

Barfoot & Thompson Milford
PO Box 4078
Shortland Street
AUCKLAND 1140



Applicant	Barfoot & Thompson Milford
LIM address	4/ 83 Birkdale Road Birkdale 0626
Application number	8270027357
Customer Reference	
Date issued	18-Jul-2017
Legal Description	Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090
Certificates of title	NA79C/205

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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

Overland Flowpath

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 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 are available for viewing (for a fee), at Auckland Council Service Centres.

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.

Phone Auckland Council (09) 301 0101 for further information.

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

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

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

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

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

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

No Information has been notified to Council.

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

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

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


Billing Number/ Rate Account:	12340990224
Rates levied for the Year 2017/2018 :	\$1,580.57
Total rates to clear for the current year (including any arrears):	\$1,580.57

The rates figures are provided as at 8 a.m. 18/07/2017. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

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

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

Resource Management

Planning

83 Birkdale Road Birkdale 0626

Application No.	Description	Decision	Decision Date
LCO-23	Four Household Units 71/5/6/23	Granted	26/02/1971
LCO-45	Four Household Units 71/5/6/45	Granted	06/09/1972

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

83 Birkdale Road Birkdale 0626

Application No.	Description	Issue Date	Status
BPM-3921	Plumbing and Drainage 3921 / 3922	03/10/1972	Issued (See Note 1)
BPM-414	Four Flats E00414	03/10/1972	Issued (See Note 1)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

Zoning:	Residential 1 - 8 Residential 4B
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Proposed Modifications	No site specific modification recorded
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Notified District Plan Changes

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

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

Proposed Unitary Plan

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

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

The Auckland Unitary Plan can be viewed online at:

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

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

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

Unitary plan documentation on last attachment.

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

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

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

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please

refer to the Certificate of Title for this property.

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

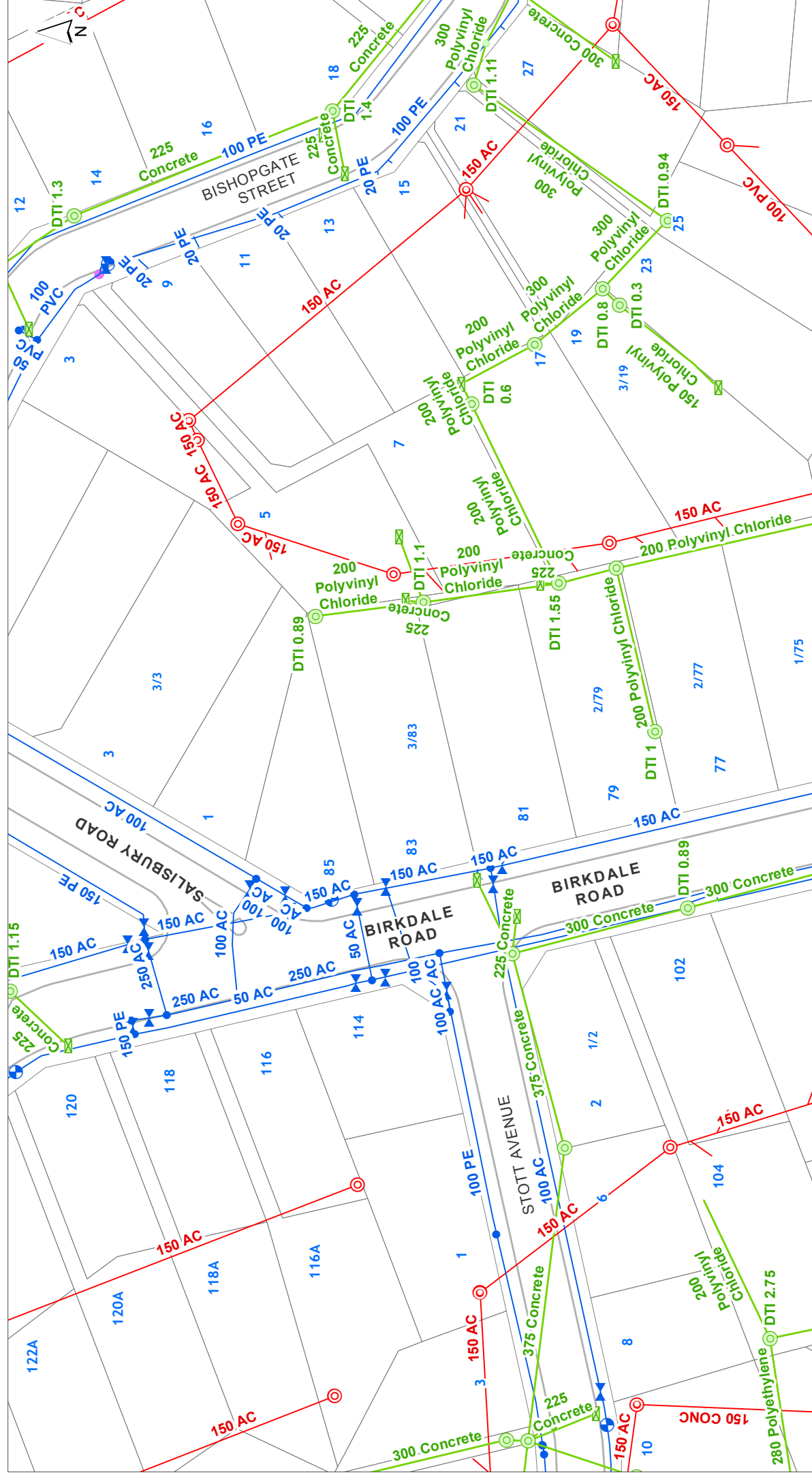
Attachments

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

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

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

- Consent Conditions : LUC 23
- Consent Conditions : LUC 45
- As Built Drainage Plan : F00414 As Build Drainage Plan



