

# Land Information Memorandum

## Disclaimer:

This Land Information Memorandum (LIM) has been obtained from the Auckland City Council on behalf of the Vendors and copies are made available to prospective Purchasers and interested parties for general information purposes only. The information originates from a third party, the Auckland City Council and not from the real estate agent, Cooper and Co Real Estate Ltd or from the Vendor.

Neither the Vendors nor Cooper and Co Real Estate Ltd warrants the accuracy of the LIM and no liability is accepted for any errors or omissions.

It is recommended to all Purchasers and interested parties that they make their own property file enquiries with the Auckland City Council for 'Due Diligence' purposes, and your own investigations with your lawyer.

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Furthermore, Cooper and Co Real Estate Ltd prohibits its sales agents from making statements about structural or weather tight qualities of homes which it sells. Prospective purchasers are advised to seek a Building Report or make their own investigations to be satisfied in all respects.

This Information Compilation has been compiled primarily by the collection, classification and summarisation of records, documents, representations, and financial information ("Compilation") supplied by the Vendor or the Vendors agents. Accordingly Cooper and Co Real Estate Ltd – Licensed Agent REAA 2008 is merely passing over the information as supplied to us by the Vendor or the Vendor's agents. The information herein has been sighted and approved by the Vendor

Harcourts Greenhithe  
9 Greenhithe Rd  
Greenhithe  
GREENHITHE 0632



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<b>Applicant</b>	Harcourts Greenhithe
<b>LIM address</b>	32 Whitby Crescent Mairangi Bay 0630
<b>Application number</b>	8270119557
<b>Customer Reference</b>	Harcourts Greenhithe
<b>Date issued</b>	23-Oct-2018
<b>Legal Description</b>	Lot 3 DP 16953
<b>Certificates of title</b>	NA942/244

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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: High wind speed of 44 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

### Soil Issues

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.

### Coastal Inundation

The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.

Predicted coastal inundation is modelled on three scenarios:

- 1% AEP coastal-storm surge inundation (to demonstrate present day risk in alignment with the Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 1m sea level rise (in alignment with Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 2m sea level rise (to demonstrate longer term risk with ongoing sea-level rise).

The Coastal Inundation shown in the Auckland Unitary Plan – Operative in Part “Controls” map corresponds to the 1% AEP plus 1m sea-level rise Coastal Inundation scenario calculated at the time the Unitary Plan was established. The Coastal Inundation data shown in the “Special Land Features – Natural Hazards - Coastal Inundation” map is also shown on the Auckland Council Online map viewer (Geomaps) and is subject to updates to reflect our latest, best available understanding of coastal inundation and sea-level rise processes.

Storm surge is the rise in sea-level due to meteorological effects. The 1% AEP coastal-storm inundation is at a level that has a 1% chance of being equalled or exceeded per year.

Sea-level rise values are based on the projections by the Intergovernmental Panel on Climate Change fifth assessment report (2015). One meter sea-level rise is representative of the upper bound scenario to 2115. Two meter sea-level rise is representative of potential, longer term sea-level rise (2120 to approximately 2200).

Any proposed development on this site may be subject to Auckland Unitary Plan activity controls or require a detailed coastal hazard assessment report to be completed by a qualified expert.

## 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 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone D

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

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

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

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

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

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

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

No Information has been notified to Council.

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

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

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

**Billing Number/ Rate Account:** 12340815910

**Rates levied for the Year 2018/2019 :** \$12,447.42

**Total rates to clear for the current year (including any arrears):** \$9,335.56


The rates figures are provided as at 8 a.m. 23/10/2018. It is strongly advised these are not used for settlement purposes.

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### 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](mailto: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.

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### 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

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### Planning

32 Whitby Crescent Mairangi Bay 0630

Application No.	Description	Decision	Decision Date
LX-2126099	Tree Consent To prune a Pohutakawa Tree.	Granted	10/12/2007

### 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

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32 Whitby Crescent Mairangi Bay 0630

Application No.	Description	Issue Date	Status
16860	Additions	13/03/1961	Issued (See Note 1)
16860	Plumbing and drainage	19/11/1963	Issued (See Note 1)
H135830	Garage	19/07/1978	Issued (See Note 1)
M584/5	Plumbing and drainage	21/08/1978	Issued (See Note 1)
K097529	Additions	11/12/1980	Issued (See Note 1)
M5129	Drainage	10/03/1982	Issued (See Note 1)
C041543	Additions	20/08/1985	Issued (See Note 1)

Application No.	Description	Issue Date	Status
M8604	Drainage - Alterations to sanitary drains	16/09/1985	Issued (See Note 1)
M8604	Drainage	16/09/1985	Issued (See Note 1)
D057732	Additions	28/05/1986	Issued (See Note 1)
B058	Block wall	26/03/1990	Issued (See Note 1)
BE1770	Additions and alterations	20/04/1993	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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.

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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 : BE1770
- Consent Conditions : LX-2126099

