
Applicant	Carpenter Realty Limited
LIM address	10 Ketu Court Albany Heights Auckland 0632
Application number	8270566328
Customer Reference	
Date issued	22-Nov-2024
Legal Description	LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052
Certificates of title	780080

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Medium wind speed of 37 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building. For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
06/01/2014	Geotechnical completion/ investigation report on file	Geotech Completion Report or Geotechnical Investigation Report Available. Development of the lots shall have regard to the recommendations contained within Geotechnical Investigation Report No 2230.120194.01 dated October 2005 prepared by Harrison Grierson Consultants Ltd. Palisade wall design and design of tanks at the head of the proposed cul de sac should take account of the KGA Geotechnical Report dated 20 November 2013 reference 6865-7 entitled "Palisade walls and stormwater tanks, proposed 120 lot subdivision, 79 - 95 Gills Road, Albany Heights..." Development including any redevelopment and any temporary works shall take full account of the recommendations and limitations set out in the report by KGA reference 6865-7 dated 20-11-13 . KGA Geotechnical comment ref 6865-17 dated 4 September 2015 is submitted to support this building consent for the retaining walls. At subdivision stage geotechnical report ref 6865-5 dated 7/6/2013 was submitted. Lots 1-23, 25-36, 39-120 DP 505052 - All lot development including any redevelopment and any temporary works must take full account of the recommendations and limitations set out in the geotechnical completion report prepared by KGA Geotechnical entitled "Geotechnical Completion Report Residential Subdivision 79 - 95 Gills Road Albany", Ref No 6865-22 dated 7 July 2017 and any

		addendum to that report.
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If any soil information/reports have been prepared in relation to this property, they will be available in the property file. Please order a [property file online](#)

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

For further details please check [Flood Viewer](#)

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms "Flow Path" and "Flowpath" are used interchangeably.

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

requirements.

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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

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

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

Effective Date	Description	Details
23/05/2012	Sewer restrictions	Sewer Restrictions. Sewerage, stormwater, electric power, telecommunication and other utility services have not been provided directly to the lots. These services are to be provided in accordance with the Councils relevant policies and Infrastructure Design Standards, at sufficient capacity dependent on the intensity of subsequent development, in conjunction with the

		subsequent development of the lots at the owners cost
02/08/2017	Sewer control	Lots 1-23, 25-36, 39-120 DP 505052 - Where the owner intends to build over or near the existing wastewater and/or the existing public stormwater lines the owner must comply with the Council's and Watercare's requirements for building over or near public drains.

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

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

No Information has been notified to Council.

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

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

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

Billing Number/ Rate Account:	12345678849
Rates levied for the Year 2024/2025 :	\$2,991.28
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,495.62

The rates figures are provided as at 8 a.m. 22/11/2024. It is strongly advised these are not used for settlement purposes.

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

10 Ketu Court Albany Heights Auckland 0632

Application No.	Description	Decision	Decision Date
LP-2136496	Land Use Consent Bulk vegetation clearance of site for future development	Granted (Monitoring Complete)	06/12/2012
SC-3023194	Land Use Consent Subdivision of Lots 1 and 2 DP 457470 (120 Lots) Comprehensive residential development of site involving construction of 117 residential units.	Granted (Monitoring Complete)	15/11/2013
SC-3023194/2	Land Use Consent S127 - Change of Conditions - Conditions 48, 49 and 50 of subdivision consent SC-3023194 - Changes to conditions to better reflect proposed staging and to delete conditions 48 as Lot 203 is to now be included in an expanded Esplanade Reserve (Lot 201)	Granted	06/08/2015
SC-3023194/3	Land Use Consent Change of condition S127 - Condition 1 of the Landuse consent - Replacing approved plans under condition 1 with updated plans to allow for minor alterations to the development on the site.	Granted	17/12/2015
SC-3023194	Change of Condition (s127) s127 - To amend the design of the proposed dwelling on the subject site, in particular: Condition 1 no longer reflects the design of the dwelling as original approved. Conditions of the land use consent to provide for changes to Units 30, 31, 32, 48, 49 and 59	Granted	18/01/2023
SC-3023194	Change of Condition (s127) The approved development to construct 117 residential units at 79-95 Gills Road shall be carried out in accordance with the plans and all information submitted with the application detailed below and all referenced by the council as consent number SC3023194-3, as amended by LUC60026076-A.	Granted	22/02/2023

Subdivisions

10 Ketu Court Albany Heights Auckland 0632

Application No.	Description	Decision	Decision Date
SM-3022718	Subdivision Consent Boundary Adjustment of Lots 2 and 3 DP 418523	Granted	10/09/2012

Application No.	Description	Decision	Decision Date
SC-3023194	Subdivision Consent Subdivision of Lots 1 and 2 DP 457470 (120 Lots) Comprehensive residential development of site involving construction of 117 residential units.	Granted	15/11/2013
SC-3023194/2	Subdivision Consent S127 - Change of Conditions - Conditions 48, 49 and 50 of subdivision consent SC-3023194 - Changes to conditions to better reflect proposed staging and to delete conditions 48 as Lot 203 is to now be included in an expanded Esplanade Reserve (Lot 201)	Subdivision Complete	06/08/2015
SC-3023194/3	Subdivision Consent Change of condition S127 - Condition 1 of the Landuse consent - Replacing approved plans under condition 1 with updated plans to allow for minor alterations to the development on the site.	Granted	17/12/2015
SC-3023194/2	Subdivision survey plan ((s)223) 223 Application LT 505052 - S127 - Change of Conditions - Conditions 48, 49 and 50 of subdivision consent SC-3023194 - Changes to conditions to better reflect proposed staging and to delete conditions 48 as Lot 203 is to now be included in an expanded Esplanade Reserve (Lot 201)	Granted	12/07/2017
CCT90016020	Subdivision completion cert ((s)224C) Application for 224c certificate	Approved	25/08/2017

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents a Property File will need to be requested [How to order a property file \(aucklandcouncil.govt.nz\)](https://aucklandcouncil.govt.nz)

Further Information

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

Building

10 Ketu Court Albany Heights Auckland 0632

Application No.	Description	Issue Date	Status
BA-1250381	Stormwater detention tank	12/06/2014	CCC Issued 11/10/2016 (See Note 2)

Application No.	Description	Issue Date	Status
BA-1250294 BP-1250294/A BP-1250294/B	New timber pole, steel post, masonry block and keystone retaining walls. Amendment to BA1250294 - In-ground timber pole with concrete encasement palisade wall at lot 59 and 60. Amendment to BA-1250294 : Add retaining wall 202 on Lot 150 and Lot 23.	20/10/2015	CCC Issued 27/03/2017 (See Note 2)
BCO10258306	RBW : Lot 30, Ketu Court - Urban Eden Estate : Construction of new two storey dwelling with four bedrooms, two bathrooms, a powder room, and internal access garage at Lot 30, Ketu Court (Private Road) off Waka Street, Albany.	22/06/2018	CCC Issued 04/11/2020 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

The Council has not been notified of any information under Section 124 of the Weathertight Homes

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

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

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/haurakigulfislands>

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/haurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

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

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Vehicle Access

Effective Date	Description	Details
23/05/2012	Access via easement	Access via easement. The subsequent development of these lots, aside from that of a single dwelling house or similar, will require the construction of a public road and associated services within rights of way easements endorsed A, B, G and H as shown on the survey plan of subdivision. The road will be required to be constructed either in conjunction with the development of Lot 1 or 5 which ever come first at no cost to the Council. The owner of Lot 1 shall not construct any building or other structure or cause any other obstruction within rights of way easements endorsed A, B, G, and H that could inhibit the subsequent construction of a public road within the easements. Any buildings erected within Lot 1 shall be set back from the easement boundaries in accordance with the District Plan yard requirements as if a public road was in place. Temporary metalled vehicle access is available to Lot 5 via right of way easement endorsed C over Lot 1 on the survey plan of subdivision. This easement will be relinquished at such time as the requirements of d) above are met. In the event that a single dwelling house is erected on Lot 5 the owner of Lot 5 will be required to upgrade and drain the carriageway within easement C to an all weather non-skid surface and the owner of Lot 1 will not prohibit such works being undertaken.

Protected Tree(s)

Effective Date	Description	Details
02/08/2017	Trees / bush protection	Lots 5 - 8, 17 - 23, 25, 29 - 39, 48, 49 and 51 - 65 DP 505052 -The owner and all subsequent property owners must not cut, damage, fell, willfully injure or destroy the vegetation within the covenanted areas endorsed GA - GZ and HA – HZ on DP 505052, (which includes a prohibition on excavation, construction or storage of material or debris and any new building or extension to a building or new or additional impermeable areas), without the prior written consent of the Council. The property owner and all subsequent property owners shall be responsible for the maintenance and enhancement of the covenanted areas by means of the implementation and ongoing application of the approved Covenant Management Plan (CMP) directly relating to the covenanted areas. The owner and all subsequent property owners must not cut, damage, fell, willfully injure or destroy the vegetation within the covenanted areas endorsed GA - GZ and HA – HZ on DP 505052, (which includes a prohibition on excavation, construction or storage of material or debris and any new building or extension to a building or new or additional impermeable areas), without the prior written consent of the Council. The property owner and all subsequent property owners shall be responsible for the maintenance and enhancement of the covenanted areas by means of the implementation and ongoing application of the approved Covenant Management Plan (CMP) directly relating to the covenanted areas.

The site contains a notable tree or group of trees. Restrictions apply to this site; please refer to the District Plan.

