
Applicant	Piha Real Estate
LIM address	105 Piha Road Piha
Application number	8270141752
Customer Reference	
Date issued	25-Feb-2019
Legal Description	LOT 1 DP 204537
Certificates of title	NA132C/18

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: Specific engineering design (not covered by NZS 3604:2011)

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
07/11/2000	Geotechnical report required	The owner shall not carry out any earthworks, paving, nor place erect, construct or permit to remain on any part of the land any residential buildings, stormwater disposal system and/or effluent disposal system unless:- (a) all such earthworks and the foundations of such residential buildings have been the subject of specific investigation and design by a registered engineer experienced in geo-mechanics; and (b) the owner has provided to the Auckland Council a satisfactory engineer's report (prepared in accordance with A.R.C BTP58 and WCC Bylaw 19) on the septic tank effluent and stormwater disposal from all buildings and paved areas located or to be located on the land, such report having full regard to the stability of the land and the areas available for irrigation fields and building sites. The said engineer's report must:- (i) demonstrate the location of a repeatable field on the land; and (ii) take account of the Hugh Fendall Consultants Limited report of 2 March 1998 (reference 9087) amended by the additional information of 4 March 1999 and 14 May 1999 (such report being held in Council's records under SPW 19803); and (c) all such site development and buildings have been constructed in accordance with the abovementioned designs and reports to the satisfaction of the Auckland Council.

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.

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.

Effective Date	Description	Details
31/12/1999	Service plan not available	Public Service Plan not available. Please note this property is not serviced by a reticulated sewer line. Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval. Further advice and information on septic tanks is available from Council's Plumbing and Drainage Specialist – Ph: 09 301 0101
31/12/1999	Require maint contract	A supplier maintenance contract is compulsory on this waste water system and is the responsibility of the owner.

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:	12341872969
Rates levied for the Year 2018/2019 :	\$1,869.71
Total rates to clear for the current year (including any arrears):	\$641.64


The rates figures are provided as at 8 a.m. 25/02/2019. 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

105 Piha Road Piha

Application No.	Description	Decision	Decision Date
LUC-1988-703	To construct a driveway	Granted	07/03/1988

Subdivisions

105 Piha Road Piha

Application No.	Description	Decision	Decision Date
SUB-1999-680	Subdivision Consent 2 Lot residential subdivision	Granted	06/12/1999

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

There is **NO** Building Work recorded.

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.

- Consent Conditions : LUC-1988-703

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

Address

105 Piha Road Piha

Legal Description

LOT 1 DP 204537

Appeals

Modifications

Zones

Residential - Rural and Coastal Settlement Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

Controls: Subdivision Variation Control - Urban - Piha 4000m2

Overlays

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

Natural Resources: Natural Stream Management Areas Overlay [rp]

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations



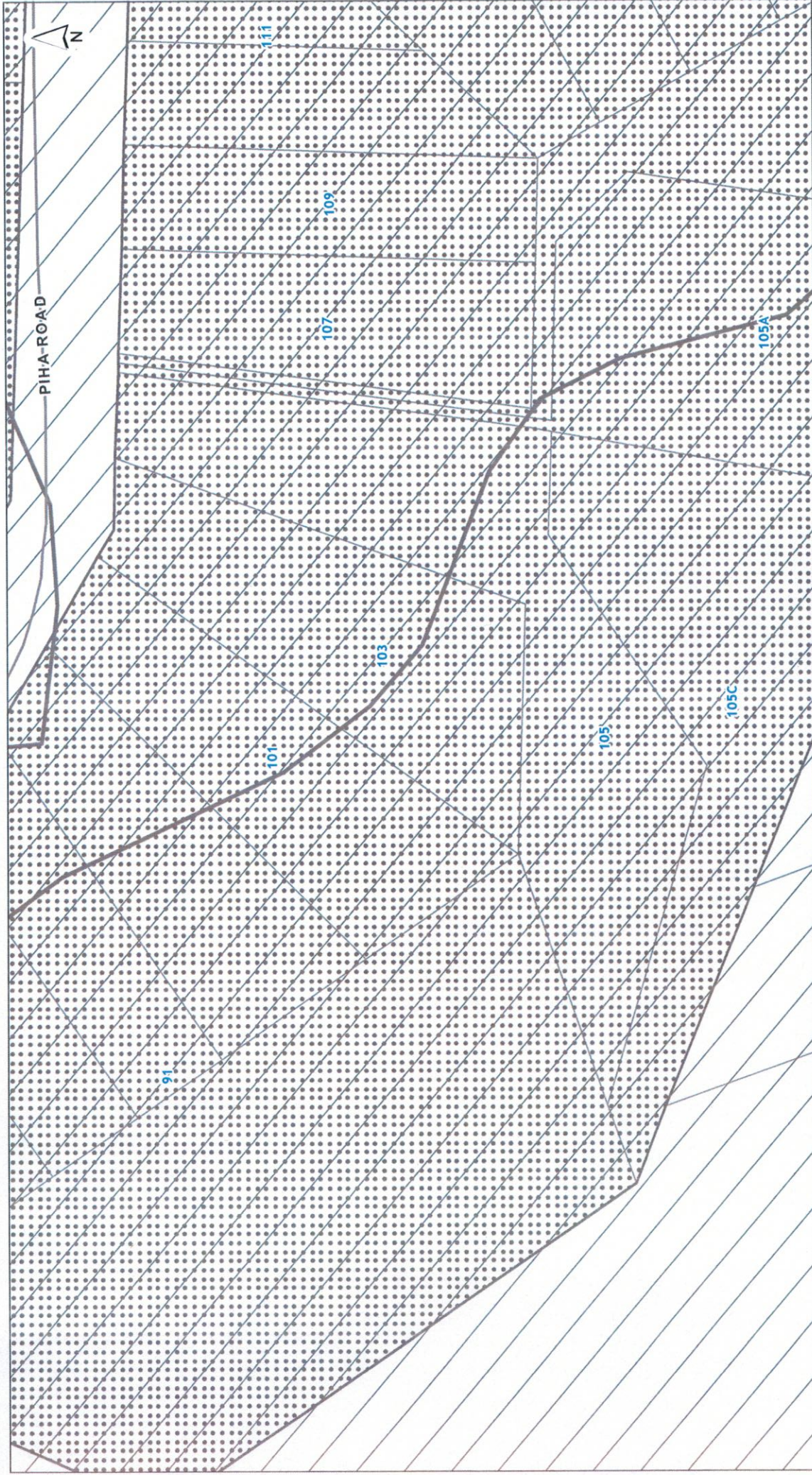
Built Environment
105 Piha Road Piha
LOT 1 DP 204537

