

Jamie Green
AUCKLAND



Applicant	Jamie Green
LIM address	6 Juniper Drive HINGAIA Auckland 2113
Application number	8270550352
Customer Reference	
Date issued	24-Sep-2024
Legal Description	PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU 454 DP 596153
Certificates of title	1161306

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: Medium wind speed of 37 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

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
18/09/2023	Geotechnical completion/ investigation report on file	Date valid from: When title is issued on deposit of LT 596153 FOR PU 401 - 408 AND 411 - 418 DP 596153 - Geotechnical Requirements - Any developments on Principal Units 401 – 408 (inclusive) and 411 – 418 (inclusive) DP 596153 over Lots 4 and 500 DP 588412 must adhere to the recommendations contained within the report titled 'Park Estate Stage 2 Residential Subdivision at 180 Park Estate Road, Hingaia Geotechnical Completion Report' prepared by Tetra Tech Coffey referenced 773-AKLGE270525AA-AT and dated 7 July 2023. Date valid from when title is issued on deposit of LT 588412. FOR LOTS 2, 4 AND 107 - 169 DP 588412 - Geotechnical Requirements - Any development(s) on Lots 2, 4 and 107 – 169 (inclusive) DP 588412 shall adhere to the recommendations contained within the report titled 'Park Estate Stage 2 Residential Subdivision at 180 Park Estate Road, Hingaia Geotechnical Completion Report' prepared by Tetra Tech Coffey referenced 773-AKLGE270525AA-AT and dated 7 July 2023.

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)

<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](#)

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

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

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

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.

Effective Date	Description	Details
18/09/2023	On-site stormwater management device	Date valid from when title is issued on deposit of LT 588412. FOR LOTS 2, 4 AND 107 - 169 DP 588412 - Stormwater Management - For sites that have a connection to a reticulated stormwater network that discharges to a stream and/or wetland, all new impervious surfaces of 50m ² or more shall be subject to stormwater management devices designed to provide: a.,Retention (volume reduction) of at least 5mm of run-off depth; and b.,Detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development run-off volumes from the 90th percentile, 24-hour rainfall event minus the provided retention volume (i.e. 11.5mm depth

		where the retention volume is 5mm of run-off depth). For sites that have a connection to a reticulated stormwater network that discharges to the coast, no retention or detention of stormwater from proposed impervious surfaces is required. Any departures from the Hingaia 1 Precinct provisions of the Auckland Unitary Plan Operative in Part are authorised by resource consent LUC60343388 (BUN60343386).
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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

Papakura:

There are no local authority water or wastewater rates as the provision of water and wastewater (sewerage) services within Papakura District are undertaken by Veolia Water under the terms of a long term Franchise Agreement. Veolia Water are responsible for delivery of all such services and the land owner or tenant may be required to enter into a customer supply contract to cover payment for such services. Please contact Veolia Water (09) 295 0515.

Some properties in the Ardmore area are reticulated by a privately operated water and sewerage system. The provision of these services is not included in Council rates. Any enquiries relating to water and sewerage, including charges, for properties in the Ardmore area not serviced by Veolia Water, should be made to Ardmore Utilities (09) 298 9544.

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

Billing Number/ Rate Account:	12346734009
Rates levied for the Year 2024/2025 :	\$2,095.96
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,571.96

The rates figures are provided as at 8 a.m. 24/09/2024. 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