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

### Address

32 Whitby Crescent Mairangi Bay 0630

### Legal Description

Lot 3 DP 16953

### Appeals

### Modifications

### Zones

Coastal - General Coastal Marine Zone

Residential - Single House Zone

### Precinct

### Controls

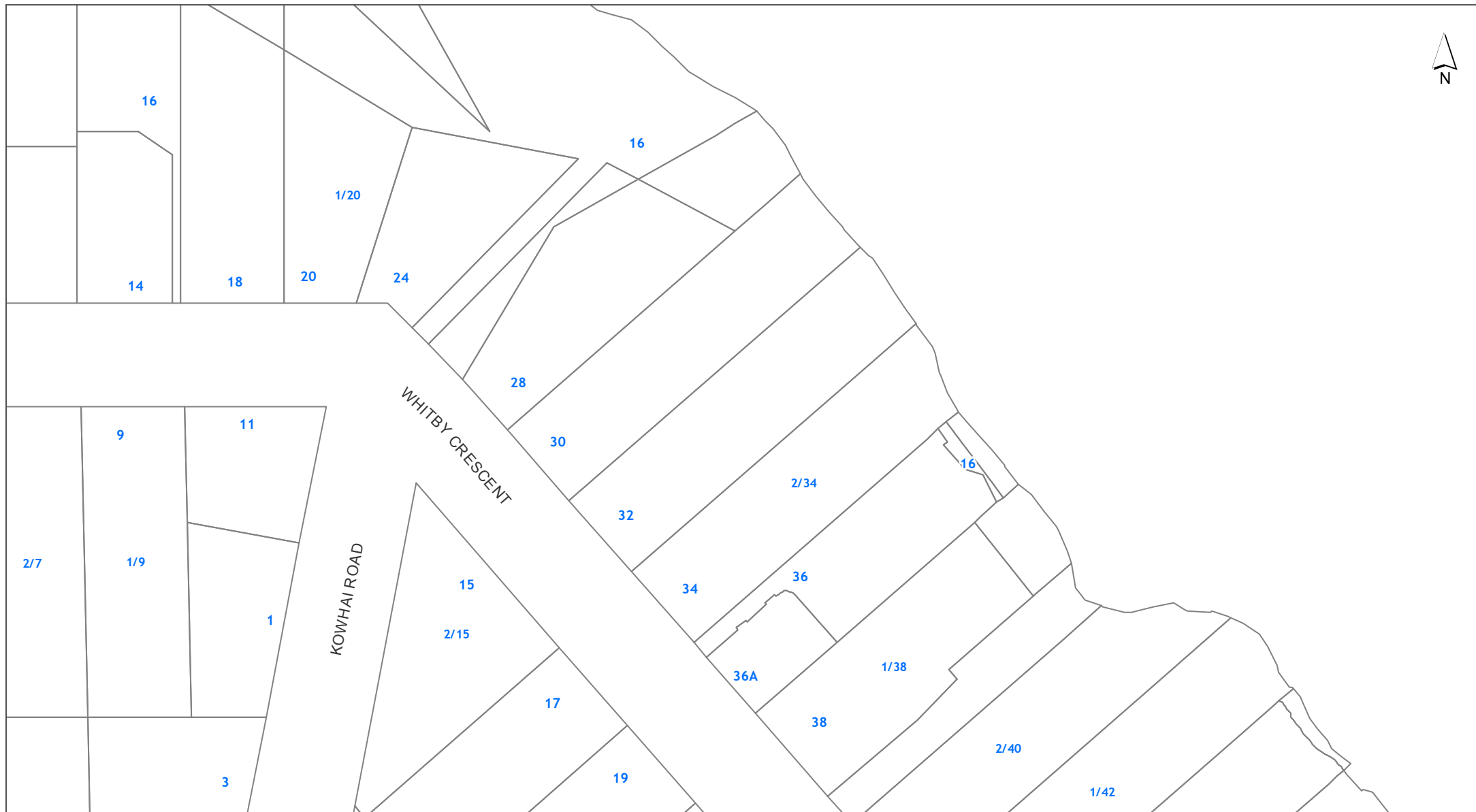
Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise

Controls: Macroinvertebrate Community Index - Rural

Controls: Macroinvertebrate Community Index - Urban

### Overlays

### Designations



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#### Built Environment

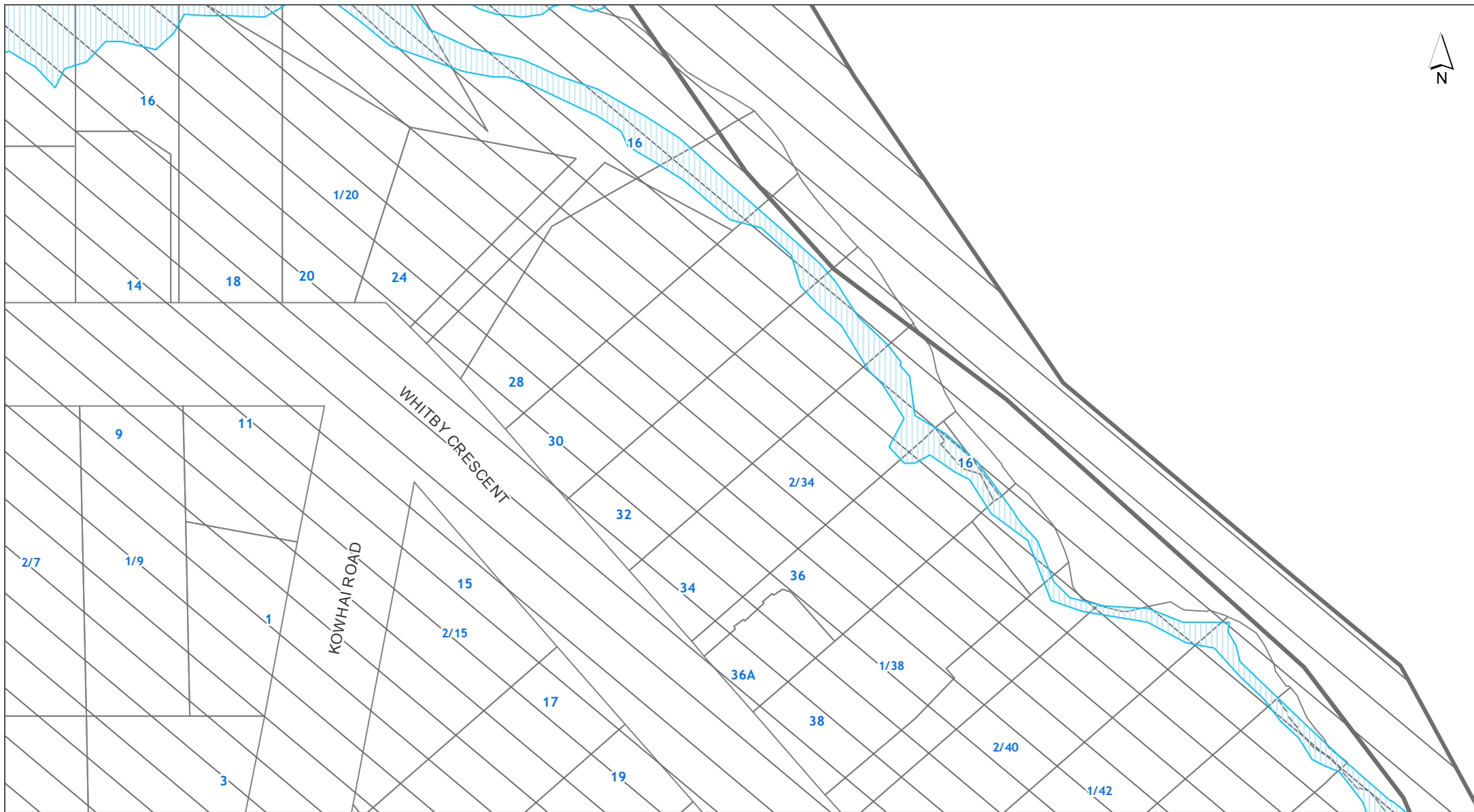
32 Whitby Crescent Mairangi Bay 0630

Lot 3 DP 16953

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
23/10/2018



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#### Controls

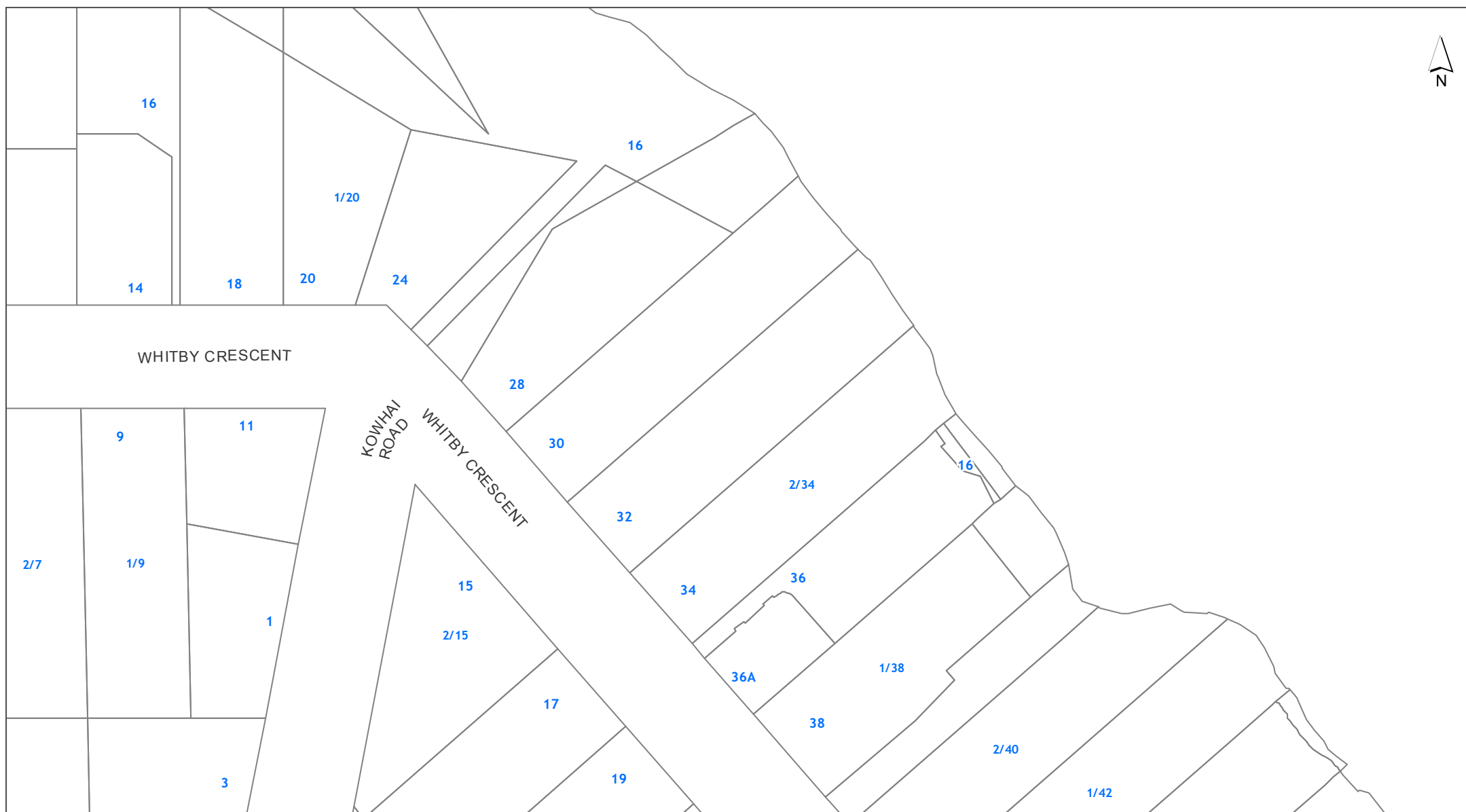
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**Designations**

**32 Whitby Crescent Mairangi Bay 0630**

**Lot 3 DP 16953**

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**Historic Heritage and Special Character**

**32 Whitby Crescent Mairangi Bay 0630**

**Lot 3 DP 16953**



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#### Infrastructure

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Mana Whenua

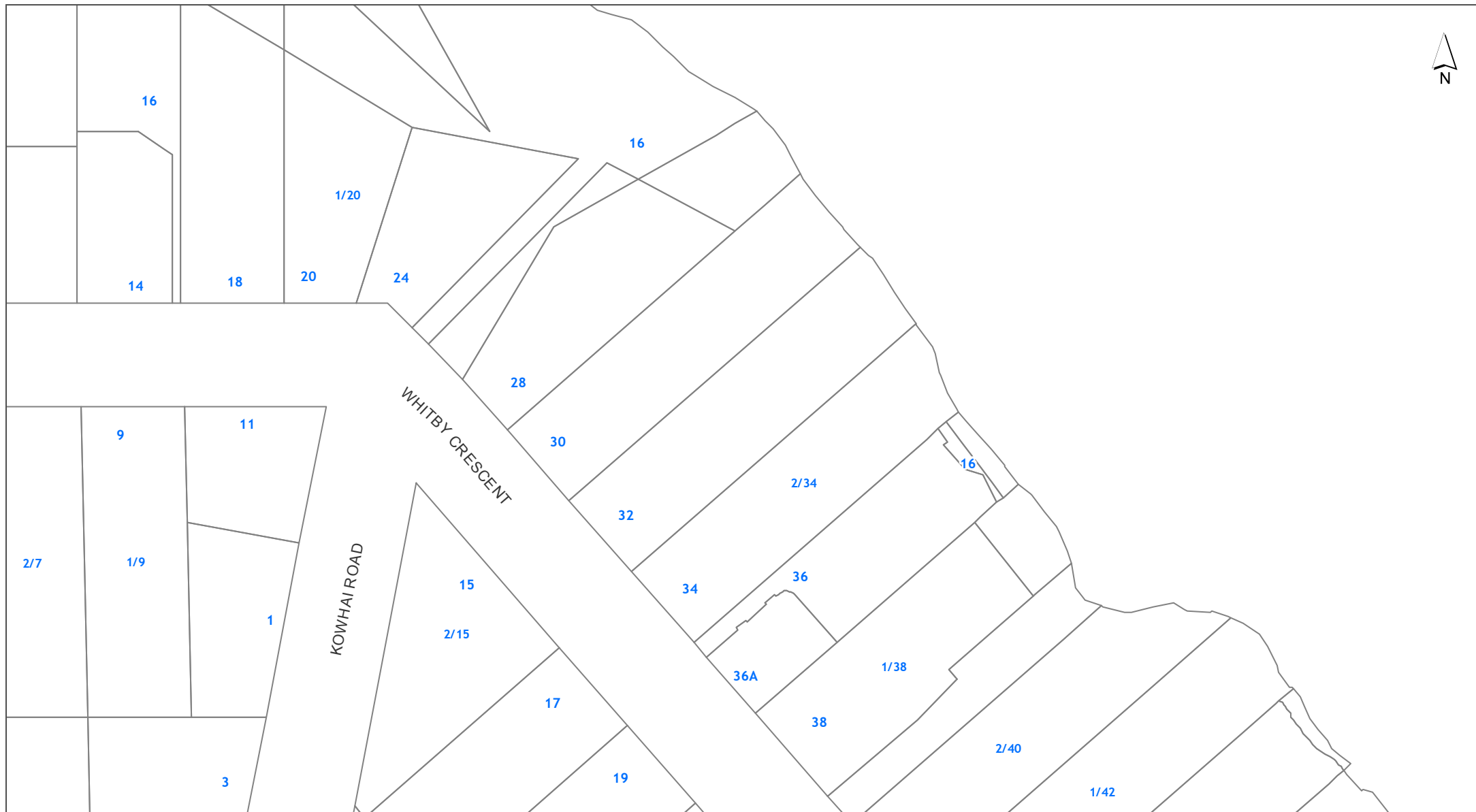
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#### Natural Heritage

