

**BARFOOT & THOMPSON DISCLAIMER**

This document has been obtained on behalf of the client and is made available to customers for general information purposes only. Neither Barfoot & Thompson nor their client warrant the accuracy, completeness or currency of this document nor do they accept liability for any errors or omissions in this document. All customers should obtain and rely on their own documents and legal advice.

Attention: Angela  
Barfoot & Thompson Mount Roskill  
PO Box 27103  
Mount Roskill  
Auckland 1440

<b>Applicant</b>	Barfoot & Thompson Mount Roskill
<b>LIM address</b>	68A Bremner Avenue Mount Roskill Auckland 1041
<b>Application number</b>	P/LEN/2016/10201
<b>Client name/ref</b>	
<b>Date issued</b>	25/05/2016
<b>Legal description</b>	Flat 1 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2
<b>Certificates of title</b>	CT-88568

## Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

## Property addresses on this site

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

### Site address

<b>Address</b>	68 Bremner Avenue Mount Roskill Auckland 1041
<b>Legal description</b>	LOT 74 DP 38221
<b>Certificates of title</b>	Cancelled title

### Other addresses

<b>Address</b>	68A Bremner Avenue Mount Roskill Auckland 1041
<b>Legal description</b>	Flat 1 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2
<b>Certificates of title</b>	CT-88568

<b>Address</b>	68 Bremner Avenue Mount Roskill Auckland 1041
<b>Legal description</b>	Flat 2 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2
<b>Certificates of title</b>	CT-88569



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

## Financial obligations

### Financial / development contributions

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

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



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

### Property rates - combined information as of 1 July 2012

Address	68A Bremner Avenue, Mount Roskill, Auckland 1041
<b>Billing number</b>	10023358
<b>Land area</b>	0m2
<b>Previous year's rates</b>	1,907.30
Current rates	2,106.36
Arrears	0.00
Penalties	0.00
Other charges	0.00
<b>Total charges</b>	2106.36
Receipts	-2,076.86
Discounts	-29.50
Refunds	0.00
Remissions	0.00
Overpayments	0.00
<b>Balance at 25/05/2016</b>	0.00



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



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

### Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central

government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email [retrofit@aucklandcouncil.govt.nz](mailto:retrofit@aucklandcouncil.govt.nz) for more information.

## Water services

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



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

## Drainage and water services plans

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

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



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

## Consents and permits

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

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

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

### Building, plumbing and drainage consents and permits

**Address: 68 Bremner Avenue Mount Roskill Auckland 1041**

Summary description	Application number	Decision	Life span	Status
Erect garage (Flat 1) (demolished)	O/86873	Approved 25/02/1964		Note (1)

**Address: 68 Bremner Avenue Mount Roskill Auckland 1041**

Summary description	Application number	Decision	Life span	Status
Add sleepout & games room-dwg 605329 (Flat 2)	RC/96/00016	Approved 13/03/1996	50 years	CCC Issued 01/04/1997 (2)



## Status notes:

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

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

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



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



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



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

## Engineering approvals

No engineering approvals recorded.



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

## Vehicle crossing permits

No vehicle crossing permits recorded.

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



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

## Resource consents - planning

**Address: 68 Bremner Avenue Mount Roskill Auckland 1041**

Summary description	Application number	Decision	Decision date
Density outdoorliving court harrison grierson	AO/01/10770	Approved	22/02/2002

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



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

## Resource consents - subdivision

**Address: 68 Bremner Avenue Mount Roskill Auckland 1041**

Summary description	Application number	Decision	Decision date
224(c)	SUB55030082302	Approved	25/11/2003
2nd stage cross lease Mike	AX/03/00823	Approved	25/11/2003

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



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

## Special Housing Area (SHA)

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.

## Further information

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

## Swimming/spa pools

No swimming/spa pools recorded.



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



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

## Other issues or actions required

No other issues or actions recorded.



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

## Planning

This site is in the Auckland Isthmus District Plan area.

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

<b>Zoning</b>	Residential - 6a
<b>Limitations</b>	None recorded.
<b>Proposed Modifications</b>	None recorded.

District Plan maps are contained in the attachments section.



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



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

Please note that the 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>

## Special land features

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



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

---

**Soil issues**

No soil issues recorded.

No soil reports held.

---

**Flood risk**

No flood risk recorded.

---

**Contamination issues**

No Contamination Issues Recorded.

**General issues**

**Reports**

No reports are held about issues specific to this site.

---

**Wind zone**

No wind feature recorded.

---

**Corrosion exposure zone**

Zone 1

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

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

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

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

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



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

---

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



## Attachments

### Code Compliance Certificates (CCC's)

---



1 page attached.

### Consent conditions

---



11 pages attached.

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

### Other issues or actions required

---



1 page attached.

### Private drainage plans

---



4 plans attached.

### Public drainage and water services map

---



Attached map indicates public drainage and water services.

### District Plan maps

---



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

### Special land features map

---



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



# AUCKLAND CITY

## CODE COMPLIANCE CERTIFICATE

FILE

CONSENT No: RC/96/00016

### PROJECT:

Use: Add sleepout & games room-dwg  
605329

Class: Residential - Alteration

Intended Life: 50+

### PROJECT ADDRESS:

68 Bremner Avenue  
Mt Roskill 1004  
Lot 74 DP 38221

CT: 51D / 267

### This is:

A final code compliance certificate issued in respect of all  
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:

Date: 1/4/97



## AUCKLAND CITY

26 February 2002

373-6208  
TCS NO: AO/01/10770  
File Ref: P2067

R & M Datt  
PO Box 10319  
Dominion Road  
AUCKLAND

Dear Sir/Madam

**68 BREMNER AVENUE, MT ROSKILL - AO/01/10770**

**Resource Consent determination on an application to change an existing sleepout/games room into a fully self-contained residential unit.**

I refer to the above application which was considered by the Planning Fixtures Sub-committee, on Friday, 22 February 2002. It was resolved:

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by R Datt and M L Datt to establish a second residential unit on site that:

- Infringes the private open space requirements by providing 43.5m<sup>2</sup> of the required 100m<sup>2</sup>;
- Infringes the density requirement of 1:375m<sup>2</sup> by having a density of 1:341.5m<sup>2</sup>

**at 68 Bremner Avenue, Mt Roskill described as Lot 74 DP 38221, CT 51D/267 be granted consent.**

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

- (a) The granting of consent to the applicant's proposal will have no more than minor effects on the environment. In particular, the proposal will not detract from the existing residential amenity of the location, as no further construction of additional buildings is required on-site.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular will not further dominate the existing residential environment.
- (c) The infrastructure serving the site and surrounding environment is adequate to cater for any additional loading from the proposal.
- (d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

Postal Address  
Private Bag 92516 Wellesley Street Auckland 1030 New Zealand  
Location Civic Building 1 Greys Avenue Auckland City  
Telephone (09) 379 2020 Facsimile (09) 307 7579  
[www.aucklandcity.govt.nz](http://www.aucklandcity.govt.nz)

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

**Activity in Accordance with Plans**

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being:
- Drawing No. 2 and 3, titled "Proposed Sleepout and Games Room 68 Bremner Avenue Mt Roskill Mr and Mrs Ram Datt", and date stamped Auckland City 01 Nov 2001;
  - Sheet titled "Department of Housing Construction, N.Z", and date stamped Auckland City 01 Nov 2001;
  - Sheet titled "Mr and Mrs Ram Datt, Proposed Unit A and Unit B 68 Bremner Avenue, Mt Roskill Auckland City Council, and date stamped Auckland City 01 Nov 2001

and referenced by Council as AQ/01/10770.