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Underground Services

4/ 83 Birkdale Road Birkdale 0626

Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1



Scale @ A4

Date Printed:
18/07/2017

Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by the following colour scheme:
Public , **Private** or **Abandoned**

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

Water

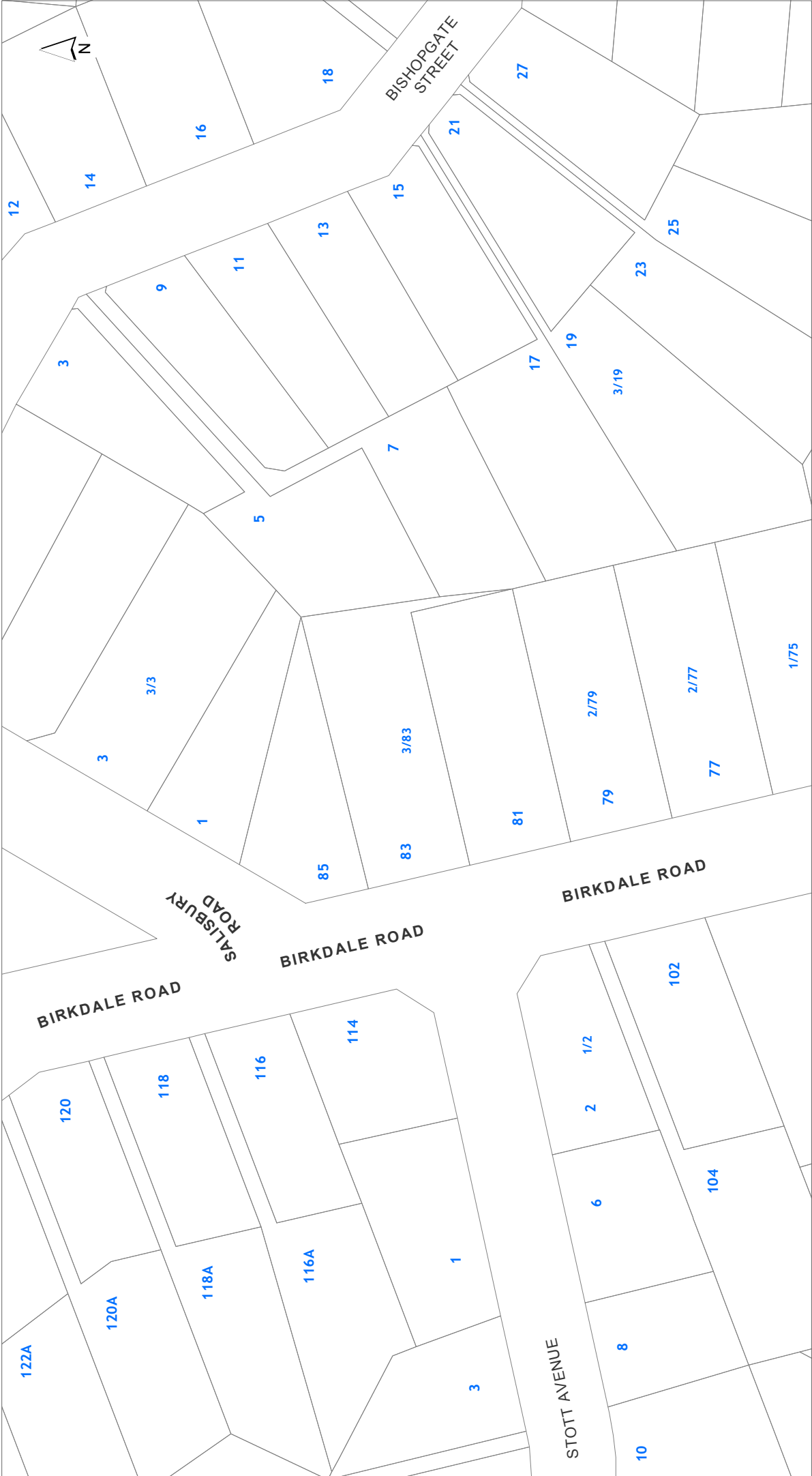
	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Bulk)
	Local Pipe (In Service)
	Local Pipe (Abandoned)
	Transmission Pipe (In Service)
	Transmission Pipe (Out of Service)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber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

