

Piha Real Estate  
32 Seaview Rd  
Piha  
WAITAKERE 0772



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|                              |                    |
|------------------------------|--------------------|
| <b>Applicant</b>             | Piha Real Estate   |
| <b>LIM address</b>           | 123 Piha Road Piha |
| <b>Application number</b>    | 8270120692         |
| <b>Customer Reference</b>    |                    |
| <b>Date issued</b>           | 30-Oct-2018        |
| <b>Legal Description</b>     | LOT 129 DP 11104   |
| <b>Certificates of title</b> | NA921/262          |

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### 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

The Auckland Council is not aware of any soil issues in relation to this land. 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 or via the property file product services.

### 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](http://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.

### 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                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 27/03/2002     | 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

|                                                                           |             |
|---------------------------------------------------------------------------|-------------|
| <b>Billing Number/ Rate Account:</b>                                      | 12341872489 |
| <b>Rates levied for the Year 2018/2019 :</b>                              | \$2,654.10  |
| <b>Total rates to clear for the current year (including any arrears):</b> | \$1,990.57  |

The rates figures are provided as at 8 a.m. 30/10/2018. 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

123 Piha Road Piha

| Application No. | Description                                           | Decision | Decision Date |
|-----------------|-------------------------------------------------------|----------|---------------|
| LUC-1996-689    | Land Use Consent Two storey, three bedroomed dwelling | Granted  | 12/06/1996    |

### 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

123 Piha Road Piha

| Application No. | Description         | Issue Date | Status                                   |
|-----------------|---------------------|------------|------------------------------------------|
| ABA-1996-578    | New dwelling        | 14/06/1996 | CCC Issued<br>11/04/2002<br>(See Note 2) |
| ABA-1996-4273   | Heater installation | 10/12/1996 | CCC Issued<br>11/04/2002<br>(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/aurakigulfislands>

### **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/aurakigulfislands>

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

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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.

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- 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 : ABA-1996-0578
- Consent Conditions : LUC-1996-689

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

### Address

123 Piha Road Piha

### Legal Description

LOT 129 DP 11104

### Appeals

### Modifications

### Zones

Residential - Rural and Coastal Settlement Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

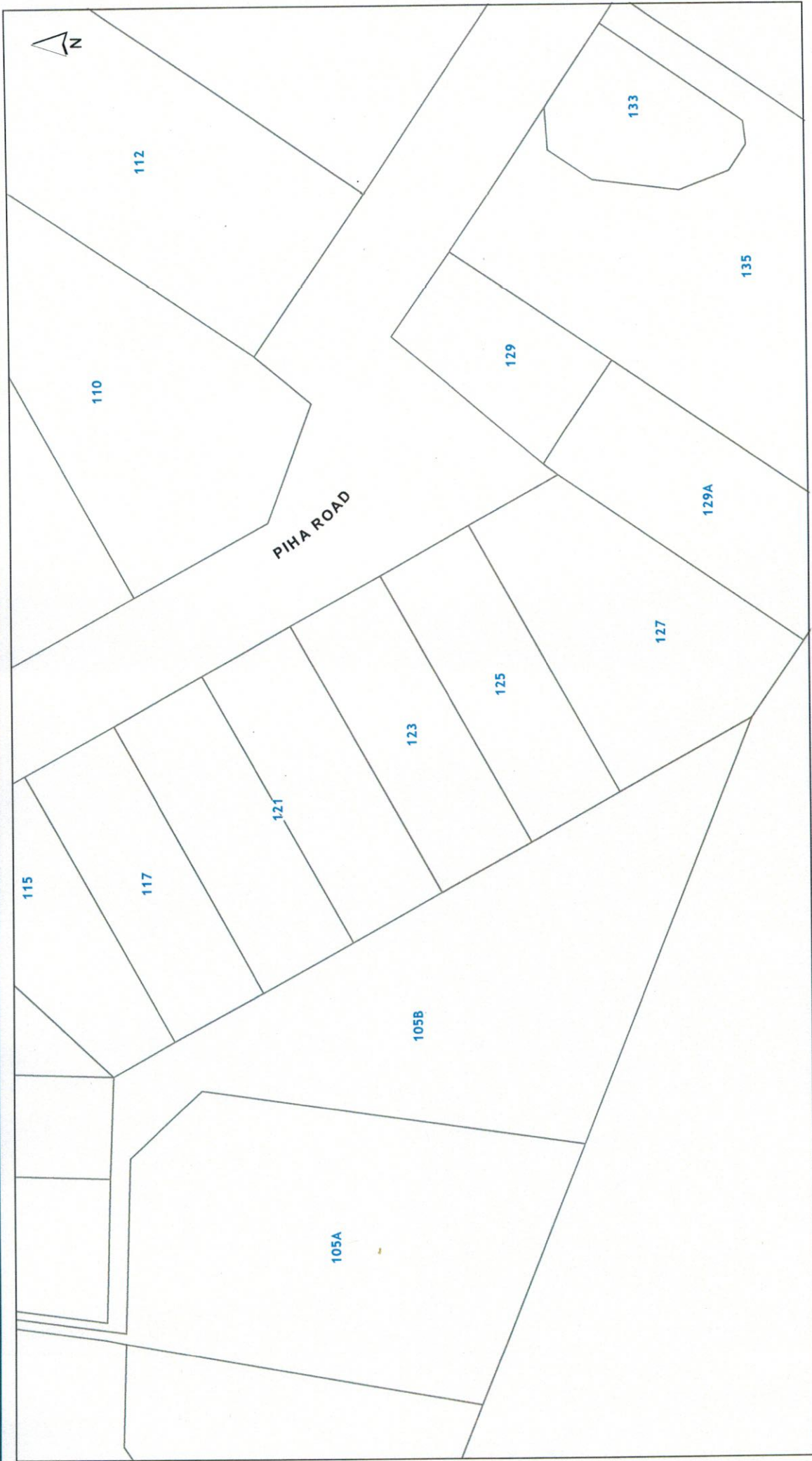
Controls: Subdivision Variation Control - Urban - Piha 4000m2

### Overlays

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

Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_5539 - Terrestrial

### Designations



**DISCLAIMER:**

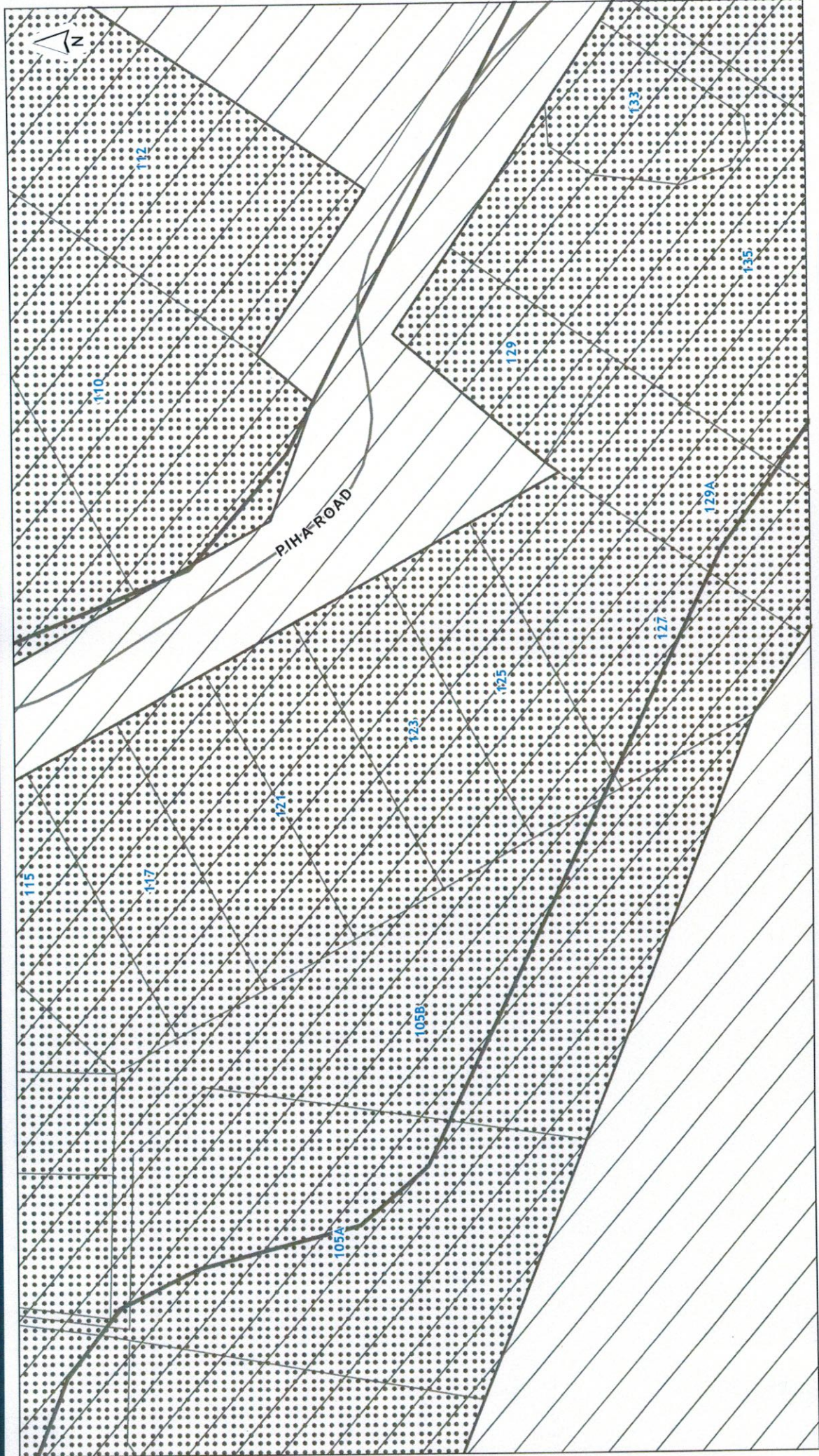
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**Built Environment**  
 123 Piha Road Piha  
 LOT 129 DP 11104



