

Information Services

10 Jan 2017

Leonard McKeown

Fax – Corporate Information: 262 8911

By email

len.webrealty@gmail.com

0000

In your reply please quote:

LIM: 136036

PRN: H124016

EMAIL: lims@aucklandcouncil.govt.nz

LAND INFORMATION MEMORANDUM

For the attention of:

Property at: 1/75 Aviemore Dr
Highland Park

Client Name: N/A

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Manukau City Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. The records may not show illegal or unauthorised building works on the property.

The Council has not undertaken an inspection of the land or any building on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult Council if you have any questions.

There are no known requisitions or restrictions on this property except those listed in this report. Council, however, reserves the right to serve requisitions whenever found necessary.

Council will, upon request, provide additional information and inspections on the above property. There will generally be an additional fee payable, based on the amount of time required to provide the requested information.



LAND INFORMATION MEMORANDUM

Issued pursuant to Section 44A

Local Government Official Information and Meetings Act 1987

Date Issued: 10 Jan 2017

LIM No. 136036

Holding Number:H124016

Owner: MCKEOWN JANICE ELAINE
MCKEOWN LEONARD JOHN
MCKEOWN MARY RAE
MCKEOWN PATRICK JOHN AUGUSTINE
MCKEOWN TREVOR RAY

Property Address: 1 75 AVIEMORE DRV HIGHLAND PARK

Legal Description: FLAT 1 DP 129468

Area: 0 Sq Metres

Planning Map: 36A

SECTION 1: MANDATORY INFORMATION

s44A(2)(a) Information Identifying Each (If Any) Special Feature or Characteristic of the Land

Register	LIR Number	Comments
A.45	LIR_00003387	CONCRETE MASONRY TO BE REINFORCED AS A MINIMUM TO NZS 4299:1985 WITH VERTICAL STEEL 12MM DIAMETER AT 800MM SPACING
C.805	LIR_00029230	SITES MAY BE SUBJECT TO SURFACE WATER OVERLAND FLOWPATH IN HEAVY RAINFALL EVENTS. PRIOR TO ANY CONSENT TO SUBDIVISION OR BUILDING THE COUNCIL MAY REQUIRE ANY OR ALL OF THE FOLLOWING. 1) DETAILED FLOOD ASSESSMENT BY A REGISTERED ENGINEER. 2) SPECIFIC FLOOR LEVEL DESIGN. 3) THE CREATION OF AN OVERLAND FLOWPATH EASEMENT IN FAVOUR OF THE COUNCIL. 4) THE ISSUE OF A SECTION 36 (2) CERTIFICATE IN TERMS OF THE BUILDING ACT. 5) SPECIFIC DESIGN OF ANY PROPOSED SITE WORKS. THE ABOVE MEASURES MAY PRECLUDE THE PLACEMENT OF ADDITIONAL BUILDINGS ON THE SITE OR THE CONSENT TO A SUBDIVISION OF THE LAND.

For further information please contact a Resource Management Engineer or Resource Management Planner at the Auckland Council's Manukau Customer Centre on (09) 262-5104.

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.

s44A(2)(ba) Information Notified to Council by a Drinking Water Supplier Under Section 69ZH of the Health Act 1956

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 on (09) 442 2222 for services provided to this property.

Prospective purchasers should be aware that there may be 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.

s44A(2)(c) Information Relating to any Rates Owing In Relation to the Land

Auckland Council calculates rates based on the capital value of the land, as determined by an independent valuation company.

Rates Assessment No.:	60735973
Valuation Number:	3547041100A
Date of Valuation:	1st July 2014
Land Value:	\$300,000.00
Improvement Value:	\$380,000.00
Capital Value:	\$680,000.00
Rates levied for the year: 2016/2017	\$2,463.95
Total Rates to Clear for Current Year (including any arrears):	\$1,233.95

For further information, please contact Auckland Council's Manukau **Rates team** on **(09) 301 0101**.

These values are an assessment of the value of the property as at 1 July 2014 based on sales. The values will be used for rating purposes from 1 July 2016. It is not a current market valuation.

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: 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.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions Affecting the Land or any Buildings on the Land

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.

Please contact Auckland Council on (09) 301 0101 for further information.

Resource Consents

There are no Resource Consents recorded.

Building Consents

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.

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.

Permit/ Consent Number	Date Issued	Work Description	Details	Area	LIM status	Note(s)
G19053	21/12/1988	Home Units	TWO UNITS	170 m2	Building Permit	1

Full copies of Building Consent documents are not attached. Attachments are listed on the last page of this LIM. If you would like a copy of any building consent or any further information, please contact the Auckland Council's Manukau Customer Centre on (09) 301 0101. An extra charge will apply.

Definitions:	CCC	Code Compliance Certificate. These were not required for permits issued under building bylaws prior to the Building Act.
	COA	Certificate of Acceptance

Note #	Details
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificate (CCC) was not required. 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.

