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Ross McAulay
19 Konoba Avenue
Kumeu
KUMEU 0810



| | |
|------------------------------|---------------------------------------|
| Applicant | Ross McAulay |
| LIM address | 19 Konoba Avenue Huapai Auckland 0891 |
| Application number | 8270606738 |
| Customer Reference | |
| Date issued | 13-Jun-2025 |
| Legal Description | LOT 1 DP 561609 |
| Certificates of title | 994215 |

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 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](#)

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance

Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms "Flood Plain" and "Floodplain" are used interchangeably.

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

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: | 12346291018 |
| Rates levied for the Year 2024/2025 : | \$3,083.02 |
| Total rates to clear for the current year (including any arrears and postponed rates): | \$120.07 |

The rates figures are provided as at 8 a.m. 13/06/2025. It is strongly advised these are not used for settlement purposes.

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

19 Konoba Avenue Huapai Auckland 0891

| Application No. | Description | Decision | Decision Date |
|-----------------|---|---|---------------|
| SUB-66694 | Land Use Consent HPO SHA consent - proposed fee simple subdivision and enabling earthworks | Granted(Construction Monitoring Underway) | 01/06/2016 |
| LUC60358589 | Land Use Consent To construct 21 new dwellings across 10 existing lots. These dwellings comprise of one set of duplexes (two dwellings), one set of terrace houses (three dwellings), and sixteen standalone dwellings. These will also be a mixture of one and two storey dwellings and a mixture of 2, 3, and 4-bedroom dwellings. Lot 14 has been designated as an affordable dwelling to comply with the affordable dwelling provisions within the Huapai Triangle Precinct. Following construction of the dwellings, it is proposed to subdivide each dwelling onto freehold lots and create a Jointly Owned Access Lot to provide for access to Lots 16-21. Consent is also required for earthworks over an area of 2,350m ² and to a volume of 800m ³ , new impervious areas in the stormwater management area control, infringements to development standards and vehicle access development standards, dwellings within the 1 per cent AEP flood plain, and the removal of three street trees over 4m in height. | Granted(Construction Monitoring Underway) | 31/08/2020 |
| SUB60358660-A | Change of Condition (s127) To vary conditions 1 and 28 to allow for the subdivision of land in stage 1 to occur prior to construction of the dwellings and the addition of condition 37(c) to ensure the dwellings are constructed in accordance with LUC60358589. | Granted | 13/08/2021 |
| SUB60358660-B | Change of Condition (s127) WITHDRAWN - The proposal seeks to change to conditions 1 and 37 to reflect a new dwelling typology for units 4-6 and 19-21. | Withdrawn | 20/12/2021 |

| Application No. | Description | Decision | Decision Date |
|-----------------|--|----------|---------------|
| LUC60358589-A | Change of Condition (s127) To vary condition 1 of LUC60358589 to change the plans for units 19-21. These dwellings are proposed to be changed from single storey to two-storeys. | Granted | 03/02/2022 |
| LUC60358589-B | Change of Condition (s127) To vary condition 1 to update plans for dwelling one due to a rearrangement of the internal layout, increase of building coverage by 2.7m2, and addition of a fourth bedroom. | Granted | 14/02/2022 |

Subdivisions

19 Konoba Avenue Huapai Auckland 0891

| Application No. | Description | Decision | Decision Date |
|-----------------|---|----------|---------------|
| SUB-66694 | Subdivision Consent HPO SHA consent - proposed fee simple subdivision and enabling earthworks | Granted | 01/06/2016 |
| SUB-66694 | Subdivision survey plan ((s)223) HPO SHA consent - 223 LT 509469 - Lots 1 - 88 and 1999 - 2003 being a sub of Lots 5 - 5 DP 116044 and Lot 1 DP 137584 | Granted | 23/08/2017 |
| SUB-66694 | Subdivision completion cert ((s)224C) HPO SHA consent - 224c -81 nobilo road, LT LT 509469 - Lots 1 - 88 and 1999 - 2003. subdivision - northwest | Approved | 08/12/2017 |
| SUB-66694 | Subdivision survey plan ((s)223) s223 LT 522391 - Lots 1 - 89 and 1999-2004 being a sub of Lots 6 and 7 DP 116044, Lot 600 DP 514952 and Lot 605 DP 509358 | Granted | 27/03/2018 |
| SUB60358660 | Subdivision Consent To construct 21 new dwellings across 10 existing lots. These dwellings comprise of one set of duplexes (two dwellings), one set of terrace houses (three dwellings), and sixteen standalone dwellings. These will also be a mixture of one and two storey dwellings and a mixture of 2, 3, and 4-bedroom dwellings. Lot 14 has been designated as an affordable dwelling to comply with the affordable dwelling provisions within the Huapai Triangle Precinct. Following construction of the dwellings, it is proposed to subdivide each dwelling onto freehold lots and create a Jointly Owned Access Lot to provide for access to Lots 16-21. Consent is also required for earthworks over an area of 2,350m2 and to a volume of 800m3, new impervious areas in the stormwater management area control, infringements to development standards and vehicle access development standards, dwellings within the 1 per cent AEP flood plain, and the removal of three street trees over 4m in height. | Granted | 31/08/2020 |

