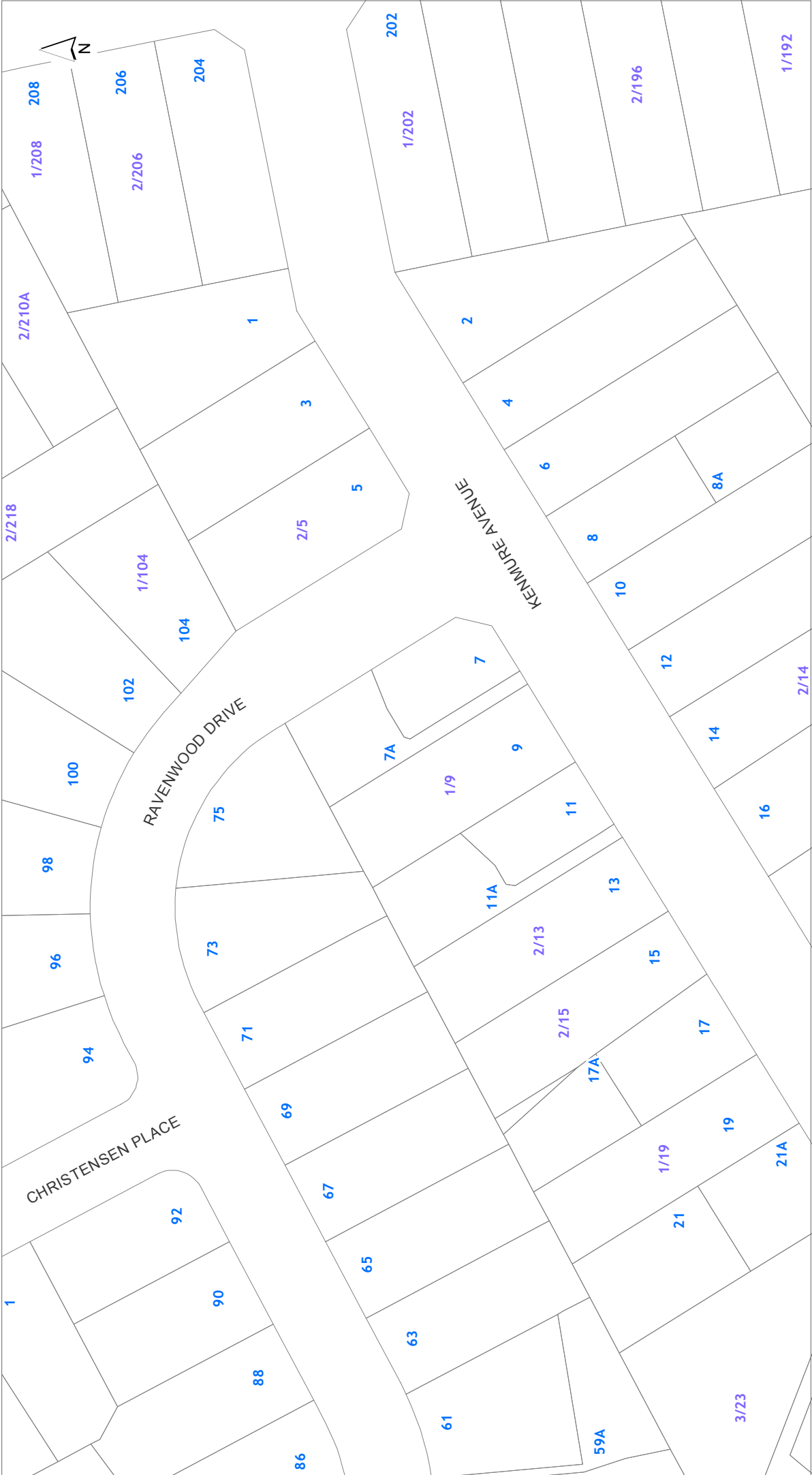


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3 - Other  
7A Kenmure Avenue Forrest Hill 0620  
Lot 2 DP 352907  
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0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
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Other