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 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
25/02/2019



Controls

105 Piha Road Piha

LOT 1 DP 204537

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
25/02/2019

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.



Designations
105 Piha Road Piha
LOT 1 DP 204537

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
25/02/2019

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.



Historic Heritage and Special Character

105 Piha Road Piha

LOT 1 DP 204537



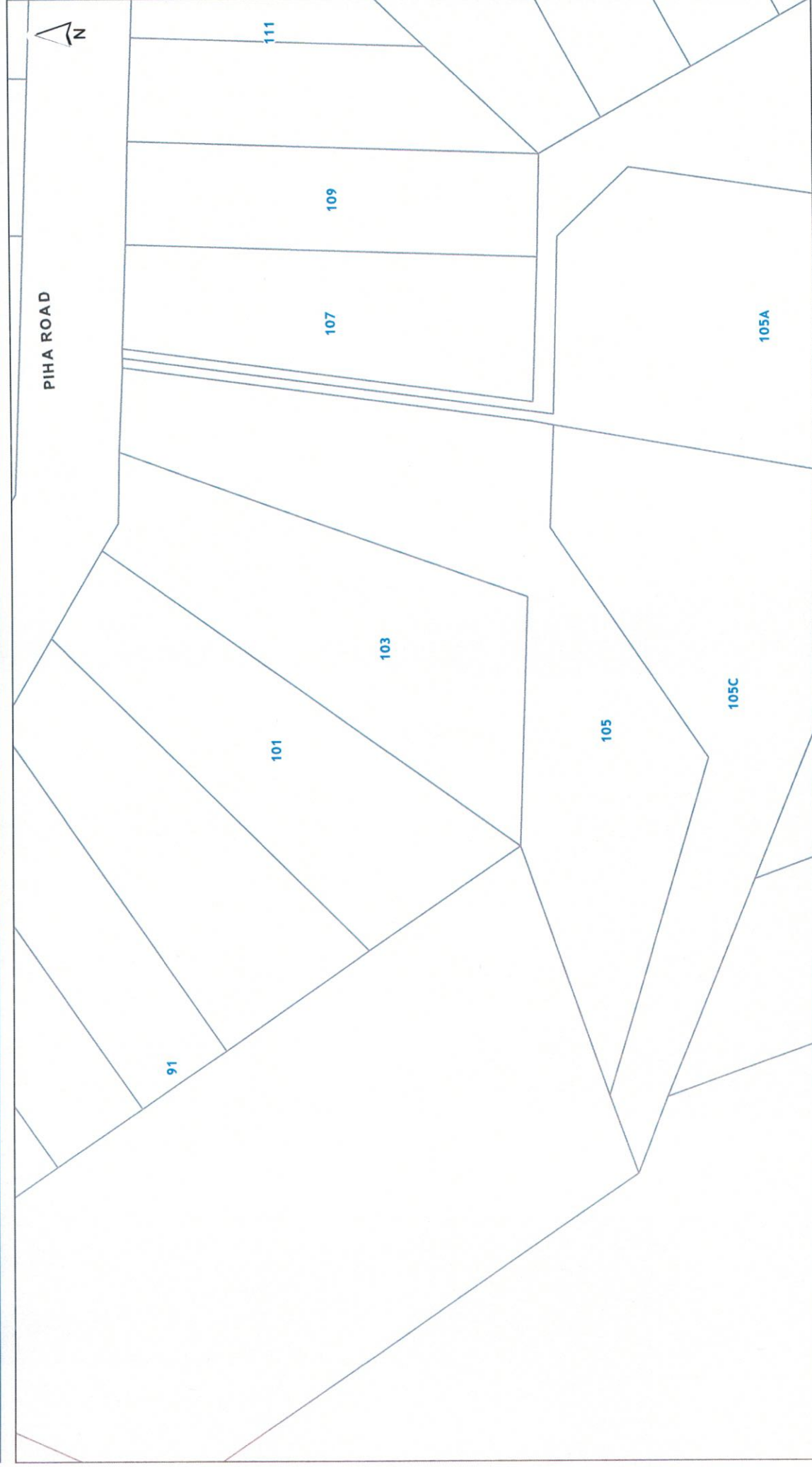
Scale @ A4

= 1:1,000

Date Printed:

25/02/2019

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.

