

**NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKING AN OFFER OR ATTENDING AN AUCTION.**

**INTEREST: DURING MARKETING CAMPAIGNS, DATES AND TIMEFRAMES SOMETIMES CHANGE. PLEASE REGISTER YOUR INTEREST WITH US AS EARLY AS POSSIBLE SO YOU DON'T MISS OUT ON PURCHASING THE PROPERTY.**

4 October 2023

**Re: 395 Huia Road, Titirangi**

Thank you for your interest in the above property currently listed with us and for sale by **DEADLINE SALE**.

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Sale & Purchase Agreement

395 Huia Road is 2258m<sup>2</sup> NA41B/368 Lot 2 DP 84951. Zoning: Residential – Large Lot Zone

**REA REQUIREMENTS:**

You are entering into this transaction voluntarily and without duress.

We have made you aware that we have an in-house complaints procedure, and provided you with the following documents: REA Code of Conduct | REA Guide to Selling and Buying | OIA Information Sheet

**AML & OIA:**

You will have Anti Money Laundering Obligations under the AML Act 2009, and may also have OIA Obligations under the Overseas Investment Amendment Act 2021. (Information Sheet Provided.)

You will need to provide to your solicitor, a NZ IRD number and NZ bank account number, to complete the sale.



**The ProAgent Team**

Bronwyn Scott-Woods  
021 613 632 | [bronwyn.scott-woods@raywhite.com](mailto:bronwyn.scott-woods@raywhite.com)

Adrian Gomez  
021 839 499 | [adrian.gomez@raywhite.com](mailto:adrian.gomez@raywhite.com)

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604



**IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY, YOU MUST NOT BID AT AUCTION, AND SHOULD MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.**

**RELATED PARTY TRANSACTION:**

We will advise you in writing if the owner (or any party associated with the owner) is a salesperson or employee of Austar Realty, or is related to any such salesperson or employee.

**BOUNDARIES:**

The salesperson cannot, and therefore has not, defined the property boundaries.

**MULTI OFFERS:**

We acknowledge that this can be a high stakes and stressful process for buyers. As such, we have a set Multi Offer process in place, and specific documentation that will be strictly followed for multi offers.

**TITLE:**

We have provided you with the certificate of title for the property, and any relevant interests or instruments. If the property is a cross lease, we have provided you with the flats plan, and the memorandum of lease. If the property is a unit title, we have provided you with the pre contract disclosure statement.

**PROFESSIONAL REPORTS:**

Even if the vendor has already supplied a third-party builder's report, we recommend that you obtain independent professional reports on the property, if you have any doubts about its condition.

**DISCLOSURES**

**IMPORTANT:** This is a living document that may change several times before sale day. Please ensure you read and download the most up to date version before making an offer or bidding at auction. This Document was last updated on: 4 October 2023

Initials: \_\_\_\_\_

Known defects associated with the property. <ul style="list-style-type: none"><li>• The French doors are rotten and will be replaced. They have been ordered but there is a 4 week lead time.</li><li>• The rangehood is not vented and the TV aerial is not connected</li></ul>
Other disclosures that may be important to purchasers. <ul style="list-style-type: none"><li>• A building inspection has been provided by the vendor.<ul style="list-style-type: none"><li>• The vendor has had the piles inspected by a specialist and found to be sound. He has asked the piling specialist to add a couple of extra front plates.</li><li>• Watercare has indicated they will be fixing the gravel area below the driveway. This is not their driveway, it's Council land at the end of the driveway.</li><li>• The roof was reconditioned 3 years ago – invoice provided</li><li>• The exterior painting was done by a qualified painter – invoice provided – totally stripped, primed, Cooltech paint, it bubbled immediately. They came back and fixed it but then didn't come back again and the vendor gave up following with them. According to the vendor it hasn't got worse since doing it. They spent significant money on doing the roof and exterior painting and are disappointed by the result.</li></ul></li></ul>
Vendor Circumstances - the vendor has given us permission to disclose the following personal information: Vendors are relocating. They are very sad to be leaving their home and community.

**THINGS WE WANT TO DRAW YOUR ATTENTION TO:**

**Land Information Memorandum (LIM)**

We have summarised what we believe are the important points in the LIM however we strongly recommend that you read the entire document and seek legal advice.

