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**Barfoot & Thompson – Coatesville**

**LIM for 61 Boord Crescent, Kumeu**

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

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

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

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

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

**Barfoot & Thompson – Coatesville**

**Phone:** 09 412 5640  
**Email:** Coatesville@barfoot.co.nz

## LAND INFORMATION MEMORANDUM

**LIM Number:** 24688

**Legal Description:** Lot 1 DP 185954 (2.0239HA)

**Certificate of Title** CT-116C/314

**Street Address:** 61 Boord Crescent  
Kumeu

**Date Issued:** 13-Nov-2015

### Disclaimer

This Land Information Memorandum (LIM) has been prepared as a result of a request under Section 44A of the Local Government Official Information and Meetings Act 1987 and contains the information about the land as described in Subsection (2) of the same Act. Information relating to land other than that contained in the property described by the legal description is not included in this LIM.

The LIM is based on a search of Council's records only and therefore will contain only information known to the Council. Council records may not show illegal or unauthorised buildings or works on a property.

Where it is known that a pool exists, as defined under the Fencing of Swimming Pools Act 1987, the Council reserves the right to inspect the pool. No other buildings or structures will be inspected for the purposes of the LIM.

The applicant is solely responsible for ensuring 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. The applicant should check the Certificate of Title as it might contain obligations relating to the land.

Any maps included in this LIM are for indicative purposes only and should not be relied on for accuracy.

## 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.

## Land Rates

The Local Government Official Information and Meetings Act 1987 requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This LIM sets out the rate position at the time this LIM was issued. This figure must not be taken as a settlement figure for the payment of any outstanding rates. It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and to ensure this is paid in accordance with the requirements of the Local Government Rating Act 2002.

### Land Rates

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<i>Rate Account</i>	<b>2010195</b>	<i>Land Value</i>	<b>\$ 560,000</b>
<i>Valuation Number</i>	<b>30930-66101</b>	<i>Improvements</i>	<b>\$400,000</b>
		<i>Capital Value</i>	<b>\$960,000</b>
		<i>Total Rates for this year</i>	<b>\$ 2,497.33</b>
		<i>Balance to clear for year</i>	<b>\$ 1,873.33</b>

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

### Retrofit Your Home Programme

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The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

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](mailto:retrofit@aucklandcouncil.govt.nz) for more information.

## Public Water and Wastewater Supply

Water and wastewater services within the Auckland region are provided by Watercare Services Limited.

For properties connected to a public water and/or wastewater network please contact Watercare Services Limited (09 442 2222 or [www.watercare.co.nz](http://www.watercare.co.nz) ) to confirm whether there are any water or wastewater charges or connection loan amounts outstanding.

### Drinking Water Supplier

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

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

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

## Recorded Buildings and Structures on this Property

### Building Consents

Note: **BC Granted** means Building Consent Granted

**CCC** means Code Compliance Certificate

**No Decision** in the decision column means that the application is still being assessed by Council.

Number	Date lodged	Description	Decision	Date CCC issued
ABA-1012525	19-Jul-2012	RBW - Relocated dwelling with deck. This includes Amendment ABA 1012525/A to shift house position. This includes Amendment ABA 1012525/B to supercede original consent to relocated dwelling with deck.	BC Granted 18-Jul-2013	16-Apr-2014

Number	Date lodged	Description	Decision	Date CCC issued
ABA-1012525/A	26-Sep-2012	RBW - Amendment to Single level dwelling with Metro Euro Ped wood burning fireplace: Shift of house position	Amendment Granted 04-Oct-2012	Refer ABA1012525

Number	Date lodged	Description	Decision	Date CCC issued
ABA-1012525/B	14-Jun-2013	RBW - Amendment to Single level dwelling with Metro Euro Ped wood burning fire place: Supercede original consent to relocated dwelling with deck	Amendment Granted 18-Jul-2013	Refer ABA1012525

Number	Date lodged	Description	Decision	Date CCC issued
ABA-1013996	21-Feb-2013	Shed	BC Granted 21-Mar-2013	20-Jun-2013

Number	Date lodged	Description	Decision	Date CCC issued
ABA-1019181	23-Dec-2014	Shed	BC Granted 11-Feb-2015	11-Jun-2015

### Building Permits issued prior to the Building Act 1991

The Building Act 1991 came into force on 1 July 1992 and replaced the existing Building Permit regulations. Under the Building Permit regulations, Code Compliance Certificates were not required and there was no requirement for Council to keep or provide records of building work. Whilst council generally does hold records of Building Permits issued, often little or no information is available regarding building inspections. The absence of a recorded "final" inspection should not be regarded as a requisition against the property.

**There are no Building Permits recorded for this property.**

## **Certificate of Acceptance**

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**There is no Certificate of Acceptance recorded for this property.**

## **Notices (issued under the Building Act 2004)**

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Notices are issued under the building act in cases where building work is considered either dangerous, unsafe or outside the conditions of a building consent and remedial action is required.

**There are no Notices recorded for this property.**

## **Recorded Swimming Pools**

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Swimming pools are required to comply with the Fencing of Swimming Pools Act. It is the property owner's responsibility to ensure that any swimming pool or spa pool on the property complies at all times with the Act.

*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.*

**There are no Pools recorded for this property.**

## **Building Warrant of Fitness - Compliance Schedules**

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

**There is no Building WOF or Compliance Schedule recorded for this property.**

## **Other Consents**

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**There are no other consents recorded for this property.**

## Resource Consents & Planning

### Resource Consents

Note: **No Decision** in the decision column means that the application is still being assessed by Council  
**Town Planning applications** are applications lodged prior to the Resource Management Act

Copies of relevant consent conditions are attached as an appendix

Number	Lodged	Type	Description	Decision
LAN-27254	04-May-2000	Land Use Consent	Consent To Erect A Stabling Area 46 Metres From The Nearest Boundary	Granted 18-May-2000

### Land Zoning

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal.

The Auckland Council District Plan (Rodney Section) 2011 is available to view at all former Rodney Council offices and libraries and on Council's website [www.aucklandcouncil.govt.nz/districtregionalplans](http://www.aucklandcouncil.govt.nz/districtregionalplans)

District Plan	Zoning
Auckland Council District Plan (Rodney Section)	General Rural

**Notations: Plan 2 - HV Transmission Lines (see rules 23.8.17)**

### Structure Plans

Structure Plans provide a vision for growth for a specific area over the next 10 to 20 years and Structure Plan provisions may result in changes to the District Plan, which can affect the land use or zoning for some private properties. An overview of some of the Structure Plans is included in the Auckland Council District Plan (Rodney Section) 2011; otherwise the Structure Plan documents are available to view at all libraries in the former Rodney District or on the Council's website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz) (Click on Rodney District)

Structure Plan areas that are within Auckland Council District Plan (Rodney Section) 2011

- Silverdale South
- McKinney Road (Warkworth)
- Helensville South
- Huapai North
- Snells Beach - Algies Bay
- Wellsford

Adopted Structure Plans that are separate documents:

- Wellsford (March 2000)
- Helensville-Parakai Structure Plan 1998
- Snells Beach - Algies Bay - Sandspit (Oct 1999)
- Silverdale North (May 2004)
- Silverdale South (Oct 1999)
- Orewa West (Sept 2010)
- Whangaparaoa (Sept 1995)
- Riverhead (July 2008)
- Muriwai (Jan 2005)
- Kumeu Huapai Central Area Plan (Dec 2005)
- Warkworth (Sept 2004)
- Kumeu – Huapai, Waimauku Structure Plan (Oct 1998)
- Matakana (June 2006)
- Omaha – Point Wells (June 2006)
- Orewa East (Nov 2007)
- Waimauku (May 2009)
- Puhoi (Sept 2010)
- Kaukapakapa (Sept 2010)
- Hibiscus Coast Gateway (Sept 2010)
- Waitoki Vision
- Kawau Vision
- Wellsford Town Centre Development Plan

## Proposed Unitary Plan

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

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

## Heritage

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The Council maintains a regional database, known as the Cultural Heritage Inventory (CHI). The CHI is used by Council and the community to access information on historic heritage places, including archaeological sites (protected by the Historic Places Act 1993), historic buildings, structures or objects, historic plantings, Hayward & Diamond sites, places of significance to Māori, including wāhi tapu, and maritime sites. The Hayward and Diamond (H&D) site is a dataset of the CHI comprising of sites recorded by Hayward and Diamond in their 1975 survey of the Waitakere Ranges. Sites described as 'sensitive' are generally burial sites, and are often considered wāhi tapu by Māori, further information about these sites may be restricted.