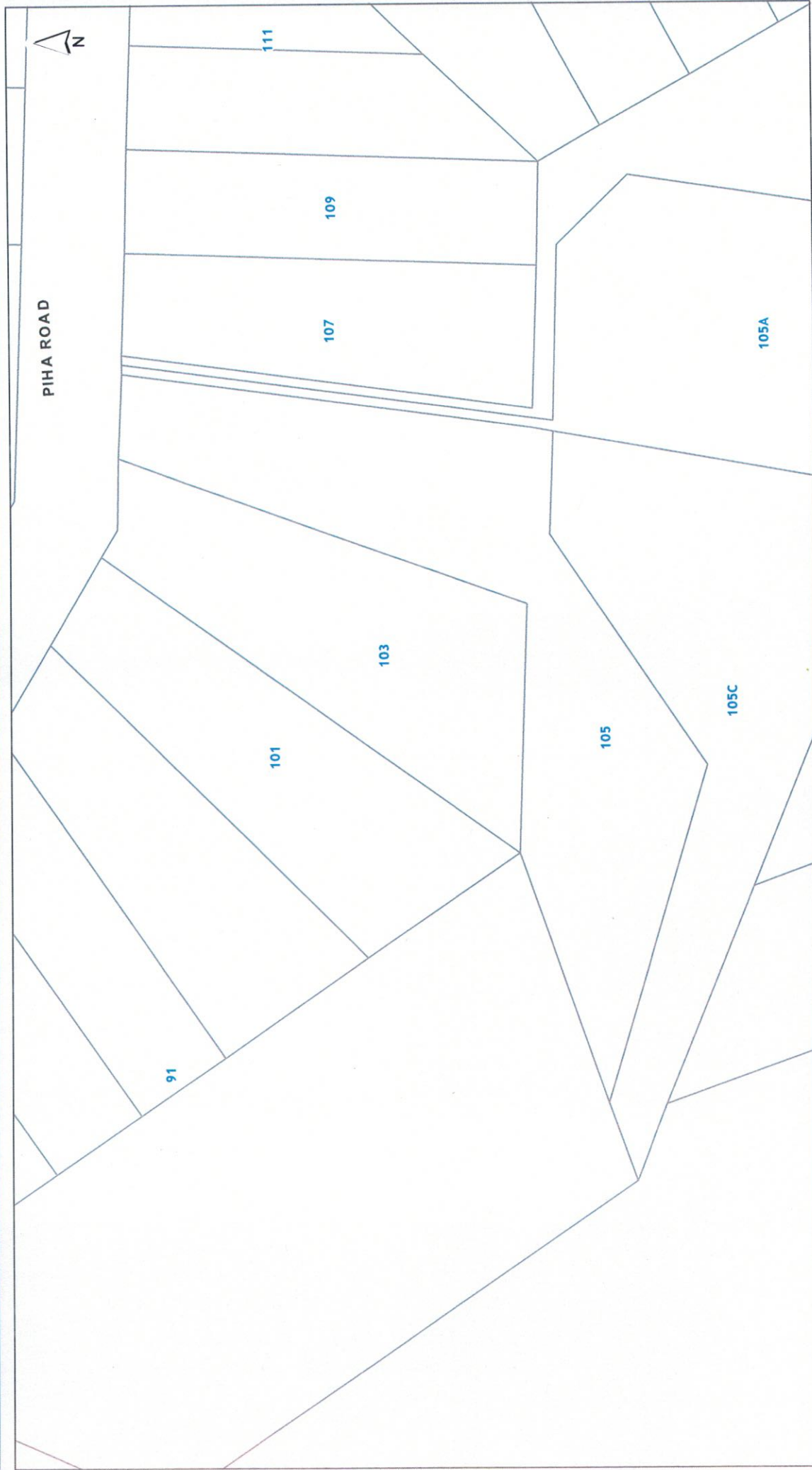


Infrastructure
105 Piha Road Piha
LOT 1 DP 204537

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.