Compliance Schedules/Building Warrants of Fitness

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOFF) and a Compliance Schedule in accordance with the Building Act 2004. Where a building does require a BWOFF, specific safety systems and features of the building are required to be maintained to a specified standard.

A change of use of a building may mean that BWOFF and Compliance Schedule requirements may change. A building consent will usually be required.

For further information, please contact the Auckland Council's Manukau **BWOFF team** on **(09) 301 0101**

There are no Building Warrants of Fitness or Compliance Schedules recorded in regard to this land.

Building Warrant of Fitness – Notices to Fix

There are no Building Warrant of Fitness Notices to fix recorded in regard to this land.

Vehicle Crossings

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. Also see the Manukau City Council Consolidated Bylaw which sets out the standard required.

For further information, please contact Auckland Council's Manukau **District Plan Enforcement and Street Damage & Vehicle Crossing Inspections team** on **(09) 301 0101**

No vehicle crossing permits are recorded.

Swimming Pool and Spa Pool Fencing

Swimming pools and spa pools must be fenced as required by the Fencing of Swimming Pools Act 1987. Owners/ Purchasers are advised that a re-inspection of the swimming pools fencing should be undertaken every 3 years to ensure its ongoing compliance with the Fencing of Swimming Pools Act 1987.

The Council has no record of a swimming pool or spa pool being located on this property. If you think this is incorrect, please contact the Auckland Council's Pool Fencing team on (09) 353 9420.

WARNING

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

Licences/Environmental Health Issues

For licence expiry date please contact the Auckland Council's Manukau **Environmental Health team** on **(09) 301 0101**.

Any Other Notices, Issues or Actions Required

There are no other Notices, Issues or Actions recorded against this land.

s44A(2)(e)Information Concerning any Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

There is no information concerning any Certification Issued by a Building Certifier available. For further information, please phone the Auckland Council's Manukau **Building team** on **(09) 301 0101**.

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

There is no information that has been notified to Council under Section 124 of the Weathertight Homes Resolution Services Act 2006.

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.

MAIN RESIDENTIAL

Attached is a **copy of an aerial photo** and the **relevant District Plan Map** relating to the land.

The Auckland Council District Plan (Manukau Section) and any proposed changes to it are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz.

Please note that the Proposed Auckland Unitary Plan (Decisions Version) 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 16 September 2016 some parts of the Decisions Version will be beyond challenge and become operative. Where that is the case, those parts of the Decisions Version will replace the corresponding parts of existing (legacy) regional and district plans.

If certain parts of the Decisions Version are subject to challenge by appeals, they will not become operative, in which case both the Decisions Version and the existing (legacy) regional and district plans will need to be considered.

The relevant planning maps from the Decisions Version and existing (legacy) district plans are attached.

The Decisions Version 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>

Copies of the appeals to the Decisions Version can be viewed online at:

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

Unitary plan documentation on last attachment.

For further information, please contact a **Resource Management Planner** at the Auckland Council's Manukau **Customer Centre** on **(09) 301 0101**.

Special Housing Area (SHA)

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

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

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

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

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 a Network Utility Operator Pursuant to the Building Act 1991 or the Building Act 2004

The items listed below **only apply** if they are identified on the attached underground service or district plan maps.

- 1) Height restrictions apply where overhead power lines cross the site. For further information, please contact the Transmission Lines Manager, Transpower, Auckland on (09) 589-2371.
- 2) ARC underground lines: For works within 10 metres of Watercare Services Utilities approval is required. Phone (09) 634-7840.
- 3) The property is affected by one or more high-pressure Gas, Oil or LPG pipelines. The pipelines locations are shown on the attached underground service maps. Any work within 6 metres of the pipelines creates a risk of damage and leaks and must first be approved. Approvals are given by the following providers:
 - Oil and Gas pipelines - NGC New Zealand Limited. Phone (0800) 734-567.
 - LPG pipelines - Liquigas Limited. Phone (09) 277-7042.

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).

SECTION 2: OTHER INFORMATION RELEVANT TO THE LAND

(1) Rubbish and recycling details:

WASTE THURSDAY, RECYCLE WEEK 1

For further information please phone **Auckland Council's Manukau Call Centre** on **(09) 301-0101** or refer to our website at www.aucklandcouncil.govt.nz.

(2) Tree protection:

Tree protection restrictions may apply to this site on all native and some exotic trees.

(3) Notified applications for resource consents that may be relevant to the land

This property is not a Notified property on any known Resource Consents.