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 = 1:1,000

Date Printed:  
 30/10/2018



0 7 14 21  
Meters

Scale @ A4  
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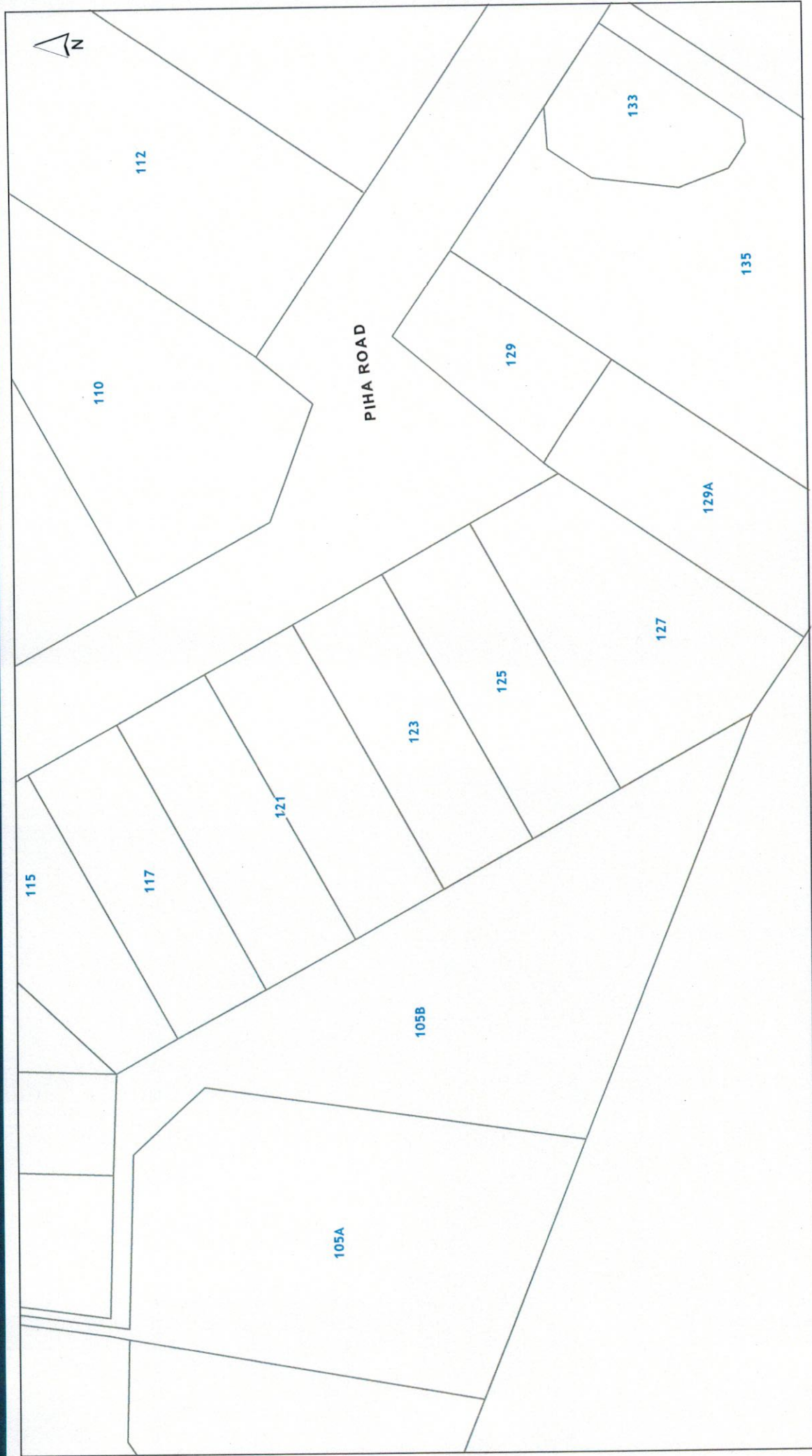
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30/10/2018