**Monitoring**

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$99 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$99 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

**Financial Contribution**

- (3) Pursuant to section 108(2)(a) of the Resource Management Act 1991 and in accordance with Clause 4B.4 of the Auckland City Operative District Plan (Isthmus Section) 1999, the consent holder shall pay to the Council in cash or bank cheque, a reserve contribution for the development of \$5,710.00 (inclusive of GST), prior to the issue of the building consent for the development. The contribution has been calculated based on the value of 30m<sup>2</sup> of the site for the new residential unit. The property has been valued at \$130,000 (inclusive of GST).

**ADVICE NOTES**

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the

Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in section 125(1)(b) of the Resource Management Act 1991.

3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
4. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring and include the following details:
  - name and telephone number of the project manager and site owner
  - site address to which the consent relates
  - activity to which the consent relate
  - expected duration of works.
5. This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.
6. If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.
7. If you disagree with any of the above conditions (excluding the condition relating to the financial contribution for development) (except any condition that requires the payment of a financial contribution) or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.

If you disagree with the condition relating to the payment of a financial contribution you are required to lodge a resource consent for a non-complying activity.

- 8- Any proposed crosslease subdivision for the site will require full separation of all combined drainage within the site, with stormwater and foulwater drainage taken to approved public stormwater and foulwater systems respectively. Details will be checked with the building consent application lodged for the development.

All necessary stormwater pipes and ancillary equipment are to be supplied and laid to separate private drainage for existing unit A or B, or provide a drainage as-built to demonstrate that this is already completed. Details will be checked with the building consent application lodged for the development.

Please note: All stormwater from the roof and paved areas are to be discharged directly to the existing public stormwater line located within the road reserve. Verification of the location of the existing public stormwater line is to be confirmed by the consent holder on site, with details to be provided at the time of any future subdivision consent application.

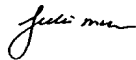
9. The existing right-of-way is still in good condition and will remain as is, provided the consent holder provides engineering certification to confirm that the existing right-of-way is capable of structural strength for a common access. Such certification is required to be provided at the time of any future subdivision consent application.
10. Each unit on site will be required to have its own water meter.
11. All water supply connections will be designed and constructed in accordance with Metrowater "Development and Connection Standards", by Metrowater approved contractors. For further information please contact Brenda Elsdon of Metrowater Limited on 09-366-3407.
12. The consent holder will provide and install all various essential underground utility service connections or alternative ducting for future augmentation to each unit for power, telecommunications services and water supply. Specific requirements will be obtained from appropriate utility service providers including Metrowater.

The Resource Management Act provides certain objection and appeal rights from Council's decision on the application. Please contact your professional adviser for advice on those matters. These notes are indicated as a guide only and do not constitute legal advice.

Any objection, including objection to additional charges relating to the processing of the application shall be made in writing to Council within 15 working days of receipt of the decision. Any appeal must be lodged with both the Environment Court (Department of Justice, P O Box 5027 Wellington) and Council within 15 working days of the receipt of the decision.

If you require any further information in relation to the decision and this letter, please contact Megan Tyler, Team Coordinator, phone 353 9207.

Yours faithfully



Julie McKee  
HEARINGS ADMINISTRATOR



**AUCKLAND CITY**

5 February 2002

373-6208  
TCS NO: AO/01/10770  
File Ref: P2067

R & M Datt  
PO Box 10319  
Dominion Road  
AUCKLAND

Dear Sir/Madam

**68 BREMNER AVENUE, MT ROSKILL - AO/01/10770**

**Section 94 determination on an application to change an existing sleepout/games room into a fully self-contained residential unit.**

I refer to the above application which was considered by the Planning Fixtures Sub-committee, on Friday, 1 February 2002. It was resolved:

**That pursuant to Section 94 of the Resource Management Act 1991, this application be processed without notice because:**

- **The adverse effect on the environment of the activity for which consent is sought will be no more than minor;**
- **Written approval has been obtained from every person who may be adversely affected by the granting of this resource consent;**
- **There are no special circumstances to warrant notification.**

If you require any further information in relation to the decision and this letter, please contact Mark White, Team Coordinator, phone 353 9458.

Yours faithfully

Julie McKee  
**HEARINGS ADMINISTRATOR**

Postal Address  
Private Bag 92516 Wellesley Street Auckland 1030 New Zealand  
Location Civic Building 1 Greys Avenue Auckland City  
Telephone (09) 379 2020 Facsimile (09) 307 7579  
[www.akcity.govt.nz](http://www.akcity.govt.nz)

4 August 2003

McKay Knarston Ltd  
P O Box 33082  
Takapuna  
AUCKLAND 1332

Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT AT 68 BREMNER AVENUE, MT  
ROSKILL BY R DATT (TCS REF: AX/03/00823)**

**PLANNER: MICHAEL WONG**

This is to advise you that resource consent was granted under delegated authority by the Team Leader Subdivisions on 31 July 2003.

The full text of the decision is as follows.

1. Pursuant to Section 105 of the Resource Management Act 1991, the non-notified controlled activity subdivision application by R & M Datt for a cross lease subdivision at 68 Bremner Avenue, Mt Roskill (LOT 74 DP 38221) described on Auckland City Council Plan Number R5810/17, be granted consent.
2. Pursuant to Section 113 of the Resource Management Act 1991, the reasons for granting this consent are as follows:
  - (a) Any adverse effects of the activity are minor because the dwellings are existing and have been built in accordance with an approved building consent. The subdivision allows for the updating of the title, which has no further effect on the environment.
  - (b) The proposal complies, in main, with the objectives, policies and rules of the Isthmus District Plan.
3. Pursuant to Sections 108 and 220 of the Resource Management Act 1991, this consent is subject to the following conditions.
  - 3.1. That a certificate pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 3.1.1 to 3.1.4 have been met to the satisfaction of the Council and at the owners expense.