2 Juniper Drive HINGAIA Auckland 2113

Application No.	Description	Decision	Decision Date
LUC60304200	Land Use Consent General earthworks to facilitate residential subdivision, remediation of contaminated land, and upgrade of Park Estate Road (including vegetation removal and earthworks).	Granted(Construction Monitoring Underway)	17/10/2017
LUC60305149	Land Use Consent Subdivision application relating to BUN60304820 - Subdivision to create residential allotments, including provision of infrastructure and roading. Subdivisions of neighbouring sites for the vesting of road only. Use of alternative height in relation to boundary standard for future development.	Granted	30/10/2017
LUC60393264	Land Use Consent Land use consented associated with the construction of 197 residential dwellings, land modification and subdivision, known as Stages 2 and 3 of the wider Fletcher Residential development at 180 Park Estate Road, Hingaia.	Granted(Construction Monitoring Underway)	12/10/2022
SUB60393265-A	Change of Condition (s127) Redesign of FRL Park Green Stage 2B. This application seeks to vary the existing resource consents to allow for the construction of 27 dwellings and associated subdivision.	Granted	02/10/2023
LUC60393264-A	Change of Condition (s127) Redesign of FRL Park Green Stage 2B. This application seeks to vary the existing resource consents to allow for the construction of 27 dwellings and associated subdivision.	Granted	02/10/2023

Application No.	Description	Decision	Decision Date
VCN70022302	Vary/cancel consent notice Change or cancellation of consent notices (s221) - SUB60343387 Redesign of Stage 2B FRL Park Green: Proposed residential development, subdivision and associated earthworks and infrastructure works.	Withdrawn	31/10/2023

Subdivisions

2 Juniper Drive HINGAIA Auckland 2113

Application No.	Description	Decision	Decision Date
SUB60393265	Subdivision Consent Refer to AEE land use consented associated with the construction of 197 residential dwellings, land modification and subdivision, known as Stages 2 and 3 of the wider Fletcher Residential development at 180 Park Estate Road, Hingaia.	Granted	12/10/2022
SRV90108231-1	Subdivision survey plan ((s)223) 223 Survey Plan - Park Green Stage 2A Subdivision LT 588412	Granted	17/05/2023
CCT90108274-1	Subdivision completion cert ((s)224C) 224c Completion Certificate - Park Green Stages 2A and 2B Subdivision LT 588412	Approved	21/09/2023
SRV90113413-2	Subdivision survey plan ((s)223) 223 Survey Plan - Park Green Stage 2D Unit Title Subdivision LT 596153	Granted	22/12/2023
CCT90113496-2	Subdivision completion cert ((s)224C) 224c Completion Certificate – Park Green Stage 2D Unit Title Subdivision LT 596153	Approved	19/03/2024

Engineering Approvals

2 Juniper Drive HINGAIA Auckland 2113

Application No.	Description	Decision	Decision Date
ENG60304821	Engineering Compliance Engineering approval (major), Park Estate Road upgrading only (within road reserve).180 to 200 Park Estate Rd	Approved	11/09/2017
ENG60304822	Engineering Compliance Engineering approval (major), stage 1 subdivisional works only.	Approved	01/11/2017

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

2 Juniper Drive HINGAIA Auckland 2113

Application No.	Description	Issue Date	Status
BCO10358066 BCO10358066-A	Changed from: New two storey multi residential apartment building. Three bed units over two bed units, walk up format. Concrete walls and floors on ground floor, timber framing first floor. To: New two level multi residential apartment building with 16 units. Ground floor (UNITS 1-8) two bedrooms, study, living, dining, kitchen, bathroom Ground floor (UNITS 2-7) two bedrooms, living, dining, kitchen and bathroom First Floor - (UNITS 9-16) three bedrooms, study, living, dining, study and bathroom First Floor - (UNITS 10-15) two bedrooms, study, living, dining, kitchen and bathroom BCO10358066-A - RBW - Change first floor IT wall system from Korok to GIB Barrierline System RBW - Change first floor IT wall system from Korok to GIB Barrierline System	15/11/2022	CCC Issued 19/03/2024 (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

2 Juniper Drive HINGAIA Auckland 2113

Application No.	Description	Decision
VXG21642075	Vehicle Crossing Lot 501 Coal 501	Completion Certificate Issued (See Note 2)
VXG21642074	Vehicle Crossing Lot 501 Coal 500	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-us/working-on-the-road/vehicle-crossing-application/#standards>

