

Preliminary Site Investigation Report

Site:

70a & 70b Lisle Farm Drive,

Pukekohe

Client:

Stephen & Diane Smith

Date of report:

30th June 2022

Report reference:

137020122

Report prepared and certified by:

Kelly Deihl, Principal Scientist

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Executive Summary

Environmental Management Solutions Ltd (EMS) was engaged by Scott Wilkinson Planning, on behalf of Stephen & Dianne Smith, to undertake a preliminary site investigation (PSI) of the land at 70A & 70B Lisle Farm Drive, Pukekohe.

Stephen & Dianne Smith propose a private plan change (pursuant to Part 2 of the First Schedule of the Resource Management Act 1991) to change the zoning of both sites from Future Urban Zone to Business – General Business Zone (BGBZ) under the Auckland Unitary Plan – Operative in Part (AUP)

A copy of the Records of Title is provided in **Appendix 1**

Under the provisions of Regulation 5(6) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESC), changing the use of a piece of land is an activity to which the standard applies where an activity that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) has, is likely to have, or is, occurring on a site and because of this, undertaking the proposed activity is reasonably likely to harm human health.

Environmental Management Solutions Ltd (EMS) was engaged to undertake a Preliminary Site Investigation (PSI) for the proposed private plan change, to determine whether the land has been, is likely to have been, or is being, adversely affected by land use activities that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) and accordingly, whether these activities is likely to pose a risk to human health.

A review of historical aerial photography and site history confirmed that this property has been used for pastoral purposes from since at least 1942. The sites remain vacant and pastoral with the exception of a dwelling and shed constructed at 70A Lisle Farm Drive, Pukekohe in 1991 and 1992 respectively, with buildings remaining in situ in their current land use through the proposed development. 70B Lisle Farm Drive remains vacant and in pastoral use

No HAIL Activities have been identified on either parcel of land and overall, it is considered that both properties are suitable for the intended plan change and change of use. In the absence of a HAIL activity it is considered that the NESC does not apply to this proposal.

1 Introduction

1.1 Background

Stephen & Dianne Smith propose a private plan change (pursuant to Part 2 of the First Schedule of the Resource Management Act 1991) to change the zoning of both sites from Future Urban Zone to Business – General Business Zone (BGBZ) under the Auckland Unitary Plan – Operative in Part (AUP)

A review of historical aerial photography and site history information confirmed that this property has been used for pastoral purposes from since at least 1942. The sites remained vacant and pastoral until a dwelling and shed were constructed in 1991 and 1992 respectively, at 70A Lisle Farm Drive, Pukekohe. 70B Lisle Farm Drive, Pukekohe remains vacant and in pastoral use

A copy of the Records of Title is provided in **Appendix 1**

1.2 Objectives of the Investigation and Scope of Work

Environmental Management Solutions Ltd (EMS) was engaged by Scott Wilkinson Planning, on behalf of Stephen & Dianne Smith, to undertake a preliminary site investigation to determine whether any HAIL activities are occurring, have occurred, or are likely to have occurred on the proposed land and whether or not because of this, undertaking the subdivision activity is reasonably likely to harm human health.

This report will:

- provide a comprehensive account of site history;
- identify sources of potential contaminants on the land;
- provide a regulatory assessment of the proposed subdivision in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS).

Scope of work included:

- Reviewing available historical aerial photography for the site (dating back to 1942)
- Reviewing all available Auckland Council records for the site
- Reviewing Records of Title
- Landowner interview
- Site walkover
- Report preparation summarising findings

1.3 Report Preparation

This report has been prepared in general accordance with the requirements of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand.

The person undertaking this investigation, preparing and certifying this report is a qualified environmental scientist with over 15 years' experience working in the field of contaminated land investigation, remediation and

management. She holds a Bachelor's Degree in Science from Auckland University (2004) and specialises in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES). She spent two terms as an elected member of the WasteMINZ National Contaminated Land Sector Group Steering Committee, was a member of the NES Working Group, a member of the reference group selected for the review of the Ministry for the Environment Contaminated Land Management Guideline No. 5. and sat on the focus group in Wellington that was responsible for the NESCS reforms, yet to be implemented. She is a member of the Australasian Land and Groundwater Association (ALGA) and WasteMINZ. In addition, she holds contracts with, and undertakes review work for, Waipa and Waikato District Councils. These are both long standing and on-going contracts.

The person undertaking this investigation and certifying this report is a suitably qualified and experienced practitioner as defined in the User's Guide for the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

2 Site Description

2.1 Site Identification

Table 1: Site Identification

Street Address	70A & 70B Lisle Farm Drive
Legal Description	70A - Lot 1, DP 143272 – Record of Title: NA84D/710 10.1300ha) 70B - Lot 2, DP 143272 – Record of Title:NA84D/711 (8.5170ha)
Site Developer	Stephen & Diane Smith
Site Owner(s)	Stephen & Diane Smith
Site Area	Total: 18.647ha
Zoning – AUP (OP)	Future Urban Zone

Location of the property is presented in *Figure 1* and *Figure 2* below. Please refer to **Appendix 1** for a copy of the Records of Title.



Figure 1: Location of Site

Image courtesy of Auckland Council GeoMaps, 2022



Figure 2: Aerial Photograph of Property

Image courtesy of Auckland Council GeoMaps, 2022

2.2 Site Condition

A site walkover inspection was undertaken on the 29 June 2022. The property is steep in parts to undulating and in vacant pastoral land use. Established pine trees exist to the south and east of the property. The central gully has native plantings. The land is located at the eastern edge of the Pukekohe urban area, adjacent to the Anslemi Ridge residential development. The land surrounding the site to the north and west is rural. No farm dumps, chemical storage, fuel storage, or soil or vegetation discolouration that could indicate contamination were noted during site walkover.

3 Geology

3.1 Published Geology

The published geology for the area indicates that the site is underlain by basalt lava of the South Auckland Volcanic Field consisting of basalt lava, scoria cones, volcanic breccia, ash, lapilli and lithic tuff (please see *Figure 4* below).



Figure 3: Geological Information

Image courtesy of New Zealand Geology Web Map, GNS Science 2014.

3.2 Geotechnical Assessment

A geotechnical assessment has not been prepared to support the current proposed rural boundary adjustment subdivision application as no soil disturbance activities or development of the site is proposed.

3.3 Hydrogeology

Auckland Council GeoMaps identify one major tributary traversing the sites in a south-west to north-east direction, and a minor overland flow path traversing in the same direction on the south-eastern portion of the

sites (please see *Figure 5* below). It is considered highly unlikely that any water resource has been impacted by land use activities on these sites in the absence of any identified HAIL activities.

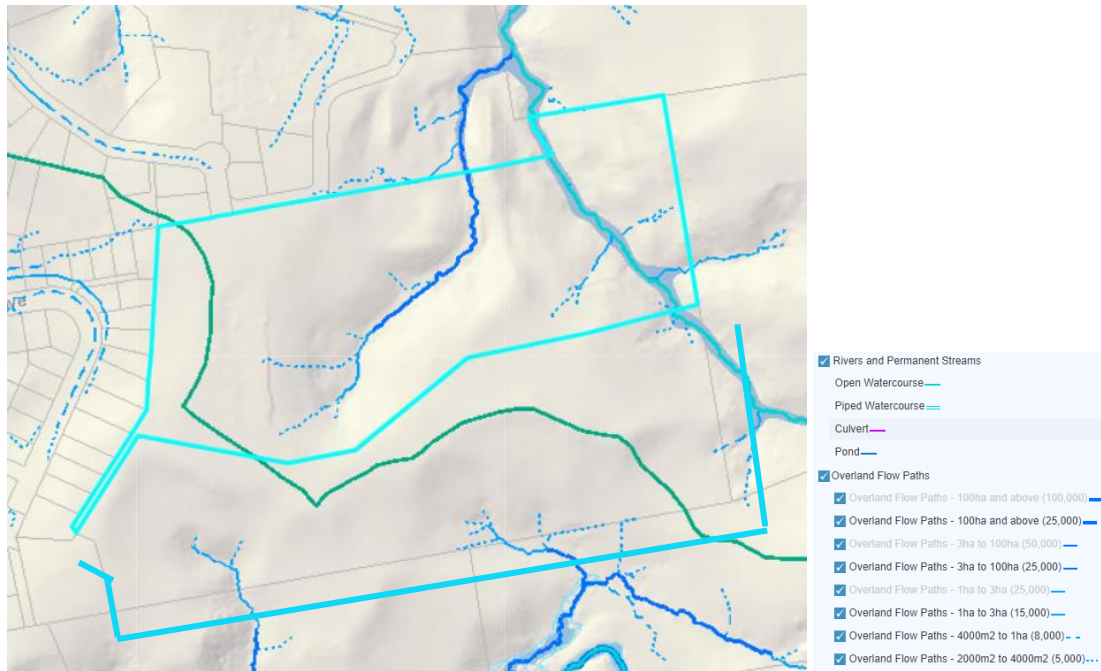


Figure 4: Hydrology Information

Image courtesy of Auckland Council GeoMaps February 2022

4 Site History

4.1 Site Ownership and Uses

70A - Lot 1, DP 143272 – Record of Title: NA84D/710 (10.1300ha)

Year	Detail
1991	Titles created – Registered owners: Stephen & Dianne Smith

No limitations were identified on the above Record of Title.