- 3.1.1. That car parking for two vehicles on Flat 1 is to be constructed, formed and paved. **Building consent for new drainage work is required. A sign off approval from the Building Inspector of Auckland City Environments be provided to confirm that the drainage work has been completed . As built foulwater drainage plan be provided before 224c release.**
- 3.1.2. The applicant is required to provide certification from a registered engineer confirming that the common area is capable of structural strength for common access, suitable for intended use and with a life span of 50 years.
- 3.1.3. In accordance to Land Use Consent AO/01/10770 a Financial Contribution for Open Space of **\$5,710.00** is payable. **This amount is to be paid in cash or bank cheque.** A Financial Contribution Payment Advice for this amount is attached with the consent.
- 3.1.4. That the subdivider shall cause to have registered against the Certificate of Title for Lot 74 DP 38221 a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to ensure adequate notice is brought to the attention of the owners of the land/prospective purchasers and other interested parties the following continuing conditions:

That Flat 1 and Flat 2 will require a comprehensive flood assessment report to be provided as part of any application for any future development.
4. That survey plan approval be given pursuant to Section 223 of the Resource Management Act 1991 and the Land Transfer Plan (ACC Plan No. R5810/17) be signed.
5. That ACC Plan No. R5810/17 be signed pursuant to Section 224(f) of the Resource Management Act 1991.
6. The subdivider may request a change or cancellation of any conditions of consent in accordance with Section 127(1)(a) of the Resource Management Act 1991, at any time prior to the issue of the Section 224(c) certificate/deposit of the Survey Plan by application in writing accompanied by the Council fee of \$434.00.

#### **ADVICE NOTES**

1. Please note that a fee is payable upon lodgement of an application for the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 relating to this application. Please contact Auckland City Environments for the current fee.

2. If you disagree with any of the above conditions (excluding the condition relating to the financial contribution for development), or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.

Yours faithfully

**TRISH MURRAY  
SENIOR ADMINISTRATION OFFICER  
CUSTOMER ADVICE & CONSENTS**

25 November 2003

To: McKay Knarston Ltd

(Fax No: 09 489 5853)

**224(C) CERTIFICATE- 68 Bremner Avenue**

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

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

(delete one of the above)

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

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

Address: 68 Bremner Avenue  
Mt Roskill  
Auckland City Council Plan Number R5810/17  
Subdivision Application Number SUB55030082301

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

In the matter of Plan DP 322207 and pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some conditions of the subdivision consent have been complied with to the satisfaction of the Auckland City Council and that 1 consent notice has been issued in respect of the remaining conditions that require ongoing compliance.

Dated this 25<sup>th</sup> day of November 2003

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

## CONSENT NOTICE

In the matter of a Consent Notice issued pursuant to Section 221 of the Resource Management Act 1991 in respect of a condition of subdivision consent for a subdivision of LOT 74 DP 38221 (Auckland City Council Plan No R5810/17).

I, David Ernest Cook, Senior Subdivision Officer of the Auckland City Council, hereby certify that the following condition, to be complied with on a continuing basis, was imposed when subdivision consent was granted by the Team Leader Subdivision Consents on 31 July 2003 under delegated authority from the Auckland City Council.

That Flat 1 and Flat 2 will required a comprehensive flood assessment report to be provided as part of any application for any future development.

Dated this 25<sup>th</sup> day of November 2003

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

## **NOTICE TO BE PLACED ON LIM**

### **68A Bremner Avenue Mount Roskill 1004 – OUTSTANDING BREACH OF THE BUILDING ACT 1991**

It has been brought to Councils attention that there are outstanding compliance issues at the above address. The issues include:

- 1) The use of a garden shed as a laundry.
- Illegal plumbing installed potable water supply and waste disposal discharge.
- Illegal power supply.

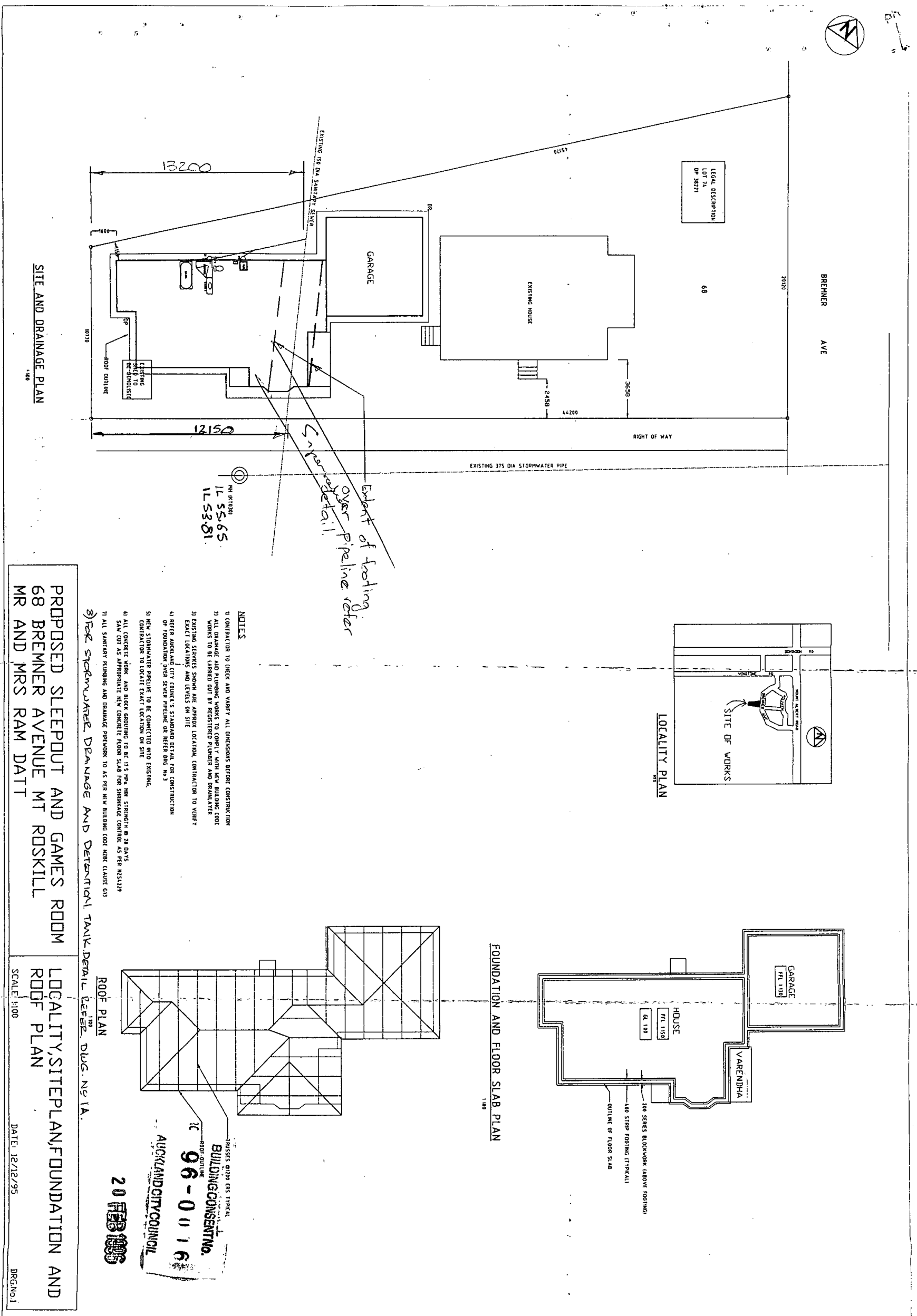
While Council is satisfied at the date of this notice, that escalated enforcement is not appropriate, Council reserves its discretion to undertake further action depending on the information available to Council in the future. This notice will be placed on the property file and will appear on any Land Information Memorandum (LIM) request for the property to ensure that people are aware of the non-compliance or applicable controls.

