

51A LINE ROAD, GLEN INNES



Comprehensive Property Report

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Disclaimer: This report has been obtained by or for the Vendor and copies are made available to prospective Purchasers for general information purposes only. However, neither the Vendor nor Bayleys Real Estate Ltd warrant the accuracy of this report and neither accept any liability for errors or omissions in the report. Prospective Purchasers and interested parties may not rely upon this report for any decision to purchase this property. They should obtain and rely solely on their own report for any decision to purchase the property.

1. INTRODUCTION



The One You've Been Dreaming Of!

Attention first home buyers/investors, this could be the property you've been waiting for! Cute as a button, this three double bedroom ex-state bungalow is a delight to behold.

The moment you enter you will notice the polished floors, well-appointed kitchen/dining areas, and good use of space. The bedrooms are all a good size, as they were from days gone by. The bathroom is appointed like a five star hotel, with wall to ceiling tiling, a huge 'walk-in' shower complete with dual shower heads and underfloor heating. The lounge is spacious enough to accommodate good sized furniture and is the perfect living space to relax.

Outside there are two off-street carparks and a private sunny courtyard to enjoy the outdoors. An electric gate and eye catching stone wall creates a delightful street appeal. The property exceeds expectations in so many ways and is situated in an increasingly sought-after location, a few hundred meters from Ashby Avenue shops.

2. THE PROPERTY

Address:	51a Line Road, Glen Innes
Certificate of Title:	133584
Legal Description:	Unit A Deposited Plan 332607
Floor Area:	98m ² (more or less)
Tenure:	Stratum in Freehold
ACC Valuation (Land):	\$300,000
(Improvements):	<u>\$180,000</u>
(Capital Value):	\$480,000
Rates:	\$1,957.07
Age:	1950's
No. of Bedrooms:	3
No. of Bathrooms:	1
Chattels:	Dishwasher, Drapes, Heat Pump, Heated Towel Rail, Gas Hob, Range-hood, TV Aerial, Washing Machine Taps, Stove, Blinds, Curtains, Light Fittings.
	www.bayleys.co.nz/1800199

3. METHOD OF SALE



PRICE BY NEGOTIATION

John Howard

M 021 751 751

B 09 575 0760

E John.howard@bayleys.co.nz

4. CERTIFICATE OF TITLE



**COMPUTER UNIT TITLE REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

Identifier 133584
Land Registration District North Auckland
Date Issued 05 July 2004

Prior References
NA46A/88

Supplementary Record Sheet
162873

Estate Stratum in Freehold
Legal Description Unit A Deposited Plan 332607
Proprietors
Sophie Jacqueline Madeleine Laroche

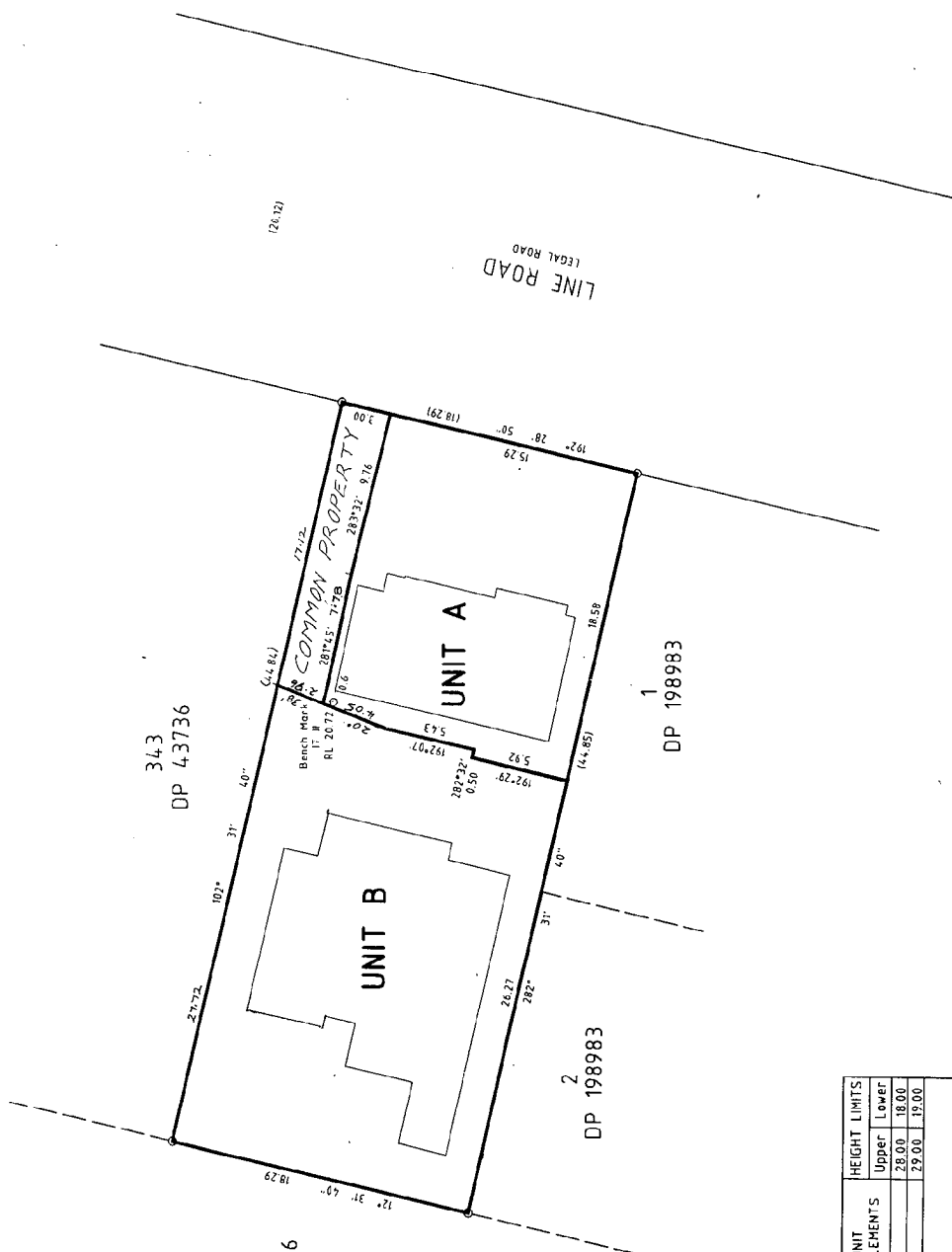
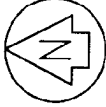
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

10039678.1 Mortgage to ANZ Bank New Zealand Limited - 4.5.2015 at 3:21 pm

LT 332607 (Title Plan)



DATE: 11/01/04



Approvals

I hereby certify that this plan was approved by the Auckland City Council pursuant to Section 223 of the Resource Management Act 1991 on the 4th day of May 2004.

Delbert Team Leader Subdivisions/Planning
ACC No. T4707/5

Pursuant to Section 224(f) of the Resource Management Act 1991 I hereby certify that the Auckland City Council is satisfied on reasonable grounds that every existing building or part of an existing building including any building on part thereof is in accordance with the provisions of the Building Code specified in Section 45(4) of the Building Act 1991.
Dated this 4th day of May 2004.

Delbert Team Leader Subdivisions

Pursuant to Section 5(1)(g) Unit Titles Act 1972 I, *Kevin Ernest Cook* Principal Administrative Officer of the Auckland City Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.
Dated this 4th day of May 2004.

Delbert Principal Administrative Officer

I, *Andrew Ross Bickley* Registered Valuer hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.
Dated this 12th day of May 2004.

Andrew Ross Bickley

Levels are in terms of Lands & Survey Datum Auckland 1946
Origin of Levels DBP 4568 SO 54493 RL 20.840

Total Area 819m²

Comprised in C.T. 464/80
Subject to Part 1A Conservation Act 1987

I, *Brian Patrick Comley* of AUCKLAND being a person entitled to practise as a licensed Cadastral Surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002.
(b) The dataset has been created in accordance with the provisions of the Act and Rules.
Signed: *Brian Patrick Comley* Date: 11/11/2004
Field Book: A. Inverse Book: A.
Reference Plans: DP 43736 SOS-4-73

Examined: *Delbert*

Approved as to Survey by Land Information NZ

on 25/5/2004

Deposited by Land Information NZ

on 5/7/2004

File No: 5621

Received: 18 MAY 2004

Instructions: DP 332607

TERRITORIAL AUTHORITY: AUCKLAND CITY
Surveyed by: BRIAN COMLEY SURVEYING LTD
Scale: 1:200 Date: JANUARY 2004

PLAN OF UNITS ON
LOT 344 DP 43736

CT	ALLOTTED APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS	
			Upper	Lower
23584	UNIT A	382.3	28.00	18.00
23585	UNIT B	617.7	29.00	19.00

Total Unit Entitlement: 10000
Supplementary Record Sheet:
Address of Body Corporate: 51 Line Road, Glen Innes

Class 1 Survey
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK. & DIST.
NZMS 261 SHT. RECORD MAP No

Identifier

133584



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier

162873

Land Registration District **North Auckland**

Date Issued 05 July 2004

Plan Number DP 332607

Subdivision of

Lot 344 Deposited Plan 43736

Prior References

NA46A/88

Unit Titles Issued

133584 133585

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

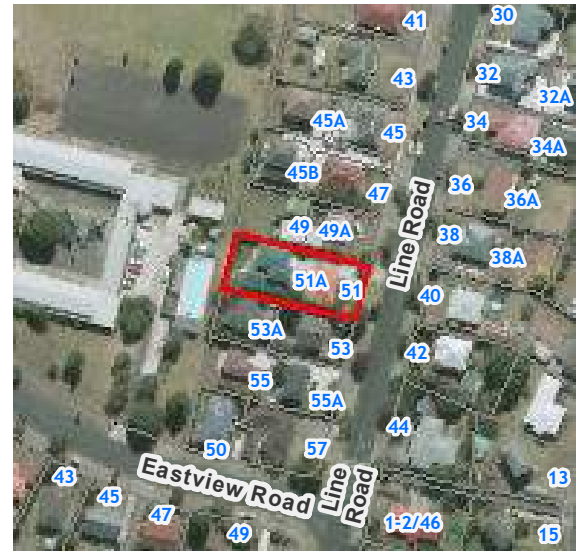
K68146 Certificate that a pipeline for the passage of stormwater passes through and serves the within land - 5.11.1958 at 9.46 am

6066782.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.7.2004 at 9:00 am

5. PROPERTY AND RATES INFORMATION

RATES INFORMATION

Location of Rating Unit	51A Line Road Glen Innes Auckland 1072
For period	1 July 2016 to 30 June 2017
Assessment Number	10031210
Valuation Number	16/0900/025/00/02
Valuation as at date	1 July 2014
Capital Value	\$480,000
Land Value	\$300,000
CT Number	CT-133584
Description of Rating Unit	Unit A UP 332607



Description of Rates	Factor/Unit	Factor Value	Rate/Charge	Total(GST inclusive)
Uniform Annual General Charges				
UAGC (Uniform Annual General Charge)	Number of separate parts	1	394	\$394.00
General Rates				
General Rate - Urban Residential	Capital Value	\$480,000	0.00253439	\$1,216.50
Waste Management				
Waste Management - Full Service	Per service provided	1	232.72	\$232.72
Transport Levy				
Targeted Rate - Transport Levy - Non-Business	Number of separate parts	1	113.85	\$113.85
Other Targeted Rates				
Total Rates for 2016/2017 (GST inclusive)				\$1,957.07

Head Office
Level 3 NZI Centre 1 Fanshawe Street
Private Bag 92130 Auckland

Telephone +64 9 969 6000
Facsimile +64 9 969 7280



Date of Issue: 02-Dec-2016

Certificate of Insurance - House Insurance

Period of Insurance: From: 08/07/2016 To: 08/07/2017
NZI Policy Number: 29 7106421 PEP Brokerlink Policy Number: HRT35804

DETAILS OF INSURANCE

Name: Body Corporate 332607
Postal Address: C/- 51A Line Road
Glen Innes
AUCKLAND 1072
Policy Type: NZI Echelon Home
Situation: 51 & 51A Line Ave, Glen Innes, AUCKL
Occupancy: Owner and family/others
Year Built: 2000
Total Sum Insured: \$1,101,500
Excess: Voluntary Excess \$ 750
Multiple Policy Discount: Yes
Special Clauses: Special 50 Plus Age Discount

Interested Parties:

None

Intermediary
P.I.C INSURANCE BROKERS LTD

This certificate confirms the information given above, but is a summary of the insurance only. The insurance is otherwise subject to the terms of the Company's standard policy. A copy of the policy is available from any branch of the Company or intermediary stated.

Signed for and on behalf of New Zealand Insurance by:
Nicholas Sollitt
National Underwriting Manager - NZI Personal Lines

(Ref. C38027)

Form 18
Pre-contract disclosure statement
section 146, Unit Titles Act 2010

Unit plan: 332607

Body Corporate
Number: 332607

Unit Number: A

Pre-contract disclosure statement

- 1 This pre-contract disclosure statement is provided to prospective buyers of the property in accordance with section 146(1) of the Unit Titles Act 2010.

General information

- 2 *The following section contains a brief explanation of important matters relevant to the purchase of a unit in a unit title development. You should read and understand the information contained in this section and this statement before signing a contract to buy a unit in a unit title development.*

Further information on buying, selling a unit and living in a unit title development can be obtained by:

- *reading the publication "A quick guide to unit title developments", which is available on the Tenancy Services website: www.tenancy.govt.nz*
- *contacting the Ministry of Business, Innovation and Employment contact centre can answer questions on unit titles: 0800 UNIT TITLES*

You are strongly advised to obtain independent legal advice regarding any questions or concerns you have about purchasing a unit or your prospective rights and obligations as a member of a body corporate.

Unit title property ownership. Unit titles are a common form of multi-unit property ownership. They allow owners to privately own an area of land or part of a building and share common property with other unit owners. Unit title developments may also be structured in varied ways including staged unit title developments and layered unit title developments.

This combination of individual and shared ownership of land and buildings, often in an intensive built environment, means owning a unit title involves a different set of rights and responsibilities than traditional house and land ownership.

Unit title developments have a body corporate management structure to ensure decisions affecting the development can be made jointly by the unit owners. The creation and management of unit title developments is governed by the Unit Titles Act 2010 and supporting regulations.