## Archaeology

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By nature, archaeological sites are predominantly subsurface features with little surface visibility and therefore caution needs to be exercised when working within the vicinity of an archaeological site or an area of recognised archaeological potential. The Historic Places Act (HPA) 1993 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence in relation to the history of New Zealand. All archaeological sites are protected under the provisions of the HPA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the New Zealand Historic Places Trust (NZHPT) Register of historic places, historic areas, wāhi tapu and wāhi tapu areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the applicant (consent holder) to consult with the NZHPT about the requirements of the HPA and to obtain the necessary Authorities under the HPA should these become necessary as a result of any activity associated with the proposed development.

The contents of archaeological sites may also be protected under the Protected Objects Act 1975.

The location of sites in the legacy Rodney District area are shown on the map, for further information about those sites refer to the CHI database or if you would like the Council to search for this type of information and provide you with advice, please call 301-0101. The CHI website can be found at [www.chi.org.nz](http://www.chi.org.nz) or by visiting the Council webpage [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). The LIM data from the CHI, was last updated in October 2012.

## Special Housing Areas (SHA)

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Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process. Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

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



## Environmental Protection

### Abatement Notices

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Abatement notices are issued under the Resource Management Act where work undertaken is required to be halted due to non-conformance with the RMA or conditions of consent.

**There are no Abatement Notices recorded for this property.**

### RMA Breaches

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There are no RMA Breach conditions recorded against this property, however please satisfy yourself that any development of the site has been carried out in accordance with the District Plan and any relevant resource consents.

## Special Features Affecting the Land

### Land Hazard / Site Reports

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Council may hold geotechnical, site reports and reports relating to potential land hazards in addition to those hazards identified on the attached maps.

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

**Please Note:** Reports have been categorised by the subject of the investigation. It does not necessarily mean that the report identifies risk or issues relating to that subject. For example a report categorized as flooding may identify that there is no risk of flooding.

To obtain a copy of the Site Report, a Property Information Search will be required.

Report Number	Title	Date
206445	Site Investigation	14-Feb-2012

## Other Reports

### Building Condition Reports (BCR)

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Council sometimes holds copies of third party Building Condition Reports (also known as Safe & Sanitary Reports) and reports for previously known Unauthorised Work.

These reports have been written by independent (non Council) consultants. Council is not responsible for the information contained in these reports or the accuracy of them. They are held on file for reference only.

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

**To obtain a copy of a Building Condition Report a Property Search will be required.**

## Health & Licensing

### **Issued Health & Trade Waste Licences**

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**There are no Licences recorded for this property.**

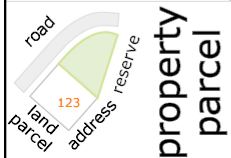
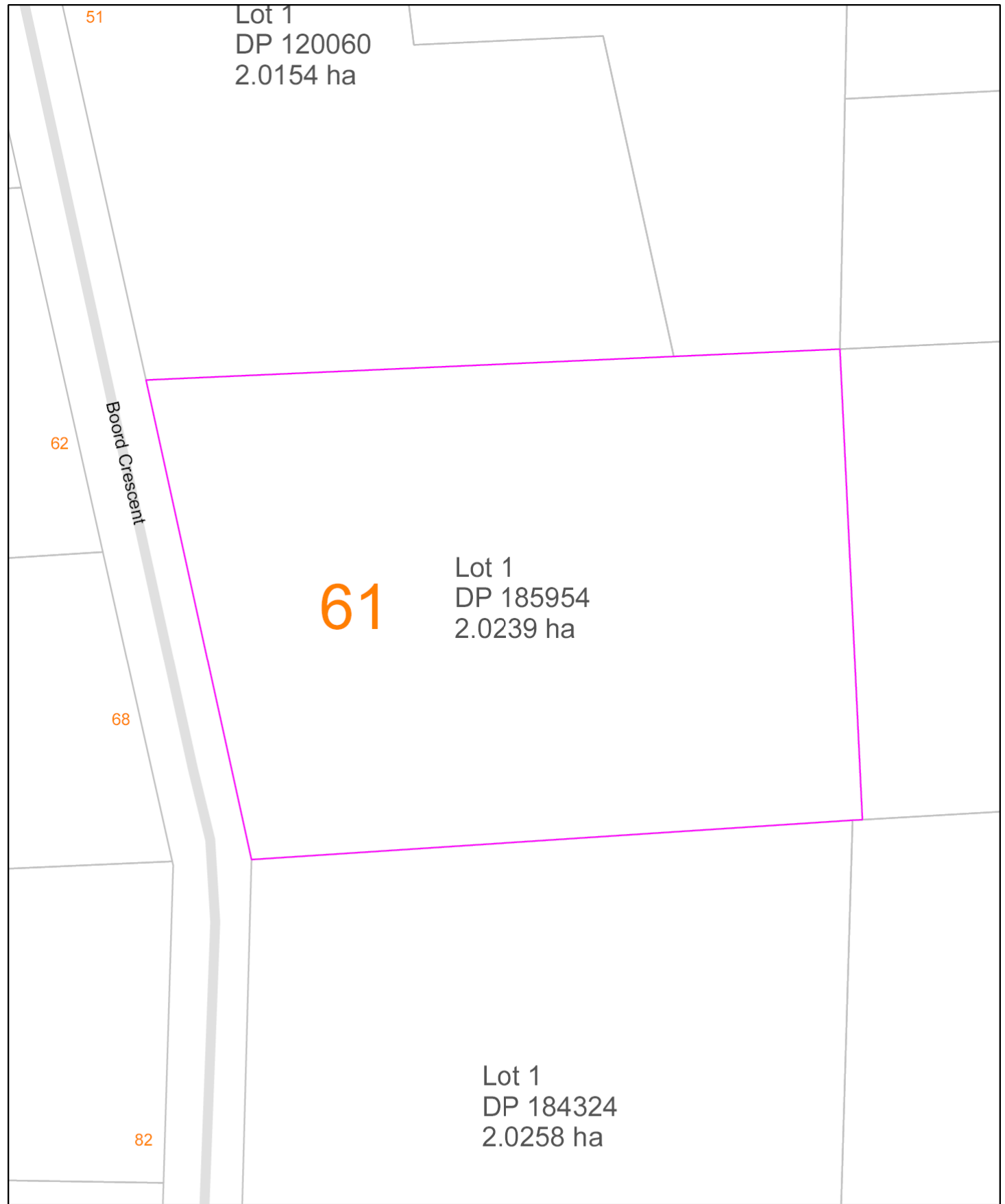
### **Health Requisitions**

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**There are no Health requisitions recorded for this property.**

## 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 301 0101.



Lot 1 DP 185954 (2.0239HA)

