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Michelene Du Preez
4 Timbermill Road
Whenuapai
AUCKLAND 0618



Applicant	Michelene Du Preez
LIM address	4 Timbermill Road Whenuapai Auckland 0618
Application number	8270596094
Customer Reference	
Date issued	28-Apr-2025
Legal Description	PRIN 2 DP 554700
Certificates of title	965137

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

Council's regulatory records indicate that identified contaminants at this site have been remediated to background levels

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.

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](#)

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” 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:	12346160258
Rates levied for the Year 2024/2025 :	\$2,501.15
Total rates to clear for the current year (including any arrears and postponed rates):	\$625.25

The rates figures are provided as at 8 a.m. 28/04/2025. 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

22-40 Maramara Road Whenuapai Auckland 0618

Application No.	Description	Decision	Decision Date
LUC-2015-1414	Land Use Consent HPO SHA CONSENT: Consent required for impervious surfacing, building coverage and natural hazards.	Granted (Monitoring Complete)	03/09/2015
LUC-2015-2109	Land Use Consent HPO SHA CONSENT - Boundary adjustment application to facilitate residential and commercial development in accordance with the Whenuapai 2 Precinct	Granted	13/11/2015
REG-2016-517	Land Use - Stream Consent HPO-SHA-CONSENT: Concurrent QD with Whenuapai Precinct 2 Plan Variation - Regional consent description - Reclamation of approximately 350m of intermittent stream channel, associated with the 50 lot residential subdivision.	Granted	18/11/2015
LUC-2015-1021	Change of Condition (s127) HPO-SHA-CONSENT: Application to vary condition 3 of Permits 33017 and 33018 to reflect the stormwater management and property arrangement of the Network Discharge Consent (Council Reference REG/2015/1553)	Granted	20/11/2015
LUC-2015-1002	Land Use Consent HPO-SHA-CONSENT: Concurrent QD with Whenuapai Precinct 2 Plan Variation	Granted(Construction Monitoring Underway)	23/11/2015
REG-2015-1004	Land Use Consent HPO-SHA- CONSENT: Earthworks regional consent - referred to in approved consent.	Granted (Monitoring Complete)	23/11/2015
LUC-2015-2366	Land Use Consent HPO SHA CONSENT - Blanket consent for all vacant residential lots to enable the construction of dwellings in the SMAF 1 area without any further consents provided that the on-site retention requirements set out in the SMP are met.	Granted	12/02/2016

Application No.	Description	Decision	Decision Date
LUC-2016-1974	Change of Condition (s127) HPO SHA CONSENT VARIATION - Proposal to amend condition 1 and add a new condition (condition 76) of LUC-2015-1002 and SUB-2015-1003	Granted	15/08/2016
LUC-2016-1752	Land Use Consent HPO SHA CONSENT - Subdivision of three superblocks (2004, 2013, and 20022) to create 93 residential lots containing terraced housing and walk-up apartment typologies including necessary service connections.	Granted(Construction Monitoring Underway)	16/11/2016
LUC60069671	Land Use Consent Land use and unit title subdivision consent for 30 new residential dwellings. Earthworks required	Granted(Construction Monitoring Underway)	22/06/2017
LUC60341023	Land Use Consent This resource consent application by Mike Greer Homes Limited relates to a proposal to undertake a combined subdivision and land use development involving the construction of two rows of terraced dwelling with a total of 24 dwellings. All of the proposed dwellings are two storey and contain two bedrooms and associated living spaces. This proposal is intended to deliver Kiwibuild homes.	Granted (Monitoring Complete)	22/10/2019

Subdivisions

22-40 Maramara Road Whenuapai Auckland 0618

Application No.	Description	Decision	Decision Date
SUB-2015-1219	Subdivision Consent HPO SHA CONSENT: Boundary adjustment to facilitate residential development within the proposed Whenuapai 2 precinct.	Granted	03/09/2015
SUB-2015-2028	Subdivision Consent HPO SHA CONSENT - Boundary adjustment application to facilitate residential and commercial development in accordance with the Whenuapai 2 Precinct	Granted	13/11/2015
SUB-2015-1003	Subdivision Consent HPO-SHA-CONSENT: Concurrent consent under HASHAA to undertake the works necessary to facilitate a vacant lot residential subdivision and associated enabling civil works.	Granted	23/11/2015

Application No.	Description	Decision	Decision Date
SUB-2016-1753	Subdivision Consent HPO SHA CONSENT - Qualifying development application for 93 dwellings to be developed within 6 superblocks (Lots 2013, 20022, and 3001-3004), including 10 affordable homes meeting Criteria A of the Order in Council for the Whenuapai Special Housing Area.	Granted	16/11/2016
SUB60069672	Subdivision Consent Land use and unit title subdivision consent for 30 new residential dwellings.	Granted	22/06/2017
SUB60341792	Subdivision Consent This resource consent application by Mike Greer Homes Limited relates to a proposal to undertake a combined subdivision and land use development involving the construction of two rows of terraced dwelling with a total of 24 dwellings. All of the proposed dwellings are two storey and contain two bedrooms and associated living spaces. This proposal is intended to deliver Kiwibuild homes.	Granted	22/10/2019
SRV90088135	Subdivision survey plan ((s)223) S223, S224(f) and S32(2)(a) Application LT 554700	Granted	17/10/2020
CCT90088774	Subdivision completion cert ((s)224C) S224C Application LT 554700	Approved	24/11/2020

Engineering Approvals

22-40 Maramara Road Whenuapai Auckland 0618

Application No.	Description	Decision	Decision Date
ENG-2016-73	Engineering Compliance HPO SHA engineering - application for engineering approval for stormwater, wastewater, watermain, roading and parks.	Approved	13/01/2016
ENG60347746	Engineering Compliance Connection to the existing SW and WW manholes	Approved	14/01/2020
ENG60347761	Engineering Compliance Engineering Application – Right of Way – Construction of a new Right of Way for the proposed subdivision	Approved	22/01/2020

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

22-40 Maramara Road Whenuapai Auckland 0618

Application No.	Description	Issue Date	Status
BCO10297873 BCO10297873-A	RBW - Lot 19 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 19 - MGH - NA0578 Unit 19 South Block, Whenuapai. Unit 8 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 23/01/2021 (See Note 2)
BCO10297803 BCO10297803-A	RBW – Lot 13 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 13 - MGH - NA0578 Unit 13 South Block, Whenuapai. Unit 2 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 29/01/2021 (See Note 2)
BCO10297809 BCO10297809-A	RBW - Lot 16 of 24 -13 Multi-units - two storey residential dwellings with 2 bedrooms. DBC - RBW - AMD - Lot 16 - MGH - NA0578 Unit 16 South Block, Whenuapai. Unit 5 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 22/01/2021 (See Note 2)
BCO10297870 BCO10297870-A	RBW - Lot 17 of 24 -13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 17 - MGH - NA0578 Unit 17 South Block, Whenuapai. Unit 6 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 23/01/2021 (See Note 2)
BCO10297806 BCO10297806-A	RBW - Lot 15 of 24 -13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 15 - MGH - NA0578 Unit 15 South Block, Whenuapai. Unit 4 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 26/01/2021 (See Note 2)
BCO10297879 BCO10297879-A	RBW – Lot 23 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 23 - MGH - NA0578 Unit 23 South Block, Whenuapai. Unit 12 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 23/01/2021 (See Note 2)
BCO10297872 BCO10297872-A	RBW - Lot 18 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 18 - MGH - NA0578 Unit 18 South Block, Whenuapai. Unit 7 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 24/01/2021 (See Note 2)