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The 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>

Effective Date	Description	Details
02/08/2017	Consent notice issued	Lots 10 - 23, 26 - 36, 39 - 49, 69 - 78, 80, 82, 84, 86, 88, 90, 92 and 94 - 110 DP 505052 -The owner and all subsequent property owners are made aware that private

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

		arrangements are to be made for the collection of household rubbish and recycling material from the lots as they will not be subject to public refuse collection services from the private roads serving the lots. Lots 1-23, 25-36, 39-120 DP 505052 - The owner shall ensure the development of each lot including the construction of the residential dwelling is undertaken in general accordance with the approved comprehensive land use consent, (Council Ref No SC-3023194), unless otherwise authorised by the Council. In many instances the residential dwelling construction will involve shared party walls and/or other works which will require co-operation between adjoining owners to facilitate construction. Lots 1-23, 25-36, 39-120 DP 505052 - Any fencing or hedging along boundaries within 2m of open spaces boundaries (reserve, streets, private lanes and pedestrian accessways) must be either low height (1.2m) or permeable (max height 1.8m). Landscape planting may be implemented on either side of the fence and must be maintained to ensure permeability.
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For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

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

- As Built Drainage Plan : BCO10258306_Lodged_CCC_As_built_Drainage_Plan

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

Address

10 Ketu Court Albany Heights 0632

Legal Description

LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052

Appeals

Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

Zones

Residential - Single House Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

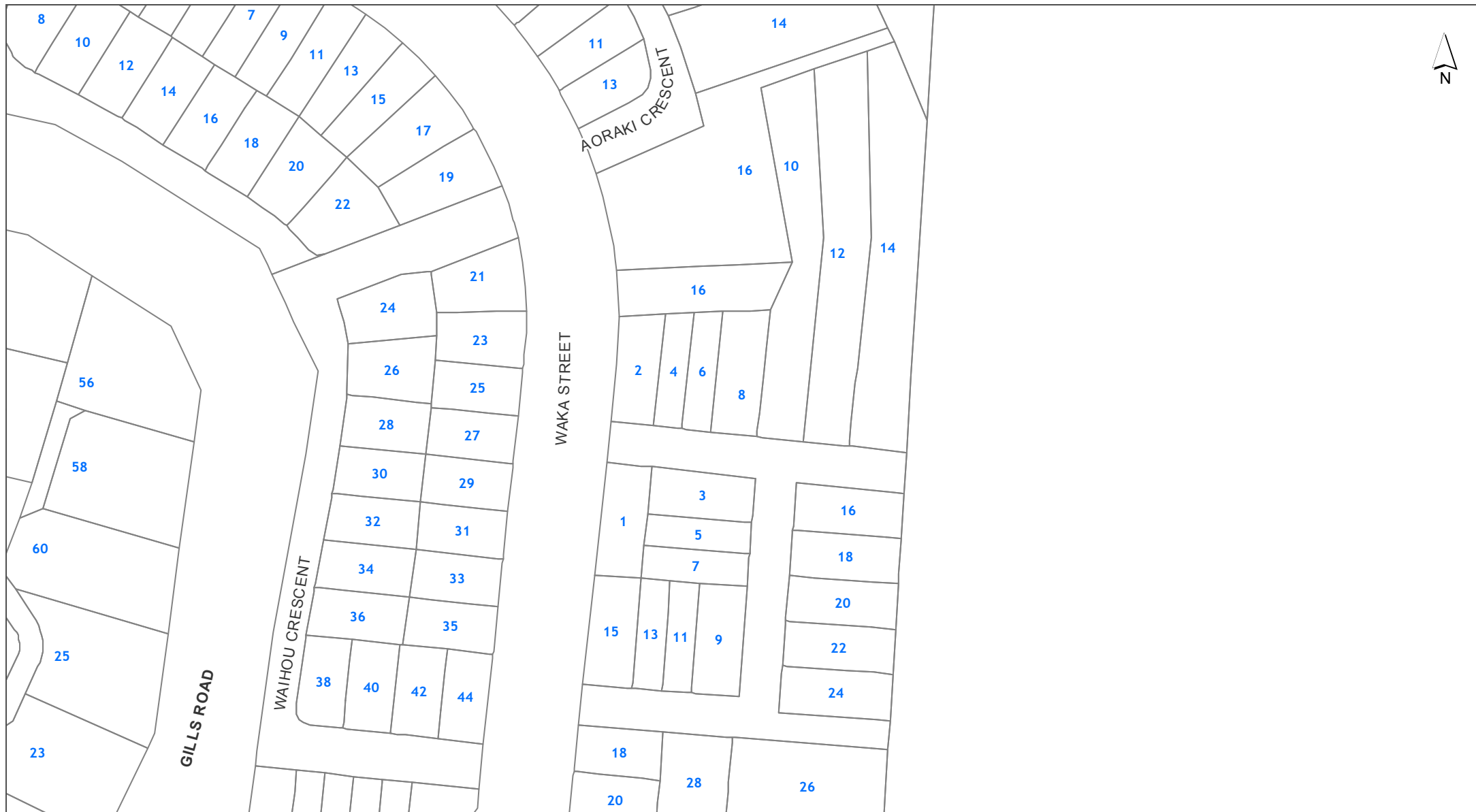
Controls: Macroinvertebrate Community Index - Rural

Controls: Stormwater Management Area Control - LUCAS CREEK 2 - Flow 1

Overlays

Natural Resources: Significant Ecological Areas Overlay - SEA_T_8297 - Terrestrial