13 November 2015

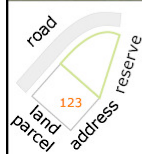
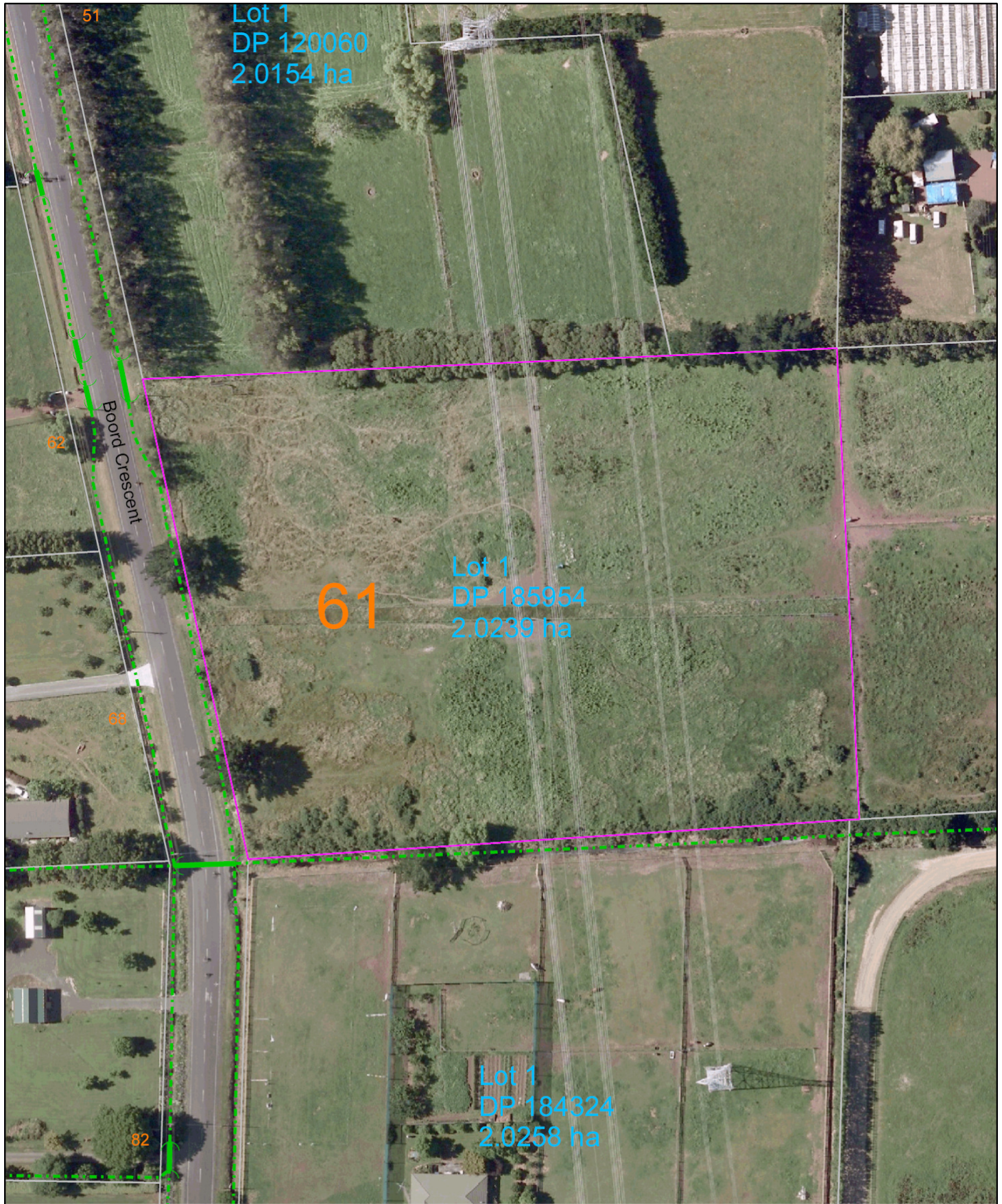
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reticulated  
services

- stormwater
- wastewater
- water

Lot 1 DP 185954 (2.0239HA)

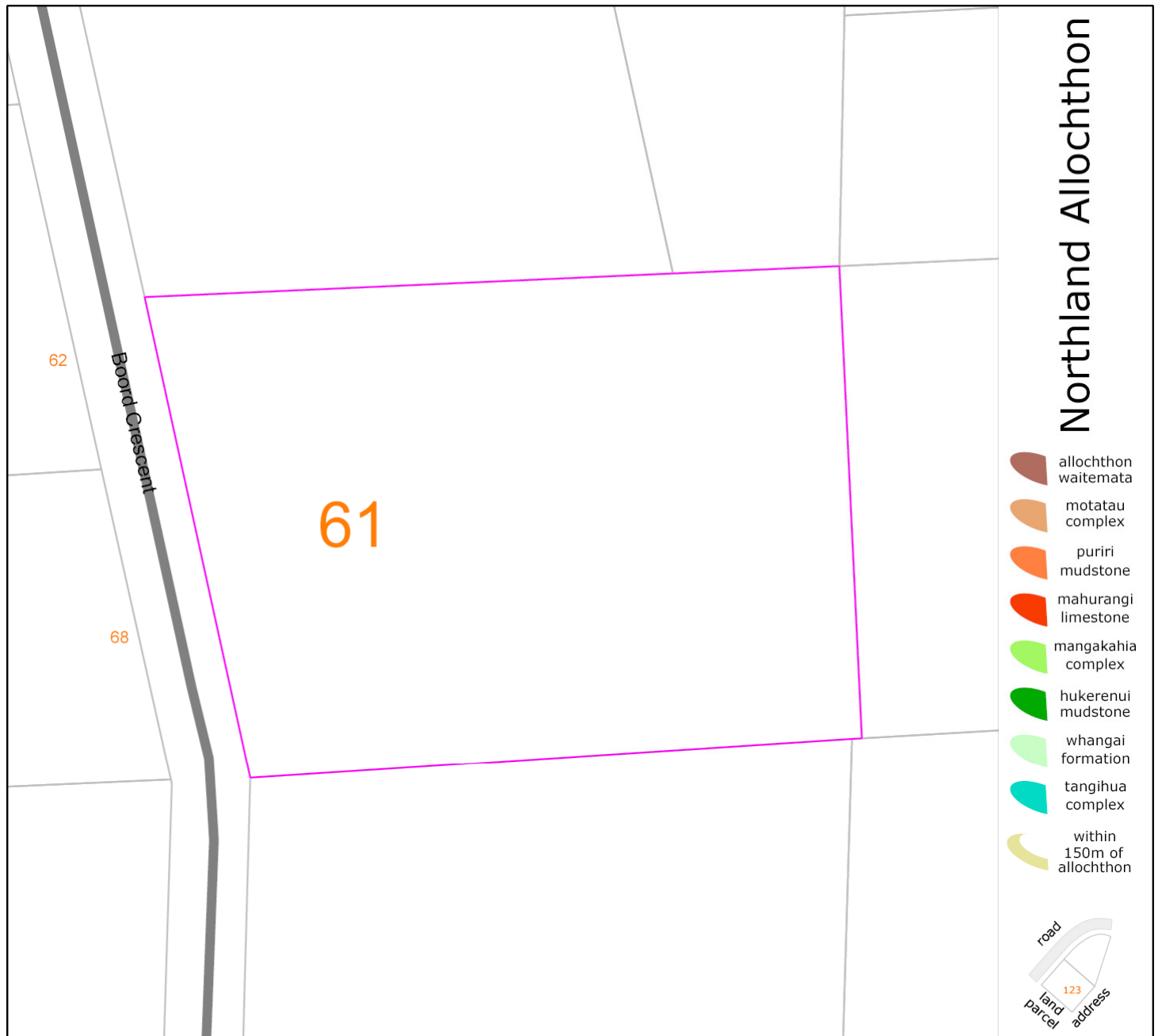
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# Northland Allochthon

-  allochthon waitemata
-  motatau complex
-  puriri mudstone
-  mahurangi limestone
-  mangakahia complex
-  hukerenui mudstone
-  whangai formation
-  tangihua complex
-  within 150m of allochthon



**Northland Allochthon** is a geological formation widely known for its potential instability on even gentle slopes.

Northland Allochthon is comprised of a number of geologic soil types: allochthon waitemata, motatau complex, puriri mudstone, mahurangi limestone, mangakahia complex, hukerenui mudstone, whangai formation, & tangihua complex

Generally any development or building proposal on Northland Allochthon will necessitate a site investigation and report to provide data for a specific foundation design by a suitably qualified and experienced geotechnical engineer. The report will need to address slope stability on and adjacent to the proposed building site and expansiveness of the soils at the site. In extreme cases, additional measures may be required to stabilise the site.