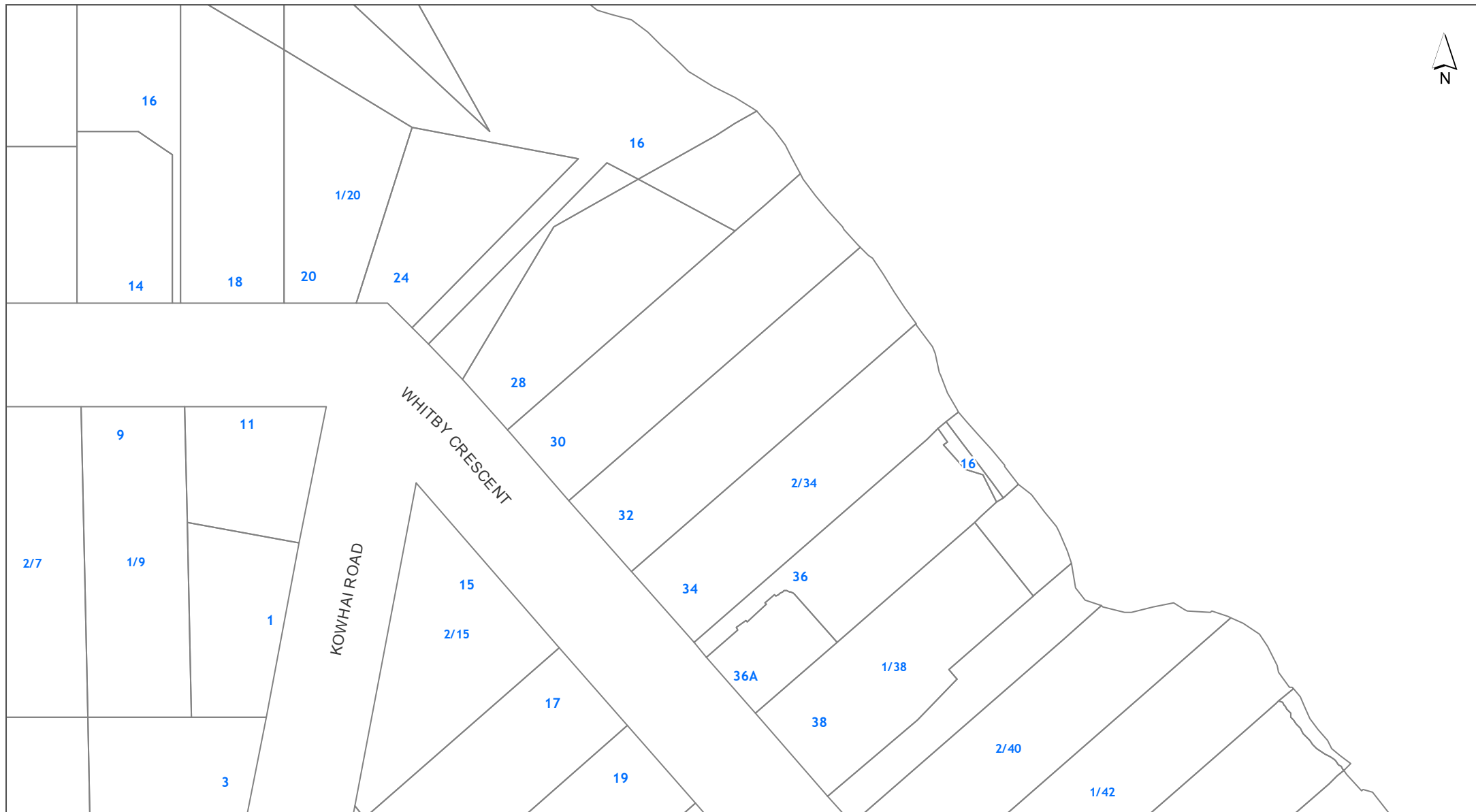
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#### Natural Resources