Designations

**DISCLAIMER:**

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Built Environment

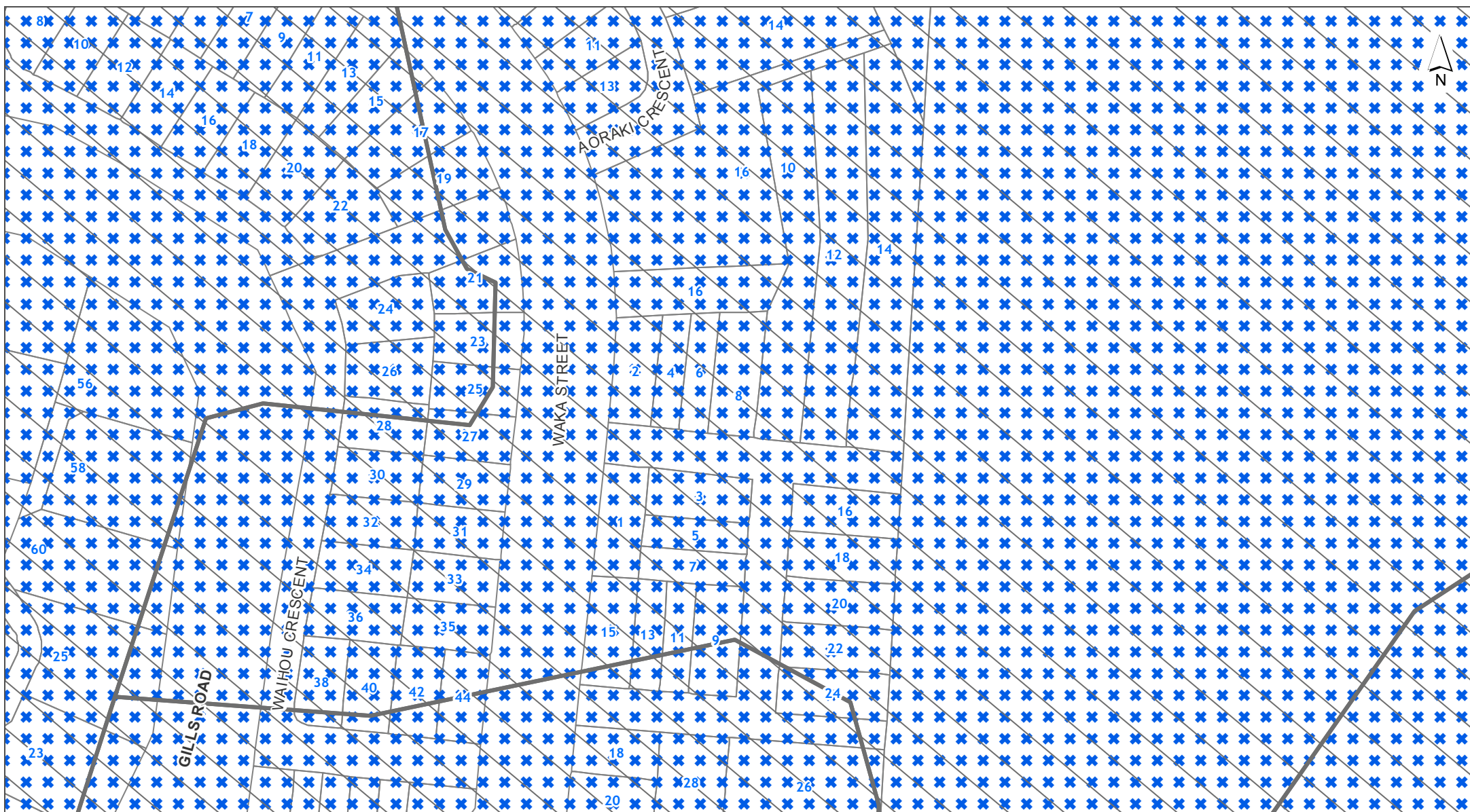
10 Ketu Court Albany Heights 0632

LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052



Scale @ A4
= 1:1,000

Date Printed:
22/11/2024

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Controls

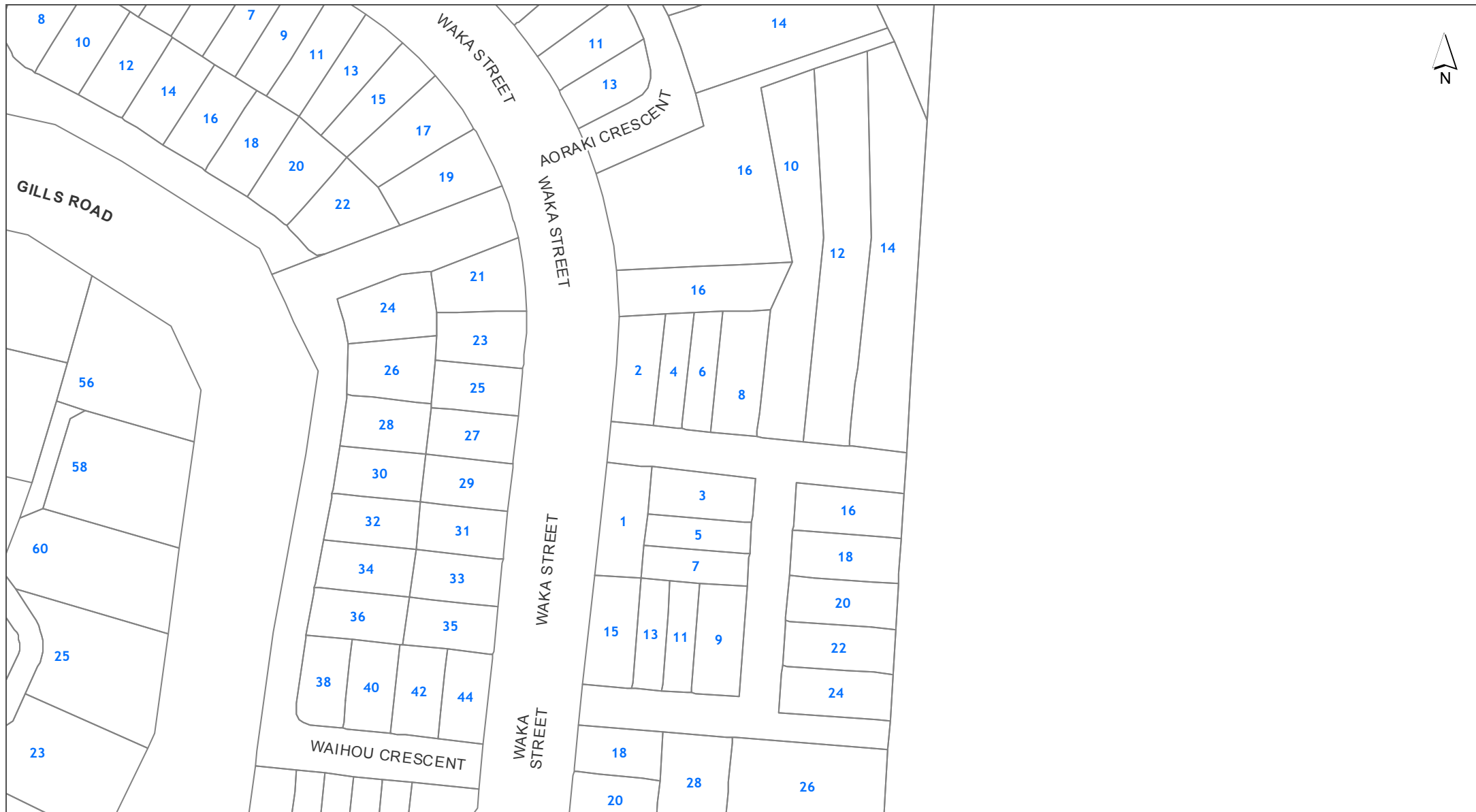
10 Ketu Court Albany Heights 0632

LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052

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Meters

Scale @ A4
= 1:1,000

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Designations

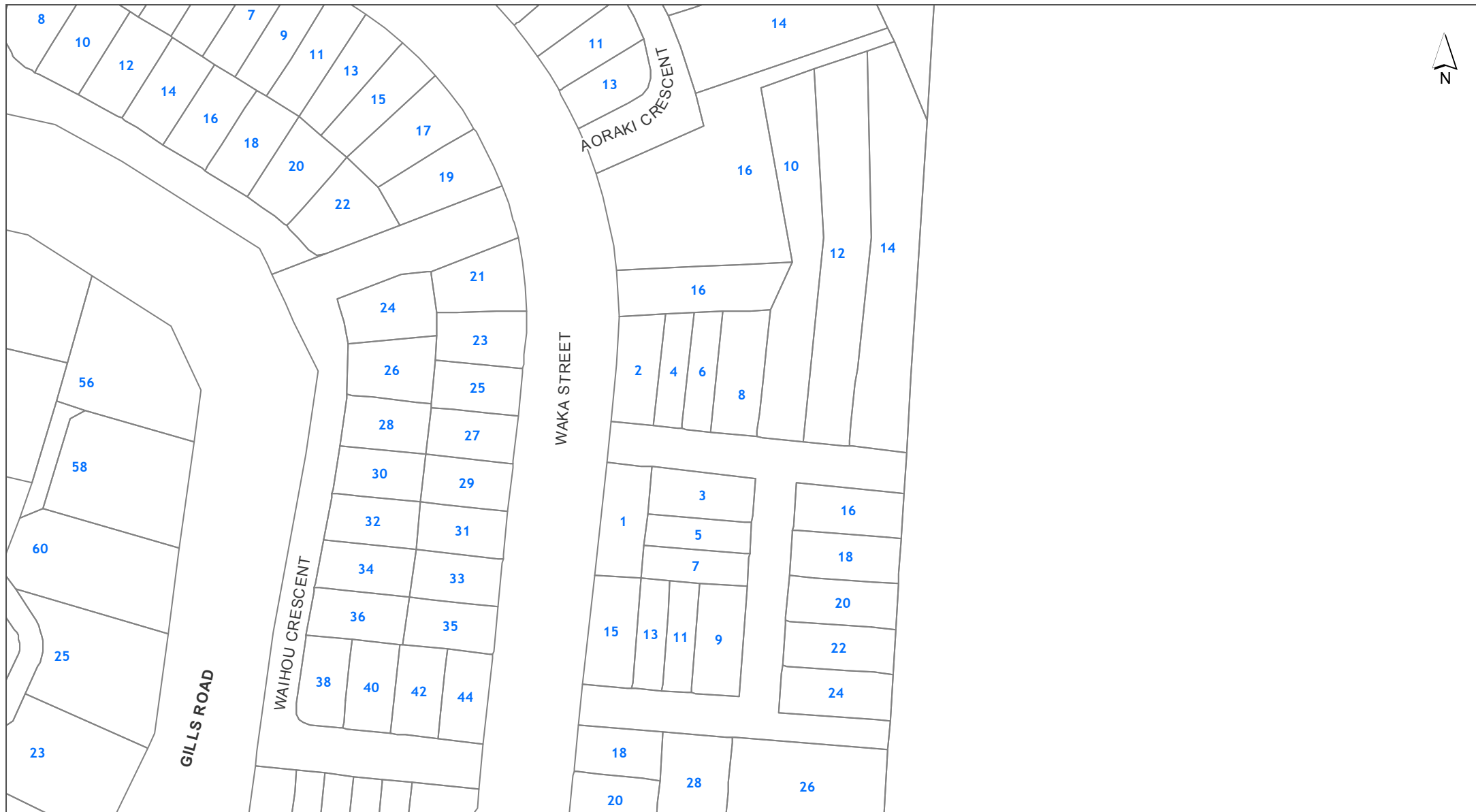
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Historic Heritage and Special Character

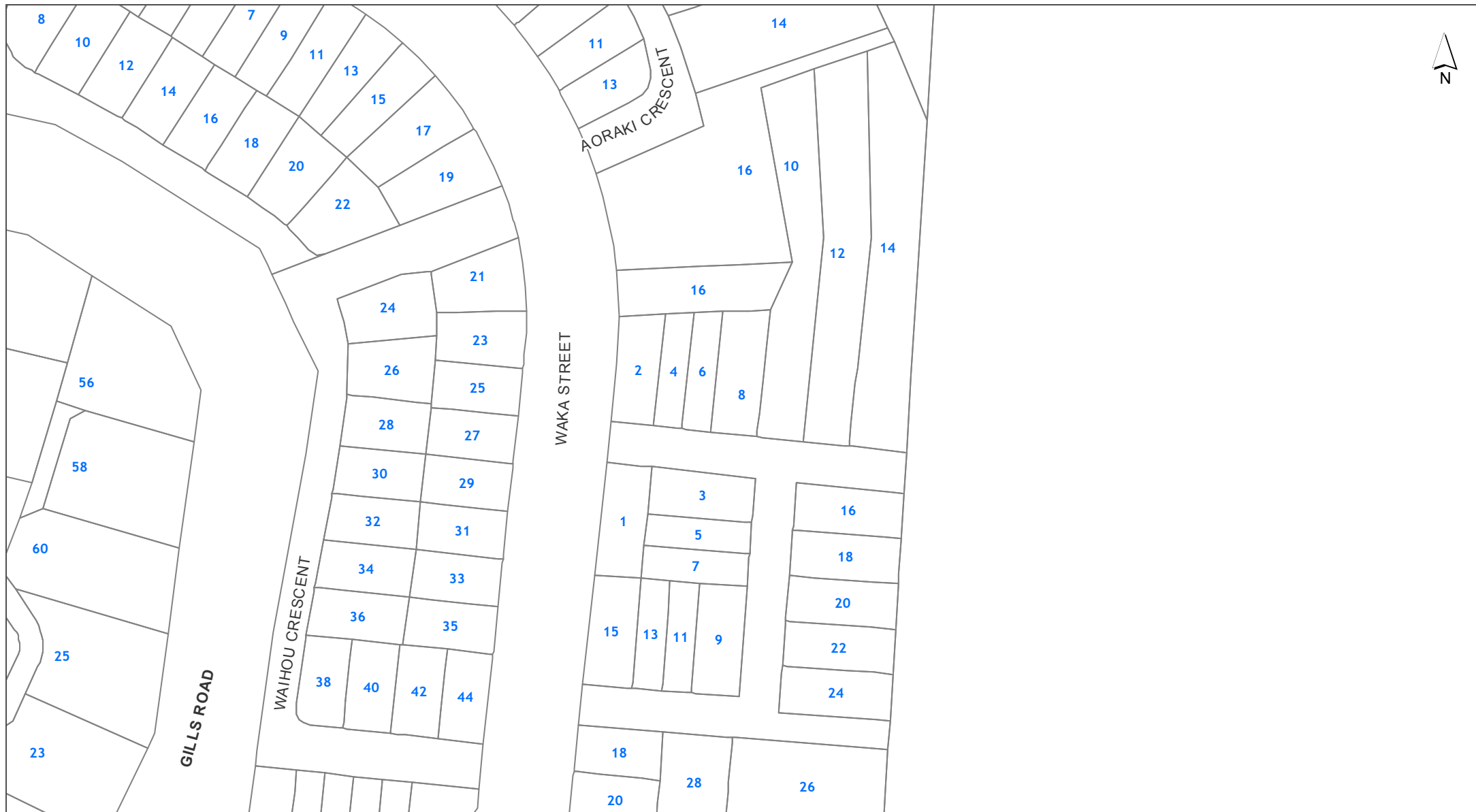
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LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2024