Controls

123 Piha Road Piha

LOT 129 DP 11104

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#### Designations

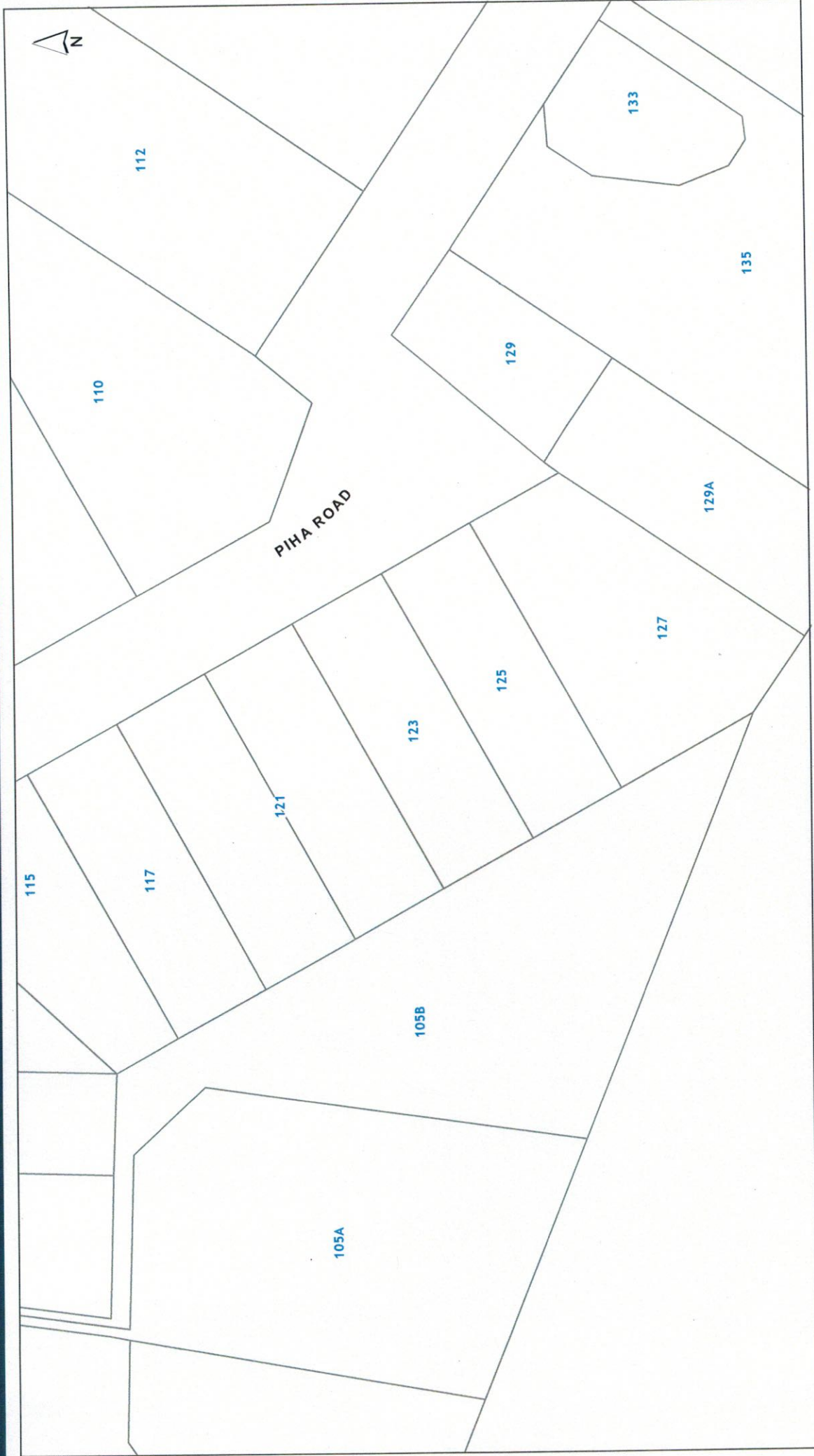
123 Piha Road Piha

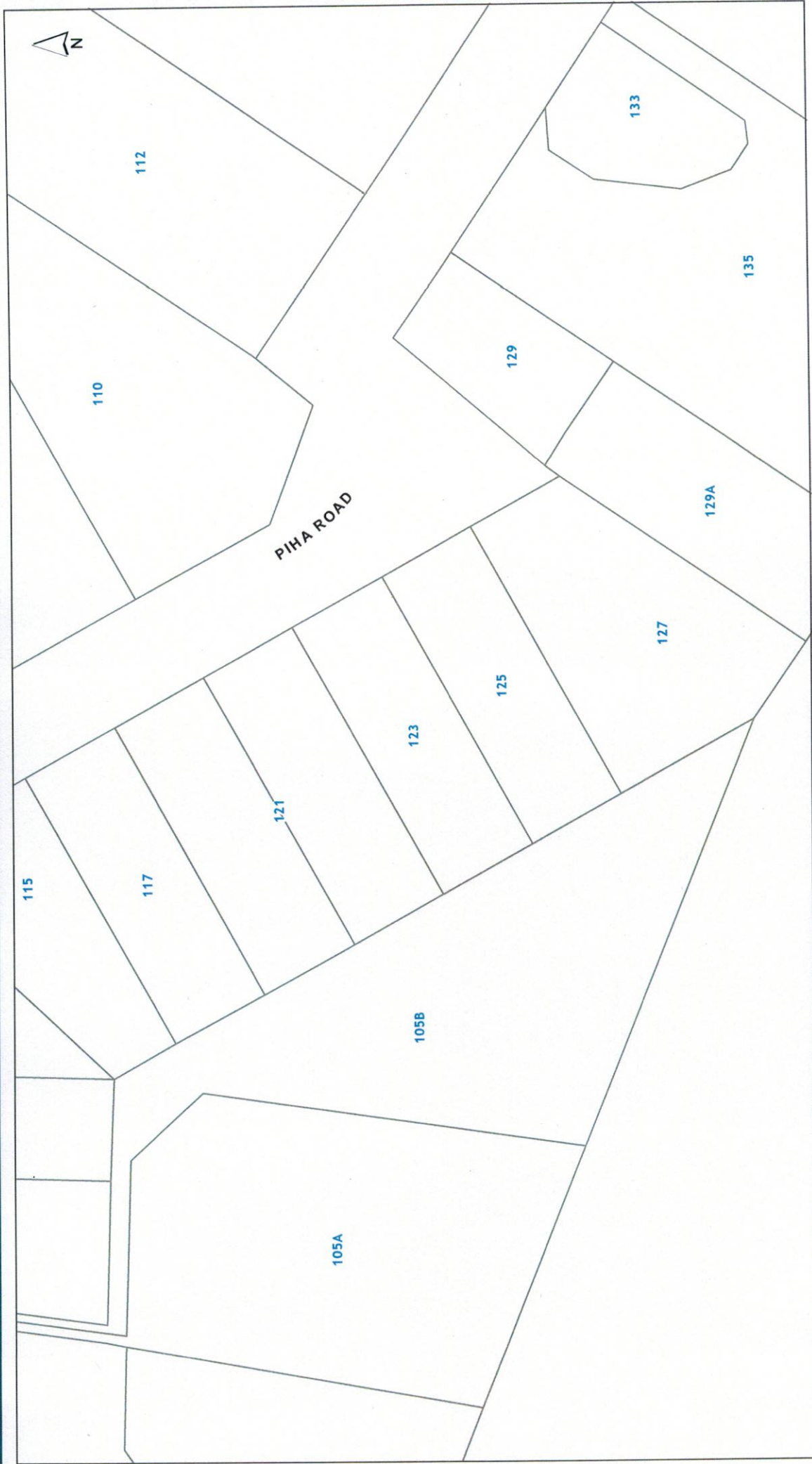
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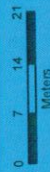
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**Infrastructure**

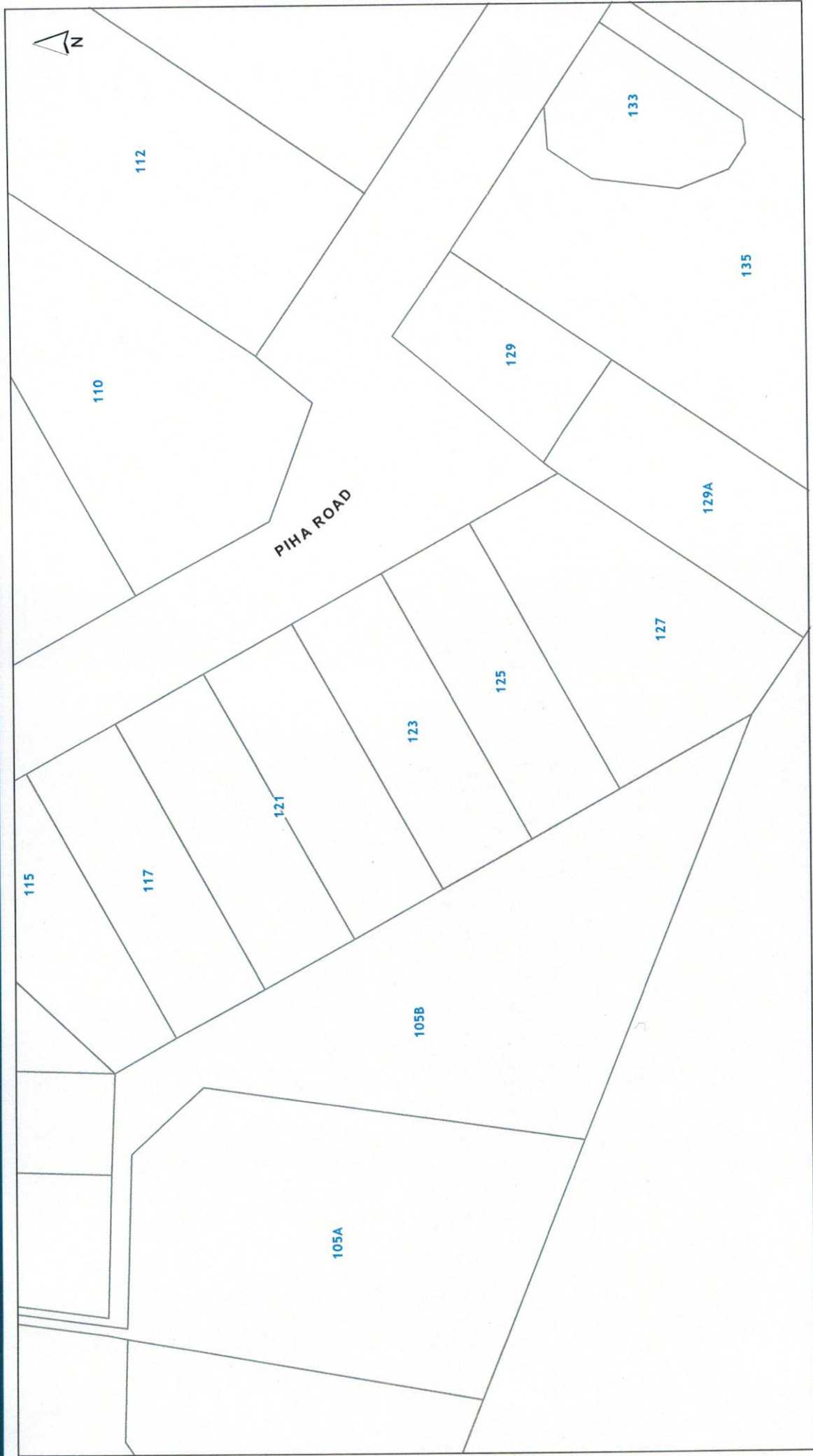
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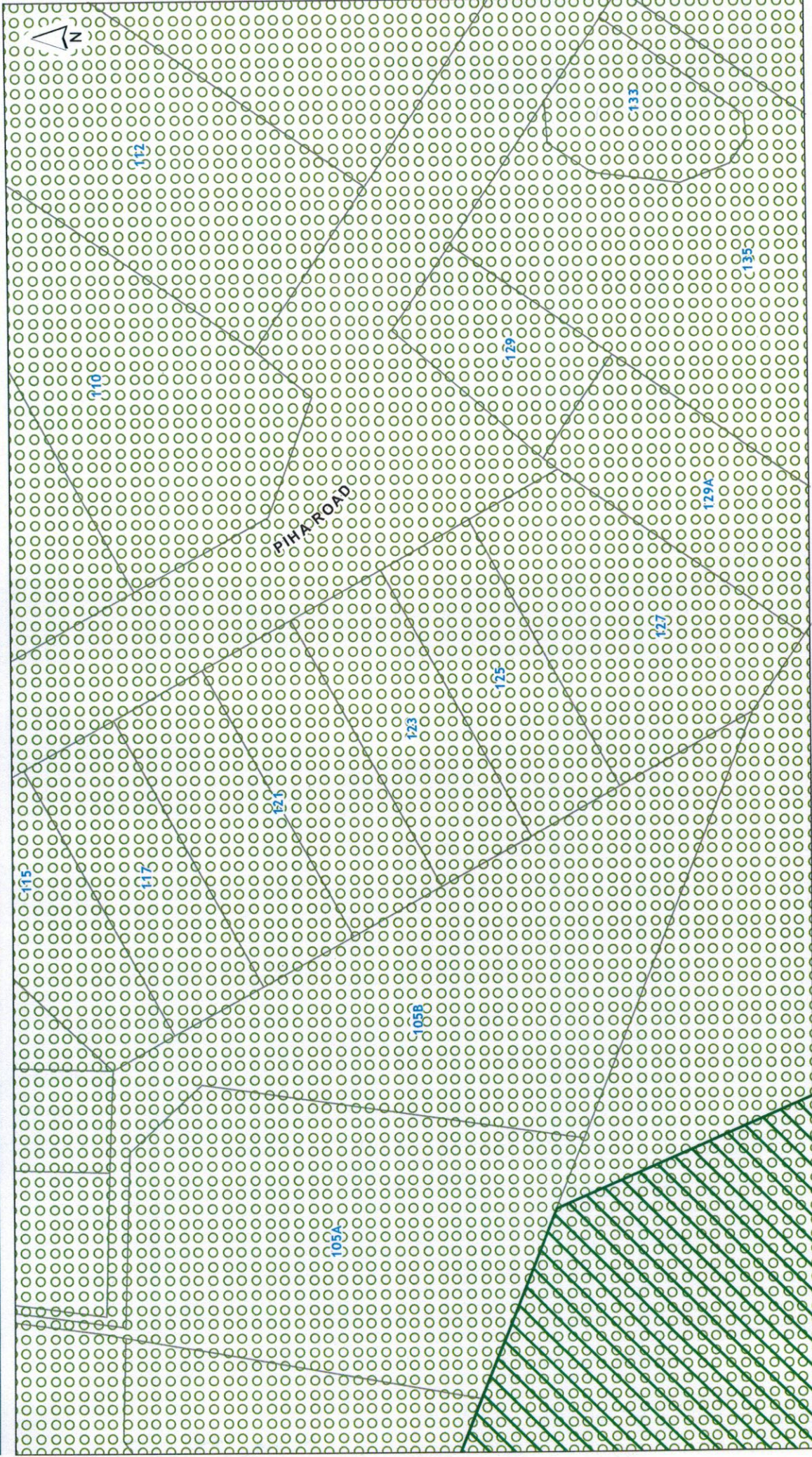
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Mana Whenua  
123 Piha Road Piha  
LOT 129 DP 11104