Wastewater

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

Utilities

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



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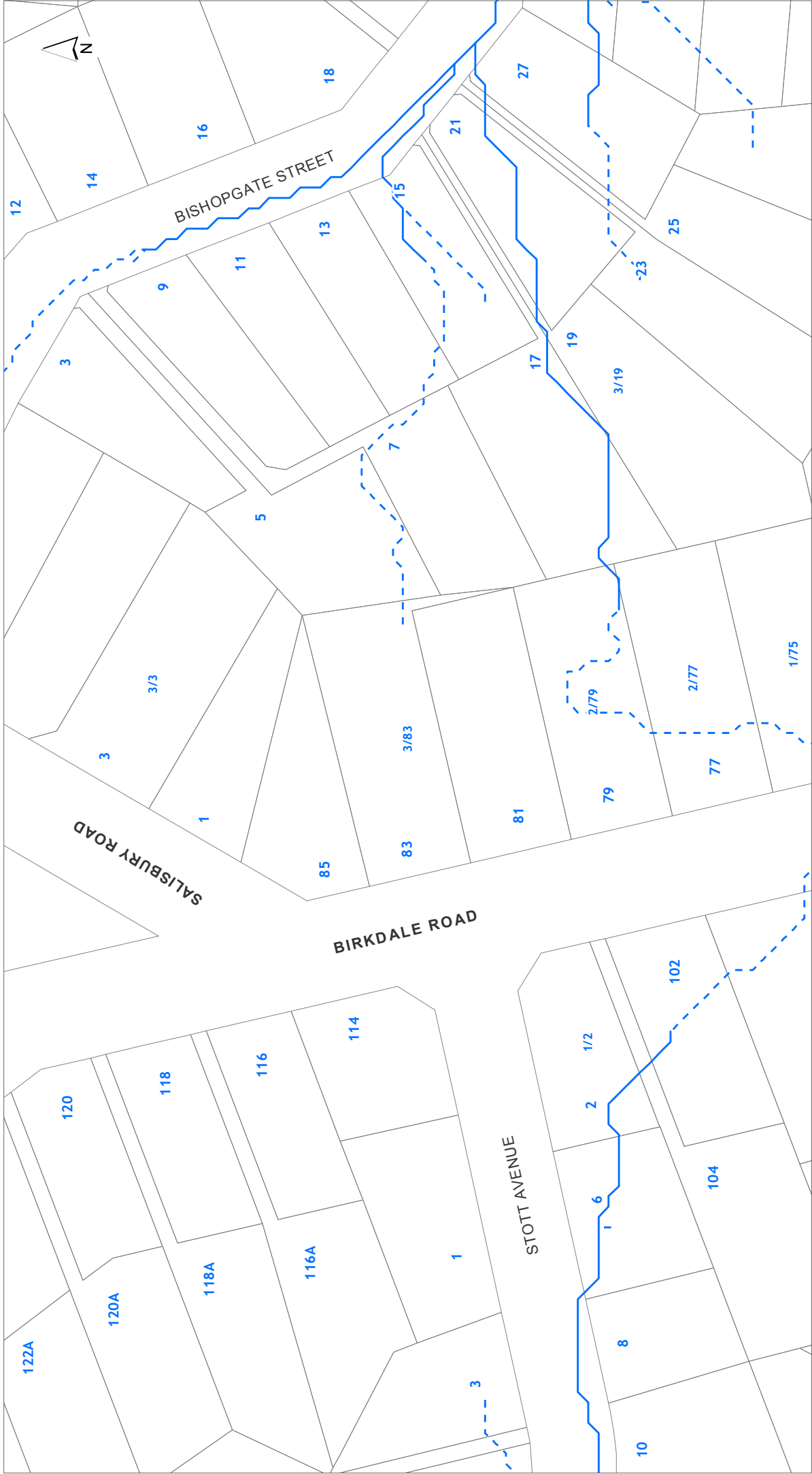
1 - Hazards

4/ 83 Birkdale Road Birkdale 0626

Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1



Scale @ A4
= 1:1,000
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2 - Natural Hazards

4/ 83 Birkdale Road Birkdale 0626

Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1



Scale @ A4

= 1:1,000

Date Printed:

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3 - Other
4/ 83 Birkdale Road Birkdale 0626
Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1

0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
18/07/2017



Hazards

Soil Warning Area	
Fill (Franklin District only)	
Advisory (Franklin District only)	
Contamination (Franklin District only)	
Erosion (Franklin District only)	
Hazardous Activities & Industries List (HAIL) (Franklin District only)	
Inundation (Franklin District only)	
Rainfall Event (Franklin District only)	
Slippage (Franklin District only)	
Subsidence (Franklin District only)	
Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)	
Uncertified Fill (Auckland City and Papakura District only)	
Organic Soil (Auckland City and Papakura District only)	
Filled / Weak Ground (Auckland City and Papakura District only)	
Refuse Tips Site / Weak Area (Auckland City and Papakura District only)	
Unstable / Suspected Ground (Auckland City and Papakura District only)	
Allochthon Waitemata (Rodney District only)	
Motatau Complex (Rodney District only)	
Puriri Mudstone (Rodney District only)	
Mahurangi Limestone (Rodney District only)	
Mangakahia Complex (Rodney District only)	
Hukerenui Mudstone (Rodney District only)	
Whangai Formation (Rodney District only)	
Tangihua Complex (Rodney District only)	
within 150m of Northland Allochthon (Rodney District only)	

Hazards

Soil Warning Area continued	
Soil D (Rodney District only)	
within 150m of Soil D (Rodney District only)	
Soil C (Rodney District only)	
within 150m of Soil C (Rodney District only)	
Soil B (Rodney District only)	
within 150m of Soil B (Rodney District only)	
Soil A (Rodney District only)	
Gas Main Pipeline	
Petroleum Pipeline	
Closed Landfill (Auckland Council owned)	
Closed Landfill (Privately owned)	
Air Discharge (Franklin District only)	
No Soakage (Franklin District only)	
Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)	
Indicative Steel Mill Water Line 20m Buffer (Franklin District only)	

Natural Hazards

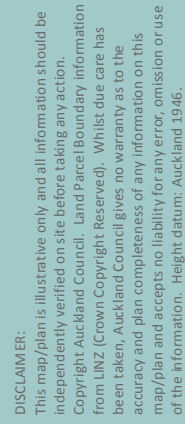
Overland Flow Path	
2000m ² to 4000m ²	
4000m ² to 3ha	
3ha and above	
Flood Plains	
Flood Prone Areas	
Flood Sensitive Areas	
Coastal Inundation	
Sea Spray	
Volcanic Cones	

Other

Cultural Heritage Index

	Archaeological Site
	Hayward and Diamond
	Historic Botanical Site
	Historic Structure
	Maori Heritage Area
	Maritime Site
	Reported Historic Site

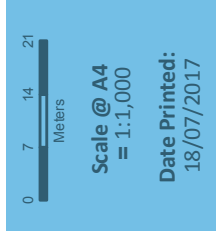
The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