70B - Lot 2, DP 143272 – Record of Title NA84D/711 (8.5170ha)

Year	Detail
1991	Titles created – Registered owners: Stephen & Dianne Smith

Original Site NA584.133

Year	Detail
1935	Owner Algernon Richardson - Farmer

1938	Transfer to Henry Bowers - Farmer
1940	Transfer to Bertha Booth – Farmer
1944	Transfer to William Watts – Farmer
1953	Transfer to Norman Lisel – Farmer
1991	Land subdivided to create Lots 1 & 2 DP 143272 and purchased by Stephen & Dianne Smith

4.2 Auckland Council Records

Contaminated Land Report:

A Contaminated Land Report prepared by Contamination, Air and Noise Team of Auckland Council for the site, dated 27 January 2022 confirmed *“There is no contamination information held within Council’s records for 70A & 70B Lisle Farm Drive, Pukekohe”*

Please refer to **Appendix 3** for a copy of the Auckland Council Contaminated Land Report.

Consents:

70A - Lot 1, DP 143272 – Record of Title: NA84D/710 (10.1300ha)

Year	Reference	Applicant	Consent Details
August 1990	6/16/50A	ND, DI, GE Lisel	Subdivision
April 1991	Building permit #J31314	S & D Smith	Dwelling (masonry)
April 1991	Drainage & Plumbing permit #1432/33	S & D Smith	Wastes and drainage (septic tank)
December 1992	Building permit #121/86/51	S & D Smith	Office/Workshop
December 1992	Building permit #1359	S & D Smith	Fibreglass Swimming pool
February 1996	Building permit #11088	S & D Smith	Haybarn Implement shed
January 1998	Building permit #3780/125	S & D Smith	Residential AWTS (Biocycle)
October 1999	Building permit #B90588	S & D Smith	Alterations to dwelling
May 2003	Building permit #48695	S & D Smit	Alterations to shed – enclosing existing breezeway

70B - Lot 2, DP 143272 – Record of Title NA84D/711 (8.5170ha)

Year	Reference	Applicant	Consent Details
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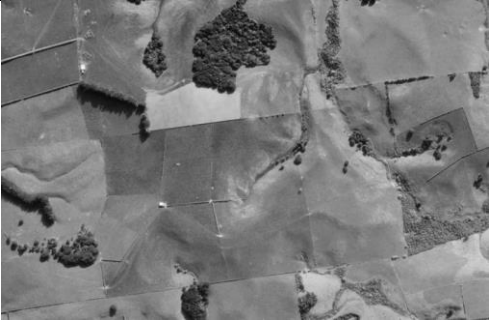
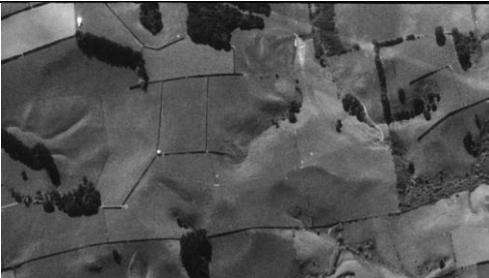
August 1990	6/16/50A	Nd, DI, GE Lisel	Subdivision
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Refer to **Appendix 4** for a copy of the above records.





Reports:

No other records of note were identified on council records.

4.3 Historical Aerial Photography Review

Date	Aerial Image	Observations	Image courtesy
1942		The property is in established pasture. The gully that traverses the land is bush clad. A small shed is visible in the centre of the site. No records are held in relation to this but it is considered likely to be a haybarn given the location and land use.	Retrolens
1963		The land remains in vacant pastoral use. The vegetation within the gully appears to have been cleared for farming purposes.	Retrolens
1975		The site remains unchanged from 1963. The paddocks appear defined by hedging.	Retrolens

1981		Site remains unchanged from 1963.	
1988		The site appears as it did in 1981.	Retrolens
2003		A substantial dwelling and associated shed are now evident at 70A Lisle Farm Drive. Council records show dwelling constructed 1991. 70B remains pastoral.	Auckland Council GeoMaps
2006		A swimming pool is now visible immediately between the tennis court and dwelling, the remainder of the site is unchanged.	Auckland Council GeoMaps

2011		The site appears as it did in the 2006 image.	Auckland Council GeoMaps
2014		The site appears as it did in the 2011 image.	Google Earth
2017		The site appears as it did in the 2014 image. Subdivisions surrounding the site are more established	Auckland Council GeoMaps
2021		The site appears as it did in the 2017 image.	Google Earth

4.4 Landowner Interview

A landowner interview was conducted with Stephen Smith, who has owned the property for ~33 years, and has used the land for low intensity dry stock grazing. He now leases the land to a farmer who also uses the land for dry stock grazing. He confirmed that there are no farm dumps on the property, and there has never been any chemical or fuel storage on the property. He advised that the prior owners were the Lisle Family who have all now passed on, and that the land was originally linked to the land that is now Rymans Retirement Village again used for low intensity pastoral grazing.

5 Site Characterisation

5.1 Potential for Contamination

HAIL Activity	Contaminants of Concern	Comments
No HAIL Activities have been identified on this land.		

5.2 Preliminary Conceptual Site Model

Potential Source	Contaminants of Concern	Potential Pathway	Potential Receptors and comments
No HAIL Activities have been identified on this land.			

6 Regulatory Assessment

In accordance with Regulation 5(5) of the NES, subdivision is an activity to which the standard applies where an activity that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) has occurred.

No HAIL activities have been identified on the land and as such it is considered that the NESCS does not apply to this proposal.

7 Conclusions

The sites subject to the intended Plan Change have remained vacant and pastoral historically. There have been no potentially contaminating activities identified on the land and accordingly, it is considered that the NESCS does not apply to the proposal. The land is considered fit for the intended land use.

Disclaimer:

This report has been prepared for the benefit of the client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

Findings and recommendations contained within this report are based on a review of existing information and the writer of the report takes no responsibility for any inaccuracies in information supplied by a third party.

Report prepared and certified by:



Kelly Deihl
Principal Scientist

Appendix 1: Record of Title

70A Lisle Farm Drive



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA84D/710
Land Registration District North Auckland
Date Issued 07 May 1991

Prior References
NA584/133

Estate Fee Simple
Area 10.1300 hectares more or less
Legal Description Lot 1 Deposited Plan 143272
Original Registered Owners
Stephen Rex Smith and Dianne Shelley Smith

Interests

C262700.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 7.5.1991 at 2:32 pm
Subject to a right of way and to electricity and telephone rights over part marked B on DP 143272 specified in Easement Certificate C262700.4 - 7.5.1991 at 2:32 pm
The easements specified in Easement Certificate C262700.4 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right of way, and electricity and telephone rights created by Transfer C289527.1 - 30.7.1991 at 2:38 pm
The easements created by Transfer C289527.1 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right of way and right to convey water, and electricity and telephone rights created by Transfer C843398.4
Some of the easements created by Transfer C843398.4 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 143272)
8605858.1 Transfer to Stephen Rex Smith (1/2 share) and Dianne Shelley Smith (1/2 share) - 8.10.2010 at 2:59 pm
9708935.1 CAVEAT BY RYMAN SHELF COMPANY NO. 19 LIMITED - 24.4.2014 at 12:03 pm
10472237.3 Withdrawal of Caveat 9708935.1 - 13.12.2016 at 3:04 pm
10472237.6 Surrender of the right of way, electricity and telephone rights created by Transfer C289527.1 - 13.12.2016 at 3:04 pm
10472237.7 Surrender of the right of way, right to convey water, electricity and telephone rights created by Transfer C843398.4 - 13.12.2016 at 3:04 pm
Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 10472237.14 - 13.12.2016 at 3:04 pm
The easements created by Easement Instrument 10472237.14 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way created by Easement Instrument 11349182.9 - 10.6.2019 at 1:58 pm

Identifier **NA84D/710**

The easements created by Easement Instrument 11349182.9 are subject to Section 243 (a) Resource Management Act 1991



Identifier

NA84D/710

Reference
Prior C/T 584/133
Transfer No.
N.C. Order No. C.262700.3



REGISTER

Land and Deeds 69

No.
84D/710
710

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of MAY one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that NORMAN DIXON LISLE farmer, DORIS ISABELLA LISLE and GLADYS EVELYN LISLE both spinsters all of Pukekohe are seized of an estate in fee simple as tenants in common in equal shares

in and to the land hereinafter described (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 10.1300 hectares more or less being Lot 1 Deposited Plan 143272 and being part Allotment 14 Parish of Pukekohe.