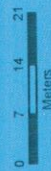


Scale @ A4
= 1:1,000
Date Printed:
25/02/2019

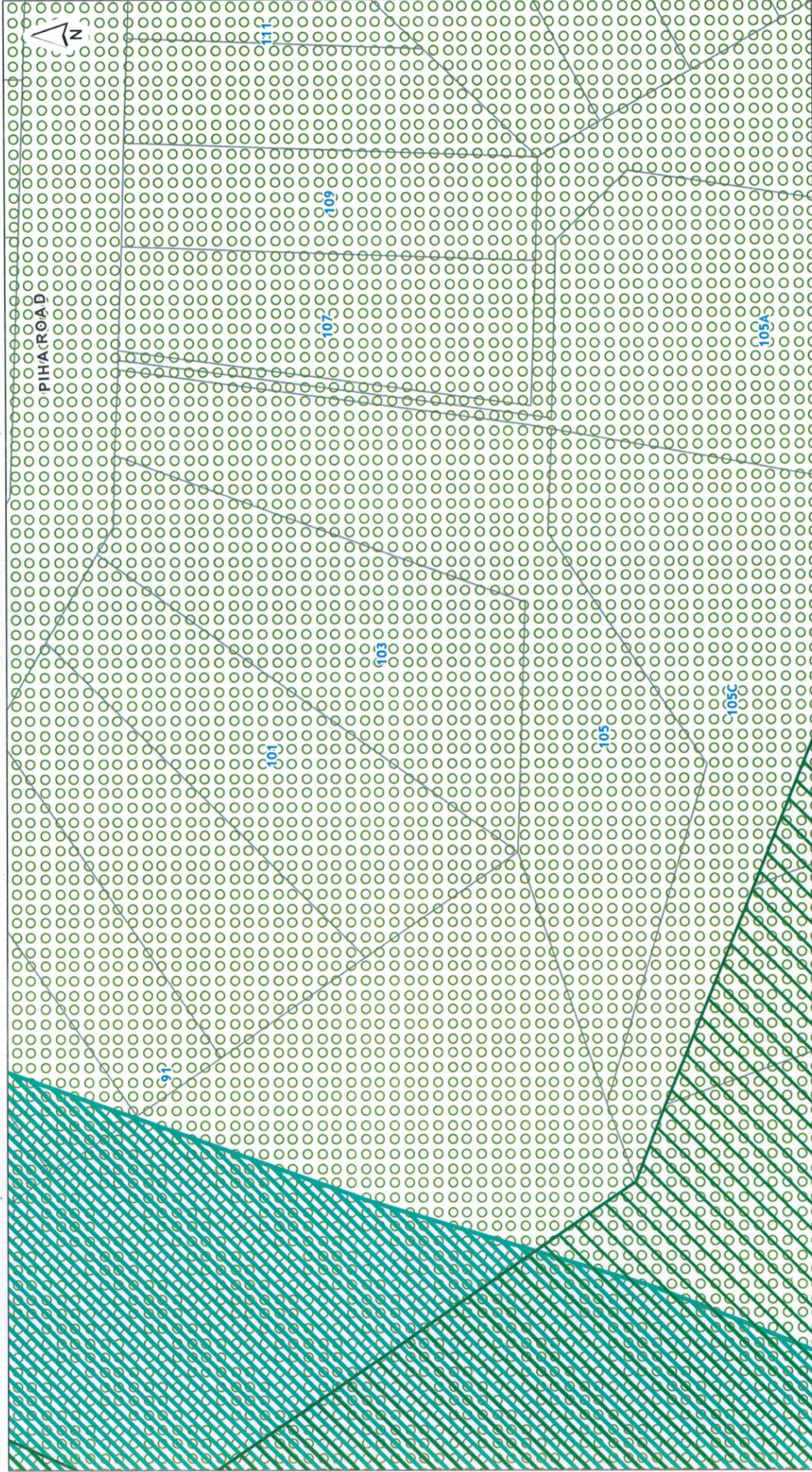


Mana Whenua
105 Piha Road Piha
LOT 1 DP 204537

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
= 1:1,000
Date Printed:
25/02/2019



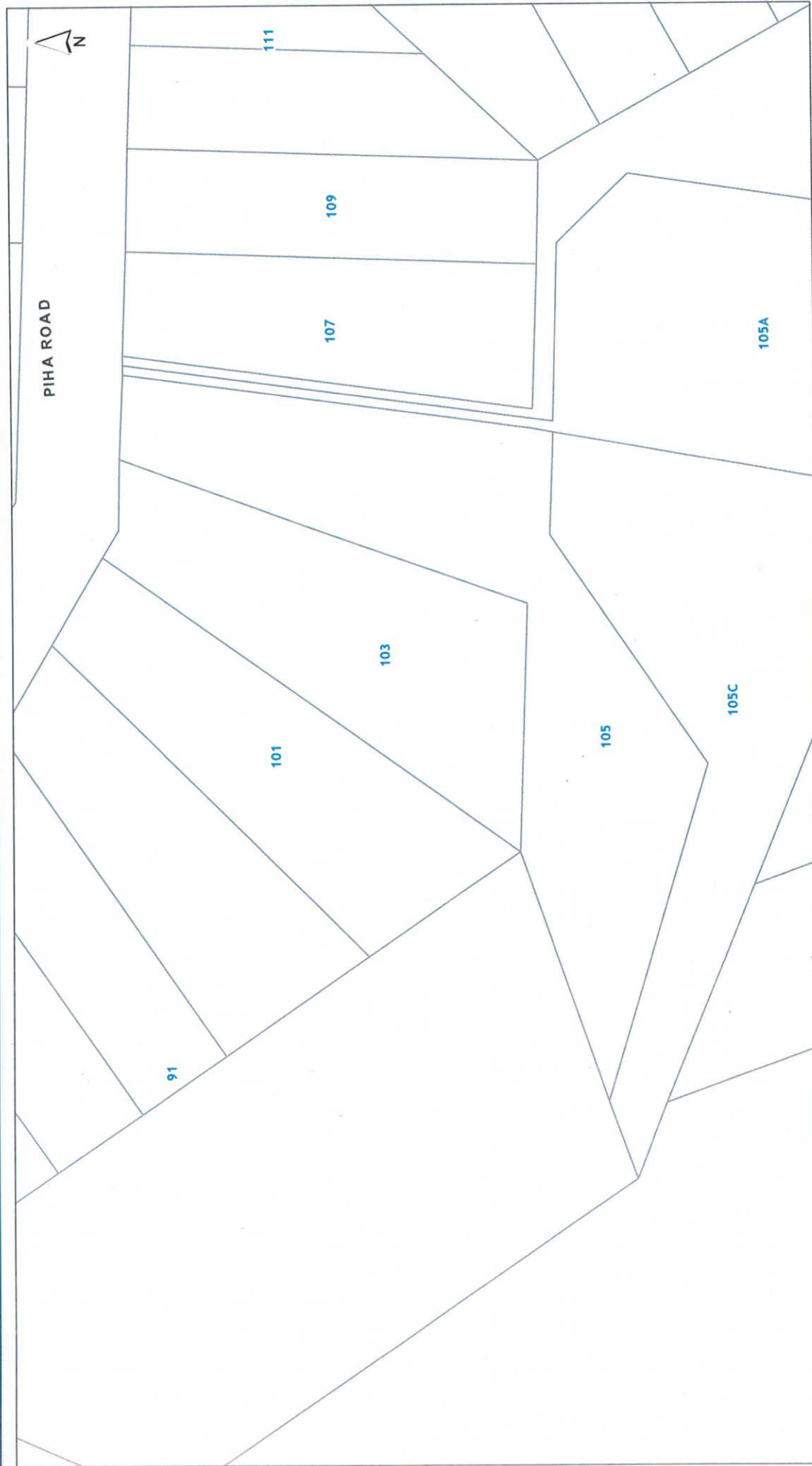


Natural Resources
105 Piha Road Piha
LOT 1 DP 204537

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
= 1:1,000
Date Printed:
25/02/2019