| Application No. | Description | Decision | Decision Date |
|-----------------|---|----------|---------------|
| SRV90093163-1 | Subdivision survey plan ((s)223) s223 - 19 Konoba Avenue Huapai LT 561609 - Lots 1 -10, 16 - 24 being a sub of Lots 75 - 80 and 82 - 85 DP 522391 | Granted | 31/05/2021 |
| CCT90094271-1 | Subdivision completion cert ((s)224C) s224c - 16 Winfield Road LT 561609 - Lots 1 -10, 16 - 24 being a sub of Lots 75 - 80 and 82 - 85 DP 522391 | Approved | 04/10/2021 |

Engineering Approvals

19 Konoba Avenue Huapai Auckland 0891

| Application No. | Description | Decision | Decision Date |
|-----------------|---|----------|---------------|
| ENG-483 | Engineering Compliance HPO SHA engineering - application for engineering approval (major) including stormwater, wastewater, watermain and roading. | Approved | 01/03/2017 |
| ENG60364468 | Engineering Compliance Major Engineering Approval: A stormwater line is proposed to serve 6 lots. 10 existing lot connections will be reused. 5 additional stormwater lot connections will be added on this existing stormwater line. The existing ten lots are served with a low pressure sewer system constructed as part of the original subdivision. Due to the re-sub division of the site, five existing boundary kits will be re-used and eleven new single boundary kits for low pressure sewer will be provided. Specifically, a multi-boundary kit with five connections for the low pressure sewer will be proposed in the berm of Winfield Road to serve the lots within the JOAL. The existing street trees and one streetlight are to be relocated. Two existing rain gardens are relocated. In addition, six existing car parking bays will be removed. Eleven single vehicle crossings and two double vehicle crossings are proposed. | Approved | 11/12/2020 |

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 \(aucklandcouncil.govt.nz\)](https://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

19 Konoba Avenue Huapai Auckland 0891

| Application No. | Description | Issue Date | Status |
|-----------------|-------------|------------|--------|
|-----------------|-------------|------------|--------|

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--|
| BCO10322472 | Private drainage including private catch pits, chamber, private subsoil drains, and detention tank systems for shared accessways (JOAL). | 02/03/2021 | CCC Issued 12/05/2022 (See Note 2) |
| BCO10339459 | Double-Storey building with single garage, four bedrooms, three bathrooms, a lounge, dining and kitchen. BCO10339459/A - Amendment to Building Consent No: BCO10339459: Ground Floor, Window eight added. First Floor, Window eight deleted. Elevation- Structure: Affected plans revised. | 07/03/2022 | CCC Issued 23/12/2022 (See Note 2) |

| Note | Description |
|------|--|
| 2 | Code Compliance Certificate (CCC) for this consent was issued. |

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Vehicle Crossing

19 Konoba Avenue Huapai Auckland 0891

| Application No. | Description | Decision |
|-----------------|------------------------|---|
| VXG21513502 | Vehicle Crossing Lot 1 | Completion Certificate Issued (See Note 2) |

| Note | Description |
|------|--|
| 2 | Certificate of Completion issued by Auckland Transport. This confirms that Final Inspection has occurred and certifies that the Vehicle Crossing has been constructed in accordance with the guidelines and specifications detailed in the Approval. |

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about->

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the

Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as “Hauraki Gulf Islands”, the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

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

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

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 Certificate of Title for this property.

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- As Built Drainage Plan : BCO10339459_As Built Drainage Plan

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

Address

19 Konoba Avenue Huapai 0891

Legal Description

LOT 1 DP 561609

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Huapai Triangle sub-precinct F, Sub-precinct