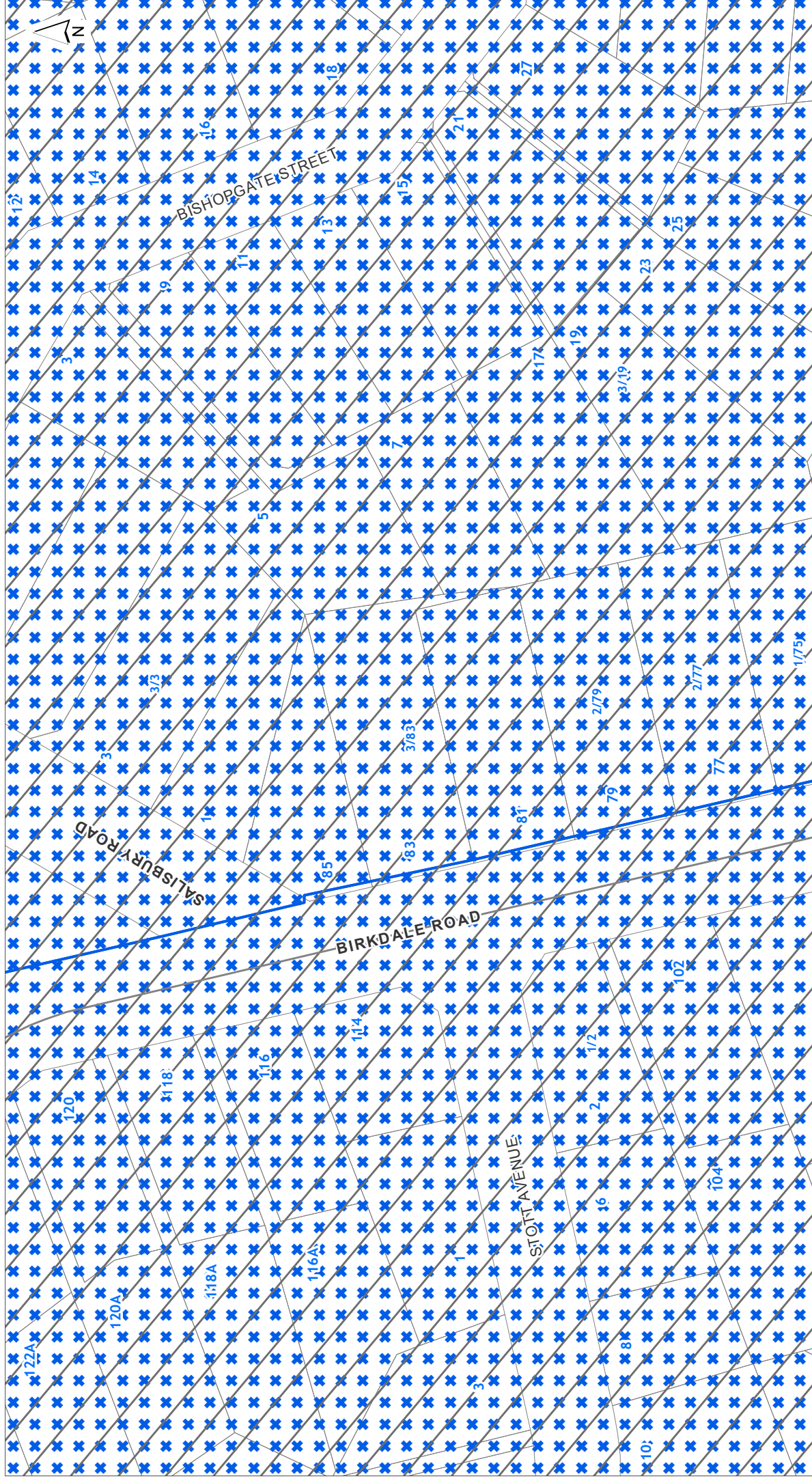


4/83 Birkdale Road Birkdale 0626

Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1







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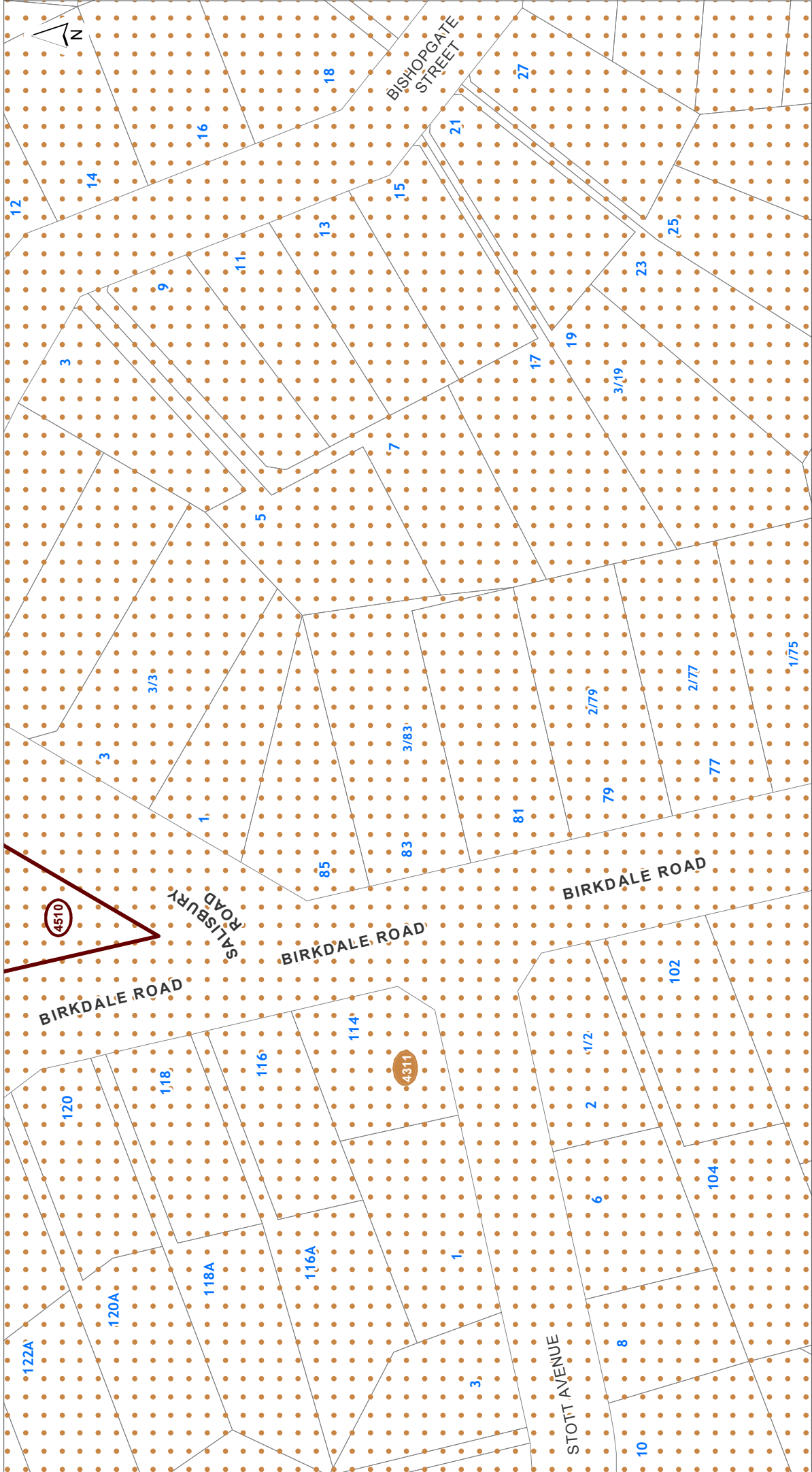
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Controls