Assistant Land Registrar

C.262700.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 7.5.1991 at 2.32 o'clock

C.262700.4 Easement Certificate affecting Lots on DP.143272

Nature	Servient Tenement	Dominant Tenement
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R.O.W.	pt herein	Lot 2
Electricity marked "B"		(84D/711)
and Telephone		
- 7.5.1991 at 2.32 o'clock		

The above easement when created will be subject to Section 309(1)(a) Local Government Act 1974

Subject to Section 309(1)(a) Local Government Act 1974 requiring the creation of the easement marked on DP.143272 before the disposal of the within land

A.L.R.

C.289527.1 Transfer to Stephen Rex Smith of Pukekohe company manager and Dianne Shelley Smith his wife together with a right of way and electricity and telephone easements are the part Allotment 14 Parish of Pukekohe (CT 584/122) marked A on Plan 143272 - 30.7.1991 at 2.38 o'clock

The above easement is subject to Section 309 (1) (a) Local Government Act 1974

C.289527.2 Mortgage of New Zealand - 30.7.1991 at 2.38 o'clock

Appurtenant hereto is a right of way, electricity, telephone and right to convey water easements over part Lot 1 Plan 143272 (CT.97B/743) marked "A" on Plan 143272 created by Transfer C.843398.4

The above easements except for the water easement are subject to Section 309(1)(a) Local Government Act 1974

Measurements are Metric

No.
84D/710

NA84D/710

70B Lisle Farm Drive



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA84D/711
Land Registration District North Auckland
Date Issued 07 May 1991

Prior References
NA584/133

Estate Fee Simple
Area 8.5170 hectares more or less
Legal Description Lot 2 Deposited Plan 143272
Original Registered Owners
Stephen Rex Smith and Dianne Shelley Smith

Interests

C262700.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 - 7.5.1991 at 2:32 pm

Appurtenant hereto is a right of way, and electricity and telephone rights specified in Easement Certificate C262700.4 - 7.5.1991 at 2:32 pm

The easements specified in Easement Certificate C262700.4 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right of way and right to convey water, and electricity and telephone rights created by Transfer C843398.4 - 17.5.1995 at 2:29 pm

Some of the easements created by Transfer C843398.4 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 143272)

8605858.1 Transfer to Stephen Rex Smith (1/2 share) and Dianne Shelley Smith (1/2 share) - 8.10.2010 at 2:59 pm

9708935.1 CAVEAT BY RYMAN SHELF COMPANY NO. 19 LIMITED - 24.4.2014 at 12:03 pm

10472237.3 Withdrawal of Caveat 9708935.1 - 13.12.2016 at 3:04 pm

10472237.7 Surrender of the right of way, right to convey water, electricity and telephone rights created by Transfer C843398.4 - 13.12.2016 at 3:04 pm

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 10472237.14 - 13.12.2016 at 3:04 pm

The easements created by Easement Instrument 10472237.14 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way created by Easement Instrument 11349182.9 - 10.6.2019 at 1:58 pm

The easements created by Easement Instrument 11349182.9 are subject to Section 243 (a) Resource Management Act 1991



Identifier

NA84D/711

References

Prior C/T 584/133

Transfer No.

N/C. Order No. C.262700.3



REGISTER

Land and Deeds 69

No.
84D/711

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of MAY one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that NORMAN DIXON LISLE farmer, DORIS ISABELLA LISLE and GLADYS EVELYN LISLE both spinsters all of Pukekohe are seised of an estate in fee simple as tenants in common in equal shares

~~in fee simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 8.5170

hectares more or less being Lot 2 Deposited Plan 143272 and being part Allotment 14 Parish of Pukekohe.



Assistant Land Registrar

C.262700.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 7.5.1991 at 2.32 o/c

C.262700.4 Easement Certificate affecting Lots on DP.143272

Nature	Servient Tenement	Dominant Tenement
R.O.W. Electricity (84D/710) and Telephone - 7.5.1991 at 2.32 o/c	pt lot 1 : marked "B"	herein

The above easement when created will be subject to Section 309(1)(a) Local Government Act 1974

Subject to Section 309(1)(c) Local Government Act 1974 securing the creation of the easement marked "A" on DP.143272 before the disposition of the within land

C.843398.2 Transmission of the share of Doris Isabella Lisle to Norman Dixon Lisle and Gladys Evelyn Lisle both abovenamed as executors - 17.5.1995 at 2.29 oc

C.843398.3 Transfer of the share acquired by Transmission C.843398.2 to Norman Dixon Lisle and Gladys Evelyn Lisle both abovenamed as tenants in common in equal shares - 17.5.1995 at 2.29 oc

C.843398.4 Transfer to Stephen Rex Smith of Pukekohe company manager and Dianne Shelley Smith his wife together with a right of way, electricity, telephone and Right to Convey Water easements over part Lot 1 Plan 168699 (CT.97B/743) marked "A" on Plan 143272 - 17.5.1995 at 2.29 oc

The above easements except for the water easement are subject to Section 309(1)(a) Local Government Act 1974

DISCHARGED

C.843398.5 Mortgage to Norman Dixon Lisle and Gladys Evelyn Lisle - 17.5.1995 at 2.29 oc

Measurements are Metric



NA84D/711

References: Land Transfer (Compulsory
Registration of Titles
Act, 1924.
Deeds Index. 6A. 515
Application No. 25033G.



Register-book,
Vol. 584 . folio 133.

LIMITED AS TO PARCELS AND ~~TITLE~~

LIMITED AS TO PARCELS

This Certificate, dated the twenty-sixth day of November, one thousand nine hundred and thirty-five
under the hand and seal of the District Land Registrar of the Land Registration District of WOLFE Witness my hand
ALGERNON GEORGE RICHARDSON of Pukekohe, Farmer,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and nine acres three roods and ten perches more or less being part of Allotment 14 of the Parish of Pukekohe, part of the said land being situated in the Borough of Pukekohe.

METRIC AREA IS 44.4395 ha
44.4395 ha



ER Adams.

Assistant District Land Registrar

Outstanding interests registered in the Deeds Register
Office at Auckland:

Mortgage No. 343878 (M456/117) and further advance No. 380954
(R528/247) Algermon George Richardson to the above advances
Produced 11-9-1962
Superintendent.

ALS

Mortgage No. 380955 (R528/247) Alexander George Richardson
to the State advances Superintendent.
FOUNDED 1818

ALR₂ - 100% L.R.

This certificate of title has ceased to be valid as to title. Entered 30/1/1936

Termination of terms of employment 3/31/88
 Discharge 3/31/88 at 3 p.m. - 3/31/88

variation of the mortgage of
3438 1/2 pronounced in 1936 at 10.00

Transfer existing Algersen, George Richardson to
Harry George Bowers of Portland former produced
29/1/54 but in 1946. b.c.

Chalcopy #33869-**DISCHARGE** - *to The State*
Cummins Corporation of Ind. produced at #35
at noc.



REGISTER

584/133

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
L. O. O'Meara D.I.R.