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Date Printed:  
30/10/2018

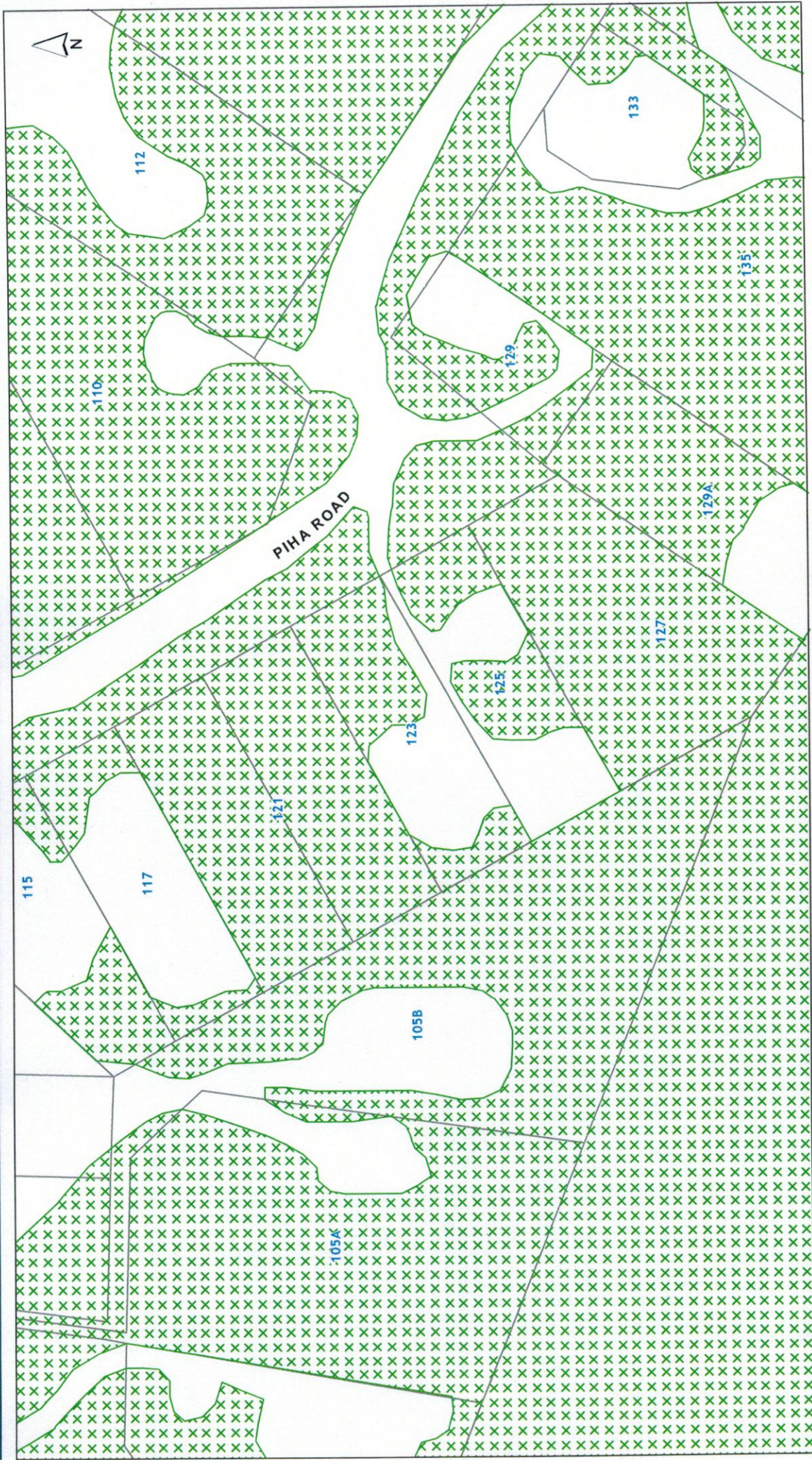


Natural Heritage  
123 Piha Road Piha  
LOT 129 DP 11104

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Natural Resources

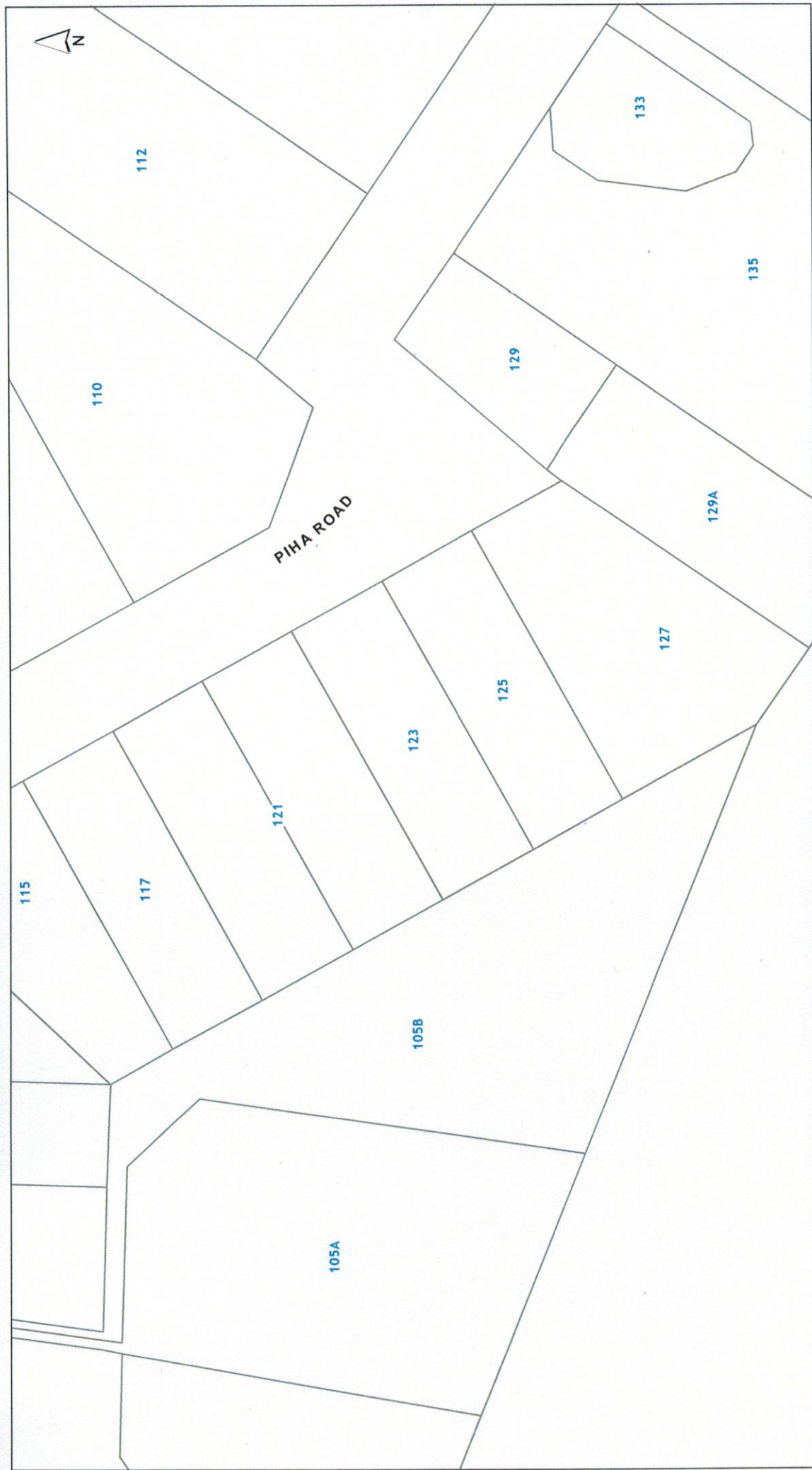
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LOT 129 DP 11104