Application No.	Description	Issue Date	Status
BCO10297805 BCO10297805-A	RBW - Lot 14 of 24 -13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 14 - MGH - NA0578 Unit 14 South Block, Whenuapai. Unit 3 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 28/01/2021 (See Note 2)
BCO10297878 BCO10297878-A	RBW – Lot 22 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 22 - MGH - NA0578 Unit 22 South Block, Whenuapai. Unit 11 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 22/01/2021 (See Note 2)
BCO10297880 BCO10297880-A	RBW – Lot 24 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 24 - MGH - NA0578 Unit 24 South Block, Whenuapai. Unit 13 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 24/01/2021 (See Note 2)
BCO10297875 BCO10297875-A	RBW - Lot 20 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 20 - MGH - NA0578 Unit 20 South Block, Whenuapai. Unit 9 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 23/01/2021 (See Note 2)
BCO10297672 BCO10297672-A	RBW - Lot 12 of 24 - Unit 1 of 13 - two storey residential dwellings with 2 bedrooms, 1 kitchen, 1 bathroom, 1 dining. RBW - NA0578 Unit 12 South Block, Whenuapai - BC amendment - storage shed to be included as per site plan details.	04/02/2020	CCC Issued 23/01/2021 (See Note 2)
BCO10297877 BCO10297877-A	RBW - Lot 21 of 24 - 13 Multi-units - two storey residential dwellings with 2 bedrooms. RBW - AMD - Lot 21 - MGH - NA0578 Unit 21 South Block, Whenuapai. Unit 10 of 13 - BC amendment - storage shed to be included as per site plan details	04/02/2020	CCC Issued 21/01/2021 (See Note 2)
BCO10297858 BCO10297858-A	RBW - Lot 9 - two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - MGH - NA0577 Unit 9 of 11 - BC amendment - storage sheds removed from this consent, see attached plans.	10/02/2020	CCC Issued 21/01/2021 (See Note 2)
BCO10297787 BCO10297787-A	RBW - Lot 10 - Two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - MGH - NA0577 Unit 10 of 11 - two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit.	10/02/2020	CCC Issued 21/01/2021 (See Note 2)

Application No.	Description	Issue Date	Status
BCO10297857 BCO10297857-A	RBW - Unit 8 - two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - MGH - NA0577 Unit 8 of 11 - BC amendment - storage sheds removed from this consent, see attached plans.	10/02/2020	CCC Issued 21/01/2021 (See Note 2)
BCO10297786 BCO10297786-A	RBW - Lot 11 - Two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - MGH - NA0577 Unit 11 of 11 - BC amendment - storage sheds removed from this consent, see attached plans.	10/02/2020	CCC Issued 21/01/2021 (See Note 2)
BCO10297827 BCO10297827-A	RBW - Unit 3 - Two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - Unit 3 of 11 - BC amendment - storage sheds removed from this consent, see attached plans.	11/02/2020	CCC Issued 23/01/2021 (See Note 2)
BCO10297856 BCO10297856-A	RBW - Unit 7 - two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - MGH - SA0313. Unit 7 of 11 - BC amendment - storage sheds removed from this consent, see attached plans.	11/02/2020	CCC Issued 24/01/2021 (See Note 2)
BCO10297665 BCO10297665-A	RBW - Unit 1 - Two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - Lot 1 - MGH - NA0577. Unit 1 North Block, Whenuapai. BC amendment - storage sheds removed from this consent, see attached plans. No change to project value for this amendment.	11/02/2020	CCC Issued 23/01/2021 (See Note 2)
BCO10297824 BCO10297824-A	RBW - Unit 2 - Two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - MGH - NA0577 Unit 2 of 11 - BC amendment - storage sheds removed from this consent, see attached plans.	11/02/2020	CCC Issued 24/01/2021 (See Note 2)
BCO10297850 BCO10297850-A	RBW - Unit 5 - Two storey residential dwellings with 2 bedrooms and attached garage, RBW - AMD - MGH - SA0313. Unit 5 of 11) - BC amendment - storage sheds removed from this consent, see attached plans.	11/02/2020	CCC Issued 24/01/2021 (See Note 2)
BCO10297854 BCO10297854-A	RBW - Unit 6 - two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - MGH - NA0577. Unit 6 of 11 - BC amendment - storage sheds removed from this consent, see attached plans..	11/02/2020	CCC Issued 24/01/2021 (See Note 2)

Application No.	Description	Issue Date	Status
BCO10297829 BCO10297829-A	RBW - Unit 4 - Two storey residential dwellings with 2 bedrooms and attached garage, plus storage unit. RBW - AMD - Unit 4 of 11 - BC amendment - storage sheds removed from this consent, see attached plans.	11/02/2020	CCC Issued 22/01/2021 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation,

may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

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

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the 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 : BCO10297870_As built Drainage Plan Unit 17
- As Built Drainage Plan : BCO10297856_2x Drainage Plan
- As Built Drainage Plan : BCO10297809
- As Built Drainage Plan : 22.40 Maramara Road Plan
- As Built Drainage Plan : BCO10297857
- As Built Drainage Plan : 22.40 Maramara Road Units 12-24 Plan

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

Address

4 Timbermill Road Whenuapai 0618

Legal Description

PRIN 2 DP 554700

Appeals

Modifications

Zones

Residential - Mixed Housing Urban Zone

Precinct

Whenuapai 2, Precinct

Controls

Controls: Macroinvertebrate Community Index - Rural

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - WHENUAPAI - Flow 1

Overlays

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

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

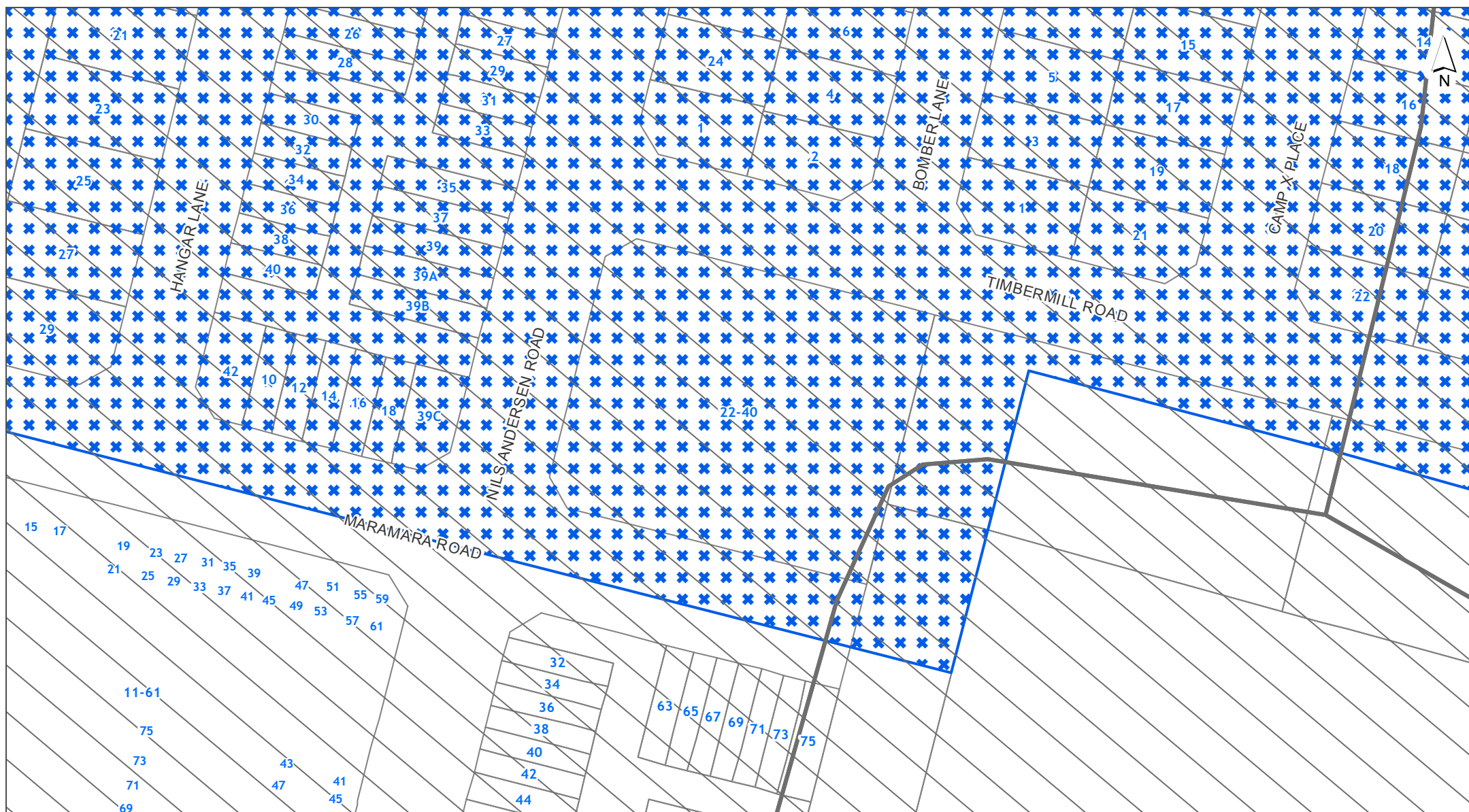
4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700



