

Susan Tanner
366d Huia Road
Titirangi
AUCKLAND 0604



Applicant	Susan Tanner
LIM address	366D Huia Road Titirangi
Application number	8270179117
Customer Reference	
Date issued	29-Aug-2019
Legal Description	LOT 8 DP 172105, LOT 4 DP 172105
Certificates of title	NA105A/804

STATEMENT OF PASSING OVER INFORMATION:
This information has been supplied to us by a third party. Accordingly the Vendor and Astar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Astar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

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: Very high wind speed of 50 m/s, High wind speed of 44 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
23/04/1999	Geotechnical report required	Foundations of any residential building erected on the building envelope shown on the attached plan can be designed in accordance with NZS 3604. Foundations of any residential building outside the building envelope subject to further soils investigation and specific design by a registered engineer experienced in geomechanics.
30/06/2000	Stability Sensitive	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre.

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.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms "Flood Plain" and "Floodplain" are used interchangeably.

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.

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.

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:	12341677155
Rates levied for the Year 2019/2020 :	\$3,134.79
Total rates to clear for the current year (including any arrears):	\$2,549.67

The rates figures are provided as at 8 a.m. 29/08/2019. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

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

366D Huia Road Titirangi

Application No.	Description	Decision	Decision Date
LUC-1997-466	Tree Consent Clear Native Vegetation	Granted	05/09/1997
LUC-1997-71230	Land Use Consent Build a Two Level Dwelling	Granted	05/09/1997
LUC-1997-722	Land Use Consent Erect An Oversized Dwelling	Granted	05/09/1997

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

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

366D Huia Road Titirangi

Application No.	Description	Issue Date	Status
COM-1997-6143	New Dwelling	14/01/1998	CCC Issued 07/01/1999 (See Note 2)
ABA-2016-1972	RECLAD : Reclad external facade with bevell back weatherboards. New window joinery. Extend over balcony. Refurbish membrane roof	28/09/2016	CCC Issued 13/06/2017 (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

Resolution Services Act 2006 relating to this property.

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>

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

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 : COM-1997-6143 As Built Drainage
- Consent Conditions : LUC-1997-722

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

Address

366D Huia Road Titirangi

Legal Description

LOT 4 DP 172105

Appeals

Seeking changes to zones or management layers - ENV-2017-AKL-000167 - Waitakere Ranges Heritage Area Overlay - [View PDF](#)

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1

Overlays

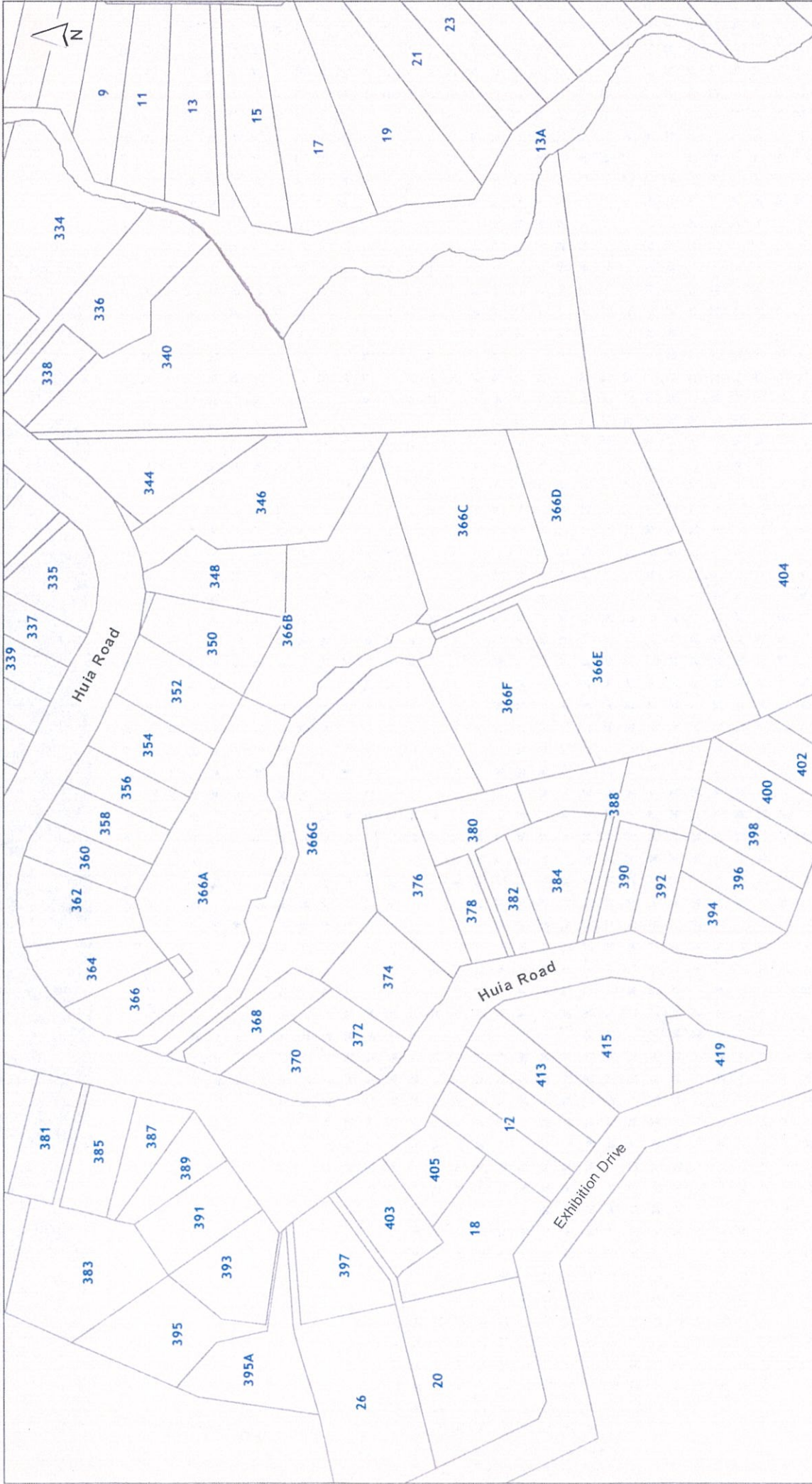
Natural Heritage: Outstanding Natural Landscapes Overlay [rcp/dp] - Area 72 - South Titirangi

Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

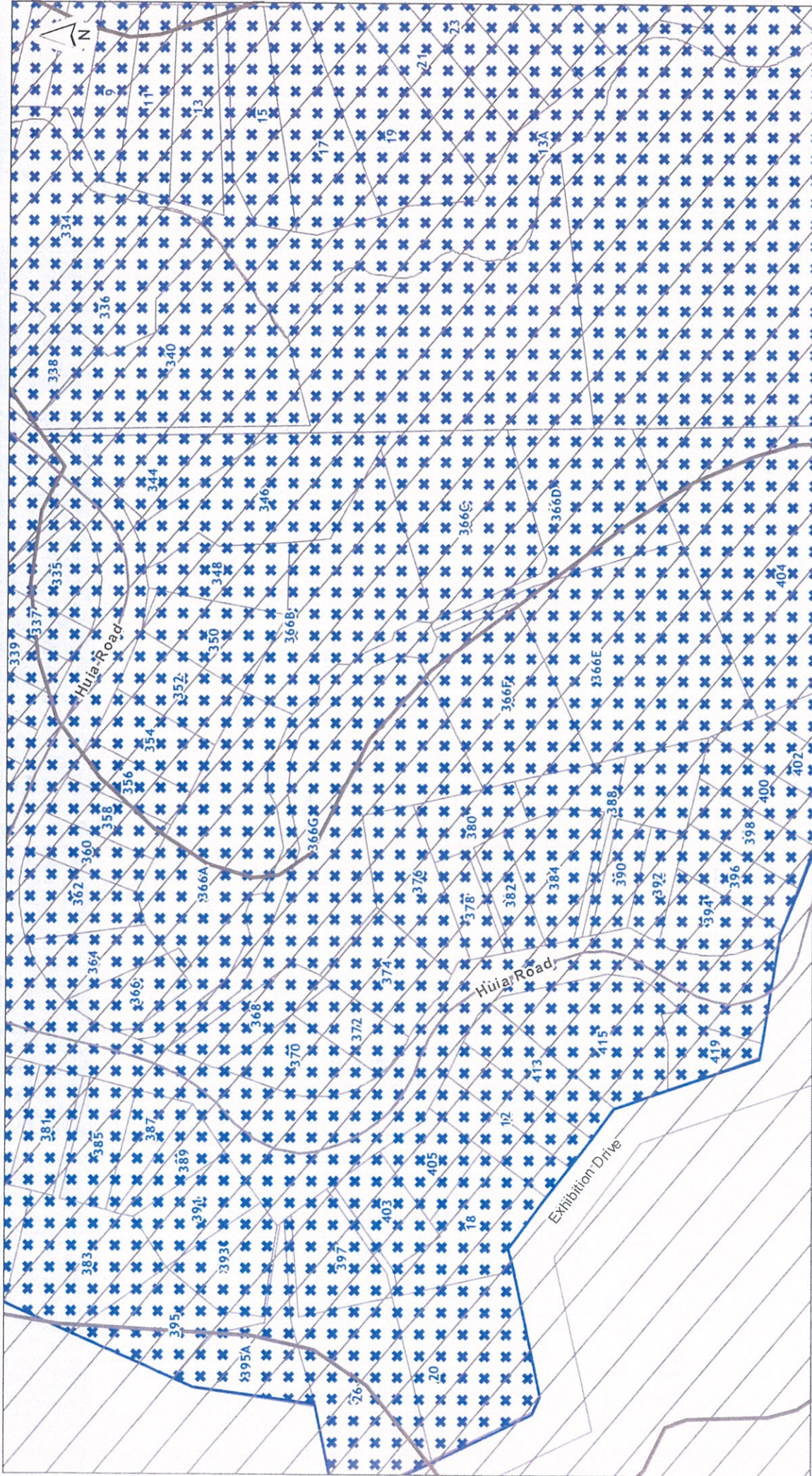


0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
29/08/2019

Built Environment
366D Huia Road Titiirangi
LOT 4 DP 172105

DISCLAIMER:
This map plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundaries information from LINZ (Crown Copyright Resins 00). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.





