

# 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

# Passing Over Form

## **Please Note:**

The attached information has been provided by the Vendor in order to be helpful by assisting you with general information about this property. The information originates from a third party Building Inspector or from Auckland Council and not from the real estate agent, Cooper & Co Real Estate Ltd or from the Vendor.

*Neither the Vendor, the agent, nor Cooper & Co Real Estate Ltd, make any warranty or representation regarding the accuracy, completeness or currency of the information attached.*

You should make your own investigations with your lawyer, the Auckland Council, a Building Inspector and any other desired advisors and you should be satisfied that any adviser or building report is to the New Zealand standards and the provider is covered by indemnity insurance, before you decide to commit to buying this property.

## **Prospective Purchaser to Complete**

I confirm that I will not rely on the attached information and that I will make my own investigations in relation to this property.

Property address: \_\_\_\_\_

Signature/s \_\_\_\_\_

Date \_\_\_\_\_

Harcourts Cooper & Co Real Estate  
Ltd  
C/O Harcourts Cooper & Co Real  
Estate Ltd  
128 Hurstmere Road  
Takapuna  
AUCKLAND 0622



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<b>Applicant</b>	Harcourts Cooper & Co Real Estate Ltd
<b>LIM address</b>	97A Riverside Road Orewa 0931
<b>Application number</b>	8270054904
<b>Customer Reference</b>	
<b>Date issued</b>	4-Dec-2017
<b>Legal Description</b>	1/2 SH Lot 62 DP 107160, Flat 2 DP 135980
<b>Certificates of title</b>	NA80A/786

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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: 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 for viewing at an Auckland Council Service Centre or via the property file product services.

### 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.

**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>	12340136436
<b>Rates levied for the Year 2017/2018 :</b>	\$2,100.07
<b>Total rates to clear for the current year (including any arrears):</b>	\$1,050.03

The rates figures are provided as at 8 a.m. 04/12/2017. It is strongly advised these are not used for settlement purposes.


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**Retrofit Your Home Programme**

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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

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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

97A Riverside Road Orewa 0931

Application No.	Description	Decision	Decision Date
TPA-1159	Approval to build 2 Units 3m apart	Granted	22/12/1987

97 Riverside Road Orewa 0931

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TPA-1159	Approval to build 2 Units 3m apart	Granted	22/12/1987

### Subdivisions

97A Riverside Road Orewa 0931

Application No.	Description	Decision	Decision Date
SUB-13490	Subdivision Consent Subdivision of Pt Lot 66 DP 19630, DP's 107158 - 107164	Granted	06/11/1984

97 Riverside Road Orewa 0931

Application No.	Description	Decision	Decision Date
SUB-13490	Subdivision Consent Subdivision of Pt Lot 66 DP 19630, DP's 107158 - 107164	Granted	06/11/1984

### 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

97A Riverside Road Orewa 0931

Application No.	Description	Issue Date	Status
BPA-17185	Two Units (Lapsed - New Permit BPA 51880)	09/02/1988	Issued (See Note 1)
BPA-51880	Two Units Supersedes F017185	22/03/1989	Issued (See Note 1)

97 Riverside Road Orewa 0931

Application No.	Description	Issue Date	Status
BPA-17185	Two Units (Lapsed - New Permit BPA 51880)	09/02/1988	Issued (See Note 1)
BPA-51880	Two Units Supersedes F017185	22/03/1989	Issued (See Note 1)

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

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.

<b>Zoning:</b>	Residential Medium Intensity
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<b>Proposed Modifications</b>	No site specific modification recorded
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## Notified District Plan Changes

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

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

## Proposed Unitary Plan

**Please note** that the **Auckland Unitary Plan - Operative in part** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

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



The Auckland Unitary Plan can be viewed online at:

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

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

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

Unitary plan documentation on last attachment.

