Helene Marian Peterson
44 Upjohn Street
Brooklands
NEW PLYMOUTH 4310

Applicant	Helene Marian Peterson
LIM address	356 Main Road Huapai 0810
Application number	8270632952
Customer Reference	
Date issued	10-Oct-2025
Legal Description	Lot 13 DP 53240
Record of Title	NA19C/885

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 Record 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: Unknown or unassessed wind zone

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 in the property file. Please order a property file online

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

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.

For further details please check Flood Viewer

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.

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land

Billing Number/ Rate Account:	12340143675
Rates levied for the Year 2025/2026 :	$4,839.52
Total rates to clear for the current year (including any arrears and postponed rates):	$3,629.63

The rates figures are provided as at 8 a.m. 10/10/2025. It is strongly advised these are not used for settlement purposes.

Special waste water rate credit

This credit is available to all rating units that still exist unchanged from the time the rates were collected in 1991/1992.The money will be used to reduce the 'infrastructure growth charge' for this rating unit at the time connection to a public wastewater system is available. This work was planned for December 2011. This credit has since been transferred to Watercare as they now manage this work (Including confirming on how the credit applies). For any information concerning this credit, please contact Watercare. (General phone number would be provided).

Pressure wastewater collection

This property requires a pressure wastewater collection pump.

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

356 Main Road Huapai 0810

Application No.	Description	Decision	Decision Date
TPA-628907	Subdivision of Pt Lot 4 DP 8948	Granted	27/06/1963
LAN-33758	Land Use Consent Consent to relocate a second hand dwelling for use as a residence	Granted	14/11/2002
LAN-37804	Land Use Consent Consent to build garage, yard infringement	Granted	24/01/2005

Subdivisions

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

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents a Property File will need to be requested How to order a property file (aucklandcouncil.govt.nz)

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

356 Main Road Huapai 0810

Application No.	Description	Issue Date	Status

Application No.	Description	Issue Date	Status
ABA-22983	Secondhand Dwelling	10/12/2002	CCC Issued 30/07/2024 (See Note 2)
ABA-54124	New Garage and alterations to existing dwelling	29/08/2005	CCC Issued 12/09/2006 (See Note 2)
ABA-1013283	Construct a Pressure Wastewater Collection System (PWC) including pump, pump chamber, pressure wastewater connection, associated private drainage and decommission existing on site wastewater treatment system	19/11/2012	Issued (See Note 4)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.
4	Building Consent not required. Exemption for Building work has been granted under clause 2 of Schedule 1 of the Building Act.

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

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

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

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

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Record of Title for this property.

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information has been notified to Council.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

  Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- As Built Drainage Plan : ABA-22983

Private bag 92300, Victoria Street
Auckland 1142
09 301 0101
www.aucklandcouncil.govt.nz

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Unitary Plan (Operative in part) Property Summary Report

Address

356 Main Road Huapai 0810

Legal Description

Lot 13 DP 53240

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - KUMEU HUAPAI - Flow 1

Overlays

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer

Natural Resources: High-Use Stream Management Areas Overlay [rp]

Designations

Designations: Airspace Restriction Designations - ID 4311 - Defence purposes - protection of approach and departure paths (Whenuapai Air Base) - Minister of Defence



