

Barfoot & Thompson
1/182 West Coast Road
Glen Eden
AUCKLAND 0602



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Applicant	Barfoot & Thompson Glen Eden
LIM address	28 Wood Bay Road Titirangi
Application number	8270104205
Customer Reference	Julia Barnett
Date issued	16-Aug-2018
Legal Description	LOT 48 DP 33106
Certificates of title	NA862/197

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: 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
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.

Exposure Zones

New Zealand Standard 3604:2011 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: Zone D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

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) 422 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:	12341751075
Rates levied for the Year 2018/2019 :	\$2,015.71
Total rates to clear for the current year (including any arrears):	\$1,847.67

The rates figures are provided as at 8 a.m. 16/08/2018. 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

28 Wood Bay Road Titirangi

Application No.	Description	Decision	Decision Date
LUC-1985-112	Earthworks In A Stability Sensitive Area	Granted	11/12/1985
LUC-1986-247	To Erect A Dwelling	Granted	10/04/1986

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

28 Wood Bay Road Titirangi

Application No.	Description	Issue Date	Status
BPM-1985-29911	Addition To Dwelling	31/12/1985	Issued (See Note 1)
ABA-2004-1641	Heater Installation - Wetback	24/05/2004	CCC Issued 29/06/2004 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
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.

Zoning:	Bush Living
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Proposed Modifications	No site specific modification recorded
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Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplan.aspx>.

Titirangi-Laingholm Subdivision Area

This property is within the Titirangi - Laingholm Subdivision Area 2. Refer to <http://www.aucklandcity.govt.nz/council/documents/districtplanwaitakere/maps/appendices/xi-tlsubareas.pdf> or contact a Resource Management Planner for further information.

Waitakere Ranges Heritage Area

This property is located within the Waitakere Ranges Heritage Area as defined in the Waitakere Ranges Heritage Area Act 2008. The Act can be found at www.legislation.govt.nz while a supporting non-statutory design guide for development in the Waitakere Ranges Heritage Area (entitled 'Waitakere Ranges Foothills Design Guide') is on Council's web site www.aucklandcouncil.govt.nz.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

Proposed Unitary Plan

Please note that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached.

The Auckland Unitary Plan can be viewed online at:

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

and the (legacy) regional and district plans can be viewed online at

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

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

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

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).

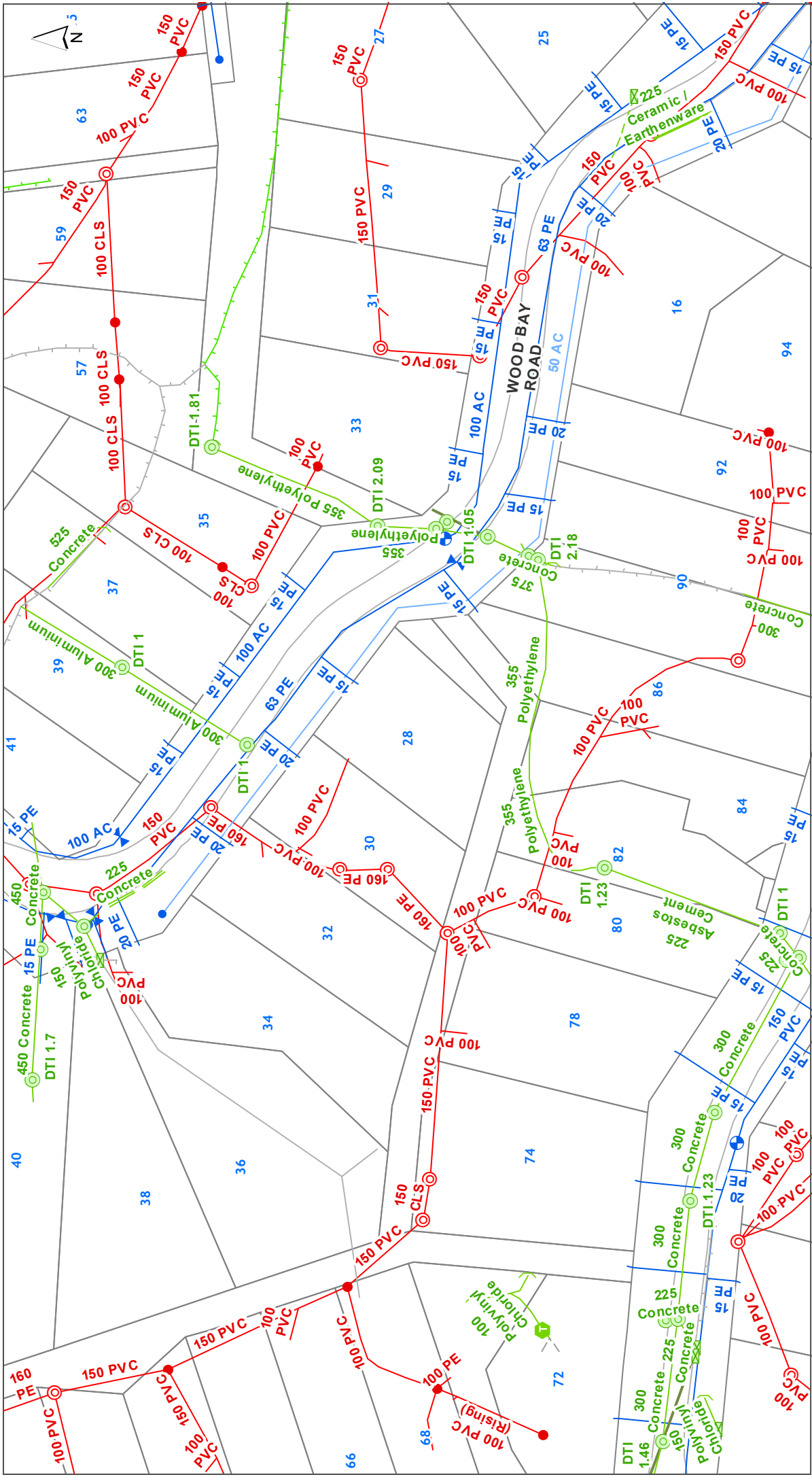
Attachments

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.