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

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

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

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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

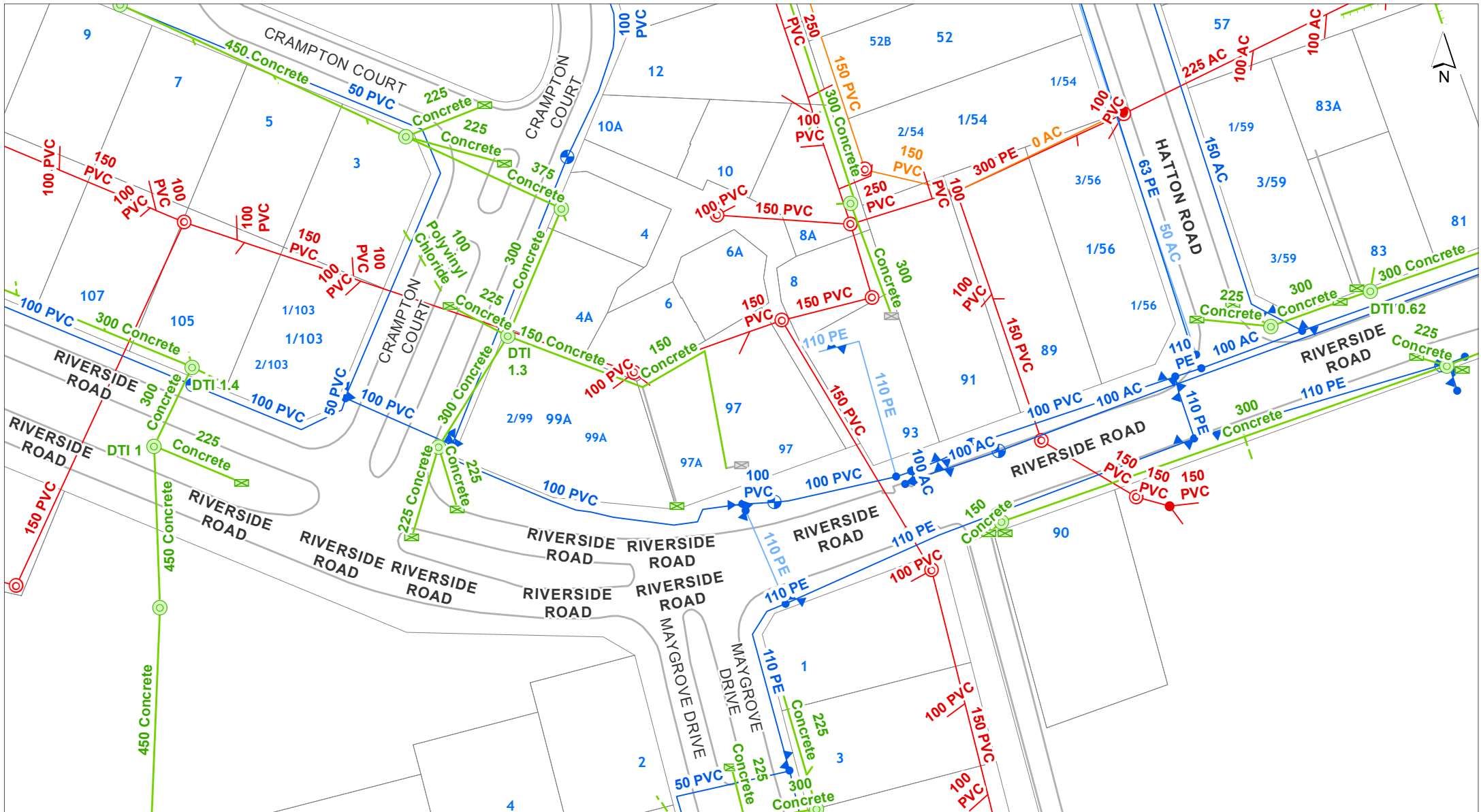
As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

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

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

- Consent Conditions : TPA 1159 Decision
- As Built Drainage Plan : BPA 51880 As Built Drainage Plan
- As Built Drainage Plan : BPA 51880 As Built Drainage Plan 97



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**Underground Services**

**97A Riverside Road Orewa 0931**

**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**



Scale @ A4  
= 1:1,000

Date Printed:  
4/12/2017



Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by 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                         |  |   |
|  | 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               |
- Waitakere (WCC) only:**
- |  |                                  |
|--|----------------------------------|
|  | Septic Tank Hi-Tech              |
|  | Septic Tank Standard             |
|  | Caravan Dumping Point            |
|  | Chemical System                  |
|  | Composting Toilet                |
|  | DEVONBLUE - Treatment Plant      |
|  | Recirculation Textile Filter     |
|  | Wastewater Disposal Bed or Field |