<b>Wind Zones</b> for this property	Very high wind speed of 50 m/s
<b>Soil Issues</b>	28/10/2009 Stability Sensitive: Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area. <i>Stability sensitive - Titirangi and Laingholm are stability sensitive. This means that should you develop the property, you will require an engineer's report.</i>
<b>Overland Flow Path</b>	This site (property parcel) spatially intersects with one or more Overland Flow Paths
<b>Planning</b>	LUC-2005-2118 Land Use Consent New deck and carport and internal alterations - building cover Granted 08/03/2006
<b>Building</b>	BPM-1960-14775 Dwelling 15/09/1960 Issued ABA-1997-932 Heater installation 04/04/1997 CCC Issued 30/06/1997 COM-2005-3274 New deck, carport and minor interior alteration 18/01/2006 CCC Issued 26/03/2009
<b>Waitakere Ranges Heritage Area</b>	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

**Settlement Date on Offer:** 3 months preferred

We recommend that you get a building inspection report. We also recommend that when purchasing a property, you seek legal advice, complete due diligence and arrange your finance.

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SIGNED VENDORS(S): \_\_\_\_\_

SIGNED PURCHASER(S): \_\_\_\_\_

DATE: \_\_\_\_\_

# Central Repiling & Levelling Services Ltd

[170 Stoney Creek Rd](#)

[Kaukapakapa](#)

Ph: 0274540706

28 Sept 2023

Julian Stokoe

[395 Huia road](#)

[Titirangi](#)

Ph: 021606883

## **REPIILING INSPECTION AND INVOICE: FOR [395 HUIA ROAD.](#)**

After inspecting the existing foundations, I've concluded that although not up to today's NZ3604 specifications the sub-floor, internal piles and outer perimeter walls are more than adequate for a house its age.

I've added stainless steel fixings to two areas of concern pointed out in the building report provided.

Labour and materials:	\$70.00
G.S.T:	\$10.50
<b>Total Payment:</b>	<b>\$80.50</b>

Bank Details: ASB 123022 0415 462 00

Please pay within 7 days from the date of this invoice.

Mike Spalter  
Licensed Building Practitioner  
Foundations F2  
BP117582



# ecoinsulation

Eco Insulation Limited

Unit 3/52 Arrenway Drive, Albany  
PO Box 305 470, Triton Ave 0757, North Harbour  
Auckland, New Zealand  
Phone # (09) 477-0270  
Fax # (09) 478-7771  
Email Kathy kollard@ecoinsulation.co.nz  
Web Site www.ecoinsulation.co.nz

Sarah and Julian Stokoe  
395 Huia Road  
Woodlands Park  
Waitakere 0604

## Quotation

Quotation Date: 24/02/2010  
Quotation No: 100915



Supreme Award Winner  
Environmental Management Winner

09 817 4934

Sarah and Julian Stokoe  
395 Huia Road  
Waitakere 0604

Dear Sarah and Julian Stokoe

We are pleased to present your subsidised quotation for insulation and/or clean heat under the EECA Energywise Government scheme as detailed below, any questions please contact Kathy.

Product Description	Qty	U.O.M	Rate	Total
Quotation for the supply and install of Toshiba Heat Pump based on a basic back to back install at 395 Huia Road, Woodlands Park				
Toshiba Heat Pump 7.0kw Daiseikai Inverter Premium Hiwall "0" ODP refrigerant RAS-22SKVR/RAS-22SAVR	1	ea	3,440.00	3,440.00
Heat Pump Grant (\$500 GST incl)			-444.44	-444.44
Power directly from mains	1		222.22	222.22
<b>SUB TOTAL</b>				<b>3,217.78</b>

Subtotal	\$3,217.78
GST	\$402.22
<b>Total</b>	<b>\$3,620.00</b>

This quotation remains valid for 30 days from today's date. Our payment terms are 7 days from job completion. Please note that all the rubbish under the house needs to be cleared prior to the commencement of work. We hope our quote meets with your approval and we look forward to hearing from you in the near future.

Yours faithfully  
Kathy Ollard  
Eco Insulation Limited  
Please sign, date and return on acceptance of this quotation.