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

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 : BPM-1985-29911_Drainage Plan
- Consent Conditions : LUC-1985-112
- Consent Conditions : LUC-1986-247



Underground Services

28 Wood Bay Road Titirangi

LOT 48 DP 33106

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

Wastewater

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

Utilities

	Transpower Site
	Pylon (Transpower)
	220kv Line (Transpower)
	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



To Kaitiaki o Te Matiri Ake

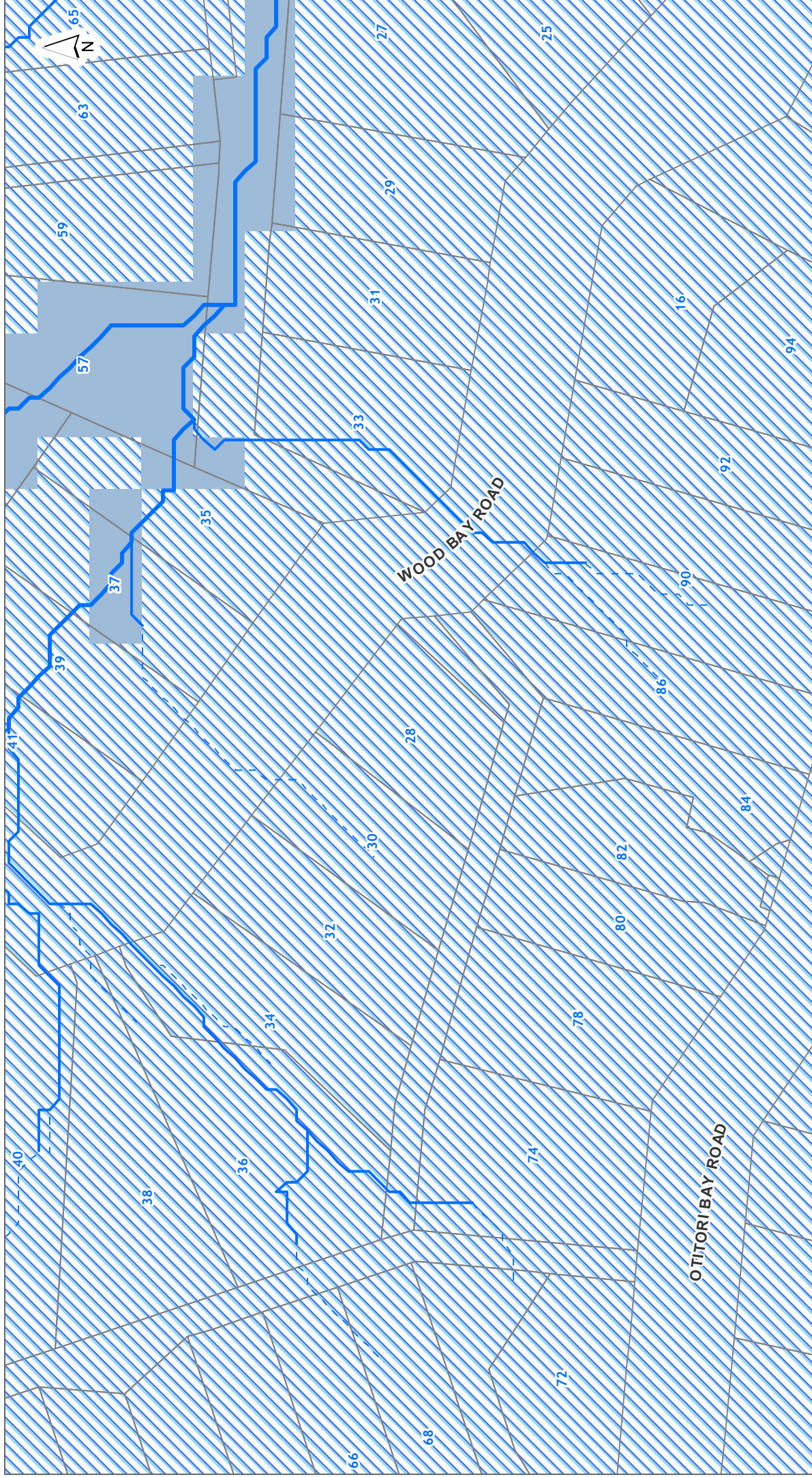


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1 - Hazards
28 Wood Bay Road Tītirangi
LOT 48 DP 33106

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2 - Natural Hazards
28 Wood Bay Road Titirangi
LOT 48 DP 33106

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3 - Other

28 Wood Bay Road Titirangi

LOT 48 DP 33106

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Hazards

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

Hazards

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

Natural Hazards

	Overland Flow Path
	2000m ² to 4000m ²
	4000m ² to 3ha
	3ha and above
	Flood Plains
	Flood Prone Areas
	Flood Sensitive Areas
	Coastal Inundation
	Sea Spray
	Volcanic Cones