Unit plan. Every unit title development has a unit plan, which shows the location of the principal units as well as any accessory units and common property in the

development. The unit plan is the formal record of all of the boundaries of the units, and the common property.

Ownership and utility interests. Each unit is allocated an ownership interest and a utility interest and such interests are relevant to the determination of many of the unit owner's rights and responsibilities under the Unit Titles Act 2010.

Ownership interest is a number that reflects the relative value of each unit to the other units in the development, and is used to determine a range of matters including the unit owners' beneficial share in the common property, and share in the underlying land if the unit plan is cancelled.

By default, the utility interest of a unit is the same as the ownership interest (unless it is otherwise specified on the deposit of the unit plan or subsequently changed), and is used to calculate how much each owner contributes to the operational costs of the body corporate.

Body corporate operational rules. The body corporate for a unit title development can make its own operational rules on the use of the development, and governance of the body corporate. These operational rules are subject to the provisions of the Unit Titles Act 2010 and regulations made under that Act.

All unit owners, occupiers, tenants and the body corporate must follow the body corporate operational rules that apply to their unit title development.

Transitional provisions for unit title developments created before the Unit Titles Act 2010 came into effect on 20 June 2011 apply to the body corporate rules in place at that time.

Pre-settlement disclosure statement. Before settlement of the sale of a unit, the seller must provide a pre-settlement disclosure statement to the purchaser, which includes information on:

- the unit number and body corporate number
- the amount of the contribution levied by the body corporate for that unit
- the period covered by the contribution
- how the levy is to be paid
- the date on or before which the levy must be paid
- whether any amount of the levy is currently unpaid and, if so, how much
- whether legal proceedings have commenced in respect of any unpaid levy
- whether any metered charges (eg, for water) are unpaid and, if so, how much
- whether any costs relating to repairs to building elements or infrastructure contained in the unit are unpaid and, if so, how much
- the rate of interest accruing on any unpaid amounts
- whether there are any legal proceedings pending against the body corporate
- whether there have been any changes to the body corporate rules.

There are legal consequences on the seller for failing to provide the pre-settlement disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Additional disclosure statement. The buyer of a unit can request an additional disclosure statement or may request some, but not all of the information required to

be in an additional disclosure statement (specific prescribed information) at any time before whichever of these dates occurs first:

- the close of the fifth working day after they enter into the sale and purchase agreement
- the close of the tenth working day before settlement of the unit.

The seller has five working days to provide the additional disclosure statement.

The additional disclosure statement contains more information about the unit title development and the operation of the body corporate. It must include:

- contact details of the body corporate and committee (if there is one)
- the balance of every fund or bank account held by the body corporate at the date of the last financial statement
- amounts due to be paid by the body corporate
- details of regular expenses that are incurred once a year
- amounts owed to the body corporate
- details of every current insurance policy held by the body corporate
- details of every current contract entered into by the body corporate
- information about any lease of the underlying land (if the development is leasehold)
- the text of motions voted on at the last general meeting, and whether those motions were passed
- any changes to the default body corporate operational rules
- a summary of the long-term maintenance plan.

The seller may require the buyer to meet the reasonable cost of providing the additional disclosure statement. An estimate of that cost is set out in paragraph 9 below.

There are legal consequences on the seller for failing to provide the additional disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Computer register. Previously known as a certificate of title, for a unit title development this document records the ownership of a unit, contains a legal description of the unit boundaries and records any legal interest which is registered against the title to the unit (for example a mortgage or easement). A copy of the computer register for a unit should come with:

- the unit plan attached. Unit title plans were discussed earlier in this section.
- a supplementary record sheet attached. A supplementary record sheet records the ownership of the common property, any legal interests registered against the common property or base land, and other information such as the address for service of the body corporate and the body corporate operational rules.

The common property in a unit title development does not have a computer register.

Land Information Memorandum. A land information memorandum (LIM) is a report which provides information held by the local council about a particular property. You must order and pay for a LIM from the applicable local council.

Delivery times vary between councils. The information contained in a LIM will vary between councils, but is likely to include details on:

- rates information
- information on private and public stormwater and sewerage drains
- any consents, notices, orders or requisitions affecting the land or buildings
- District Plan classifications that relate to the land or buildings
- any special feature of the land the local council knows about including the downhill movement, gradual sinking or wearing away of any land, the falling of rock or earth, flooding of any type and possible contamination or hazardous substances
- any other information the local council deems relevant

Full details of what a local council is obliged to provide in a LIM is contained in section 44A of the Local Government Official Information and Meetings Act 1987.

Easements and covenants. An easement is a right given to a landowner over another person's property (for example, a right of way, or right to drain water). A land covenant is an obligation contained in a deed between two parties, usually relating to the use of one or both properties (for example a covenant to restrict one party using their property in a certain way).

Easements or covenants may apply to:

- a unit and are usually recorded on the computer register for that unit.
- common property and will be recorded on the supplementary record sheet for the unit title development.

3 Further information about the matters set out above can be obtained from:

Unit title property ownership	Ministry of Business, Innovation and Employment www.tenancy.govt.nz 0800 UNIT TITLES (0800 864 884)
Unit plan Ownership and utility interests Computer register Easements and covenants	Land Information New Zealand www.linz.govt.nz 0800 ONLINE (0800 665 463)
Body corporate operational rules Pre-settlement disclosure statement Additional disclosure statement	The body corporate of the unit title development
Land Information Memorandum	Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Ministry of Business, Innovation and Employment recommends you obtain independent legal advice from your lawyer.

Information about the unit

4 The amount of the contribution levied by the body corporate under section 121 of the Unit Titles Act 2010 in respect of the unit is \$862.40, being Unit A's proportion of the annual Body Corporate insurance premium, pursuant to NZI Policy No. 29 7106421 PEP.

5 The period covered by the contribution in paragraph 4 is 8 July 2016 to 8 July 2017.

6 The body corporate proposes to levy \$862.40 under section 121 of the Act in the next 12 months.

7 The body corporate proposes to carry out the following maintenance on the unit title development in the next 12 months:

N/A

8 The body corporate has the following accounts:

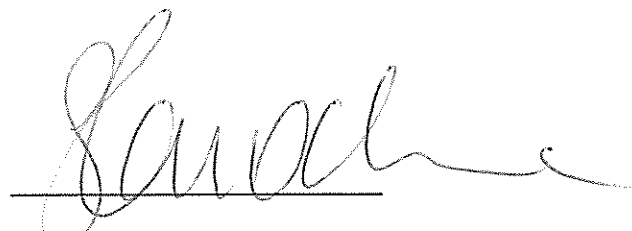
9 Under section 148 of the Unit Titles Act 2010, a buyer may request an additional disclosure statement or may request some, but not all of the information required to be in an additional statement (specific prescribed information) before the settlement of an agreement for sale and purchase of a unit. The buyer must pay to the seller all reasonable costs incurred by the seller in providing the additional disclosure statement. The estimated cost of providing an additional disclosure statement is \$450.00

10 *Select the statement that applies:*

The unit or the common property is not currently, and has never been, the subject of a claim under the Weathertight Homes Resolution Services Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development.

Date:

Signed by **SOPHIE LAROCHE**



SOPHIE LAROCHE

This form has been created by the Ministry of Business, Innovation and Employment as an example of Form 18 of the Unit Titles Regulations 2011 (Pre-contract disclosure statement). The information contained in paragraphs 2 and 3 of the form is intended as an example of how these sections may be completed, and the specific wording used is not a requirement of the Unit Titles Regulations 2011.

6. LAND INFORMATION MEMORANDUM



Attention John Howard
Bayleys
PO Box 25409
St Heliers
Auckland 1740

This LIM Report has been obtained on behalf of the vendor and copies have been made available to prospective and interested parties for general information purposes only. However, neither the Vendor nor Bayleys Real Estate Limited, Licensed under the REA Act 2008, warrant the accuracy of this copy and we accept no liability for any errors or omissions in the report. All parties are urged to take legal advice and it is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own report for any decision to purchase the property

Applicant	Bayleys
LIM address	51A Line Road Glen Innes Auckland 1072
Application number	P/LEU/2016/24170
Client name/ref	Lim - 51A Line Road, Glen Innes
Date issued	21/11/2016
Legal description	Unit A UP 332607
Certificates of title	CT-133584

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

Property addresses on this site

This site contains a number of addresses. Council may hold information on any or all of these addresses, and may also hold information on the site as a whole.

Site address

Address	51 Line Road Glen Innes Auckland 1072
Legal description	Lot 344 DP 43736 819m2, SRS UP 332607
Certificates of title	CT-162873

Other addresses

Address	51 Line Road Glen Innes Auckland 1072
Legal description	Unit B UP 332607
Certificates of title	CT-133585
Address	51A Line Road Glen Innes Auckland 1072
Legal description	Unit A UP 332607
Certificates of title	CT-133584



Auckland Council customer support at Property Data (09) 301 0101 if you require further information.

Financial obligations

Financial / development contributions

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

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



Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address	51A Line Road, Glen Innes, Auckland 1072
Billing number	10031210
Land area	0m ²
Previous year's rates	1,908.93
Current rates	1,957.07
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	1957.07
Receipts	-653.16
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 21/11/2016	1,303.91



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing
<http://www.aucklandcouncil.govt.nz>

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 Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

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



Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 51 Line Road Glen Innes Auckland 1072

Summary description	Application number	Decision	Life span	Status
Relocate building (Residential reposition building)	BLD20031237701	Approved 16/01/2004	50 years	CCC Issued 22/07/2004 (1)

Address: 51A Line Road Glen Innes Auckland 1072

Summary description	Application number	Decision	Life span	Status
Carport	O/UNKNOWN/04357	Approved 01/02/1977		Note (2)
Garage	O/15680/04	Approved 29/07/1958		Note (2)



Status notes:

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
2. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.



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



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

Address: 51 Line Road Glen Innes Auckland 1072

Summary description	Application number	Decision	Decision date
Vehicle crossing (BLD20031237701) (Vehicle crossing Isthmus)	BLD20040059401	Issued	25/05/2004

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 51 Line Road Glen Innes Auckland 1072

Summary description	Application number	Decision	Decision date
works within dripline of unknown tree (Ace Tree)	LUC20040214901	Closed by Council	11/06/2004

Address: 51 Line Road Glen Innes Auckland 1072

Summary description	Application number	Decision	Decision date
relocate additional dwg at rear - trees f yd landscaping Tree removal - BARKE G.Clark	AO/03/02655	Approved	28/08/2003

Address: 51A Line Road Glen Innes Auckland 1072

Summary description	Application number	Decision	Decision date
Remove a chinese poplar & prune a hedge g.mostert w6	AG/00/04495	Approved	19/10/2000
Removal of poplar & sheoak trees. jn:24716 g.sirl	TG/98/03245	Approved	24/08/1998
Removal of australian gum cm=jr tamaki res6a	TG/96/01301	Approved	18/04/1996

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

Address: 51 Line Road Glen Innes Auckland 1072

Summary description	Application number	Decision	Decision date
224(c)	SUB20040042602	Approved	25/06/2004
Complete Unit Title Subdivision	SUB20040042601	Approved	06/05/2004

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Special Housing Area (SHA)

A number of Special Housing Areas Created under the provisions of the HASHAA 2013 are 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.

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.

Further information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



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

Other issues or actions required

No other issues or actions recorded.



Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.


The following is a summary of town planning controls affecting this site.

Zoning	Residential - 6a
Limitations	Height Control - Volcanic Cones Road Designation - Collector Roads
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.

 District Plan maps are available for viewing
<http://www.aucklandcouncil.govt.nz>

Please note that the **Auckland Unitary Plan - Operative in part** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached. The Auckland Unitary Plan can be viewed online at:

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

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

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

Unitary plan documentation on last attachment.

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

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

Special land features

The council knows the following special features or characteristics of this land.

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

Soil issues

No soil issues recorded.

No soil reports held.

Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development

must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

Contamination issues

No Contamination Issues Recorded.

General issues

Reports

No reports are held about issues specific to this site.

Wind zone

No wind feature recorded.

Corrosion exposure zone

Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)



1 page attached.

Consent conditions



24 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

Other issues or actions required



No documents attached.

Private drainage plans



6 plans attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map



Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Unitary Plan Documentation



Unitary plan document(s) attached.
(Unitary Plan Map legend on last page)

ENTERED

2003/12/12

CODE COMPLIANCE CERTIFICATE NUMBER: CC/2003-0609
Issued under Sections 43(3) and 56(6) of the Building Act 1991

ISSUED BY:
CITY CERTIFIERS LTD
APPROVED BUILDING CERTIFIER 29

Currently approved and registered as a Building Certifier in the area of residential construction

BUILDING CONSENT No: 20031237701

ISSUED BY: Auckland CC

ISSUED TO: Begley Properties

PROJECT

Relocated Building

Type:

Relocated Building

Stage 1 of 1 stage

PROJECT LOCATION

Street address: 51 Line Road, Glen Innes

Legal Description: Lot 344 DP 43736

Valuation No:

Intended Use: Residential

Intended Life: 50 years

THIS IS:

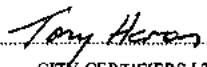
A final Code Compliance Certificate issued in respect of all the building work under the above Building Consent.

Comment: Relocated dwelling

Clause B2 (Section 2) of the Building Codes Acceptable Solutions specifies the requirements relating to the durability of specific building elements.
Please note that many of these elements require regular maintenance to be undertaken to achieve the durability requirement.

SIGNED BY:

DATE: 12 September 2003



NAME: CITY CERTIFIERS LTD
POSITION: SIGNATORY

6 May 2004

Brian Cowley Surveying Ltd (4203)
15 Kalmia Street
ELLERSLIE
AUCKLAND
1005

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 51 Line Road, Glen Innes
BY Second Five Limited (TCS REF: SUB20040042601)
PLANNER: DAVE CROOK**

This is to advise you that resource consent was granted under delegated authority by the Subdivision Team Leader on 4/5/04

The full text of the decision is as follows.

SUBDIVISION

1. Pursuant to Section 104A of the Resource Management Act 1991, the non-notified controlled activity subdivision application by Second Five Limited for a unit title subdivision at 51 Line Road, Glen Innes (Lot 344 DP 43736) described on Auckland City Council Plan Number T4707/5, be granted consent.
2. Pursuant to Section 113 of the Resource Management Act 1991, the reasons for granting this consent are as follows:
 - (a) The granting of consent to the applicant's proposal will have no more than *de minimis* effects on the environment. In particular, the proposal will simply create separate legal tenure for each of the residential dwellings within the development.
 - (b) The imposition of the following conditions will ensure that the effects are in accordance with landuse and building consents already granted for the proposal.
 - (c) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.
- 3 Pursuant to Sections 108 and 220 of the Resource Management Act 1991, this consent is subject to the following conditions.
- 4 That a certificate pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 4.1 to 4.5 have been met to the satisfaction of the Council and at the owners expense.