Precincts

105 Piha Road Piha

LOT 1 DP 204537

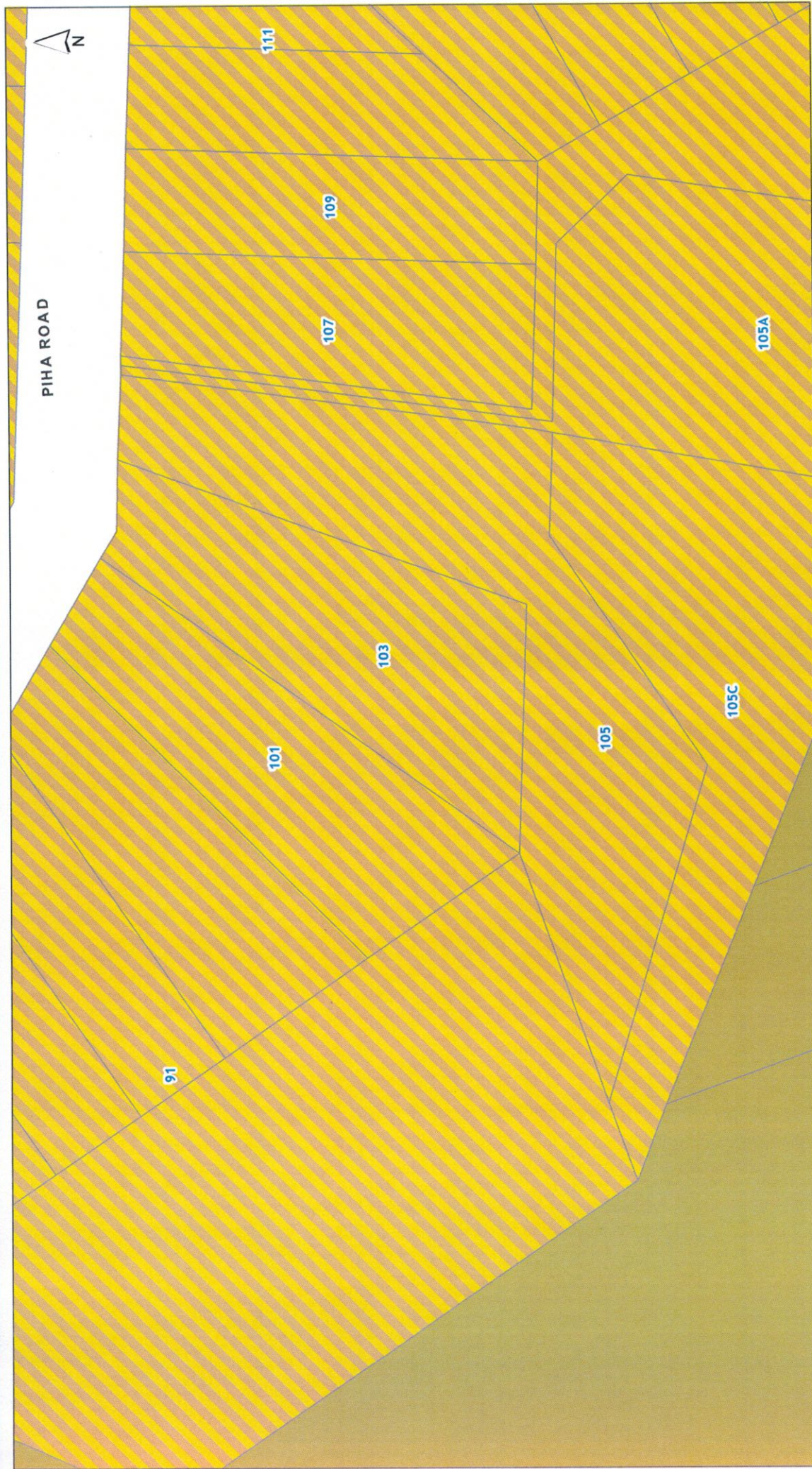
DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as 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.



Scale @ A4

= 1:1,000

Date Printed:
25/02/2019



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.

Zones and Rural Urban Boundary

105 Piha Road Piha

LOT 1 DP 204537



0 7 14 21
Meters

Scale @ A4
= 1:1,000



Date Printed:
25/02/2019

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 Compromised
- National Grid 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

Natural Heritage

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 [rcp/dp]

Built Environment

- Identified Growth Corridor Overlay
- Hazardous Facilities
- Infrastructure
- 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]

Emergency Management Area Control



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.