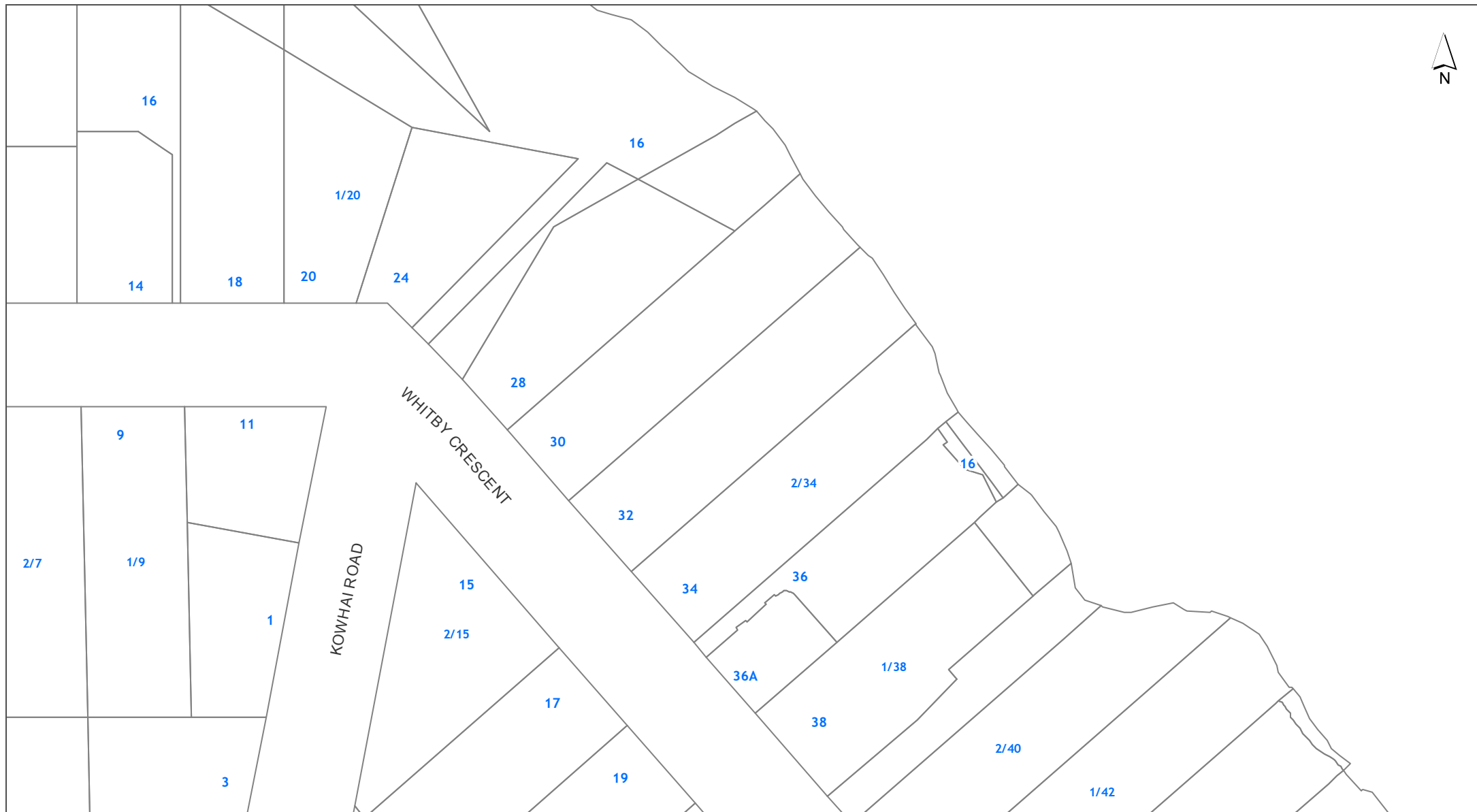
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#### Precincts

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**Zones and Rural Urban Boundary**  
**32 Whitby Crescent Mairangi Bay 0630**  
**Lot 3 DP 16953**



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Date Printed:  
 23/10/2018

# 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

## Natural Resources

- 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]

## 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]

## 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

## CONTROLS

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

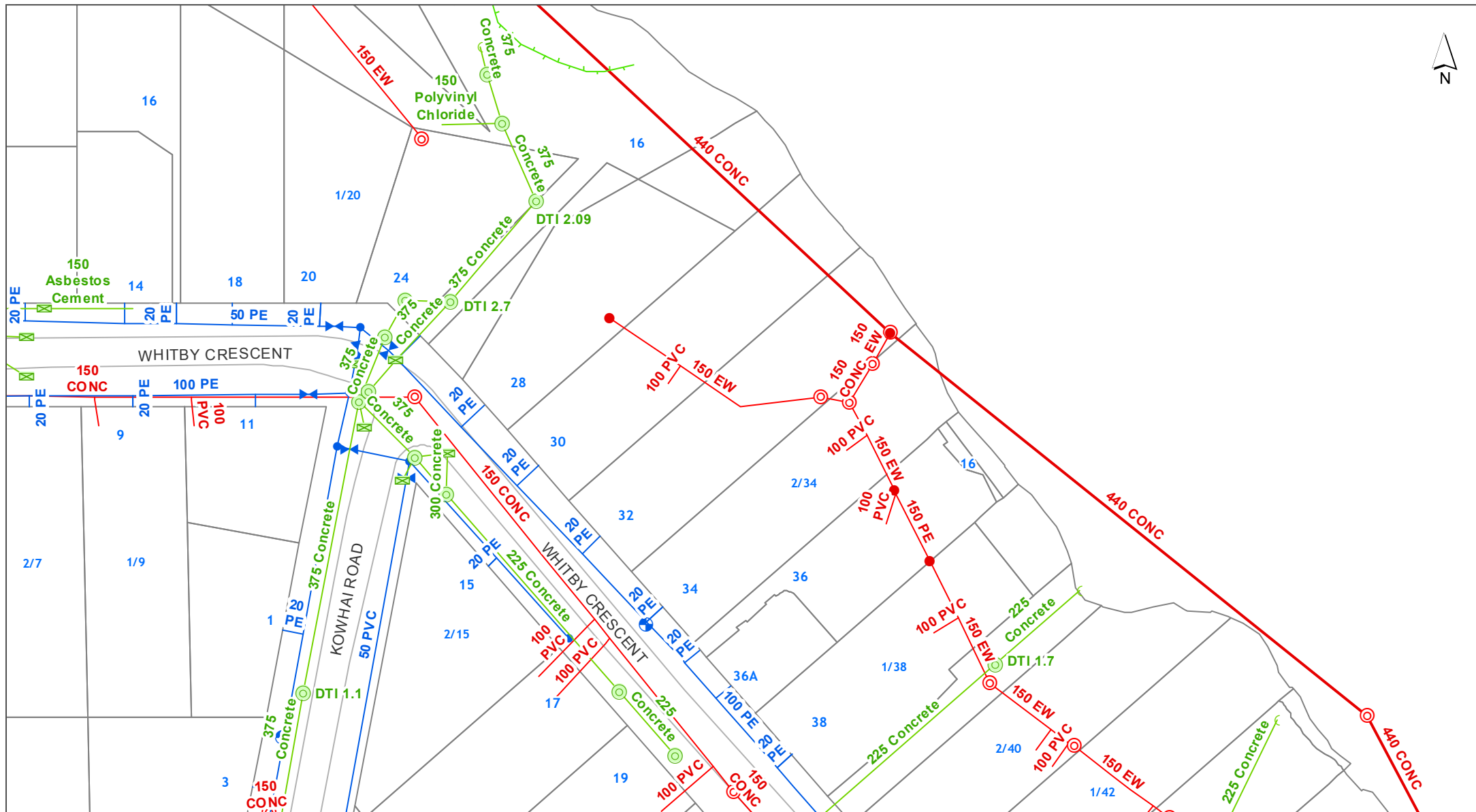
## Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- 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 & 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