Areas of Northland Allochthon have been identified on this map based on a desktop survey by Tonkin and Taylor in 2004. A buffer ( $\pm 250\text{m}$ ) has been placed around the regions containing these soils to allow for uncertainties due to the scale of the survey data.

**NOTE:** Any site within this buffer is to be treated as Northland Allochthon unless proven otherwise through field tests by a qualified geotechnical engineer or geologist.

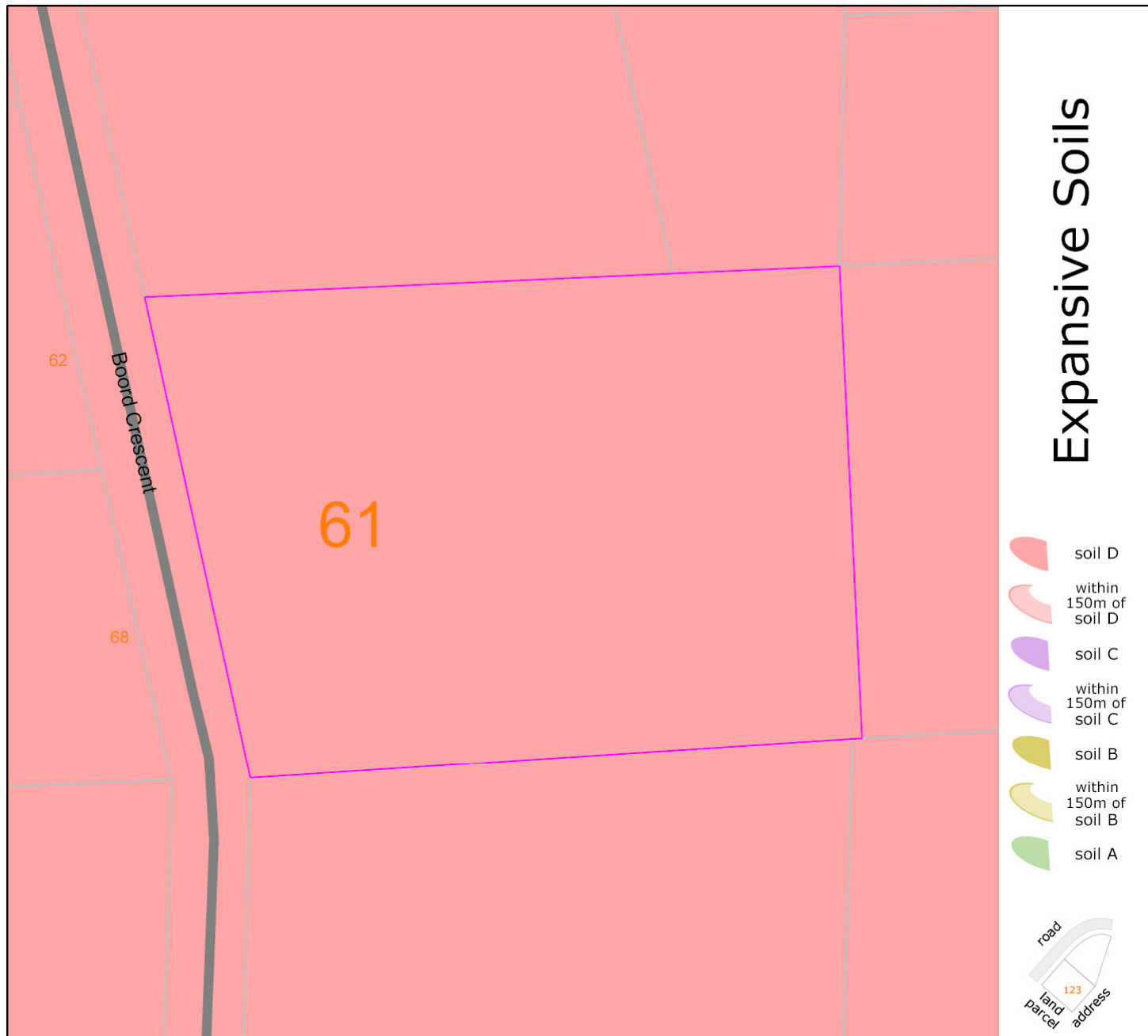
Lot 1 DP 185954 (2.0239HA)

13 November 2015

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**EXPANSIVE SOILS** are soils that shrink as they dry out and swell as they become wetter. A building on expansive soil requires a stiffer foundation than that required for non-expansive soils. Areas of Expansive soils have been identified based on a desktop survey by Riley Consultants In 2001.

Expansive soils within Rodney have been categorised into 4 **SOIL CATEGORIES** colour coded on this map, buffer zones have been included to allow for uncertainties due to the scale of the survey data. For design purposes, a site within a buffer zone is classified as the worse of the two adjoining zones, unless site testing confirms otherwise.

SOIL CATEGORY	DEGREE of EXPANSIVENESS	TYPE of DESIGN	INDICATIVE DESIGN SPECIFICATIONS
A	"good ground"	Standard foundation design for non-expansive soils	Standard NZS 3604 type foundations for "good ground" as defined in NZS 3604.
B	slightly expansive soils	Alternative Solution 1, AS1; or a geotechnical engineer can be engaged to specifically design the foundation	Standard NZS 3604 type footings founded the greater of a minimum of 600mm depth below finished ground level or 450mm depth below cleared ground level with a minimum width of 300mm
C	moderately expansive soils	Alternative Solution 2, AS2; or a geotechnical engineer can be engaged to specifically design the foundation	Standard NZS 3604 type driven timber piles to 1.5m (min) depth below cleared ground level
D	There is insufficient information to assess the expansiveness of the soils. A geotechnical engineer will be required to test and analyse the soil for design of appropriate foundation. Frequently test results indicate that the soil either falls into Category B or C		

**NOTE:** These design specifications are indicative only and do not take into account other land features such as slope, instability uncontrolled fill bearing strength, flooding etc, which may also affect foundation design.

Lot 1 DP 185954 (2.0239HA)

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# Inundation Hazard

EAST COAST AND SOUTH KAIPARA ONLY

 potentially affected by inundation  
EAST COAST AND SOUTH KAIPARA ONLY

 potentially affected by dune erosion  
OMAHA ONLY



## 1. EXTREME SEA LEVELS

Any land shaded blue on the map above, or immediately adjacent to an area shaded blue, has been identified as being potentially subject to inundation from extreme sea levels arising primarily from a combination of peak high tides and storm conditions. Please note that the shaded area is indicative only and the actual extent of any inundation will depend on the intensity of the storm, the tide range at that time and local effects that might intensify, or diminish, the predicted effects.

## 2. PROPERTIES ADJACENT TO THE SEA

Any land directly adjacent to the sea or harbours is potentially exposed to a range of hazards including inundation and erosion. In particular, those processes have the potential to affect land within approximately 50m landward of the dune toe.