Plan 143272 Lodged

C.262700.1 Certificate of Compliance
pursuant to Section 306(1)(F)(i)
Local Government Act 1974 (affects
DP 143272) - 7.5.1991 at 2.32 oc

C.262700.2 Resolution pursuant to
Section 321(3)(c) Local Government
Act 1974 (affects DP 143272) -
7.5.1991 at 2.32 oc

C.262700.3) Cancelled as to Lots
O.N.C.T.) on DP 143272 and new
7.5.1991) Cst issued:
Lots 1 and 2 - 84D/710
and 84D/711

DUPLICATE DESTROYED

C.289527.1 Transfer granting a right
of way and electricity and telephone
easements over the part herein marked
A on Plan 143272 appurtenant to Lot

1 DP 143272 (CT 84D/710) - 30.7.1991
at 2.38 o/c

The above easement is subject to Section
309 (1) (a) Local Government Act 1974

C.843398.1) Cancelled as to Lot 1 Plan
O.N.C.T.) 168699 being the residue
17.5.1995) of the within land and new
CT issued: 97B/743

CANCELLED

Transfer 227356 Henry George Brown to
James Alexander Balford of Netherby Farm
produced 15.7.1940 at 12.15 oc

Discharge of the terms of mortgage 253269
produced 15.7.1940 at 12.15 oc

Mortgage 253269 James Alexander Balford
to Henry George Brown produced
15.7.1940 at 12.15 oc

Transfer 227357 James Alexander
Balford to Bertha Cole Booth of
Lephae Marine at Man produced 15.7.1940
at 12.15 oc

Transfer 237502 of mortgage 265470 Henry
George Brown to James Alexander Balford
produced 21/4/1941 at 12.20 oc

Transfer 319051 Bertha Cole Booth
to William James White of Netherby
Farm produced 19/10/1941 at 2.50 pm

Transfer 319232 William James
White to Robert Dawson of
Netherby Farm produced
11/9/1942 at 10.27 oc

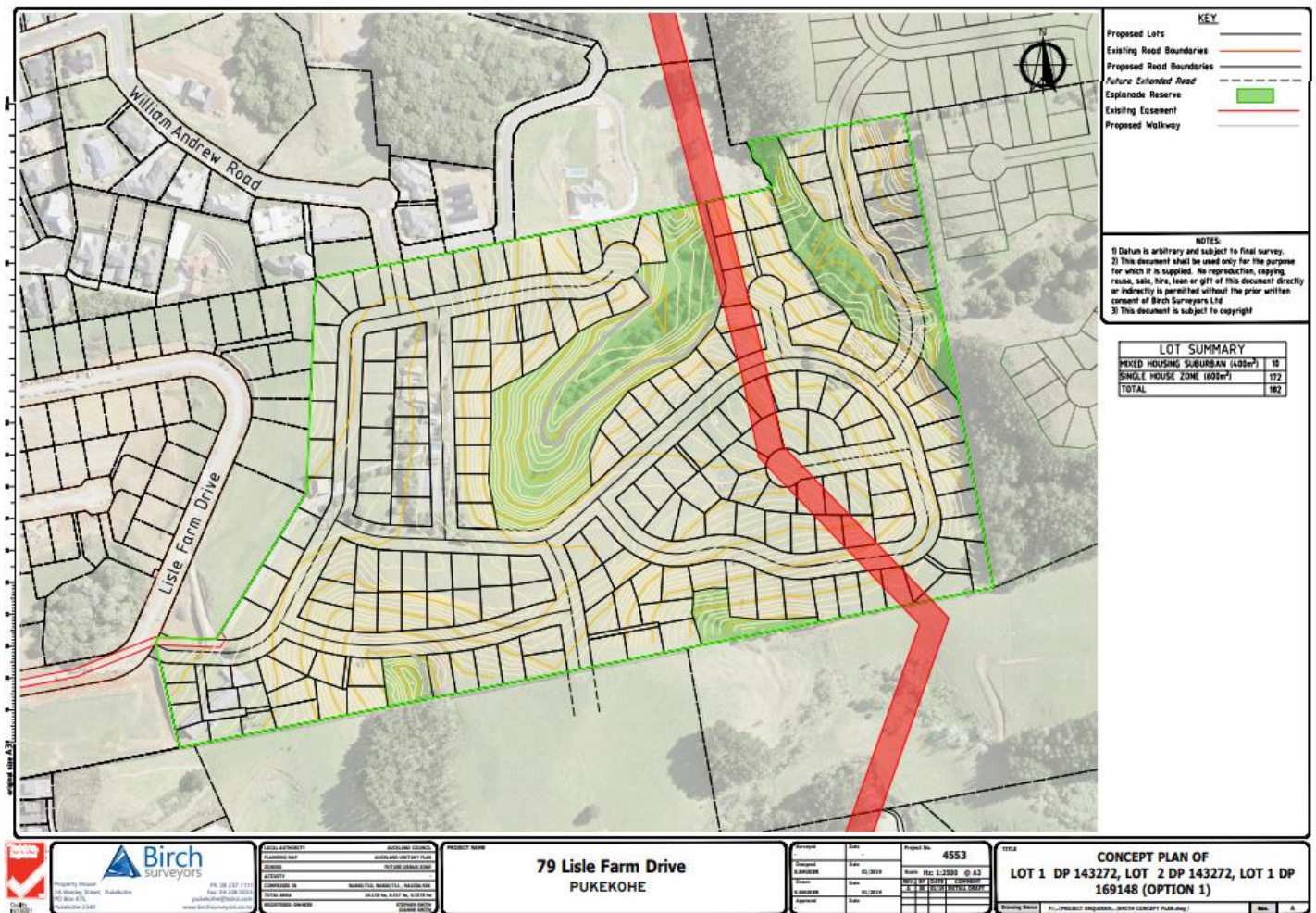
Mortgage 319241 Robert Dawson
to William James White of
Netherby Farm produced 11/9/1942 at 10.27 oc

Transfer 326512 Robert Dawson to John
Richard Lyle 11/10/1942 share from Lyle
Lyle 1/16 share from Lyle Lyle 1/16
share and Lyle Lyle 1/16 share
all of Lyle Lyle 1/16 share to tenants
in common in the said shares
produced 7.7.1942 at 12.20 oc

A 2003 Annulment of the will of
John Richard Lyle above and deceased to
Ralph William Lyle of Repulse below
James Lyle Lyle former and Raymond
Karl Lyle Jackson, solicitor both of Lyle Lyle
assessments dated 12.6.1964 at 2.30 oc

A 2957 Transfer of the above acquired by
James Lyle Lyle to James Lyle Lyle of
Lyle Lyle former, the Lyle Lyle and Lyle Lyle
Lyle Lyle both of Lyle Lyle former, a lot
in and in good shares Richard Lyle Lyle at 2.30 oc

Appendix 2: Draft Concept Plan



Appendix 3: Contaminated Land Report



27 January 2022

Environmental Management Solutions
143 Bollard Road
TUAKAU 2121

Attention: Bron Steenson

Dear Bron

Site Contamination Enquiry at 70A & 70B Lisle Farm Road, Pukekohe

This letter is in response to your enquiry requesting available site contamination information within Auckland Council records for the above site. Please note this report does not constitute a site investigation report; such reports are required to be prepared by a (third-party) Suitably Qualified and Experienced Practitioner.

The following details are based on information available to the Contamination, Air & Noise Team in the Resource Consent Department. The details provided may be from former regional council information, as well as property information held by the former district/city councils. For completeness the relevant property file should also be requested to obtain all historical records and reports via 09 3010101 or online at:

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

1. Hazardous Activities and Industries List (HAII) Information

This list published by the Ministry for the Environment (MfE) comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and/or disposal.

There is no contamination information held within Council's records for 70A & 70B Lisle Farm Road, Pukekohe

Please note:

- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.*

2. Consents and Incidents Information (200m radius of the selected site)

Legend:

All Consents +	Closed Landfill (Auckland Council owned) □
All Applications ■	Closed Landfill (Privately owned) ■
All Permitted Activities *	
All Bores ★	

Relevant details of any pollution incidents and consents are appended to this letter (Attachment A). Please refer to the column titled 'Property Address' on the spreadsheet to aid in identifying corresponding data on the map.

While the Auckland Council has carried out the above search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

If you wish to clarify anything in this letter that relates to this site, please contact contaminatedsites@aucklandcouncil.govt.nz. Any follow up requests for information on other sites must go through the online order process.

Should you wish to request any of the files referenced above and/or listed in the attached spreadsheet for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure the files will be available).

Please note Auckland Council cost recovers officer's time for all site enquiries. As such an invoice for \$128 for the time involved in this enquiry will follow shortly.

Yours Sincerely,

**Contamination, Air and Noise Team
Specialist Unit | Resource Consents
Auckland Council**

Appendix 4: Supporting Documents

Approval to Subdivide 1990

Franklin
DISTRICT COUNCIL

Please address all correspondence to
the Chief Executive.

Our Ref:
Your Ref:
Enquiries To:

APPLICATION FOR SCHEME PLAN APPROVAL

Owner: N D, D I and G E Lisle
Location: Valley Road, Pukekohe East
File: 6/16/50/A

Decision:

That the application be approved under Ordinance 616.3 and 616.4 of the Franklin County Operative District Scheme.