Controls

Controls: Macroinvertebrate Community Index - Rural

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

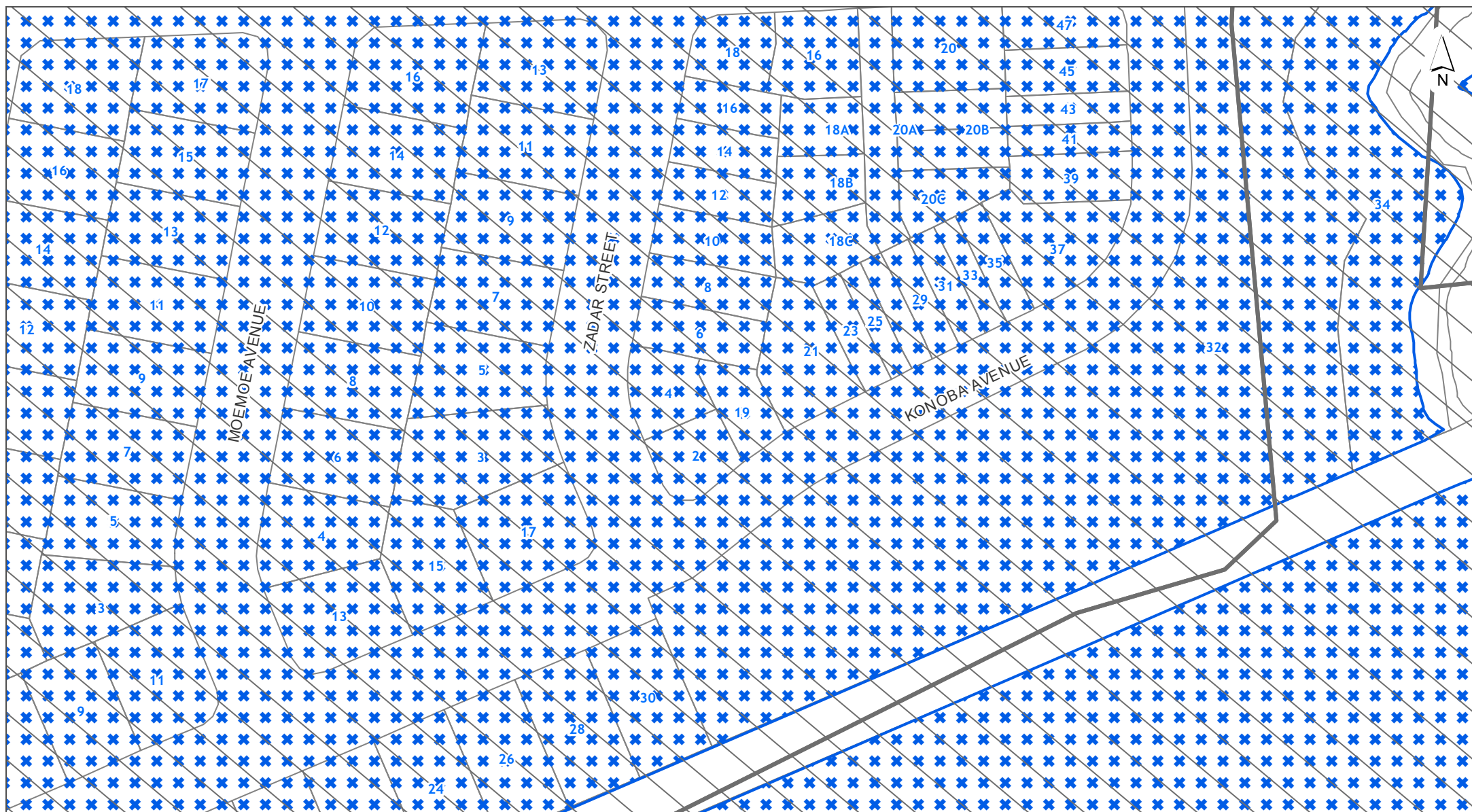
19 Konoba Avenue Huapai 0891

LOT 1 DP 561609

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
13/06/2025

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Controls

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Designations

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Historic Heritage and Special Character