## 3. OMAHA ONLY

Existing development at Omaha is presently reasonably well protected from coastal erosion and inundation both by the presence of the northern groyne field and by appropriately vegetated natural dunes.

An inundation assessment undertaken for Council in 2008 by Tonkin & Taylor based on current best information indicates that provided the dune and groyne protection is adequately maintained there is unlikely to be serious inundation of development behind the dunes within the next 50 years during significant storm events (defined as events with a return period of up to 50 years). However, for a selected area of north Omaha, the study does identify potential for an increased risk from coastal storm inundation beyond the next 50 years due to accelerated sea level rise (please refer to the Advice note).

## ADVICE

Further information and the 2008 Tonkin and Taylor report can be obtained from the Council.

If you have specific concerns relating to any nearshore property or properties, we recommend that you obtain expert advice to interpret the application of the report.

Lot 1 DP 185954 (2.0239HA)

13 November 2015

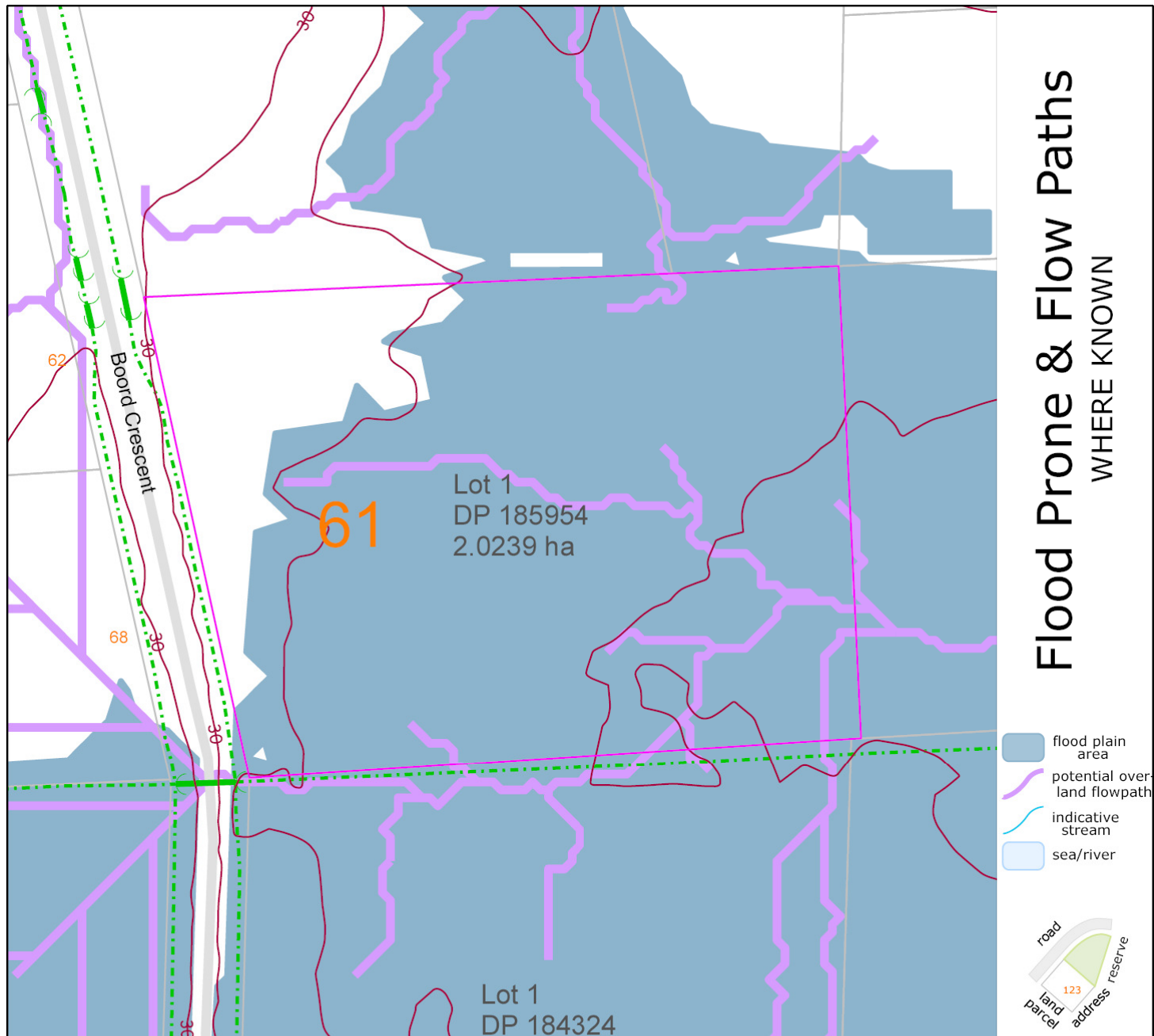
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# Flood Prone & Flow Paths WHERE KNOWN



The information on this map is based on Auckland Councils catchment information at the time of production. Catchment information is being continually captured, updated and improved and thus may be subject to change.

Flood hazard information shown is limited to:

- Flood plain or ponding areas
- Overland flowpaths

Flood plain areas indicate areas predicted to flood in a hypothetical storm (i.e. usually the '1 in a 100 year rainfall'). Flood plain areas can also show areas expected to flood frequently, areas which pond during moderate rainfall, or areas that drain poorly. Refer to the Catchment Management Plan for the specifics for this site. Overland flowpaths identify man-made or natural drainage pathways where stormwater flows. As piped reticulation is generally only designed to cope with the '1 in 10 years' storm, some overland flowpaths may have stormwater runoff relatively frequently.

NOTE: The flood plain and overland flowpath data shown is derived from predictive models, where this map shows no flood plain or overland flowpath it does not necessarily mean that the property is free from risk of either.