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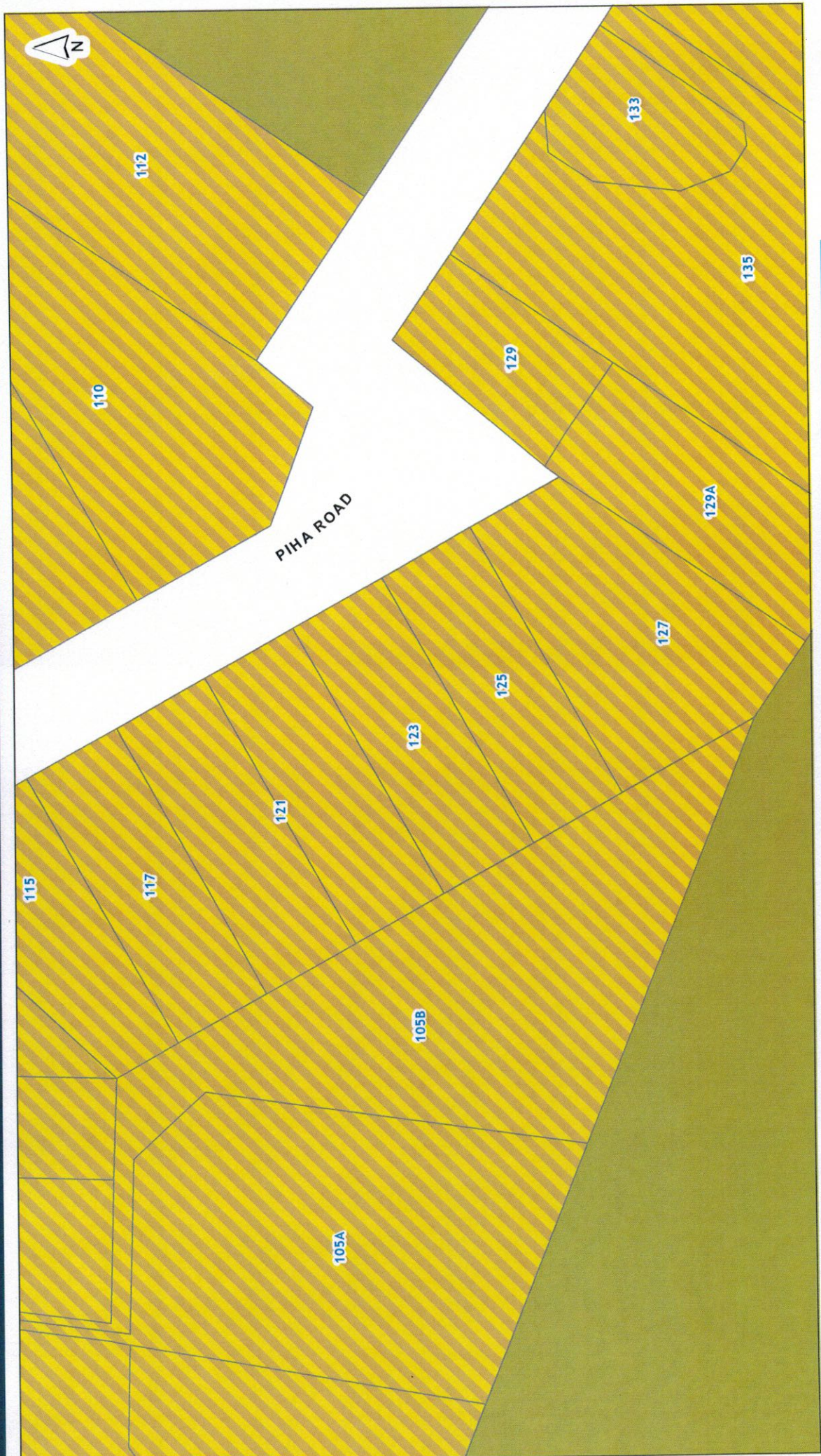
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**Precincts**  
**123 Piha Road Piha**  
**LOT 129 DP 11104**

0 7 14 21  
Metres  
Scale @ A4  
= 1:1,000  
Date Printed:  
30/10/2018



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Zones and Rural Urban Boundary  
123 Piha Road Piha  
LOT 129 DP 11104

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
30/10/2018

# 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

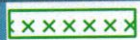
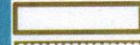
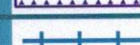
[rps] = Regional Policy Statement

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

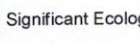
## DESIGNATIONS

-  Designations
-  Airspace Restriction Designations

## OVERLAYS

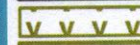
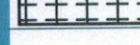
-  Terrestrial [rp/dp]
-  Marine 1 [rcp]
-  Marine 2 [rcp]
-  Natural
-  Urban
-  Water Supply Management Areas Overlay [rp]
-  Natural Stream Management Areas Overlay [rp]
-  High-Use Stream Management Areas Overlay [rp]
-  High-Use Aquifer Management Areas Overlay [rp]
-  Quality-Sensitive Aquifer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

## 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

## Historic Heritage & Special Character

## 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

## CONTROLS

-  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]

## Built Environment

## Emergency Management Area Control

## Stormwater Management Area Control

## Level Crossings With Sightlines Control

## Macroinvertebrate Community Index

## Parking Variation Control

## Subdivision Variation Control

## Surf Breaks [rcp]

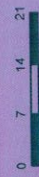


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Underground Services

123 Piha Road Piha  
LOT 129 DP 11104



Scale @ A4  
= 1:1,000

Date Printed:  
30/10/2018

#### 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 |

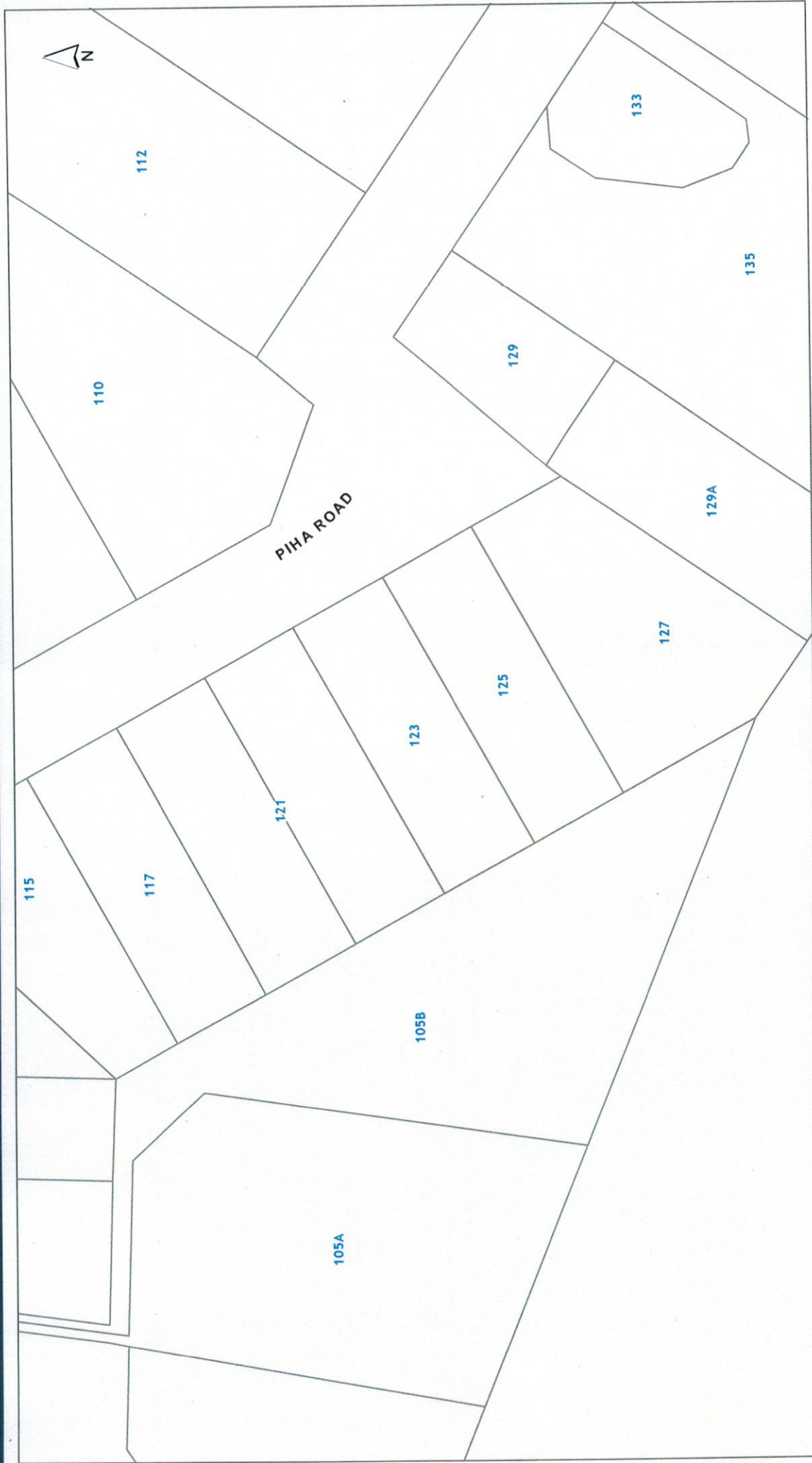
#### Wastewater

|  |                                    |
|--|------------------------------------|
|  | 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**