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Infrastructure

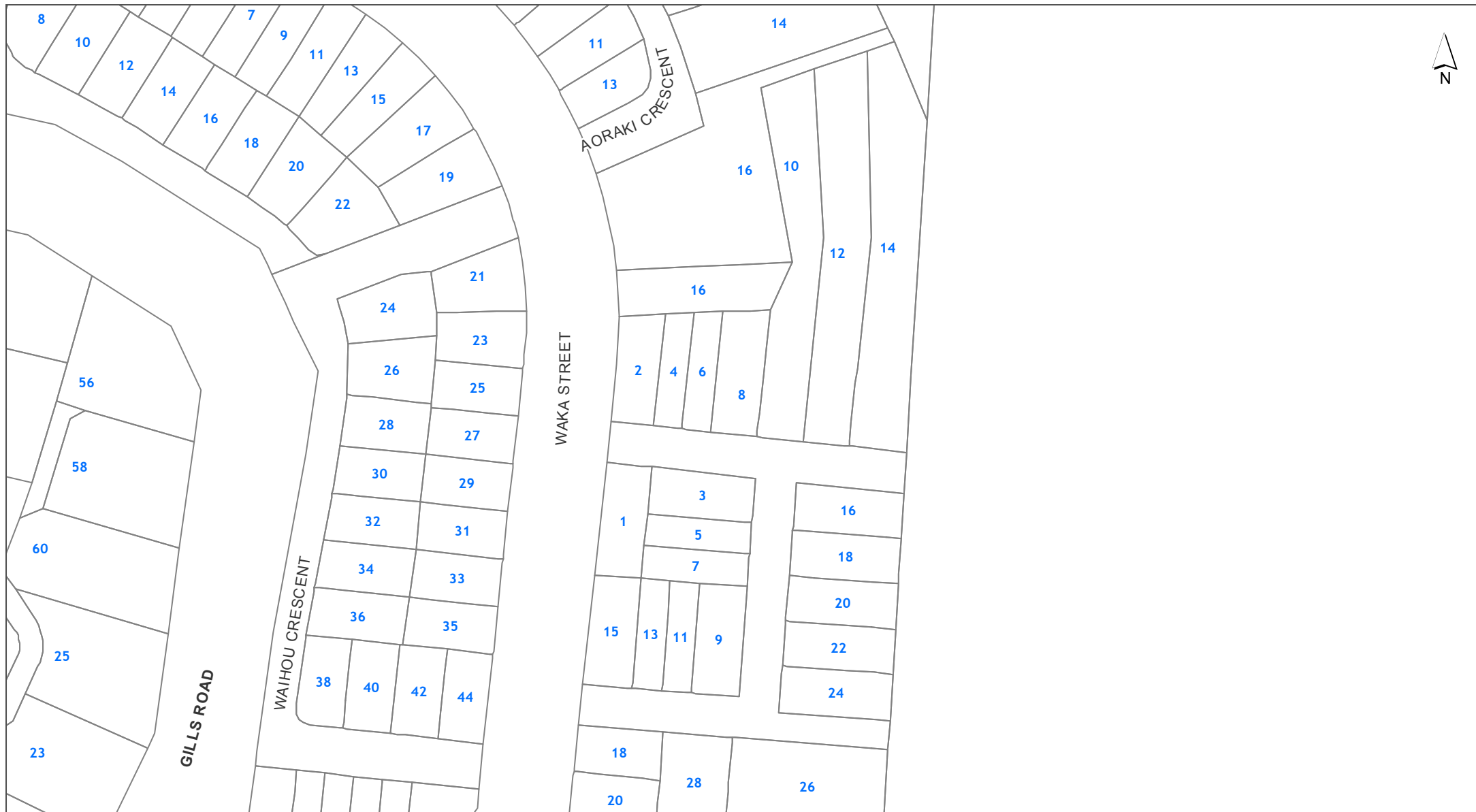
10 Ketu Court Albany Heights 0632

LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052

0 7 14 21
Meters

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Mana Whenua

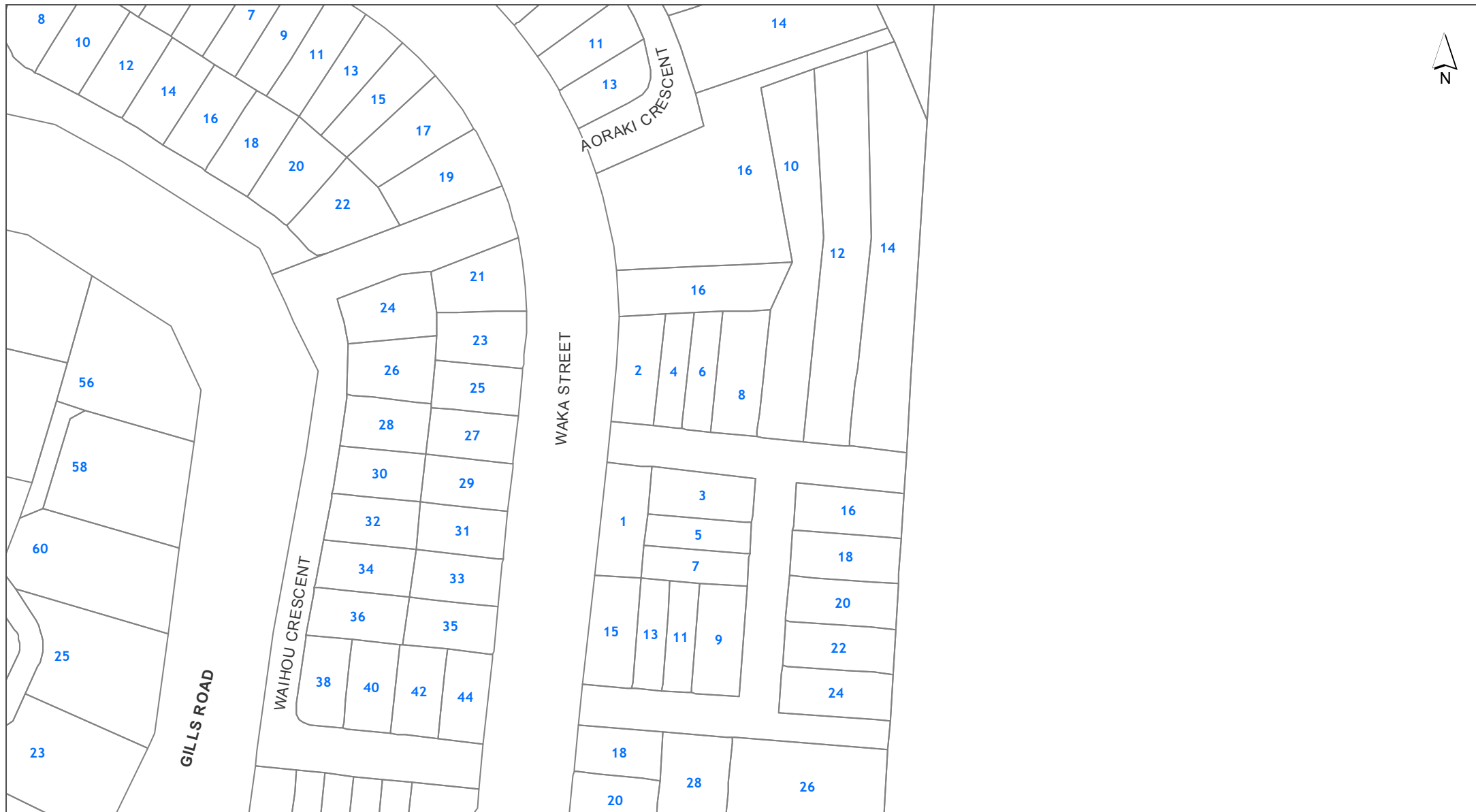
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Natural Heritage

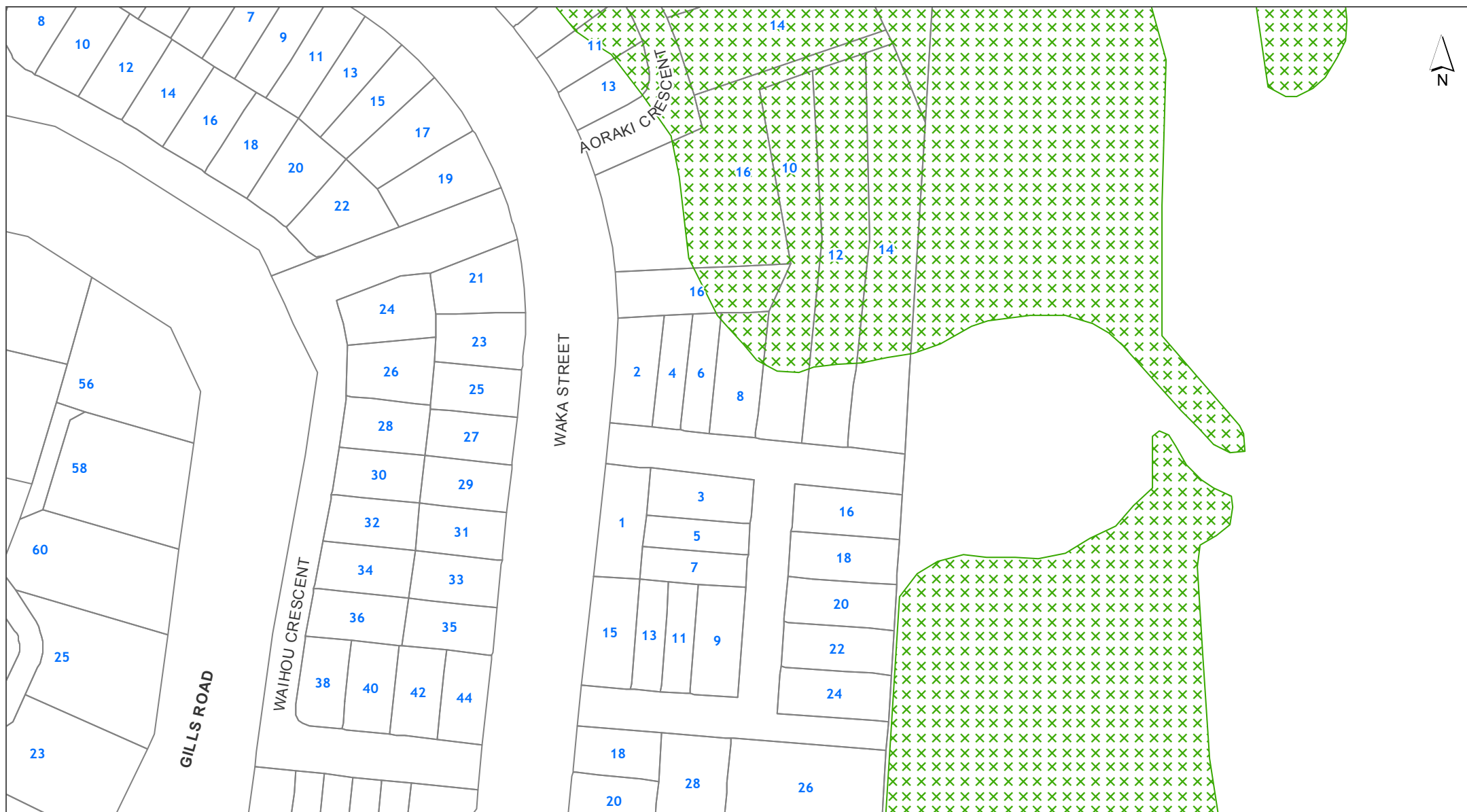
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Natural Resources