4/ 83 Birkdale Road Birkdale 0626

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Designations

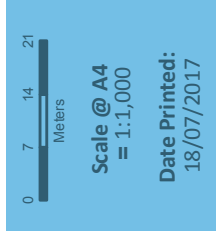
4/ 83 Birkdale Road Birkdale 0626

Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1

0 7 14 21
Meters

Scale @ A4
= 1:1,000

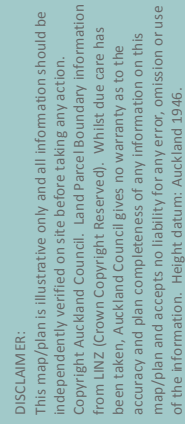
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Mana Whenua**4/ 83 Birkdale Road Birkdale 0626****Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1****Scale @ A4
= 1:1,000****Date Printed:
18/07/2017**



Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1

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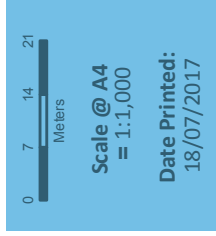


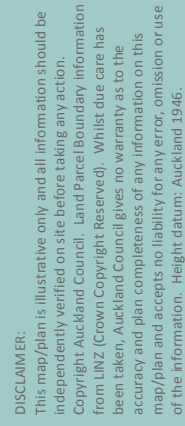
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Natural Resources
4/ 83 Birkdale Road Birkdale 0626
Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1

0 7 14 21
Meters
Scale @ A4
= 1:1,000
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18/07/2017









4/83 Birkdale Road Birkdale 0626



Date Printed:
18/07/2017

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

Appeals

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

Plan Modifications

-  Notice of Requirements
-  Plan Changes

ZONES

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone



ZONES

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone
- Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

Tagging of Provisions:

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




DESIGNATIONS

-  Designations
-  Airspace Restriction Designations

OVERLAYS

- Natural Resources**
- Terrestrial [rp/dp]
 - Marine 1 [rcp]
 - Marine 2 [rcp]
 - Natural
 - Urban
 - Water Supply Management Areas Overlay [rp]
 - Natural Stream Management Areas Overlay [rp]
 - High-Use Stream Management Areas Overlay [rp]
 - High-Use Aquifer Management Areas Overlay [rp]
 - Quality-Sensitive Aquifer Management Areas Overlay [rp]
 - Wetland Management Areas Overlay [rp]
- Infrastructure**
- Airport Approach Surface Overlay [rcp/dp]
 - Aircraft Noise Overlay
 - City Centre Port Noise Overlay
 - Quarry Buffer Area Overlay
 - National Grid Corridor [rcp/dp]
 - National Grid Yard [rcp/dp]
- Mana Whenua**
- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