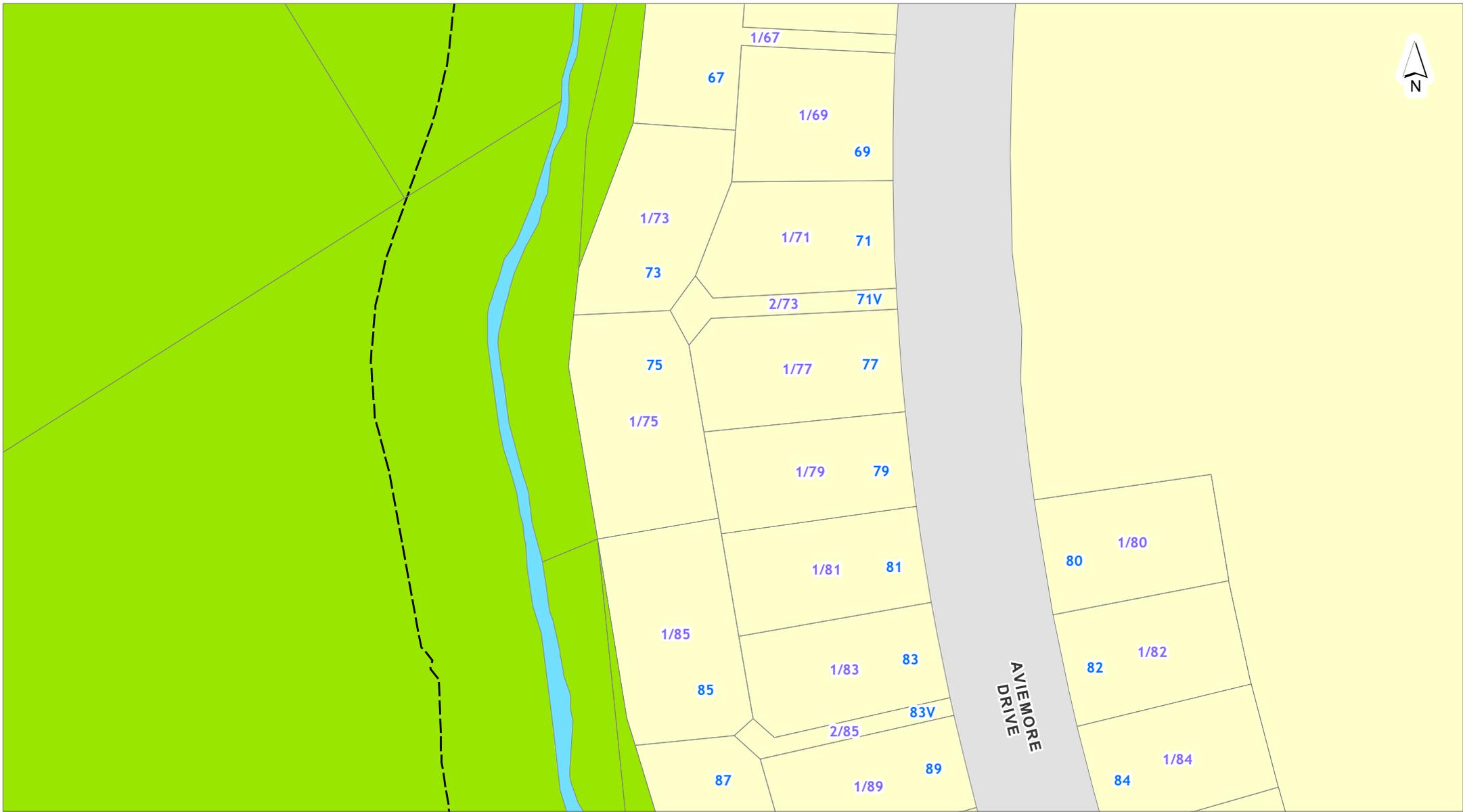
ATTACHMENTS

- Location Map
- Map Key
- Overland Flowpath/Flood area Map
- Map Key

- Private Drainage Plan

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 the Council to search for this type of information, please call (09)301 0101.

Historic Heritage - The Council holds information on historic heritage places, including archaeological sites, on the Cultural Heritage Inventory (CHI) database. These places may or may not be identified in district or regional plans and may be protected under the Historic Places Act. If you would like the Council to search for this type of information, please call (09)301 0101.



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1/75 Aviemore Drive Highland Park Auckland 2010
FLAT 1 DP 129468
CT-75D/860