Scale @ A4
= 1:1,000

Date Printed:
28/04/2025

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Controls

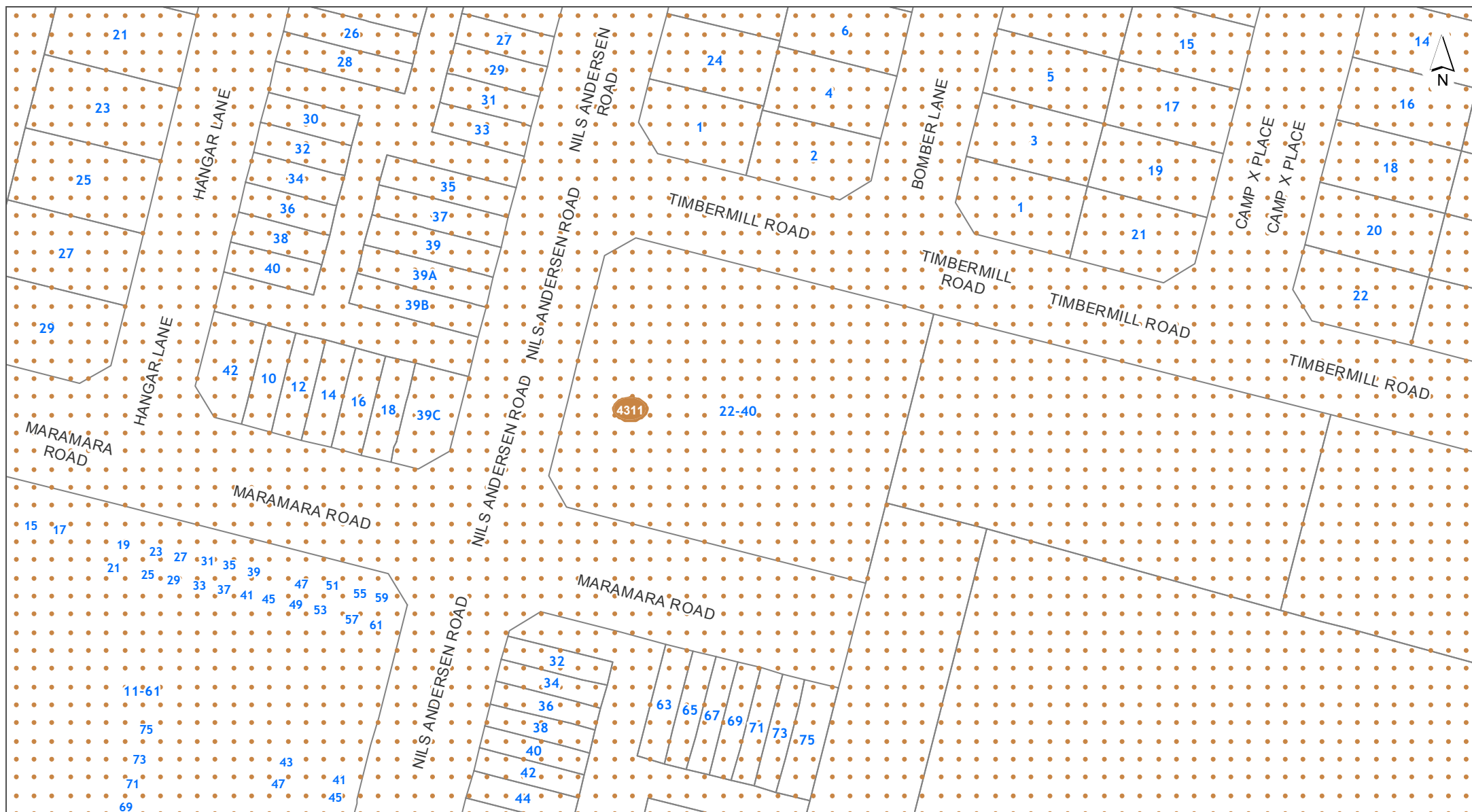
4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Designations

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 7 14 21
Meters

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Historic Heritage and Special Character

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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Infrastructure**4 Timbermill Road Whenuapai 0618****PRIN 2 DP 554700**

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
28/04/2025



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Mana Whenua

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
28/04/2025

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Natural Heritage

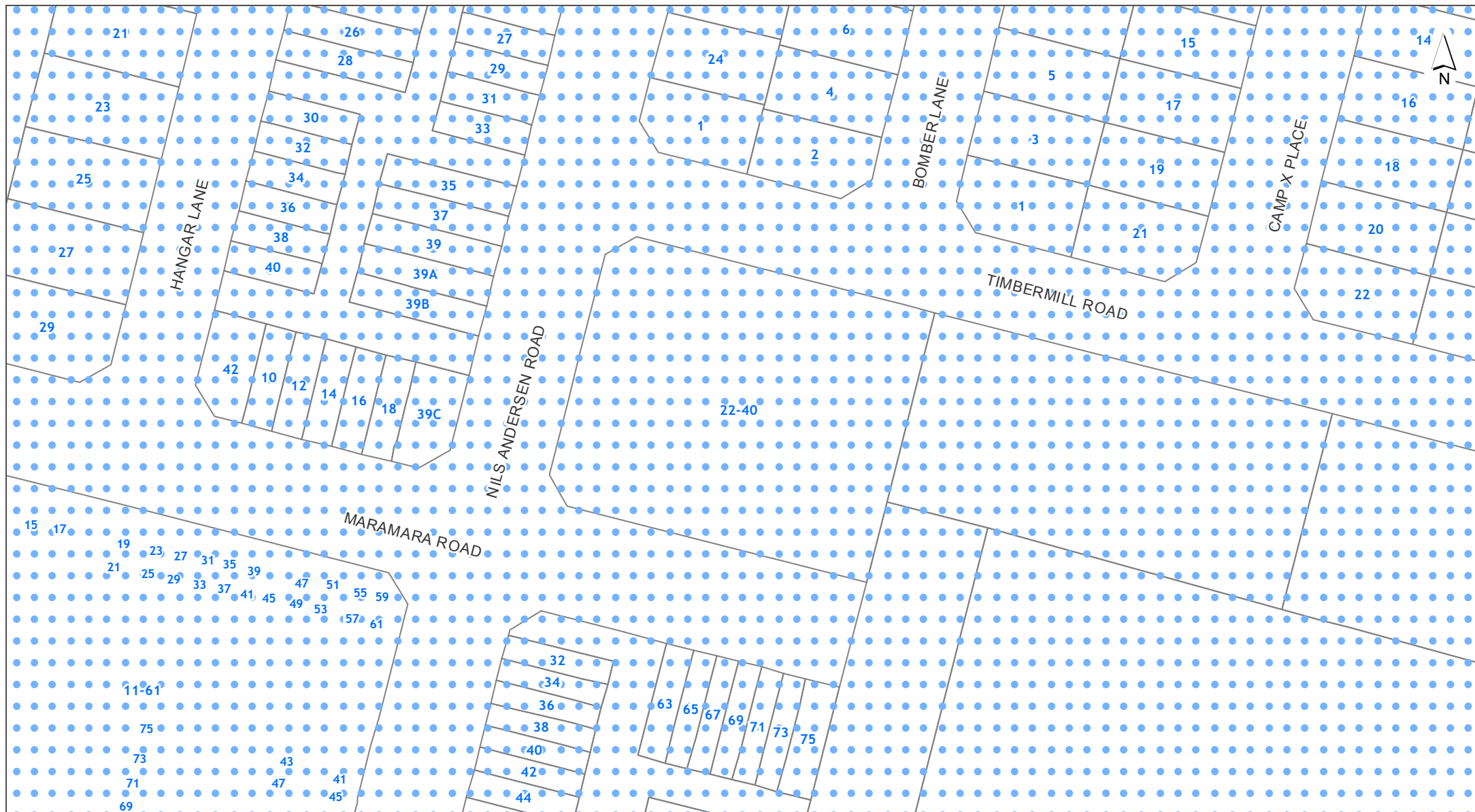
4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700