Other

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

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



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Built Environment
28 Wood Bay Road Titirangi
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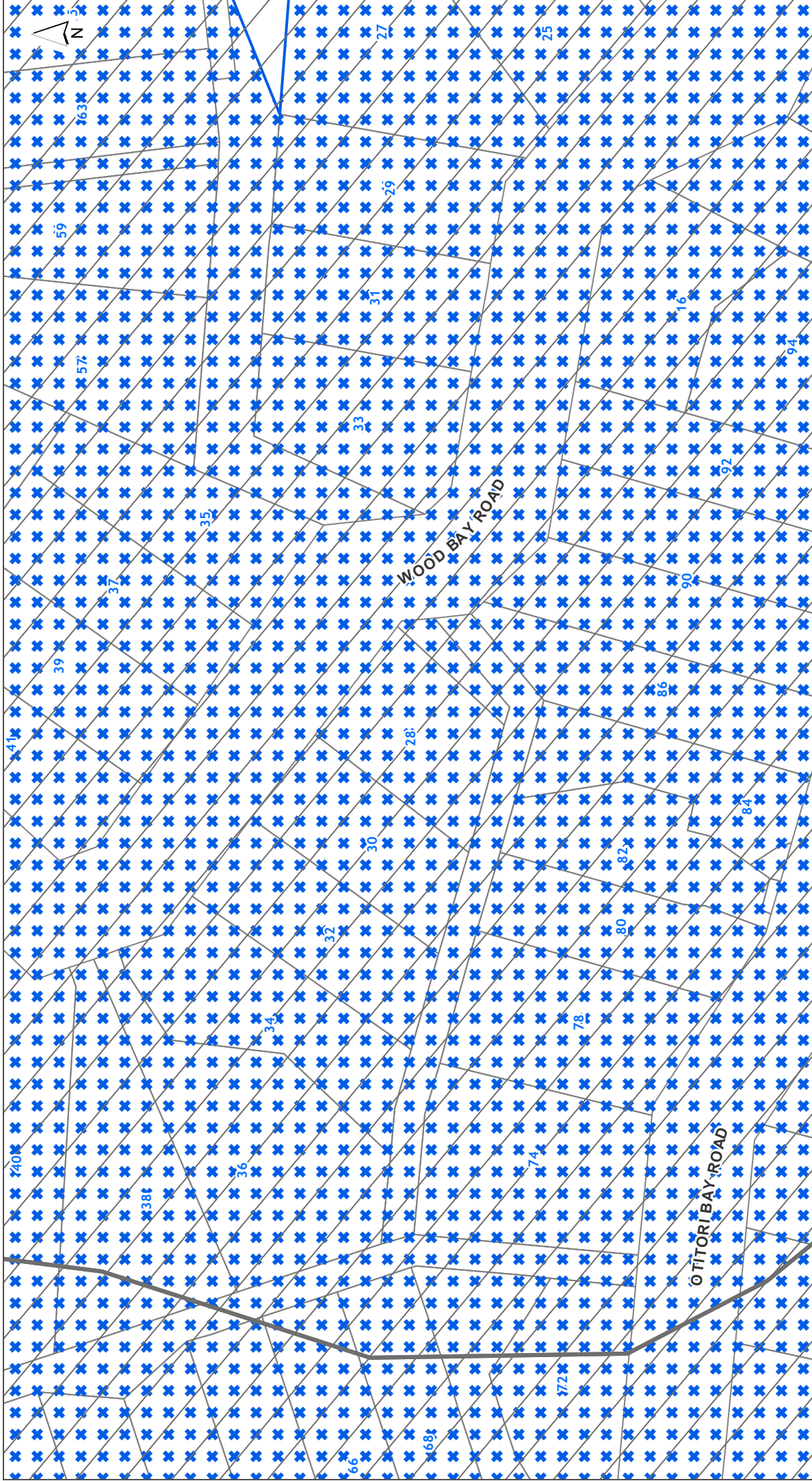