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

Controls
 366D Huia Road Titirangi
 LOT 4 DP 172105

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 29/08/2019





0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
29/08/2019

Designations
366D Huia Road Titirangi
LOT 4 DP 172105

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





Historic Heritage and Special Character

366D Huia Road Titirangi

LOT 4 DP 172105

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
29/08/2019

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



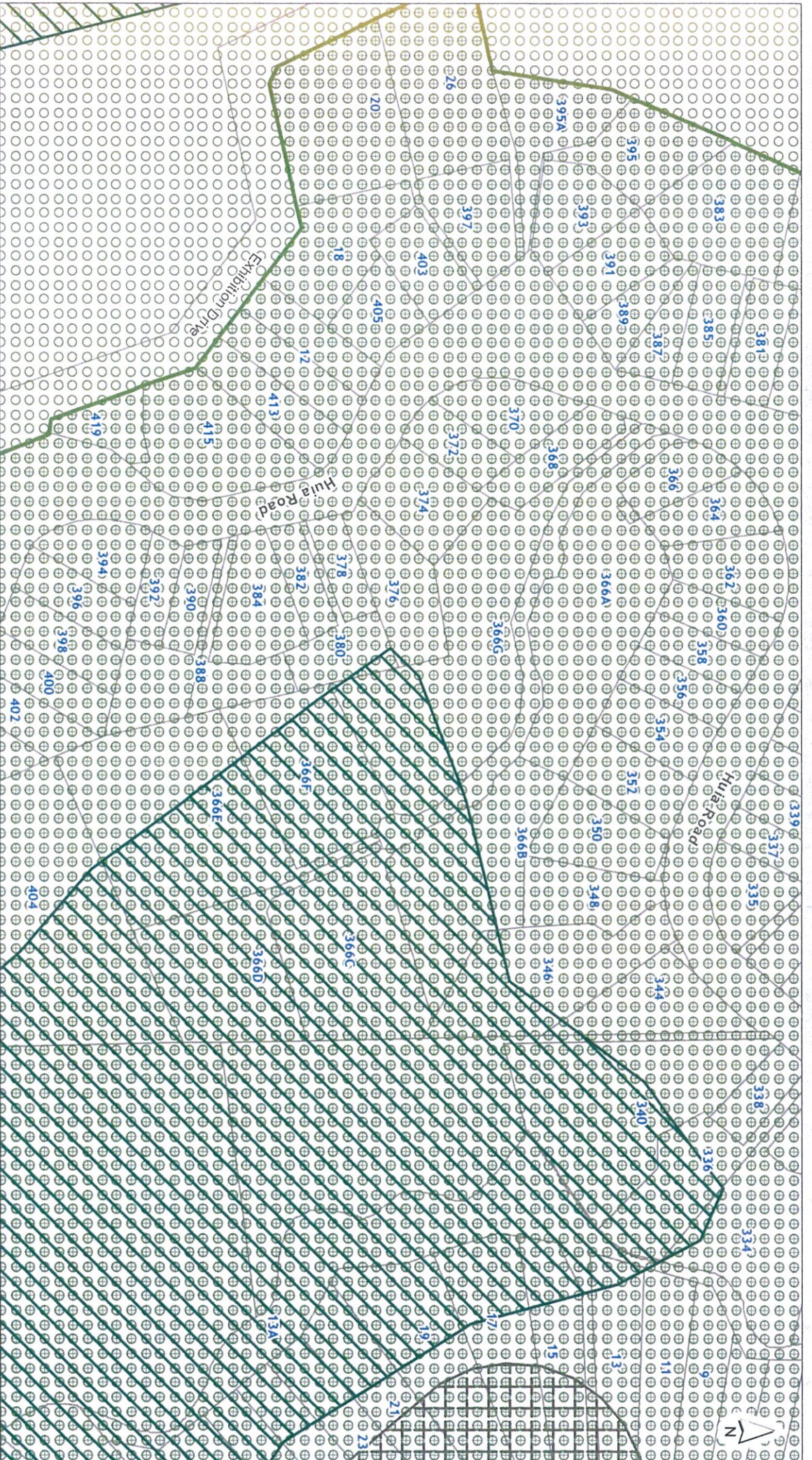


0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
29/08/2019

Infrastructure
366D Huia Road Titrangi
LOT 4 DP 172105

DISCLAIMER:
This map plan is illustrative only and all information should be independently verified on the before taking any action.
Copyright Auckland Council. Land Parcel Boundary Information from UNZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map plan and accepts no liability for any error, omission or use of the information. No. 01/10/2019: Auckland 1996