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Built Environment

356 Main Road Huapai 0810

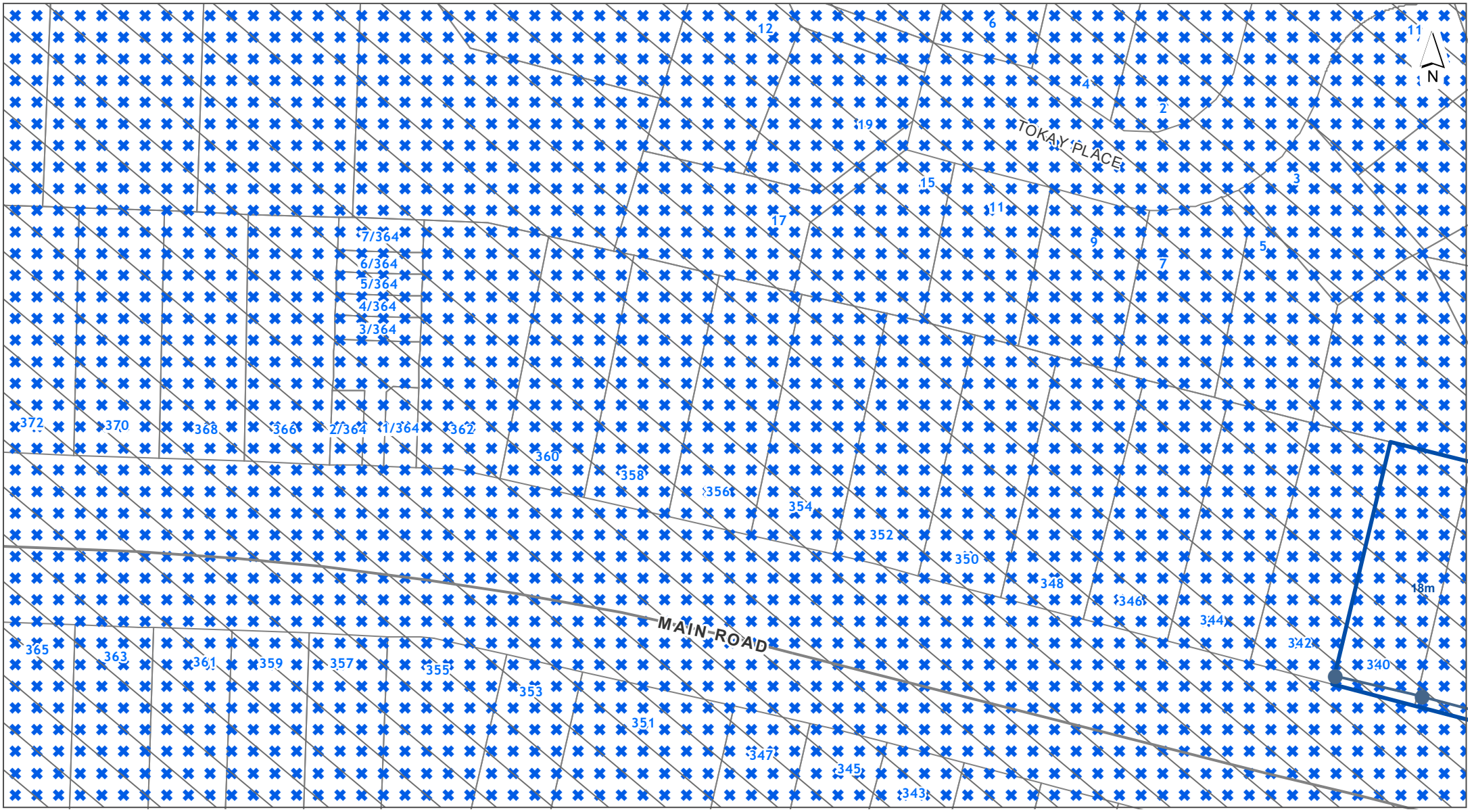
Lot 13 DP 53240

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

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Controls

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Designations

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Historic Heritage and Special Character

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Infrastructure

356 Main Road Huapai 0810

Lot 13 DP 53240

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Te Kaunihera o Tāmaki Makaurau



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Mana Whenua

356 Main Road Huapai 0810

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Natural Heritage

356 Main Road Huapai 0810

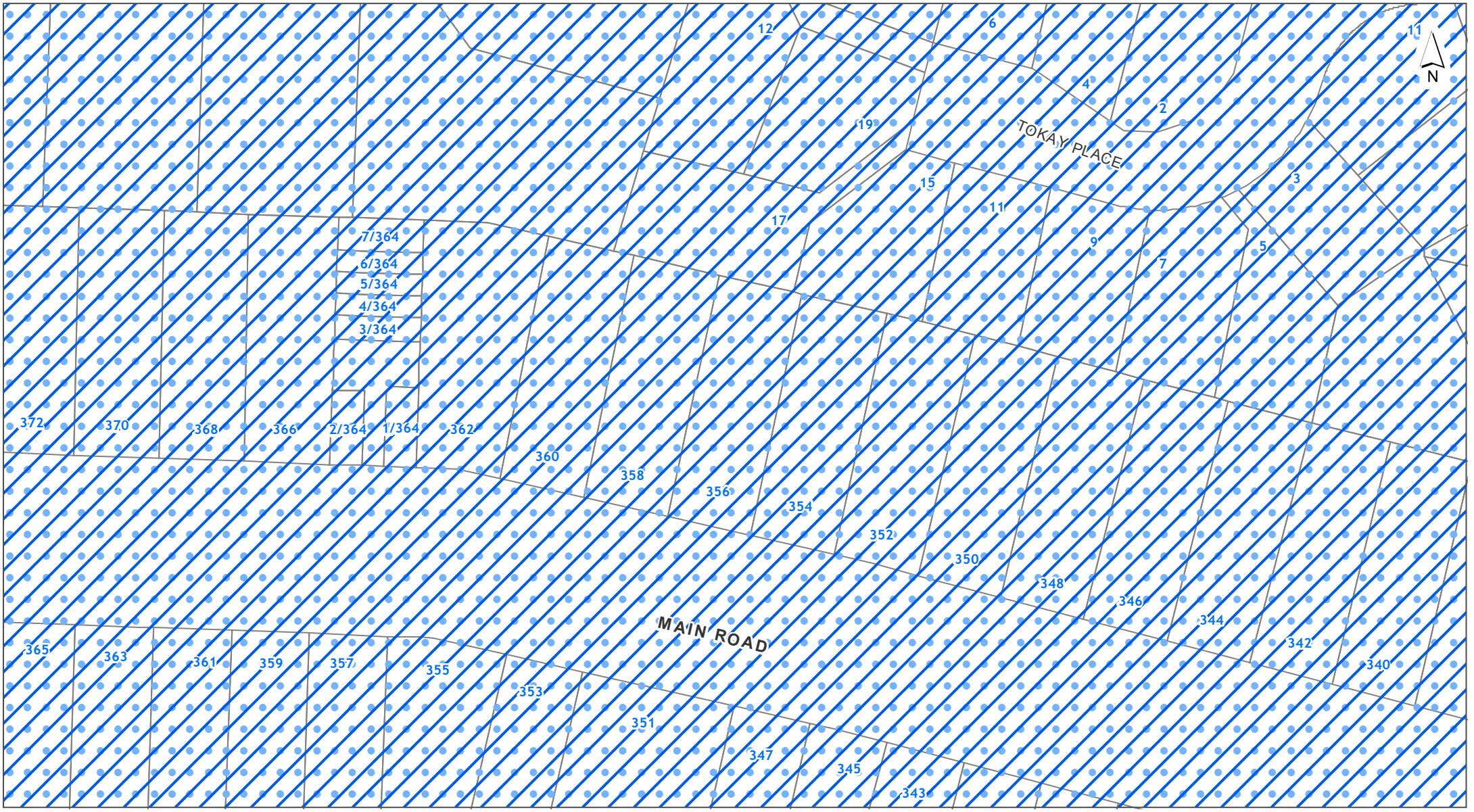
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Natural Resources