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Built Heritage and Character
28 Wood Bay Road Titirangi
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Controls
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Designations
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Infrastructure
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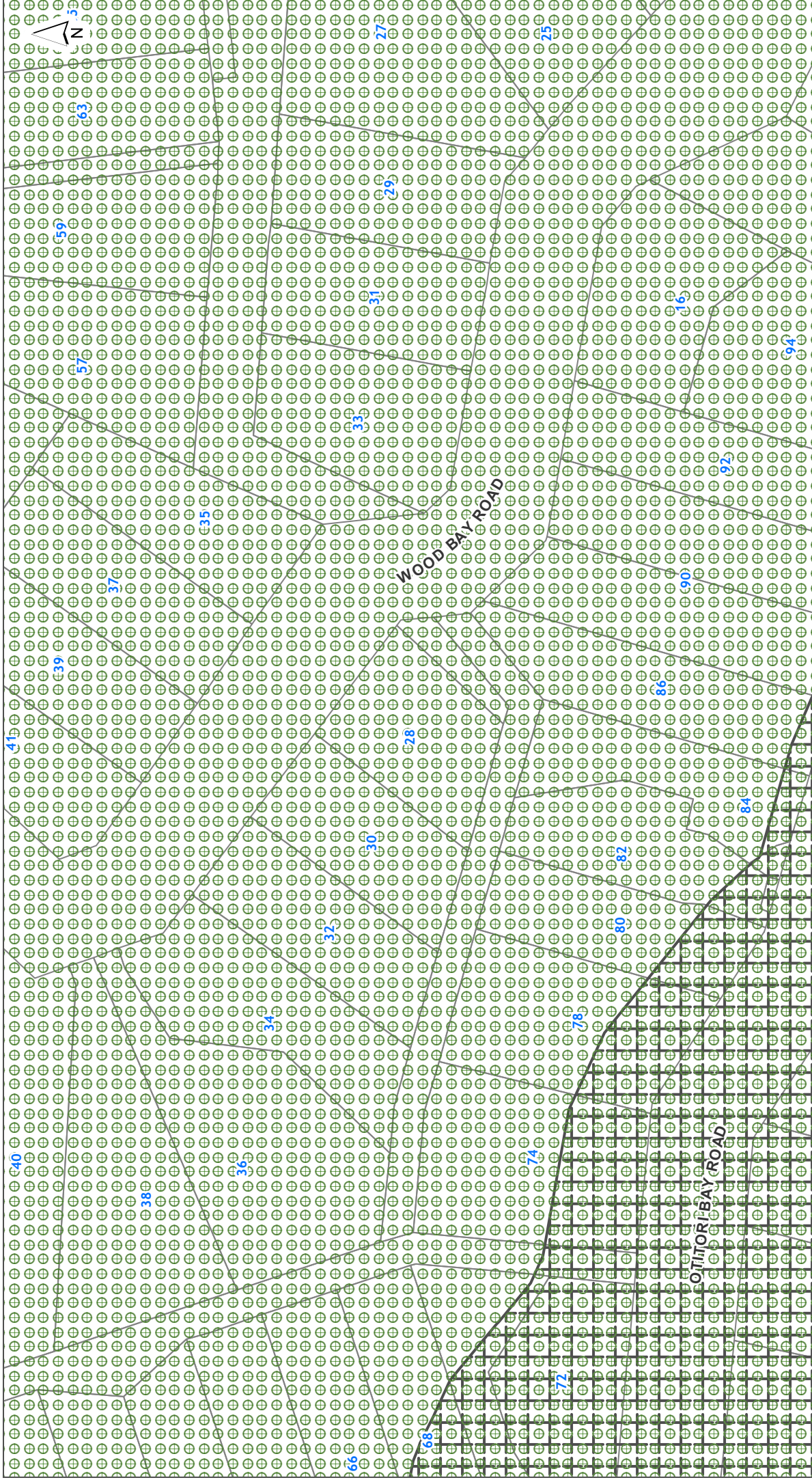
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Mana Whenua
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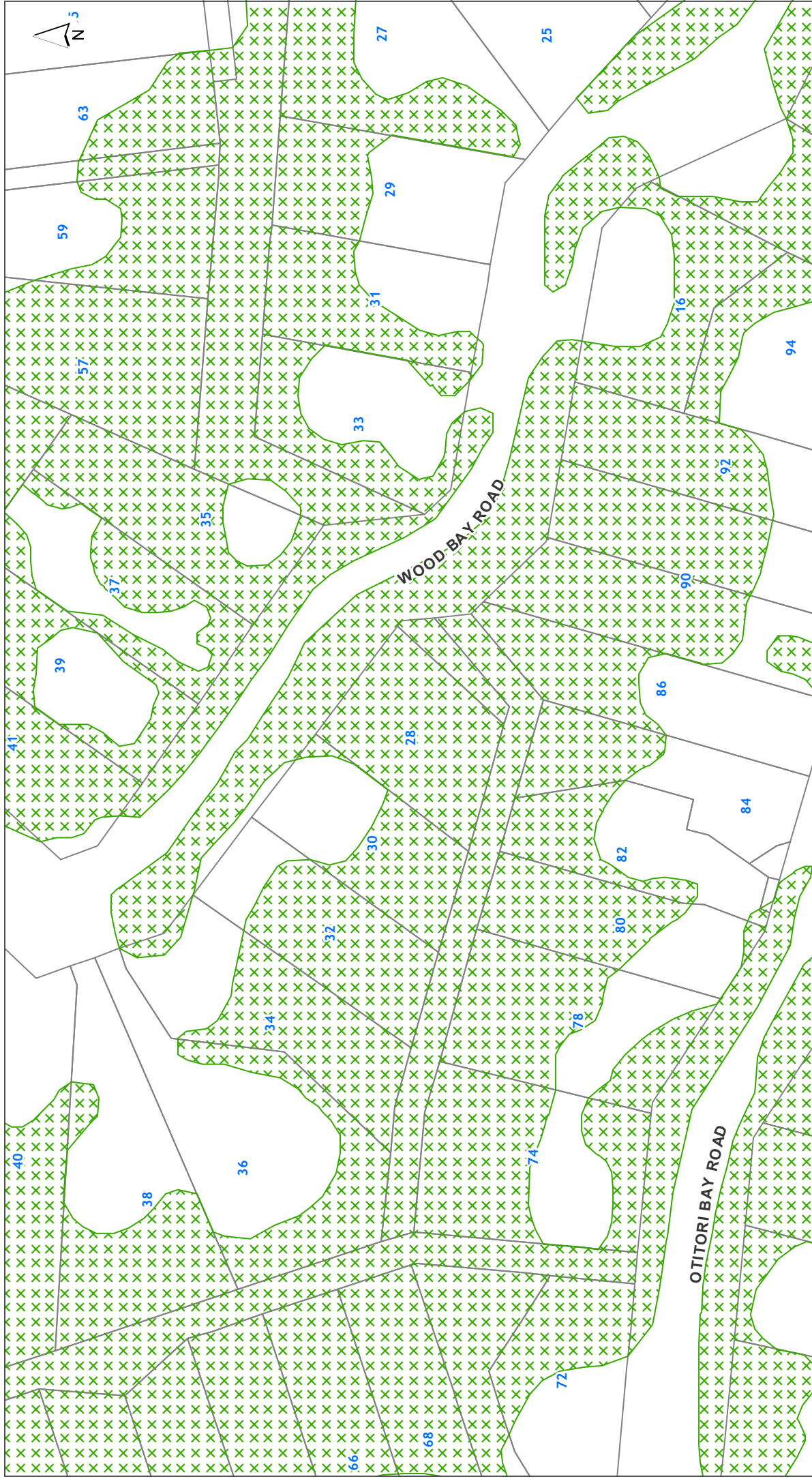


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Natural Heritage
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Natural Resources
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Precincts
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Zones and Rural Urban Boundary
 28 Wood Bay Road Titirangi
 LOT 48 DP 33106

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Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals

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

Plan Modifications

- Notice of Requirements
- Plan Changes

ZONES

- 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 - 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 - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone

ZONES

- 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 Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- 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
- Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

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)

DESIGNATIONS

- Designations
- Airspace Restriction Designations

OVERLAYS

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Natural
- Urban
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]
- 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
- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Natural Resources

- Significant Ecological Areas Overlay
- Lake Management Areas Overlay (Natural Lake and Urban Lake)

Infrastructure

Mana Whenua

CONTROLS

- Key Retail Frontage
- General Commercial Frontage
- Adjacent to Level Crossings
- General
- Motorway Interchange Control
- Coastal Inundation 1 per cent AEP Plus 1m Control
- Business Park Zone Office Control
- Cable Protection Areas Control [rcp]
- Centre Fringe Office Control
- Height Variation Control
- Arterial Roads

Building Frontage Control

Vehicle Access Restriction Control

OVERLAYS

- 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]
- Local Public Views 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]
- Extent of Overlay
- Subdivision Schedule
- Modified
- Natural
- Waitakere Ranges Heritage Area Overlay
- Ridgeline Protection Overlay
- 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 [rcp/dp]