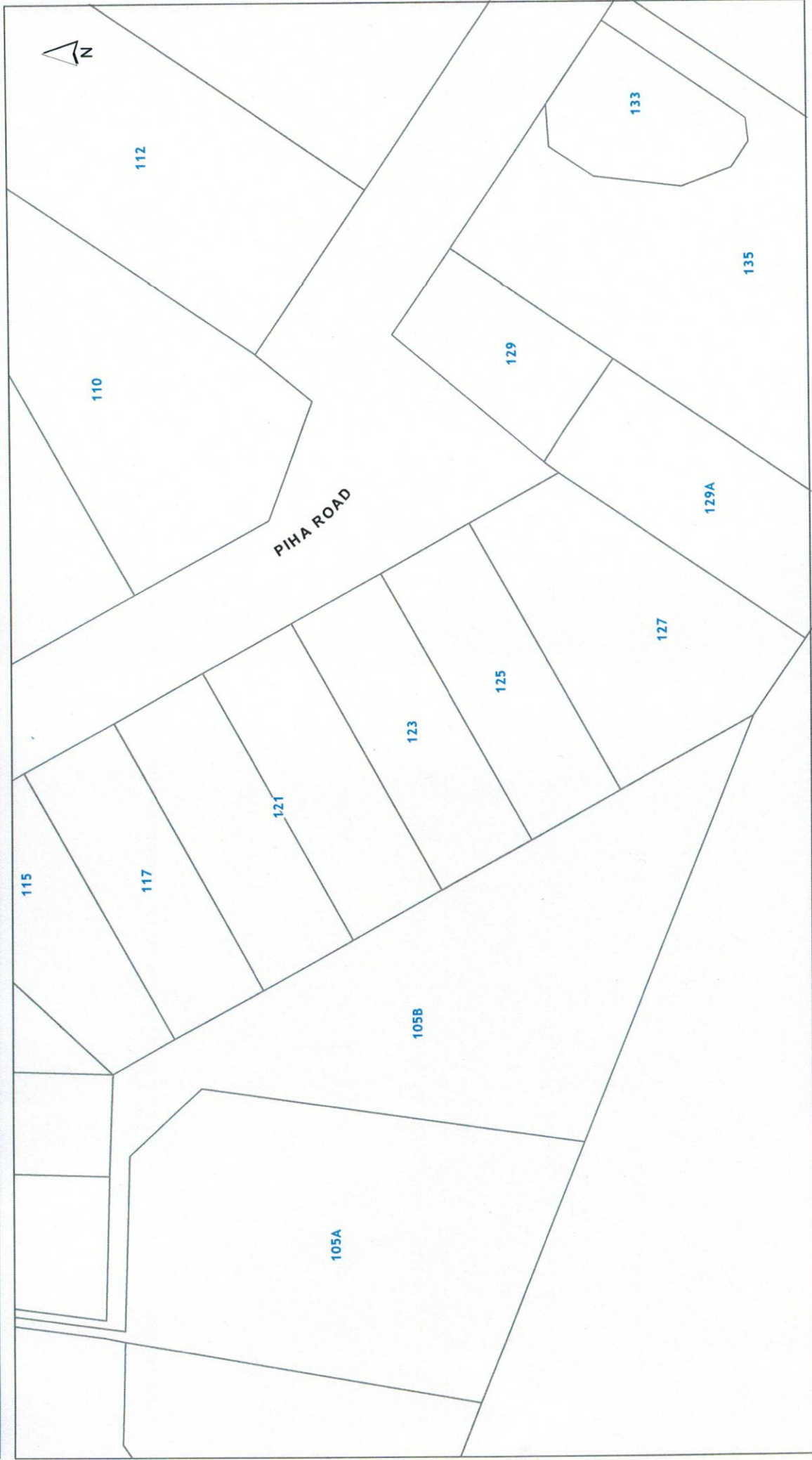
123 Piha Road Piha  
LOT 129 DP 11104

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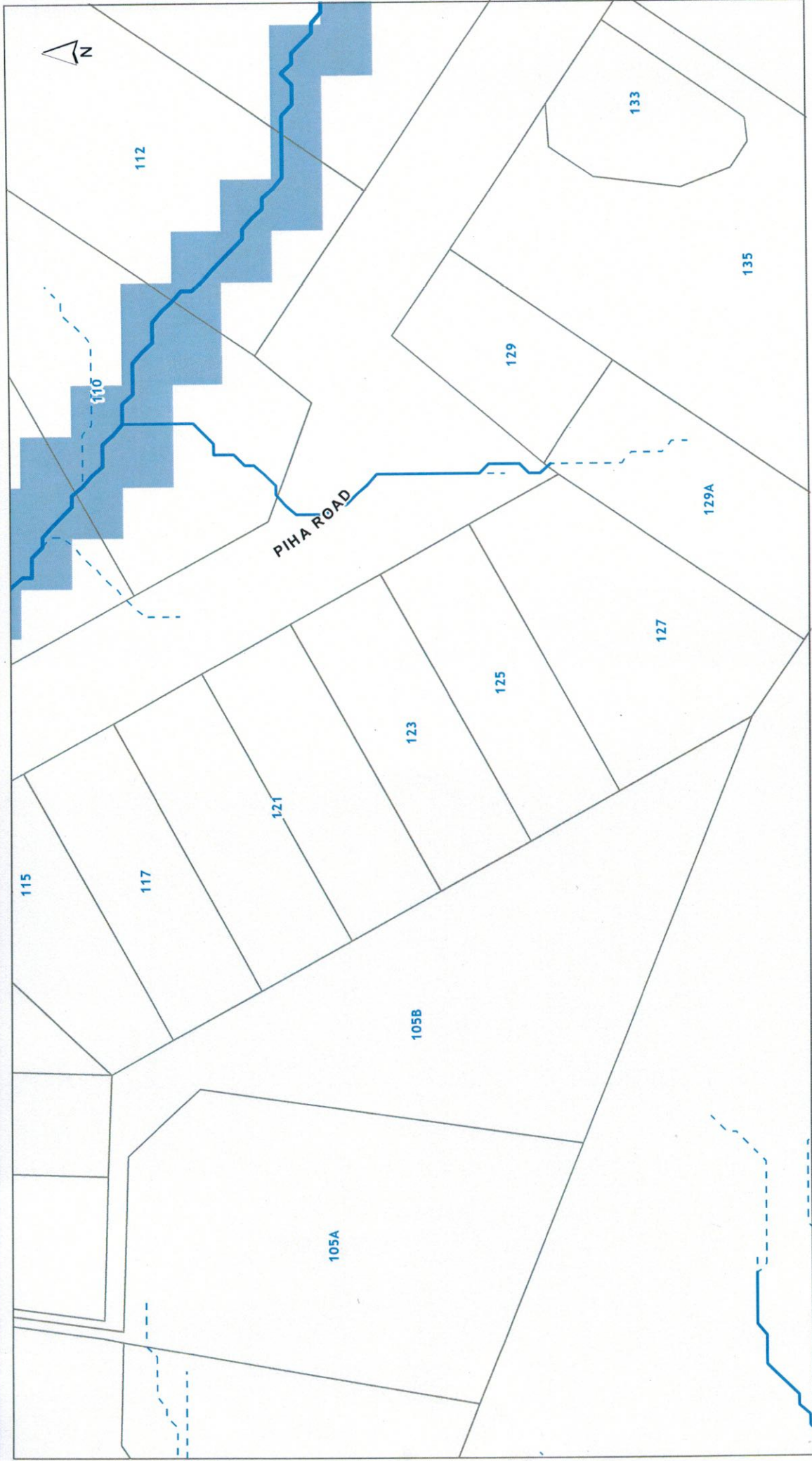
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= 1:1,000  
Date Printed:  
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**Natural Hazards - Coastal Inundation**  
123 Piha Road Piha  
LOT 129 DP 11104