0 6.5 13 19.5
 Meters
Scale @ A4 = 1:1,000
Date Printed: 10/01/2017



Zones

	Business 1		Clevedon Community		Primary Road
	Business 2		Clevedon Residential 1		Secondary Road
	Business 3		Clevedon Residential 2		Public Open Space 1
	Business 4		Clevedon Rural		Public Open Space 2
	Business 5		Flat Bush Residential 1		Public Open Space 3
	Business 6		Flat Bush Residential 2		Public Open Space 4
	Business Ihumatao		Flat Bush Residential 3		Public Open Space 5
	Business Kirkbride		Flat Bush Residential 4		Public Open Space 6
	Business Oruarangi		Flat Bush Countryside Transition		Public Open Space 6 Overlay Area
	Rail		Flat Bush Countryside Transition - Gracechurch Heights		Mangere-Puhinui Rural
	Flat Bush Neighbourhood Centre		Whitford Business		Mangere-Puhinui Heritage
	Flat Bush Town Centre		Whitford Residential		Rural 1
	Integrated Intensive Housing		Whitford Rural A		Rural 1 (Special)
	Main Residential		Whitford Rural B		Rural 2
	Residential Settlement Serviced		Whitford Rural B		Rural 3
	Residential Settlement Unserviced		Whitford Saleyard Residential		Rural 4
	Residential Heritage 1		Animal Village		Mooring Management Area
	Residential Heritage 2		Community Health Facility		Pine Harbour Marina
	Residential Heritage 3		Community Health Support		Wairoa Maritime Village Recreation
	Residential Heritage 4		Hospital		Wairoa Maritime Village Residential
	Residential Heritage 6		Designation Area		Boat Harbour
	Residential Heritage 7		Explosives		Coastal Marine Area
	Residential Heritage 8		Quarry		Stormwater Management Area
	Beachlands Residential		Future Development Stage 1		Stormwater Management Area (Proposed Stormwater Pond)
	Beachlands Village Business Centre		Future Development Stage 2		Stream
	Clevedon Business		Education		Surface Of Rivers
			Maori Purpose		
			Papakaianga		

Overlays

	Plan Modification Area		Recreational Trail
	Conservation / Stormwater Management Policy Area		Recreational Walkway
	Stability Area		Breakwater
	Special Policy Area		Area affected by non-aeronautical ground light requirement (Designation 232)
	Wetland		Proposed Road, Service Lane or Road Widening
	Sensitive Ridge Area or Coastal Margin Area		View Shaft
	Mineral Extraction Buffer Area (Refer to Appendix 9)		Building Line Limit
	Manukau Rapid Transit Link Overlying Zone		Coastal Marine Boundary
Aircraft Noise Area (Refer appendix 2F)			Coastal Marine Boundary In Dispute
	Aircraft Noise Notification Area		Zone Boundary (unrelated to lot boundary)
	Moderate Aircraft Noise Area		Overhead Transmission Line (applies to Favona Structure Plan Area only)
	High Aircraft Noise Area		Lodged Notice of Requirement
Heritage			
	Building		
	Waahi Tapu - Urupa		
	Geological Area		
	Archaeological Site		
	Tree		