 Special Housing Areas

 Plan Change

Cultural Heritage Index

 Archaeological Site


 Hayward and Diamond

 Historic Botanical Site

 Historic Structure


 Maori Heritage Area

 Maritime Site


 Reported Historic Site


Stormwater Property Information


Overland Flow Path


 2000m2 to 4000m2


 4000m2 to 3ha

 3ha and above

 Flood Prone Area

 Flood Sensitive Area

 Flood Plains

 Coastal Inundation

Property Information

 Sea Spray

Wind Area

 Specific Design Wind Zone

 Very High Wind Zone

 High Wind Zone

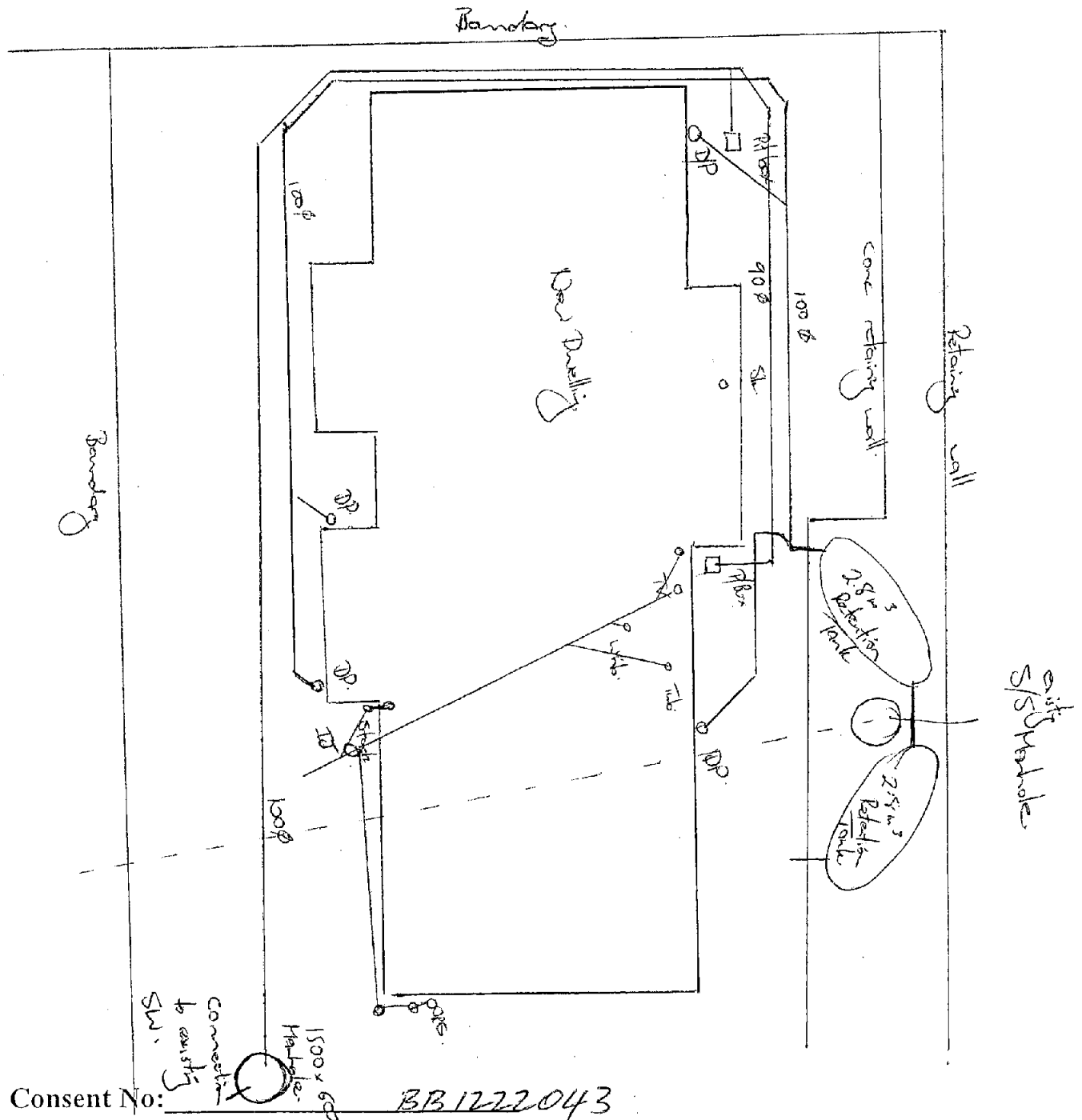
 Medium Wind Zone

 Low Wind Zone

 No Wind Zone Data Recorded / Unknown Wind Zone

Legend updated: 17/02/2016

**NORTH SHORE CITY COUNCIL – AS BUILT PLAN**  
**SITE ADDRESS:** 74 Keremore Ave Milford.  
 Plans must show: Street, North Point, dimensions from 2 boundaries to Connection Point and distance from Manhole and drainage layout, 2 dimensions to fix and drainage line.



Consent No: BB1222043  
 Owners Name: \_\_\_\_\_  
 Drainlayers Name: J. F. KENDRICK PLUMBERS LTD  
 Registration: # \_\_\_\_\_ Contact: PH. 479-7501  
 Drainlayers Address: P.O. BOX 100-706 N.S.M.C.  
 Date: (dd/mm/yyyy): \_\_\_\_\_