Underground Services

105 Piha Road Piha

LOT 1 DP 204537

0 7 14 21
Metres

Scale @ A4
= 1:1,000

Date Printed:
25/02/2019

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

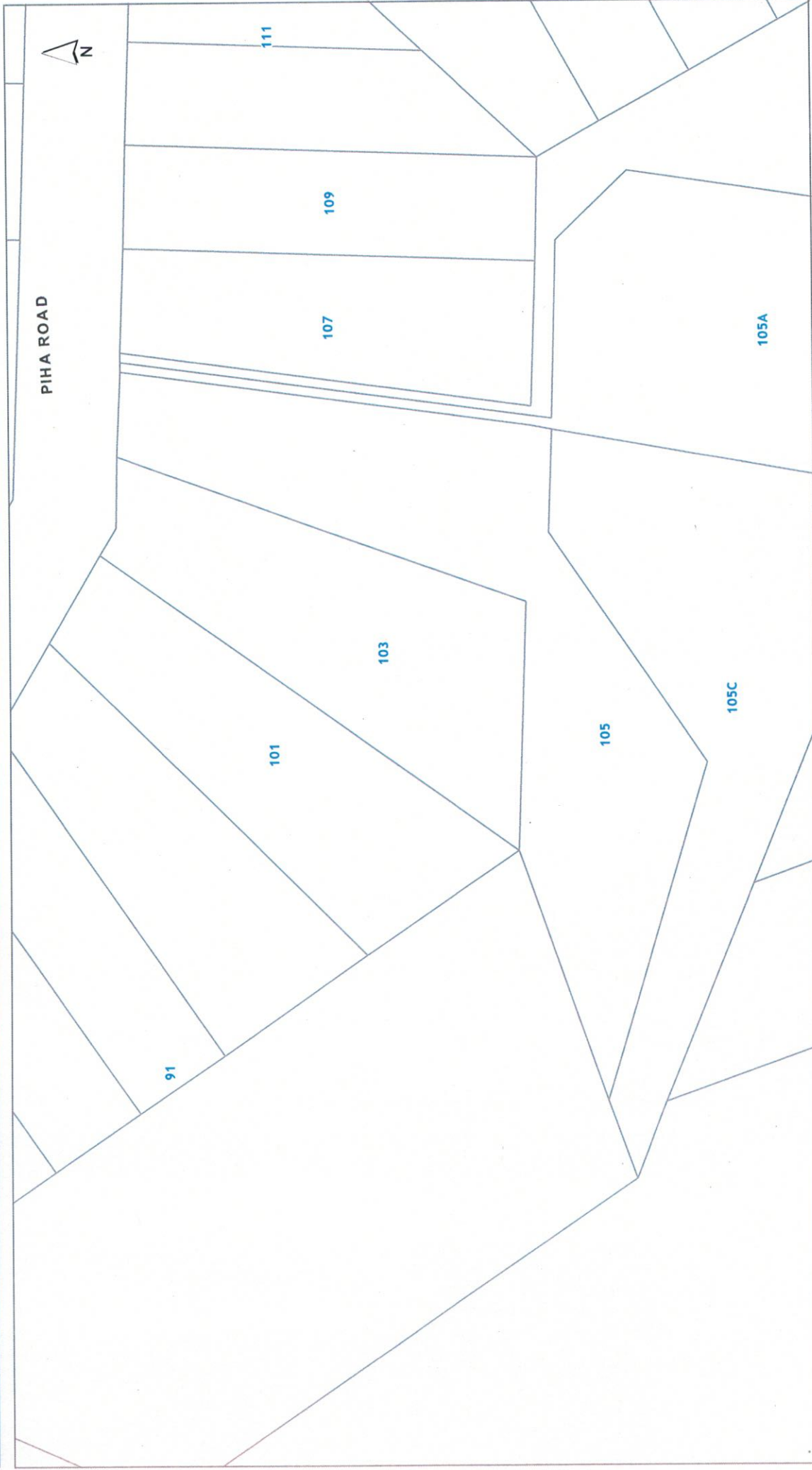
Wastewater

	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



Hazards

105 Piha Road Piha

LOT 1 DP 204537

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 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
25/02/2019