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Infrastructure

19 Konoba Avenue Huapai 0891

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Meters

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Mana Whenua

19 Konoba Avenue Huapai 0891

LOT 1 DP 561609

0 7 14 21
Meters

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Natural Heritage

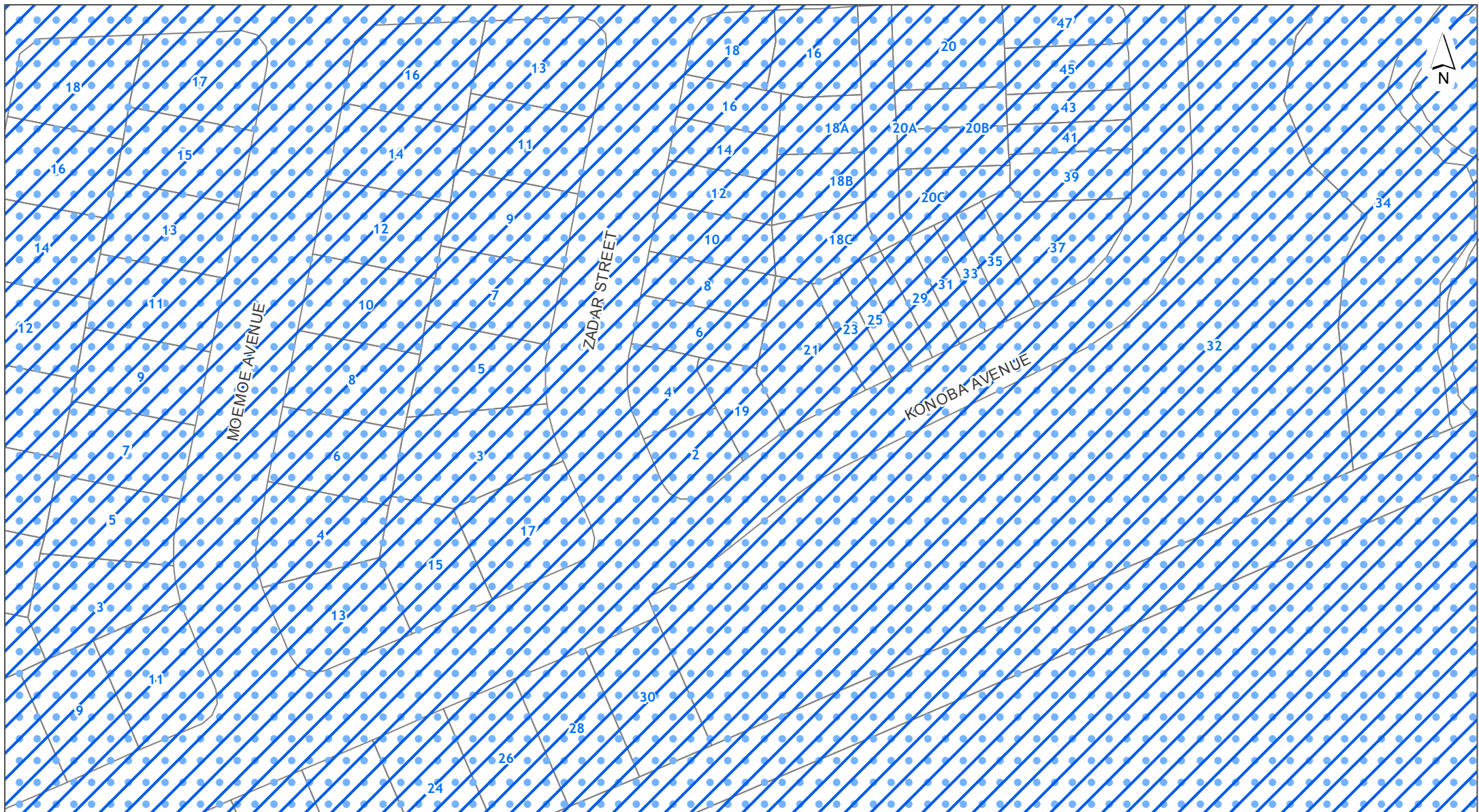
19 Konoba Avenue Huapai 0891

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Natural Resources

19 Konoba Avenue Huapai 0891

LOT 1 DP 561609

0 7 14 21
Meters

Scale @ A4
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13/06/2025



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Precincts

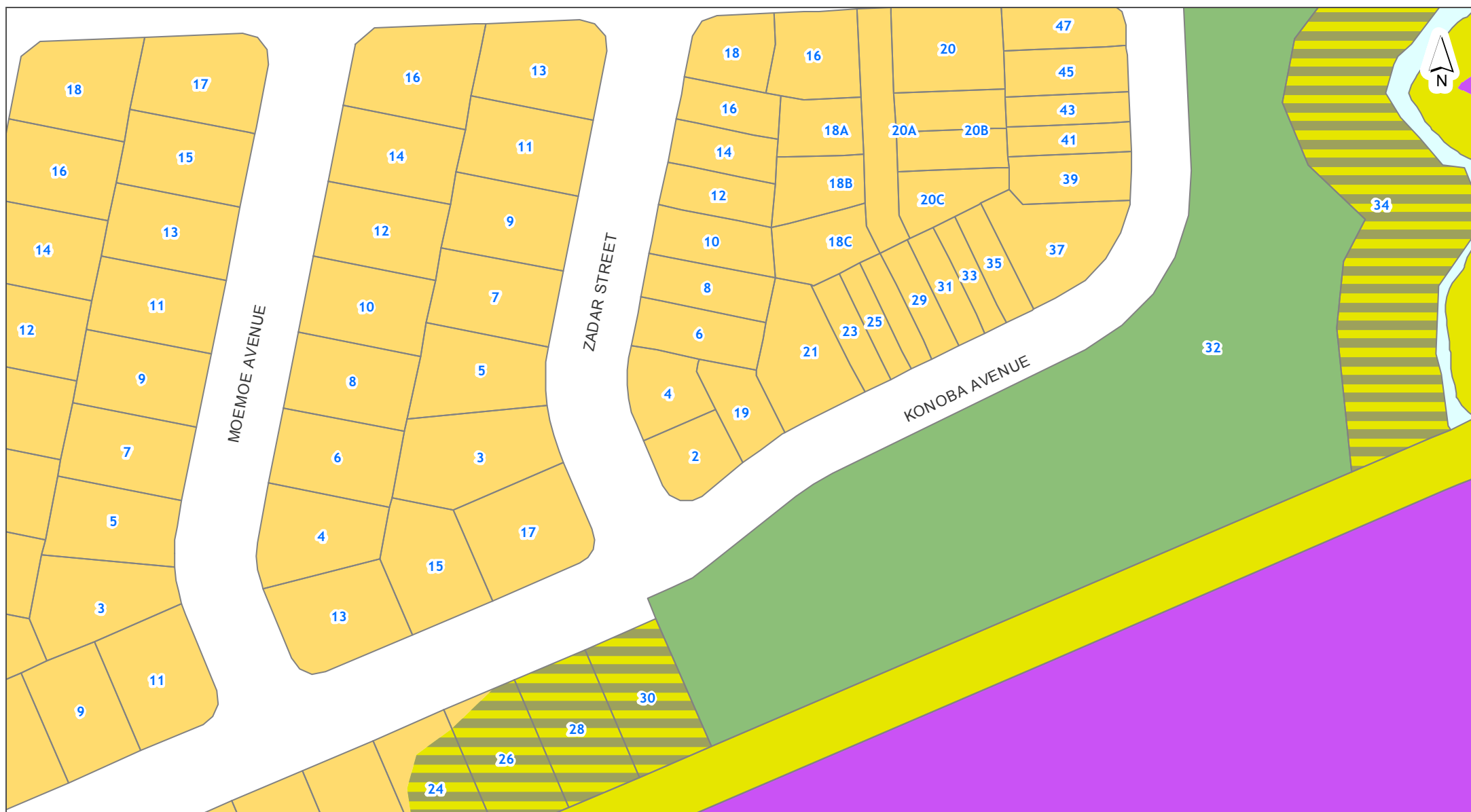
19 Konoba Avenue Huapai 0891

LOT 1 DP 561609

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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Zones and Rural Urban Boundary

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0 7 14 21
Meters

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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] | } Significant Ecological Areas Overlay |
| | Marine 1 [rcp] | |
| | Marine 2 [rcp] | |
| | 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 Corridor Overlay |
| | National Grid Substation Corridor | |
| | National Grid Yard Compromised | |
| | National Grid Yard Uncompromised | |

Mana Whenua

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

Built Environment

| | |
|--|------------------------------------|
| | Identified Growth Corridor Overlay |
|--|------------------------------------|

Natural Heritage

| | | |
|--|---|--|
| | Verified position of tree | } Notable Trees Overlay |
| | Unverified position of tree | |
| | Group of Trees | |
| | 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 | } 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] | |
| | Modified | } Ridgeline Protection Overlay |
| | Natural | |
| | Local Public Views Overlay [rcp/dp] | |
| | Extent of Overlay | } Waitakere Ranges Heritage Area Overlay |
| | Subdivision Schedule | |