Scale @ A4
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Date Printed:
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Natural Resources**4 Timbermill Road Whenuapai 0618****PRIN 2 DP 554700**

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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Precincts

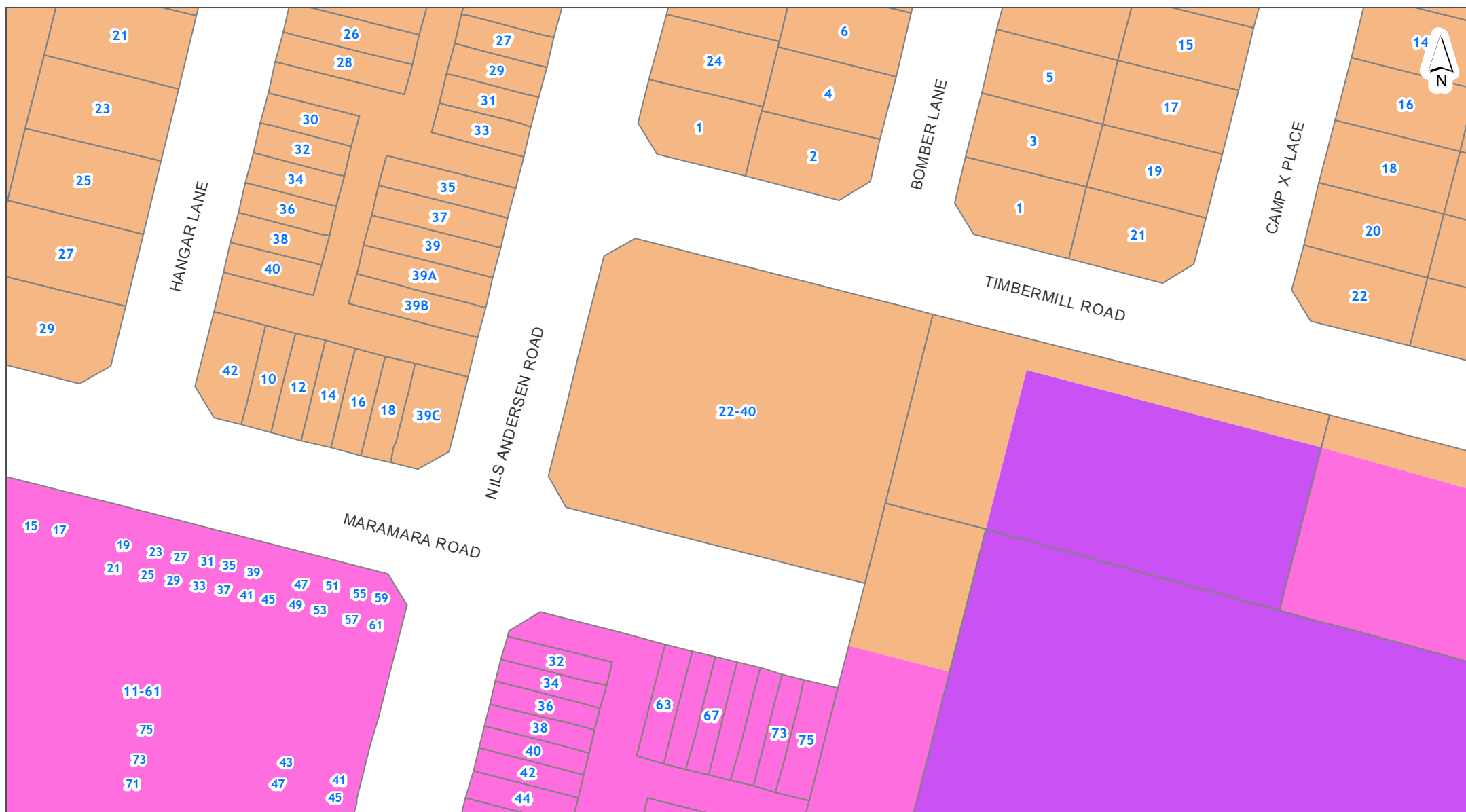
4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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Zones and Rural Urban Boundary