That, pursuant to Section 279 of the Local Government Act 1974, Council resolves to approve Scheme Plan No. 6/16/50/A being a subdivision of Part Allotment 14, Pukekohe such land being located at Valley Road, Pukekohe East, subject to the following conditions:-

(a) The easements shown on the plan be duly granted or reserved.

(b) *Deleted. See 14.2.2.1.* The right-of-way A formed, graded, drained and surfaced to the satisfaction of the Engineering and Works Manager to the following minimum standards:-

Formation Width	8m	Metal Depth	100mm
Metal Width	6m	Legal Width	12m

or lime stabilised and sealed to the satisfaction of the Works Engineer (Roading).

That, pursuant to Section 321(3)(c) of the Local Government Act 1974 Council resolves that adequate access to Lots 1 and 2 on the scheme plan is provided over other land pursuant to an easement of right-of-way running with the land and that Subsection 321(1) shall not apply.

That any appropriate documents be executed under Seal.

L. Henwood L. Henwood, Planning & Environment Chairperson

R. Dunlop R. Dunlop, Planning & Environment Manager

DATED this 23rd day of August, 1990.

ACTING UNDER DELEGATED AUTHORITY

Private Bag, Pukekohe, New Zealand. Telephone Auckland (09) 771-294 Or Pukekohe (085) 86-349.
Fax (085) 83-884. DX 7926. Corner Manukau Road and Custom Street, Pukekohe.

Application for building consent 1991

Franklin DISTRICT COUNCIL Private Bag PUKEKOHE		FOR OFFICE USE ONLY: Permit No: J21314 Date of Permit: 22.5.91 DATE: 2/4/91	
RECEIVED 2 APR 1991 FRANKLIN DISTRICT COUNCIL PUKEKOHE			
APPLICATION FOR BUILDING PERMIT			
I hereby apply for permission to build a house and garage (Nature of work)			
at Valley Road, Pukekohe			
for Stephen R & Dianne S. Smith according to the locality and site plan and detailed plans, elevations, cross-sections and specification of building deposited herewith in DUPLICATE			
I PARTICULARS OF LAND		II PARTICULARS OF BUILDING	
Valuation No. 378/125		Area of extension	
Area		Total floor area 155 m ² for House 55 m ² for Garage	
Lot No. 1		III PURPOSE FOR WHICH BUILDING WILL BE USED	
D.P. No.		Dwellings	
Previous owner L. H. (5/16/50)			
IV ESTIMATED VALUE		V FEES	
Building \$ 150,000.00		Building \$ 835	
Plumbing \$ 2,000.00		Plumbing \$ 169	
Drainage \$ 1500.00		Drainage \$ 121	
TOTAL \$ 153,500.00		Building Levy \$ 156	
Builders Name Graham Austin		Sewer Connection \$ —	
Address Prospect Tce		Water Connection \$ —	
(postal) Pukekohe		Standpipe \$ —	
Phone		Development Cont \$ —	
Owners Name Stephen R & Dianne S Smith		Vehicle Crossing \$ —	
Address 10A Ridgeway Rd		TOTAL \$ 1293	
(postal) Pukekohe		Plan review fee \$ 1293	
Phone 81996		Receipt No. 426002	
Signature Stephen R. Smith		Date 2.4.91	
		Balance of fees \$	
		Receipt No.	
		Date	
FOR OFFICE USE ONLY:		Street/Road Damage Deposit \$ 450.00	
Building Peter J. Hine 15.5.91		Resite House Deposit/Bond \$	
Health P. Hine 15/5/91		TOTAL \$	
Engineering		Receipt No. 781623	
Town Planning M. Hine 13/5/91			
Site Inspected P. Hine 16/5/91			

Application for Drainage/Sanitary 1991



Permit No: 1432/33
 Date of Permit: 22.5.91

APPLICATION FOR PERMIT TO DO SANITARY

PLUMBING AND DRAINAGE WORK

DATE: 2/4/91

TO: The Chief Executive Officer
 Franklin District Council
 Private Bag
 PUKEKOHE

I, the undersigned, STEPHEN REX SMITH
 (Name in full)
 of 10A RIDGEWAY ROAD PUKEKOHE
 (Address)

I hereby apply for permission for the work described herein and set out in the
 plans attached hereto to be carried out on the premises situated:

in Valley Road Pukekohe

PARTICULARS OF LAND

Valuation No. Lot No.

Area D.P. No.

NAME OF OWNER:

Address

PLUMBER: Noel White Plumbing DRAINLAYER: Noel White Plumbing

Address Address

Description of work Plumbing + Drainage to new dwelling

Estimated Value of: Plumbing \$ 2000 Fees \$ 169

Drainage \$ 1500 Fees \$ 135

Total \$ 3500 Fees \$ 304

NB: Table of relevant fees on reverse side.

FOR OFFICE USE ONLY: Receipt No: 726002
 Date: 2.4.91

Permit Authorised By:



**ENVIRONMENTAL
MANAGEMENT**
Solutions

ADVICE · INVESTIGATION · REPORTING
www.environmentalmanagement.co.nz

Application for Office/workshop 1992

<p>Franklin DISTRICT COUNCIL</p> <p>Private Bag, PUKEKOHE</p> <p>APPLICATION FOR BUILDING PERMIT</p> <p>I hereby apply for permission to erect a <u>Accessory Building</u> situated on <u>(stepped) Pukekohe Rd. Cape Hill Rd. (VALLEY RD)</u> owned by <u>S. Smith</u> according to the locality and site plan and detailed plans, elevations, cross-sections and specification of building deposited herewith in <u>DUPLICATE</u>.</p>		<p>Job No: 830012</p> <p>FOR OFFICE USE ONLY:</p> <p>Permit Number: <u>13124/86/50</u></p> <p>Date of Permit: <u>17.12.92</u></p> <p>Job Number: <u>1</u></p> <p>DATE: <u>27-10-92</u></p>	
<p>PARTICULARS OF LAND</p> <p>Valuation No: <u>3780/125.00</u></p> <p>Area: <u>10.13</u></p> <p>Lot No: <u>1</u></p> <p>D.P. No: <u>143273</u></p> <p>Previous owner: <u>Lisle</u></p> <p>ESTIMATED VALUE (incl GST)</p> <p>Building: \$ <u>25,000</u> <u>45,100</u></p> <p>Plumbing: \$ <u>1,000</u></p> <p>Drainage: \$ <u>1,000</u></p> <p>TOTAL: \$ <u>31,000</u> <u>48,100</u></p> <p>Builders Name: <u>G. Angus Builders Ltd</u></p> <p>Address: <u>P.O. Box 341</u></p> <p>(postal) <u>PUKEKOHE</u></p> <p>Phone: <u>Ph: 09 23 87-672</u></p> <p>Owners Name: <u>S. Smith</u></p> <p>Address: _____</p> <p>(postal) _____</p> <p>Phone: <u>23 89-179</u></p> <p>Signature: <u>[Signature]</u></p> <p><u>Stephen R. All</u> (owner)</p>		<p>PARTICULARS OF BUILDING</p> <p>Area of extension: <u>72m²</u> <u>74.75m²</u></p> <p>Total floor area: _____</p> <p>PURPOSE FOR WHICH BUILDING WILL BE USED: <u>OFFICE / Workshop</u></p> <p>FEEs</p> <p>Building: \$ <u>487</u> <u>247</u></p> <p>Plumbing: \$ <u>220</u>)</p> <p>Drainage: \$ <u>123</u>) \$ <u>343</u></p> <p>Bld Levy: \$ <u>34</u> <u>49-</u></p> <p>Structural Engin. Check: \$ _____</p> <p>Sewer Connection: \$ _____</p> <p>Water Connection: \$ _____</p> <p>Street Inspection: \$ _____</p> <p>Stormwater Connection: \$ _____</p> <p>Development Cont: \$ _____</p> <p>Vehicle Crossing: \$ _____</p> <p>TOTAL: \$ <u>879</u></p> <p>Plan review fee: \$ <u>240</u></p> <p>(75% of bldg fee only)</p> <p>Receipt No: <u>812414</u></p> <p>Date: <u>27.10.92</u></p> <p>Balance of fees: \$ <u>639</u></p> <p>Receipt No: <u>827270</u></p> <p>Date: <u>16.12.92</u></p> <p>Interim Rec. 17092 Date 16.12.92</p>	
<p>FOR OFFICE USE ONLY</p> <p>Building: <u>J. Karpis 7-12-92</u></p> <p>Health: <u>Mac 10/92</u></p> <p>Engineering: _____</p> <p>Town Planning: <u>S. Chuen 30.11.92</u></p> <p>Site Inspected: _____</p> <p>i/a/stdforms(38)</p>		<p>No G.S.T.</p> <p>St/Rd dam dep: \$ _____</p> <p>Resite house bond: \$ _____</p> <p>TOTAL: \$ _____</p> <p>Receipt No: _____</p> <p>Date: _____</p>	