Natural Hazards - Coastal Inundation

105 Piha Road Piha

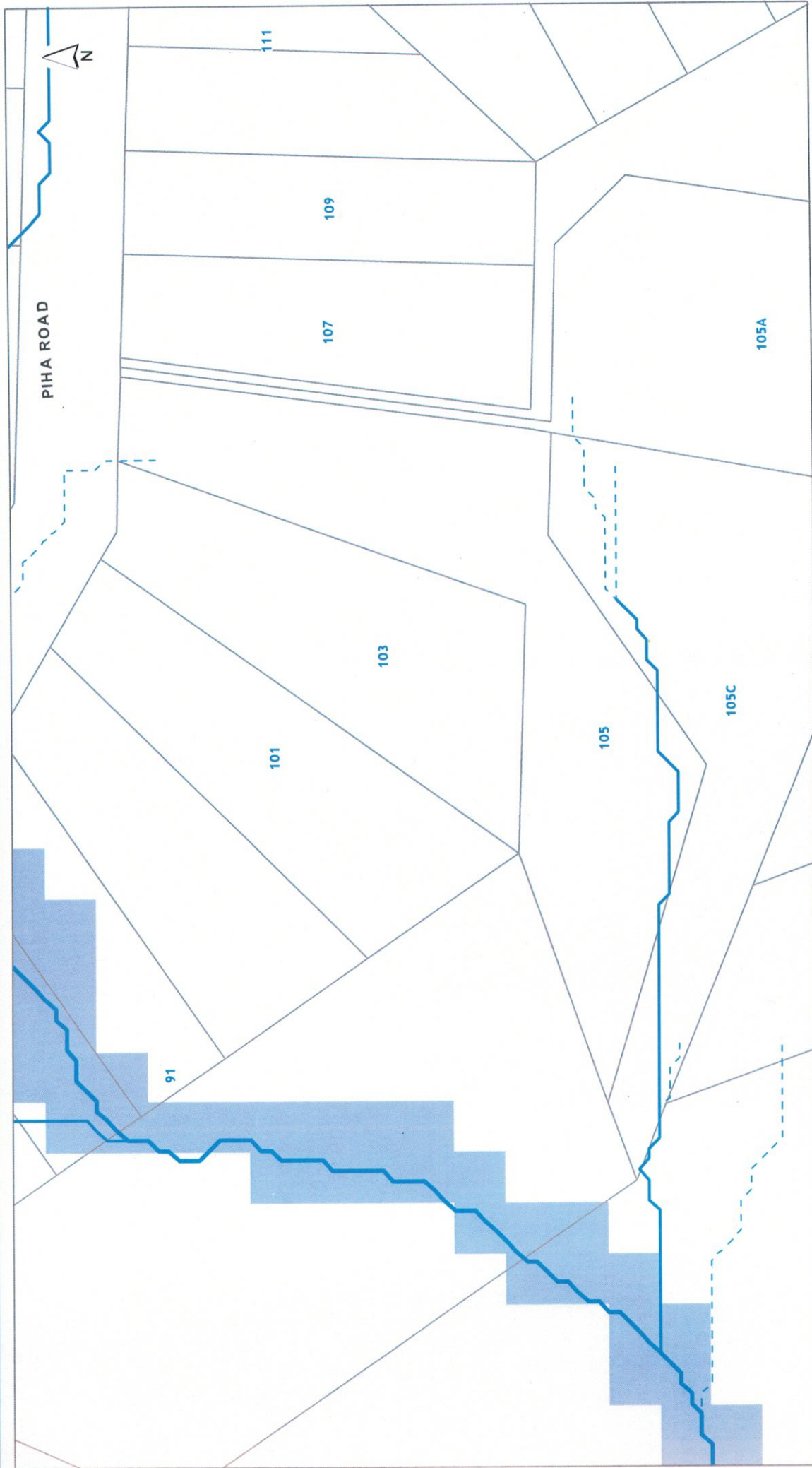
LOT 1 DP 204537

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
25/02/2019

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.



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.

Natural Hazards - Flooding

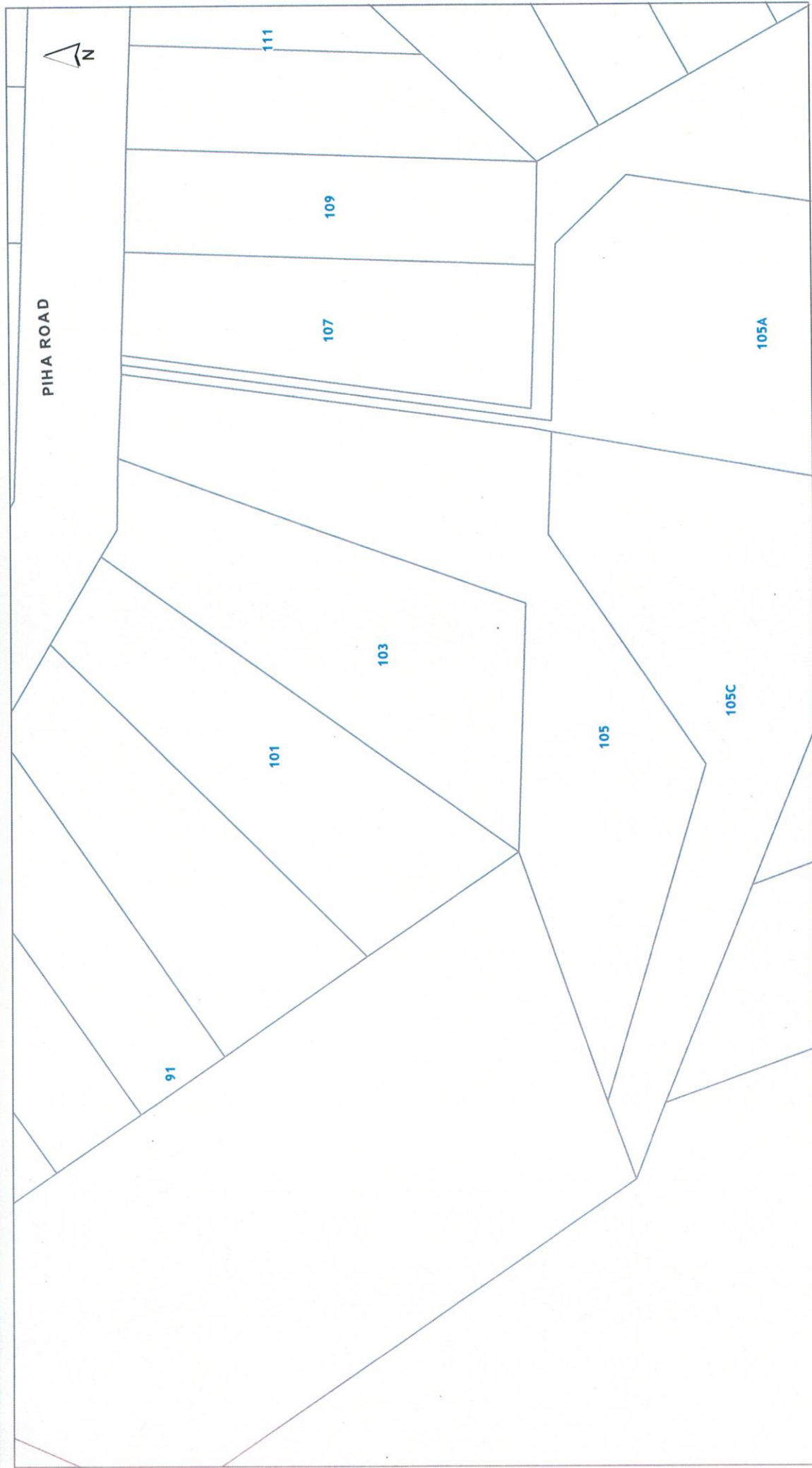
105 Piha Road Piha

LOT 1 DP 204537

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
25/02/2019



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.