Legend updated: 8/09/2016

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



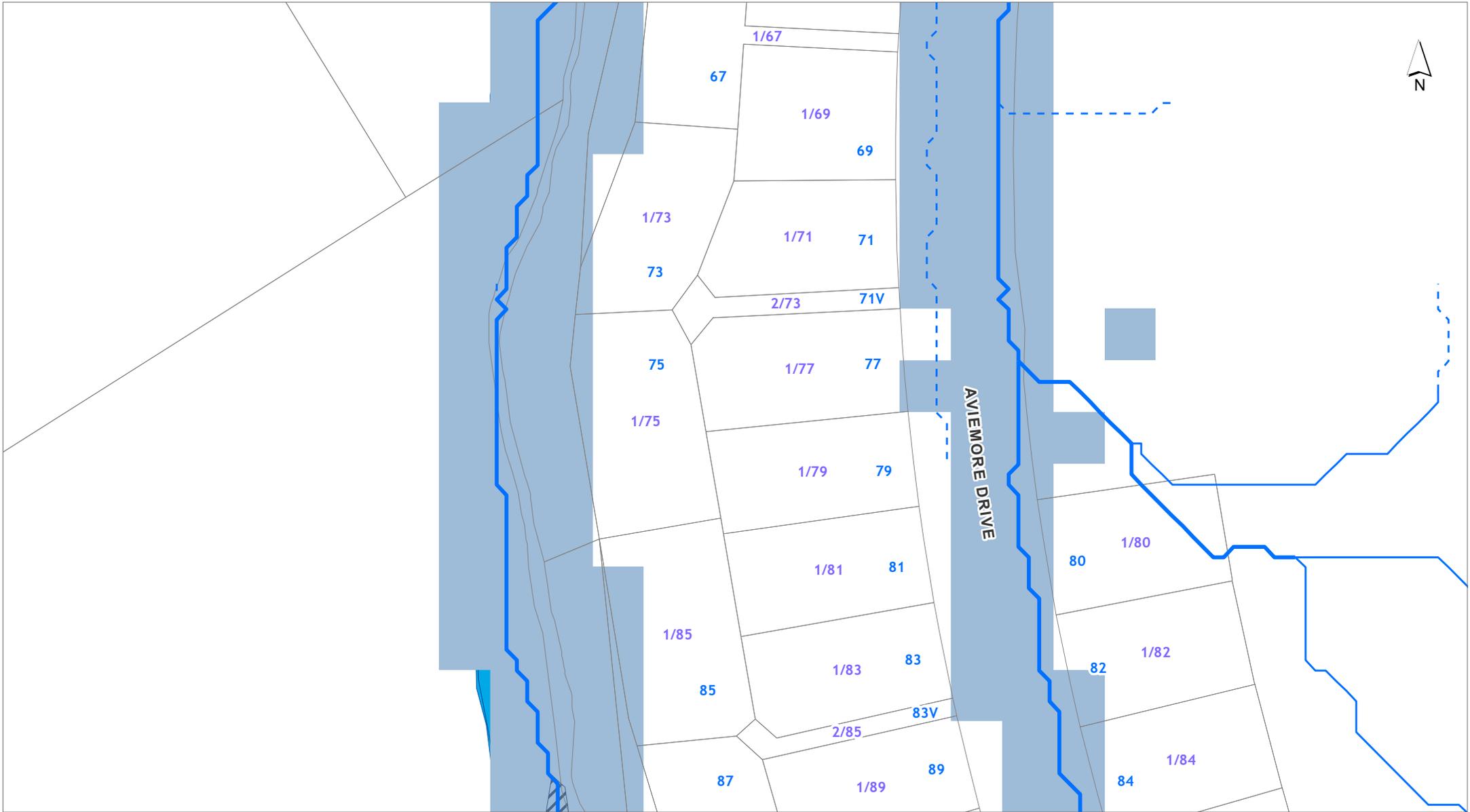


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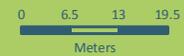
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Natural Hazards
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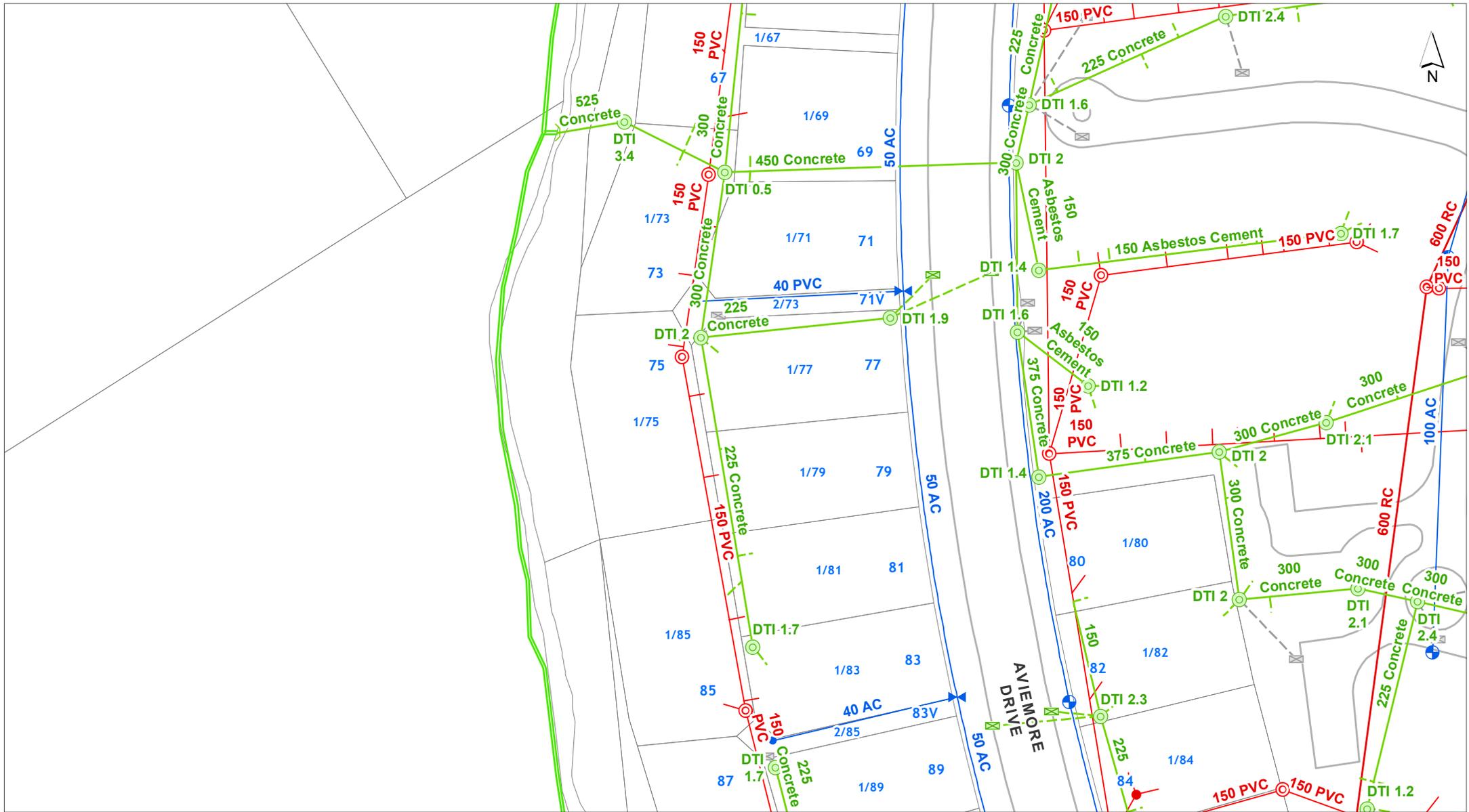
Date Printed:
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Natural Hazards