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)                            |

Legend updated: 30/11/2016

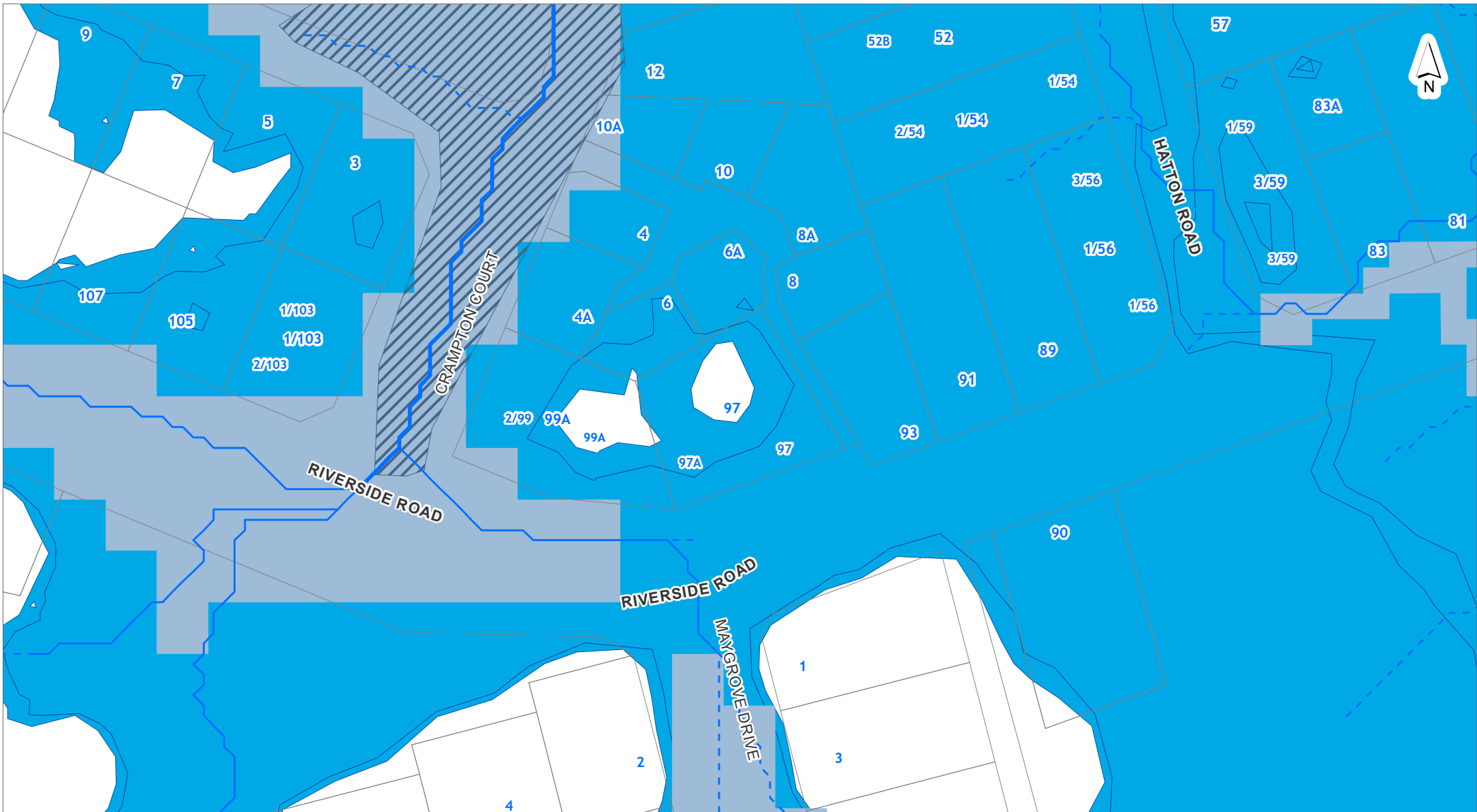


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**1 - Hazards**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 4/12/2017