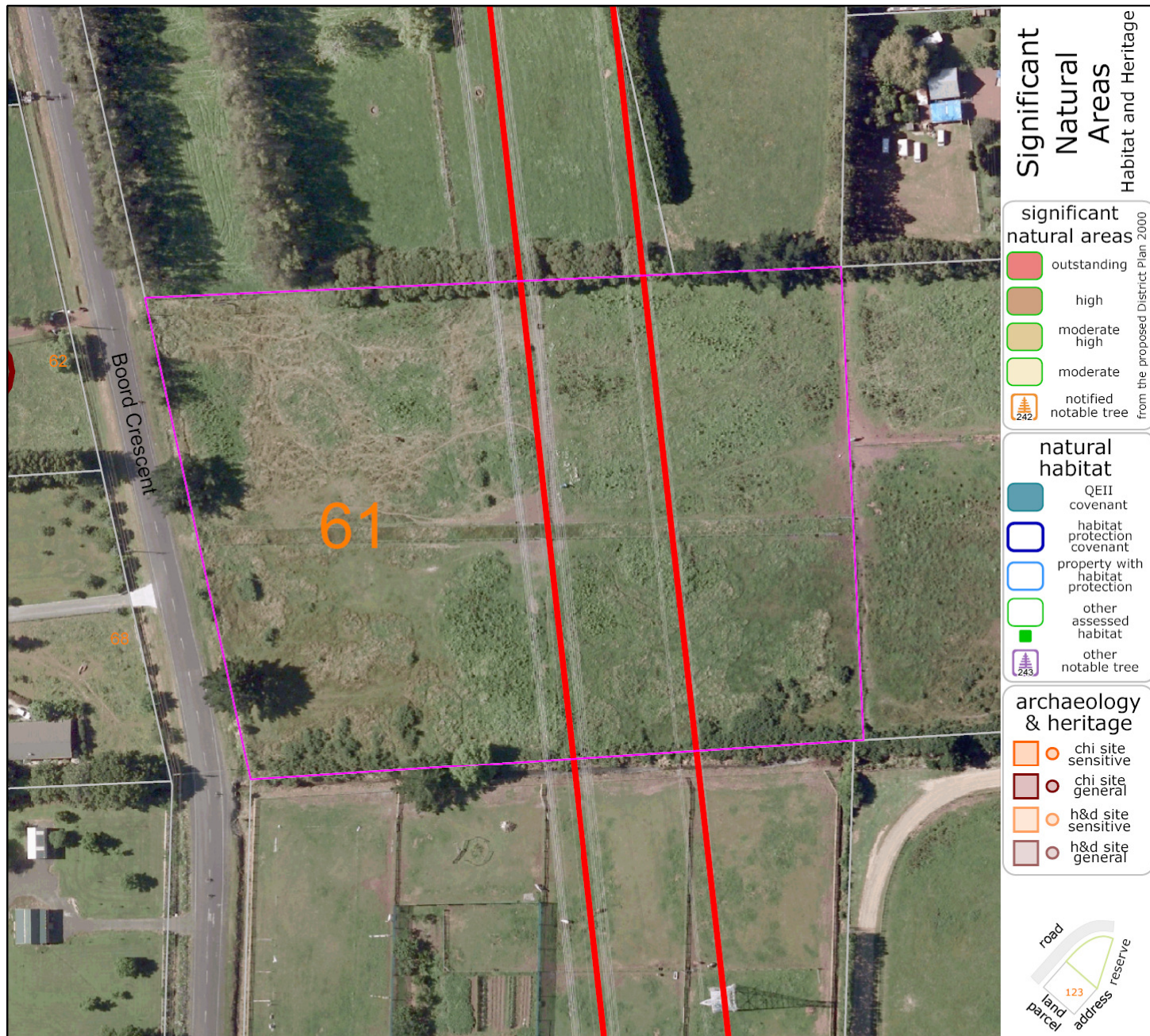
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**SIGNIFICANT NATURAL AREAS:** From the Rodney District Plan (Auckland Council District Plan - Operative Rodney Section 2011), they define the best of the areas of native vegetation and habitats of native animals that are central to the natural environment of Rodney District. Within 'best of district' they are further categorised as outstanding, high, moderate high, or of moderate value. Refer to the Proposed District Plan for policies and controls relating to these areas.

**NOTABLE TREES:** From Councils Notable Trees Register, 'notified notable trees' are those from the register that are also included as Protected Items in the Proposed District Plan 2000.

**NATURAL HABITATS:** 'Bush Protection' are those areas that have been protected from development or adverse modification by the lodgement of a covenant. The area shown dark blue on the map show the coverage of the covenant, the lighter blue denotes a property on which a bush protection covenant exists (but where the covenant coverage is not yet computerised). Other assessed habitat and other significant tree show areas that are known to council that are additional to the Significant Natural Areas, they may be significant in their context but are not considered 'best in district'.

**ARCHAEOLOGY & HERITAGE:** The Council maintains a regional database, known as the Cultural Heritage Inventory (CHI). The CHI is used by councils and the community to access information on historic places, heritage agencies and cultural heritage reference material. The location of sites are shown on the map, for further information about those sites refer to the CHI database.

See the [CHI page](#) of Auckland Council's website.

Those sites shown as a circle have accurate position recorded (often GPS coordinate), those sites without an accurate position record are shown as a large square (100m x 100m), the artifact being somewhere within the square.

In addition to the CHI there are the sites recorded by Hayward and Diamond in their survey of the Waitakere Ranges.

Sites described as 'sensitive' are generally burial sites, and often considered wahi tapu by iwi, further information about these sites may be restricted.

Hayward and Diamond sites, originally recorded 1975, last updated March 2000.

Lot 1 DP 185954 (2.0239HA)

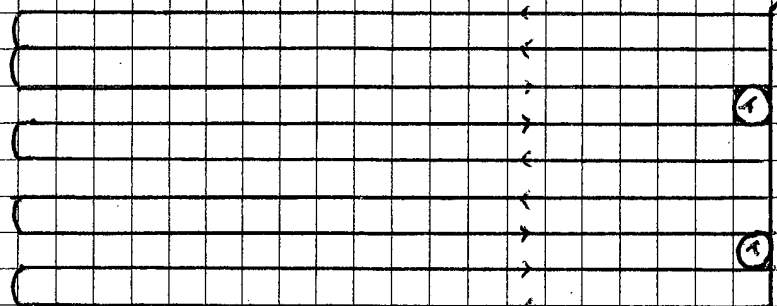
13 November 2015

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This map/plan is illustrative only and all information should be independently verified on site before taking any action. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission, or use of the information. Height datum: Auckland 1946. © Auckland Council