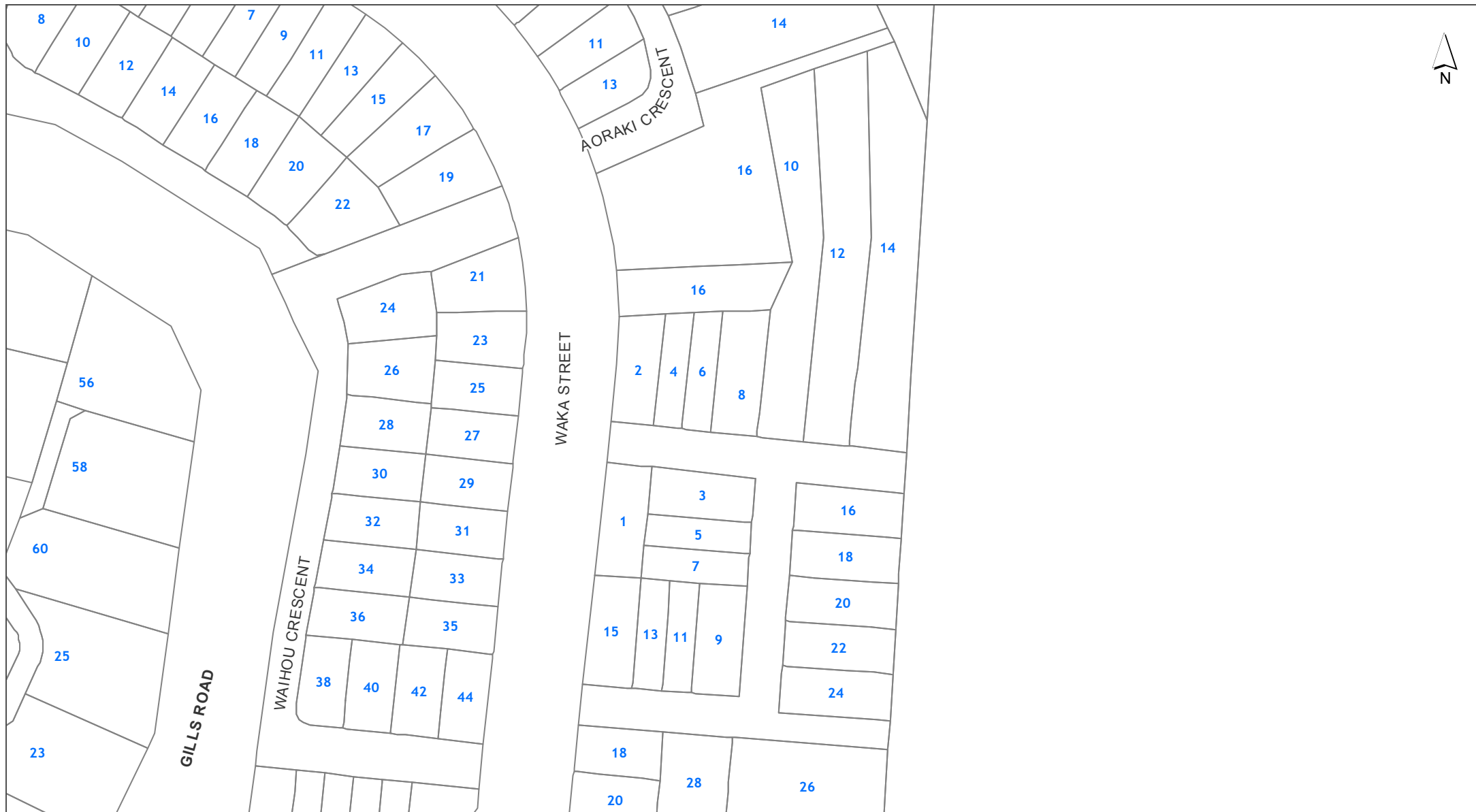
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Precincts

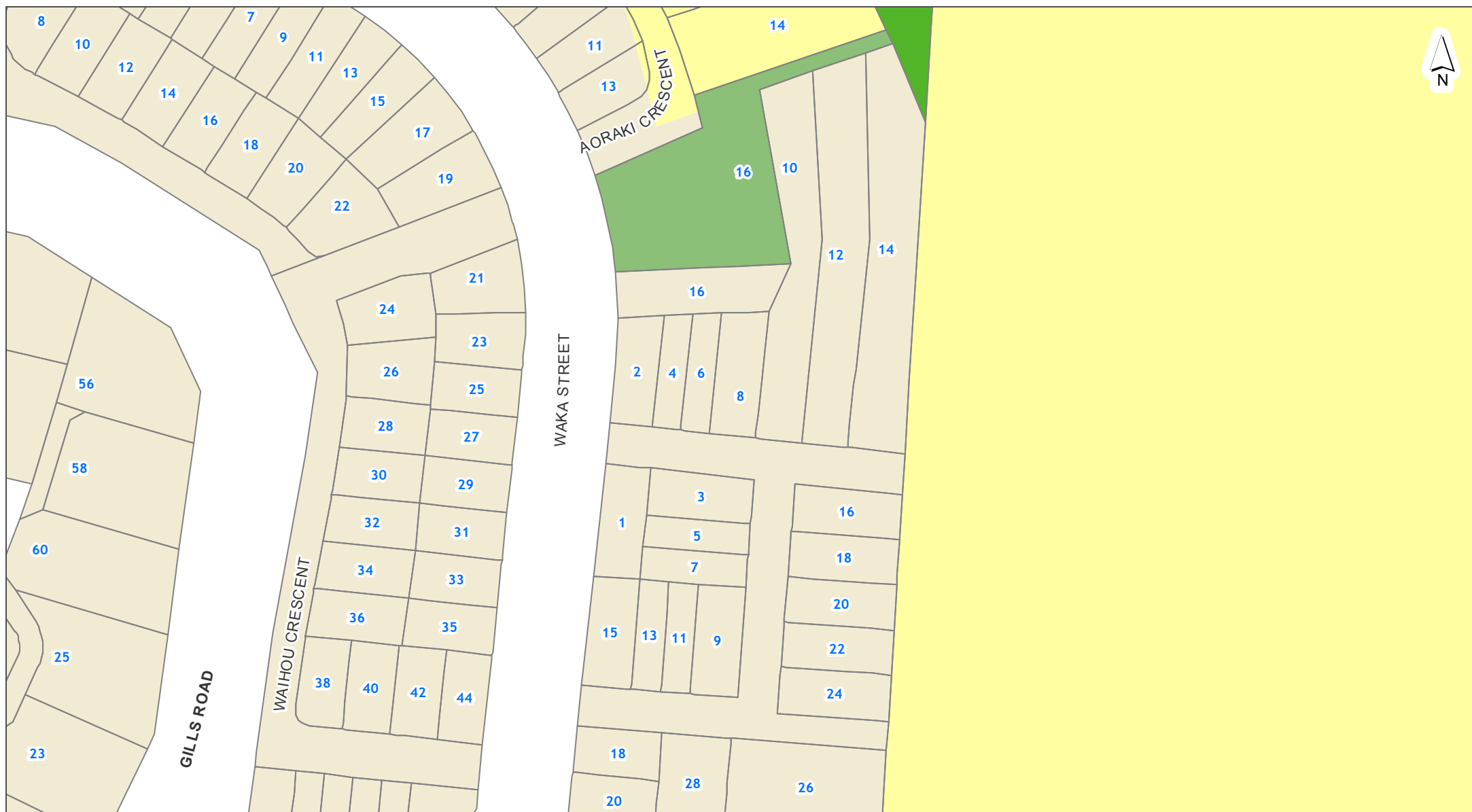
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Zones and Rural Urban Boundary

10 Ketu Court Albany Heights 0632

LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/11/2024

NOTATIONS

Appeals to the Proposed Plan

⊠ Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

⊠ Notice of Requirements

⊠ Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone

Business

- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

Open space

- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Water [i]

Rural

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone

Future Urban

- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

- Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
- Strategic Transport Corridor Zone

Coastal

- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone














Precincts

--- Rural Urban Boundary









--- Indicative Coastline [i]

Overlays


Natural Resources

	Terrestrial [rp/dp]	} Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural	
	Urban	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	

Infrastructure

	Airport Approach Surface Overlay	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	} National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	


















Mana Whenua

	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]
--	--








Built Environment

	Identified Growth Corridor Overlay
--	------------------------------------












Natural Heritage












	Verified position of tree	} Notable Trees Overlay
	Unverified position of tree	
	Group of Trees	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Viewshafts	} Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Modified	} Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	} Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]
	Historic Heritage Overlay Extent of Place [rcp/dp]
	Special Character Areas Overlay Residential and Business
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]
	Stockade Hill Viewshaft Overlay – 8m height area
	Stockade Hill Viewshaft [i]

Controls

	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	} Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	
	Business Park Zone Office Control	

	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Indigenous Vegetation 749.7 ha	} Kawau Island Rural Subdivision SEAs Control
	Freshwater Wetland 14.6 ha	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

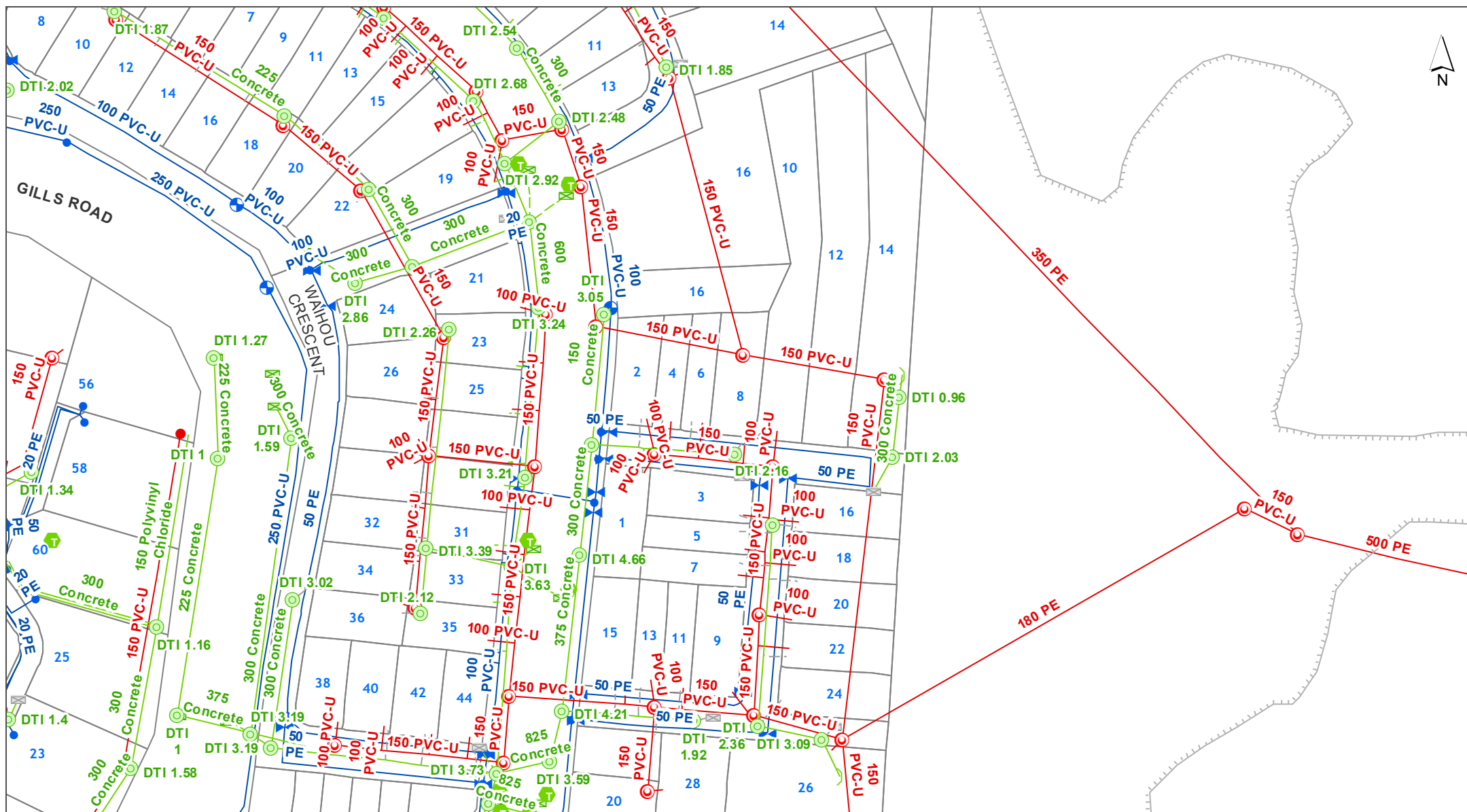
Designations



Designations



Airspace Restriction Designations

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Underground Services Combined