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**2 - Natural Hazards**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

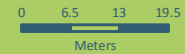
0 6.5 13 19.5  
 Meters  
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**3 - Other**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**



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

**Date Printed:**  
**4/12/2017**










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

-  2000m2 to 4000m2
-  4000m2 to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Coastal Inundation
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

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

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

Legend updated: 5/05/2017





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**Built Environment**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 4/12/2017



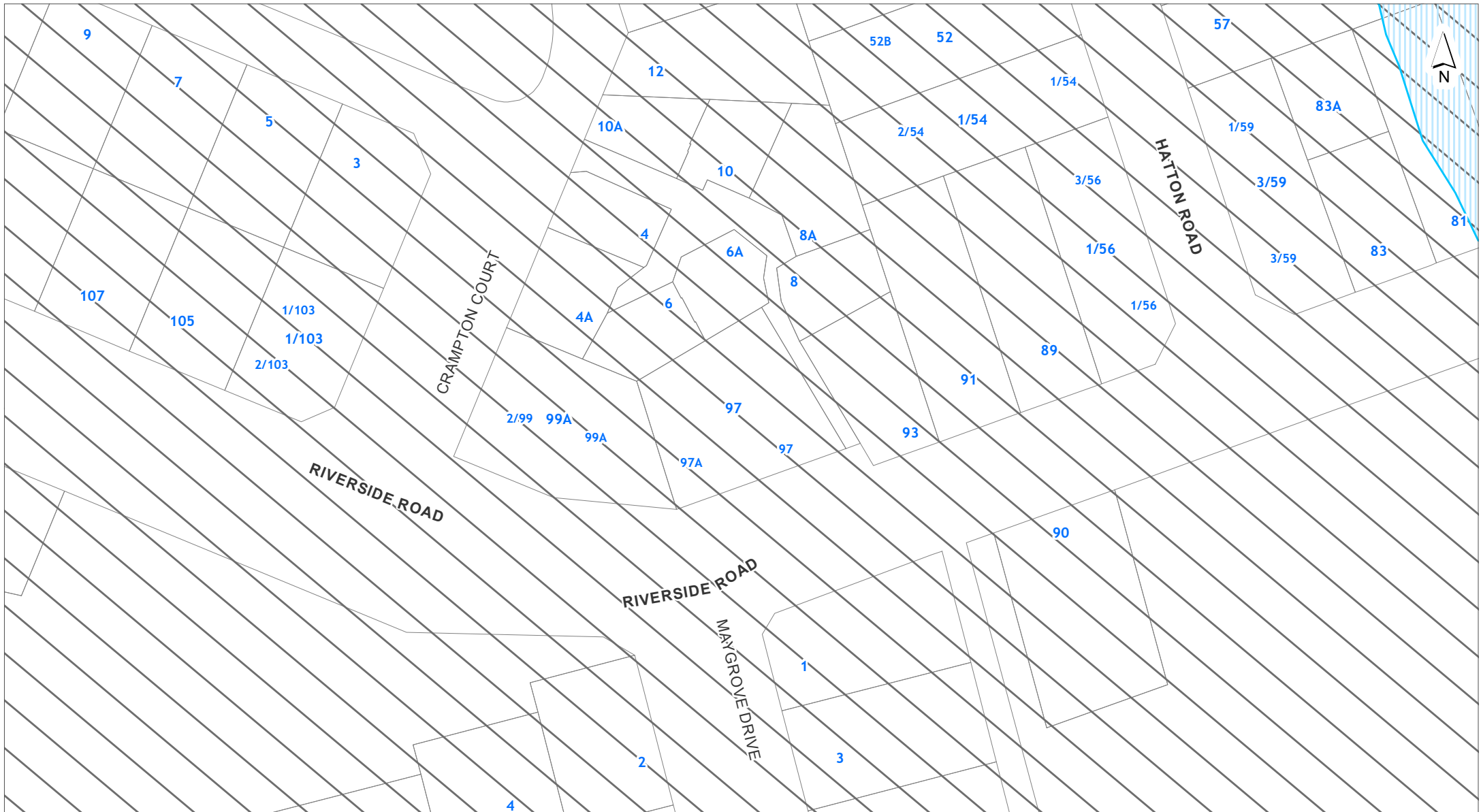


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**Built Heritage and Character**  
**97A Riverside Road Orewa 0931**  
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**Controls**  
 97A Riverside Road Orewa 0931  
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**Designations**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