Application for swimming pool 1992

<p><u>FRANKLIN COUNTY COUNCIL</u></p> <p>Private Bag, Pukekohe</p> <p>APPLICATION FOR BUILDING PERMIT</p> <p>The County Manager, FRANKLIN COUNTY COUNCIL</p> <p>Sir,</p> <p>I hereby apply for permission to <u>INSTALL ONE PIECE FIBREGLASS</u> (Nature of Work) <u>SWIMMING POOL</u></p> <p>at <u>VALLEY RD PUKEKOHE</u> for <u>STEVE SMITH</u> (Full Address) (Owner)</p> <p>according to locality and site plan and detailed plans, elevations, cross sections and specification of building deposited herewith in <u>DUPLICATE</u></p>		<p>For Office Use:</p> <p>Application No.</p> <p>Permit No. <u>B 1359</u></p> <p>Date of Permit <u>2.12.92</u></p> <p>Date</p>	
--	--	---	--

FRANKLIN DISTRICT COUNCIL

File

Received 18 NOV 1992

Referred to 1359

Action Comp.

<p>I PARTICULARS OF LAND</p> <p>Valuation No. <u>378/125.00</u></p> <p>Area <u>25 ACRES</u></p> <p>Lot No. <u>1</u></p> <p>D.P. No. <u>143272</u></p> <p>Allotment No.</p> <p>Blk No.</p>	<p>II PARTICULARS OF BUILDING</p> <p>Foundations</p> <p>Walls</p> <p>Roof</p> <p>Floor</p> <p>Area of ground floor</p> <p>Total Floor area</p> <p>Area of Accessory Buildings</p>																				
<p>III PURPOSE FOR WHICH BUILDING WILL BE USED</p>																					
<p>IV NATURE OF GROUND ON WHICH BUILDING IS TO BE PLACED</p>																					
<p>V ESTIMATED VALUE:</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Building</td> <td style="width: 50%;">\$ <u>10,000</u></td> </tr> <tr> <td>Plumbing</td> <td>\$ <u>N/A</u></td> </tr> <tr> <td>Drainage</td> <td>\$ <u>N/A</u></td> </tr> <tr> <td>TOTAL</td> <td><u>10,000</u></td> </tr> </table>		Building	\$ <u>10,000</u>	Plumbing	\$ <u>N/A</u>	Drainage	\$ <u>N/A</u>	TOTAL	<u>10,000</u>												
Building	\$ <u>10,000</u>																				
Plumbing	\$ <u>N/A</u>																				
Drainage	\$ <u>N/A</u>																				
TOTAL	<u>10,000</u>																				
<p>FEES:</p> <table style="width: 100%;"> <tr> <td style="width: 50%;">Building</td> <td style="width: 50%;">\$ <u>183.00</u></td> </tr> <tr> <td>Plumbing</td> <td>.....</td> </tr> <tr> <td>Drainage</td> <td>.....</td> </tr> <tr> <td>Building Levy</td> <td>.....</td> </tr> <tr> <td>STRUCTURAL ENG.</td> <td>\$ <u>30-</u></td> </tr> <tr> <td>Sewer Connection</td> <td>.....</td> </tr> <tr> <td>Water Connection</td> <td>.....</td> </tr> <tr> <td>Standpipe</td> <td>.....</td> </tr> <tr> <td>Development Contribution</td> <td>.....</td> </tr> <tr> <td>TOTAL A</td> <td><u>2213</u></td> </tr> </table>		Building	\$ <u>183.00</u>	Plumbing	Drainage	Building Levy	STRUCTURAL ENG.	\$ <u>30-</u>	Sewer Connection	Water Connection	Standpipe	Development Contribution	TOTAL A	<u>2213</u>
Building	\$ <u>183.00</u>																				
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Drainage																				
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STRUCTURAL ENG.	\$ <u>30-</u>																				
Sewer Connection																				
Water Connection																				
Standpipe																				
Development Contribution																				
TOTAL A	<u>2213</u>																				
<p>Builders Name <u>SPA & POOL FACTORY LTD</u></p> <p>Postal Address <u>PO BOX 51140</u></p> <p><u>PAIKURANGA</u></p> <p>Phone <u>444 5058</u></p>																					
<p>Owners Name <u>STEVE SMITH</u></p> <p>Postal Address <u>VALLEY RD PUKEKOHE</u></p> <p>Phone <u>444 5058</u></p> <p>Signature <u>[Signature]</u></p>																					

<p>Including G.S.T.</p> <p>Footpath Damage Deposit</p> <p>Resite House Deposit</p> <p>TOTAL B</p>	<p>G.S.T.</p> <p>Receipt No. Total A <u>816251</u></p> <p>Receipt No. Total B <u>18-11-92</u></p> <p>Date :</p>
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Application for Haybarn 1996

Franklin
DISTRICT COUNCIL

**APPLICATION FOR
BUILDING CONSENT**
(Section 33 Building Act 1991)

PART A: General

(Complete Part A in all cases - Tick each applicable box and attach relevant documents in duplicate)

Applicant

(Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who, or which, has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force).

Owner's Surname SMITH Forename(s) STEPHEN

Owner's Mailing Address: P.O. Box 310 Pukekohe

Owner's Telephone No 2389178

Contact Name & Address CUSTOMKIT BUILDINGS MICHAEL ANSELMI
(print name and position)

Telephone No 2386518 Fax No 2380655 Position MANAGER

Project

☒ New Building ☐ Relocated Building ☐ Plumbing/Drainage only
☐ Alteration ☐ Additions ☐ Electrical/Gas only

Intended Uses: HAYBARN IMPROVEMENT SHED

Intended Life: Indefinite but not less than 50 years ☒ or Specified as _____ years

☐ Demolition Being stage _____ of an intended _____ stages

Estimated value (inclusive of GST) \$ 19400.00

Other consents currently being sought for this property: ☐ Crosslease ☐ Unit title ☐ Subdivision
☐ Other

Project Location

Street Address (if any) VANNEY RD Pukekohe

Legal description (as shown on certificate of title or rates notice)

Valuation No 3780112501 Lot No 1 DP 143272 Section

Block X1 DRURY Survey District NORTH AUCKLAND Site Area (m2) 10.1300

For Office Use Only:

Received (Date)

Application No

Applicant's ID

PIM Application Fee (82115/606) \$ 69
Consent Application Fee (82125/606) \$ 150
Total Payable on lodgement \$ 219

Receipt No 1075930

Property ID CLC Issued 2/2/96
No. 969

Application to install a Biocycle system 1998

Franklin
DISTRICT COUNCIL

ENTERED

FRANKLIN DISTRICT COUNCIL
3780/125-01
13 JAN 1998
\$220 to Cashier
ACTION COM (Section 33 Building Act 1991)
189.98

APPLICATION FOR BUILDING CONSENT
(Section 33 Building Act 1991)

PART A: General

(Complete Part A in all cases - Tick each applicable box and attach relevant documents in duplicate)

Applicant

(Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who, or which, has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force).

Owner's Surname SMITH Forename(s) STEVE

Owner's Mailing Address: VALLEY RD
PUKEKOE

Owner's Telephone No 303 1839 (w)

Contact Name & Address AARON DAVEY
BIOCYCLE NORTH LTD
PO BOX 15084
NEW LYNN

Telephone No 09 8182340 Fax No 8187250 Position PROJECTS ENGINEER

Project

☐ New Building ☐ Relocated Building ☒ Plumbing/Drainage only

☐ Alteration ☐ Additions ☐ Electrical/Gas only

Intended Uses: RESIDENTIAL APTS (BIOCYCLE)

Intended Life: Indefinite but not less than 50 years ☐ or Specified as 15 years

☐ Demolition Being stage 1 of an intended 1 stages

Estimated value (inclusive of GST) \$11000

Other consents currently being sought for this property: ☐ Crosslease ☐ Unit title ☒ Subdivision
☐ Other

Project Location

Street Address (if any) VALLEY RD
PUKEKOE

Legal description (as shown on certificate of title or rates notice, Property I.D. CT 840/710)

Valuation No 3780/125-01 Lot No 1 DP 143272 Section CCC 3428

Block Survey District FRANKLIN Site Area (m2) 5970

For Office Use Only:

Received (Date) 13/1/98
22108
22109

PIM Application Fee (85115/606) \$ 205 —
Consent Application Fee (85125/606) \$ 15 —
Total Payable on lodgement \$ 220 —


Application No
Applicant's ID


Receipt No 1263111
Property ID

Site Visit Booked 14.1.98

Application for additions to dwelling 1999

PR 8720-80





APPLICATION FOR BUILDING CONSENT
(Section 33 Building Act 1991)

PART A: General

(Complete Part A in all cases - Tick each applicable box and attach relevant documents in duplicate)

Applicant
(Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who, or which, has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force).