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

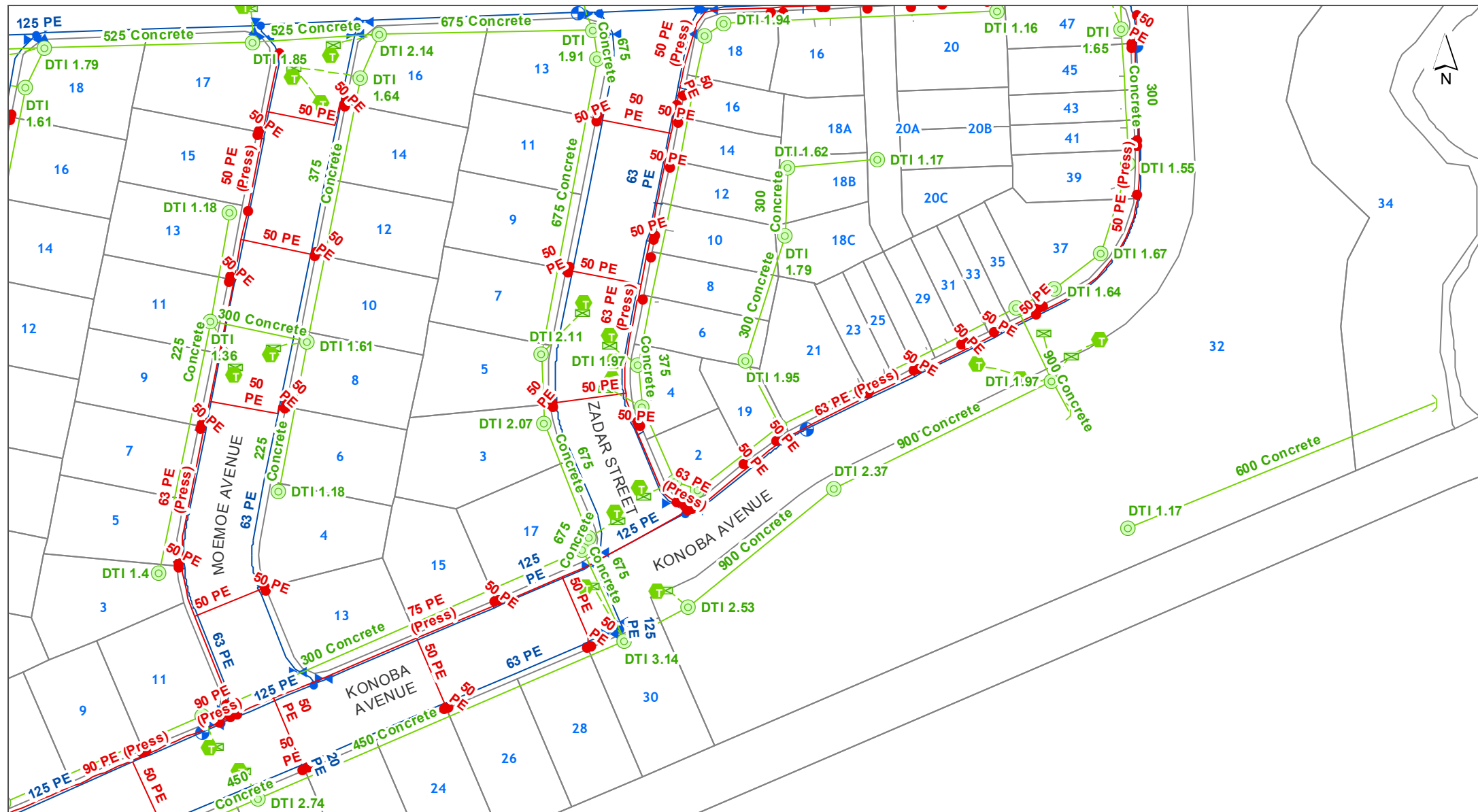
| | | |
|--|---|--------------------------------------|
| | Key Retail Frontage | } Building Frontage Control |
| | General Commercial Frontage | |
| | Adjacent to Level Crossings | |
| | General | } Vehicle Access Restriction Control |
| | Motorway Interchange Control | |
| | Centre Fringe Office Control | |
| | Height Variation Control | |
| | Parking Variation Control | |
| | Level Crossings With Sightlines Control | |
| | Arterial Roads | |
| | Business Park Zone Office Control | |

| | | |
|--|---|---|
| | Hazardous Facilities | } Emergency Management Area Control |
| | Infrastructure | |
| | Macroinvertebrate Community Index | |
| | Flow 1 [rp] | } Stormwater Management Area Control |
| | Flow 2 [rp] | |
| | Subdivision Variation Control | |
| | Indigenous Vegetation 749.7 ha | } Kawau Island Rural Subdivision SEAs Control |
| | Freshwater Wetland 14.6 ha | |
| | Surf Breaks [rcp] | |
| | Cable Protection Areas Control [rcp] | |
| | Coastal Inundation 1 per cent AEP Plus 1m Control | |

Designations

| | |
|--|--------------|
| | Designations |
|--|--------------|

| | |
|--|-----------------------------------|
| | Airspace Restriction Designations |
|--|-----------------------------------|

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Underground Services Combined

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



















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






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 |
|  | Pipe - Unserviceable |  | Erosion & Flood Control (Other Structure) |
|  | Culvert / Tunnel |  | Erosion & Flood Control (Wall Structure) |
|  | Subsoil Drain | | |
|  | 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 |