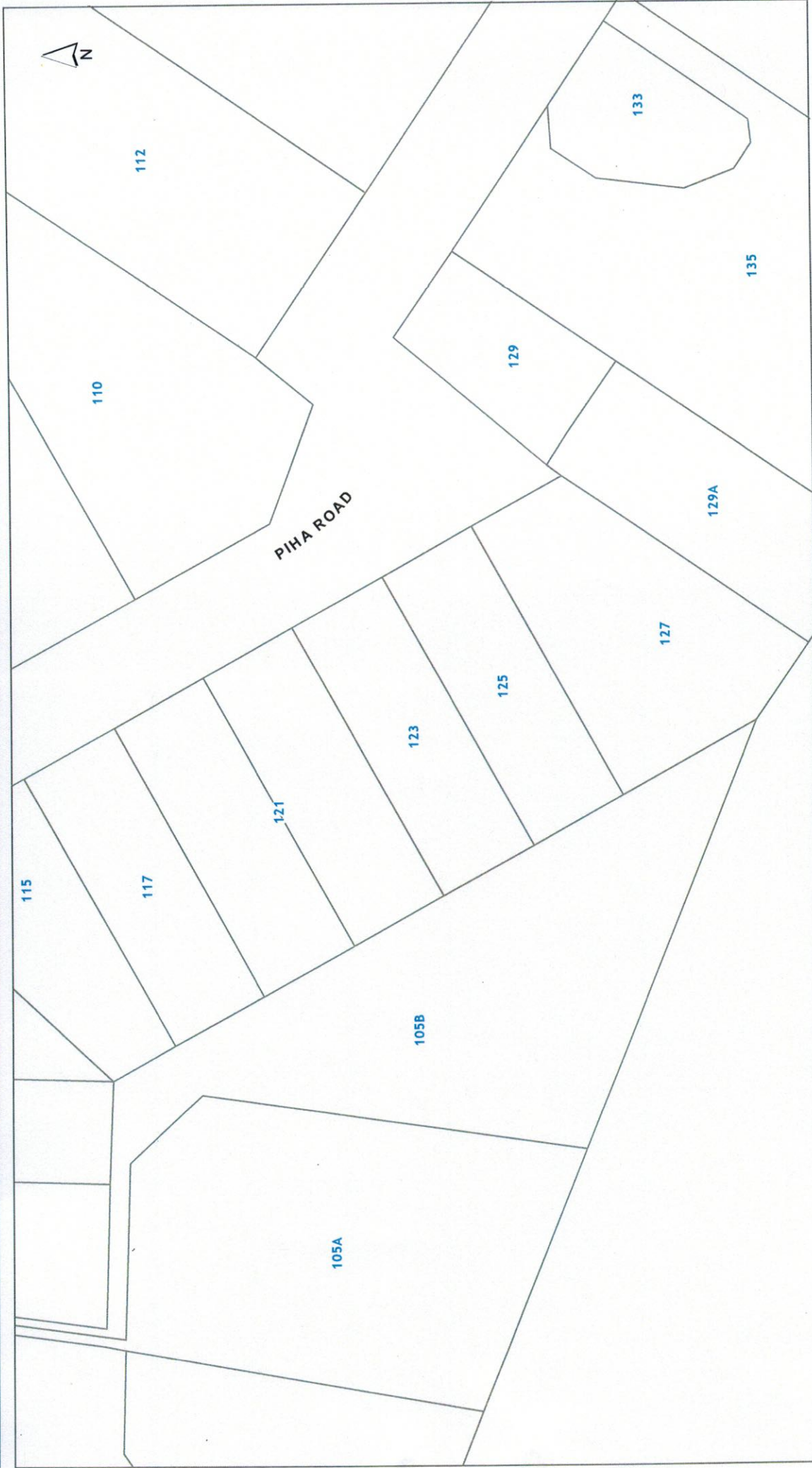
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Metres  
Scale @ A4  
= 1:1,000  
Date Printed:  
30/10/2018



Natural Hazards - Flooding  
123 Piha Road Piha  
LOT 129 DP 11104

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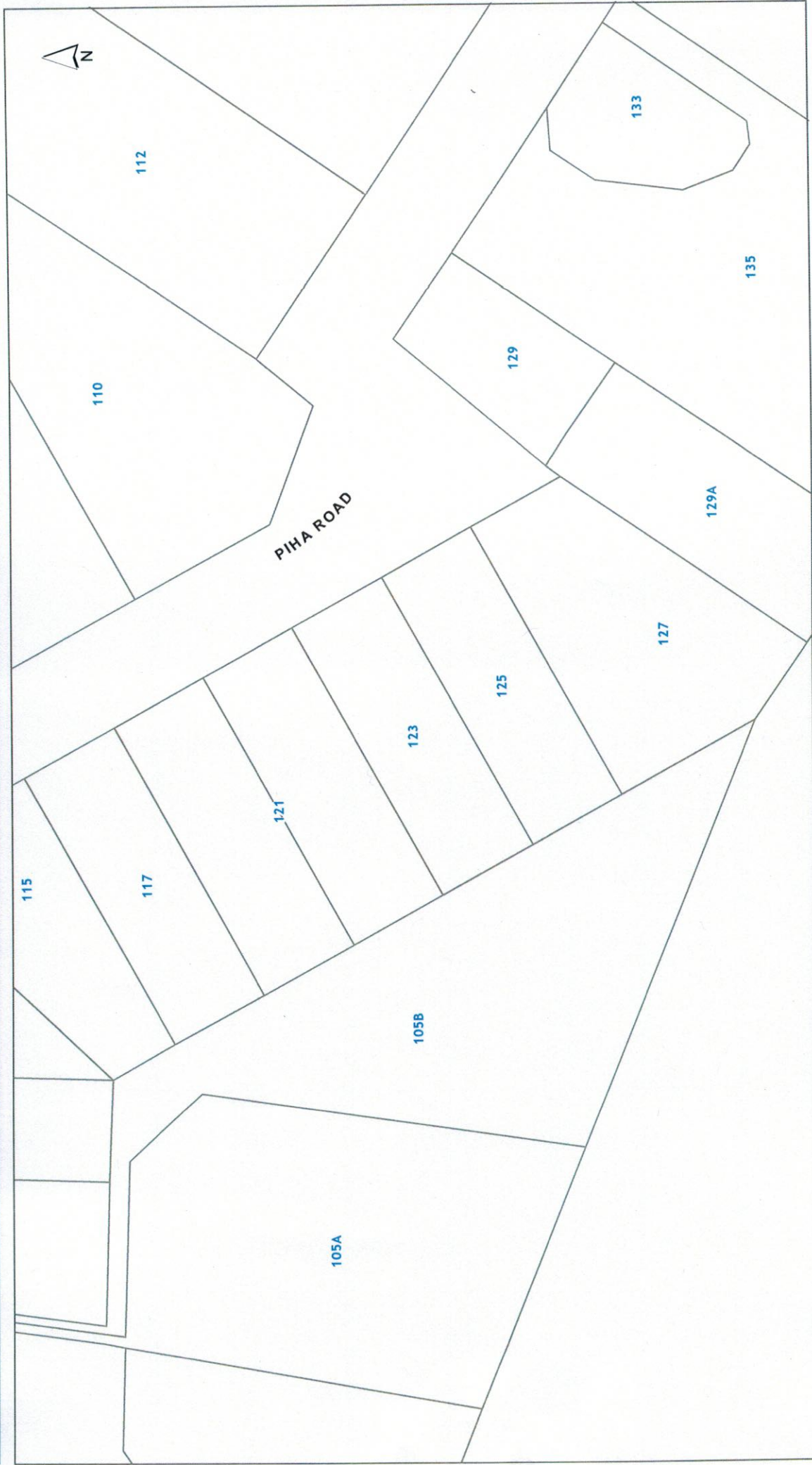
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Scale @ A4  
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Date Printed:  
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Natural Hazards - Sea Spray  
123 Piha Road Piha  
LOT 129 DP 11104

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
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Natural Hazards - Volcanic Cones