Owner's Surname SMITH Forename(s) STEPHEN REX

Owner's Mailing Address: VALLEY RD, PUKEKOHE

Owner's Telephone No (09) 238 7996

Contact Name & Address STUART WHITFIELD, Architecture Brave Davidson
(Contact name and position) 512 Canterbury Arcade, 47 High St, Auckland

Telephone No 303 1821 Fax No 377 7693 Position Graduate Architect

Project

☐ New Building
 ☐ Relocated Building
 ☐ Plumbing/Drainage only
☒ Alteration
 ☐ Additions
 ☐ Electrical/Gas only

Intended Uses: alterations to existing dwelling

Intended Life: Indefinite but not less than 50 years ☒ or Specified as _____ years

☒ Demolition Being stage 2 of an intended 3 stages

Estimated value (inclusive of GST) \$ 200,000

Other consents currently being sought for this property: ☐ Crosslease ☐ Unit title ☐ Subdivision ☐ Other

Project Location

Street Address (if any) VALLEY RD, PUKEKOHE

Legal description (as shown on certificate of title or rates notice, Property I.D.)

Valuation No 03780/125-01 Lot No 1 DP 14 3272 Section

Block Survey District Site Area (m²) 101300m²

For Office Use Only:

Received (Date) 19/10/99

PIM Application Fee (85115/606) \$ 150

Consent Application Fee (85125/606) \$ 450

Total Payable on lodgement \$ 600

Application No PIM 31075

Applicant's ID PC 31076

Receipt No 1421255

Property ID

Application for Alteration to existing shed – Enclosing existing breezeway 2003

Franklin DISTRICT COUNCIL

APPLICATION FOR BUILDING CONSENT
(Section 33 Building Act 1991)
82 Manukau Road, Private Bag 5, Pukekohe
Building Team Ph: 09 2371340
Fax: 09 237 1350

RECEIVED
06 MAY 2003
PUKEKOHE

PART A:
(Complete Part A in all cases – Tick each section and provide three copies of site plan, floor plan and elevations two copies of ALL DOCUMENTS)

OWNER (applicant)

Name: SR & DS SMITH

Postal Address: 67 Valley Rd
Pukekohe

Phone No: 09 2387996

Fax No: _____

CONTACT (if not owner)

Contact Name: _____

Postal Address: _____

Phone No: _____

Fax No: _____

(Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which, has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force).

PROJECT DESCRIPTION

☒ Additions Intended Life: ☐ Specified as _____ years
☐ New Building ☒ Indefinite but not less than 50 years
☐ Relocated Building Description of Work: Addition to existing garage.
☐ Alteration Intended Uses: RESIDENTIAL
☐ Plumbing and Drainage Only Estimated Value (GST incl.): 30,000
☐ Demolition Being Staged: ONE of an intended ONE Stages

PROJECT LOCATION

Address: 67 VALLEY ROAD, PUKEKOHE

LEGAL DESCRIPTION

Valuation No: N 03780 12501 Lot No: 1 DP 143272 Section _____

Block _____ Survey District _____ Site Area: 10.13 ha

I believe that the information contained in this application is true and correct.

Signed by or for and on behalf of the owner:

X Signature: [Signature] Name: Dianne Smith
(Please Print)