356 Main Road Huapai 0810

Lot 13 DP 53240

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Precincts

356 Main Road Huapai 0810

Lot 13 DP 53240

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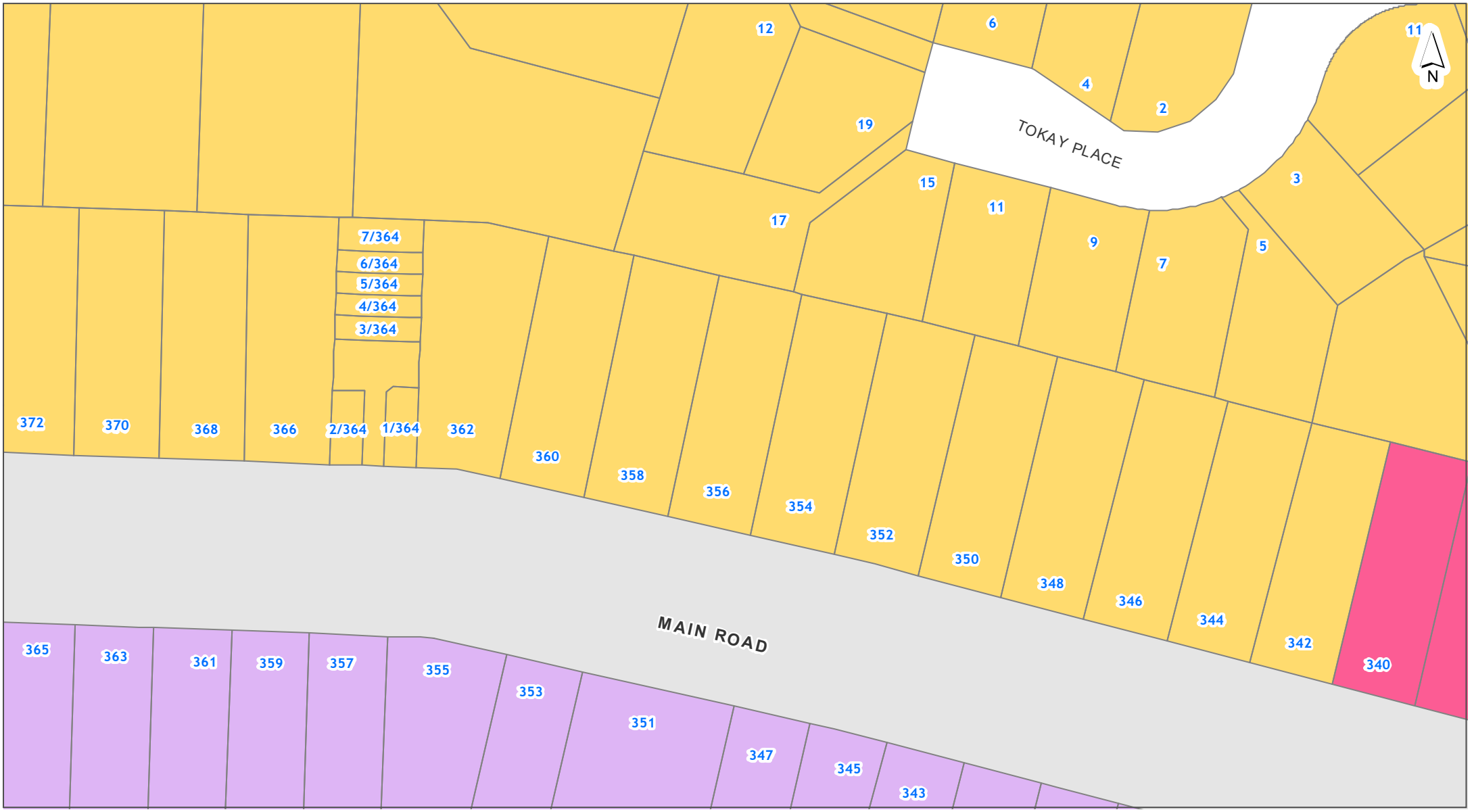
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Auckland Council