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>

Effective Date	Description	Details
19/03/2024	Consent notice issued	Date valid from: When title is issued on deposit of LT 596153 FOR PU 401 - 408 AND 411 - 418 DP 596153 - Construction of Dwellings - Principal Units 401 – 408 (inclusive) and 411 – 418 (inclusive) DP 596153 have been created in accordance with approved land use resource consent LUC60393264 (BUN60393262) over Lots 4 and 500 DP 588412. All development on this lot must be in accordance with the approved land use resource consent referenced as LUC60393264 (BUN60393262), including all its conditions. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity. FOR PU 401 - 408 AND 411 - 418 DP 596153 - Incorporated Society - Principal Units 401 – 408 (inclusive) and 411 – 418 (inclusive) DP 596153 are served or serviced by common assets (driveway, landscaping and all lighting infrastructure located within the vehicle access), which are located within Lot 500 DP 588412. The owners of Principal Units 401 – 408 (inclusive) and 411 – 418 (inclusive) DP 596153 (unit titles over Lots 4 and 500 DP 588412) must be members of the established Incorporated Society that commonly owns and are responsible and liable for the ongoing operation, maintenance and repair of the common assets (driveway, landscaping, all lighting infrastructure and any other common assets located within the vehicle access) located within Lot 500 DP 588412. All members must abide by the

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

		rules of the Society for as long as they are owners of Principal Units 401 – 408 (inclusive) and 411 – 418 (inclusive) DP 596153.
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For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

- 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 : BCO10358066

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

Address

6 Juniper Drive HINGAIA 2113

Legal Description

PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU

Appeals

Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

Zones

Residential - Mixed Housing Urban Zone

Precinct

Hingaia 1 sub-precinct D, Sub-precinct

Controls

Controls: Macroinvertebrate Community Index - Rural

Controls: Stormwater Management Area Control - Hingaia 1 - Flow 2

Overlays

Designations

**DISCLAIMER:**

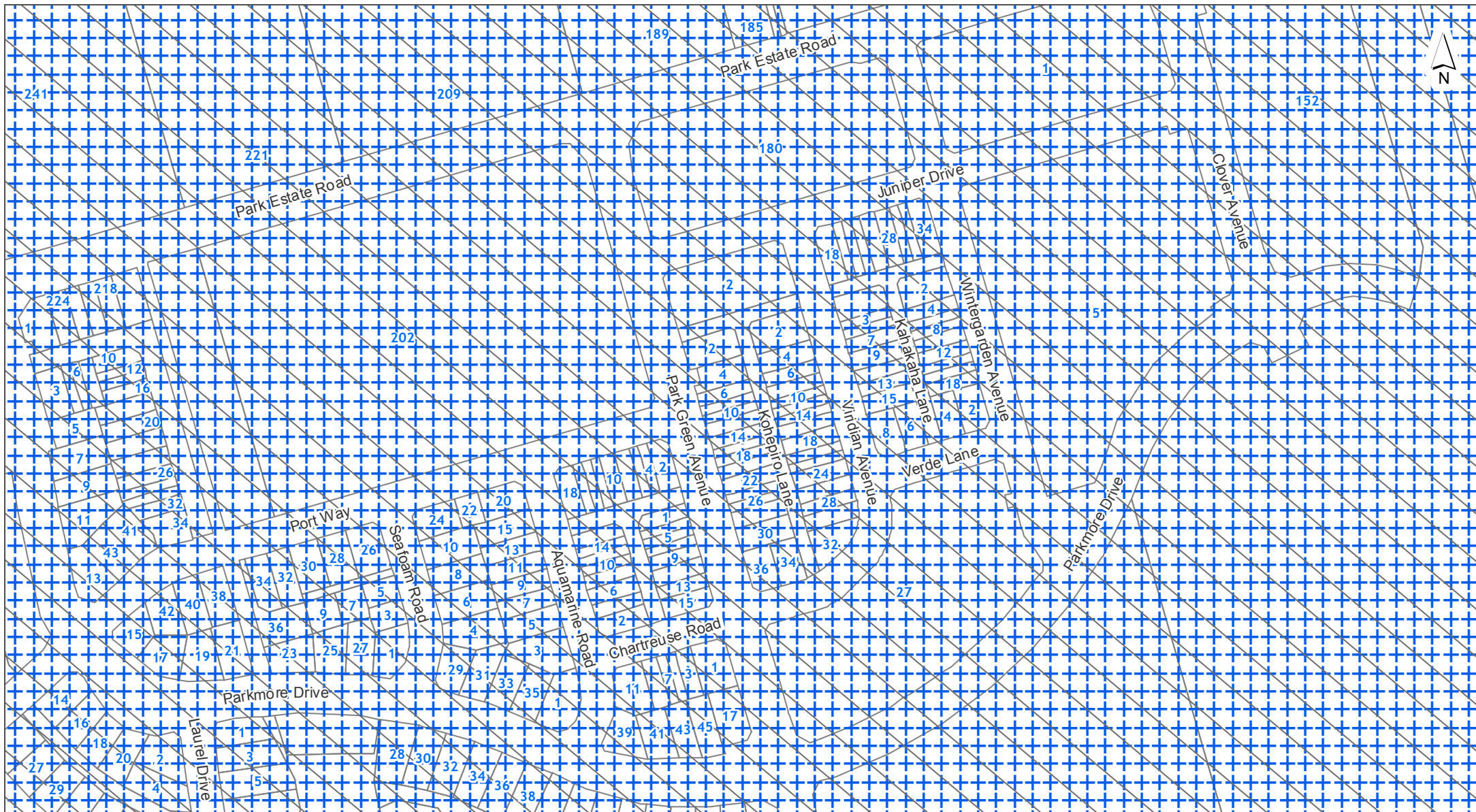
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Built Environment**6 Juniper Drive HINGAIA 2113****PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU**