OVERLAYS

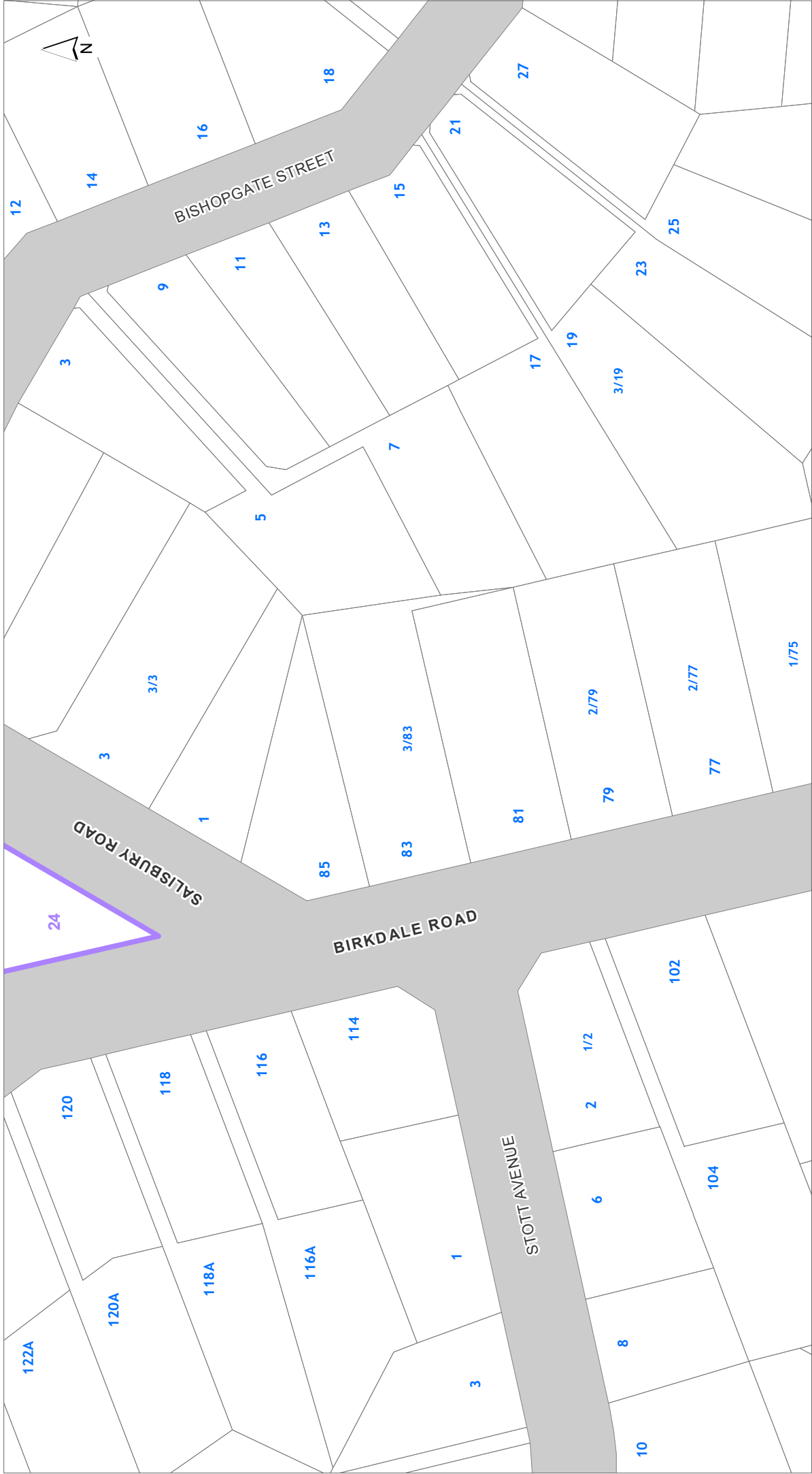
-  Precincts
-  Rural Urban Boundary
-  Notable Trees Overlay
- Natural Heritage**
- Outstanding Natural Features Overlay [rcp/dp]
 - Outstanding Natural Landscapes Overlay [rcp/dp]
 - Outstanding Natural Character Overlay [rcp/dp]
 - High Natural Character Overlay [rcp/dp]
 - Local Public Views Overlay [rcp/dp]
 - Viewshafts
 - Height Sensitive Areas
 - Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
 - Regionally Significant Volcanic Viewshafts Overlay Contours [i]
 - Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
 - Locally Significant Volcanic Viewshafts Overlay Contours [i]
 - Extent of Overlay
 - Subdivision Schedule
 - Waitakere Ranges Heritage Area Overlay
 - Modified
 - Natural
 - Ridgeline Protection Overlay
 - Historic Heritage Overlay Place [rcp/dp]
 - Historic Heritage Overlay Extent of Place [rcp/dp]
 - Special Character Areas Overlay Residential and Business
 - Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
 - Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]
 - Dilworth Terrace Houses Viewshaft Overlay
 - Dilworth Terrace Houses Viewshaft Overlay Contours
- Built Heritage & Character**

CONTROLS

- Building Frontage Control**
- Key Retail Frontage
 - General Commercial Frontage
- Vehicle Access Restriction Control**
- Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
- Business Park Zone Office Control
 - Cable Protection Areas Control [rcp]
 - Centre Fringe Office Control
 - Coastal Inundation Control [rcp/dp]
 - Height Variation Control
 - Arterial Roads

CONTROLS

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



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
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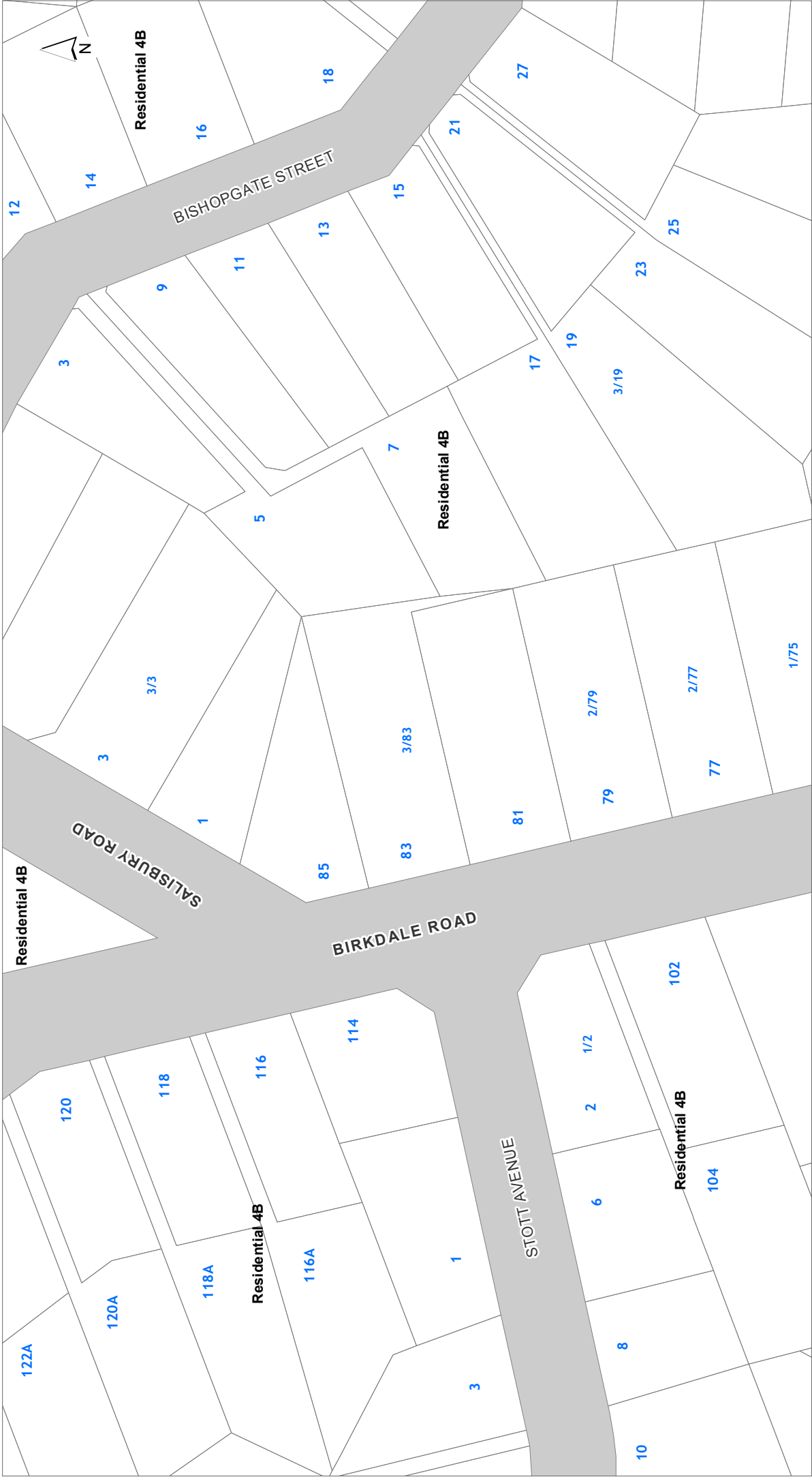
4/ 83 Birkdale Road Birkdale 0626

Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1



Scale @ A4
= 1:1,000
Date Printed:
18/07/2017





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4/ 83 Birkdale Road Birkdale 0626










Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1









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= 1:1,000
Date Printed:
18/07/2017

















Zones

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

General Overlays

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





Natural Features

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

















Long Bay

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

Heritage

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

Structure Plan Zones

-  A(A) - Area A : Environmental Protection (Albany)
-  A(G) - Area A : Environmental Protection (Greenhithe)
-  B(A) - Area B : Environmental Protection (Albany)
-  B(G) - Area B : Environmental Protection (Greenhithe)
-  C - Area C : Standard Residential (Albany & Greenhithe)
-  D - Area D : Standard Residential (Albany & Greenhithe)
-  MX - Area MX : Mixed Use Overlay Area (Albany & Greenhithe)
-  LB1A - Long Bay 1A (Large Lot Residential 2500m2)
-  LB1B - Long Bay 1B (Rural Residential 5000m2)
-  LB1C - Long Bay 1C (Piripiri Point Rural)
-  LB2 - Long Bay 2 (Suburban Neighbourhood)
-  LB3A/B - Long Bay 3A & 3B (Urban Neighbourhood)
-  LB4 - Long Bay 4 (Urban Village)
-  LB5A/B - Long Bay 5A & 5B (Village Centre)
-  LB7 - Long Bay 7 (Heritage Protection)
-  LB6 - Long Bay 6 (Stormwater Management)

Legend updated: 4/11/2016

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

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

Address

4/ 83 Birkdale Road Birkdale 0626

Legal Description

Unit D UP 81090, Aux 4 UP 81090, Aux 11 UP 81090 on Lot 1

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

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

Controls: Stormwater Management Area Control - ESKDALE - Flow 1

Controls: Stormwater Management Area Control - KAHIKA - Flow 1

Overlays

Designations

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

71/5/6/23

REPORT to TOWN PLANNING COMMITTEE :

re: CONDITIONAL USE : B.W. & C.E.R. CLAXTON,
83, BIRKDALE ROAD

Mr. Ross Sanders has made application on behalf of Mr. & Mrs. Claxton for consent to use property situated at No.83 BIRKDALE ROAD and described as all that land containing 44,4-perches more or less, being Lot 1 on Deposited Plan 39542 and being all the land comprised in Certificate of Title, Volume 1038 Folio 57, North Auckland Registry on which to build 4 self-contained household units in accordance with plans submitted with the application.

The property is zoned as Residential 'A' in Council's Operative District Scheme and also the proposed Reviewed District Scheme and the Use applied for is a Predominant Use under the Operative District Scheme but a Conditional Use under the Proposed Reviewed District Scheme.

Council's Ordinances allow 4 household units accommodating not more than 14 persons being erected on a Lot of this size and the proposed building will accommodate 12 persons.

The proposal has been advertised and copies of the public notice and application have been sent to persons nominated by Council and 2 Objections have been received.

Mr. Lewis has since formally withdrawn his objection after receiving satisfactory agreement with the applicant.

The land is a front Lot in BIRKDALE ROAD near the SALISBURY ROAD intersection having a frontage of 66 ft. to BIRKDALE ROAD. The applicant is providing for a front yard of 23 ft. with a side yard of 15 ft. on the southern side and 23 ft. to the north. The minimum rear yard would be approximately 49 ft.

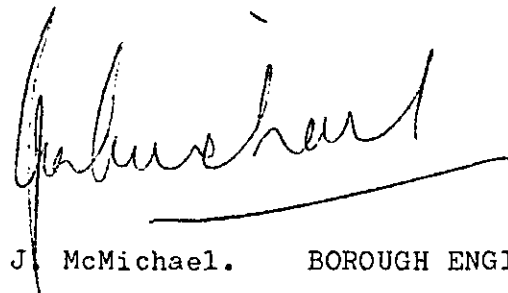
Provision is made for Off-street parking of 4 vehicles in car-ports forming part of the building.

The only outstanding Objection relates to the exterior claddings of the building and the provision of a live fence along the southern boundary.

It is considered that the expanse of Coverline sheathing would tend to give an oppressive appearance to the building and it is recommended that some relief be given by the provision of decorative panels.