Alan Skeer  
Inspection Officer  
**INCIDENT MANAGEMENT**

**DATED 16 March 2005**









Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries. Outline of buildings as well as layout of A/C drains and inspection fittings.

Owner's Name: Mr. S. Datt

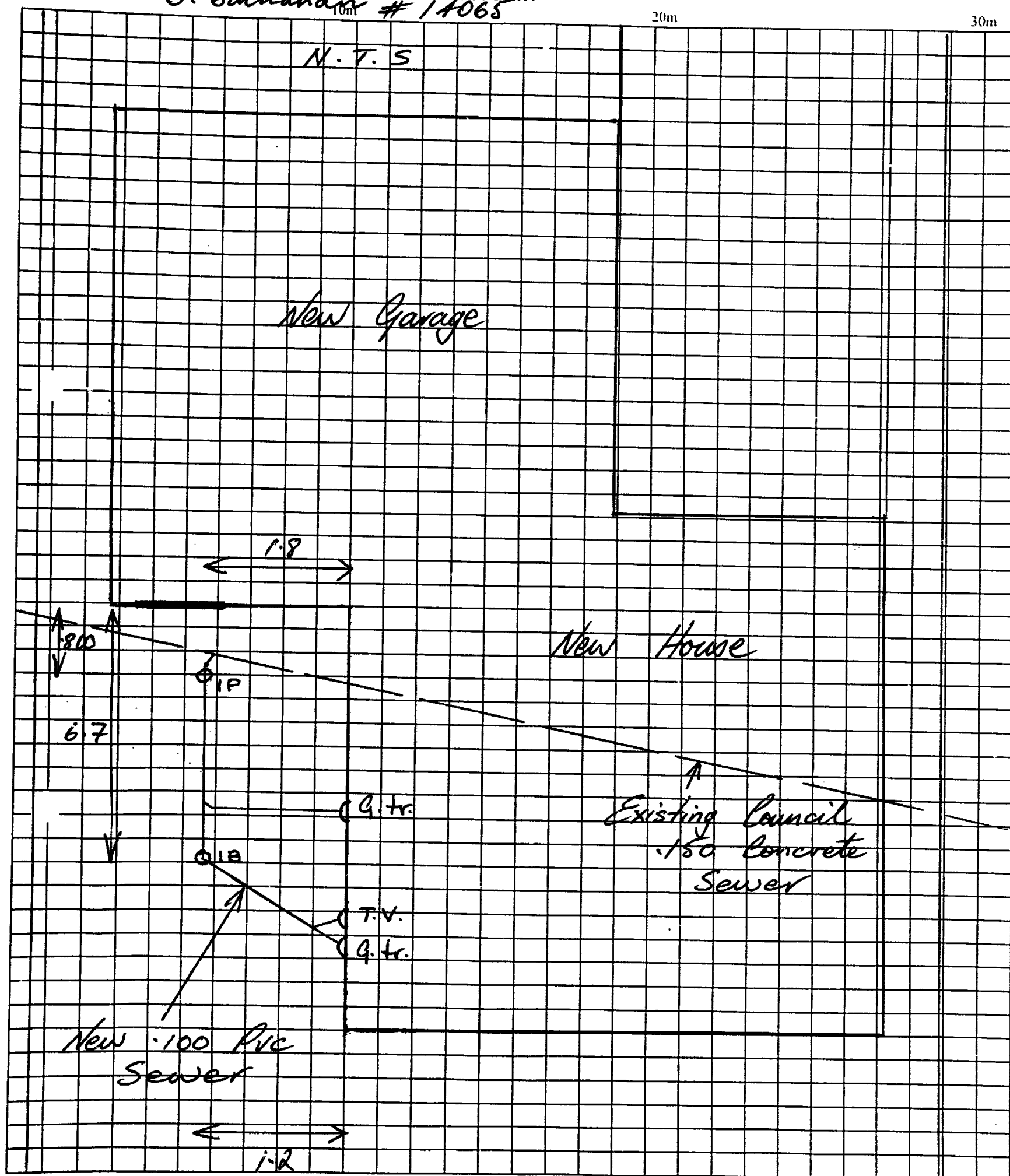
The scale of the "As Built" Plan is to be 1:200. Please indicate on the "As Built" plan if any other scale is used. Please refer to additional notes overleaf.

Address of Property: (No.) 68 (Street) Bremner Ave

Lot 74 D.P. 38221

TCS NO. RC96/0016

Drainlayer's Name: J. Buchanan ROAD BOUNDARY #14065



#### NOTE

1. Please ensure that this "As Built" Plan is completed prior to the Inspection of the drainage work by the Inspector.
2. Failure to comply may delay the approval of your work.