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
28/04/2025

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

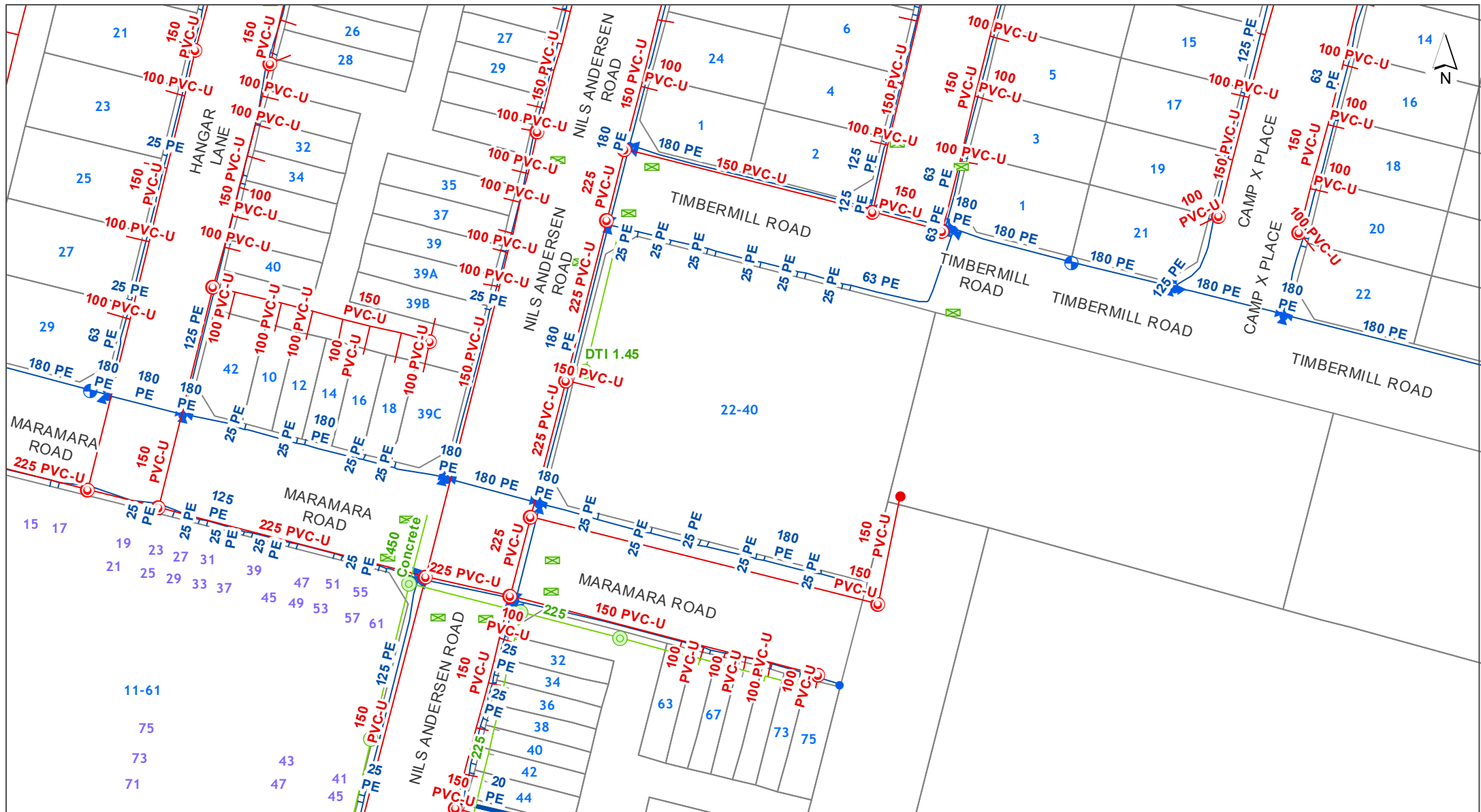
	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	} Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines 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

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700



Scale @ A4
= 1:1,000

Date Printed:
28/04/2025

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		Dam
	Spillway		Embankment
	Safety Benching		Viewing Platform
	Culvert / Tunnel		Bridge
	Subsoil Drain		Erosion & Flood Control (Other Structure)
	Gravity Main		Erosion & Flood Control (Wall Structure)
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational Non-Potable)
	Local Pipe (Operational Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational Non-Potable)
	Transmission Pipe (Operational Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Water Source (Transmission)
	Other Watercare Structures and Areas

Wastewater

	Fitting (Operational)
	Fitting (Abandoned/ Not Operational)
	Other Fitting (Non Watercare)
	Manhole (Non Watercare)
	Manhole (Operational)
	Manhole (Abandoned/ Not Operational)
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Operational Not Vested)
	Transmission Pipe (Abandoned/ Not Operational)
	Chamber
	Structure (Non Watercare)
	Pump Station

Utilities

	Transpower Site
	Transpower Pylon
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation JetA1 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)
	Contour 0m
	Contour Interval

Legend
updated:
28/05/2024



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Hazards

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
28/04/2025



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Natural Hazards - Coastal Erosion ASCIE

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Natural Hazards - Coastal Inundation

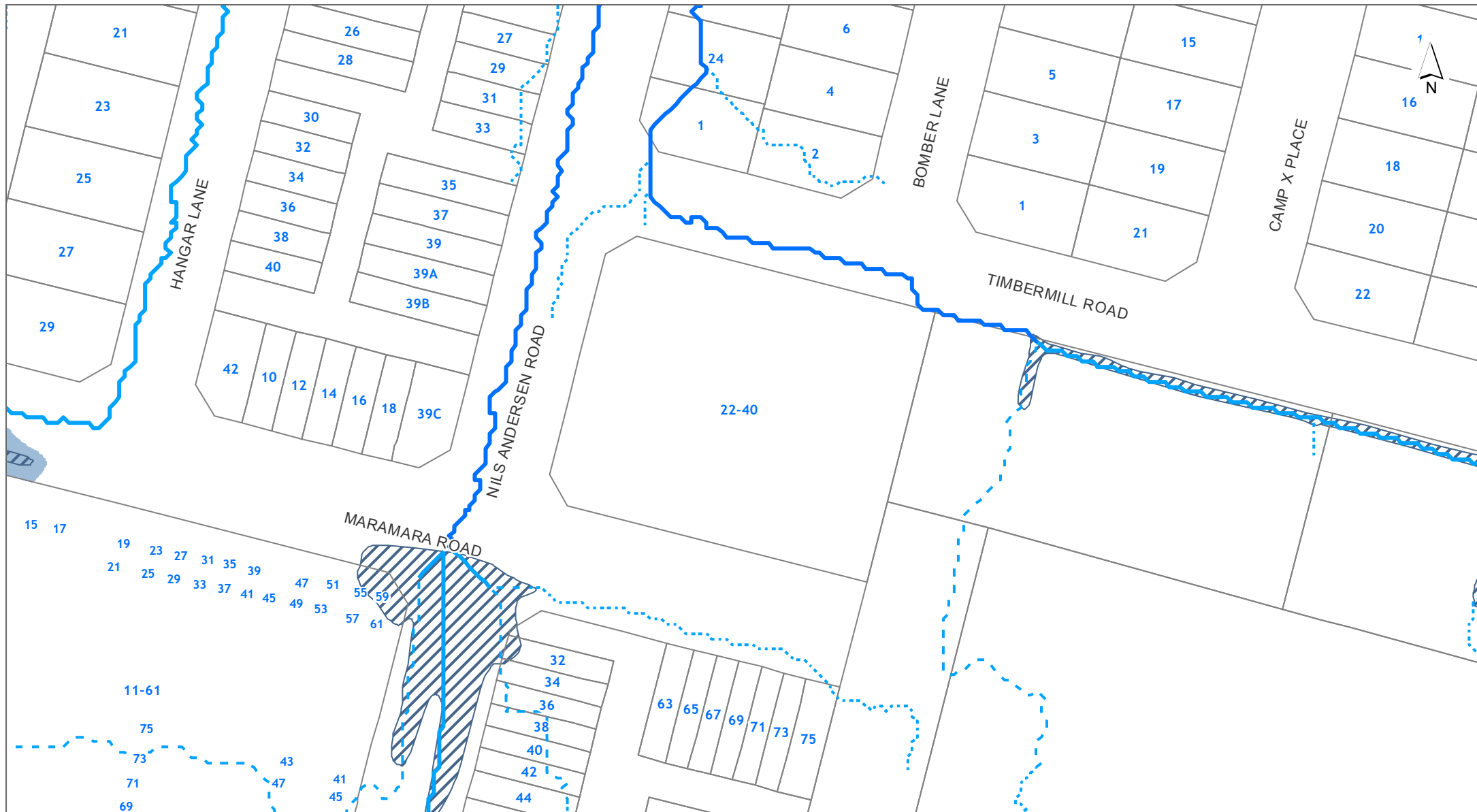
4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
28/04/2025



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Natural Hazards - Flooding

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 6.5 13 19.5
 Meters

Scale @ A4
 = 1:1,000

Date Printed:
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Natural Hazards - Sea Spray

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

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Natural Hazards - Volcanic Cones

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700

0 6.5 13 19.5
Meters

Scale @ A4
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Other

4 Timbermill Road Whenuapai 0618

PRIN 2 DP 554700


0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
28/04/2025
















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)




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

Consent No.: 10297870
Site Address: U17 22-40 MARAMARA RD
WHENUAPAI
Lot No.: 2005 = UNIT 17 - SOUTH
Owner: MIKE GREER HOMES
DP No.: 500931