Although a live hedge is deemed a sufficient fence under the Fencing Act it takes some time to become established and maintenance does become a problem unless there is co-operation between the two adjoining owners. It is considered that some screens such as a 6ft. high fence should be provided along the southern boundary opposite the clothes lines and parking area.

Although the site is suitable for this type of development it is considered that the large roof area will create problems of stormwater disposal during periods of heavy rain and as the provision of soak holes is not satisfactory in this country, it is recommended that any approval should be conditional on the owners making provision for stormwater disposal to an outfall approved by me. Also, approval should be conditional on the section being maintained in lawns, and gardens to present an attractive appearance.



J. McMichael. BOROUGH ENGINEER.

27/1/71

71/5/6/45

JBC:SJT

xxxxxxxxxx 206 Hinemoa
Street,

REGISTERED

26th September, 1974

Mr. & Mrs. I.U. Brien,
59 Parr Terrace,
AUCKLAND.9.

Dear Mr. and Mrs. Brien,

CONDITIONAL USE APPLICATION - 83 BIRKDALE ROAD

In August of 1972 the Council approved an application made by Mr. C.E. Crowe to construct a block of four household units on the abovementioned site (Lot 1 D.P. 39542). This consent was subject to certain conditions.

A recent inspection of the site showed that one of these conditions had not been fulfilled. Condition 6. stated that off street parking be provided for not less than six vehicles.

Four car ports are presently provided on this site for off street parking. It is suggested that you rectify this situation by constructing space for two motor vehicles on the site and complying with Council's Town Planning requirements.

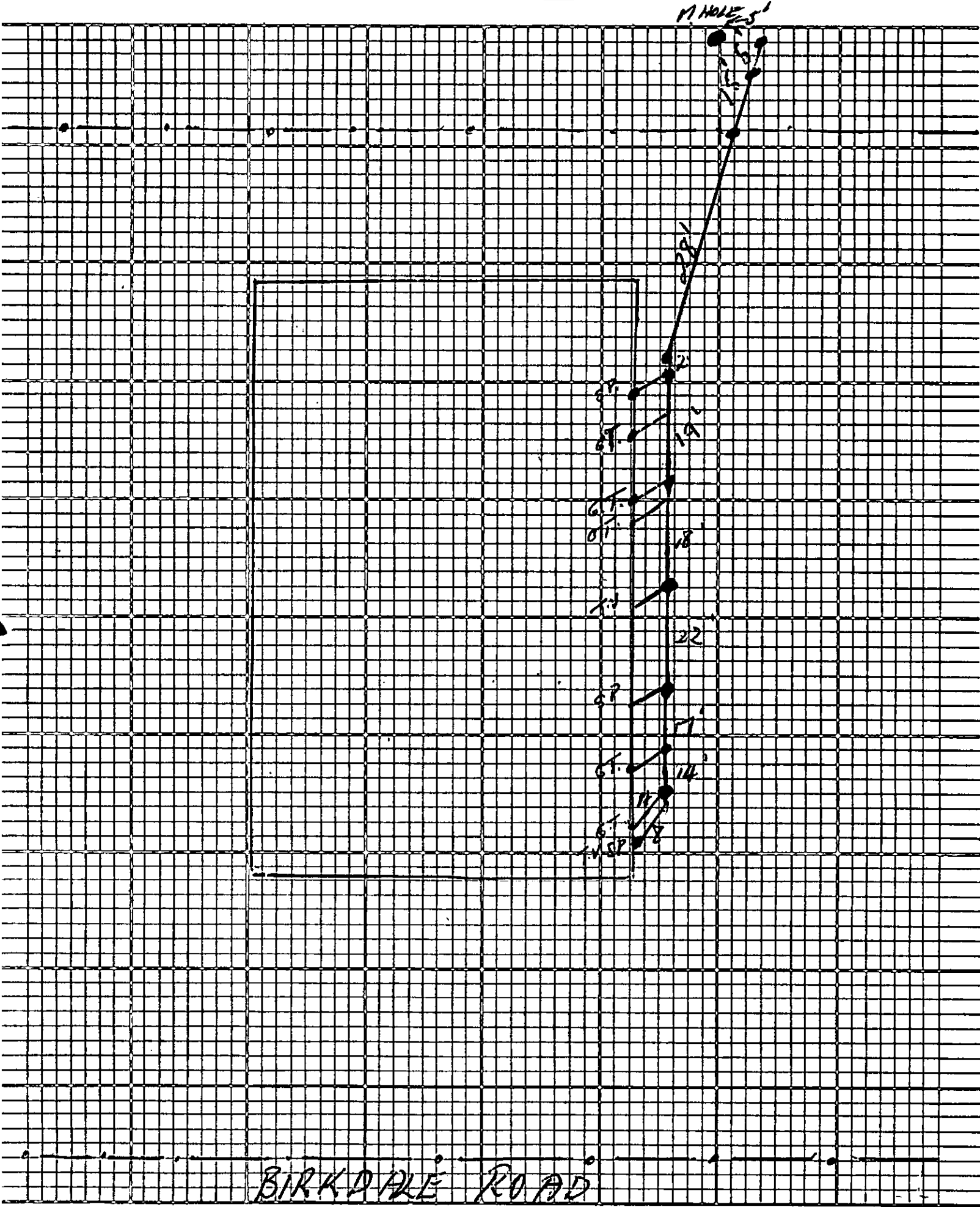
The Town Planning Officer, Mr. Childs, will be pleased to assist you in this matter.

If this condition is not fulfilled within two months the Council will be obliged to initiate prosecution proceedings against you.

Yours faithfully,

(J. McMichael)
BOROUGH ENGINEER

NOTE—For drainage work a scale plan in ink showing street line, section, boundaries, buildings in outline, lines of drains, inspection pipes, etc., must be supplied



Scale: 1/8 inch = 1 foot
2 feet