Date: 6/5/2003 Mail Documents to: ☒ Owner ☐ Contact

FOR OFFICE USE ONLY

Property I.D. _____

Date Received: 6/5/03 PIM Application Fee (85300/8606) \$200.00

PIM No: 48694 Consent Application Deposit (85400/8606) \$50.00

BC No: 48695 Total Payable on lodgement \$250.00

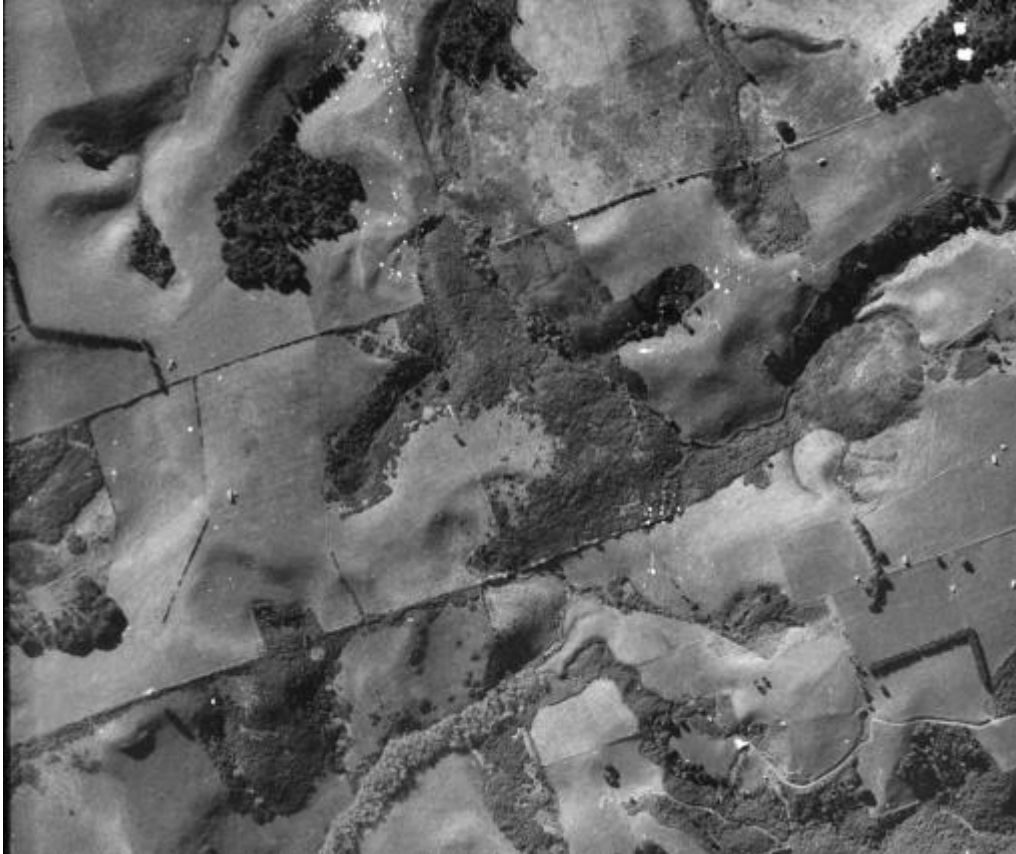
Receipt No. 1876670

ok 6/5/03 ce

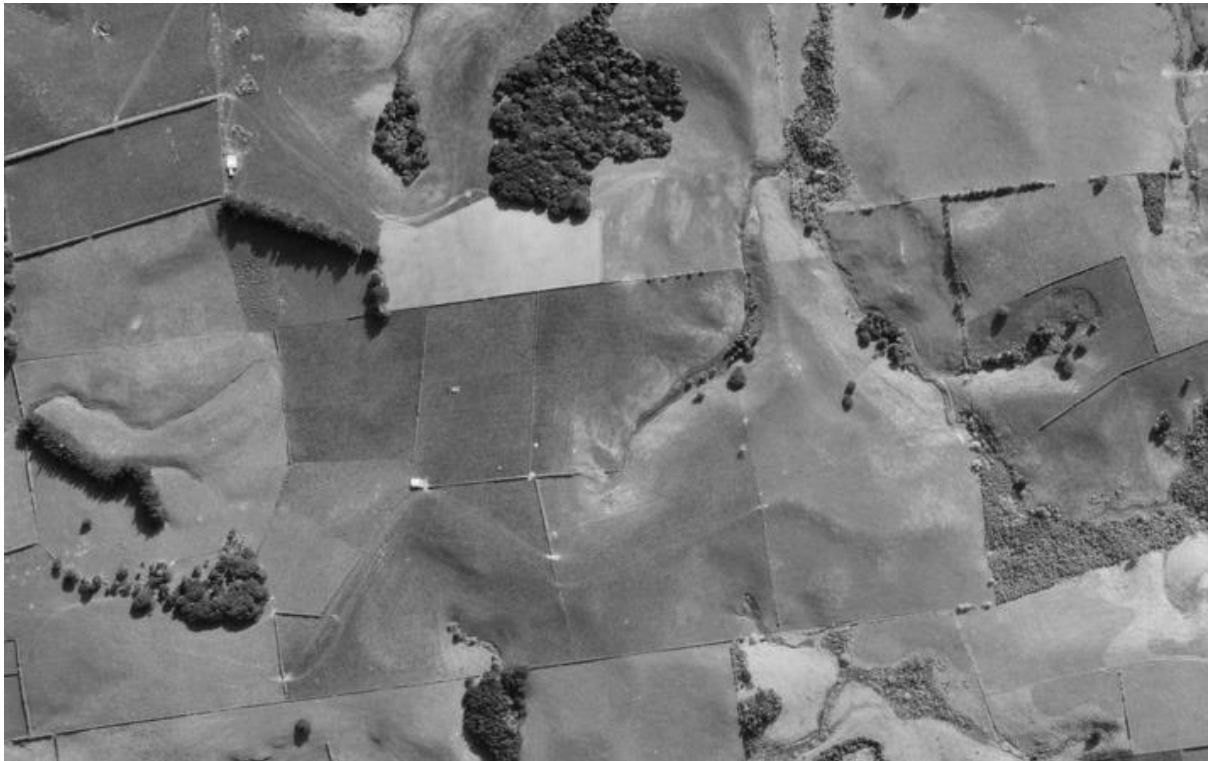
BUILDING CONSENT

Appendix 5 Historical Photography

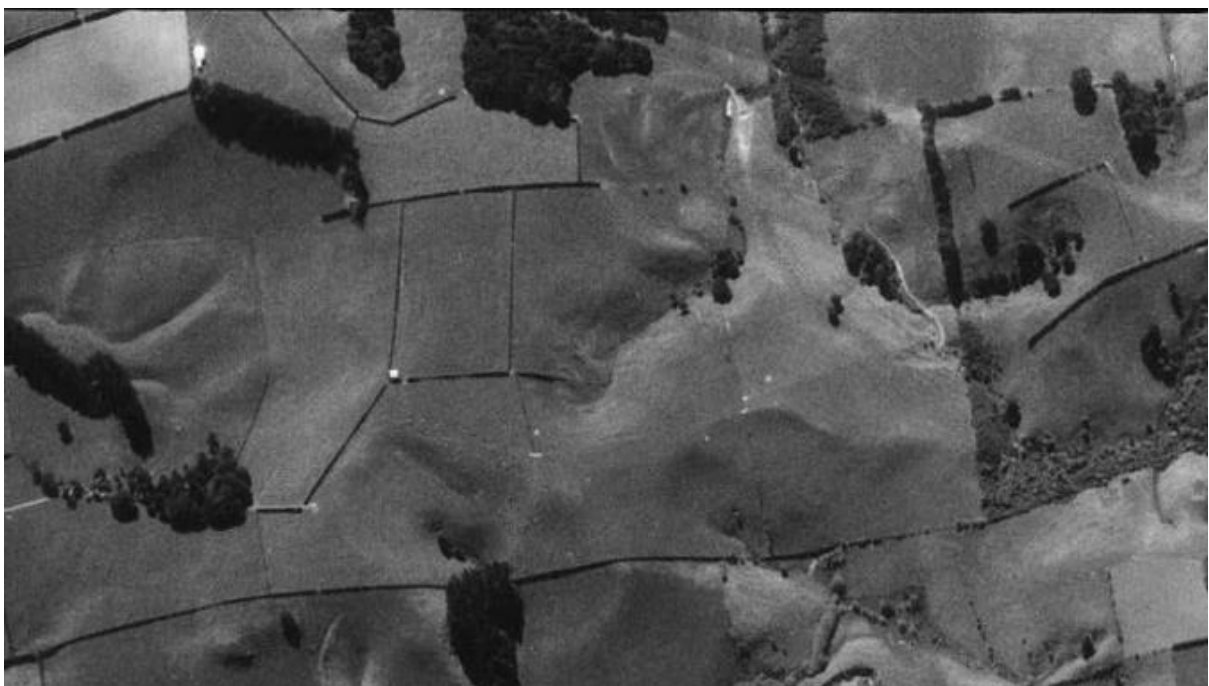
Aerials 70a & 70B Lisle Farm Drive



1942 Retrolens



1963 Retolens



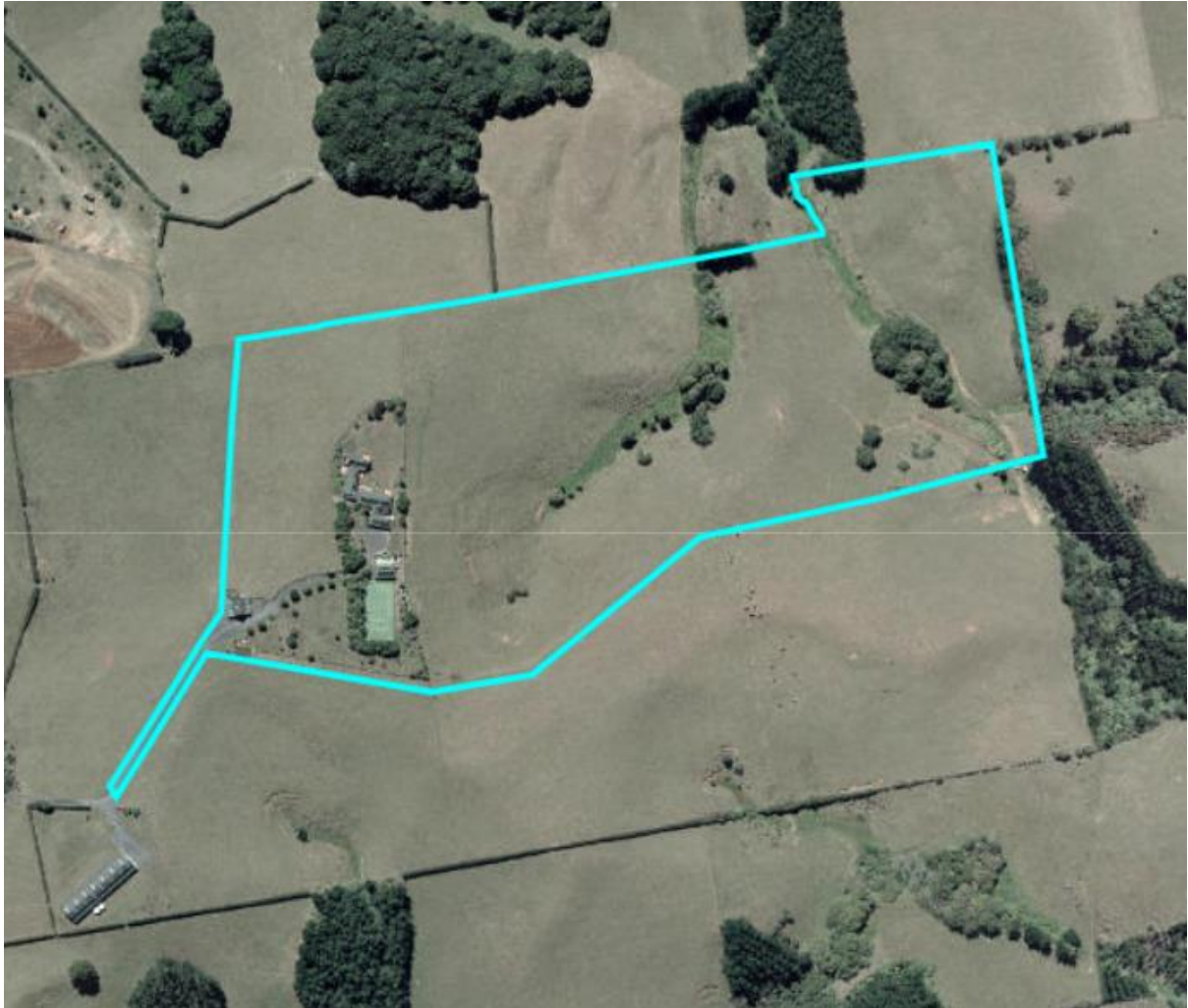
1975 Retolens



1988 Retrolens



2003 Auckland Council GIS Maps - plus land immediately to south



2006 Auckland Council GIS Maps



2010/2011 Auckland Council GIS Maps



2017 Auckland Council GIS maps



2020 Google Maps