Auckland Unitary Plan - Operative in part

Map



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Zones and Rural Urban Boundary

356 Main Road Huapai 0810

Lot 13 DP 53240

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: 16/01/2024

NOTATIONS

Appeals to the Proposed Plan

Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

Notice of Requirements

Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

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

ZONING

Residential

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone

Business

- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

Open space

- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- Water [i]

Rural

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone

Future Urban

- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

- Special Purpose Zone - Airports & Airfields
  Cemetery
  Quarry
  Healthcare Facility & Hospital
  Tertiary Education
  Māori Purpose
  Major Recreation Facility
  School
- Strategic Transport Corridor Zone

Coastal

- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone

Precincts

Rural Urban Boundary

Indicative Coastline [i]

Overlays

Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]

Significant Ecological Areas Overlay

- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural
- Urban
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

Infrastructure

- Airport Approach Surface Overlay
- Aircraft Noise Overlay
- City Centre Port Noise Overlay [rcp / dp]
- Quarry Buffer Area Overlay
- National Grid Subdivision Corridor
- National Grid Substation Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised

National Grid Corridor Overlay

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Verified position of tree
- Unverified position of tree
- Group of Trees

Notable Trees Overlay

- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas

Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]

- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural

Ridgeline Protection Overlay

- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule

Waitakere Ranges Hertage Area Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Controls

- Key Retail Frontage
- General Commercial Frontage

Building Frontage Control

- Adjacent to Level Crossings
- General
- Motorway Interchange Control

Vehicle Access Restiction Control

- Centre Fringe Office Control
- Height Variation Control
- Parking Variation Control
- Level Crossings With Sightlines Control
- Arterial Roads
- Business Park Zone Office Control

- Hazardous Facilities
- Infrastructure

Emergency Management Area Control

- Macroinvertebrate Community Index
- Flow 1 [rp]
- Flow 2 [rp]