-  2000m² to 4000m²
-  4000m² to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Area
-  Sea Spray
-  Coastal Inundation

Legend updated: 31/05/2016



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Underground Services
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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) |

Legend updated: 30/11/2016



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Built Environment
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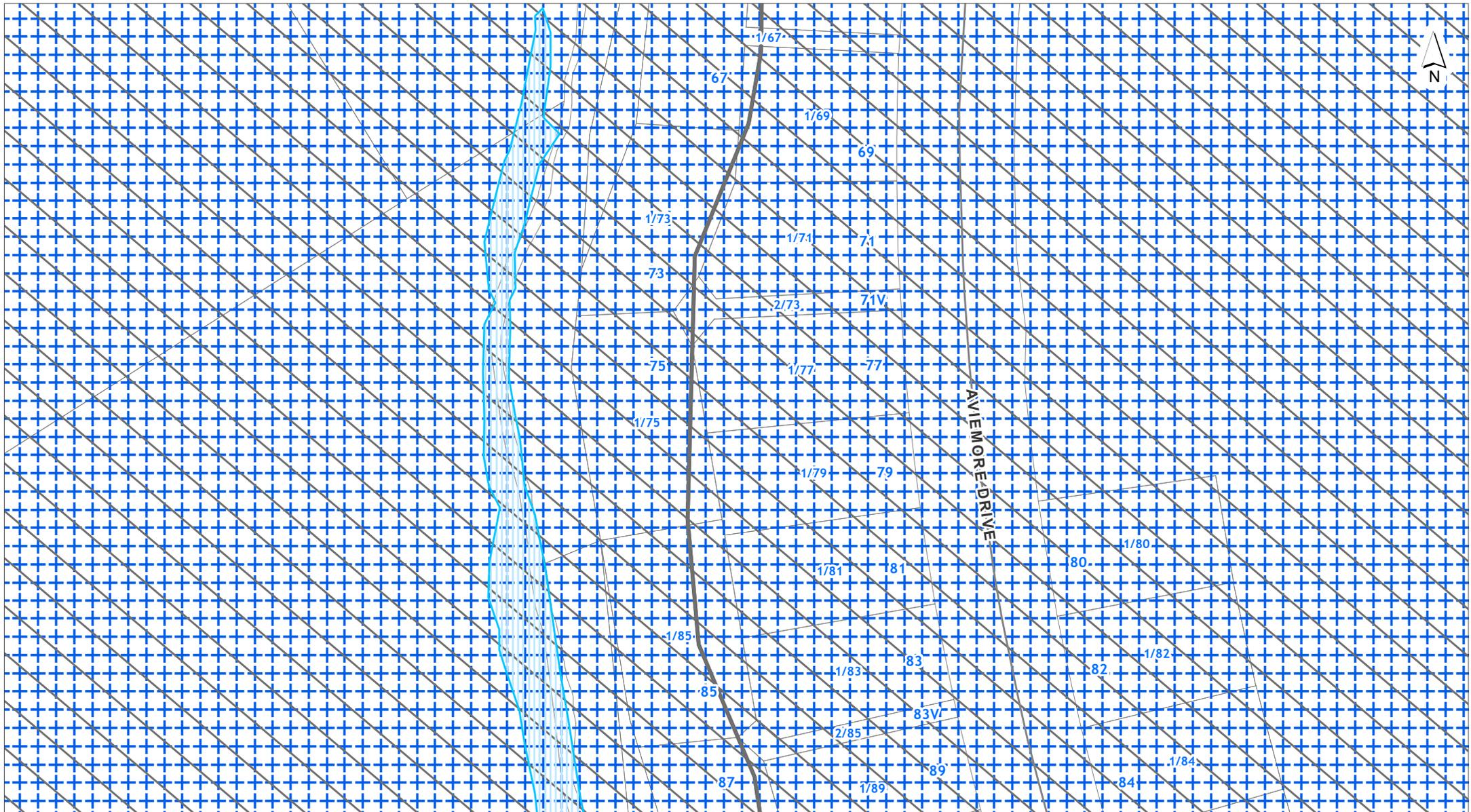


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Built Heritage and Character
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Controls
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Designations
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Mana Whenua
1/75 Aviemore Drive Highland Park Auckland 2010
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0 7 14 21
 Meters
Scale @ A4
= 1:1,000
Date Printed:
10/01/2017





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Natural Heritage
1/75 Aviemore Drive Highland Park Auckland 2010
FLAT 1 DP 129468

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 10/01/2017





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Natural Resources
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Precincts
 1/75 Aviemore Drive Highland Park Auckland 2010
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Zones and Rural Urban Boundary
1/75 Aviemore Drive Highland Park Auckland 2010
FLAT 1 DP 129468