ALICE AND COUNCIL



604

in OFF FENCE

ROAD

**P**

9 x 4 0m

26.02

**Auckland  
Council**



79 Kāunihiera o Tāmaki / Auckland

W H Marshall

bi BOARD CRES. KUMBU

DP No: 185954

er: **Graham Cook**      Reg. No: **05545**

6 Aug 2013

x = Flush tap

ARV = Air Force  
• = TNL

NOT TO SCALE



# As built drainage plan

RECEIVED

14 FEB 2014

AUCKLAND COUNCIL  
HUAPAI

Auckland  
Council  
Te Kaitiaki o Tāmaki Makaurau



Building Consent number: BA 1012525B

## DETAILS

Owner: Warren Marshall

Mailing address: 65 Boord Cres  
Kumeu

Postcode: 0891

Legal description of land where building is located: 61 Boord Cres Kumeu

Lot number: Lot 1

DP number: DP 185954

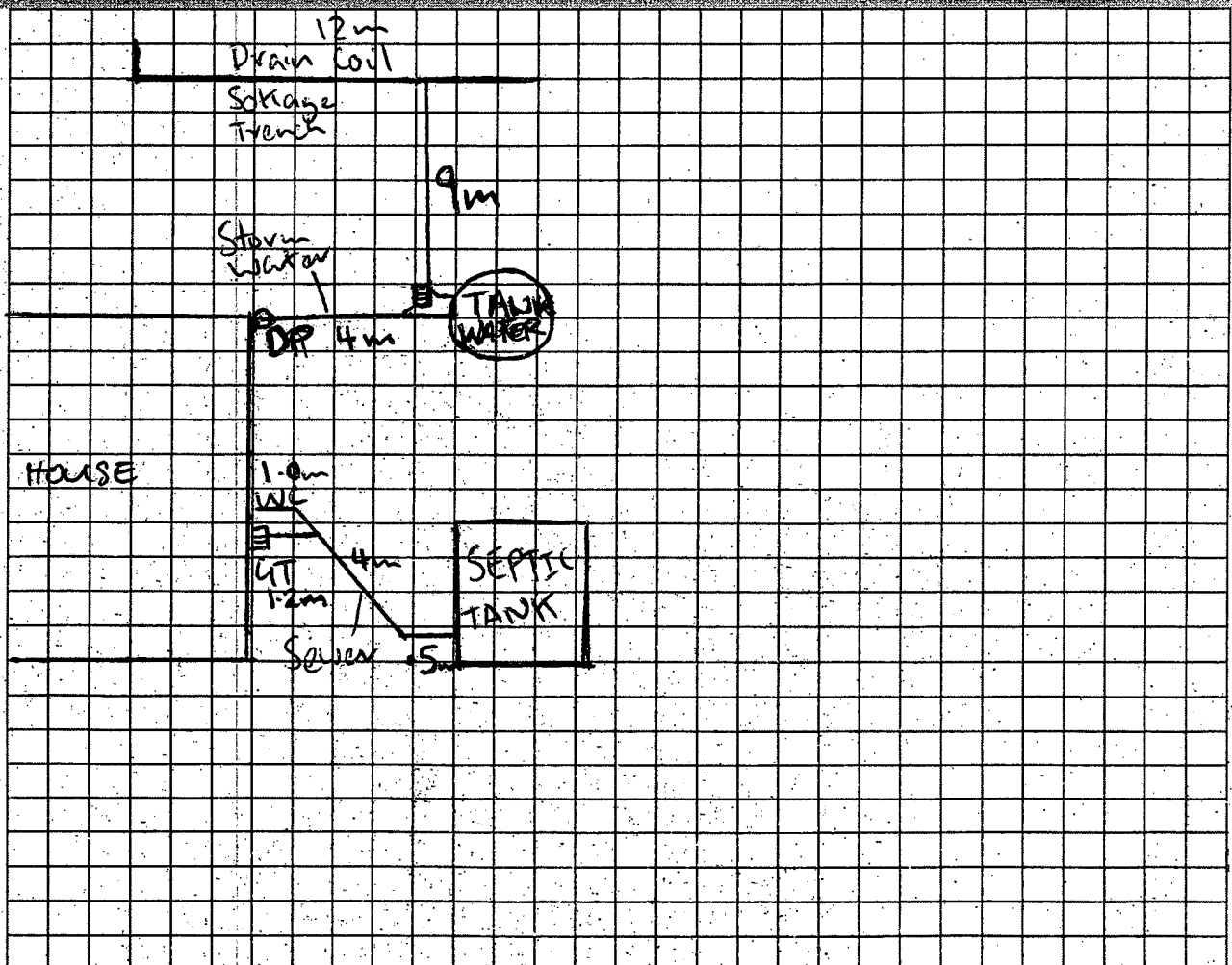
Drain layer: Ted Whittaker

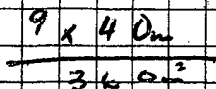
Registration number: 05789

Date submitted: 7-1-14

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

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





**Auckland Council**  
Te Kaunihanga o Tāmaki Makaurau

NOT TO SCALE

# As built drainage plan



Auckland  
Council  
Te Kaitiaki o Tāmaki Makaurau

Building consent number: BA 1013996  
Street address: 61 Boord cres  
Kumue

Owner: Warren and Hayley  
Marshall

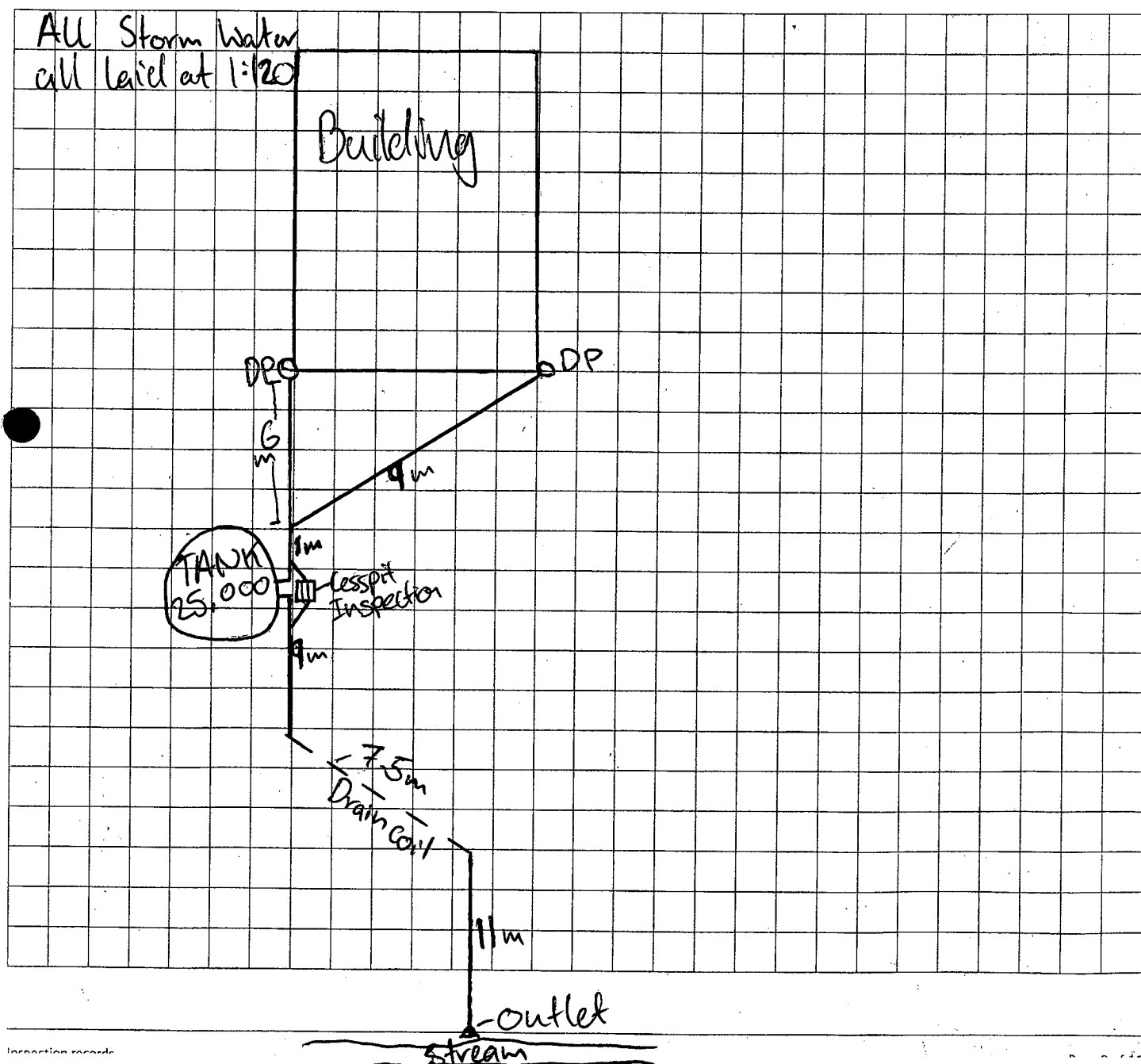
Lot number: 1  
Drainlayer: Ted Whittaker

DP number: 185954  
Registration number: 05789

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

Date submitted: 27/5/13

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



# Code compliance certificate

Section 95, Building Act 2004

(Form 7 – Building (Forms) Regulations 2004)

**Auckland  
Council**  
Te Kaunihera o Tāmaki Makaurau



## THE BUILDING

Building consent number:	ABA-1012525	Date building consent issued:	06-Sep-201224-Jul-2013
Street Address of building:	61 Boord Crescent, Kumeu 0891		
Legal description of land where building is located:	Lot 1 DP 185954 (2.0239HA)		
Building name:	Not Applicable		
Location of building within site/block number:	Not Applicable	Level or unit number:	Not Applicable
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Housing		
Year first constructed:	2013		

## THE OWNER

Name of owner:	Warren Anthony Marshall and Hayley Maree Marshall		
Mailing address:	61 Boord Crescent RD1 Kumeu Auckland 0891		
Street address/ registered office:	61 Boord Crescent, Kumeu		
Phone Number: Landline:	Not Applicable	Mobile:	021 222 4255
Daytime:	021 222 4255	After hours:	021 222 4255
Facsimile No:	Not Applicable		
Email address:	warren-marshall@hotmail.com		
Website:	Not Applicable		

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

Full name:	Warren Anthony Marshall		
Mailing address:	61 Boord Crescent RD1 Kumeu Auckland 0891		
Street address/ registered office:	61 Boord Crescent, Kumeu		
Phone Number: Landline:	Not Applicable	Mobile:	021 222 4255
Daytime:	021 222 4255	After hours:	021 222 4255
Facsimile No:	Not Applicable		
Email address:	warren-marshall@hotmail.com		

## BUILDING WORK

The following building work is authorised by this building consent:

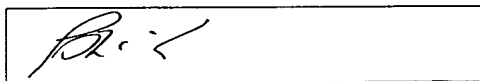
Relocated dwelling with deck.  
This includes Amendment ABA 1012525/A to shift house position.  
This includes Amendment ABA 1012525/B to supercede original consent to relocated dwelling with deck.