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
24/09/2024

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Controls

6 Juniper Drive HINGAIA 2113

PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU

0 10 20 30
Meters

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Designations

6 Juniper Drive HINGAIA 2113

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Meters

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Historic Heritage and Special Character**6 Juniper Drive HINGAIA 2113****PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU**

0 10 20 30
Meters

Scale @ A4
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Infrastructure

6 Juniper Drive HINGAIA 2113

PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU

0 10 20 30
Meters

Scale @ A4
= 1:2,500

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24/09/2024

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Mana Whenua

6 Juniper Drive HINGAIA 2113

PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
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Natural Heritage**6 Juniper Drive HINGAIA 2113****PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU**

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Meters

Scale @ A4
= 1:2,500

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Natural Resources**6 Juniper Drive HINGAIA 2113**

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Precincts

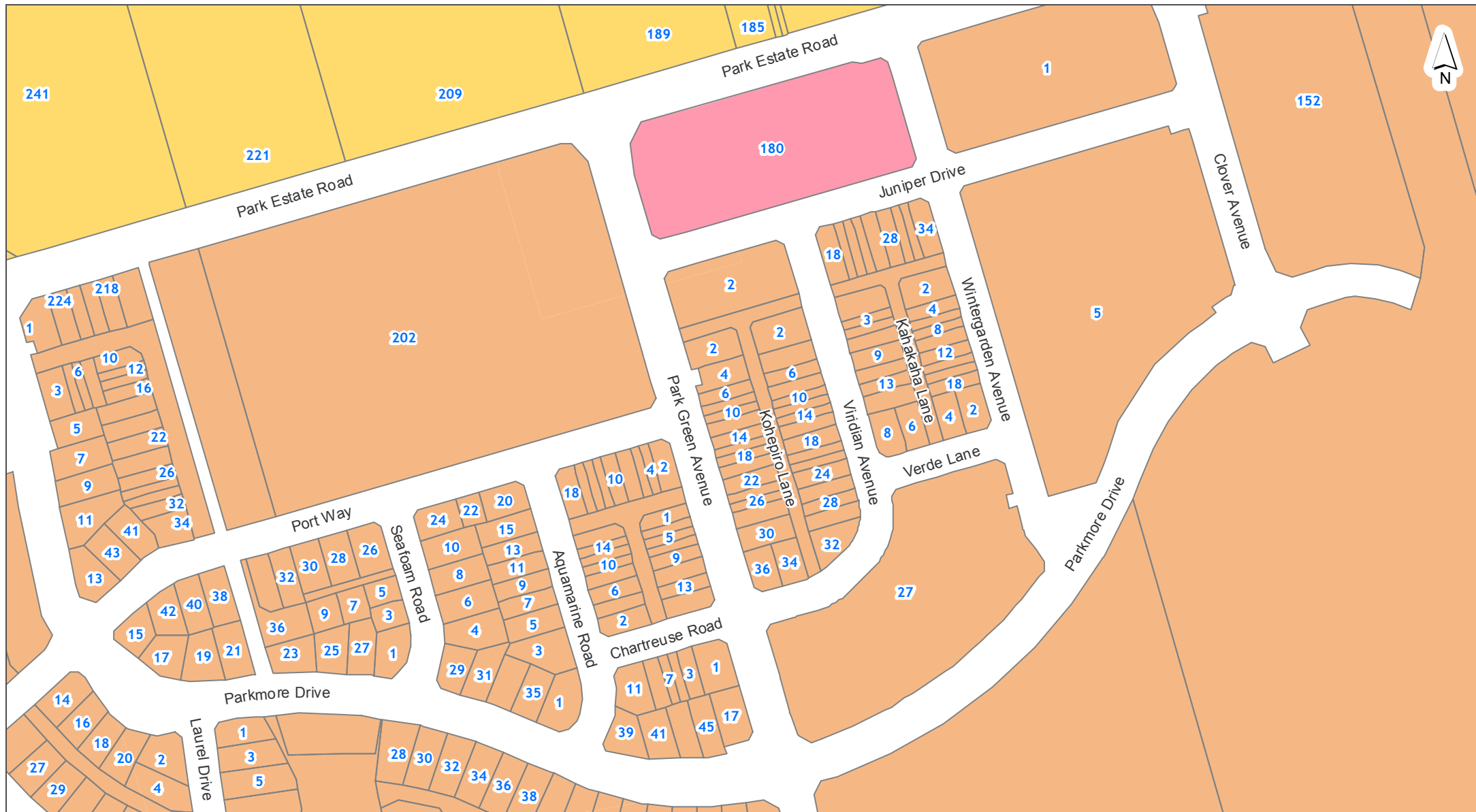
6 Juniper Drive HINGAIA 2113

PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU

0 10 20 30
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Zones and Rural Urban Boundary**6 Juniper Drive HINGAIA 2113****PRIN 403 DP 596153, AU 403A DP 596153, AU 403B DP 596153, AU**