10 Ketu Court Albany Heights 0632

LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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22/11/2024

Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, **Private** or **Abandoned**

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

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational Non-Potable)
	Local Pipe (Operational Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational Non-Potable)
	Transmission Pipe (Operational Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Water Source (Transmission)
	Other Watercare Structures and Areas

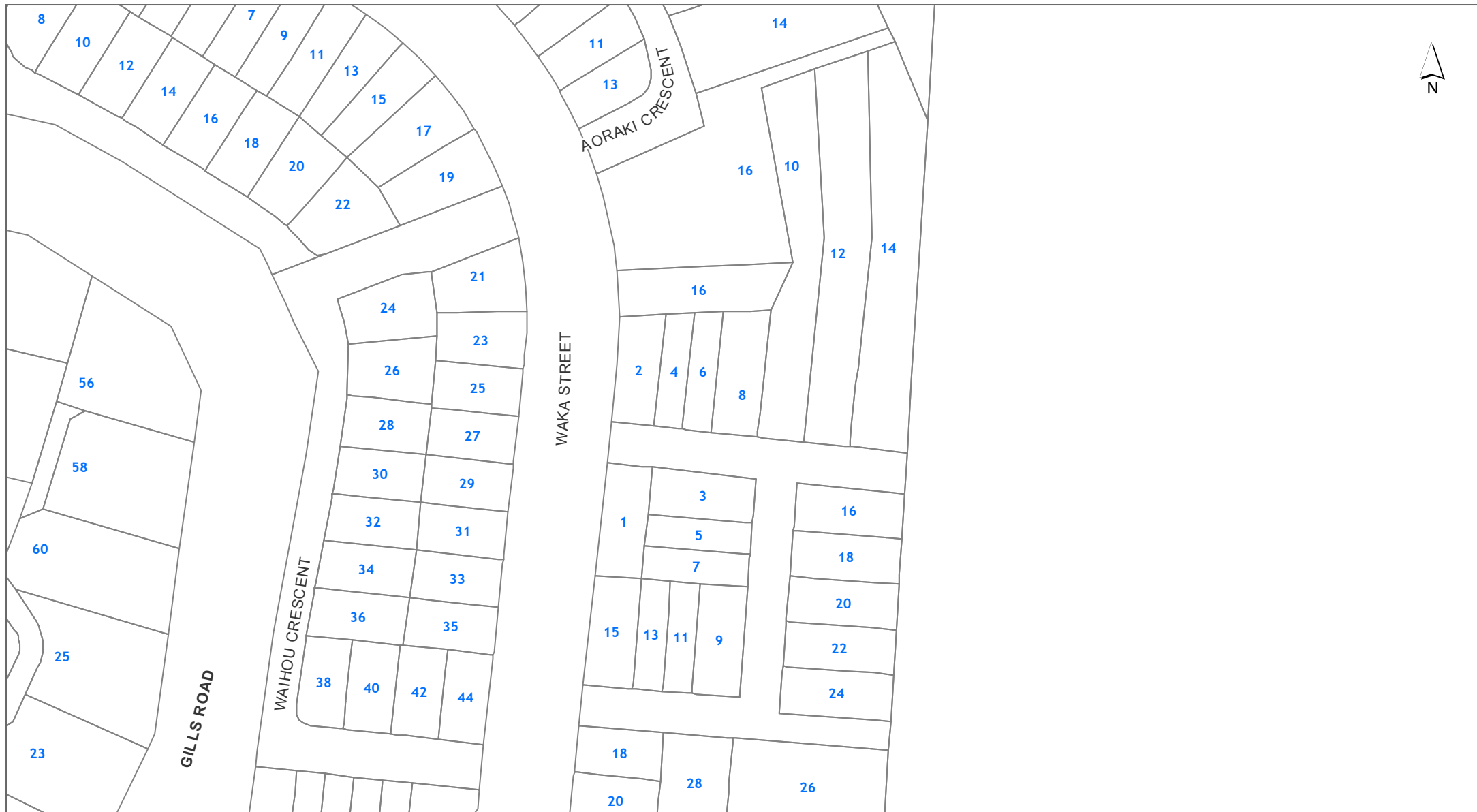
Wastewater

	Fitting (Operational)
	Fitting (Abandoned/ Not Operational)
	Other Fitting (Non Watercare)
	Manhole (Non Watercare)
	Manhole (Operational)
	Manhole (Abandoned/ Not Operational)
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Operational Not Vested)
	Transmission Pipe (Abandoned/ Not Operational)
	Chamber
	Structure (Non Watercare)
	Pump Station

Utilities

	Transpower Site
	Transpower Pylon
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation JetA1 Fuel Pipeline
	Liquid Fuels Pipeline (Marsden to Wiri)
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour 0m
	Contour Interval

Legend
updated:
28/05/2024

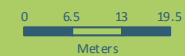


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Hazards

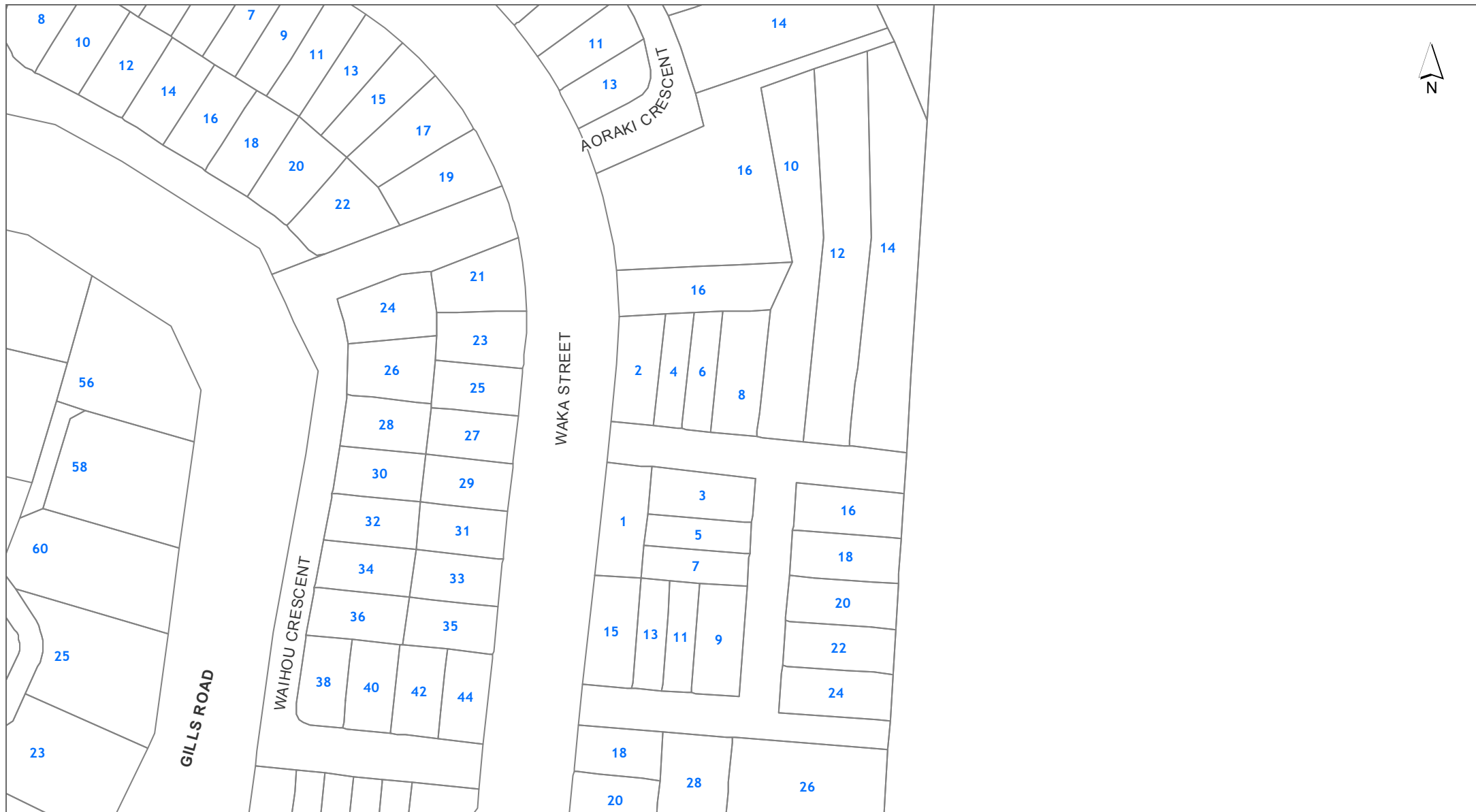
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Natural Hazards - Coastal Erosion ASCIE