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**Underground Services**

32 Whitby Crescent Mairangi Bay 0630

Lot 3 DP 16953

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
23/10/2018

## 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



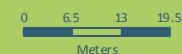
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**Hazards**

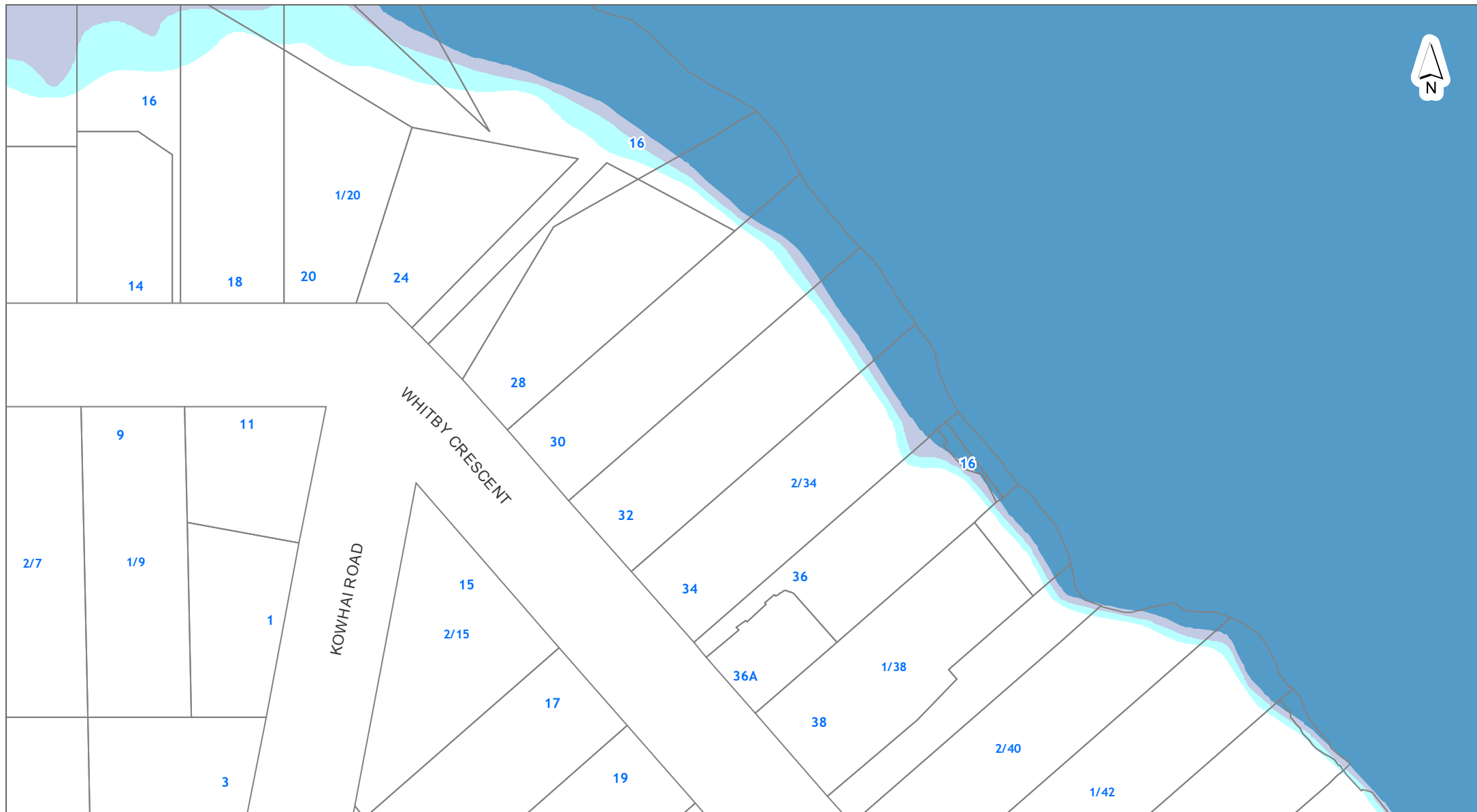
32 Whitby Crescent Mairangi Bay 0630

Lot 3 DP 16953



Scale @ A4  
= 1:1,000

Date Printed:  
23/10/2018

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**Natural Hazards - Coastal Inundation**

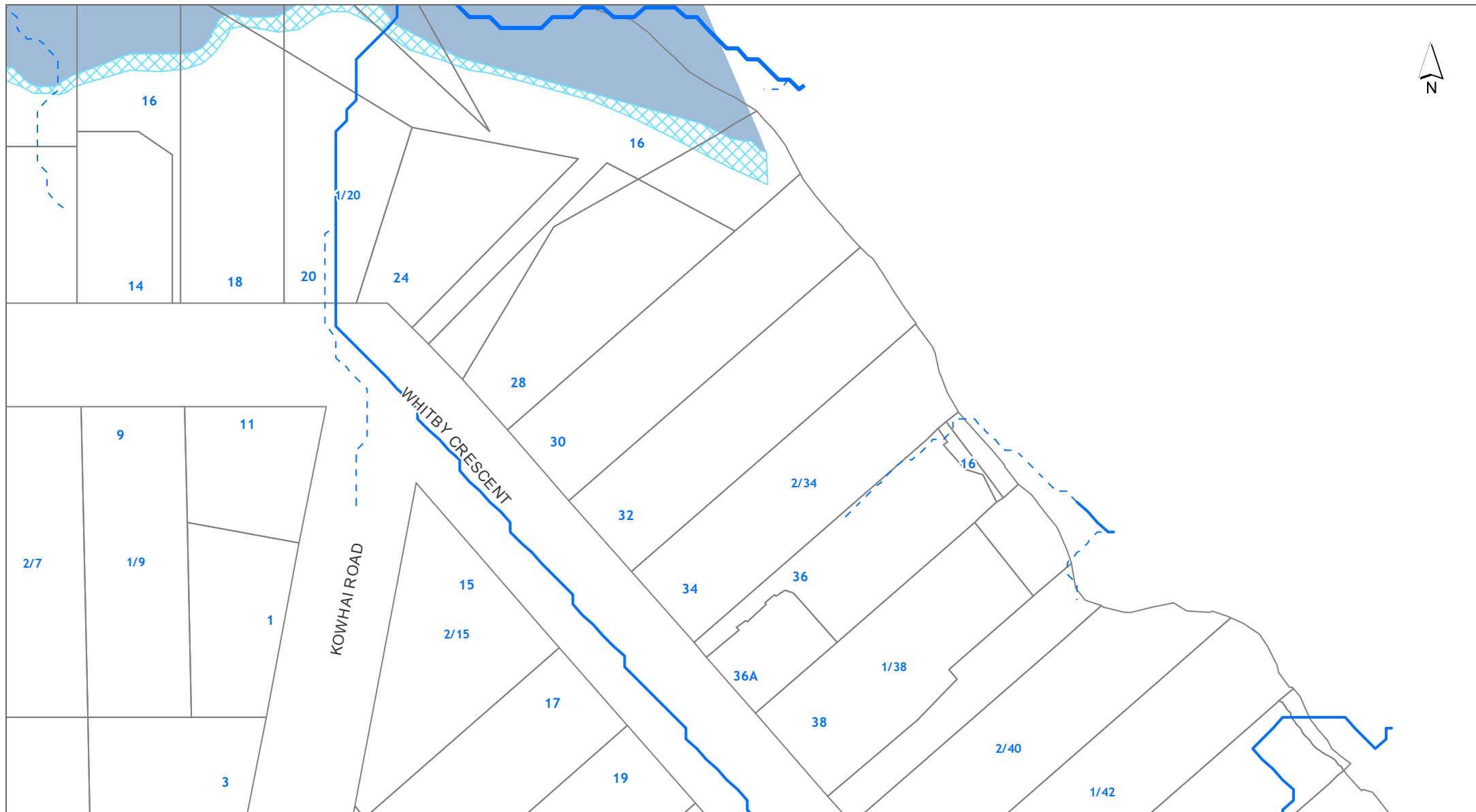
**32 Whitby Crescent Mairangi Bay 0630**