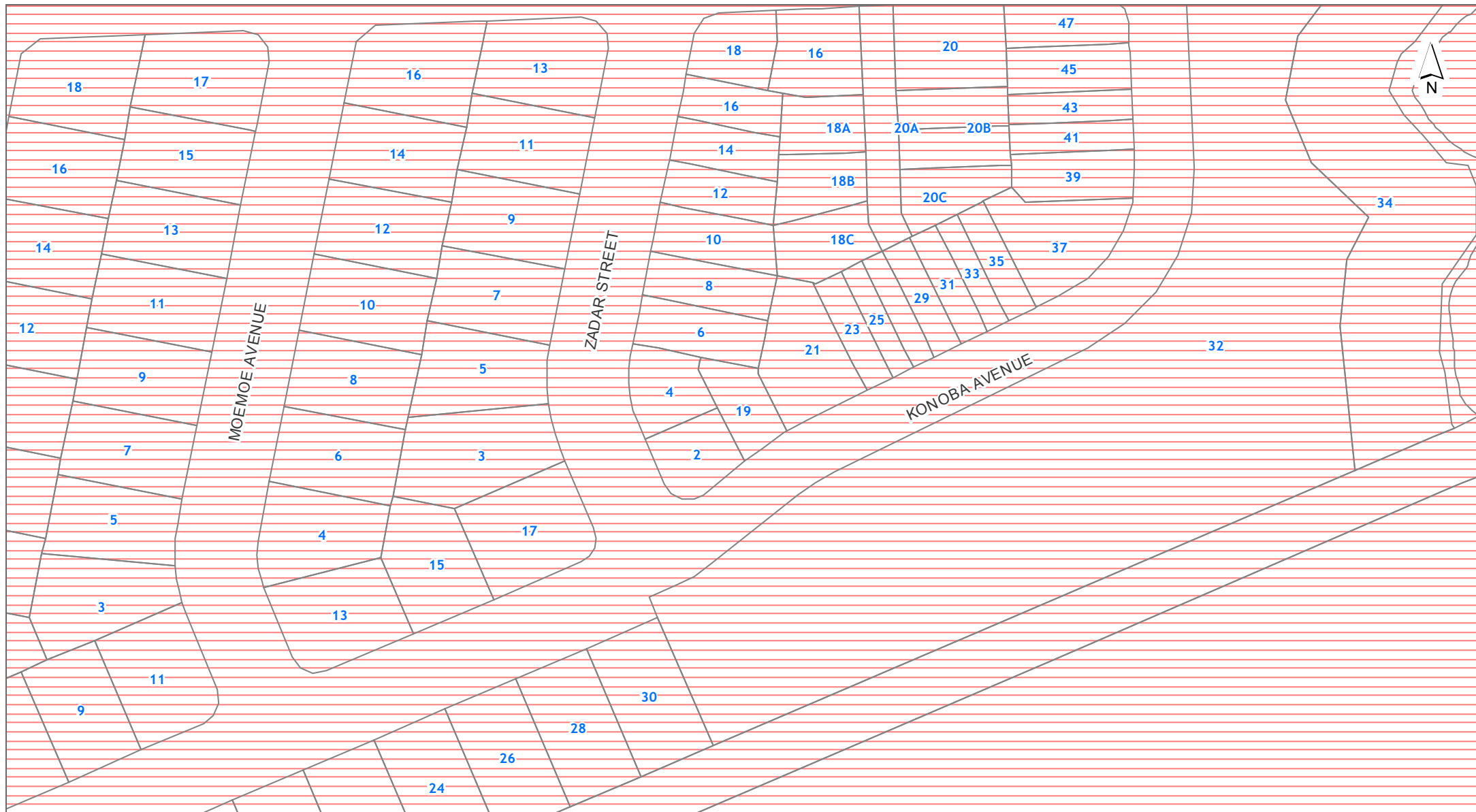
Wastewater

| | |
|---|------------------------------------|
|  | 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) |
|  | 110 kv - Electricity Transmission |
|  | 220 kv - Electricity Transmission |
|  | 400 kv - Electricity Transmission |
|  | Aviation Jet A1 Fuel Pipeline |
|  | Liquid Fuels Pipeline [Marsden to Wiri] |
|  | Gas Transmission Pipeline |
|  | High-Pressure Gas Pipeline |
|  | Medium-Pressure Gas Pipeline |
|  | Indicative Steel Mill Slurry Pipeline |
|  | Indicative Steel Mill Water Pipeline |
|  | Fibre Optic Cable (ARTA) |

Legend
updated:
20/05/2025



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Hazards

19 Konoba Avenue Huapai 0891

LOT 1 DP 561609

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
13/06/2025



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Natural Hazards - Coastal Erosion ASCIE

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LOT 1 DP 561609

0 6.5 13 19.5
 Meters

Scale @ A4
 = 1:1,000

Date Printed:
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Natural Hazards - Coastal Inundation