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Meters

Scale @ A4
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24/09/2024

NOTATIONS

Appeals to the Proposed Plan

⊠ Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

⊠ Notice of Requirements

⊠ Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

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

ZONING

Residential

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

Business

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

Open space

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

Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

	Terrestrial [rp/dp]	} 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

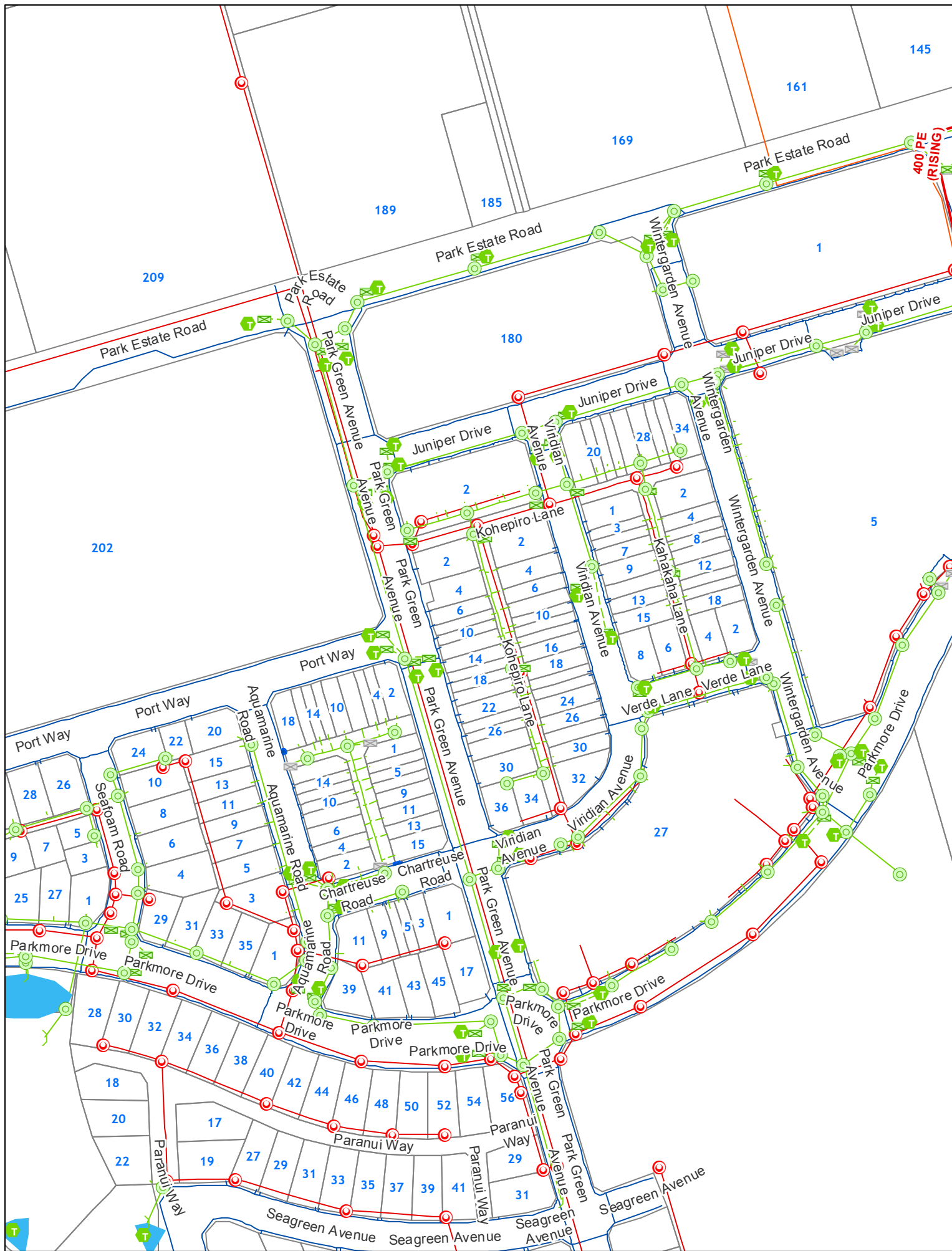
	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	} Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines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



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

6 Juniper Drive HINGAIA 2113

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0 10 20 30
Meters

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24/09/2024



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Natural Hazards - Coastal Erosion ASCIE

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Natural Hazards - Coastal Inundation