Stormwater Management Area Control

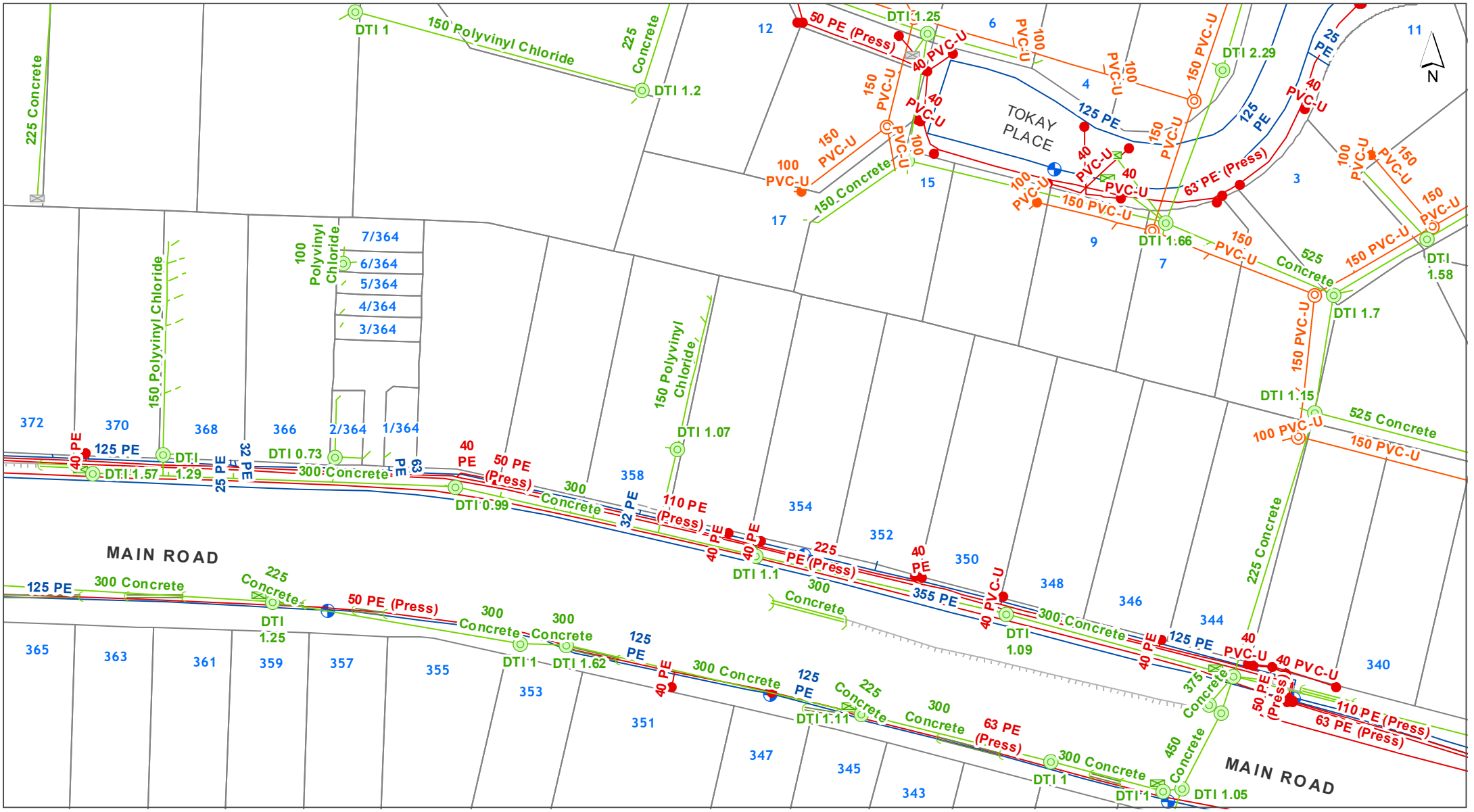
- Subdivision Variation Control
- Indigenous Vegetation 749.7 ha
- Freshwater Wetland 14.6 ha

Kawau Island Rural Subdivision SEAs Control

- Surf Breaks [rcp]
- Cable Protection Areas Control [rcp]
- Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

- 123 Designations
- 200 Airspace Restriction Designations



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Underground Services Combined

356 Main Road Huapai 0810

Lot 13 DP 53240

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council — Utilities and Underground Services — Legend

Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or useage status, using the following colour scheme:
Public , Private or **Abandoned**

- Treatment Device
- Septic Tank
- Septic Tank - Hi-Tech
- Soakage system
- Inspection Chamber
- Manhole (Standard/ Custom)
- Inlet & Outlet Structure
- Inlet and outlet (No Structure)
- Catchpit
- Spillway
- Safety Benching
- Pipe - Unserviceable
- Culvert/Tunnel
- Subsoil Drain
- Gravity Main
- Rising Main
- Connection
- Fence
- Public watercourse
- Lined Channel
- Watercourse
- Overland Flowpath
- Overland Flowpath (Private)
- Forebay (Public)
- Forebay (Private)
- Treatment Facility (Public)
- Treatment Facility (Private)
- Pump Station
- Planting
- Embankment
- Viewing Platform
- Bridge
- Erosion & Flood Control (Wall Structure)
- Erosion & Flood Control - (Other Structure)
- Dam

Water

- Valve
- Hydrant
- Fitting
- Local Pipe - Operational (Non-Potable)
- Local Pipe - Operational (Potable)
- Local Pipe - Operational Not Vested
- Local Pipe - Abandoned / Not Operational
- Transmission Pipe - Operational (Non-Potable)
- Transmission Pipe - Operational (Potable)
- Transmission Pipe - Not Operational
- Proposed
- Pump Station (local)
- Reservoir
- Other Structure (Local)
- Chamber (Transmission)
- Water Source (Transmission)
- Pump Station (Transmission)

Water

- Other Watercare Point Assets
- Other Watercare Linear Assets
- Other Watercare Structures and Areas
- Manhole
- Other Fittings
- Non Watercare Pipe
- Non Watercare Structure

Wastewater

Wastewater Fitting (Local)
- Operational
- Abandoned/ Not Operational

Wastewater Manhole (Local)
- Operational
- Abandoned/ Not Operational

Wastewater Pipe (Local)
- Operational
- Operational Not Vested
- Abandoned / Not Operational

Wastewater Pipe (Transmission)
- Operational
- Operational Not Vested
- Abandoned/ Not Operational

- Wastewater Other Structure (Local)
- Wastewater Pump Station (Local)