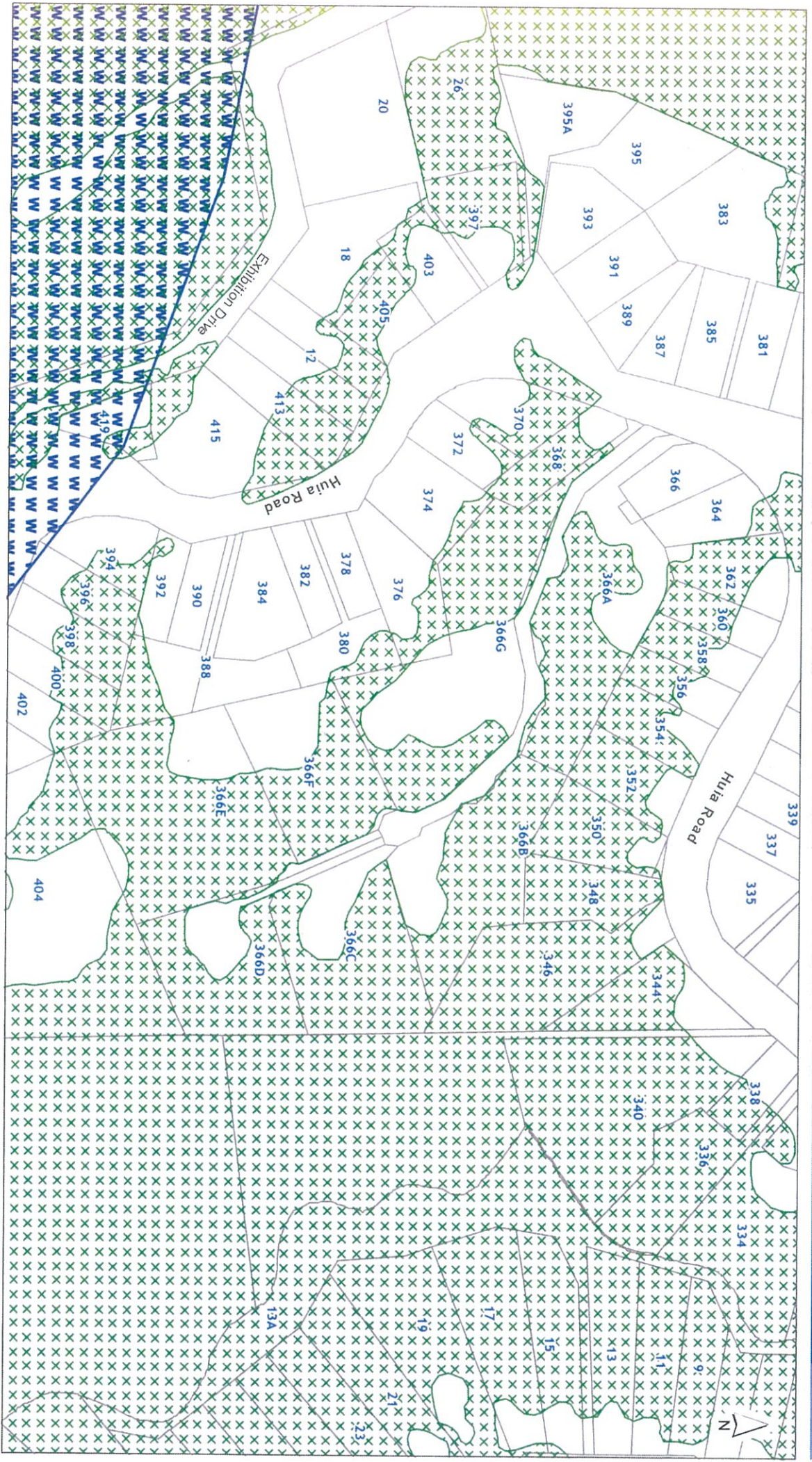




DISCLAIMER:
This map plan is illustrative only and all information should be
referenced by visited on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary Information
from LINZ (Crown Copyright Reserved). Whilst due care has
been taken, Auckland Council gives no warranty as to the
accuracy and plan completeness of any information on this
map plan and accepts no liability for any error, omission or use
of the information. Height datum Auckland 1955.

Natural Heritage
366D Huiia Road Titirangi
LOT 4 DP 172105

0 10 20 30
Metres
Scale @ A4
= 1:2,500
Date Printed:
29/08/2019



DISCLAIMER:
 This map plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ/Crown Copyright Reserved. Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map plan and accepts no liability for any errors, omissions or use of the information. Helpfile datum: Auckland 1995.