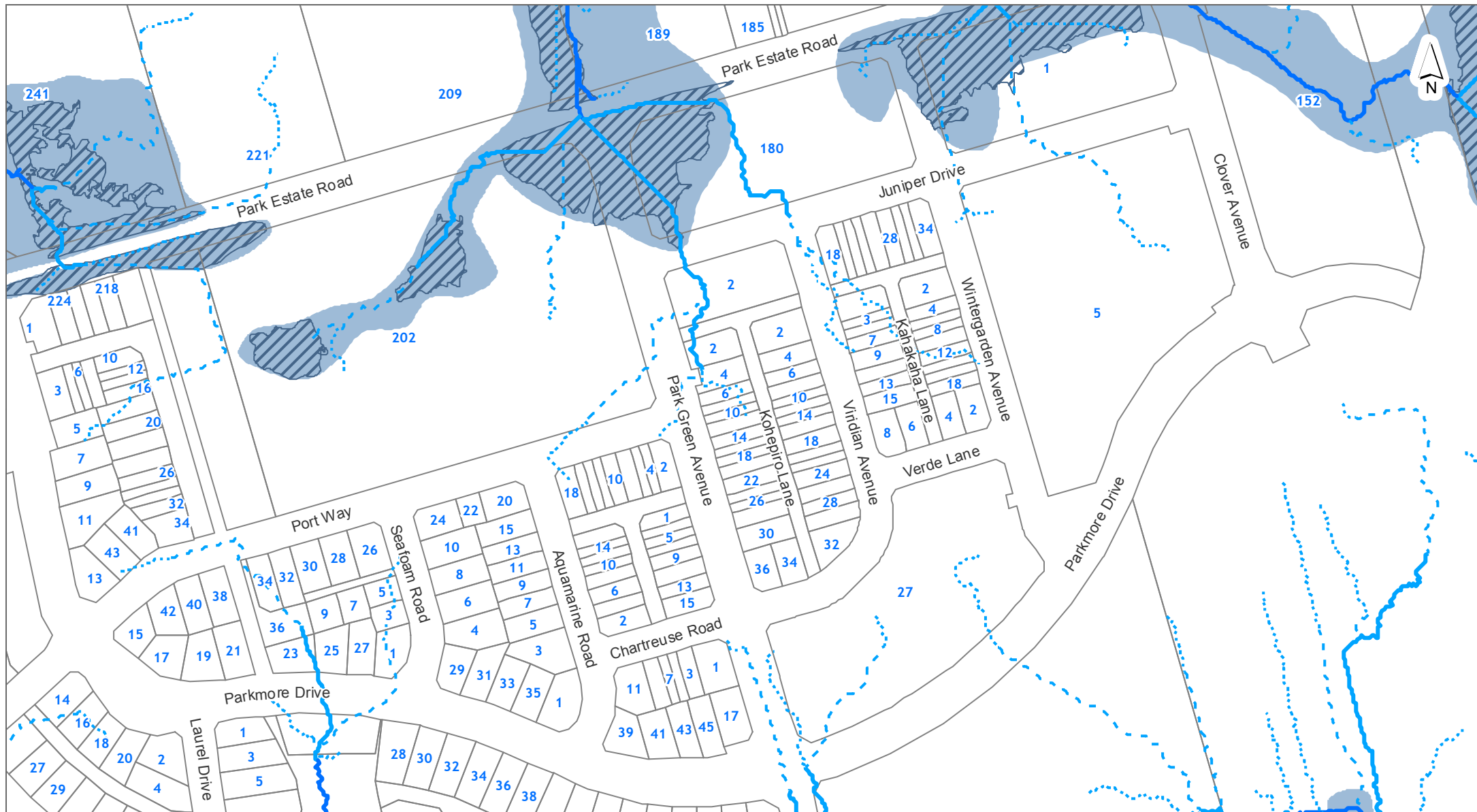
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Natural Hazards - Flooding

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Natural Hazards - Sea Spray**6 Juniper Drive HINGAIA 2113**

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Natural Hazards - Volcanic Cones

6 Juniper Drive HINGAIA 2113

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Other

6 Juniper Drive HINGAIA 2113

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0 10 20 30
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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)

Natural Hazards

Overland Flow Path

-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise
- 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 MHSW10, from Unitary Plan)