- 4.1 That all necessary pipes and ancillary equipment are to be supplied and laid within the property to provide individual stormwater private drainage connections to each of proposed Units A and B and connect them to the existing public stormwater system.

The applicant is advised that these works have been approved under Building Consent BLD 20031237701 and are required to be completed, inspected and as built plans provided to the satisfaction of the Council to complete this condition.

- 4.2 That the stormwater discharges from all existing roof and paved areas within the area of Unit A are to be collected and disposed of to an approved stormwater outlet via the sealed pipe system. A Building consent will be required for this work
- 4.3 That the Common Property shall be formed, paved and drained to Auckland City Council specifications as detailed in Section 11.5.3 of the Operative District Plan and including the provision of stormwater catchpits and/or slot drains within the boundaries of the Common Property and where necessary the provision of kerbing or similar to prevent water flowing on to other property (including the footpath). Engineering Plans are required to be submitted to Auckland City Environment, Development Engineering for approval for the driveway construction and drainage, and is required before any work is undertaken to satisfy this condition. Acceptable solutions can be found in ACC Standard Engineering details sheets 12903/401 – 404.
- 4.4 That it be confirmed by measurement and diagram prepared and certified by a Registered Surveyor that the minimum open space for access is no less than 3.0m wide x 3.0m high. This open space area excludes retaining walls.
- 4.5 That the subdivider shall cause to have registered against the Certificate of Title for Lot 344 DP 43736 a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to ensure adequate notice is brought to the attention of the owners of the land/prospective purchasers and other interested parties the following continuing conditions:

The ongoing operation and maintenance of the private stormwater and sewer systems are the responsibility of the Body Corporate and that the systems are required to be annually maintained and checked by an engineer as appropriate.

- 5 That survey plan approval be given pursuant to Section 223 of the Resource Management Act 1991 and the Land Transfer Plan (ACC Plan No. T4707/5) be signed.
- 6 That ACC Plan No. T4707/5 be signed pursuant to Section 224(f) of the Resource Management Act 1991.
- 7 That the Council certify that the requirements of Section 5(1)(g) of the Unit Title Act 1972 have been complied with and that such a certificate be signed by the Authorised Officer.
- 8 The subdivider may request a change or cancellation of any conditions of consent in accordance with Section 127(1)(a) of the Resource Management Act 1991, at

any time prior to the issue of the Section 224(c) certificate/deposit of the Survey Plan by application in writing accompanied by the Council fee of \$434.00.

ADVICE NOTES

That the applicant be advised as follows:

- 1 All water supply connections shall be designed and constructed in accordance with the Metro "Development and Connection Standards" by Metro approved contractors. For details please contact Metro Water.
- 2 Provide and install separate underground utility service connections or alternative ducting for future connection to each lot for power, telecommunications and water supply.
- 3 Please note that a fee is payable upon lodgement of an application for the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 relating to this application. Please contact Auckland City Environments for the current fee.
- 4 If you disagree with any of the above conditions, or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.

Yours faithfully,

**Carol Chidley
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS**

25 June 2004

To: Brian Cowley
Brian Cowley Surveying Ltd

(Fax No. 5791003)

224(C) CERTIFICATE- 51 Line Road

This is to advise that your 224(c) Certificate has been processed and it is now available for collection.

<p>The certificate can be collected from:</p> <p>Front of House Ground Floor Auckland City Council UDC House 35 Graham Street AUCKLAND</p>	<p>The certificate has been posted today to:</p> <hr/> <hr/> <hr/>
--	--

(delete one of the above)

A Pay on Delivery courier service is also available. The fee for this service is \$11.25 for same day delivery and \$22.50 for a one hour service. If you wish to use this please contact Customer Services on 353 9337.

If you have any queries or need any further information related to the invoice please phone 353 9221.

Address: 51 Line Road
Glen Innes
Auckland City Council Plan Number T4707/5
Subdivision Application Number SUB20040042603

**CERTIFICATE PURSUANT TO SECTION
224(c)
RESOURCE MANAGEMENT ACT 1991**

In the matter of Plan DP 332607 and pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some conditions of the subdivision consent have been complied with to the satisfaction of the Auckland City Council and that 1 consent notice has been issued in respect of the remaining conditions that require ongoing compliance.

Dated this 25th day of June 2004

.....
D. E. COOK
SENIOR SUBDIVISION OFFICER

CONSENT NOTICE

In the matter of a Consent Notice issued pursuant to Section 221 of the Resource Management Act 1991 in respect of a condition of subdivision consent for Units on DP 332607 being a subdivision of Lot 344 DP 43736 (Auckland City Council Plan No T4707/5).

I, David Ernest Cook, Senior Subdivision Officer of the Auckland City Council, hereby certify that the following condition, to be complied with on a continuing basis, was imposed when subdivision consent was granted by the Team Leader Subdivision Consents on 4 May 2004 under delegated authority from the Auckland City Council.

The ongoing operation and maintenance of the private stormwater and sewer systems are the responsibility of the Body Corporate and that the systems are required to be annually maintained and checked by an engineer as appropriate.

Dated this 25th day of June 2004

Signed by DAVID ERNEST COOK)
Senior Subdivision Officer)
on behalf of, and by the authority of the)
AUCKLAND CITY COUNCIL under)
Section 252(1) (a) of the Local)
Government Act 1974).....
Principal Administrative Officer.



26 August 1998

Ref: 51 Line Road
Tcs Number: TG/98/3245

Allister Missen
460 Riddell Road
St Heliers
AUCKLAND

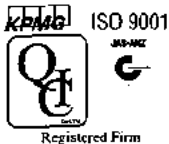
Dear Sir

**APPLICATION FOR NON-NOTIFIED RESTRICTED DISCRETIONARY
ACTIVITY RESOURCE CONSENT AT 51 LINE ROAD, GLEN INNES TO
REMOVE A CHINESE POPLAR AND A SHEOKE TREE**

This is to advise you that resource consent was granted by the Team Planner, Resource Consents on the 24th day of August 1998 to the non-notified restricted discretionary activity application by Allister Missen to remove one Chinese Poplar and a Sheoke tree on the site at 51 Line Road, Glen Innes, pursuant to Sections 104 and 105 of the Resource Management Act 1991.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this restricted discretionary activity consent are as follows:

- (a) The Chinese Poplar tree is a large expansive growing tree located in close proximity to a dwelling. The potential size of the tree will have an adverse affect upon the dwelling. The tree is inappropriate for the present location.
- (b) The Sheoke tree has a structural fault that could lead to future branch failure. Removal will avoid possible damage to property or injury to persons. Removal will be beneficial to young native trees growing beneath the canopy of the Sheoke tree.
- (c) Granting of consent will not be contrary to the relevant objectives and policies of the Proposed District Plan, or the Act's focus of sustainable management of physical and natural resources.



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020

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

- (1) All tree work shall be carried out by a competent arborist in accordance with accepted arboricultural practice.
- (2) The removal of the Sheoke tree shall be carried out in a manner that avoids any damage to the young native trees growing below and in close proximity of the Sheoke tree.
- (3) All native trees growing in a cluster around and in the vicinity of the Sheoke tree shall not be removed.

ADVICE NOTES

1. This consent is issued under the Resource Management Act 1991, and does not remove the need to comply with all other applicable Acts (including the Property Law Act) regulations, Bylaws and rules of law. If the tree/s the subject of this consent are not located on land owned by the consent holder the approval of the land owner/s or an order to be made by the court under section 129C of the Property Law Amendment Act 1952 will need to be obtained to give effect to the consent.
2. This resource consent will expire two years after the date of commencement of consent.
3. The consent holder is requested to keep a copy of this consent on site at all times during the establishment and construction phase of the activity.

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 Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee.

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

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

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully



**CLARE ROSS
SENIOR ADMIN ASSISTANT
LAND USE CONSENTS**

0-RESOURCES/LAND USE DOC SVV



AUCKLAND CITY

A R E A O F F I C E

19 April 1996

FILE

TAMAKI MAUNGAKIEKIE

Area Manager, Clive A. Manley

Ref: 51 Line Road, Glen Innes

Tcs Number:

TG/96/1301

Allister Missen
460 Riddell Road
St Heliers
AUCKLAND

Dear Sir

**RE: APPLICATION FOR RESTRICTED DISCRETIONARY ACTIVITY
RESOURCE CONSENT AT 51 LINE ROAD, GLEN INNES, TO
REMOVE ONE (1) GUM TREE**

This is to advise you that resource consent was granted by the Development Services Manager on the 18th day of April 1996 to the Restricted Discretionary Activity application by Allister Missen to remove one (1) gum tree on the site at 51 Line Road, Glen Innes, pursuant to Sections 104 and 105 of the Resource Management Act 1991.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this Restricted Discretionary Activity consent are as follows:

- (a) The gum tree is not a good specimen
- (b) The position of the gum tree could cause further damage to the dwelling.
- (c) The number and variety of existing trees within the front will help mitigate any visual effect from the removal of the subject gum tree.
- (d) The proposal to remove one (1) gum tree is considered to be consistent with the relevant objectives and policies of the Proposed District Plan, and the Act's focus of sustainable management of natural and physical resources.

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

- (i) The removal of the subject gum tree shall be carried out in accordance with accepted arboricultural practice.

ADVICE NOTE

1. This resource consent will expire two years after the date of commencement of consent unless:
 - (a) It is given effect to before the end of that period; or,
 - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period.

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

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

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

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Jonathan Ramsay on 525-9580 extension 5351.

Yours faithfully

DP Carol Cridley

Donna Goldfinch
SENIOR ADMINISTRATION OFFICER

DOC/PLAN/NOTES/FILE

29 August 2003

Secondfire Limited
15 Kalmia Street
Ellerslie
Auckland 1730

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 51 Line Road, Glen Innes BY
Second Five Limited (TCS REF: AO/03/02655)**

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator on 28-08-2003

The full text of the decision is as follows.

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by Secondfive Limited to relocate a residential dwelling to the rear of the existing dwelling that:

- Involves the removal of five generally protected trees
- Involves earthworks with an area greater than 250m² on an area with an average slope more than 5%

at 51 Line Road, Glen Innes described as LOT 334 DP43736, CT 46A/88 be **granted consent**.

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

- (a) The granting of consent to the applicant's proposal will have no more than insignificant adverse effects on the environment. In particular, the proposal will not adversely affect the streetscape amenity and character of the surrounding residential area.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities and in particular the development control modification criteria and tree protection criteria.
- (c) The proposed earthworks are considered to be in keeping with the scale of the development and are reasonably necessary in order to construct the proposed dwelling;
- (d) Council's Consultant Traffic Engineer is satisfied the proposal will have de minimis effects on traffic and pedestrian safety.
- (e) The effects associated with removal of the identified trees will be insignificant in nature provided replacement planting is provided by the applicant.

- (f) The imposition of the following conditions will ensure that the effects of the applicant's proposal are avoided, remedied or mitigated and in particular that the proposal is carried out in accordance with the plans.
- (g) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as "*Hartford Capital Limited, 51 Line Road Project*", sheets 100 Rev C, 101 Rev A, 102 Rev B and 103 Rev B, dated April 2003 and referenced by Council as AO/03/02655.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$198, 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. (This 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).

The \$198 charge shall be paid as part of the resource consent fee and 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.

Financial Contribution

- (3) In accordance with Clause 4B.4 of the Auckland City Operative District Plan 1999 (Isthmus), the consent holder shall pay to Council in cash or bank cheque, a reserve contribution for the development of **\$4,762.00**. The contribution has been calculated based on the value of 30m² of the site for one new residential unit. The property has been valued at **\$130,000.00**.

Payment shall be made in cash or bank cheque prior to the uplifting of the issued building consent for the development. However, if the building consent for the development has already been issued, payment shall be made within 30 days of this resource consent commencing.

Earthworks

- (4) The consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the consent holder shall take

immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.

- (5) To prevent contamination of drains with water containing soil sediment there shall be no stock piling on the site. Any surplus excavated material (except where this is to be reused on the site) shall be removed from the site.

Trees

- (6) All work shall be carried out by a competent arborist in accordance with accepted arboricultural practice.
- (7) Within the next planting season (i.e. Autumn to Spring) immediately following the completion of work on the site, the applicant shall plant three appropriate replacement trees with a minimum root ball size if Pb60 (or equivalent) and a minimum height of 1.5m at the time of planting. The replacement trees shall be maintained thereafter in order to ensure its successful establishment. Two of the trees can be planted at number 49 Line Road to mitigate the removal of the four Mexican Cypress trees.
- (8) Washings from concrete trucks and/or associated machinery shall not contaminate any area within the vicinity of the protected trees in the front yard or areas which are required for landscaping.

Other

- (9) The access, manoeuvring and parking area shown on the revised site plan dated 22nd August 2003 shall be formed, provided with an all weather surface, marked-out and drained to the satisfaction of the Council (Team Leader, Incident Management), prior to the activity commencing.
- (10) The area defined as 'porch' on the floor plan shall be demolished/removed.
- (11) The consent holder shall engage a registered surveyor to certify to Council in writing prior to the foundation and roof framing stages that either:
- (a) work completed to this stage is in accordance with the levels and dimensions on approved plans; OR
- (b) there are differences to approved plans in levels and dimensions of work completed to this stage, but the differences do not breach the Operative Auckland City District Plan (Isthmus Section) Building in Relation to Boundary & Maximum Height (8m) Controls, provided that what remains to be built beyond this stage will be built in accordance with approved plans.

In the event of (b), the certificate shall also specify the differences. In either event, work shall not proceed beyond this stage until receipt of the above required certificate to the satisfaction of Council (Team Leader, Incident Management).

ADVICE NOTES

1. The applicant is advised that there are trees on the property which come within the tree protection rules set out in 5C7.3 of the Isthmus District Plan, and these cannot be cut, trimmed or have work undertaken below the dripline without a prior Resource Consent. If the applicant wishes to undertake the

abovementioned work a resource consent application will need to be made to the Auckland City Council. Consent will not necessarily be granted to such an application. Any work undertaken near protected trees should be done in accordance with Annexure 5 of the Plan.