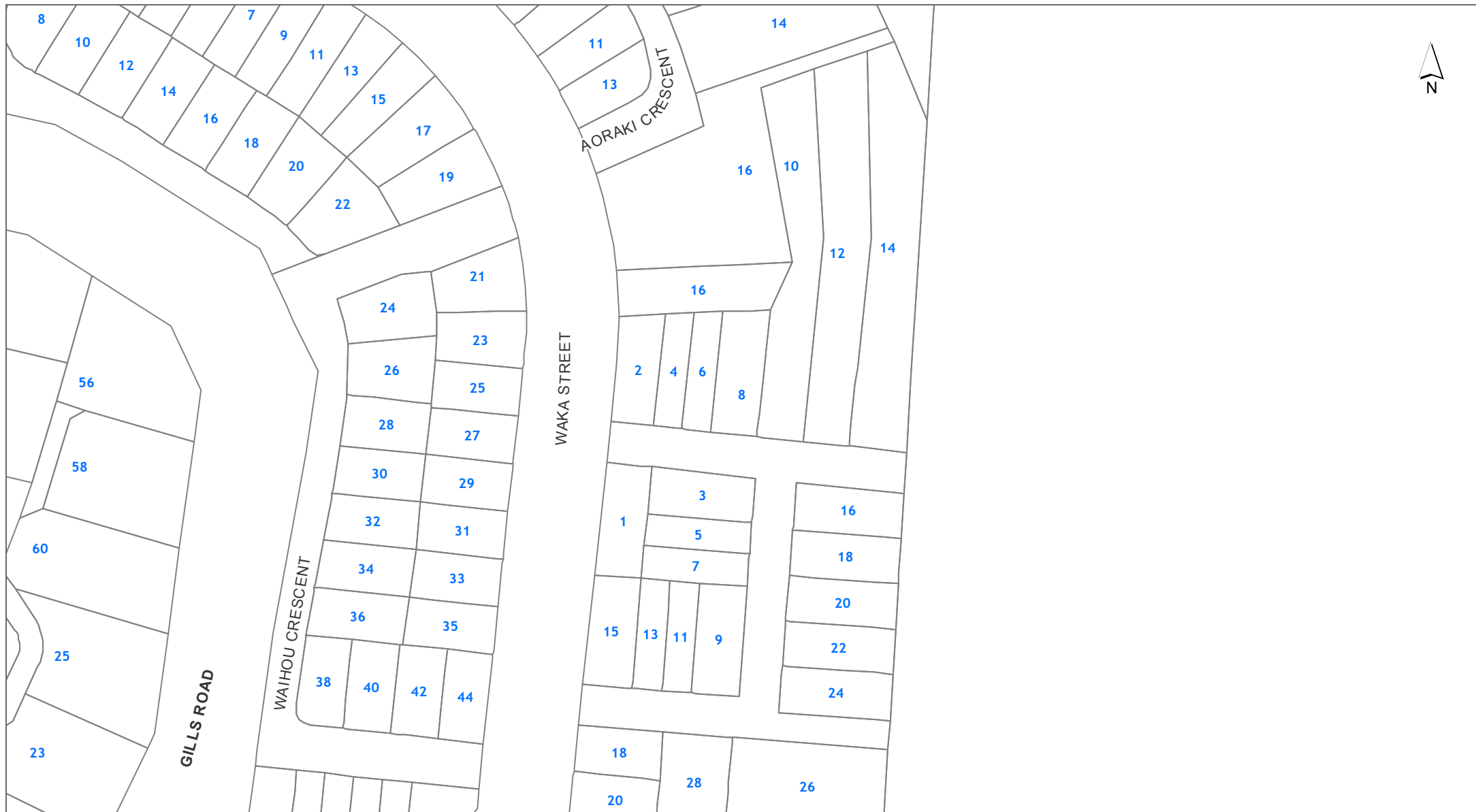
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LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052

0 6.5 13 19.5
Meters

Scale @ A4
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Natural Hazards - Coastal Inundation

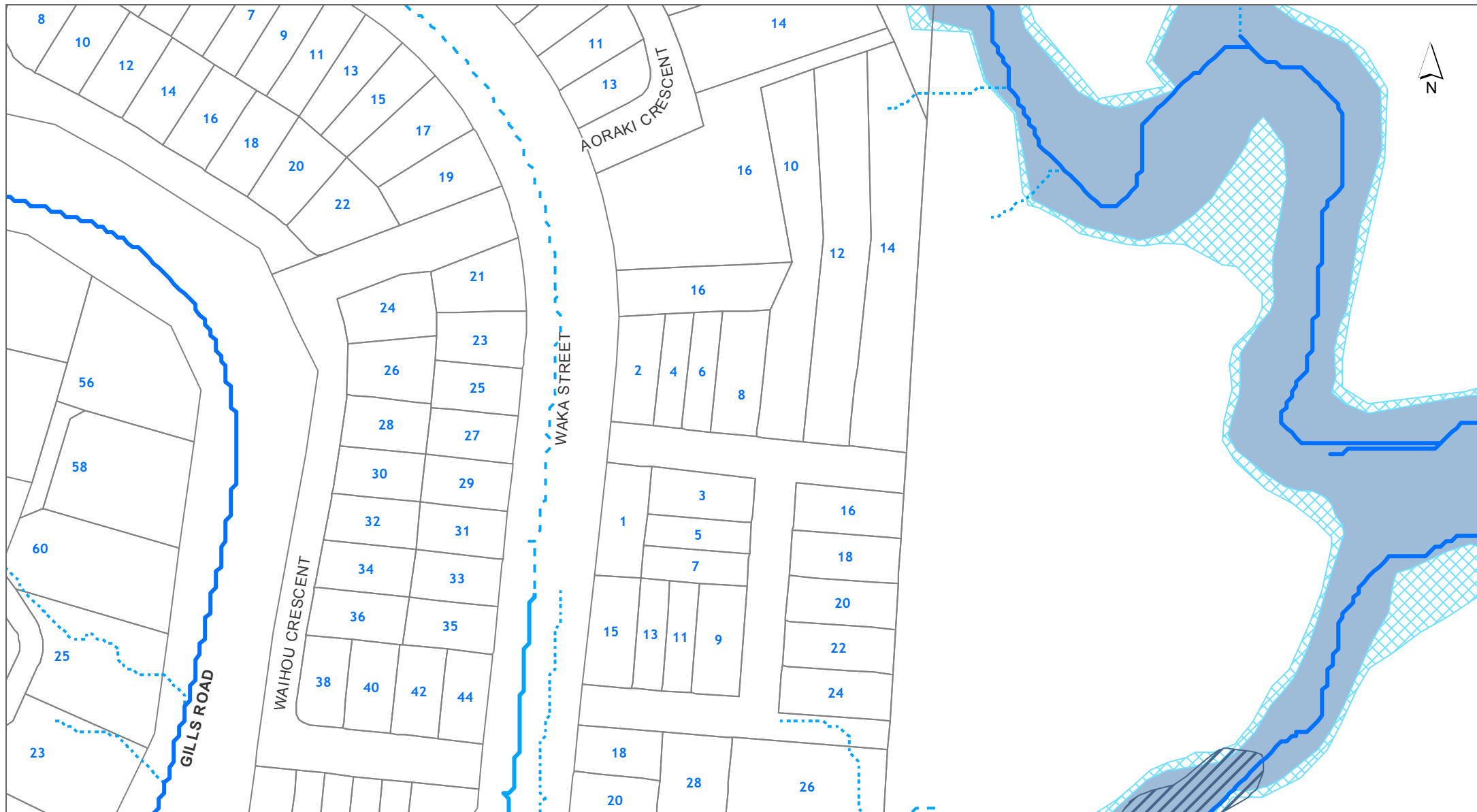
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Natural Hazards - Flooding

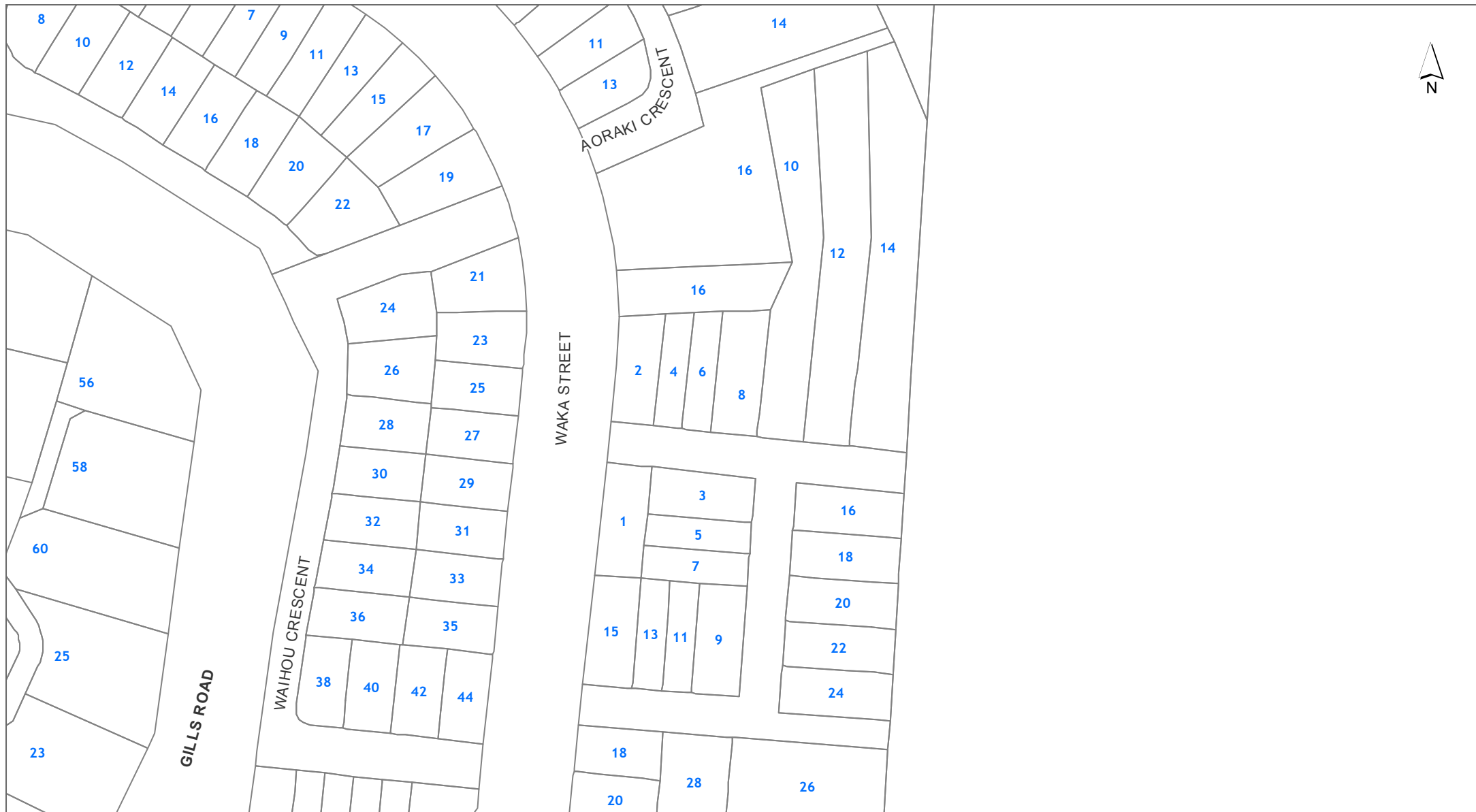
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Natural Hazards - Sea Spray