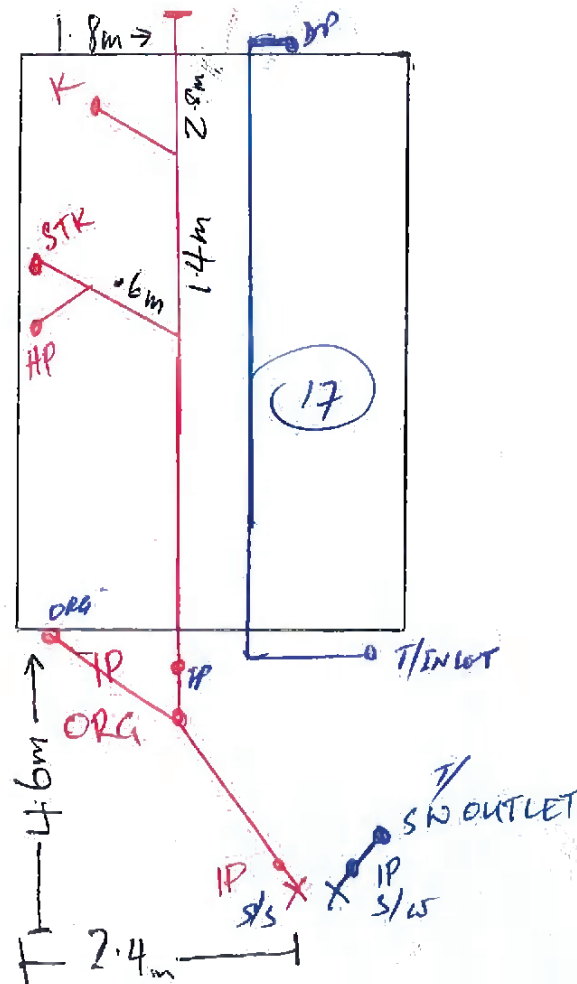
Certifying Plumbers
Certifying Drainlayers
Phone: 09 263 9945
Mobile: 021 999 945

Email: info@aquatiteplumbing.co.nz

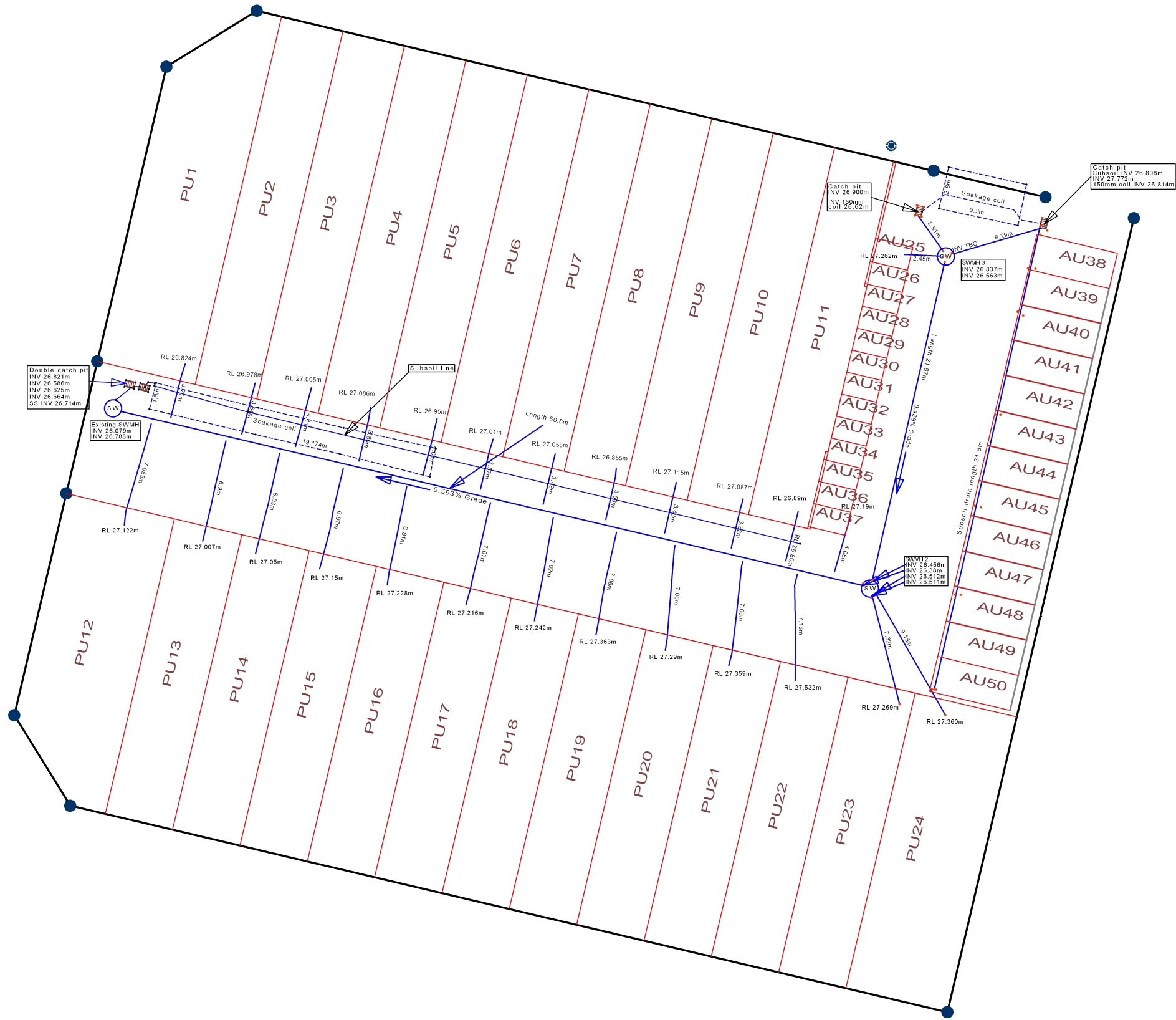
AS BUILT DRAINAGE PLAN


Registration No.: 11398

U/SUAB & DRAIN



150mm
100
50
0 10mm



 www.cbcivil.co.nz	Project 22 Maramara road, Whenuapai	
	Sheet Storm water as built	
Surveyed C Bester	Date 06/10/2020	
Drawn C Bester	Client MIKE GREER HOMES	Project no 1483
		Sheet no 01
		Revision 01

Consent No.: 10297856
 Site Address: 47 22-40 MARAMARA RD
 WHENUAPAI
 Lot No.: 2005 - UNIT 7 - NORTH
 Owner: MIKE GREER HOMES
 DP No.: 500981



Certifying Plumbers
 Certifying Drainlayers
 Phone: 09 263 9945
 Mobile: 021 999 945