0 7 14 21  
 Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**4/12/2017**





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**Infrastructure**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 4/12/2017





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**Mana Whenua**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

0 7 14 21  
 Meters  
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Natural Heritage  
97A Riverside Road Orewa 0931  
Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH

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**Natural Resources**  
**97A Riverside Road Orewa 0931**  
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**Precincts**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

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 Meters  
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**Zones and Rural Urban Boundary**  
**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

0 7 14 21  
 Meters  
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# Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

## Appeals

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

## Plan Modifications

- Notice of Requirements
- Plan Changes

	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

## DESIGNATIONS

- Designations
- Airspace Restriction Designations

	Terrestrial [rp/dp]	Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
	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	Infrastructure
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	Uncompromised	National Grid Corridor Overlay
	National Grid Corridor	
	Compromised	
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	Mana Whenua

	Key Retail Frontage	Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	Vehicle Access Restriction Control
	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	

	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)

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

	Notable Trees Overlay	Natural Heritage
	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	Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Extent of Overlay	Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	
	Modified	Ridgeline Protection Overlay
	Natural	

	Historic Heritage Overlay Place [rcp/dp]	Built Heritage & Character
	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]	
	Dilworth Terrace Houses Viewshaft Overlay	
	Dilworth Terrace Houses Viewshaft Overlay Contours	

	Identified Growth Corridor Overlay	Built Environment
--	------------------------------------	-------------------

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



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**97A Riverside Road Orewa 0931**  
**Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
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Zones














	Countryside Living Rural		Open Space 3
	Countryside Living Town		Open Space 4
	Dune Lakes		Open Space 5
	East Coast Rural		Orewa Beach Front Residential
	Future Business		Residential Eastern Peninsula
	Future Urban		Residential High Intensity
	General Rural		Residential Landscape Protection
	Industrial		Residential Low Intensity
	Inland Water General		Residential Medium Intensity
	Inland Water Protection		Residential Medium Intensity (Township Policy Area)
	Islands General		Residential Physical Limitations
	Kawau Bush Policy Area		Retail Service
	Kawau Settlement Policy Area		Sea
	Landscape Protection Rural		Special Zone
	Mixed Business		
	Open Space 1		
	Open Space 2		

Notations (Points)





	Notified notable tree
	other notable tree

Notable Trees are from Auckland City's Notable Trees Register. 'Notified notable trees' are those from the register that are also included as Protected Items in the Proposed District Plan 2000.














Notations (areas)

	Designation (see Appendix 15A)
	Indicative Reserves (see Rules 16.11 and 23.8.13)
	Okura Policy Area
	Protected Item (see Appendix 17A-17D, 18A to Rules)
	Indicative Road Alignment not to be varied
	Quarry effects management area (see Rules 7.12.18 , 7.13.1 (m) , 7.14.3.2.8 (d) , 7.14.6.2 (c) , 7.14.7.3 (e) , 7.14.8.4 (b) and 7.15.2 (h))
	Road to be Widened or Stopped (see plans at back of Maps)
	Scheduled or Restricted Activity (see Rules 14.8.2 and 14.8.3)
	Significant limestone / mineral extraction resource
	Sites within areas defined comprise the Puhoi Historic Precinct
	Special development provisions apply. See Rule 7.9.3 ( Multiple Household Units )
	Structure Plan Areas (see Appendix 6 to Maps)
	West Coast Rural Policy Area (see Rules 7.9.2, 7.9.4.1.9.3, 7.9.4.1.9.4, 7.10.1 and 7.10.8)

Significant Natural Area

	Outstanding	From the Rodney District Plan (Auckland Council District Plan - Operative Rodney Section 2011), they define the best of the areas of native vegetation and habitats of native animals that are central to the natural environment of Rodney District. Within 'best of district' they are further categorised as outstanding, high, moderate high, or of moderate value.
	High	
	Moderate-High	
	Moderate	