2. *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.*
3. *This resource consent will expire two years after the date of commencement of consent unless: (a) it is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in section 125(1)(b) of the Resource Management Act 1991.*
4. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
5. *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 Team Leader, Compliance Monitoring and include the following details:*
 - name and telephone number of the project manager and site owner*
 - site address to which the consent relates*
 - activity to which the consent relate*
 - expected duration of works.*
6. *This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.*
7. *If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.*
8. *If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.*
9. *Any proposal to cover the carparks will require a fresh resource consent application to exceed the allowable building coverage requirements.*

10. *The consent holder is advised that the proposed easement/manoeuvring area in front of the existing dwelling for the proposed house is no longer required as on-site vehicle turning will be achieved by the removal of the porch and the extension of the manoeuvring area at the rear.*

Yours faithfully,

**Sharon Tipene
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS**

Pursuant to Section 108 of the Resource Management Act, this consent is subject to the following condition:

- (1) The removal of the subject Gum tree to be in accordance with accepted arboricultural practice.

ADVICE NOTE

- 1. This resource consent will expire two years after the date of commencement of consent unless : (a) it is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period the Council fixes a longer period.

SIGNED:

[Signature] Date: 11.04.96
 Oleg D. Palnich Planner, Resource Consents

[Signature] Date: 12/4/96
 Pieter Tuinder Team Leader, Resource Consents

DECISION:

Granted consent as per the above recommendation under Delegated Authority.

[Signature] Date: 18/4/96
 Rosemary Hagg Development Services Manager
 Tamaki/Maungakiekie Area Office.

[Signature] Date: 17/4/96
 Community Board Member Cr. J. Welch

REPORT FOR 51 LINE ROAD, GLEN INNES.



CITY ENVIRONMENTS

REPORT ON A NON-NOTIFIED RESTRICTED DISCRETIONARY ACTIVITY RESOURCE CONSENT APPLICATION TO REMOVE ONE (1) GUM TREE AT 51 LINE ROAD, GLEN INNES.

Applicant's Name : Allister Missen
Legal Description : Lot 344 DP 43736 CT 46A/88
Address For Service : 460 Riddell Road, St Heliers
Zoning : Operative Auckland City Plan: Residential 4
Proposed Plan (Isthmus): Residential 6a
Designations : E05-29 View Protection - Volcanic Cones
Affected Area.
Street Classification : Collector Road
TCS NO. : TG/96/1301
JOB NO. : 29239

1.0 THE PROPOSAL

The applicant proposes to remove one 9m high Gum tree (*Eucalyptus Sp.*) tree.

The applicant seeks consent to remove the tree on the following grounds:

- Debris problem.
- Shading the dwelling.

2.0 REASON FOR THE APPLICATION

The application is necessary because:

- (a) Rule 5C 7.3.3C of the Proposed District Plan deems that the removal of any exotic tree over 8m in height or with a girth (measured at 1.4m above the ground) greater than 800mm is subject to a **restricted discretionary activity** resource consent application.

697275



AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

26 August 1998

Ref: 51 Line Road
Tcs Number: TG/98/3245

Allister Missen
460 Riddell Road
St Heliers
AUCKLAND

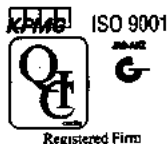
Dear Sir

**APPLICATION FOR NON-NOTIFIED RESTRICTED DISCRETIONARY
ACTIVITY RESOURCE CONSENT AT 51 LINE ROAD, GLEN INNES TO
REMOVE A CHINESE POPLAR AND A SHEOKE TREE**

This is to advise you that resource consent was granted by the Team Planner, Resource Consents on the 24th day of August 1998 to the non-notified restricted discretionary activity application by Allister Missen to remove one Chinese Poplar and a Sheoke tree on the site at 51 Line Road, Glen Innes, pursuant to Sections 104 and 105 of the Resource Management Act 1991.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this restricted discretionary activity consent are as follows:

- (a) The Chinese Poplar tree is a large expansive growing tree located in close proximity to a dwelling. The potential size of the tree will have an adverse affect upon the dwelling. The tree is inappropriate for the present location.
- (b) The Sheoke tree has a structural fault that could lead to future branch failure. Removal will avoid possible damage to property or injury to persons. Removal will be beneficial to young native trees growing beneath the canopy of the Sheoke tree.
- (c) Granting of consent will not be contrary to the relevant objectives and policies of the Proposed District Plan, or the Act's focus of sustainable management of physical and natural resources.



35 Graham Street, Auckland Central
Postal Address
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020

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

- (1) All tree work shall be carried out by a competent arborist in accordance with accepted arboricultural practice.
- (2) The removal of the Sheoke tree shall be carried out in a manner that avoids any damage to the young native trees growing below and in close proximity of the Sheoke tree.
- (3) All native trees growing in a cluster around and in the vicinity of the Sheoke tree shall not be removed.

ADVICE NOTES

1. This consent is issued under the Resource Management Act 1991, and does not remove the need to comply with all other applicable Acts (including the Property Law Act) regulations, Bylaws and rules of law. If the tree/s the subject of this consent are not located on land owned by the consent holder the approval of the land owner/s or an order to be made by the court under section 129C of the Property Law Amendment Act 1952 will need to be obtained to give effect to the consent
2. This resource consent will expire two years after the date of commencement of consent.
3. The consent holder is requested to keep a copy of this consent on site at all times during the establishment and construction phase of the activity.

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 Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee.

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

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

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully



**CLARE ROSS
SENIOR ADMIN ASSISTANT
LAND USE CONSENTS**

0_RESOURCE/51/INE DOC SW



AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

A D Muszen
46 Kildare Ave
Glenowrie
Auckland

Date: 19/10/00

Dear Sir/Madam

RESOURCE CONSENT APPLICATION UNDER RULE 5C 7.3.3C - THE GENERAL TREE PROTECTION RULE

SITE ADDRESS: 51 Line Rd Glen Innes

REFERENCE NUMBER: 6/AU/00/04495

Your resource consent (Restricted Discretionary Activity) application was considered by an Auckland City Environments' Arborist under delegated authority and I advise that in this particular case it was resolved as per the attached decision.

The Consent holder shall provide contractors with a copy of this report and decision, and this shall be held on the site while the works are being carried out.

Yours faithfully

G. Mostert

Arborist - Auckland City Environments



AUCKLAND CITY

Auckland City Environments, Private Bag 92 616, Wellesley Street, Auckland. Telephone: 379 2020



DECISION UNDER SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991

OFFICE USE ONLY	
TCS No	19/10/00
Job No.	
EDMS	

Pursuant to Section 105 of the Resource Management Act 1991, the restricted discretionary resource consent application

to: Prune a Macrocarpa hedge
 by: AD WISSER
 at: 57 Lime Rd. Glen Lorne

be granted consent.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this restricted discretionary activity consent are as follows:

- (a) The proposal satisfies the criteria for assessment in the District Plan and the provisions of the Resource Management Act 1991, particularly with respect to effects on the environment.
- (b) See 2. The tree health and management

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following condition/s:

- (1) All tree work shall be carried out by a competent arborist in accordance with accepted arboricultural practice.
 (2) The work on the tree shall be restricted to the following:

Prune hedge back to boundary.

Dead poplar and demigra may also be removed if they are not subject to rule 5.C.7.3.3 of the Auckland City District Plan

ADVICE NOTES

- This consent is issued under the Resource Management Act 1991, and does not remove the need to comply with all other applicable Acts (including the Property Law Act) regulations, Bylaws and rules of law. If the tree/s which are the subject of the consent are not located on land owned by the consent holder the approval of the land owner/s or an order to be made by the court under section 129C of the Property Law Amendment Act 1952 will need to be obtained to give effect to the consent.
- This resource consent will expire two years after the date of commencement of consent.

DECISION GRANTED UNDER DELEGATED AUTHORITY

g WISSER

Date: 19/10/00

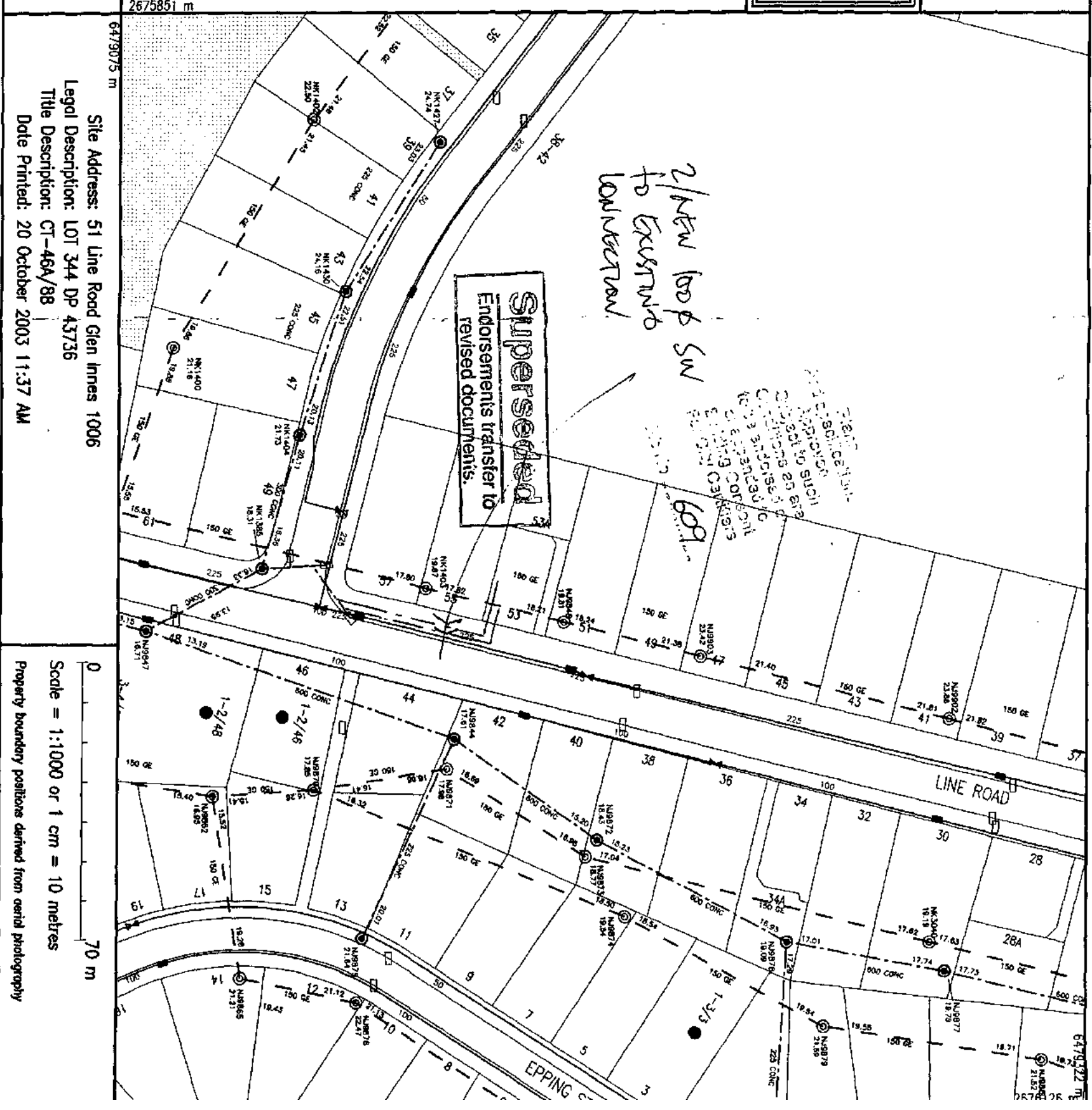
Arborist, Auckland City Environments

PUBLIC DRAINAGE AND WATER SERVICES MAP

DISCLAIMER
 This plan may contain errors or omissions. Service locations relative to boundaries may not be accurate and should NOT be used for design purposes. All services must be accurately located on site before application to Council or commencing work. Please consult Council if you have any queries.

KEY

	Wastewater Sewer
	Combined Sewer
	Manhole - Wastewater Sewer
	Manhole - Combined Sewer
	Lampohole
	Terminal Vent
	Pump Station
WATERMAIN	
	Pipe Line
	Hydrant
	Valve
	Pump Station
	Reservoir
	Reducer
	End Cap
STORMWATER	
	Pipe Line
	Manhole
	Soakhole
	Catchpit
	Inlet/Outfall
	Watercourse
SPECIFIC HAZARDS	
	High Pressure Gas Main
	Petroleum Pipeline



Site Address: 51 Line Road Glen Innes 1006
 Legal Description: LOT 344 DP 43736
 Title Description: CT-46A/88
 Date Printed: 20 October 2003 11:37 AM

Scale = 1:1000 or 1 cm = 10 metres
 Property boundary positions derived from aerial photography

PRIVATE DRAINAGE PLAN

Site Address: 51A Line Road Glen Innes Auckland 1072
 Date Printed: 21/11/2016
 Page: 1 of 6
 Not to scale