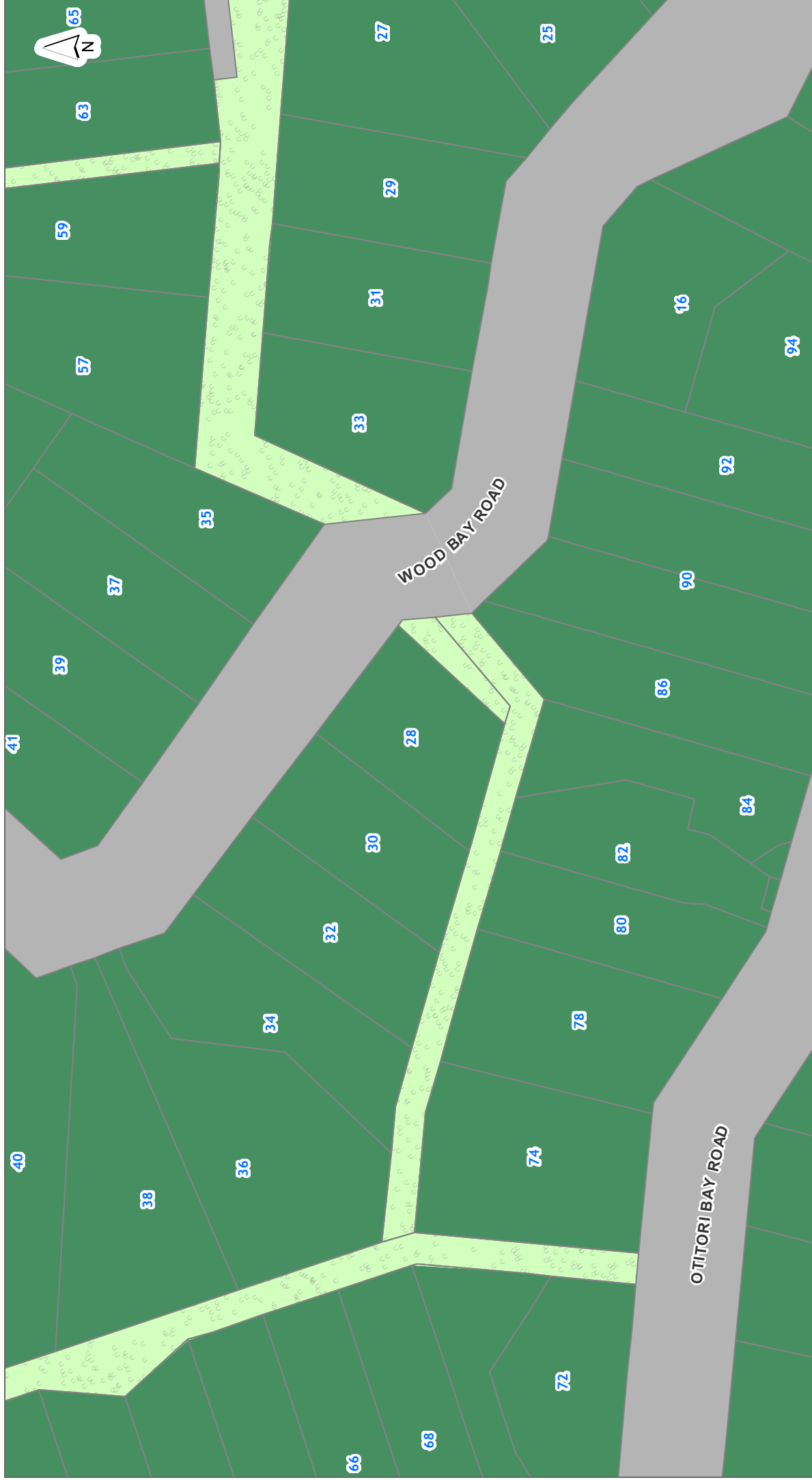
Natural Heritage

Built Heritage & Character

CONTROLS

- Identified Growth Corridor Overlay
- Hazardous Facilities Infrastructure
- Emergency Management Area Control
- Flow 1 [rp]
- Flow 2 [rp]
- Stormwater Management Area Control
- Level Crossings With Sightlines Control
- Macroinvertebrate Community Index
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]