123 Piha Road Piha

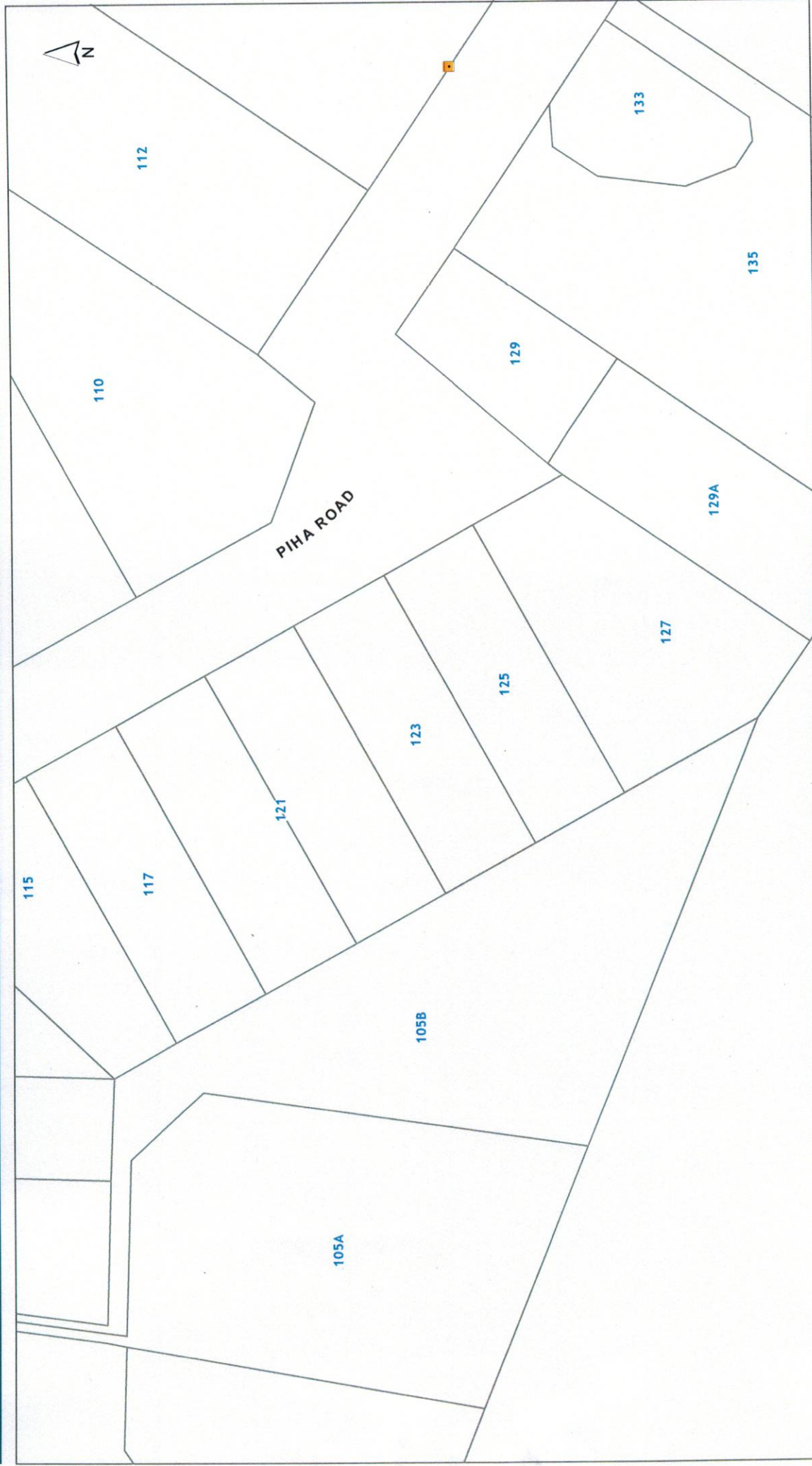
LOT 129 DP 11104

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= 1:1,000

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0 6.5 13 19.5  
Meters

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**Other**  
123 Piha Road Piha  
LOT 129 DP 11104

0 6.5 13 19.5  
Metres  
Scale @ A4  
= 1:1,000  
Date Printed:  
30/10/2018

## 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               |
|  | 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        |
|  | 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  |

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.



WAITAKERE City  
Council

Permit No: 46/0578

JOB ADDRESS: 123 PIHA RD, PIHA.

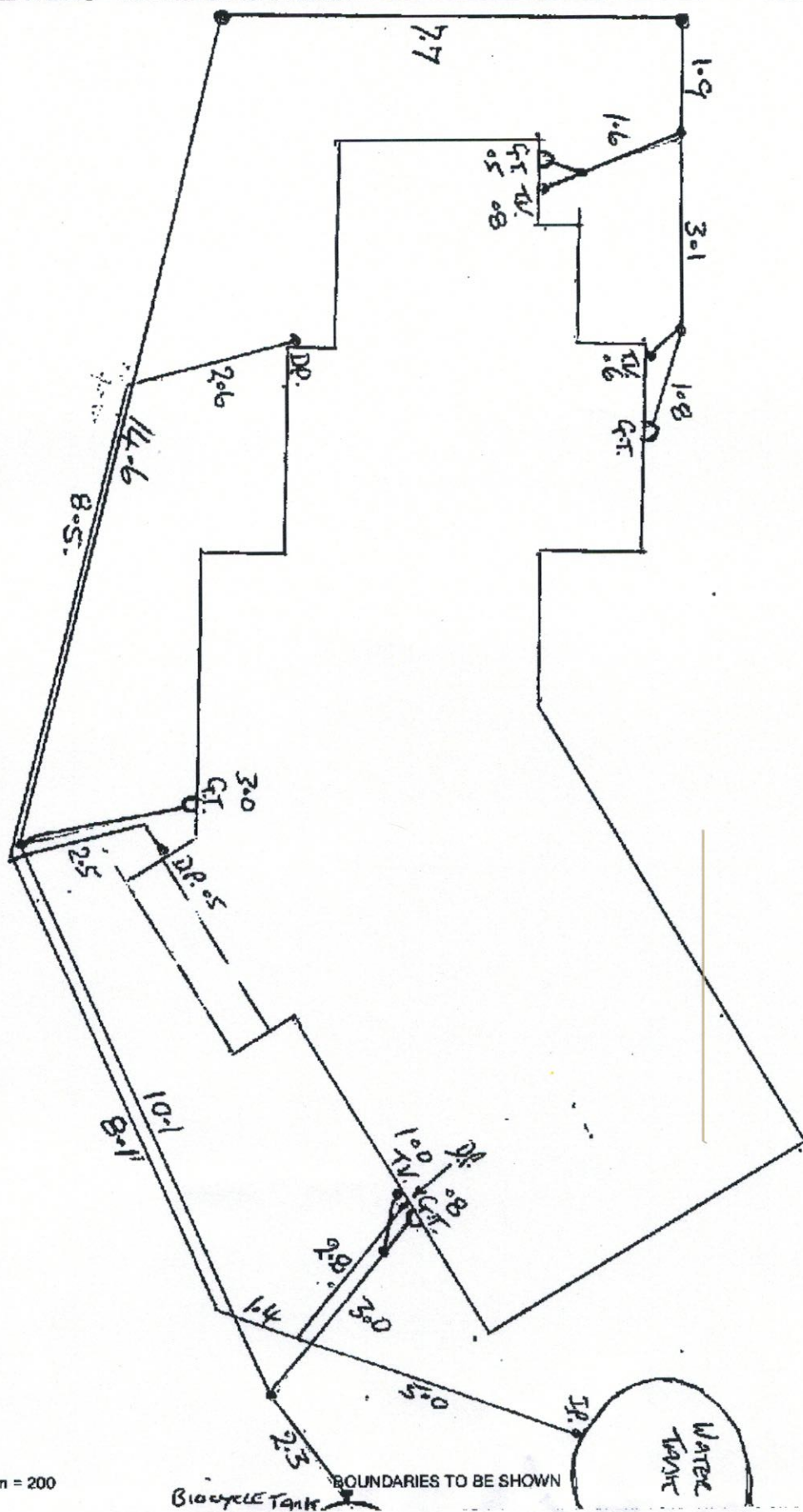
Inspector:

LOT No: 129 D.P. No: 11104

Inspected date: 23/12/1966

DRAINLAYERS - NAME & ADDRESS: H+H CONTRACTORS.

## FRONT BOUNDARY



SCALE: 1 m = 200

### REAR BOUNDARY

Refer: Roger Quinton :JPH Ext. 8620 Civic Centre

12 June, 1996

F Steinberg  
123 Piha Road  
PIHA

Dear Sir

RE: NEW TWO STOREY DWELLING AT 123 PIHA ROAD

I would advise that your application has been considered and the following decision reached:

That, pursuant to Sections 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 F Steinberg to erect a dwellinghouse at 123 Piha Road, Piha being Lot 129 DP 11104 for the following reasons:

**Subject to conditions, the development -**

- a. Is orientated to achieve adequate privacy.
- b. Has a design which is compatible with developments in the vicinity.
- c. Provides adequately for the parking and manoeuvring of vehicles.
- d. Is located having regard to the physical features of the site, the outlook, the sun and the road.
- e. Is located so that there is no significant domination of adjoining sites.
- f. Will have no more than a minor adverse effect on the environment.

**Conditions imposed on the consent are as follows:**

- a. A landscaping plan for the site shall be prepared and submitted to the Planning Manager for approval. Once approved, implementation of the plan shall be achieved within twelve months of the dwelling being completed. Proposed planing shall be with appropriate native species.
- b. All exterior surfaces of the dwelling, save for door and window trim, shall be in environmentally sympathetic colours incorporating a reflectance value of 40% or less.
- d. Any non-residential use of the property shall be confined to a home occupation operated in accordance with the Plans requirements.

A copy of the decision and the supporting report is enclosed for your information. If consent has been granted, this lapses in two years unless it has been given effect to within that period (refer Section 125 of the Resource Management Act). Please also note that the development must be carried out in accordance with the plans and information submitted with the application any conditions of consent. Any time period specified within the conditions of consent must be complied with. A site inspection will be carried out by a Council Officer to check for compliance at an appropriate later date.

- 2 -

Please note that additional requirements may apply if you require a building consent.

If you are dissatisfied with this decision it is suggested you contact Mr Peter Reaburn, Planning Manager, to discuss the provisions relating to the objection procedures under Section 357 of the Resource Management Act 1991. Any objection to a decision (including a condition of consent) must be made in writing within 15 working s days of the receipt of this letter.

Should you have any further queries, please do not hesitate to contact Roger Quinton of the Planning Department.

Yours faithfully

PETER D REABURN  
PLANNING MANAGER