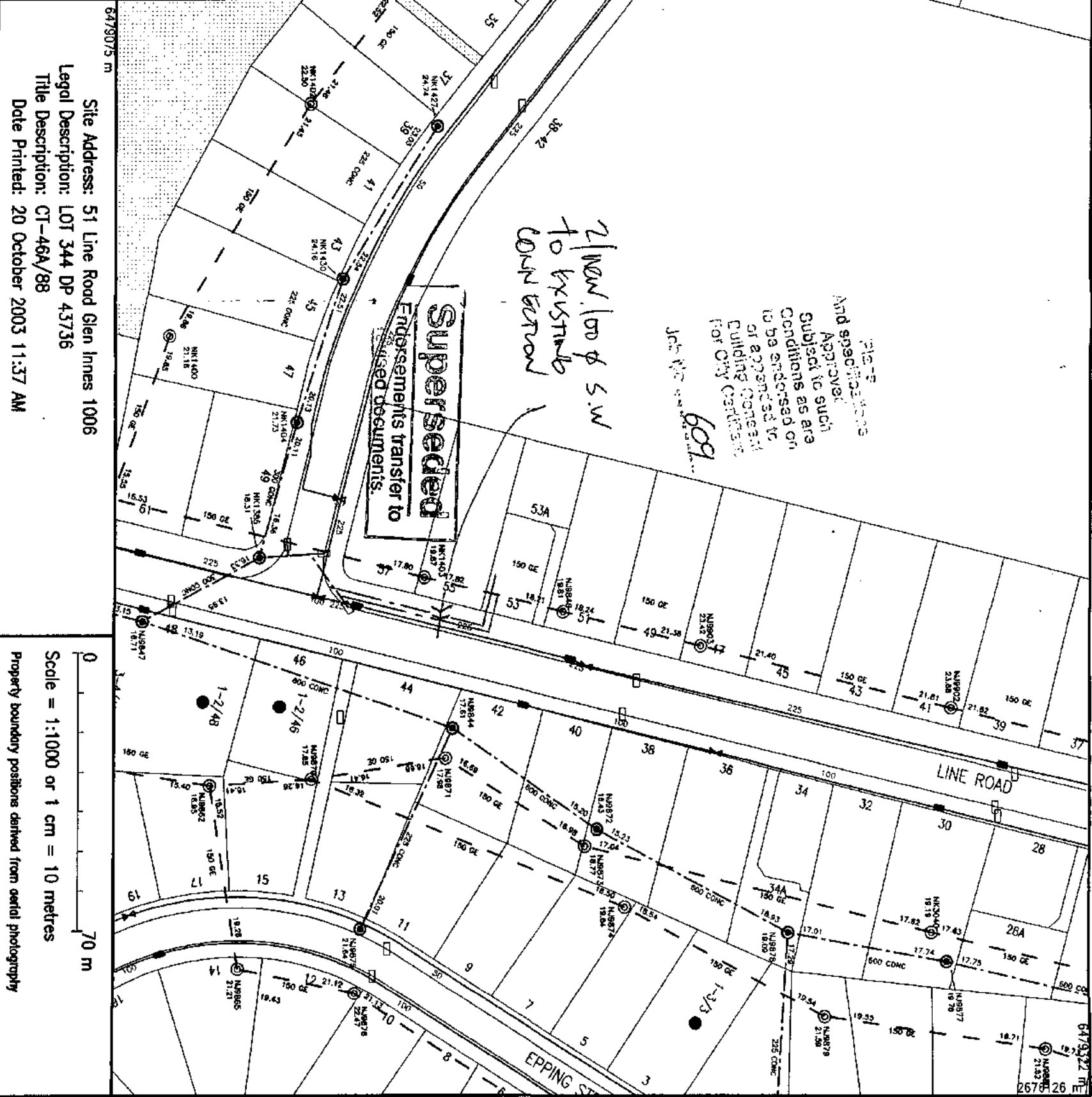
Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.

PUBLIC DRAINAGE AND WATER SERVICES MAP

DISCLAIMER
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KEY

	Wastewater Sewer
	Combined Sewer
	Manhole - Wastewater Sewer
	Manhole - Combined Sewer
	Lamphole
	Terminal Vent
	Pump Station
WATERMAIN	
	Pipe Line
	Hydrant
	Valve
	Pump Station
	Reservoir
	Reducer
	End Cap
STORMWATER	
	Pipe Line
	Manhole
	Soakhole
	Catchpit
	Inlet/Outfall
	Watercourse
SPECIFIC HAZARDS	
	High Pressure Gas Main
	Petroleum Pipeline



PRIVATE DRAINAGE PLAN

Site Address: 51A Line Road Glen Innes Auckland 1072
 Date Printed: 21/11/2016
 Page: 2 of 6
 Not to scale



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PRIVATE DRAINAGE PLAN

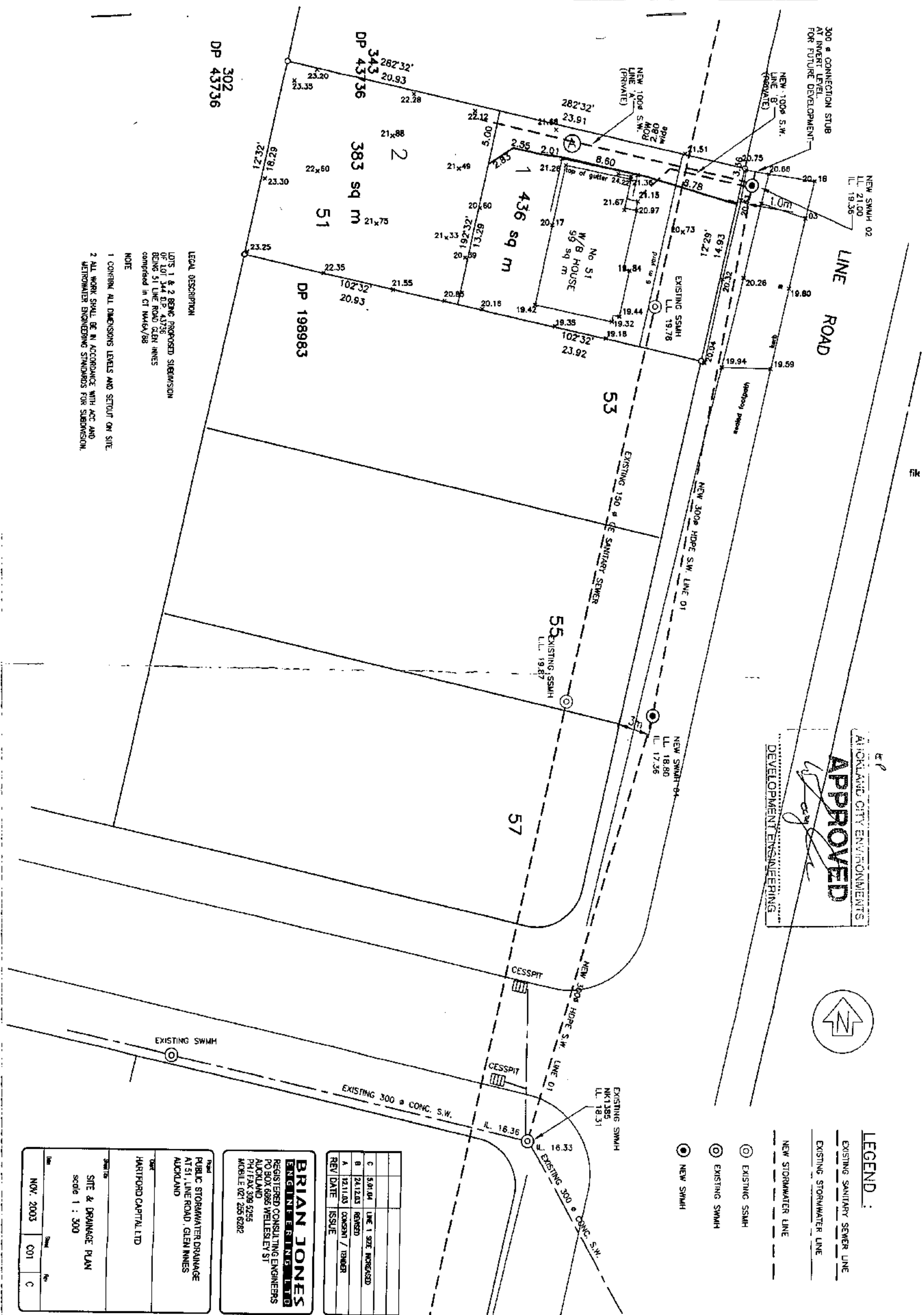
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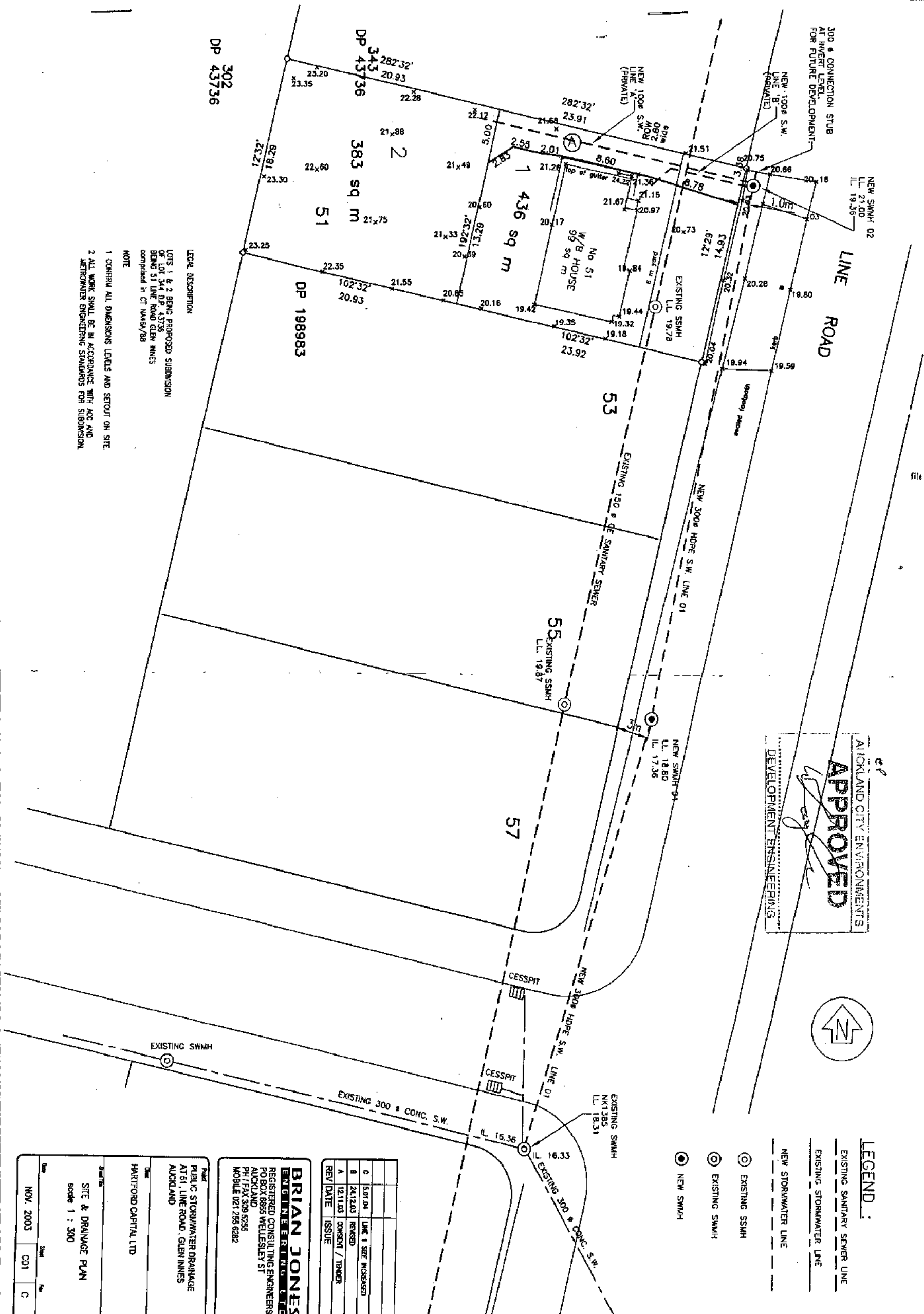
Date Printed: 21/11/2016

Page: 3 of 6

Not to scale

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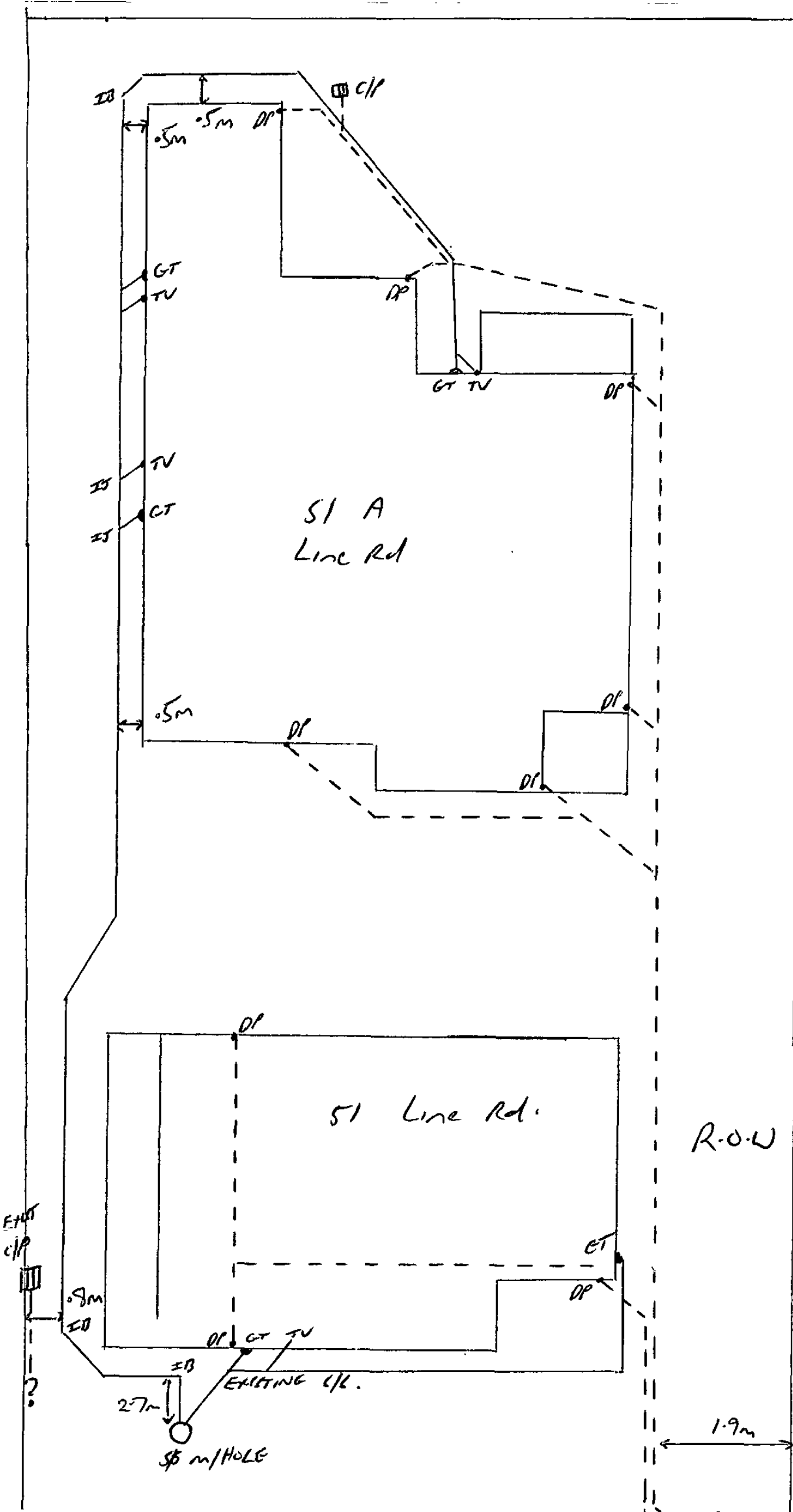