Natural Resources
 366D Huia Road Tirlirangi
 LOT 4 DP 172105

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 29/08/2019





NOTATIONS

Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

Proposed Plan Modifications

-  Notice of Requirements
-  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]
 -  Marine 1 [rcp]
 -  Marine 2 [rcp]
 -  Water Supply Management Areas Overlay [rp]
 -  Natural Stream Management Areas Overlay [rp]
 -  High-Use Stream Management Areas Overlay [rp]
 -  Natural
 -  Urban
 -  Lake Management Areas Overlay (Natural Lake and Urban Lake)
 -  High-Use Aquifer Management Areas Overlay [rp]
 -  Quality-Sensitive Aquifer Management Areas Overlay [rp]
 -  Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

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 Substation Corridor
 -  National Grid Yard Compromised
 -  National Grid Yard Uncompromised
- } National Grid Corridor Overlay

















Mana Whenua

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

Built Environment

-  Identified Growth Corridor Overlay











Natural Heritage











-  Notable Trees Overlay
 -  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
 -  Height Sensitive Areas
 -  Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
 -  Regionally Significant Volcanic Viewshafts Overlay Contours [i]
 -  Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
 -  Locally Significant Volcanic Viewshafts Overlay Contours [i]
 -  Modified
 -  Natural
 -  Local Public Views Overlay [rcp/dp]
 -  Extent of Overlay
 -  Subdivision Schedule
- } Ridgeline Protection Overlay
- } Waitakere Ranges Heritage Area Overlay

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

-  Business Park Zone Office Control
 -  Hazardous Facilities
 -  Infrastructure
 -  Macroinvertebrate Community Index
 -  Flow 1 [rp]
 -  Flow 2 [rp]
 -  Subdivision Variation Control
 -  Surf Breaks [rcp]
 -  Cable Protection Areas Control [rcp]
 -  Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control

Designations

 Designations

 Airspace Restriction Designations

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		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

Water

	Valve		Other Watercare Point Asset
	Hydrant		Other Watercare Linear Asset
	Fitting		Local Pipe (Bulk)
	Other Watercare Point Asset		Local Pipe (In Service)
	Other Watercare Linear Asset		Local Pipe (Abandoned)
	Local Pipe (Bulk)		Transmission Pipe (In Service)
	Local Pipe (In Service)		Transmission Pipe (Out of Service)
	Local Pipe (Abandoned)		Transmission Pipe (Proposed)
	Transmission Pipe (In Service)		Pump Station
	Transmission Pipe (Out of Service)		Reservoir
	Transmission Pipe (Proposed)		Other Structure (Local)
	Pump Station		Chamber (Transmission)
	Reservoir		Water Source (Transmission)
	Other Structure (Local)		Other Watercare Structures and Areas
	Chamber (Transmission)		
	Water Source (Transmission)		
	Other Watercare Structures and Areas		

Wastewater

	Fitting		Pipe (Non Watercare)
	Fitting (Non Watercare)		Local Pipe (Main / Service Line)
	Manhole		Local Pipe (Abandoned)
	Pipe (Non Watercare)		Local Pipe (Future)
	Local Pipe (Main / Service Line)		Transmission Pipe (In Service)
	Local Pipe (Abandoned)		Transmission Pipe (Out Of Service)
	Local Pipe (Future)		Transmission Pipe (Proposed)
	Transmission Pipe (In Service)		Chamber
	Transmission Pipe (Out Of Service)		Structure (Non Watercare)
	Transmission Pipe (Proposed)		Pump Station
	Chamber		Wastewater Catchment
	Structure (Non Watercare)		
	Pump Station		
	Wastewater Catchment		

Utilities

	Transpower Site		Indicative Steel Mill Water Pipeline
	Pylon (Transpower)		Fibre Optic Cable (ARTA)
	220kv Line (Transpower)		Contour Interval
	110kv Line (Transpower)		
	33kv Line (Transpower) & Underground Line (Mercury)		
	Transmission Line (Vector)		
	Oil Services Pipeline [Wiri]		
	Liquid Fuels Pipeline [Wiri to Marsden]		
	High-Pressure Gas Pipeline (Vector & Orion)		
	Medium-Pressure Gas Pipeline (Vector & Orion)		
	Indicative Steel Mill Slurry Pipeline		
	Indicative Steel Mill Water Pipeline		
	Fibre Optic Cable (ARTA)		
	Contour Interval		