Natural Hazards - Sea Spray
105 Piha Road Piha
LOT 1 DP 204537



Scale @ A4
= 1:1,000
Date Printed:
25/02/2019



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.

Natural Hazards - Volcanic Cones

105 Piha Road Piha

LOT 1 DP 204537

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
25/02/2019



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.

Other
105 Piha Road Piha
LOT 1 DP 204537

0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
25/02/2019

Hazards

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

Hazards

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

Natural Hazards

Overland Flow Path	
Catchment area 2000m ² to 3999 m ²	
Catchment area 4000 m ² 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	
1% AEP plus 1m sea level rise	
1% AEP plus 2m sea level rise	

Other

Cultural Heritage Index

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

Legend updated: 12/06/2018



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.

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE
TOWN AND COUNTRY PLANNING ACT 1977 BY MR G. STANTON
AT 105-109 PIHA ROAD, PIHA BEING LOTS 120, 121 & 122 DP 11104

<u>INITIALS</u>	RAJ:HG	<u>APPLICATION NO:</u> 49/1
<u>DATE RECEIVED</u>	7 March 1988	<u>TP FILE:</u> H1/97
<u>REPORT DATE</u>	17 March 1988	<u>BPA:</u> N/A
<u>ZONE:</u>	Non-Urban Residential 2	<u>AREA:</u> 2.0848 ha

PROPOSAL To construct a driveway for vehicle access to proposed building sites

DISPENSATION IS REQUIRED FROM ORDINANCE 11.5:6.2
BEING the 50m³ limitation on earthworks
INVOLVING A RELAXATION as the proposed earthworks would be in excess of
this amount (being approximately 250m³)

CONSENT OF BODIES/PERSONS AFFECTED N/A

DIRECT SCHEME PROVISIONS

The Second Schedule to the Town and Country Planning Act 1977 requires Council, through its District Scheme, to make provision for the design and arrangement of land and buildings, including the excavation and contouring of the ground [Clause 7(c)]. The District Scheme does make such provision, with the objectives being to ensure maintenance of environmental quality, and in particular landscape and visual amenity. In some areas there are also stability constraints on the degree of earthworks possible although these do not apply in this instance. However, there is a standard restriction on earthworks of 50m³. Ordinance 4.2 lists criteria under which any proposal for a greater amount of earthworks are to be considered. Council must have regard to:

- (i) The objectives and policies of the Scheme and the particular zone;
- (ii) Previous applications for the land which involved consideration of the conservation of the landscape; and
- (iii) The particular circumstances of the site and the requirements of the applicant.

PLANNING CONSIDERATIONS

The proposal concerns the construction of a single driveway to enable vehicular access to be achieved to three building sites on three existing lots. Although Council's policy in this zone requires minimal disturbance to existing landforms, a single driveway is much more preferable than three separate driveways. The land is relatively steep and the batters in the vicinity of Piha Road will be conspicuous to passing traffic. Consequently it is imperative that these batters be revegetated as soon as practicable.

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE
TOWN AND COUNTRY PLANNING ACT 1977 BY MR G. STANTON
AT 105-109 PIHA ROAD, PIHA BEING LOTS 120, 121 & 122 DP 11104

PLANNING CONSIDERATIONS (Contd)

The applicant has also applied to Council for approval under Section 348 of the Local Government Act 1974 to create the necessary right-of-way easements to enable each lot to use the driveway. No difficulty is expected in this regard for the three front lots; however the existing certificate of title also includes a land-locked parcel of land at the rear which is not recognised as a separate "site" in the District Scheme. To develop such land it will be necessary for the property to be subdivided in such a way that legal frontage to Piha Road is achieved. In the meantime the proposed right-of-way easements should terminate at the Lot 121/122 boundary, which is sufficient to provide vehicle access to the building sites shown on the plan.

ENGINEERING CONSIDERATIONS

The Works Department have inspected the property and are generally satisfied with the proposal. Some further detail is required at the commencement of the driveway and for the passing bay. Also some special stormwater requirements are necessary due to the steepness of the property and the acute angle of the driveway to Piha Road. These matters are detailed in the conditions to the recommendation.

RECOMMENDATION

That consent be granted pursuant to Section 36(7) of the Town and Country Planning Act 1977 to the application by G. Stanton to carry out earthworks for a driveway at 105-109 Piha Road, Piha (being over Lots 120-122 DP 11104) for the following reasons:-

- (1) That it is preferable that only one driveway be constructed instead of three separate ones.
- (2) The earthworks will not result in any detrimental impact on the amenities of the area provided the batters are revegetated.

and that consent be subject to the following conditions:-


- (a) A detailed engineering plan is to be submitted of the driveway between Piha Road and the lot boundary showing existing and final levels.
- (b) A passing bay is to be incorporated that will allow 99%ile cars to pass, ie, a minimum 4.5m sealed width, 10m long.
- (c) Stormwater requirements to include:
 - (i) the 300mm concrete pipes to be Class Y, and
 - (ii) the open channel to end in a 1050 dia M.H. inside private property, then piped to the low side of the driveway entrance, with outlet velocity controlled by pipe grade or outlet structure.
- (d) All batters to be revegetated as soon as practicable to prevent erosion and to visually cover the earthworks.

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE
TOWN AND COUNTRY PLANNING ACT 1977 BY MR G. STANTON
AT 105-109 PIHA ROAD, PIHA BEING LOTS 120, 121 & 122 DP 11104

RECOMMENDATION (Contd)

- (e) Take note that the application for Section 348 approval is being considered, but will exclude that length labelled A until such time that the property is resubdivided.

CONSENT GRANTED AS RECOMMENDED


CITY PLANNER

DATE: 21st March 88