inspections/forms/asbuilt.doc/gmb

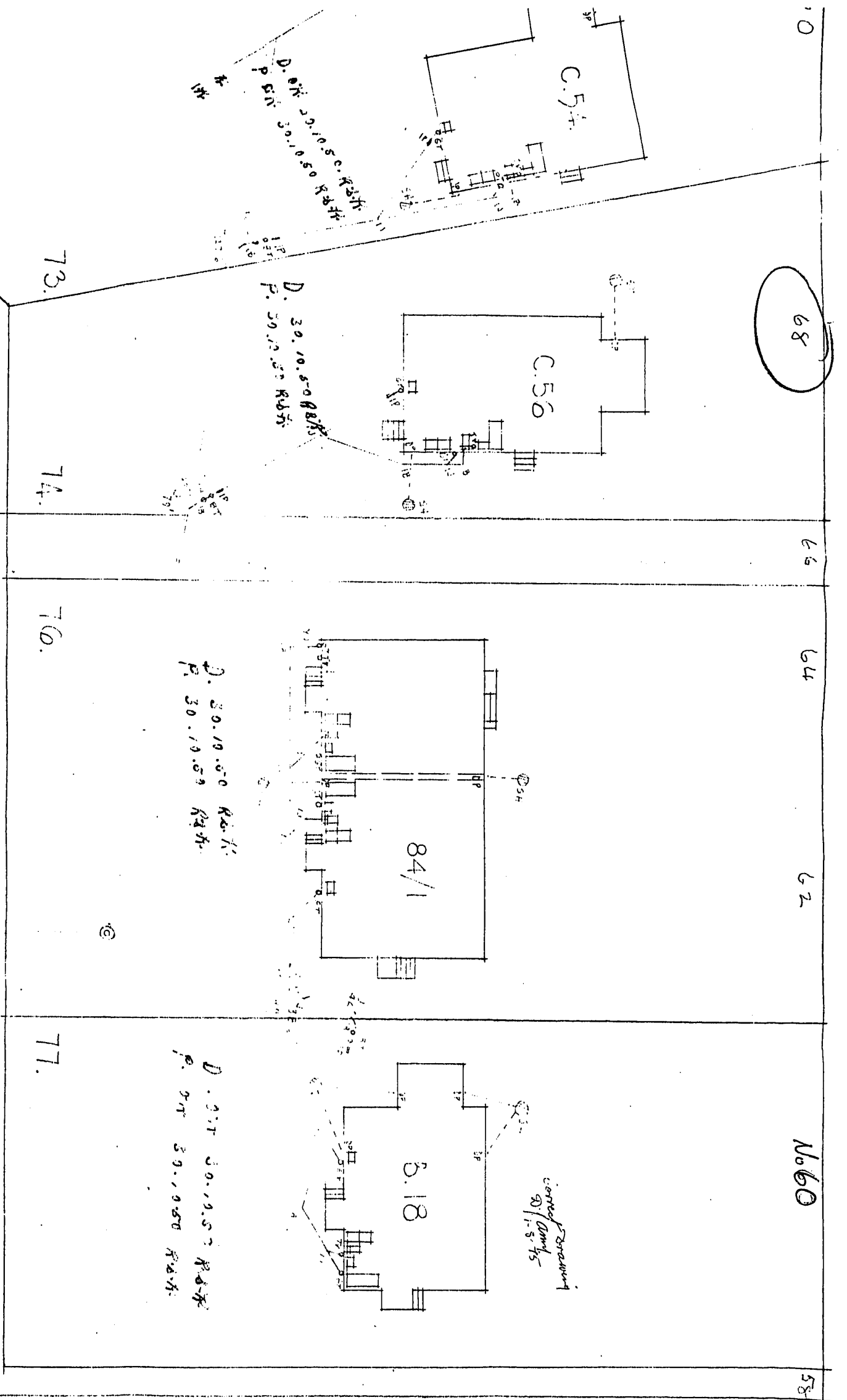
## PRIVATE DRAINAGE PLAN

Site Address: 68A Bremner Avenue Mount Roskill Auckland 1041

Date Printed: 25/05/2016

Page: 3 of 4

Not to scale



DRAINAGE PLAN  
 CONTRACT 11/1524  
 M. ROSKILL • AUCKLAND  
 Scale: 1/100 DRAINAGE DATE: 17.8.49

SHEET 1

A3

## PRIVATE DRAINAGE PLAN

Site Address: 68A Bremner Avenue Mount Roskill Auckland 1041

Date Printed: 25/05/2016

Page: 4 of 4

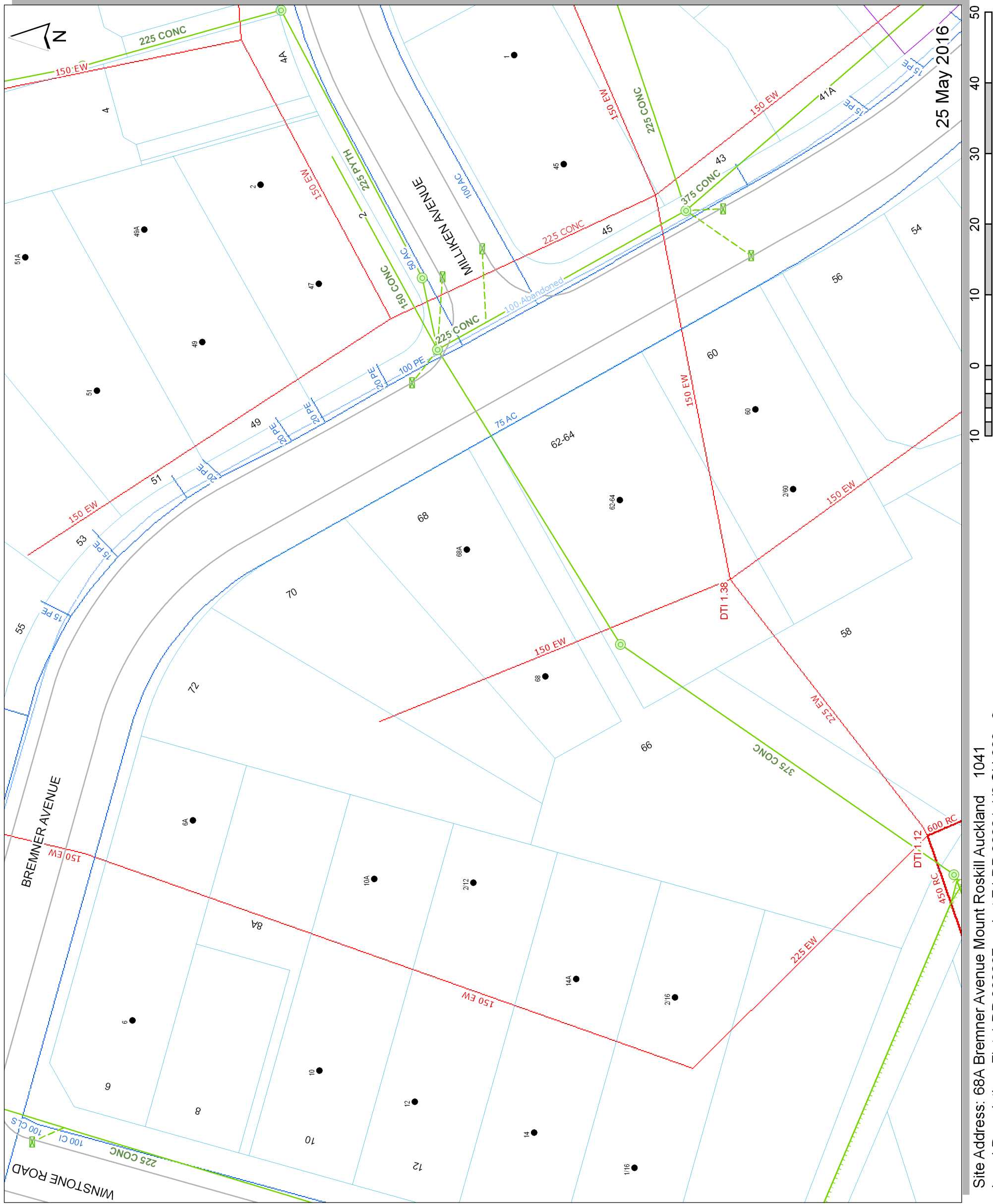
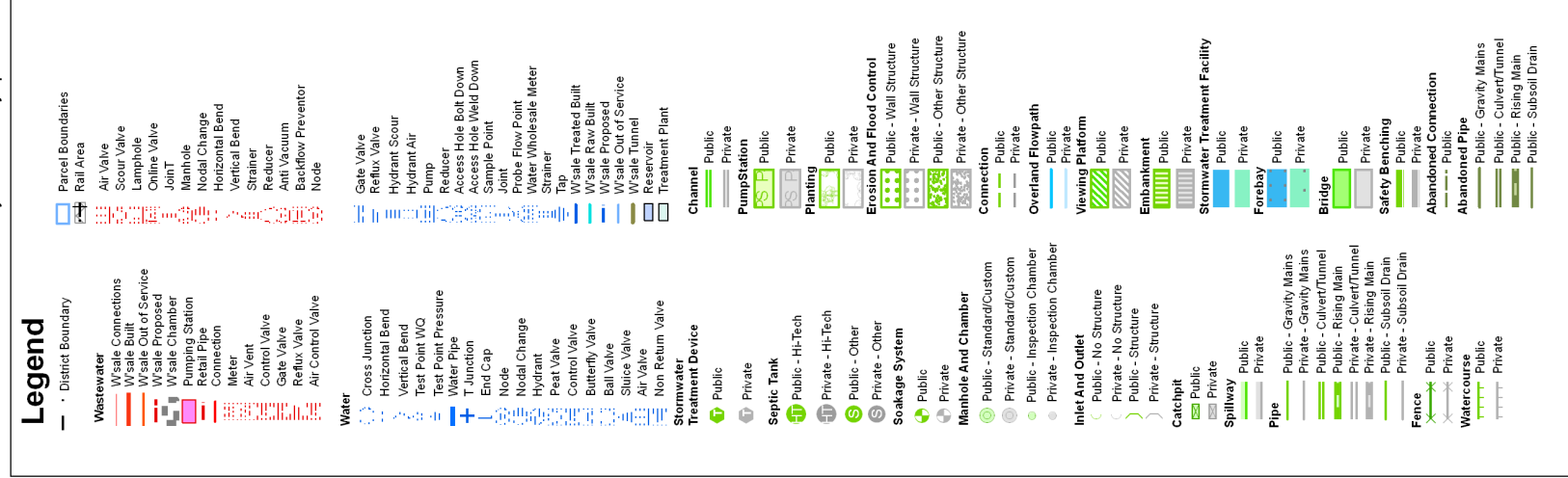
Not to scale

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



This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document.