## CODE COMPLIANCE

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

☒ The building work complies with the building consent

On behalf of Auckland  
Council:



Date issued: 16-Apr-2014

Print name:

Ian McCormick

Position: Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

# Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
  - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
  - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
  - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-condition systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>



# Code compliance certificate

Section 95, Building Act 2004

(Form 7 – Building (Forms) Regulations 2004)

**Auckland Council**  
Te Kaunihera o Tāmaki Makaurau



## THE BUILDING

Building consent number:	ABA-1013996	Date building consent issued:	21-Mar-2013
Street Address of building:	61 Boord Crescent, Kumeu 0891		
Legal description of land where building is located:	Lot 1 DP 185954 (2.0239HA)		
Building name:	Not Applicable		
Location of building within site/block number:	Not Applicable	Level or unit number:	Not Applicable
Currently, lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Outbuildings		
Year first constructed:	2013		

## THE OWNER

Name of owner:	Warren Anthony Marshall and Hayley Maree Marshall		
Mailing address:	127 Rangeview Road Sunnyvale Auckland 0612		
Street address/ registered office:	61 Boord Crescent, Kumeu		
Phone Number: Landline:	Not Applicable	Mobile:	021 222 4255
Daytime:	021 222 4255	After hours:	021 222 4255
Facsimile No:	Not Applicable		
Email address:	warren-marshall@hotmail.com		
Website:	Not Applicable		

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

Full name:	Body Builders Limited T/A KiwiSpan NZ		
Mailing address:	PO Box 5 Kumeu 0841		
Phone Number: Landline:	09 412 8455	Mobile:	Not Applicable
Daytime:	09 412 8455	After hours:	09 412 8455
Facsimile No:	09 412 8458		
Email address:	plans.rodney@kiwispannz.co.nz		

## BUILDING WORK

The following building work is authorised by this building consent:

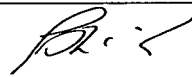
Shed
------

## CODE COMPLIANCE

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

☒ The building work complies with the building consent

On behalf of Auckland  
Council:



Date issued:

20-Jun-2013

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

# Code compliance certificate

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

**Auckland  
Council**  
Te Kaunihera o Tāmaki Makaurau



## THE BUILDING

Building consent number:	ABA-1019181	Date building consent issued:	12 February 2015
Street Address of building:	61 Boord Crescent, Kumeu 0891		
Legal description of land where building is located:	Lot 1 DP 185954 (2.0239HA)		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Outbuildings		
Year first constructed:	2015		

## THE OWNER

Name of owner:	Warren Anthony Marshall and Hayley Maree Marshall and Peter Ramsay Patterson and Suzan Barbara Patterson		
Mailing address:	61 Boord Crescent RD 1 Kumeu 0810		
Street address/ registered office:	61 Boord Crescent, Kumeu		
Phone Number: Landline:	N/A	Mobile:	021 222 4255
Daytime:	021 222 4255	After hours:	021 222 4255
Facsimile No:	N/A		
Email address:	warren-marshall@hotmail.com		
Website:	N/A		

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

Full name:	Warren Anthony Marshall		
Mailing address:	61 Boord Crescent RD 1 Kumeu 0810		
Street address/ registered office:	61 Boord Crescent, Kumeu		
Phone Number: Landline:	N/A	Mobile:	021 222 4255
Daytime:	021 222 4255	After hours:	021 222 4255
Facsimile No:	N/A		
Email address:	warren-marshall@hotmail.com		

## BUILDING WORK

The following building work is authorised by this building consent:

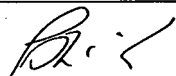
Shed

## CODE COMPLIANCE

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

☒ The building work complies with the building consent.

On behalf of Auckland  
Council:



Date issued:

11 June 2015

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

# Important information about the maintenance of your building

New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

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The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
  - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
  - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
  - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-condition systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>

**RESOURCE CONSENT DECISION NO: RMA 27254**

**Resource Management Act 1991**

**DECISION BY: RODNEY DISTRICT COUNCIL**

**DATE: 19/05/2000**

**APPLICANT**

Name: SCOWN FAMILY TRUSTEES  
Mailing Address: C/- P O BOX 83018, EDMONTON, AUCKLAND 1008

**APPLICATION LOCATION**

Street Address: 251 BOORD CRESCENT, KUMEU  
Property Number: 1048572  
Valuation Roll Number: 30930 66100  
Legal Description: LOT 27 DP 53538  
Zone: GENERAL RURAL  
Area of Site: 4.0469HA

**CONSENT Granted**

TO THE APPLICATION PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991 FOR CONSENT TO A DISCRETIONARY ACTIVITY TO ERECT A STABLE 46 METRES FROM THE NEAREST BOUNDARY. THE PROPERTY IS SITUATED AT 251 BOORD CRESCENT, KUMEU AND IS LEGALLY DESCRIBED AS LOT 27 DP 53538. THE PROPERTY IS ZONED GENERAL RURAL IN PLAN CHANGE 55.

Please find enclosed the fees payable in respect of this Resource Consent.

The decision is subject to the following :

- ☐ Conditions as detailed on the attached 1 pages.
- ☐ The Consent is Granted for the reasons as detailed on the attached \_\_\_\_\_ pages.

Signed for and on behalf of the Council:

Name: Hesley Jenkins  
Position: Consents Manager/Consents Planner

Date: 19.5.2000

RODNEY DISTRICT COUNCIL

RESOURCE CONSENT FOR SCOWN FAMILY TRUSTEES FILE: L27254

CONDITIONS

1. (general) THE DEVELOPMENT SHALL PROCEED IN GENERAL ACCORDANCE WITH THE PLANS, APPLICATION AND DRAWINGS SUBMITTED, DATED MAY 2000.
2. (administration fee) THE APPLICANT PAY TO THE COUNCIL THE ADMINISTRATIVE FEE FOR PROCESSING THIS APPLICATION FOR RESOURCE CONSENT WITHIN ONE MONTH OF THE COMMENCEMENT OF THIS CONSENT OR PRIOR TO THE USE COMMENCING, WHICHEVER IS THE SOONER.
3. (monitoring condition) PAY TO THE COUNCIL A MONITORING CHARGE OF \$80.00 TO BE PAID WITHIN ONE MONTH OF THE GRANTING OF THIS CONSENT OR PRIOR TO THE ACTIVITY COMMENCING/PRIOR TO ANY SITE WORKS COMMENCING/WHICHEVER IS THE SOONER.

AS THIS ACCOUNT IS IN CREDIT THE MONITORING AND ADMINISTRATION FEE HAS BEEN DEDUCTED FROM REFUNDED AMOUNT

REASONS

1. THAT ONLY MINOR DETRIMENTAL EFFECTS WILL RESULT TO NEIGHBOURS OR TO THE AMENITIES OF THE AREA. THE STABLE WILL BE SITED WELL CLEAR OF NEIGHBOURS. ALSO IT IS A SIMILAR SITUATION TO OTHERS IN THE BOORD CRESCENT AREA, WHERE STABLES ARE SITED CLOSER THAN 100 METRES TO SITE BOUNDARIES.
2. THERE IS UNLIKELY TO BE ANY CONFLICT WITH RULE 1.3.iii.f. THIS IS BECAUSE THERE SHOULD BE NO NOXIOUS EFFECTS TO NEIGHBOURS ON ADJOINING SITES.