PRIVATE DRAINAGE PLAN

Site Address: 51A Line Road Glen Innes Auckland 1072
 Date Printed: 21/11/2016
 Page: 4 of 6
 Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.





new c/p & s/w for 51 A Line Rd
 New s/w for 51 Line Rd
 Drainlayer: D. River 13291

PRIVATE DRAINAGE PLAN

Site Address: 51A Line Road Glen Innes Auckland 1072
 Date Printed: 21/11/2016
 Page: 5 of 6
 Not to scale

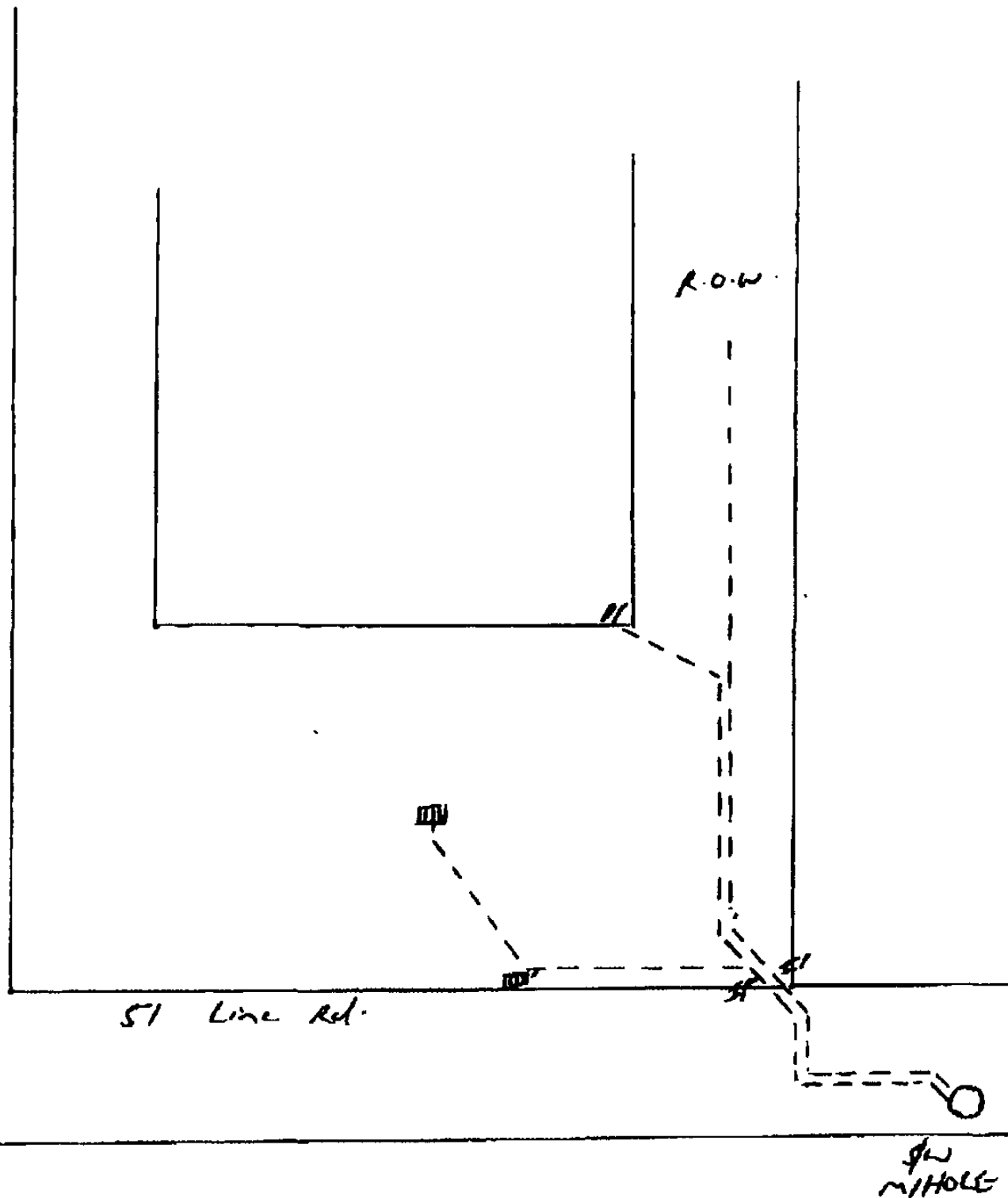


Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.

Amendment to original as built including 2 x extra cess pits.

Drawn by: D. Rivers

13-5-04.



PRIVATE DRAINAGE PLAN

Site Address: 51A Line Road Glen Innes Auckland 1072

Date Printed: 21/11/2016

Page: 6 of 6

Not to scale



Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.

**Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning**

DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. While providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

Authorised District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/council/documents/district/default.asp>

Legend

Isthmus Zoning Activities

Activity Zone

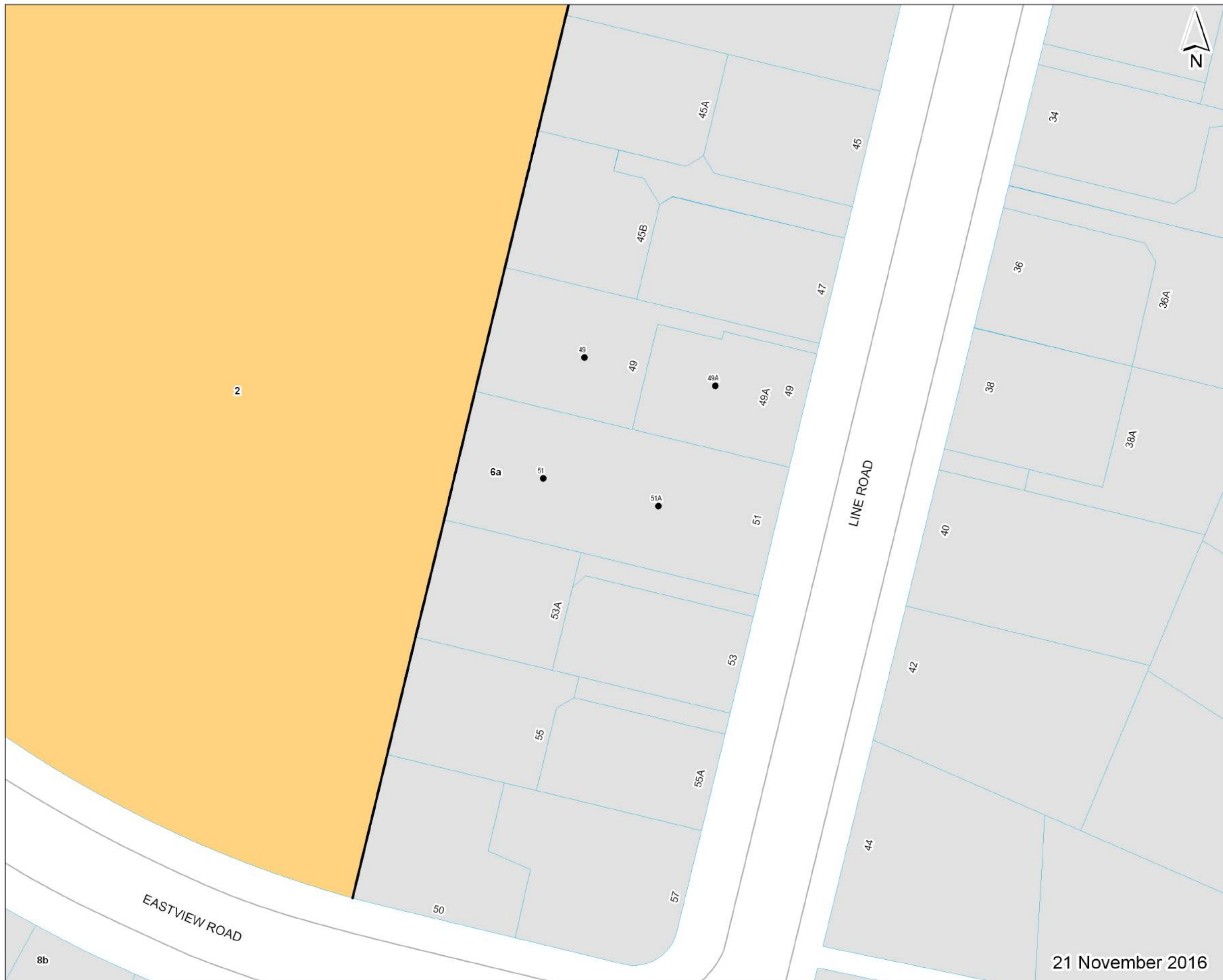
- Residential
- Business
- Open Space
- Special Purpose
- Isthmus Zoning Boundary
- P Special Parking Zone locations

**District Plan Modification Affected line
Plan Change Process**

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

**District Plan Modification Area
Plan Change Process**

- Notification
- Lodgement
- Submission
- Appeals
- Decisions



Site Address: 51A Line Road Glen Innes Auckland 1072
 Legal Description: Unit A UP 332607
 Title Description: CT-133584
 Date Printed: 21 November 2016 8:09 PM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999
Isthmus Section
Map 2
Additional Limitation

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Authorised District Plan Maps are located here:
<http://www.aucklandcity.gov.nz/council/documents/district/default.asp>

Legend

Heritage

- Buildings
- Groups of Trees (two or more)
- Tree (singular)
- Archaeological
- Cliffline Tree Amenity
- Geological
- Interchange Control
- Maori Heritage
- Tamaki Scenic Way
- Significant Site Line (Geological Features)
- Electricity Tunnel
- Microwave Transmission Corridor Location

Building Line Control

Class

- Building Line Restriction
- Interchange Control Area
- Retail Frontage and Verandah Control
- Special Yard Requirement
- Vehicular Access Restriction
- Verandah Control
- Centre Plan
- Structure Plan
- Cliffline Tree Amenity Area
- Tamaki Drive Scenic Way

Significant Site Extent

Class

- Archaeological Features
- Archaeological and Geological Features
- Geological Features
- Maori Heritage
- Significant Ecological Area

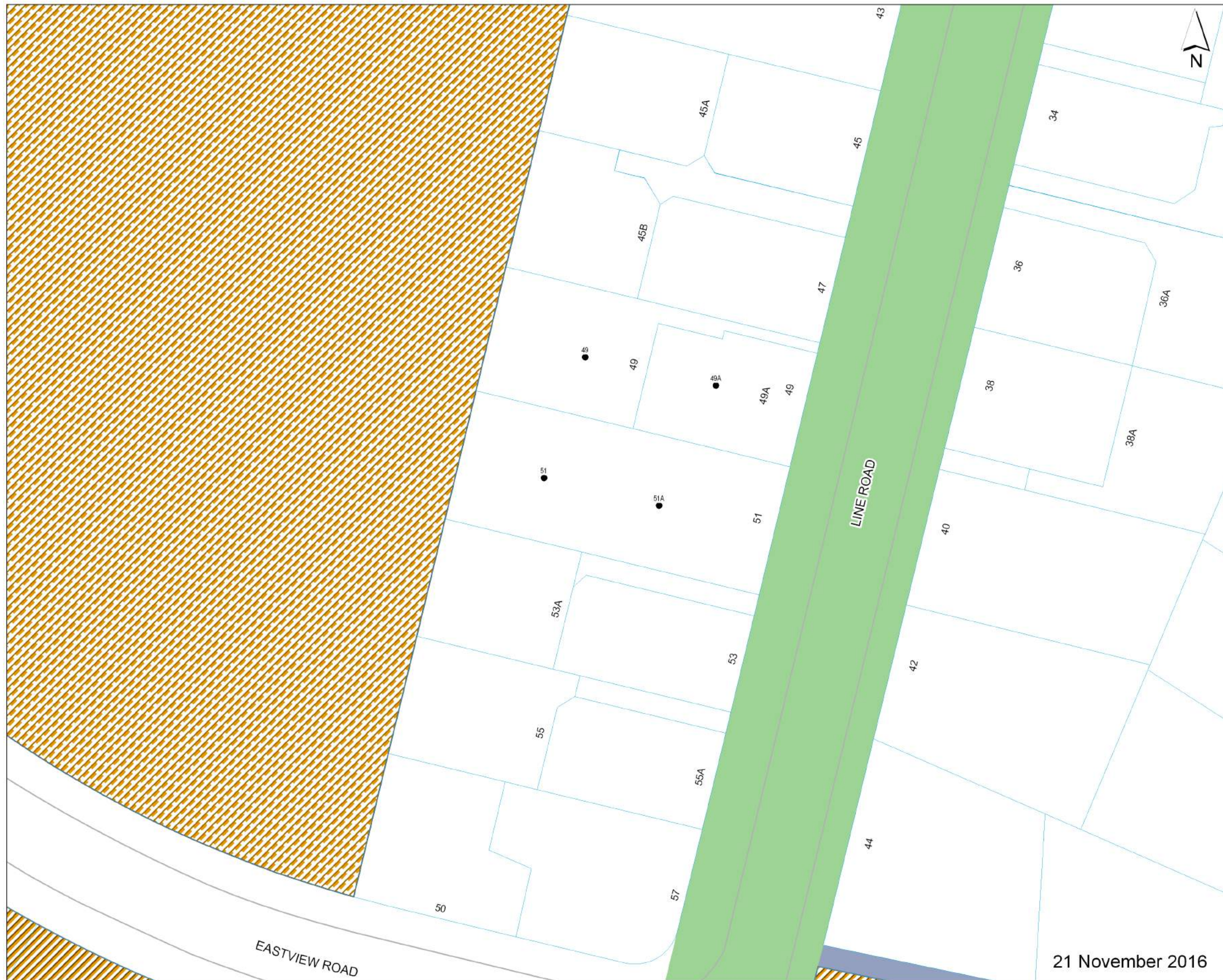
Site Development Controls

Class

- Designated Works
- Additional Development Controls
- Former Landfill Areas

Road Designations

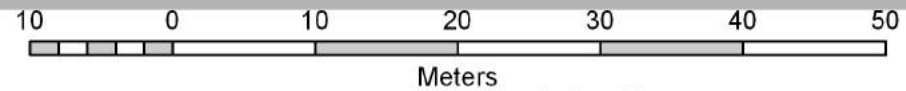
- Arterial Roads
- Collector Roads
- District Arterial Roads
- Footways
- Pedestrian Malls
- Regional Arterial Roads
- Service Lanes
- Strategic Routes