**Please consult Council if you have any queries.**



Legal Description: Flat 1 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2  
Title Description: CT-88568  
Date Printed: 25 May 2016 3:19 PM

Date Printed: 25 May 2016 3:19 PM

Property boundary positions derived from aerial photography

A3 @ 1:500



Operative District Plan - 1999  
Isthmus Section  
Planning Map 1  
Zoning

DISCLAIMER:

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

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

Legend

Isthmus Zoning Activities

Activity Zone

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

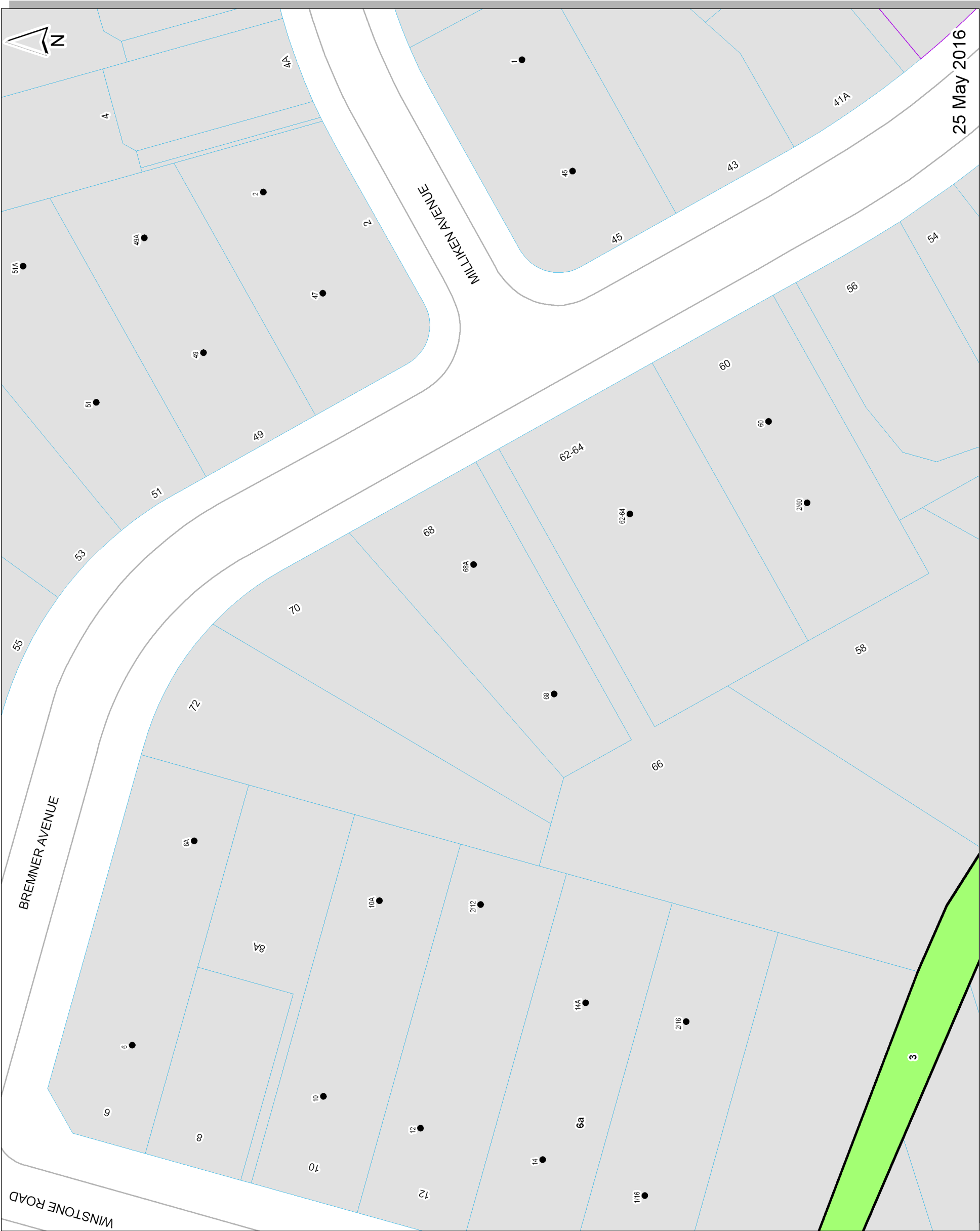
District Plan Modification Affected line  
Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