Utilities

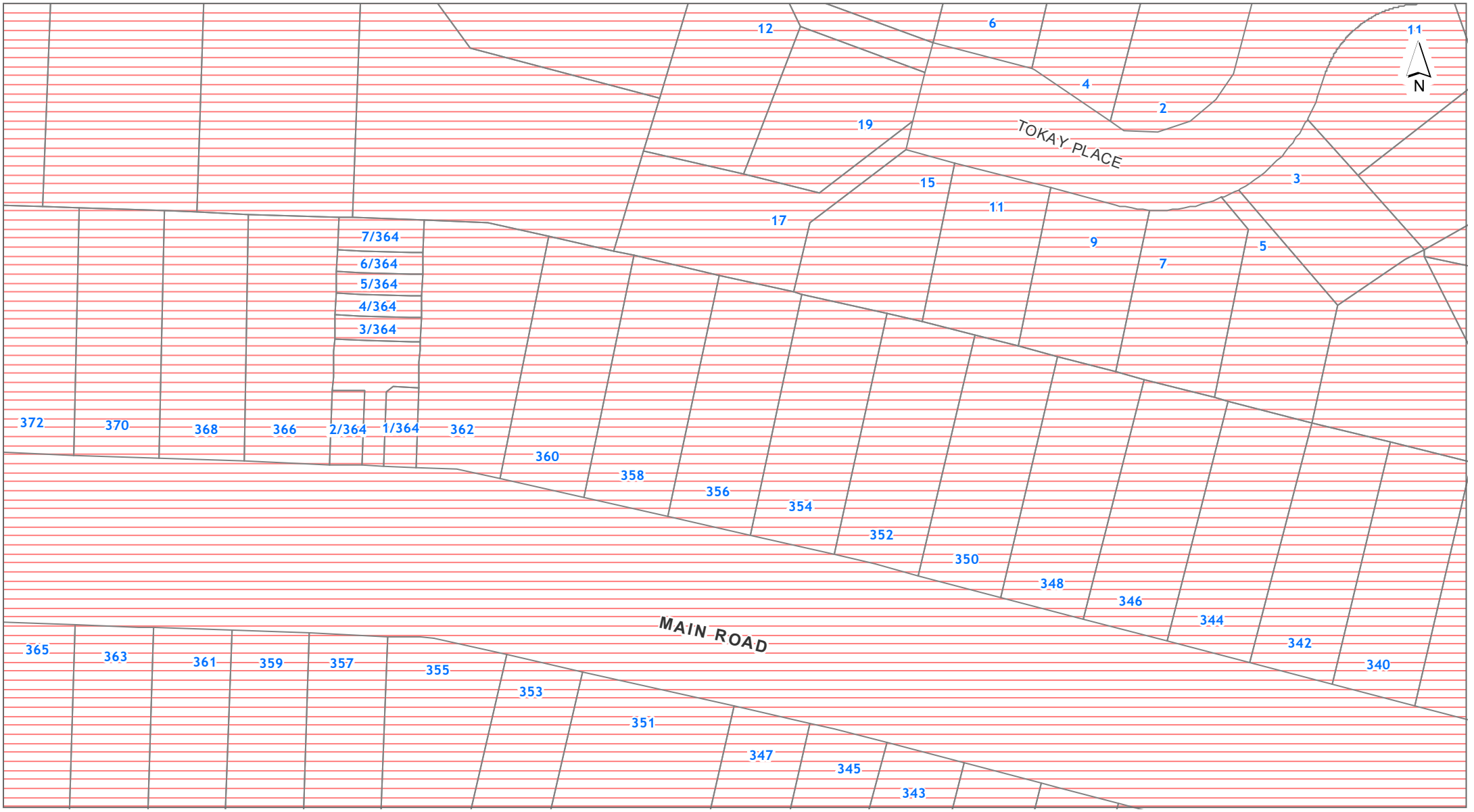
- Vector Poles
- Transpower Pylons
- TranspowerSites
- Aviation JetA1 Fuel Pipeline
- Transpower 110kv Line
- Transpower 220kv Line
- Power Lines
- Hot Water; Lighting
- LGP Pipeline
- Gas Transmission Lines
- High Pressure Gas Pipelines
- Medium Pressure Gas Pipelines
- RNZ Liquid Fuels Pipeline Marsden to Wiri
- Fibre Optic Cable - ARTA
- Indicative Steel Mill Slurry Pipeline
- Indicative Steel Mill Water Pipeline

Legend updated: 29/09/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Hazards

356 Main Road Huapai 0810

Lot 13 DP 53240

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Natural Hazards - Coastal Erosion ASCIE

356 Main Road Huapai 0810

Lot 13 DP 53240

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Natural Hazards - Coastal Inundation