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

Rural	Rural Production Zone
	Mixed Rural Zone
	Rural Coastal Zone
	Rural Conservation Zone
	Countryside Living Zone
	Waitakere Foothills Zone
Waitakere Ranges Zone	
Coastal	General Coastal Marine Zone [rcp]
	Marina Zone [rcp/dp]
	Mooring Zone [rcp]
	Minor Port Zone [rcp/dp]
	Ferry Terminal Zone [rcp/dp]
	Defence Zone [rcp]
	Coastal Transition Zone
New Growth	Future Urban Zone
	Green Infrastructure Corridor (Operative in some Special Housing Areas)
Special Purpose Zone	Out of Scope Zone Changes
	Strategic Transport Corridor Zone
	Water [i]
	Rural Urban Boundary (RUB)
	Indicative Coastline [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)

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

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

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

CONTROLS	
Controls	Coastal Inundation Control [rcp/dp]
	Hazardous Facilities Infrastructure
	Emergency Management Area Controls
	Level Crossings With Sightlines Control
	Macroinvertebrate Community Index [rcp/dp]
	Parking Variation Control
	Flow 1 [rp]
	Flow 2 [rp]
	Stormwater Management Area Controls
	Subdivision Variation Control
Surf Breaks [rcp]	

DESIGNATIONS	
Designations	Airspace Restriction Designations

PRECINCTS	
Precincts	

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

Address

1/75 Aviemore Drive Highland Park Auckland 2010

Legal Description

FLAT 1 DP 129468

Appeals

Modifications

Zones

Residential - Mixed Housing Urban Zone

Precinct

Controls

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

Controls: Stormwater Management Area Control - Flow 2

Overlays

Designations

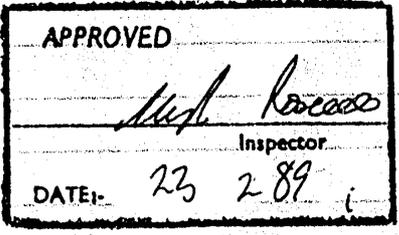
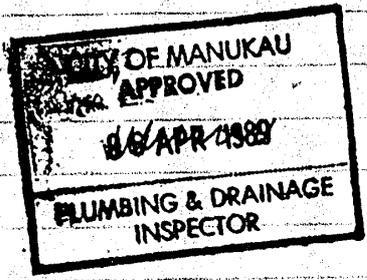
9317/75

CITY OF MANUKAU - DRAINAGE PLAN

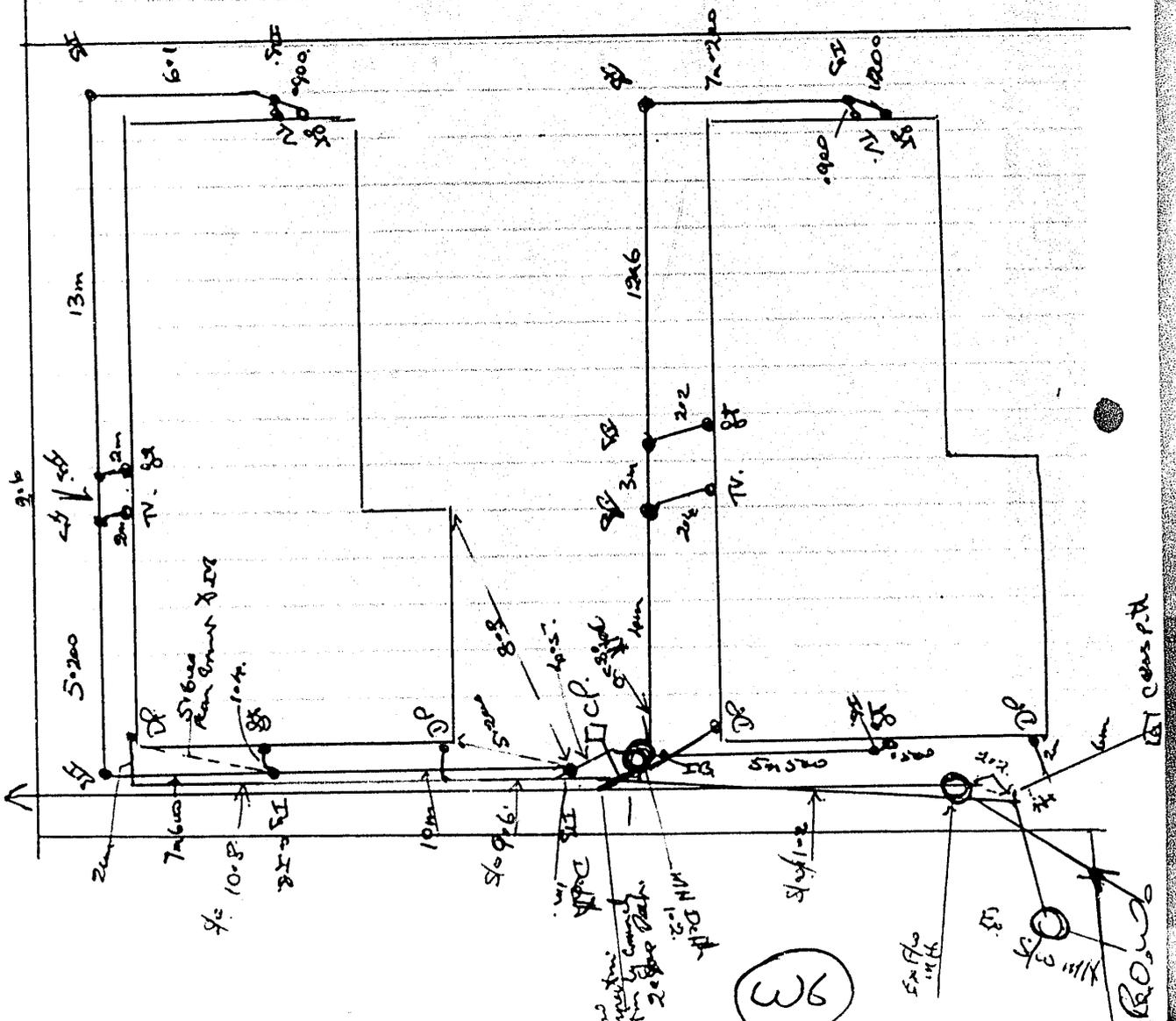
LOT: 11 DP: 117618 STREET: 75 Avenue WARD: Park
OWNER: Guy Construction DRAINLAYER: T DIX