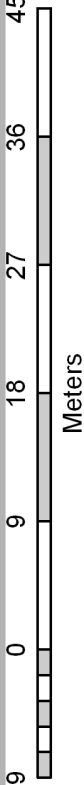
District Plan Modification Area

Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions



25 May 2016



A3 @ 1:500

Property boundary positions derived from aerial photography

Site Address: 68A Bremner Avenue Mount Roskill Auckland 1041  
Legal Description: Flat 1 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2  
Title Description: CT-88568  
Date Printed: 25 May 2016 3:19 PM





Operative District Plan - 1999  
Isthmus Section  
Map 2  
Additional Limitation

DISCLAIMER:

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

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

Legend

Heritage

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

Building Line Control

Class

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

Significant Site Extent

Class

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

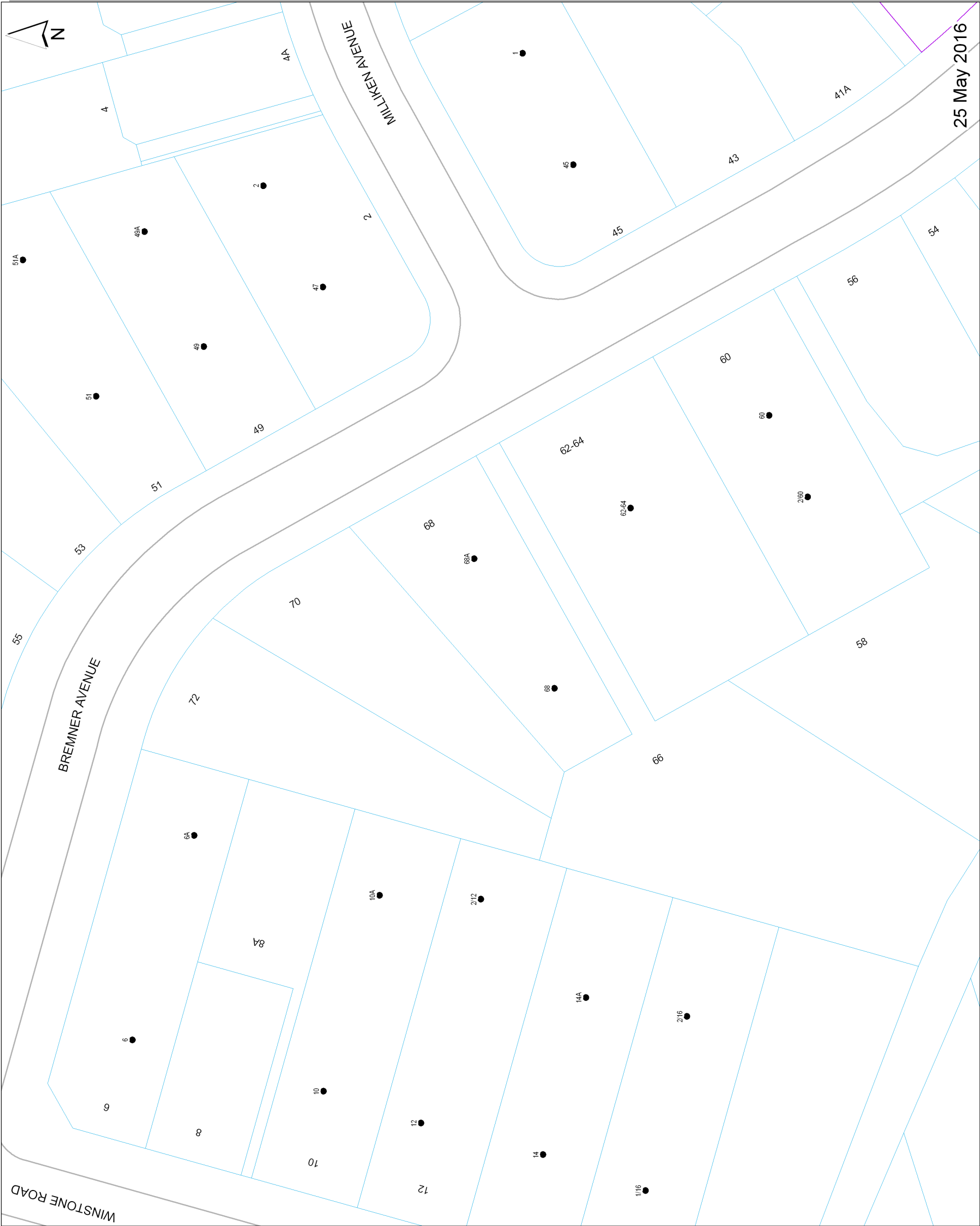
Site Development Controls

Class

- Designated Works
- Additional Development Controls
- Former Landfill Areas

Road Designations

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



25 May 2016  
A3 @ 1:500  
Property boundary positions derived from aerial photography

Site Address: 68A Bremner Avenue Mount Roskill Auckland 1041  
Legal Description: Flat 1 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2  
Title Description: CT-88568  
Date Printed: 25 May 2016 3:19 PM



Operative District Plan - 1999  
Isthmus Section  
Map 3

Other Additional Limitation

DISCLAIMER:

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

Please consult Council if you have any queries.