Email: info@aquatiteplumbing.co.nz

AS BUILT DRAINAGE PLAN

Registration No.: 11398

U/S LAB & DRAINS

RP = RODDING POINT

K = KITCHEN

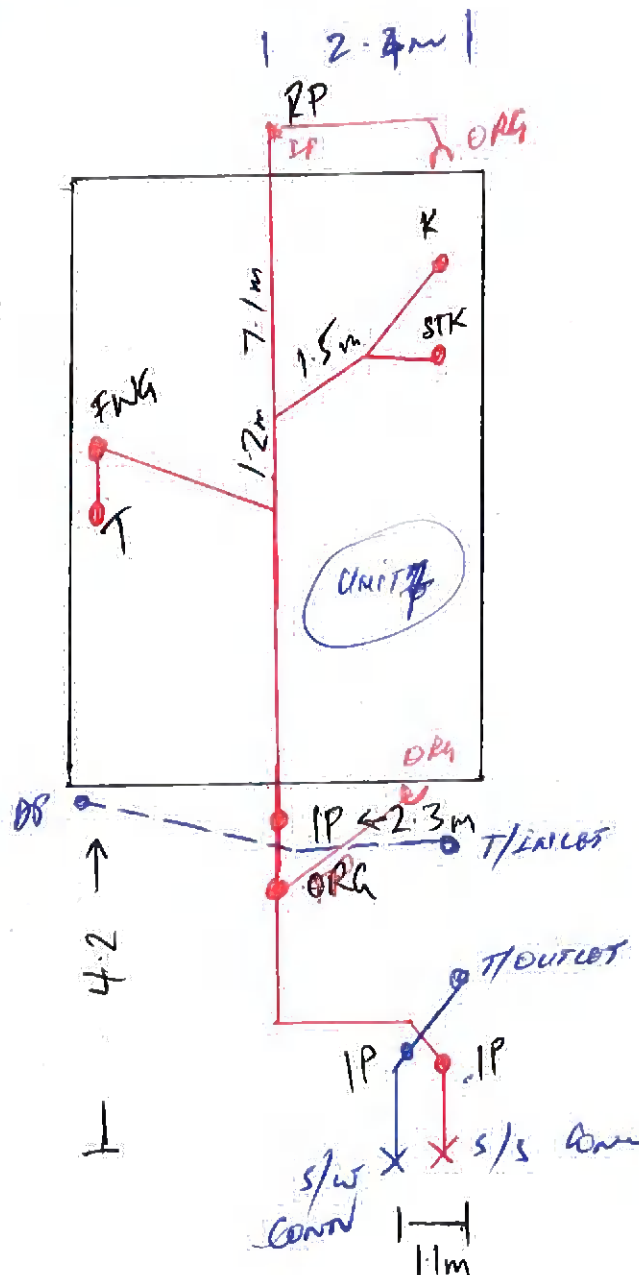
STK = STACK

FWG = FLOOR WASTE GULLY

T = TUB

IP = INSPECTION POINT

ORG = OVERFLOW RELIEF
 GULLY



Consent No.: 1029 7809
Site Address: U16 22-40 MARAWARA RD
WHENUAPAI
Lot No.: 2005 - UNIT 16 - SOUTH
Owner: MIKE GREER HOMES
DP No.: 500931



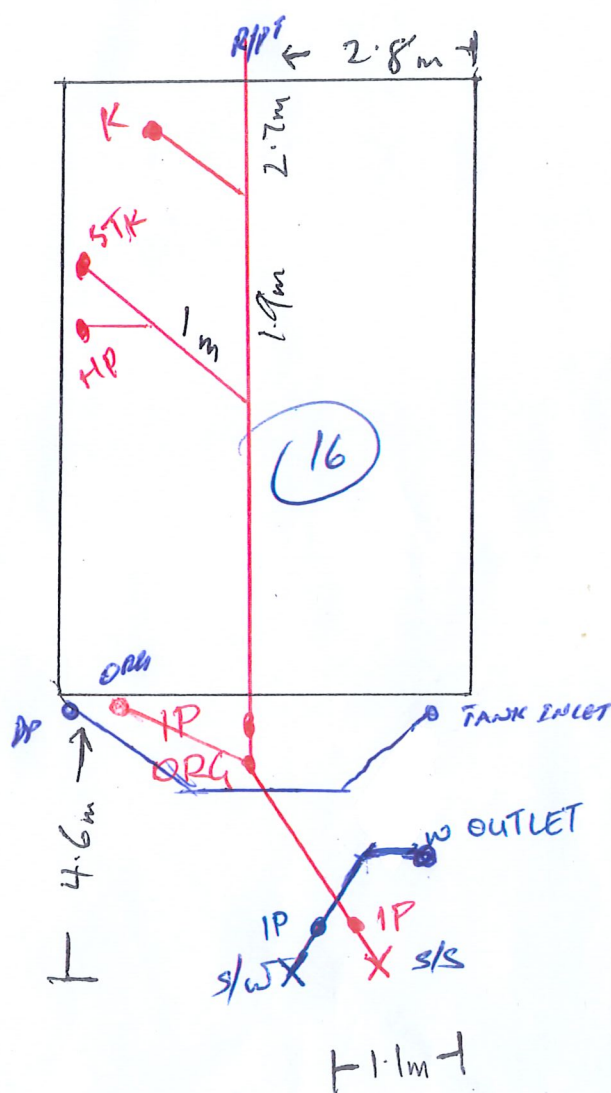
Certifying Plumbers
Certifying Drainlayers
Phone: 09 263 9945
Mobile: 021 999 945

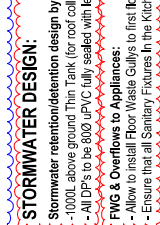
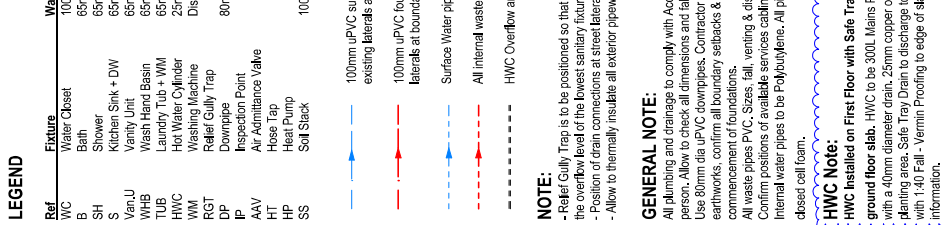
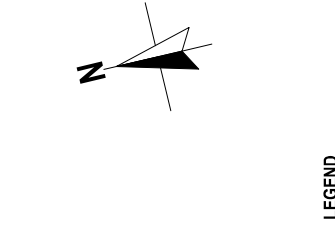
Email: info@aquatiteplumbing.co.nz