Other

Cultural Heritage Index

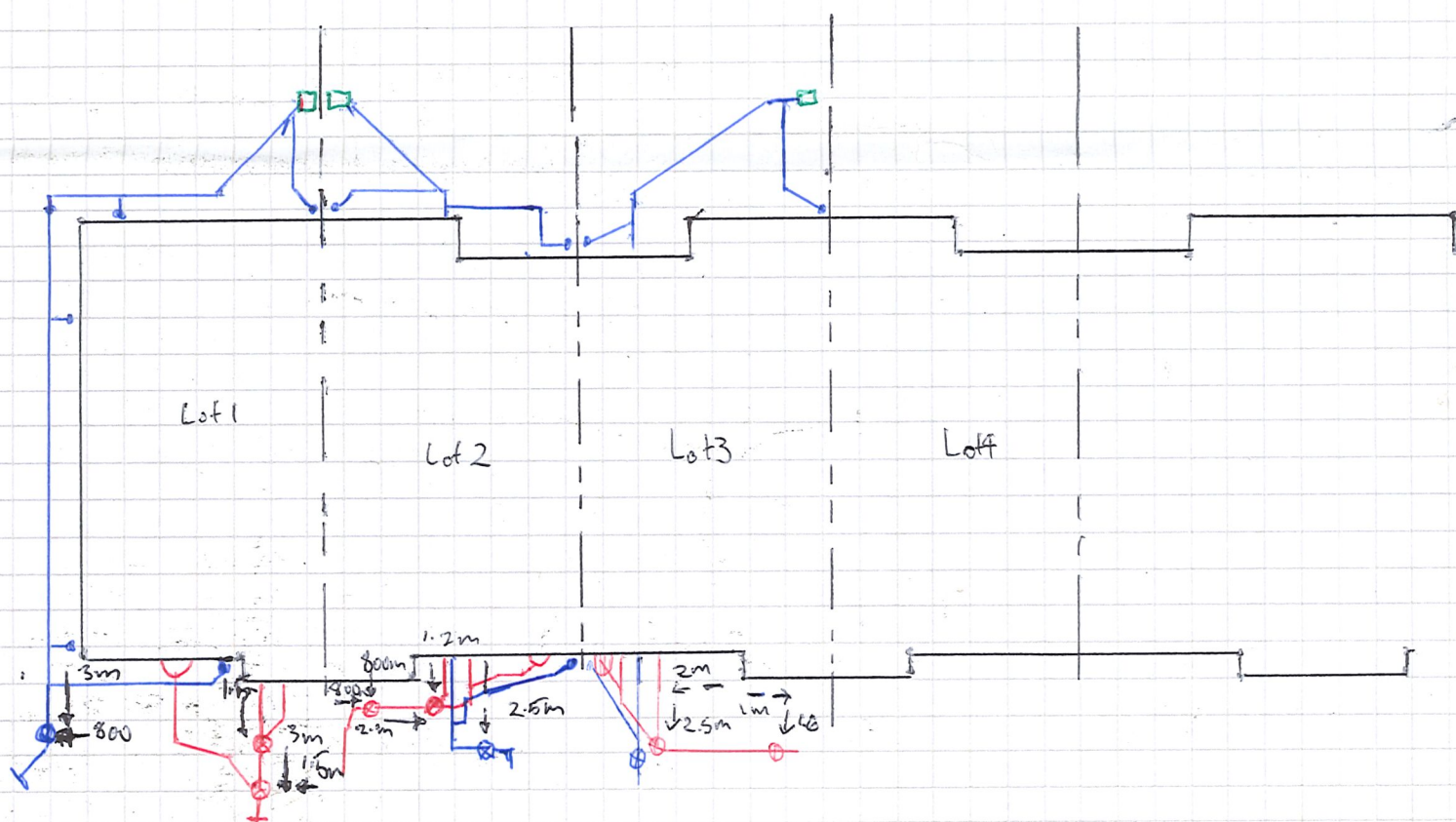
-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

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

Legend updated: 22/07/2021

AS – BUILT PLAN

Lot: 123 Street #: _____ Consent #: BCO10358066 Date: 22/8/23
Street Name: Winter Garden Completed by Crew: Logan/Sean/mike
Client: Fletcher Living T/A: Auckland Council Scale: NTS



AS – BUILT PLAN

Lot: 9/7/6/5/4 Street #: _____ Consent #: BC010358066 Date: 22/8/23
Street Name: Winter Garden Ave Completed by Crew: Logan/Sean/Miki
Client: Fletcher Living T/A: Auckland Council Scale: 1/15