356 Main Road Huapai 0810

Lot 13 DP 53240

0 6.5 13 19.5
Meters

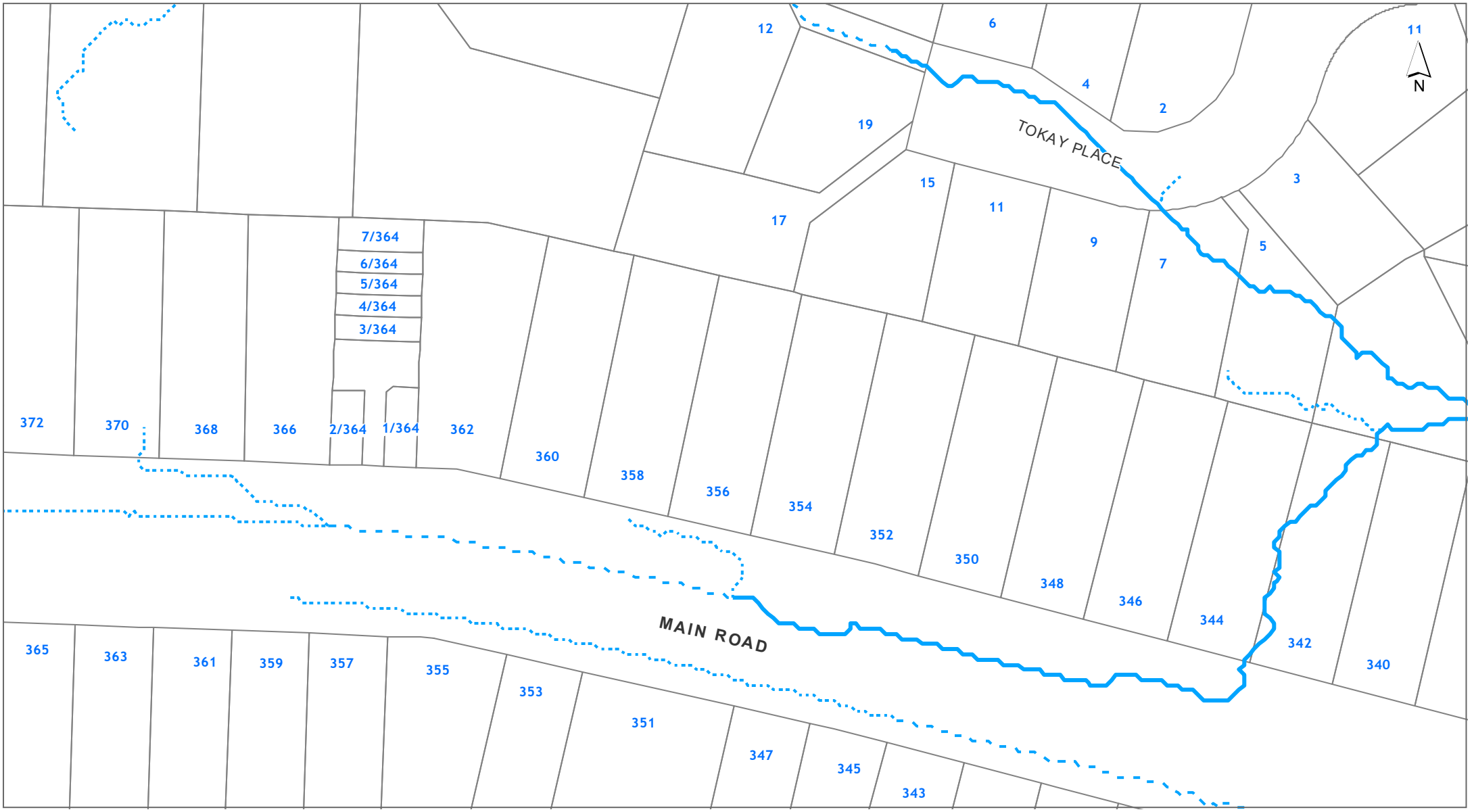
Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

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Auckland Council

Special Land Features Map



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Natural Hazards - Flooding

356 Main Road Huapai 0810

Lot 13 DP 53240

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Special Land Features Map



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Natural Hazards - Sea Spray

356 Main Road Huapai 0810

Lot 13 DP 53240

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

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Special Land Features Map



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Natural Hazards - Volcanic Cones

356 Main Road Huapai 0810

Lot 13 DP 53240

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

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Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Other

356 Main Road Huapai 0810

Lot 13 DP 53240

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
10/10/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council — Special Land Features Legend

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 Distrcit 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)

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.