Built Environment

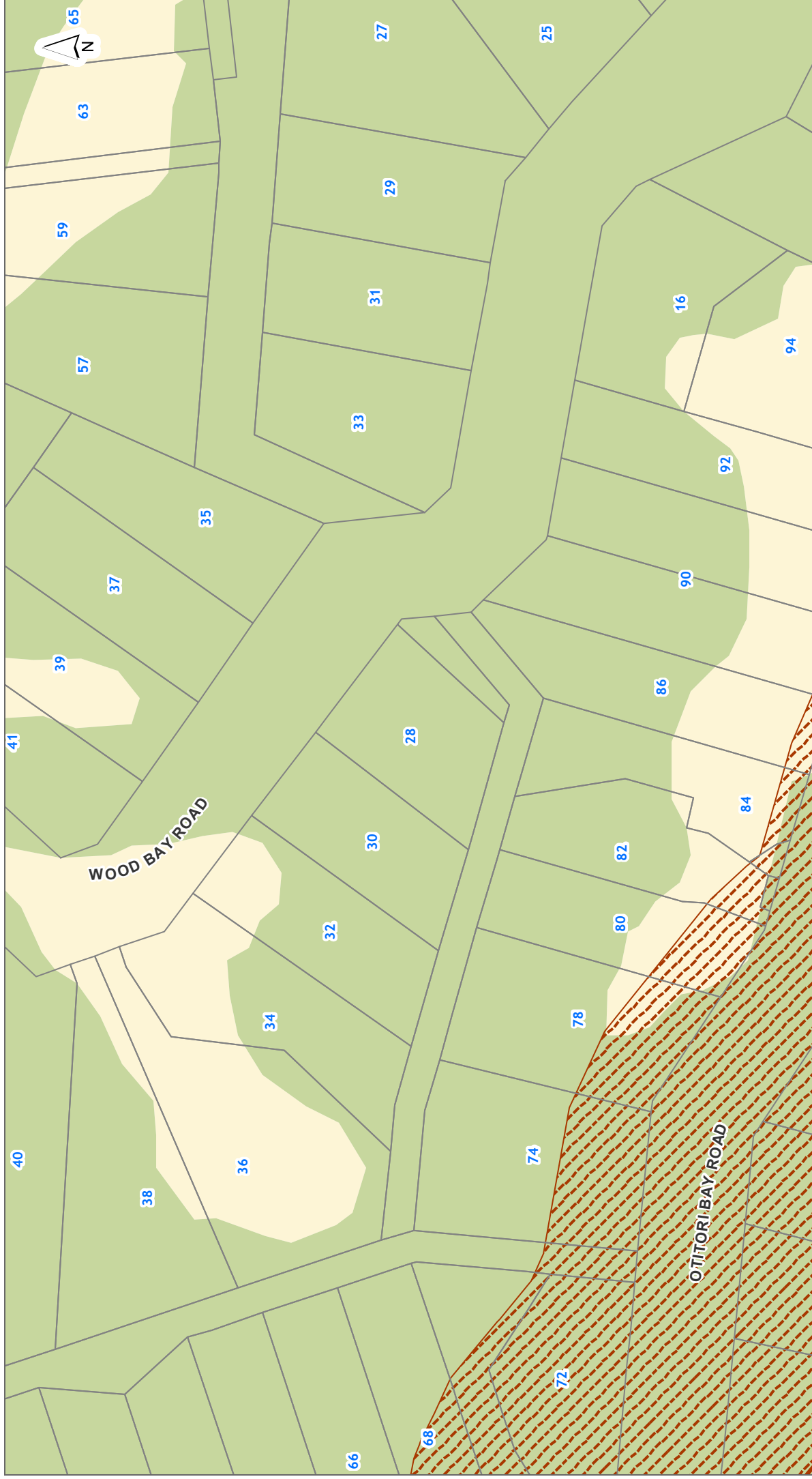


Scale @ A4
= 1:1,000
Date Printed:
16/08/2018

28 Wood Bay Road Titirangi

LOT 48 DP 33106

DISCLAIMER:
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28 Wood Bay Road Titirangi
LOT 48 DP 33106

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 16/08/2018



Zones

Human Environment Classification

- Bush Living
- Coastal Village
- Community
- Community Periphery
- Countryside
- Foothills
- Living
- Living 1
- Living 2
- Living 3
- Living 4
- Living 5
- Living 6
- Living Penihana North
- Living 2 Penihana Noth
- Open Space
- Rural Village
- Special Area
- Waitakere Ranges
- Working
- Working (Lincoln)
- Working (New Lynn) Proposed Open Space
- Transport Environment / Auckland Transport notice of requirement on formed road

Designations & Structure Plans

- Lodged Notice of Requirement
- Plan Modification Area
- Waitakere Ranges Heritage Area
- Proposed New 1km Radius from Central Point / Train Station
- Medium Density Housing
- Area of Plan Change
- Area under Appeal
- Large Property Management Area
- Penihana South Land
- Special Area Boundary
- Subdivision Proposed (223)
- Volcanic Viewshaft A13
- Designation Type**
- Designation
- Requirement
- Road Widening
- Structure Plan Area**
- Structure Plan Area Boundary
- Urban Concept Plan Area Boundary

Other

- Metropolitan Urban Limits Boundary
- Arterial Roading Criteria
- Utility Line Type**
- Microwave Corridor
- High Voltage Electricity Line (Over 33kv)

Natural Environment

- Riparian Width Classification**
- Non Riparian Stream
- Riparian Margin (5m)
- Riparian Margin (7m)
- Riparian Margin (10m)
- Riparian Margin (15m)
- Riparian Margin (20m)
- Riparian Margin (30m)
- Coastal Margin Buffer Extent**
- 5 metre Coastal Edge
- 10 metre Coastal Edge
- 15 metre Coastal Edge
- 20 metre Coastal Edge
- Sensitive Ridge - Centreline**
- Natural Ridge Centreline
- Modified Ridge Centreline
- Sensitive Ridge - Buffer**
- Sensitive Ridge - Steep (25m)
- Sensitive Ridge - Moderate (65m)
- Sensitive Ridge - Broad (100m)
- Historic Tree
- Heritage Site
- Protected Point
- Ecological Linkage Opportunity
- Headland, Scarp or Cliff
- Local Area**
- Oratia
- Waitatarua
- Natural Area Classification**
- Coastal
- General
- Managed
- Natural Water Body
- Protected
- Restoration

Legend updated: 11/10/2016

This property may be affected by designations not shown on this map or represented on this Legend. Please refer to the Auckland Council District Plan (Waitakere Section)

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

Address

28 Wood Bay Road Titirangi

Legal Description

LOT 48 DP 33106

Appeals

Seeking changes to zones or management layers - CIV 2016 404 002290 - Waitakere Ranges Heritage Area Overlay - [View PDF](#)

Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

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

Overlays

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

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule - Subject to Appeal

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

WAITEMATA CITY COUNCIL

'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.