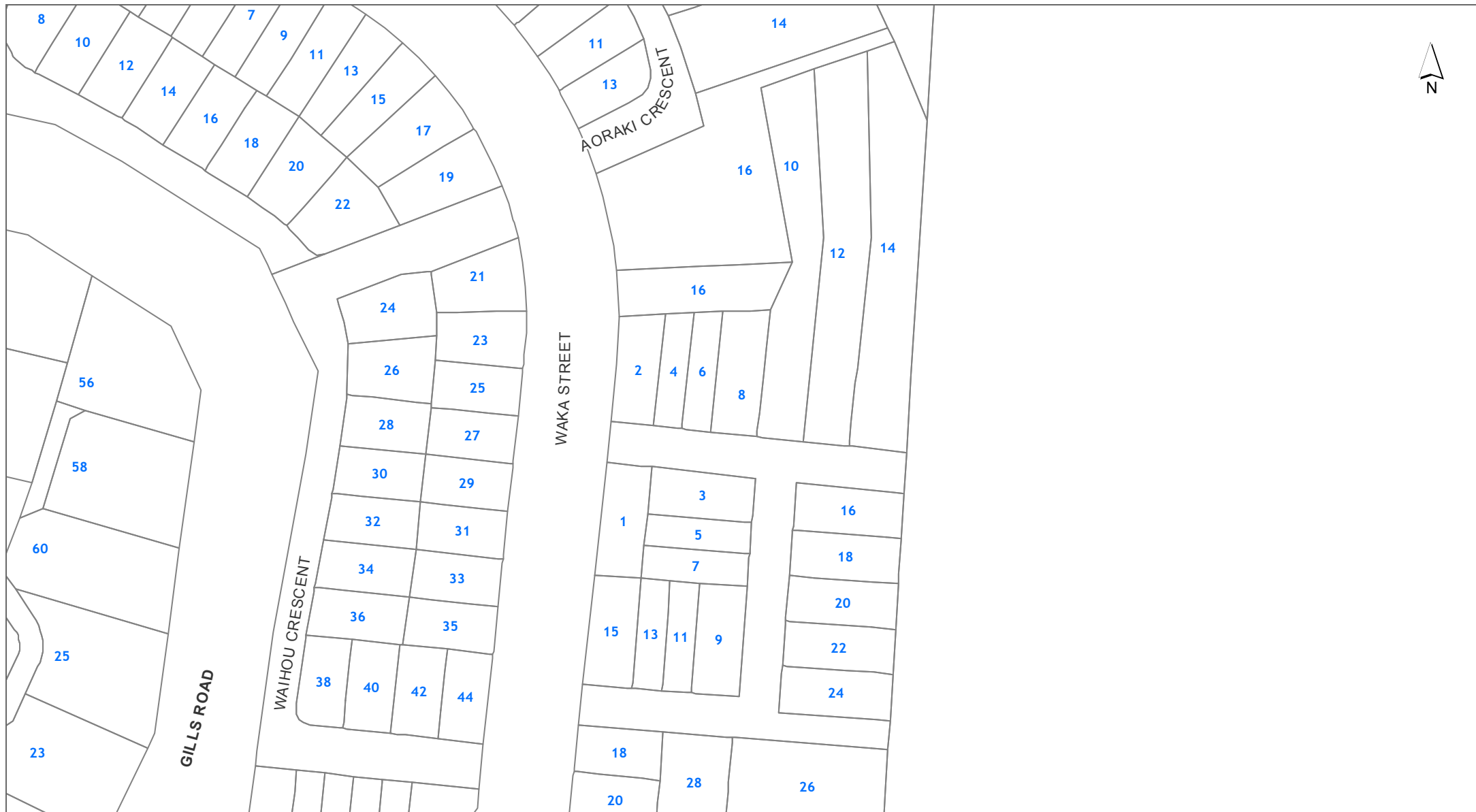
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Natural Hazards - Volcanic Cones

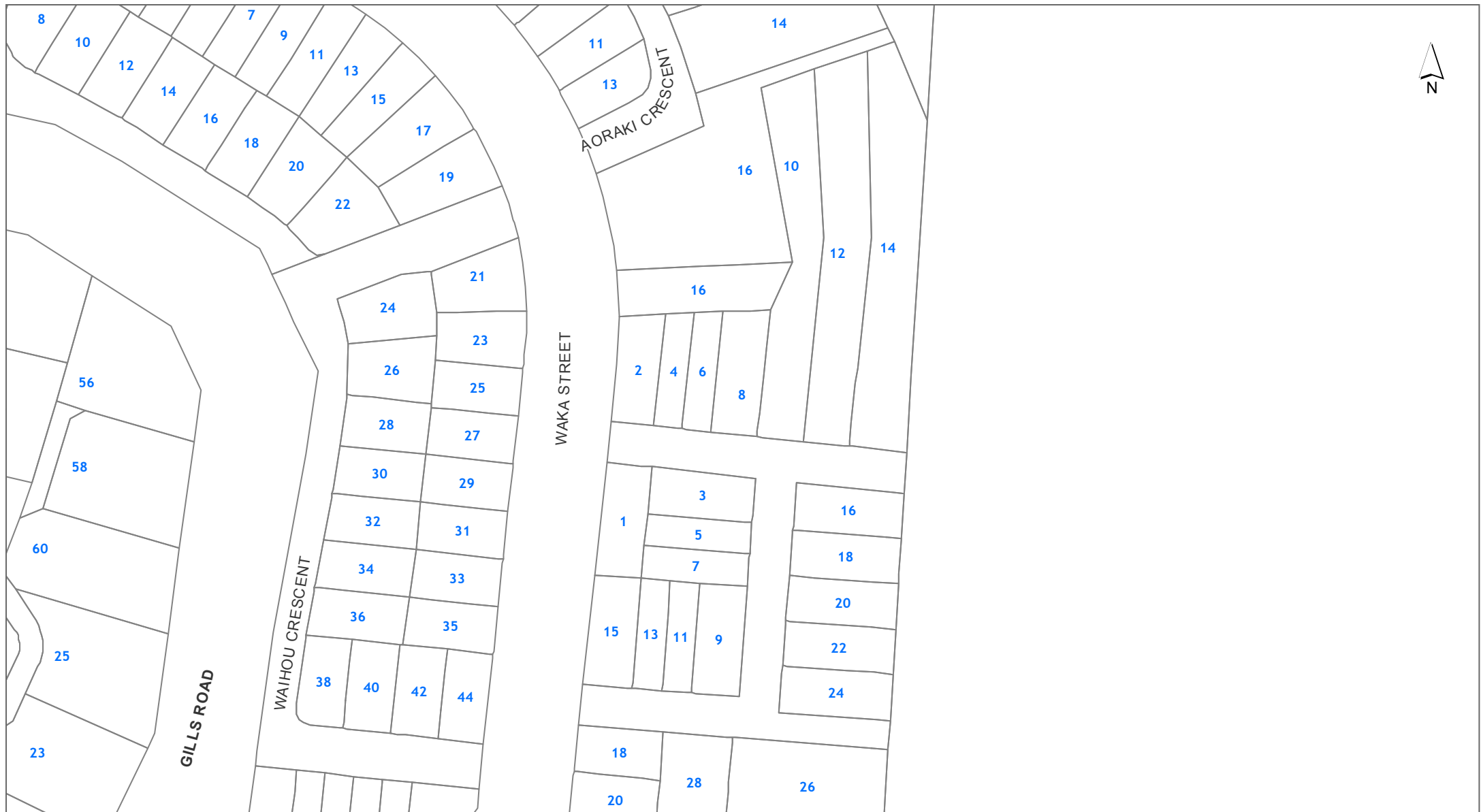
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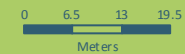


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Other

10 Ketu Court Albany Heights 0632

LOT 30 DP 505052, 1/23 SH LOT 152 DP 505052



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Hazards

Soil Warning Area

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











Hazards

Soil Warning Area continued









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

Natural Hazards

Overland Flow Path








-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
-  ASCIE 2080 (RCP8.5)
-  ASCIE 2130 (RCP8.5)
-  ASCIE 2130 (RCP8.5+)
-  Marine Area (Based on MHSW10, from Unitary Plan)

Other

Cultural Heritage Index

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

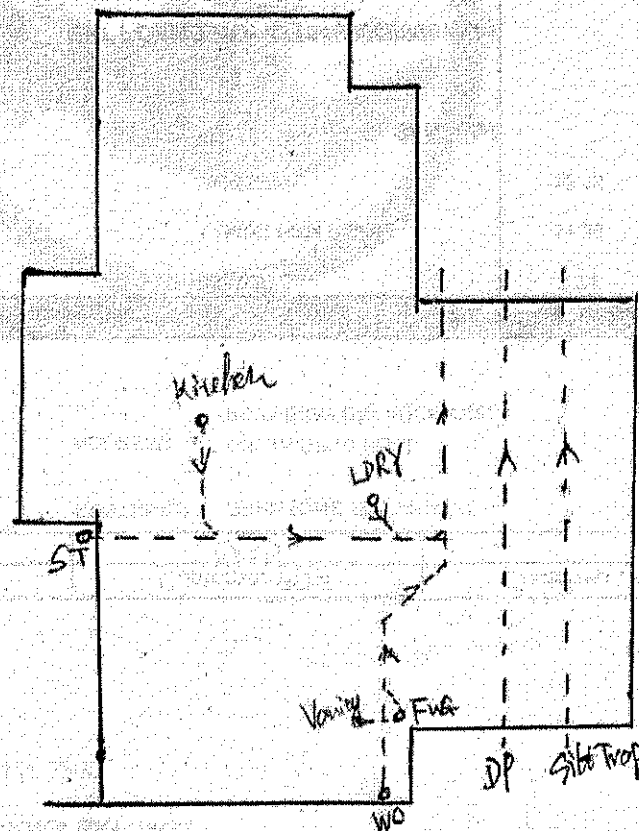
The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 22/07/2021

As build under slab plumbing

Lot 30 Gills Road, Albany

10 Ketur Court BCO 10258306



21/7/20

As-built underslab plumbing / drainage plan

This as-built plan must be made available at time of inspection.

☐ Underslab

☒ Drainage

Consent number: BCO 10258306 legacy number:

Owner:

Street address: 10 Keta Court, Albany

Lot number:

Lot / DP number:

Drainlayer / plumber: Sam (Jun Xiong) Huang

Registration number: 20100

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

Date submitted:

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