AS BUILT DRAINAGE PLAN

Registration No.: 11398

U/S LAB & DRAIN





Consent No.: 10297857

Site Address: 48 22-40 MACHAMARA RD
NHIKUAHAI

Lot No.: 2005

Owner: Mike Greer Homes

DP No.: 800931



Certifying Plumbers

Certifying Drainlayers

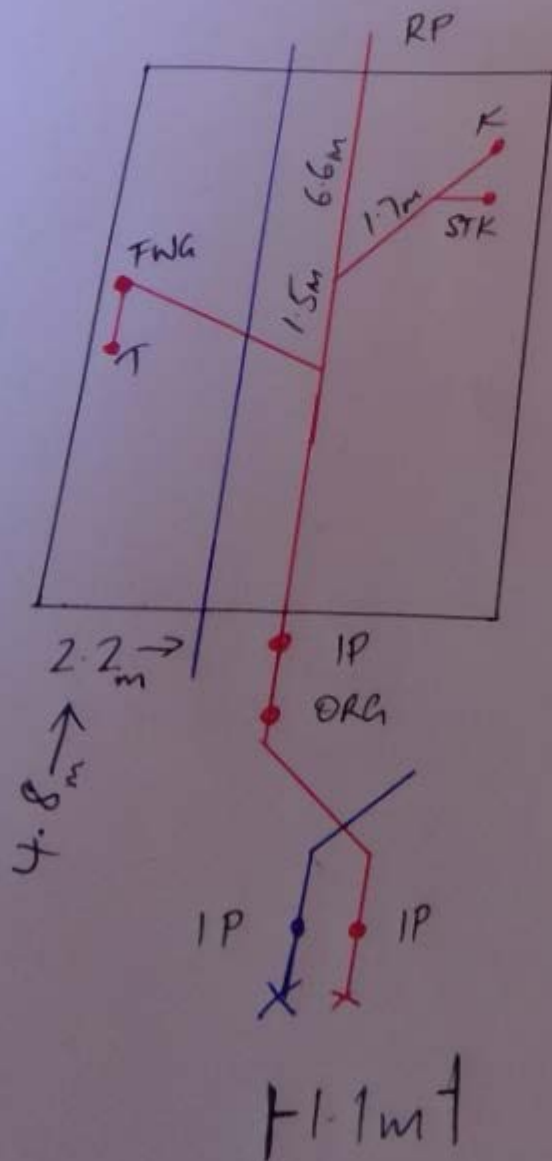
Phone: 09 263 9945

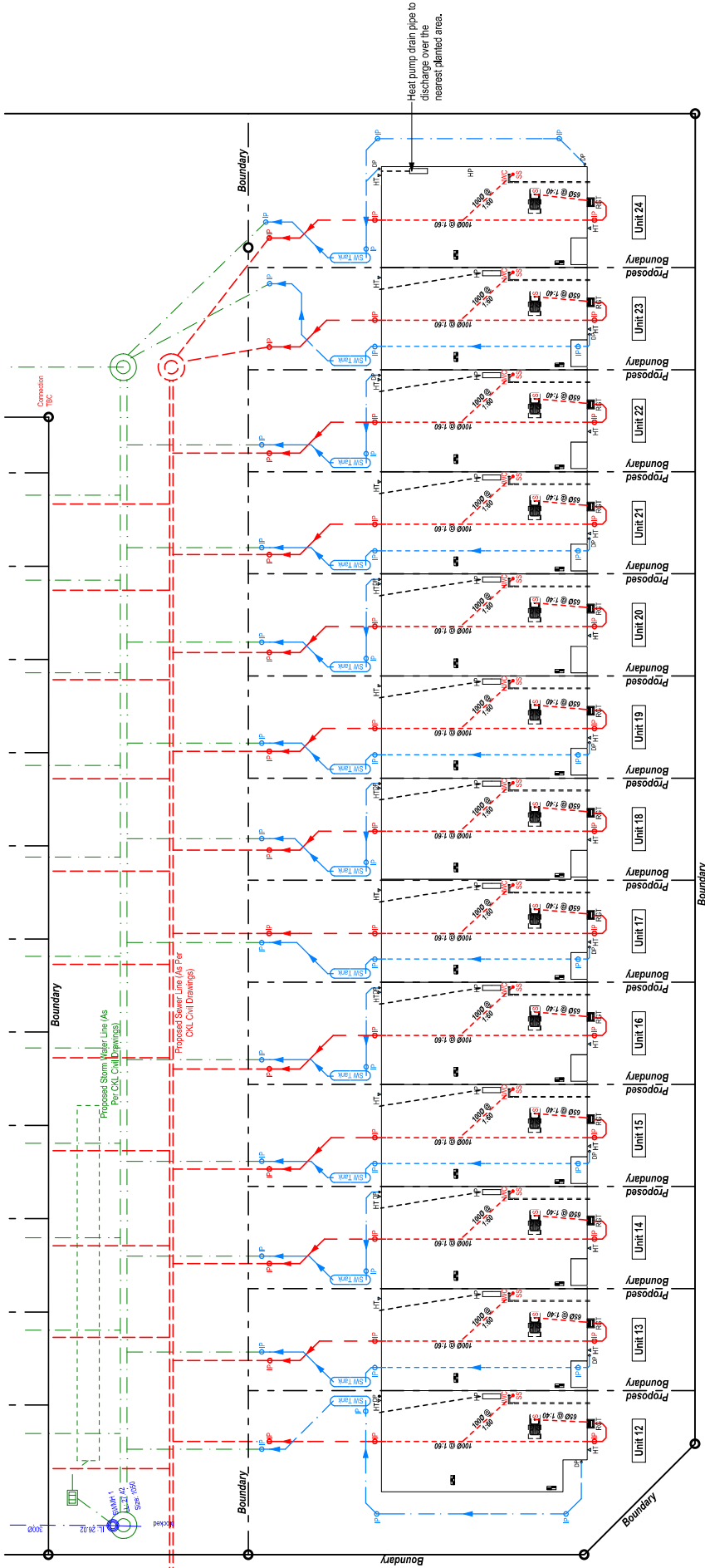
Mobile: 021 999 945

Email: info@aquatiteplumbing.co.nz

AS BUILT DRAINAGE PLAN

Registration No.: 11398





LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	65mm	1:40
SH	Shower	65mm	1:40
S	Kitchen Sink + DW	65mm	1:40
Van.U	Vanity Unit	65mm	1:40
WHB	Wash Hand Basin	65mm	1:40
TUB	Laundry Tub + WM	65mm	1:40
HWC	Hot Water Cylinder	25mm/40mm	1:40
WM	Washing Machine	Discharge to TUB	
RGF	Relief Gully Trap	80mm dia (uPVC)	
DP	Downpipe		
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		
SS	Soil Stack	100mm	

NOTE:

- Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
- Position of drain connections at street level to be confirmed on site.
- Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

FWG & Overflows to Appliances:

- Allow to install Flow Waste Gully to first floor bathrooms (in a non trafficable area)
- Ensure that all Sanitary Fixtures In the Kitchen, Bathroom & Laundry are equipped with overflows

100mm uPVC surface water drain at 1:100 gradient to existing laterals at boundary, (SW)

100mm uPVC foul water drain at 1:60 gradient to existing laterals at boundary, (FW)

HP Drain

Surface Water pipes running under slab

All internal waste pipes - Size & gradient shown in above table

HWC Overflow and Safe Tray Drains

GENERAL NOTE:

- All plumbing and drainage to comply with Acceptable Solutions AS/NZS 3500 by qualified trades person. Allow to check all dimensions and falls of drains onsite prior to installation.
- Use 60mm dia uPVC downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
- All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber.
- Confirm positions of available services cabling etc, on site prior to any excavation.
- Internal water pipes to be Polyethylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

HWC Note:

- HWC installed on First Floor with Safe Tray Drain and Overflow drain exiting through the ground floor slab. HWC to be 300L Mains Pressure Cylinder. HWC to be installed with safe tray with a 40mm diameter drain. 25mm copper overflow relief pipe from HWC to discharge to nearest planting area. Safe Tray Drain to discharge to nearest planting area. HWC Drain to run under slab with 1:40 Fall - Vermim Proofing to edge of slab Refer to Slab Penetration Details for more information.

STORMWATER DESIGN:

- Stormwater retention/overflow design by CKL Civil Engineers, refer CKL drawings.
- 1000L above ground Thin Tank (for roof collection & non-potable re-use only, filled with tap)
- All DP's to be 800uPVC fully sealed with leaf guards.

KEY

- Meter Board & Distribution Board
- Comms Panel
- Gully Trap
- Hose Tap
- Downpipe
- Internal Heat Pump
- External Heat Pump
- Soil Stack
- SS

Amendment 06/12/19

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22- 40 Maramara Road - Block Two (South Block)
Plumbing & Drainage Plan

DRAWING TITLE:
LEGAL DESCRIPTION:
LOT 2005 DP 500931
22-40 Maramara Road, Whenuapai, Auckland

NOTES:
- Subject to council approval
- All measurements to be confirmed on site by the contractor prior to the commencement of work
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BUILDING CONSENT SET

APPROVED BUILDING CONSENT PLANS
28 JAN 2020
BCO10297672

APPROVED BUILDING CONSENT PLANS
28 JAN 2020
BCO10297665
BCO10297663
BCO10297666
BCO10297670
BCO10297672

APPROVED BUILDING CONSENT PLANS
28 JAN 2020
BCO10297675
BCO10297678
BCO10297679
BCO10297680

RECEIVED
19.12.19

Auckland Council