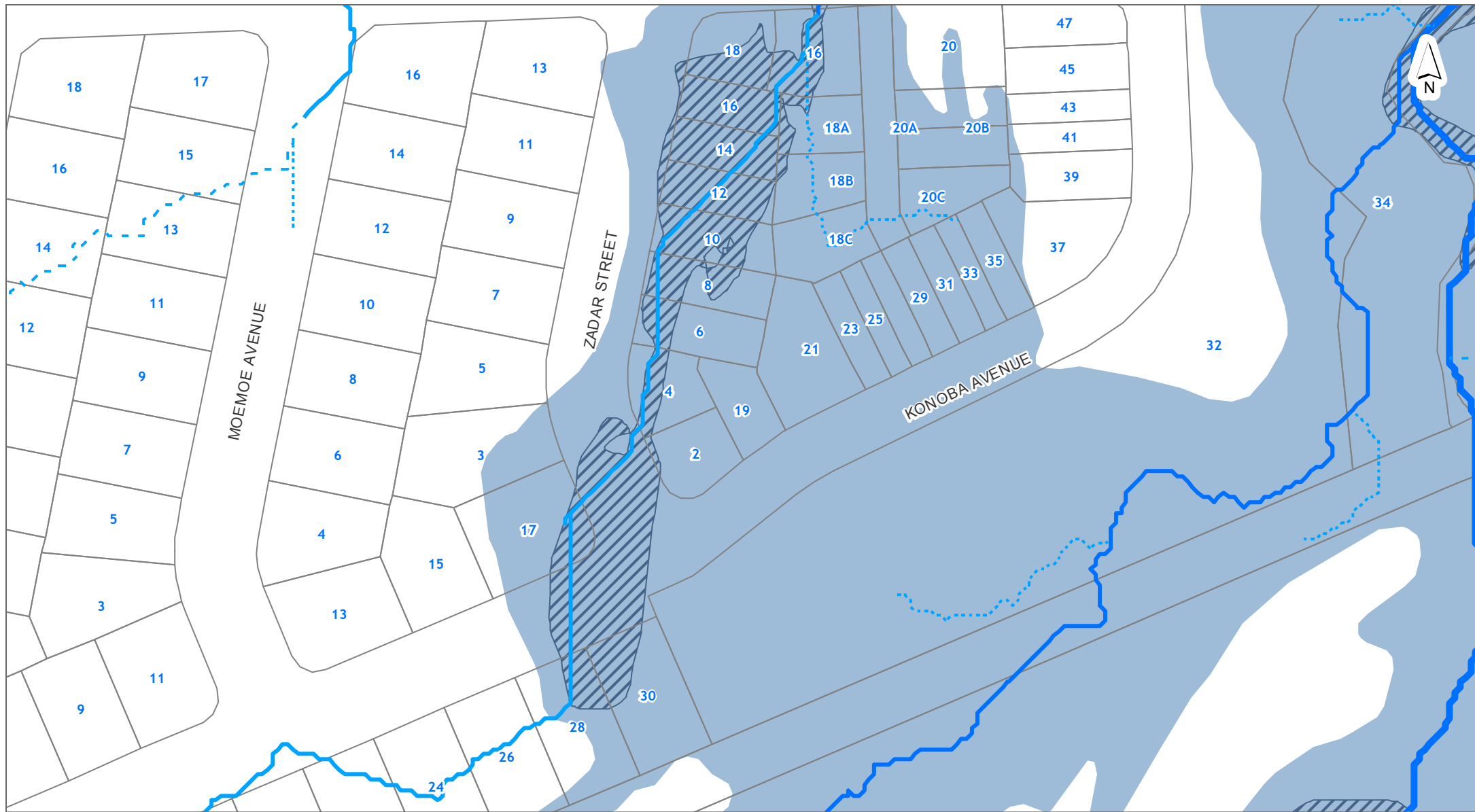
19 Konoba Avenue Huapai 0891

LOT 1 DP 561609

0 6.5 13 19.5
 Meters

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Natural Hazards - Flooding

19 Konoba Avenue Huapai 0891

LOT 1 DP 561609

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

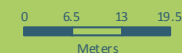
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Natural Hazards - Sea Spray

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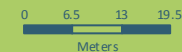
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Natural Hazards - Volcanic Cones

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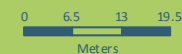
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Other

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LOT 1 DP 561609













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Hazards

Soil Warning Area

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

Hazards

Soil Warning Area continued

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




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




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

Areas Susceptible to Coastal Instability and Erosion (ASCIE)

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

















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

As-built underslab plumbing / drainage plan

This as-built plan must be made available at time of inspection.

☒ Underslab ☒ Drainage

Consent number: BCO 10339459

Legacy number:

Owner:

Street address: **19 Konoba Ave Huapai**

Lot number:

Lot / DP number:

Drainlayer / plumber: **Changfeng Guan**

Registration number: **29719**

Note: Please provide figures/measurements from a defined point of reference.

Date submitted: **11/05/2022**

Note: Use black ink for building outline. Denote stormwater as S/W..... and sanitary sewer as S/S.....