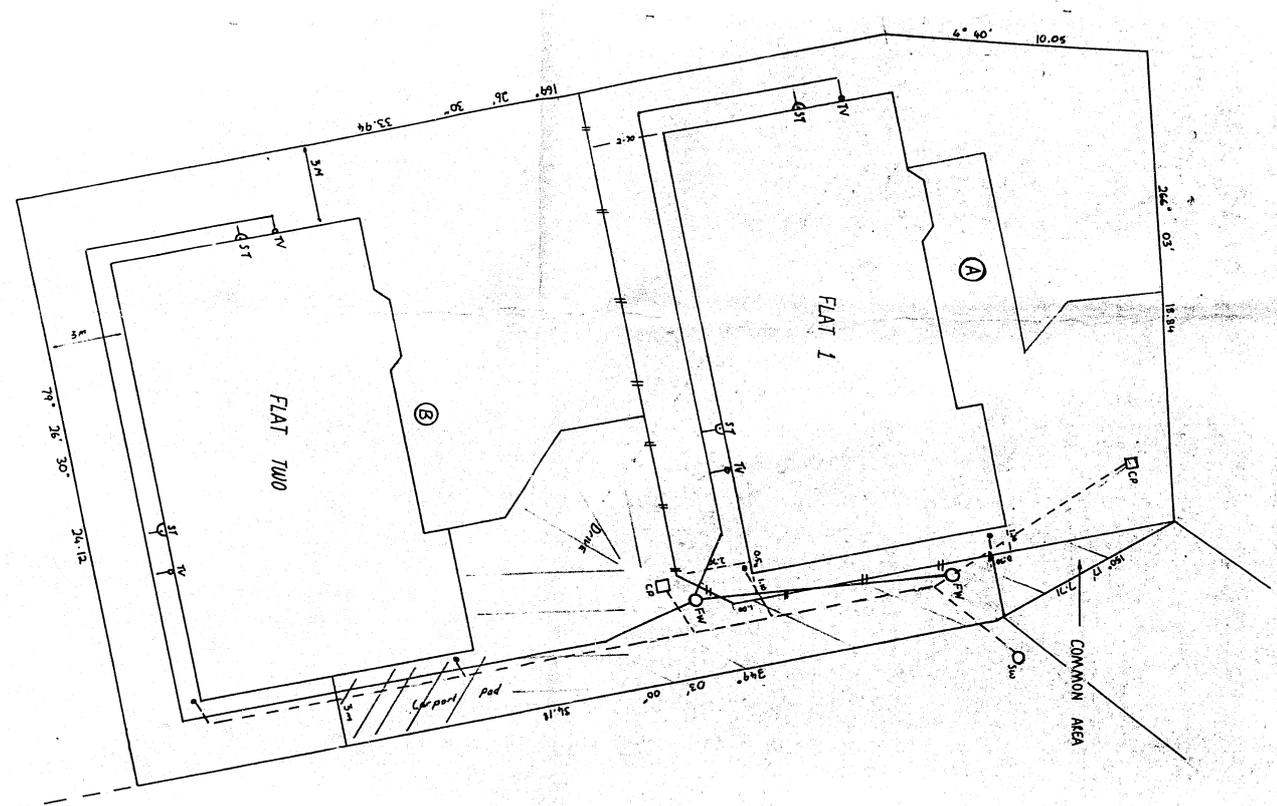
NOTE: Please provide figured measurements from a defined point of reference.

Guy Construction. ward Pakuranga
No. 75 Avenue Drive Pakuranga
lot 11. Their file: Land Title 08671



F/w Red Drains
S/w Green Drains





SITE PLAN OF LOT II DP 117618 AVEMORE DRIVE FOR
 GUY CONSTRUCTION CO LTD

9317 75