EASTVIEW ROAD

LINE ROAD

21 November 2016



A3 @ 1:500

Site Address: 51A Line Road Glen Innes Auckland 1072
 Legal Description: Unit A UP 332607
 Title Description: CT-133584
 Date Printed: 21 November 2016 8:09 PM

Property boundary positions derived from aerial photography

**Operative District Plan - 1999
Isthmus Section
Map 3
Other Additional Limitation**



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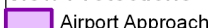

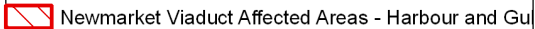



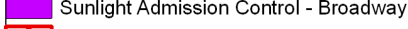

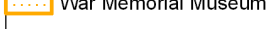
Legend

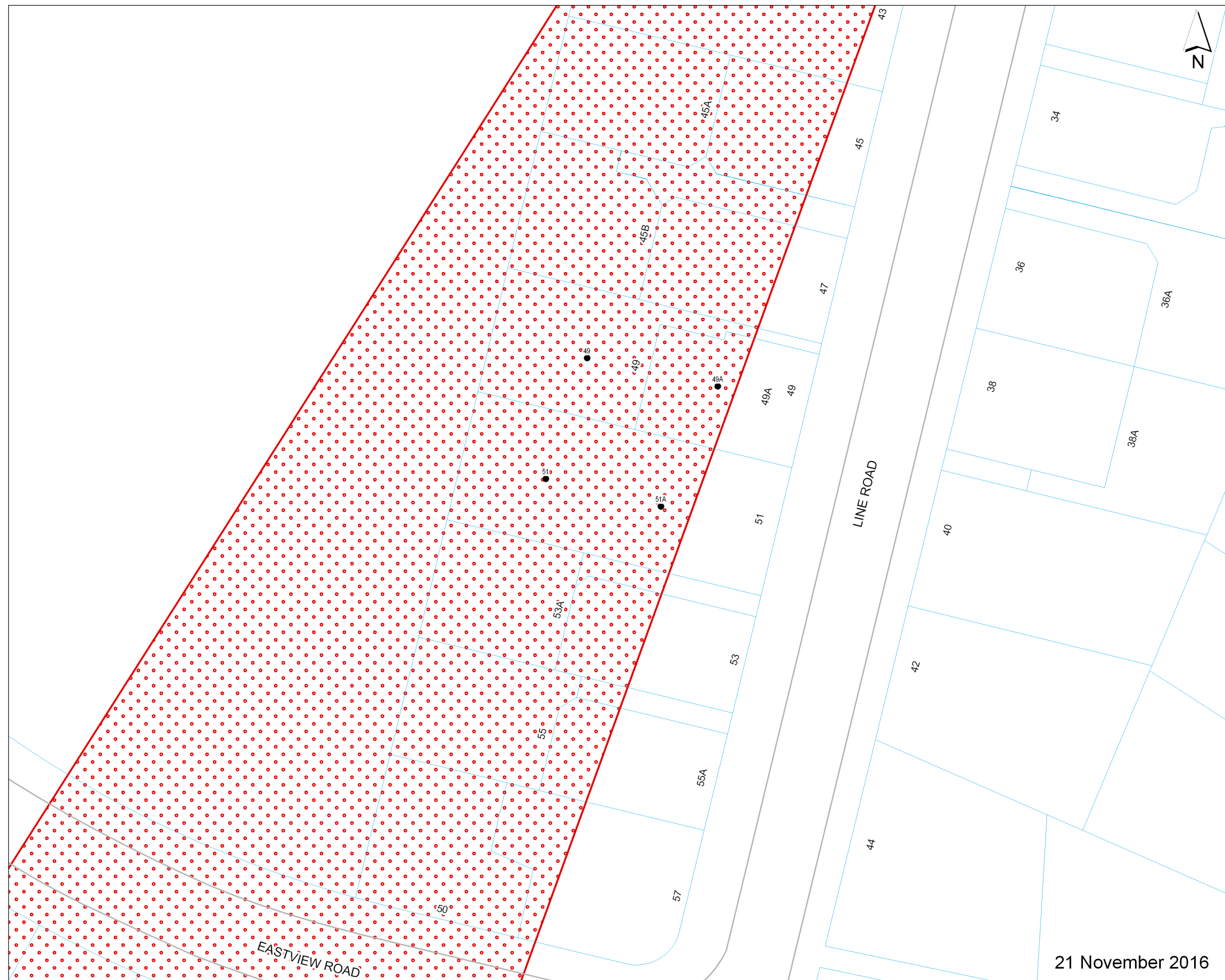
Other Addition Limitations

-  Airport Approach Slope Inner Edge
-  Coastal Management Areas

Special Height Controls

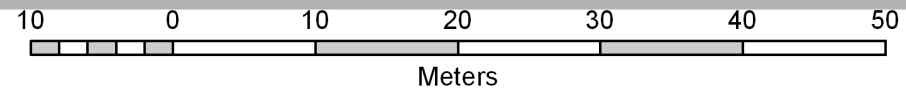
View Protections

-  Airport Approach
-  Dilworth Terrace Houses
-  Newmarket Viaduct Affected Areas - Harbour and Gulf
-  Newmarket Viaduct Affected Areas - Mt. Hobson
-  Onehunga Motorway Affected Areas
-  Special Height Limit
-  Sunlight Admission Control - Broadway
-  Volcanic Cones
-  War Memorial Museum



21 November 2016

Site Address: 51A Line Road Glen Innes Auckland 1072
 Legal Description: Unit A UP 332607
 Title Description: CT-133584
 Date Printed: 21 November 2016 8:09 PM



A3 @ 1:500
 Property boundary positions derived from aerial photography

Special Land Features

DISCLAIMER:

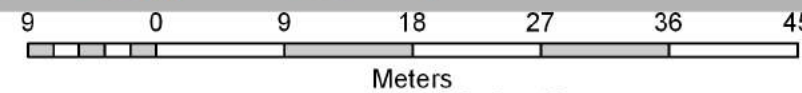
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Legend

-  Gas Main Pipeline
-  Petroleum Pipeline
-  Contaminated Sites
-  Soil Register
- Soil Warning area**
-  Slippage/Subsidence/Erosion etc
-  Uncertified Fill
-  Organic Soil
-  Filled/Weak Ground
-  Refuse Tips Site/Weak Area
-  Unstable/Suspected Ground
- Flood Plains**
-  Flood Plains
- Overland Flow Path**
-  2000m² to 4000m²
-  4000m² to 3ha
-  3ha and above
- Corrosion Exposure Zone**
- TYPE**
-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline
- Wind Zone**
- CLASS**
-  Medium
-  High
-  Very High
-  Specific Design
-  Volcanic Cones



21 November 2016



A3 @ 1:500

Property boundary positions derived from aerial photography

Site Address: 51A Line Road Glen Innes Auckland 1072
 Legal Description: Unit A UP 332607
 Title Description: CT-133584
 Date Printed: 21 November 2016 8:09 PM

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

Address

51A Line Road Glen Innes Auckland 1072

Legal Description

Unit A UP 332607

Appeals

Modifications

Zones

Residential - Terrace Housing and Apartment Building Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

Controls: Stormwater Management Area Control - OMARU STREAM - Flow 2

Overlays

Designations



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Built Environment



Scale @ A4
= 1:1,000

Date Printed:
21/11/2016





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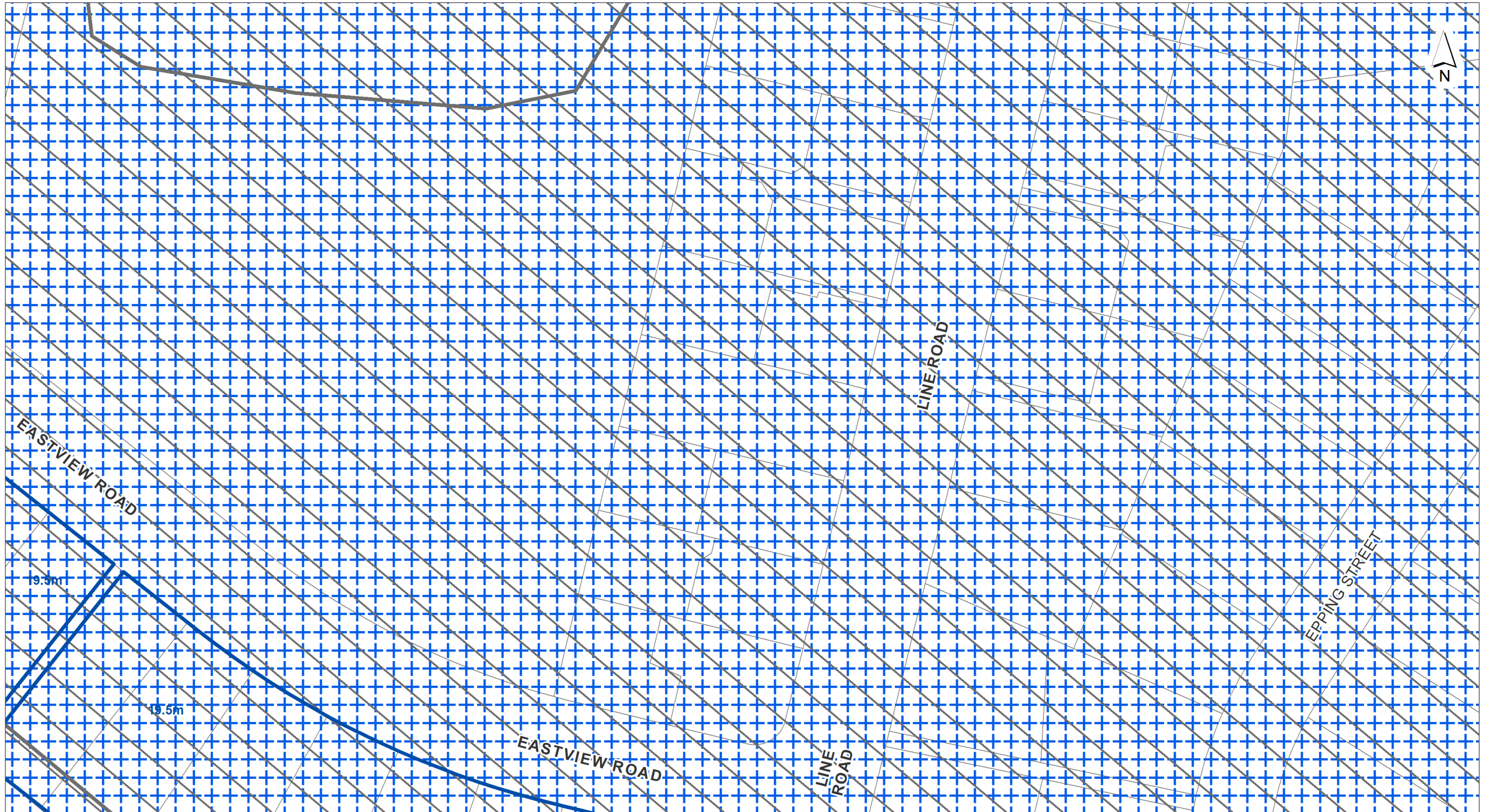
Built Heritage and Character



Scale @ A4
= 1:1,000

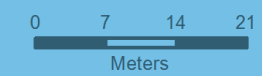
Date Printed:
21/11/2016





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Controls



Scale @ A4
= 1:1,000

Date Printed:
21/11/2016





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Designations



Scale @ A4
= 1:1,000

Date Printed:
21/11/2016





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Infrastructure



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Date Printed:
21/11/2016





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Mana Whenua



Scale @ A4
= 1:1,000

Date Printed:
21/11/2016





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Natural Heritage



Scale @ A4
= 1:1,000

Date Printed:
21/11/2016





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Natural Resources



Scale @ A4
= 1:1,000

Date Printed:
21/11/2016





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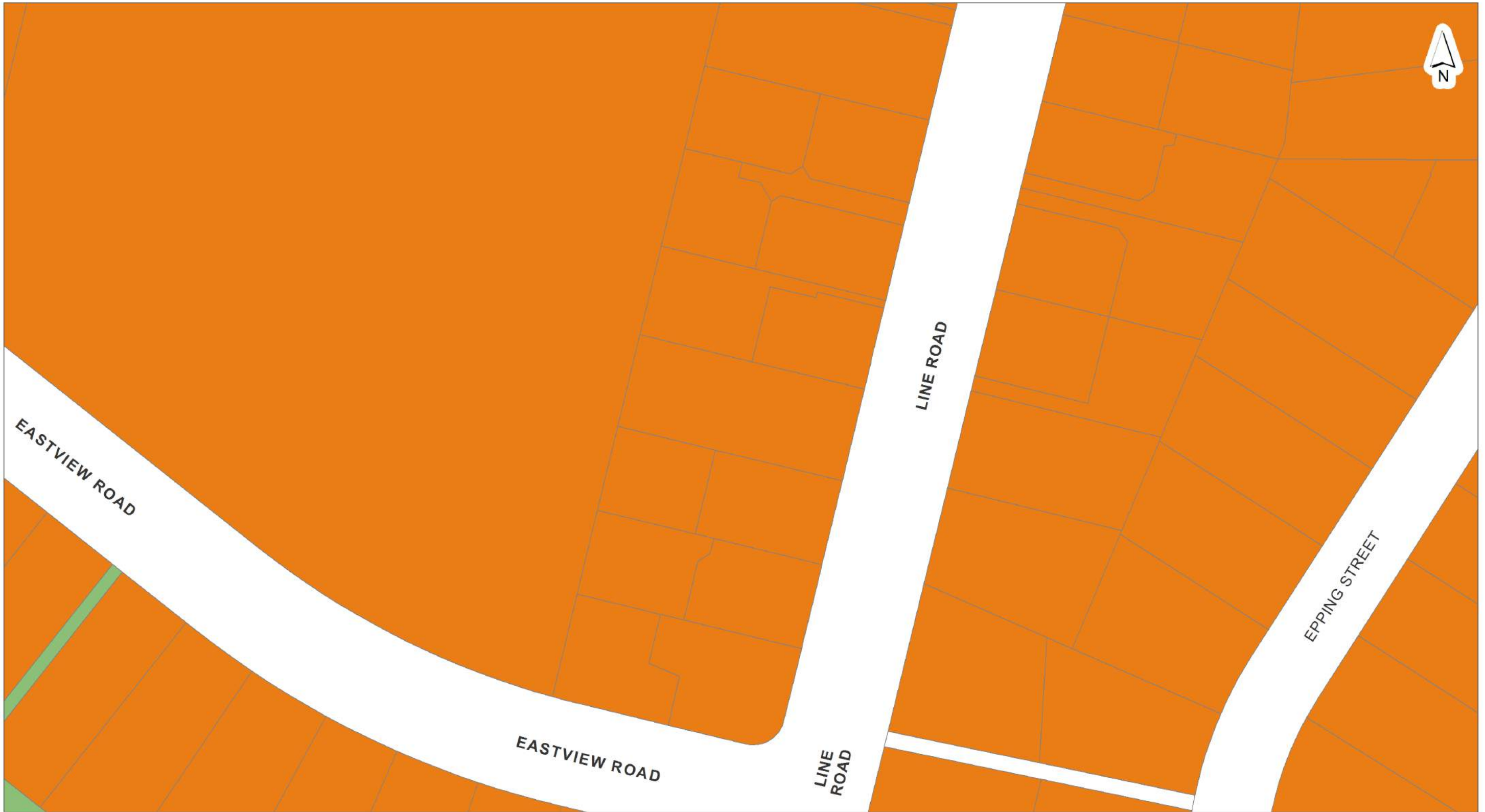
Precincts