Notations (lines)

	Boundary between Special Zones
	Boundary of Wharf/Mooring Area
	Centreline of Take Off Fan
	Coastline is affected by the 200 metre shoreline yard see Rule 7.10.3.1
	Future Esplanade Reserve or Strip (see Appendix 23A to Rules)
	HP Gas Pipelines (see note in front of Maps)
	HV Transmission Lines (see Rule 23.8.17 and note in front of Maps)
	Indicative Roads and Accessways (see Rules 16.11 and 23.8.13)
	Road to be Widened or Stopped (see plans at back of Maps)
	See Appendix 23B
	Sites with frontages marked are subject to Rule 9.10.7.1
	Sites with frontages marked comprise the Helensville Historic Residential Precinct and are subject to Rules 8.10.1.2, 8.10.5.3, 8.12.1.2 and 8.12.1.7
	Sites with frontages marked see Appendix 9D and 9.9.2 Table 2

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

Legend updated: 10/12/2014

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

### Address

97A Riverside Road Orewa 0931

### Legal Description

Flat 2 DP 135980, Lot 62 DP 107160 1/2 SH

### Appeals

### Modifications

### Zones

Residential - Single House Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

### Designations



# Rodney County Council

Correspondence to The County Manager Rodney County Council  
Private Bag, Orewa, New Zealand:  
Telephone Hibiscus Coast (STD 0942) 65-169  
Facsimile (STD 0942) 67280  
Head Office: Centreway Road, Orewa.

District Community Councils of  Warkworth  Wellsford

Reference Number: If calling please ask for:

TP/321/87

Mrs Tyrrell  
IA

*posted 20/1*

14 January 1988

Mr B Campbell  
c/- Making Plans  
Westpac Plaza  
OREWA

cc: County Inspector (2)

Copy for your information

Dear Sir

APPLICATION FOR A DISPENSATION - B CAMPBELL, c/- MAKING PLANS

At its meeting held on Tuesday, 22 December 1987, the Hibiscus Coast District Community Committee resolved:-

- " (a) THAT THE COUNCIL DOES NOT DEEM IT NECESSARY TO OBTAIN THE CONSENT OF NEIGHBOURING PROPERTY OWNERS IN RESPECT OF THE APPLICATION FOR A DISPENSATION FROM B CAMPBELL BECAUSE IN COUNCIL'S OPINION, THEIR INTERESTS WILL NOT BE PREJUDICED BY THE GRANTING OF THE DISPENSATION.
- (b) THAT THE APPLICATION PURSUANT TO SECTION 76 OF THE TOWN AND COUNTRY PLANNING ACT 1977 FROM B CAMPBELL FOR CONSENT TO REDUCE THE 6 METRE SEPARATION DISTANCE BETWEEN UNITS TO 3.85 METRES ON THE PROPERTY SITUATED AT RIVERSIDE ROAD, MAYGROVE, BEING LOT 62, DP 107160, HAVING A TOTAL AREA OF 907 m<sup>2</sup> BE CONSENTED TO.
- (c) THAT THE REASON FOR THIS DECISION IS THAT THE DISPENSATION WILL RESULT IN BETTER DEVELOPMENT OF THE SITE IN VISUAL TERMS AND THAT THE DWELLINGS WILL BE AN AVERAGE OF 6 METRES APART."

It is necessary for you to apply for a building permit and for the works to comply with Building Bylaws and Health Regulations. Building permit application forms are available at each of the following Council Offices:-

Baxter Street, Warkworth;  
Centreway Road, Orewa;  
State Highway 16, Huapai;

and an explanation of the requirements will be given when you lodge your application.