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

Legend

Other Addition Limitations

- Airport Approach Slope Inner Edge
- Coastal Management Areas

Special Height Controls

View Protections

- Airport Approach

- Dilworth Terrace Houses

- Newmarket Viaduct Affected Areas - Harbour and Gulf

- Newmarket Viaduct Affected Areas - Mt. Hobson

- Onehunga Motorway Affected Areas

- Special Height Limit

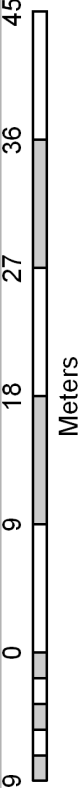
- Sunlight Admission Control - Broadway

- Volcanic Cones

- War Memorial Museum



Site Address: 68A Bremner Avenue Mount Roskill Auckland 1041  
Legal Description: Flat 1 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2  
Title Description: CT-88568  
Date Printed: 25 May 2016 3:19 PM



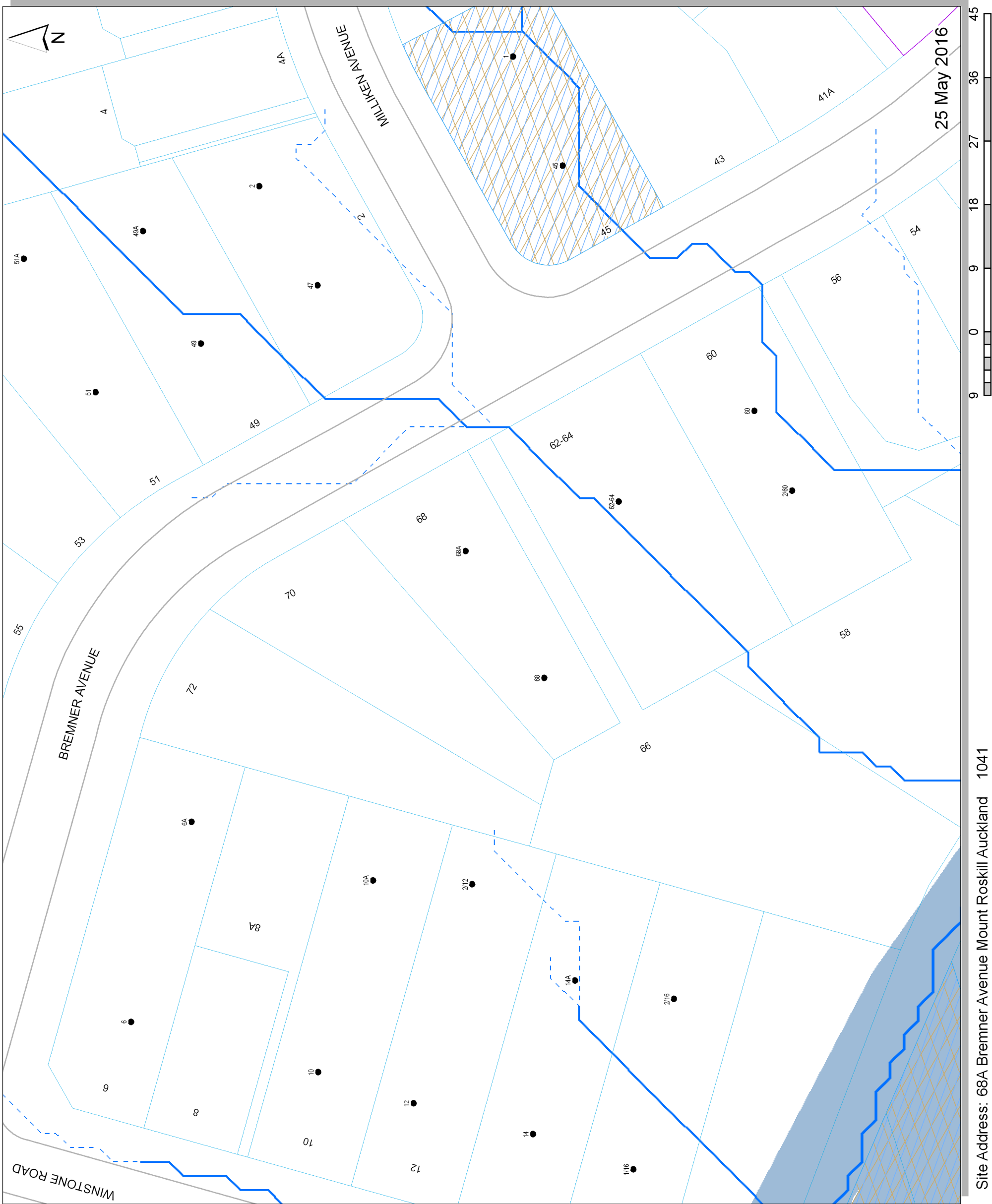
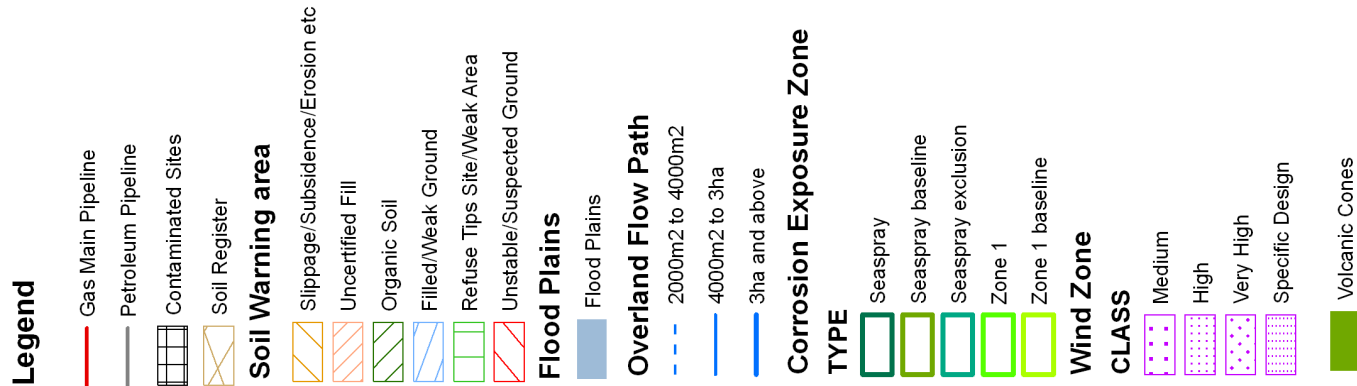
A3 @ 1:500

Property boundary positions derived from aerial photography

**DISCLAIMER:**

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document.

**Please consult Council if you have any queries.**



Site Address: 68A Bremner Avenue Mount Roskill Auckland 1041  
Legal Description: Flat 1 DP 322207 on Lot 74 DP 38221 1/2 SH 683m2  
Title Description: CT-88568  
Date Printed: 25 May 2016 3:19 PM

Property boundary positions derived from aerial photography