Legend updated: 9/05/2018



0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
29/08/2019

Hazards
366D Huia Road Tikitirangi
LOT 4 DP 172105

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



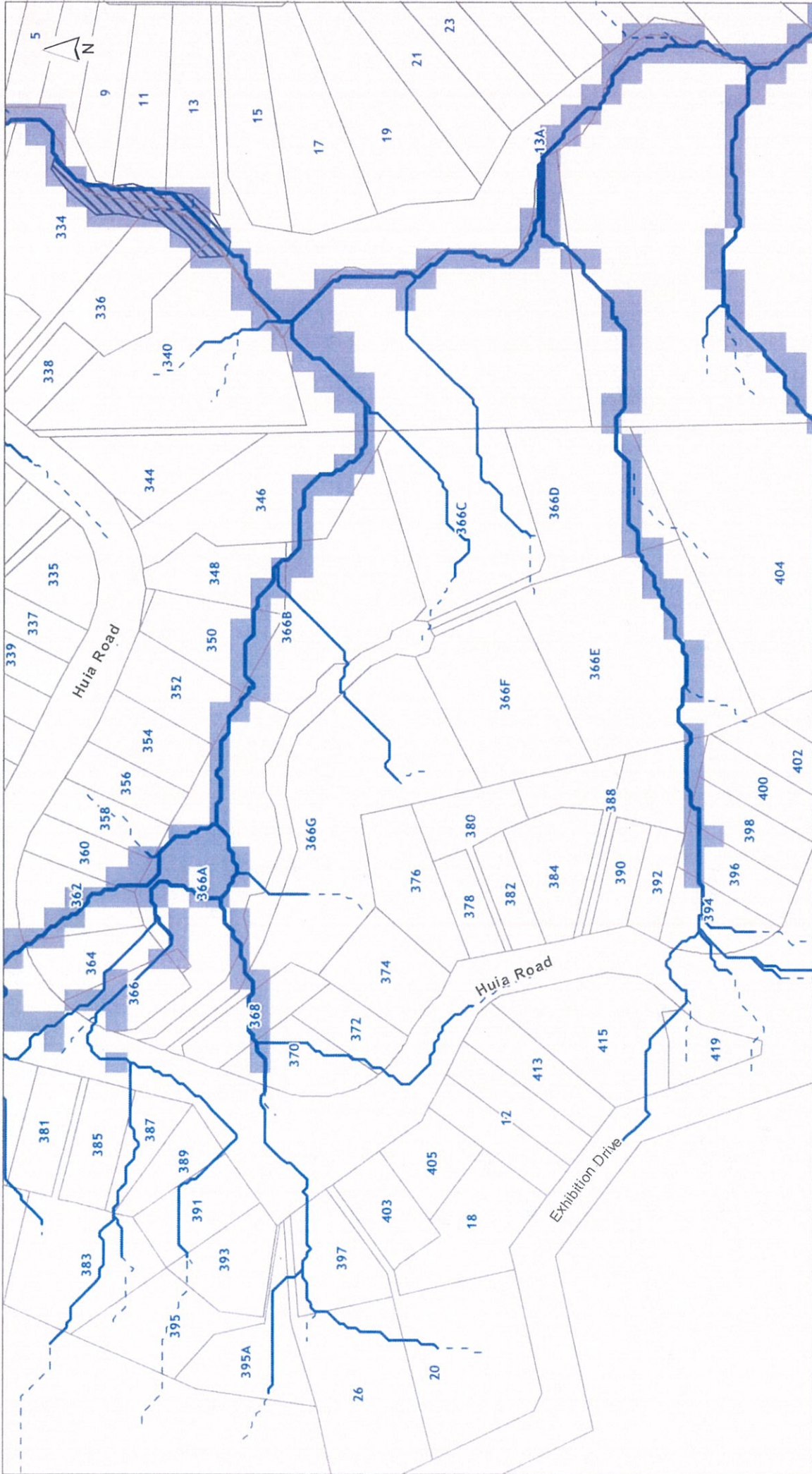


0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
29/08/2019

Natural Hazards - Coastal Inundation
366D Huia Road Titirangi
LOT 4 DP 172105

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





Natural Hazards - Flooding

366D Huia Road Titirangi

LOT 4 DP 172105

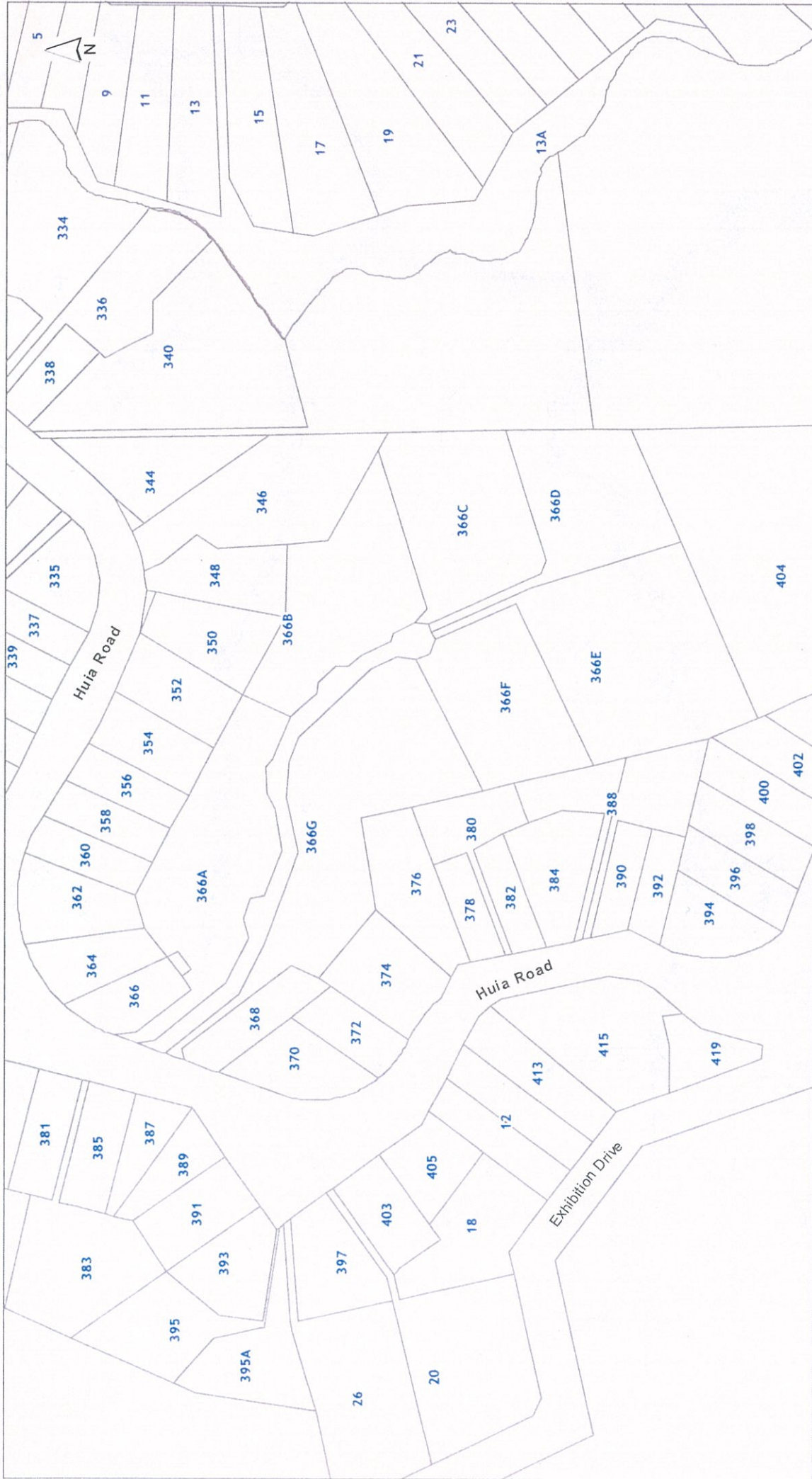
0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
29/08/2019



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



Scale @ A4
= 1:2,500
Date Printed:
29/08/2019

Natural Hazards - Sea Spray
366D Huia Road Titirangi
LOT 4 DP 172105

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





0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
29/08/2019

Natural Hazards - Volcanic Cones
366D Huia Road Tiritangi

LOT 4 DP 172105

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





























0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
29/08/2019

Other
366D Huia Road Tiktangi
LOT 4 DP 172105

DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary Information from LINZ (Crown Copyright Reserved). Whilst Auckland Council has taken all reasonable steps to ensure the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1945.



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)
-  Hukenui 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 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones
-  Coastal Inundation 1% AEP
-  Coastal Inundation 1% AEP plus 1m sea level rise
-  Coastal Inundation 1% AEP plus 2m sea level rise

Other

-  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.

'AS BUILT' DRAINAGE PLAN

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

1. Please ensure that this 'As Built' Plan is completed prior to the inspection of the drainage work by the Inspector.

Failure to comply may delay the approval of your work.