Legend updated: 21/11/2024

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Natural Hazards

Overland Flow Path

- Catchment area 2000m² to 3999 m²
- Catchment area 4000 m² to 3 Ha
- Catchment area 3 Ha and above

Areas Susceptible to Coastal Instability and Erosion (ASCIE)

- ASCIE 2050 (RCP8.5)
- ASCIE 2080 (RCP8.5)
- ASCIE 2130 (RCP8.5)
- ASCIE 2130 (RCP8.5+)

- 1% AEP Flood Plain
- Flood Prone Areas
- Flood Sensitive Areas
- Sea Spray
- Volcanic Cones
- Marine Area (based on Unitary Plan Mean High Water Springs-10)

Coastal Inundation

- 1% AEP
- 1% AEP plus 1m sea level rise
- 1% AEP plus 2m sea level rise

Other

Heritage

- Archaeology
- Heritage Area
- Mana Whenua Site
- Maritime
- Structure
- Botanic

- Archaeology
- Heritage Area
- Mana Whenua Site
- Maritime
- Structure
- Botanic

- Botanic Heritage
- Archaeology
- Heritage Area
- Mana Whenua Site
- Maritime
- Structure

356 Main Rd Huapai Need to copy for records when file available
Lot 13 DP 53240

All work to comply with NZS3604, the NZ Building Act and all relevant NZ standards and local authority by-laws.

DO NOT scale off drawings, refer to figured dimensions. All dimensions for setting out shall be taken from actual work on site.

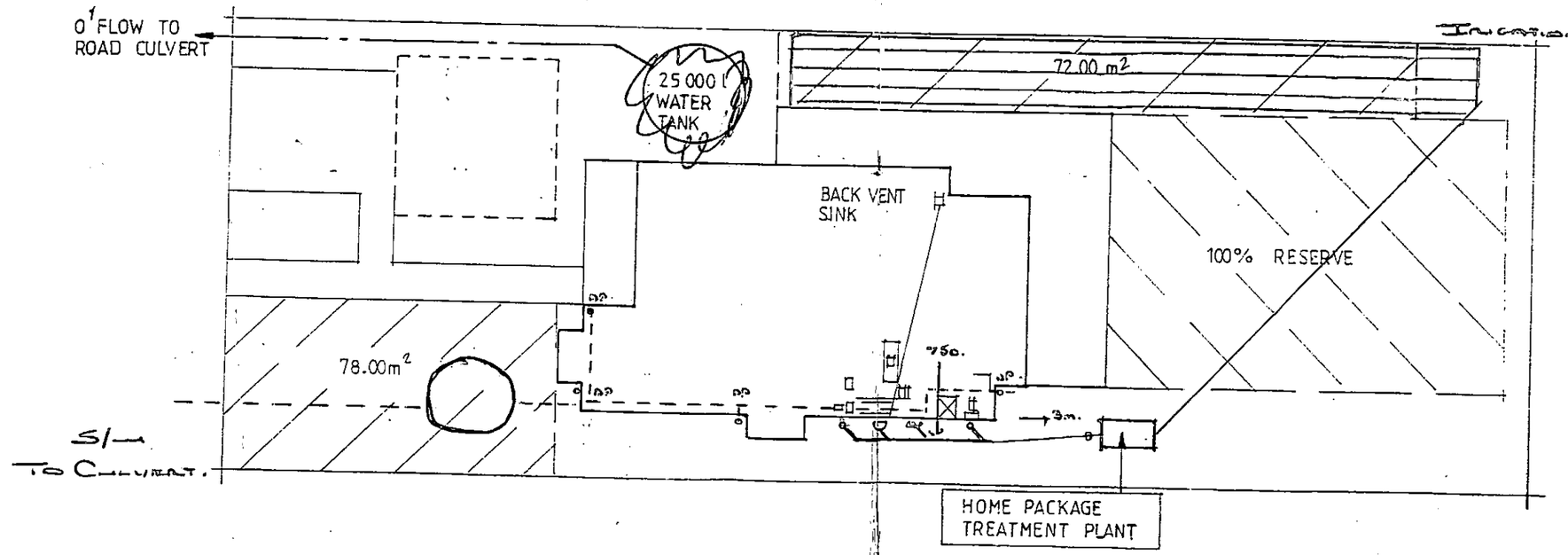
The contractor shall check and verify all dimensions, levels and angles on site prior to commencing any work.

Inspected 17-12-02

ABA 22983

Drainage
Paul Bray Taylor
Address Harvey Rd
Ph 0852678408
Reg

CONNECT ALL EXISTING DOWNPIPES BY STORMWATER SECURELY UNDER THE FLOOR JOISTS TO THE NEW WATER TANK.



S.H. 16.

DRAINAGE PLAN:

JEREMY LAWTON DESIGNS TEL.: 025 / 485 858	PROPOSED DWELLING FOR RELOCATION TO 356 MAIN ROAD • LOT 13 D.P. 53240 • HUAPAI		SHEET 6.
		DRAWN J.L.L. / CHECKED / SCALE 1:200	SERIES OF
		TRACED / DATE NOV. 02	REF 2050

Re-order # AARQUE A3 2075