Yours faithfully

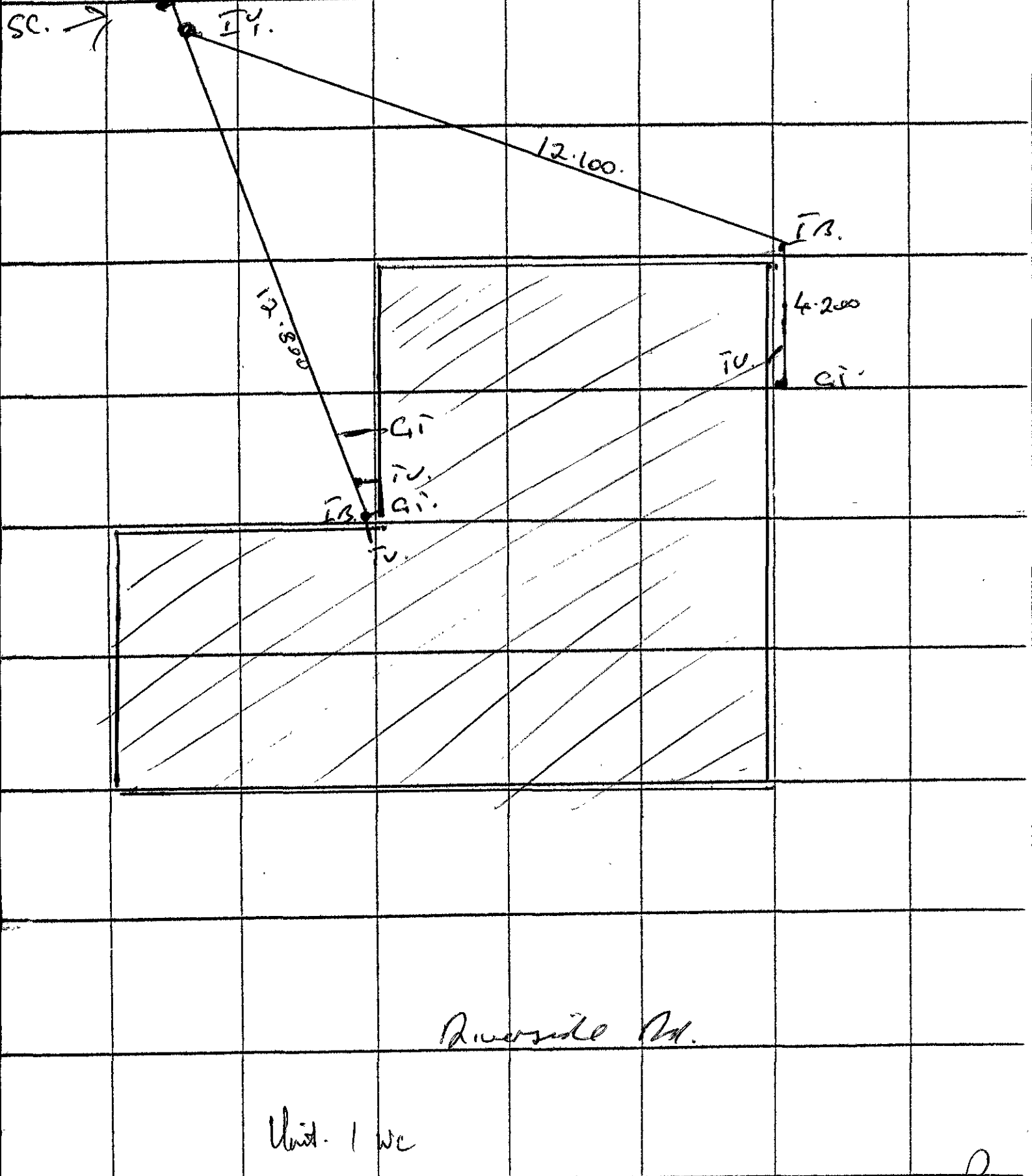
COUNTY MANAGER

B D Sharplin



Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

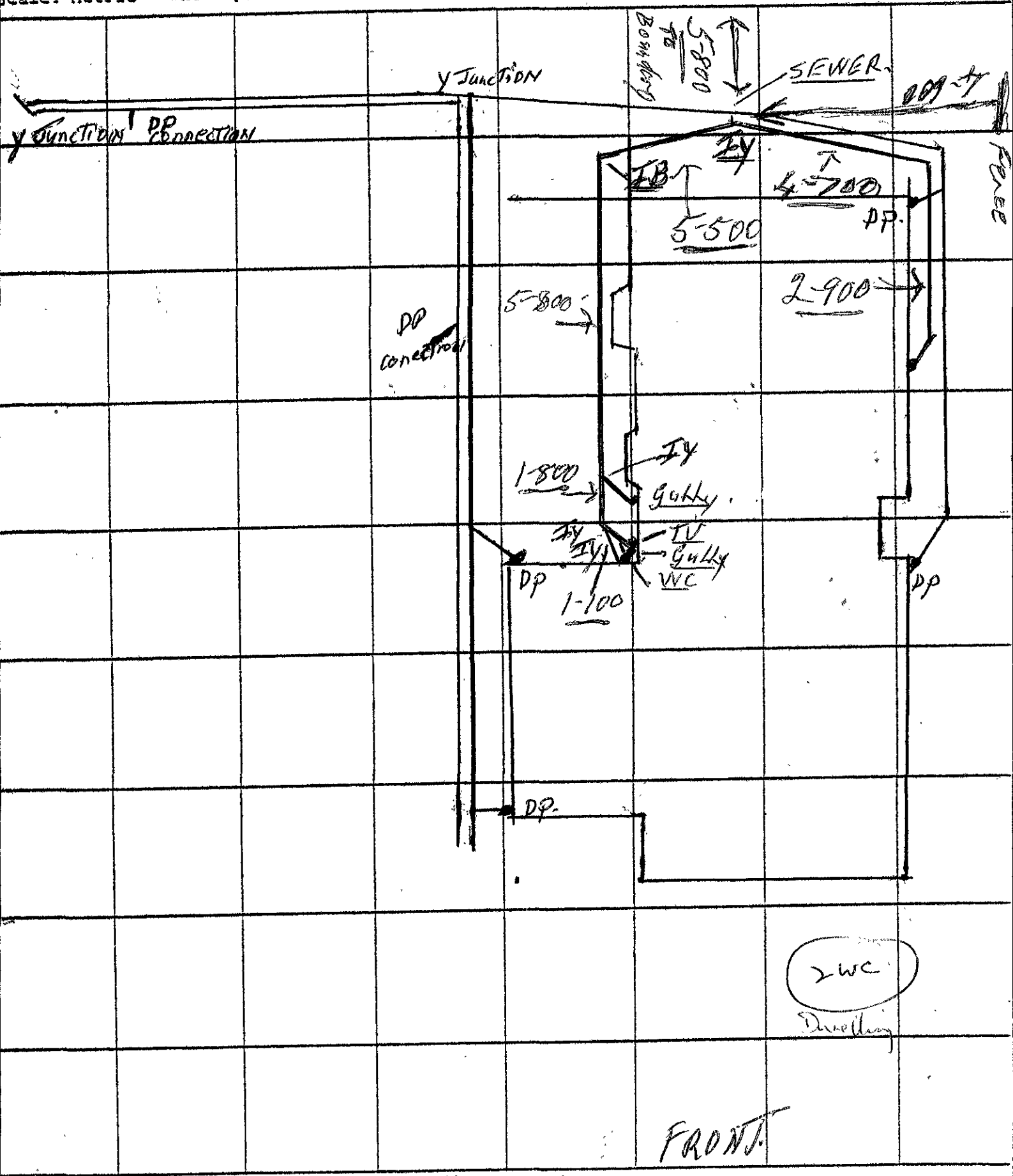
Owner's Name: Relly. Lot 62 D.P. 107160 ✓  
Address of Property: 97A Riverside Rd. Drainlayer's Name: Barlow  
Scale: Metric Where possible use 1:20 Otherwise use 1:200 Please Indicate Scale Used



For Office Use Only:  
Drainage Permit No: \_\_\_\_\_ Date Inspected 6/10/89 Inspector Barlow  
Building Permit No: F0 51880 BPA 51880

Where drainage plans are necessary (see page 2) the graph below is to be completed according to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: LL + AL. RIELLY Lot 62 D.P. 107160  
Address of Property: 97 RIVERSIDE RD. DREINWA Drainlayer's Name: A.J. GOCKLE ✓  
Scale: Metric Where possible use 1:20 Otherwise use 1:200 Please Indicate Scale Used



For Office Use Only:

Drainage Permit No:  
Building Permit No: (FO17185) (FO51880) ORA 51880.

Date Inspected 11/5/89 Inspector AC