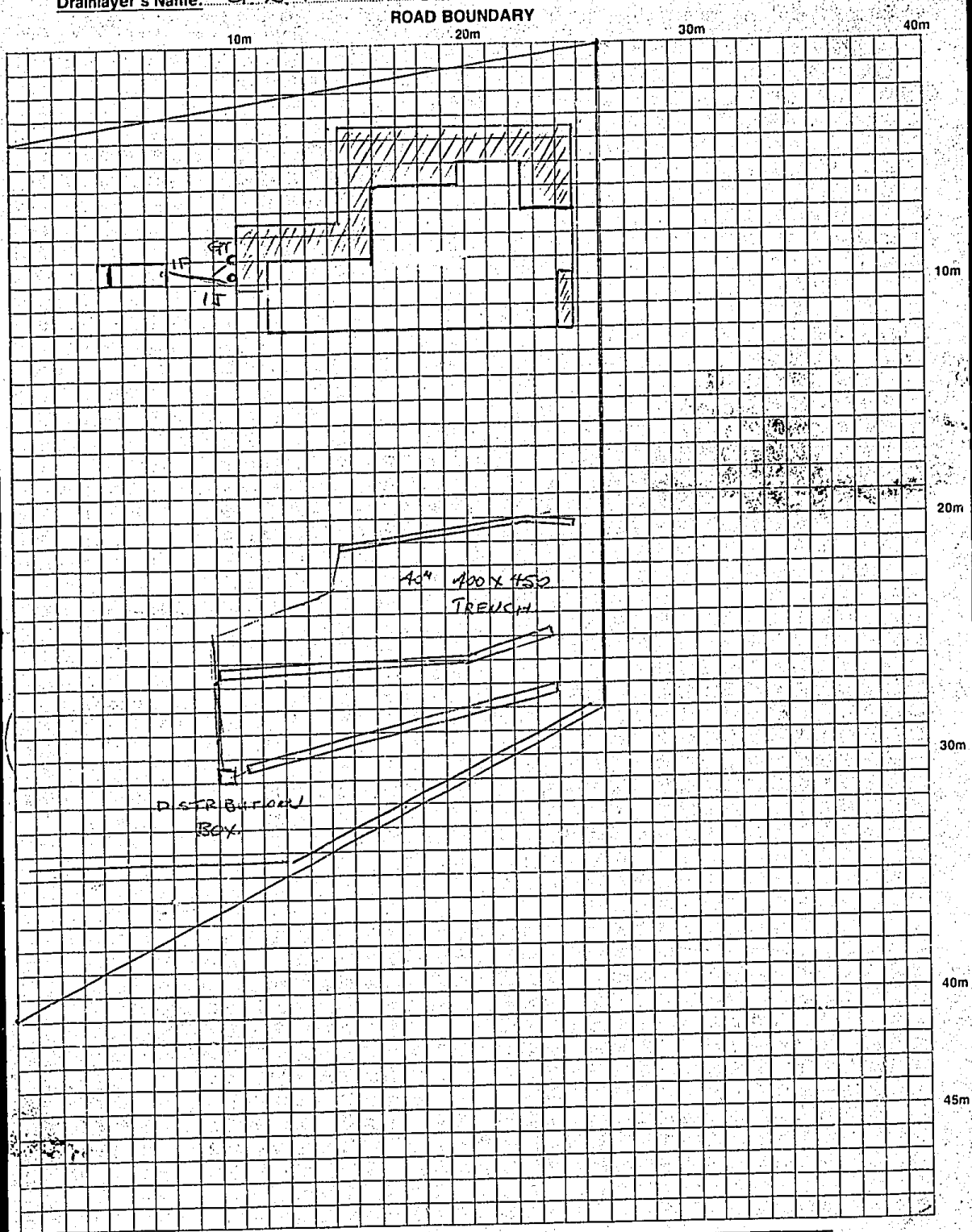
Owner's Name: MRS MRS G KILGOUR

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

Address of Property: (No.) 28 (Street) WOOD BAY RD

Lot 48 D.P. 33106

Drainlayer's Name: G. L. FLETCHER



For Office Use Only:—

Drainage Permit No.

Building Permit No.

Date inspected 8-7-87 Inspector [Signature]

Mrs Thornton:MG:CB

TP H10/93

11 December 1985

Mr A M & Mrs S A Kilgour
28 Wood Bay Road
TITIRANGI 7

Dear Mr & Mrs Kilgour

RE: EARTHWORKS IN A STABILITY SENSITIVE AREA

Consent has been granted to your application under Ordinance 5.3 of the District Scheme to permit earthworks in a "Stability Sensitive Area" that would involve excavation of a slope which has an overall height greater than 1.2m at 28 Wood Bay Road, Titirangi, being Lot 48 DP 33106, for the following reasons:-

- (a) The earthworks are necessary to enable the site to accommodate a drainage system and permit the site to be used for residential purposes;
- (b) The effect of the work on the landscape can be minimised by remedial planting works;
- (c) With suitable Engineering Design the work should not detrimentally affect land stability.

This consent has effect for a period of two years and is subject to the following conditions:-

- (i) Development to be generally in accordance with the plans and information submitted.
- (ii) Applicants are to accurately define the front boundary prior to commencement of work.
- (iii) The cut is to be made a minimum of 2.0m above the level of the road.
- (iv) The cut face is to be a maximum of 2.0m in height.
- (v) On completion of the work a certificate attesting to the stability of the site is to be furnished to Council by a Registered Engineer.
- (vi) The platform shall be replanted with fast growing native trees and shrubs so as to restore the appearance of the site in keeping with the balance of the land area, such planting to be undertaken within 6 months of completion of the drainage system to the satisfaction of the Director of Planning.

Your attention is drawn to the provisions of Section 88(2) of the Town and Country Planning Act 1977 which gives you the right within one month after notification of this decision to apply in writing to Council for a review of the decision. Section 88(3) requires that on receiving such an application Council shall review the decision and shall confirm, modify or reverse it.

Should you have any queries in this respect, please do not hesitate to contact Mrs Thornton of Council's Planning Department. Please note also that these conditions relate to the Planning Consent only and are additional to any that may be imposed with your Building Permit.

Yours faithfully

M Gardiner
CLERK TO DIRECTOR OF PLANNING

(T.P.) H10/93

Mrs Thornton:MG:BP

TP H10/93

18 April 1986

The Manager
Davidson & Oneroa Builders
130 Bruce McLaren Road
HENDERSON 8

ATTENTION: T.J. Davidson

Dear Sir,

RE: PROPOSED DWELLING FOR A.M. & J.A. KILGOUR
28 WOOD BAY ROAD, TITIRANGI LOT 48 DP 33106

Consent has been granted to the application under Section 76 of the Town & Country Planning Act 1977 for A.M. & J.A. Kilgour to permit the erection of a dwelling that would encroach upon the 3.0m front and side yards at 28 Wood Bay Road, Wood Bay (being Lot 48 DP 33106) for the following reasons:-

- (i) It would be unreasonable to enforce the provisions on this site due to the difficult landscape characteristics of the site;
- (ii) The proposal would not have a detrimental impact on the amenities of the neighbourhood due to the native vegetation screening and the separation distance provided by the plantation reserve adjoining the easternmost side boundary;
- (iii) The proposal would encourage a better development of the site as it would enable the applicants to have adequate internal and external living space and would result in least disturbance to the natural features of the site;

and subject to the condition that development be generally in accordance with the amended plans and information submitted for Building Permit 29911 on 14 March 1986.

For your information we enclose a copy of the planning report considered by the Director of Planning. Please note that this consent has effect for a period of two years and also that you should enquire from Council's Building Inspectors if they have any further requirements in this matter.

Yours faithfully,

M. Gardiner
CLERK TO DIRECTOR OF PLANNING

Encl.

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE
TOWN AND COUNTRY PLANNING ACT 1977 BY A.M. & J.A. KILGOUR
AT 28 WOOD BAY ROAD, WOOD BAY, BEING LOT 48, DP 33106

<u>INITIALS</u>	LAT:CJ	<u>APPLICATION NO:</u> 247
<u>DATE</u>	27 March 1986	<u>TP FILE:</u> H10/93
		<u>BP:</u> 29911 Issued 12.12.85
<u>ZONE:</u>	Non Urban Residential 1	<u>AREA:</u> 809 m ²

PROPOSAL Erect Dwelling

DISPENSATION IS REQUIRED FROM ORDINANCE 11.4:3(c)
BEING 3.0m FRONT AND SIDE YARDS
INVOLVING A RELAXATION TO THE FOLLOWING EXTENT

The front yard would be reduced to 1.6m and the side yard reduced to 0.9m
at closest points.