BUILDING CONSENT NO: 97-006143

Owners Name: Smith & Turnbull

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

Address of Property: (No.) 366^D (Street) HUIA ROAD

Lot: 4 DP: 172 105

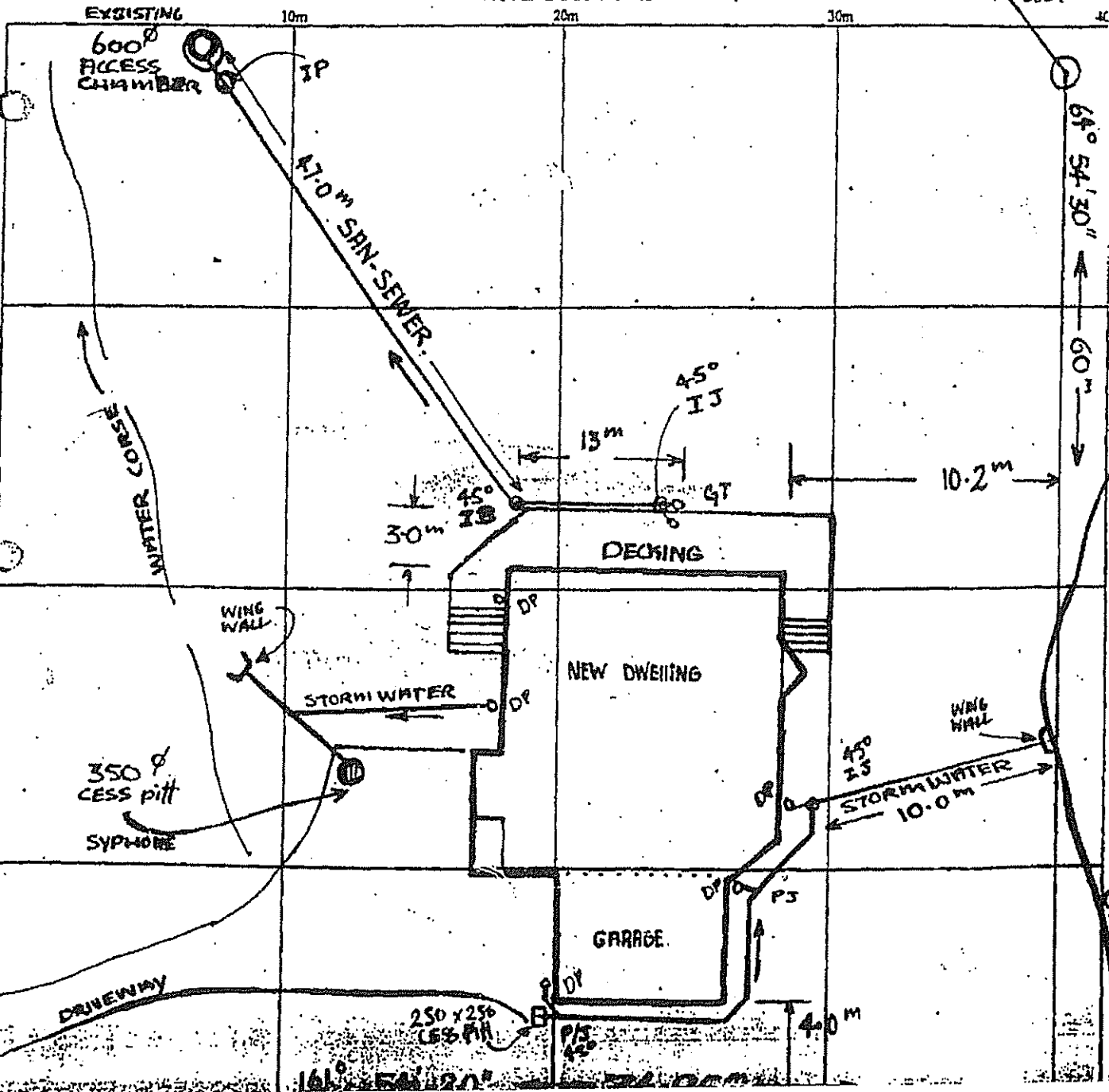
Drainlayers Name: P YARDLEY

Date Inspected: 28/9/98

Inspector: J. J. J. J.

ALL DRAINS 100% N.T.S.

ROAD BOUNDARY



RECOMMENDED DECISION

That, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by Simon Austen-Smith to erect an oversize dwelling with associated bush removal and earthworks at 366D Huia Road, being Lot 4 DP 172105, for the following reasons:

- 1) The environment effects will be no more than minor.
- 2) The oversized building will not be obtrusive in the surrounding environment.
- 3) Replanting on site will assist to mitigate bush removal.

Conditions of consent as follows:

1. ✓ Removal of trees and bush is to be limited to the building platform, driveway and car parking area only, no other clearance is to take place, and the removal of trees within this area must be done in such a manner as to ensure no damage occurs to peripheral vegetation.
2. ✓ All spoil, earth and debris is to be contained on the site outside of bush areas until removed off the site at the completion of the dwelling or sooner. At no time must excess material be allowed to migrate into the bush areas.
3. ✓ All tree ferns within the proposed building platform should be retained and transplanted to elsewhere on the site preparation.
4. ~ Replanting around the building platform and areas which are currently sparsely vegetated should be replanted to the satisfaction of the Planning Manager during the next planting season following completion of the development. All species used should be suitable to the relevant ecosystem for this area (see attached brochure Nature of Waitakere City), ecosourced where practicable and planted at an average spacing of 1 per 1.5 square metres.
5. ~ A comprehensive weed eradication programme is to be undertaken and completed to the satisfaction of the Planning Manager subsequent to the completion of the development and prior to replanting on the site.
6. ✓ The house and garage foundations are to be designed in accordance with NZS 3604:1990, as per the recommendation in the Engineers report submitted with the subdivision application that outlined suitable building platforms.

Planner:

C. McAlley
Carolyn McAlley

Date:

5/9/97

Consent Granted as Recommended:

(Roger Quinton, Senior Planner)

Date:

5/9/97

Please contact Carolyn McAlley (Ph. 8368000 x 8622) if you have any queries about this report.