Scale @ A4
= 1:1,000

Date Printed:
21/11/2016





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Zones and Rural Urban Boundary

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
21/11/2016



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



Appeals seeking changes to zones or management layers Appeals seeking reinstatement of management layers

ZONES		DESIGNATIONS	
ZONES	Residential - Large Lot Zone	ZONES	Rural - Rural Production Zone
	Residential - Rural and Coastal Settlement Zone		Rural - Mixed Rural Zone
	Residential - Single House Zone		Rural - Rural Coastal Zone
	Residential - Mixed Housing Suburban Zone		Rural - Rural Conservation Zone
	Residential - Mixed Housing Urban Zone		Rural - Countryside Living Zone
	Residential - Terrace Housing and Apartment Buildings Zone		Rural - Waitakere Foothills Zone
	Business - City Centre Zone		Rural - Waitakere Ranges Zone
	Business - Metropolitan Centre Zone		Future Urban Zone
	Business - Town Centre Zone		Green Infrastructure Corridor (Operative in some Special Housing Area)
	Business - Local Centre Zone		Coastal - General Coastal Marine Zone [rcp]
	Business - Neighbourhood Centre Zone		Coastal - Marina Zone [rcp/dp]
	Business - Mixed Use Zone		Coastal - Mooring Zone [rcp]
	Business - General Business Zone		Coastal - Minor Port Zone [rcp/dp]
	Business - Business Park Zone		Coastal - Ferry Terminal Zone [rcp/dp]
	Business - Heavy Industry Zone		Coastal - Defence Zone [rcp]
	Business - Light Industry Zone		Coastal - Coastal Transition Zone
	Open Space - Conservation Zone		Special Purpose Zone [Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, School, Tertiary Education, Maori Purpose, Major Recreation Facility]
	Open Space - Informal Recreation Zone		Strategic Transport Corridor Zone
	Open Space - Sport and Active Recreation Zone		Water [i]
	Open Space - Civic Spaces Zone		
Open Space - Community Zone			
DESIGNATIONS		DESIGNATIONS	
Designations		Rural Urban Boundary (RUB)	Precincts
Airspace Restriction Designations		Indicative Coastline [i]	
OVERLAYS		OVERLAYS	
Natural Resources	Terrestrial [rp/dp] Significant Ecological Areas Overlay	Natural Heritage	Notable Trees Overlay
	Marine 1 [rcp]		Locally Significant Volcanic Viewshafts Overlay Contours [i]
	Marine 2 [rcp]		Regionally Significant Volcanic Viewshafts Overlay Contours [i]
	Water Supply Management Areas Overlay [rp]		Outstanding Natural Features Overlay [rcp/dp]
	Natural Stream Management Areas Overlay [rp]		Outstanding Natural Landscapes Overlay [rcp/dp]
	High-Use Stream Management Areas Overlay [rp]		Outstanding Natural Character Overlay [rcp/dp]
	Natural Lake Management Areas Overlay (Natural Lake and Urban Lake)		High Natural Character Overlay [rcp/dp]
	Urban Lake Management Areas Overlay (Natural Lake and Urban Lake)		Extent of Overlay Waitakere Ranges Heritage Area Overlay
	High-Use Aquifer Management Areas Overlay [rp]		Subdivision Schedule Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Quality-Sensitive Aquifer Management Areas Overlay [rp]		Viewshafts
Wetland Management Areas Overlay [rp]	Height Sensitive Areas		
Infrastructure	Airport Approach Surface Overlay [rcp/dp]	Modified Ridgeline Protection Overlay	Natural Ridgeline Protection Overlay
	Aircraft Noise Overlay	Local Public Views Overlay [rcp/dp]	
	City Centre Port Noise Overlay	Historic Heritage Overlay Extent of Place [rcp/dp]	
	National Grid Corridor [rcp/dp]	Historic Heritage Overlay Place [rcp/dp]	
	National Grid Yard [rcp/dp]	Special Character Areas Overlay Residential and Business	
Quarry Buffer Area Overlay	Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]		
Quarry Buffer Area Overlay	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]		
Quarry Buffer Area Overlay	Dilworth Terrace Houses Viewshaft Overlay Contours		
Quarry Buffer Area Overlay	Dilworth Terrace Houses Viewshaft Overlay		
Quarry Buffer Area Overlay			
Mana Whenua	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]		
Built Environment	Identified Growth Corridor Overlay		
CONTROLS		CONTROLS	
CONTROLS	Arterial Roads	CONTROLS	Hazardous Facilities Emergency Management Area Control
	Key Retail Frontage		Infrastructure Emergency Management Area Control
	General Commercial Frontage		Level Crossings With Sightlines Control
	Adjacent to Level Crossings		Macroinvertebrate Community Index [rcp/dp]
	General		Parking Variation Control
	Motorway Interchange Control		Flow 1 [rp] Stormwater Management Area Control
	Business Park Zone Office Control		Flow 2 [rp] Stormwater Management Area Control
	Cable Protection Areas Control [rcp]		Subdivision Variation Control
	Centre Fringe Office Control		Surf Breaks [rcp]
	Coastal Inundation Control [rcp/dp]		
Height Variation Control			

7. SCHOOL ZONES

Schools and schools zones relating to a property

The School Report provides detailed information on school zones, from Early Childhood Education through to Tertiary Institutions.

Street Address: 51a Line Road, Glen Innes, Auckland

Zoned Schools for this Property

Primary / Intermediate Schools

No results found

Secondary Schools

No results found

Early Childhood Education

Akoteu Lou'Olive Pre-school

127 Taniwha Street
Glen Innes
Auckland
Ph. 09-5783612

Distance: 0.7 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Community Based

Te Kohanga Reo O Te Taurere

5 Navarre Road
Glendowie
Auckland
Ph. 09-5284944

Distance: 0.6 km
20 Hours Free: Yes
Type: Te Kohanga Reo
Authority: Community Based

Tkr O PuauTe Moananui AKiwa Kohungahunga

26 Farringdon Street
Glen Innes
Auckland
Ph. 09-5287522

Distance: 0.2 km
20 Hours Free: No
Type: Te Kohanga Reo
Authority: Community Based

Tkr O PuauTe Moanui-A-Kiwa Kongahungahu

26 Farringdon Street
Glen Innes
Auckland
Ph. 09-5287522

Distance: 0.2 km
20 Hours Free: No
Type: Te Kohanga Reo
Authority: Community Based

Tongan Tamaki Fe'ofa'aki Pre-School

183 A Taniwha Street
Glen Innes
Auckland
Ph. 09-5285980

Distance: 0.4 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Community Based

Primary / Intermediate Schools

GLEN INNES SCHOOL

Eastview Road
Glen Innes
Auckland
Ph. 09 528 3507

Distance:
Decile: 1
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 196
Zoning: No Zone

GLEN TAYLOR SCHOOL

172 West Tamaki Road
Glendowie
Auckland
Ph. 09 528 6325

Distance: 0.7 km
Decile: 1
Age Range: Full Primary
Authority: State
Gender: Co-Educational
School Roll: 269
Zoning: No Zone

GLENBRAE PRIMARY SCHOOL

Leybourne Circle
Glen Innes
Auckland
Ph. 09 528 5025

Distance: 1.1 km
Decile: 1
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 139
Zoning: No Zone

PT ENGLAND SCHOOL

130 Pt England Road
Panmure
Auckland
Ph. 09 527 6247

Distance: 1.2 km
Decile: 1
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 432
Zoning: Out of Zone

ST PIUS X SCHOOL (GLEN INNES)

103 Castledine Crescent
Glen Innes
Auckland
Ph. 09 528 7257

Distance: 0.3 km
Decile: 1
Age Range: Full Primary
Authority: State Integrated
Gender: Co-Educational
School Roll: 152
Zoning: No Zone

Secondary Schools

GLENDOWIE COLLEGE

Crossfield Road
Glendowie
Auckland
Ph. 09 575 9128

Distance: 1.5 km
Decile: 10
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 949
Zoning: Out of Zone

Property Guru

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SACRED HEART COLLEGE (AUCKLAND)

250 West Tamaki Road
Glen Innes
Auckland
Ph. 09 529 3660

Distance: 1.4 km
Decile: 8
Age Range: Year 7-15
Authority: State Integrated
Gender: Boys School
School Roll: 1080
Zoning: No Zone

SELWYN COLLEGE

Kohimarama Road
Kohimarama
Auckland
Ph. 09 521 9610

Distance: 2.1 km
Decile: 4
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 966
Zoning: Out of Zone

TAMAKI COLLEGE

Elstree Avenue
Glen Innes
Auckland
Ph. 09 521 1104

Distance: 0.9 km
Decile: 1
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 673
Zoning: No Zone

TE KKM O PUAU TE MOANANUI-A-KIWA

26 A Farringdon Street
Glen Innes
Auckland
Ph. 09 528 0210

Distance: 0.2 km
Decile: 2
Age Range: Composite
Authority: State
Gender: Co-Educational
School Roll: 46
Zoning: No Zone

Tertiary

IT Training Limited

111 Apirana Ave
Ph. 09 528 8224

Distance: 0.3 km
Tertiary type: Private Training Estab

International College of Auckland Limite

185 Apirana Ave
Ph. 09 528 1599

Distance: 0.4 km
Tertiary type: Private Training Estab

NZ Physical Training College

18 Pilkington Road
Ph. 09 570 5787

Distance: 2.7 km
Tertiary type: Private Training Estab

Pounamu Performing Arts

124 Felton Mathew Avenue
Ph. 09 521 0568

Distance: 0.7 km
Tertiary type: Private Training Estab

Trinity Methodist Theological College

202 St Johns Road
Ph. 09 521 2073

Distance: 1.5 km
Tertiary type: Private Training Estab

Property Guru

By  CoreLogic

Explanation of Terms

Full Primary - Years 1 - 8

Contributing - Years 1 - 6

Intermediate - Years 7 - 8

Composite - Years 1 - 15

Restricted Composite - Years 7 - 10

Kura Teina Composite - Maori Schools from years 1 - 15

Kura Teina Primary - Maori Schools from years 1 - 8

Decile Rating - A school's decile indicates the extent to which the school draws its students from low socio-economic communities. Decile 1 schools are the 10% of schools with the highest proportion of students from low socio-economic communities, whereas decile 10 schools are the 10% of schools with the lowest proportion of these students. A school's decile does not indicate the overall socio-economic mix of the school.

Distance - The distance calculated is the point to point distance, walking and driving distances will normally be further.

20 Hours Free - If yes, this Early Childhood Centre offers 20 hours free childhood education. From 1 July 2007, three and four-year-olds enrolled in a teacher-led ECE service and some kohanga reo qualify for up to 20 hours of free early childhood education (ECE).

Currency of Data

CoreLogic Address Data: 11 November 2016

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8. AGENT PROFILE



John Howard

Residential Sales Consultant

Contact Details: **M** 021 751 751
B 09 575 0760
E john.howard@bayleys.co.nz
W www.bayleys.co.nz/stheliers

Hitting the ground running is an understatement for long-time Eastern Bays resident and passionate Waterfront man John Howard. In 22 years selling real estate in Auckland – John has seen it all, sold it all and lived to tell the tale.

Weathering the global financial crisis of 2008, it was his dedicated work ethic and consistently high standard of service which ensured his title as a top agent emerged unscathed. Facilitating 100's of property transactions, John's knowledge of Auckland property is that of an industry expert, having practical experience in a variety of fields - residential sales, commercial sales and leasing, land and development, reclud sales and asset recovery.

With real estate in his lineage, it's been a thrill for John watching the Auckland-city skyline change over the past ten years. As apartment living increases in popularity, John understands that property in the Eastern Bays is at a premium and that his clients require an exceptional level of service. Attracted to Bayleys by their excellent reputation and second-to-none marketing, John's move to the company is a long-awaited one, and we're thrilled to have an agent with such knowledge, experience and credentials on-board.

Benefitting from his extensive networks, and the repeat business which has impressed clients for years, John is heavily involved in community projects and is a member of the Saint Kentigern Old Collegians Committee, and organises the annual Saint Kentigern College Old Collegians Golf Day. Relentlessly determined in every aspect of his life, John has competed in over 20 triathlons and duathlons and sees this tenacity a vital contributor to his professional success. Yet, despite his business nous and fierce negotiation skills, he is a family man at heart – preferring to spend his down time with his two boys playing golf, tennis or anything in the water.

With experience, sensitivity and a glittering track-record – John Howard is the natural choice for your next property transaction.

Branch Manager, Bayleys St Heliers: Jack Brabant

Contact Details: **M** 021 221 4746 **B** 09 539 4700 **E** jack.brabant@bayleys.co.nz