**Lot 3 DP 16953**

0 6.5 13 19.5  
Meters

**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**23/10/2018**

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**Natural Hazards - Flooding**

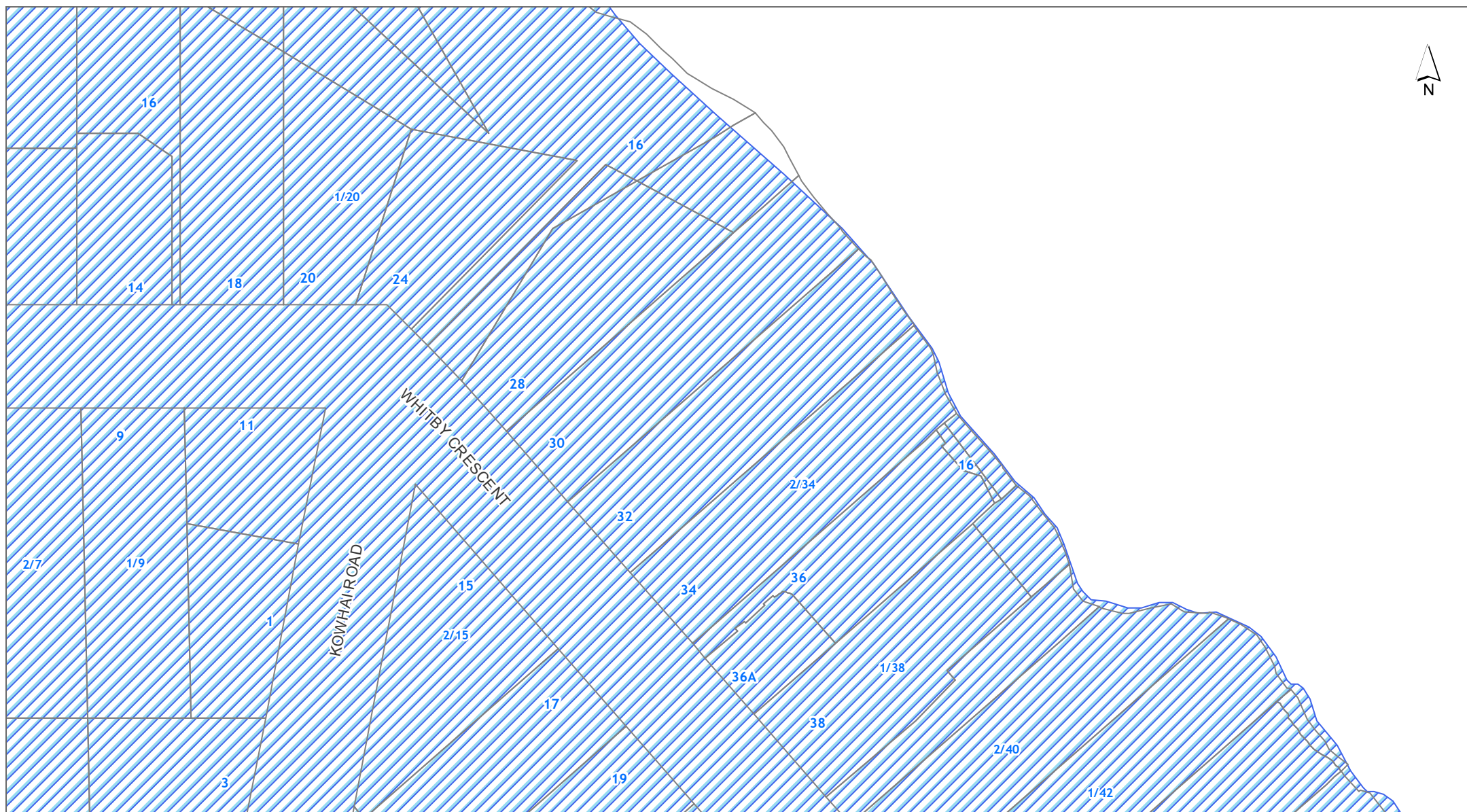
**32 Whitby Crescent Mairangi Bay 0630**

**Lot 3 DP 16953**

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Meters

**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**23/10/2018**

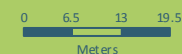
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**Natural Hazards - Sea Spray**

**32 Whitby Crescent Mairangi Bay 0630**

**Lot 3 DP 16953**



**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**23/10/2018**

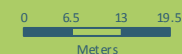
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**Natural Hazards - Volcanic Cones**

**32 Whitby Crescent Mairangi Bay 0630**

**Lot 3 DP 16953**



**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**23/10/2018**

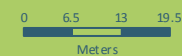
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**Other**

32 Whitby Crescent Mairangi Bay 0630

Lot 3 DP 16953





Scale @ A4  
= 1:1,000

Date Printed:  
23/10/2018
















## 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.

Legend updated: 12/06/2018

# NORTH SHORE CITY COUNCIL

PRIVATE BAG, TAKAPUNA, AUCKLAND 9

JOB ADDRESS:

32

Whitby Cres

Permit No.:

LOT NO.:

D.P. No.:

Inspected Date:

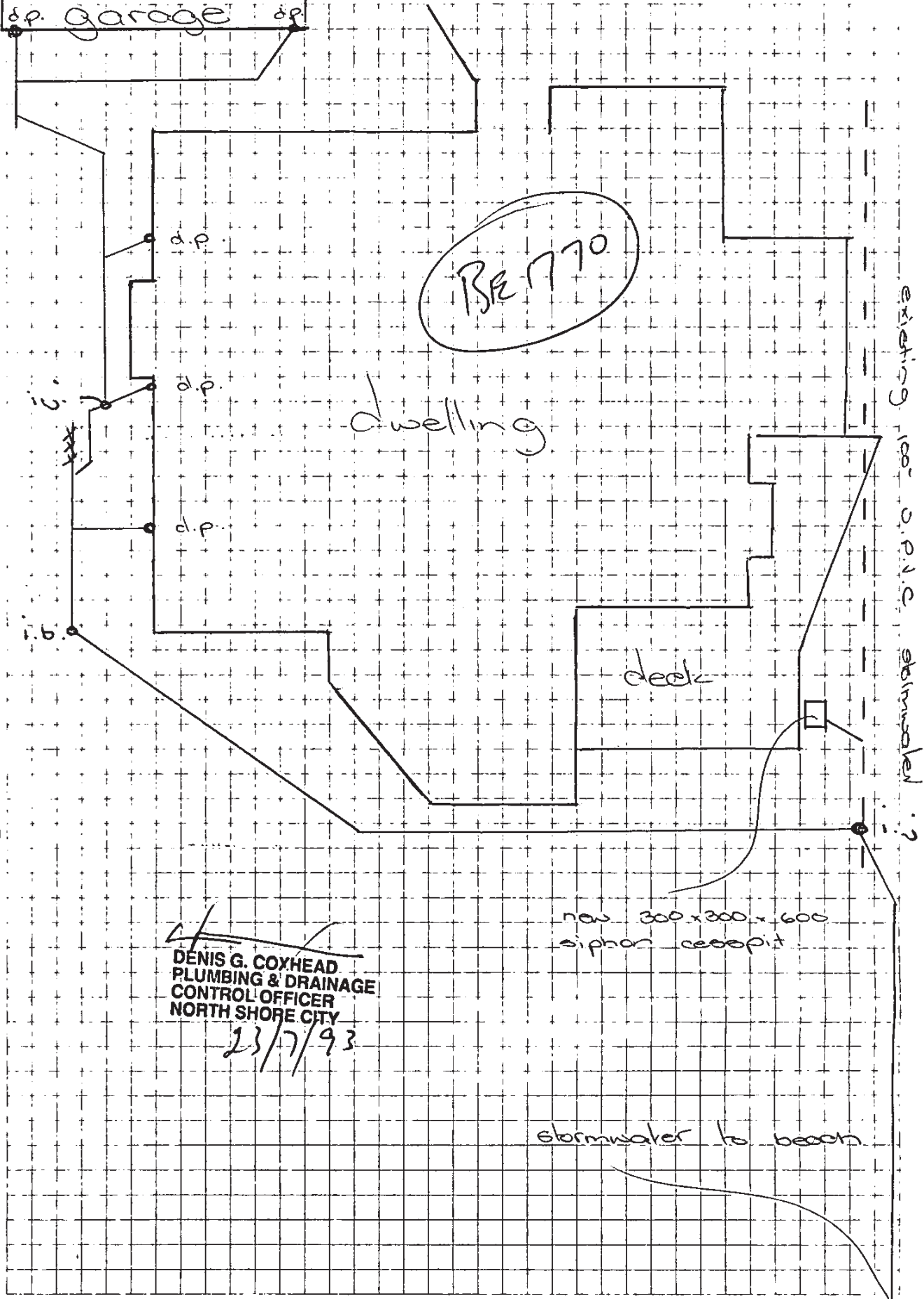
DRAINLAYERS NAME & ADDRESS:

d.p. garage

d.p.

White & Allen

FRONT BOUNDARY



SCALE: 1m = 200

BOUNDARIES TO BE SHOWN

REAR BOUNDARY



10 December 2007

Russell Francis Jones  
Trustees For The Genpharm Trust  
32 Whitby Crescent  
Mairangi Bay  
NORTH SHORE CITY 0630

Dear Russell Francis Jones

**LAND USE CONSENT DISCRETIONARY ACTIVITY –**  
**RC No: LX-2126099**  
**AT 32 Whitby Crescent Mairangi Bay 0630**

The above application was considered on 10 December 2007

Whereby it was resolved: By Senior Planner delegation

That the non-notified Discretionary Activity application

By Russell Francis Jones  
To Prune 1 protected pohutukawa tree  
At 32 Whitby Crescent Mairangi Bay 0630

**BE GRANTED** pursuant to Section 104 of the Resource Management Act 1991  
for the following reasons, pursuant to Section 113 of the Act:

- Any adverse effects on the surrounding environment will be no more than minor; and
- The proposal is not considered to be contrary to the objectives and policies of the North Shore City District Plan October 1994, and
- The proposal is consistent with part II of the Resource Management Act 1991 because: written approval has been obtained from every person that may be adversely affected by the granting of the resource consent.

**Consent is granted subject to the following conditions:**

**GENERAL**

1. All tree work shall be carried out in accordance with accepted arboricultural standards and practice, by a **competent arborist**, trained in hazard awareness, safe climbing and tree pruning techniques.
2. All pruning shall be carried out in accordance with the recommendations within the arboricultural report prepared by Ken Devitt of *Special Branch Limited*, with the following exceptions:
  - All epicormic growth shall be retained.
  - Old pruning cuts shall not be corrected.

**BEFORE TREE WORK STARTS**

3. The Council's Monitoring Officer shall be advised, in writing, three working days prior to any site works. Please fill out and return the attached form by fax or post.
4. The consent holder shall provide the **name/s of arborists** to be engaged to carry out the activity for approval by Council's Environmental Services Arborist, **prior** to the commencement of any works on the site.

**DURING SITE/TREE WORKS**

5. The contracted arborist carrying out the works shall hold a copy of the conditions of this consent on site and shall be familiar with and work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.

Your attention is drawn to the provisions of Section 120 of the Resource Management Act 1991 which sets out the rights of appeal against the Council's decision.

If you have any queries regarding this matter, please do not hesitate to contact the writer on telephone 486-8400.

Yours sincerely,



Leon Saxon  
**ENVIRONMENTAL SERVICES ARBORIST**