NEIGHBOURS SIGNATURE: Not necessary.

STATUTORY REQUIREMENTS

Ordinance 1.3 (as inserted by Scheme Change 1, operative from 5 June 1985)
provides for the circumstances under which, the manner in which, and the
conditions subject to which, Council may grant an application for the
dispensation wholly or partly from, or waiver of the provisions of the
District Scheme.

Ordinance 1.3 provides that in order to grant its consent the Council must
be satisfied that the proposal:-

- (1) Would encourage better development of the site or that it is unreason-
able or impractical to enforce the provision.
- (2) Would not detract from the amenities of the neighbourhood nor have town
and country planning significance beyond the immediate vicinity.
- (3) The proposal is generally in accordance with the basic purpose of the
particular control, and with the overall planning objectives and poli-
cies of the District Scheme.
- (4) Adequate separation between buildings, and open space around buildings
in relation to both the site itself and the neighbourhood is
maintained.
- (5) The impact on the amenities of the adjacent sites, over and above that
permitted by the Ordinance is minimal, particularly with regard to the
following:-
 - Daylight and sunlight admission to neighbouring properties.
 - Physical domination, intrusion into privacy and/or obstruction of
outlook.
- (6) The character of the streetscape is protected.

- (7) The safety of pedestrians and road users adjacent to the site is adequately protected.

BACKGROUND

On 12 December 1985 the Council issued Building Permit 29911 for the erection of a dwelling and installation of a septic tank drainage system at 28 Wood Bay Road. Shortly before issuance of the permit, a small cottage on the site was demolished to make way for the new construction. The Building Permit was issued subject to several conditions, one of which required the front boundary to be accurately defined prior to the commencement of work. Subsequent to this it was discovered that the front boundary was not in the position indicated on the site plan, and that the dwelling and drainage system would be sited partly within the front yard and on Council's road reserve.

This required resiting the drainage system to an approved location at the rear of the site and repositioning of the dwelling clear of the yards. Unfortunately the applicants were unable to resite the dwelling in a complying position due to the location of the existing building platform and a large kauri tree.

SITE AND PROPOSAL

The applicants 809m² site is located on the south-western side of Wood Bay Road. It is a steeply elevated site covered by native trees and bush with the exception of the existing building platform which, until recently, contained the small cottage. The building platform is approximately 5.0m wide and 16.0m long, it is limited in size and shape by the topography of the site and was formed many years ago by a cut into the face of the slope. The edge of the platform is some 4.0m inside the front boundary, and abuts the easternmost side boundary. Along the back edge of the platform is a 2.0m high cut face and beyond that a steep slope up to the rear boundary. A large kauri tree is located just above the cut towards the western side of the site.

The applicants seek Councils consent to permit their dwelling to encroach upon the 3.0m front and side yard. The dwelling has been relocated as much as possible away from the front and side boundaries but constraints on the site have prevented the dwelling from being able to be sited in a complying position. The applicants propose to erect the dwelling 1.6m at a closest point from the front boundary and 0.9m at the closest point from the easternmost side boundary. The design incorporates an area of decking along the sides and front wall of the dwelling and the dimensions given are measured from the site boundaries to the edge of this decking. As far as the actual dwelling is concerned it would be more than 3.0m from the front boundary and at least 1.200m from the easternmost side boundary. The dwelling would utilise the existing level building platform as well as extending over the slope supported on pole foundations.

PLANNING CONSIDERATIONS

It would be unreasonable to enforce the provisions on this site as the difficult landscape characteristics give the applicants no option but to build on the existing platform. This area has been recommended by J.P. Versteep, Consulting Engineer as most suitable with regard to stability. Although this platform is 4.0m from the front boundary it is very narrow and in order to gain ample internal and external living space the applicants need to extend the pole base out over the slope thus encroaching the 3.0m front yard.

PLANNING CONSIDERATIONS (Cont'd)

The side yard encroachment results from the dwelling being repositioned side-ways along the building platform towards the easternmost side boundary in order to avoid a mature kauri tree located to the rear of and at the western end of the building platform. The dwelling needs to shift sideways so it can then be pushed back into the slope as much as possible without disturbing the tree and thus slightly increase the distance between the dwelling and front boundary.

The proposal would not have a detrimental impact on the amenities of the neighbourhood. A majority of the yard infringement would occur in the side yard where both the decking and part of the dwelling would encroach. This decking would be just above ground level. The land adjoining this side boundary is a plantation reserve of some 6.0 - 12.0m in width and is densely covered in bush except for a narrow drive which has been developed across the reserve to provide access into the Kilgour property. This aspect has been considered and approved by the Parks Department on 17 February 1986. Neighbours consent is not required as they are not going to be affected by the proposal due to the separation distance and screening. The front yard infringement would involve a portion of the decking only. This would be a light structure of natural materials well screened from the road so as not to alter the character of the streetscape or become physically dominating.

The proposal would encourage a better development of the site. The areas of decking are essential to give the applicants an adequate area of level outdoor living space. Furthermore the proposal would result in the least disturbance to the natural features of the site.

CONCLUSION

The landscape characteristics of this site give the applicants no option but to build on the existing level platform. Due to the narrowness of the platform and its proximity to the front boundary the applicants requirement for adequate internal and external living space has resulted in an encroachment of the yards. However this encroachment will not have a detrimental impact.

RECOMMENDATION

That consent be granted to the application under Section 76 of the Town & Country Planning Act 1977 by A.M. & J.A. Kilgour to permit the erection of a dwelling that would encroach upon the 3.0m front and side yards at 28 Wood Bay Road, Wood Bay being Lot 48 DP 33106 for the following reasons:-

- (I) It would be unreasonable to enforce the provisions on this site due to the difficult landscape characteristics of the site.
- (II) The proposal would not have a detrimental impact on the amenities of the neighbourhood due to the native vegetation screening and the separation distance provided by the plantation reserve adjoining the easternmost side boundary.
- (III) The proposal would encourage a better development of the site as it would enable the applicants to have adequate internal and external living space and would result in least disturbance to the natural features of the site.