Signature \_\_\_\_\_  
Date \_\_\_\_\_



# ecoinsulation

Eco Insulation Limited  
Unit 3/52 Arrenway Drive, Albany  
PO Box 305 470, Triton Avenue 0757, North Harbour, Auckland  
Phone: (09) 477-0270 Fax: (09) 478-7771  
Email: accountsreceivable@ecoinsulation.co.nz  
Web: www.ecoinsulation.co.nz

## Tax Invoice To:

Sarah and Julian Stokoe  
395 Huia Road  
Woodlands Park  
Waitakere 0604

Customer Phone 09 817 4934

Customer Fax

Project

## Tax Invoice

Tax Invoice # T15898  
Invoice Date 8/06/2010  
Due Date 15/06/2010  
Terms 7 days  
Our GST Number 75 -01 0-5 32  
Order Number

Item	Description	Unit	Qty	Rate	Amount
EW THP 7.0 D...	Toshiba Heat Pump 7.0kw Daiseikai Inverter Premium Hiwall "0" ODP refrigerant RAS-22SKVR/RAS-22SAVR	ea	1	3,440.00	3,440.00
EWHP Dis 500	Heat Pump Grant (\$500 GST incl)			-444.44	-444.44
	<b>SUB TOTAL</b>				<b>2,995.56</b>

<b>Subtotal</b>	<b>\$2,995.56</b>
<b>Add GST</b>	<b>\$374.44</b>
<b>Total Due</b>	<b>\$3,370.00</b>

Please note our Bank Account # for Direct Credits is:  
12-3042-0345465-00

## REMITTANCE ADVICE

Payable To: Eco Insulation Limited  
PO Box 305 470  
Triton Avenue  
Auckland

Tax Invoice To

Tax Invoice #	T15898
Total	\$3,370.00

Please detach and return with your payment, thank you for your business.

✓ Paid in full  
4/7/10



# ecoinsulation

## Eco Insulation Limited

Unit 3/52 Arrenway Drive, Albany  
PO Box 305 470, Triton Ave 0757, North Harbour  
Auckland, New Zealand  
Phone # (09) 477-0270  
Fax # (09) 478-7771  
Email Kathy kollard@ecoinsulation.co.nz  
Web Site www.ecoinsulation.co.nz

Sarah and Julian Stokoe  
395 Huia Road  
Woodlands Park  
Waitakere 0604

Dear Sarah and Julian Stokoe

We are pleased to present your subsidised quotation for insulation and/or clean heat under the EECA Energywise Government scheme as detailed below, any questions please contact Kathy.

## Quotation

Quotation Date: 24/02/2010  
Quotation No: 100914



Supreme Award Winner  
Environmental Management Winner

09 817 4934

Sarah and Julian Stokoe  
395 Huia Road  
Waitakere 0604

Product Description	Qty	U.O.M	Rate	Total
Quotation for the supply and install of insulation at: 395 Huia Road, Woodlands Park				
Ecofleece R2.9 Installed North Island - a natural recycled wool blanket blended with up to 40% polyester Ceiling Insulation	154	sqm	18.50	2,849.00
Ecofloor Underfloor R1.4 (460) - a semi rigid polyester board which friction fits between the floor joists	58	sqm	17.95	1,041.10
Moisture Barrier Underfloor - Polythene Sheeting installed under the house, to reduce moisture and dampness in the home	58	sqm	7.95	461.10
SUB TOTAL				4,351.20
EECA Grant Energy Wise 33% on Insulation (max of \$1300 GST incl)			-1,155.55	-1,155.55
SUB TOTAL				3,195.65

Subtotal	\$3,195.65
GST	\$399.47
Total	\$3,595.12

This quotation remains valid for 30 days from today's date. Our payment terms are 7 days from job completion. Please note that all the rubbish under the house needs to be cleared prior to the commencement of work. We hope our quote meets with your approval and we look forward to hearing from you in the near future.



Yours faithfully  
Kathy Ollard

Eco Insulation Limited

Please sign, date and return on acceptance of this quotation.

Signature \_\_\_\_\_

Date \_\_\_\_\_



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# QUOTATION

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Sarah Stokoe	<b>Site</b> 395 Huia Rd Titirangi	<b>Date</b> 04 December 2019	Fisher Painting Services Ltd 89 McLaughlins Rd Stonehill Business Park Wiri Auckland 2104
	<b>Job Address</b> 395 Huia Road, Titirangi, Auckland, 0604, New Zealand	<b>Expiry Date</b> 03 March 2020	
	<b>Reference</b> 395 Huia Rd, Titirangi	<b>Quotation</b> QT00364	
		<b>GST Number</b> 093 970 365	

## Project Scope of Work

### Exterior Painting

House - includes fascia, soffits, walls, windows and doors but excludes deck and balustrades.

Interior Kitchen, Lounge, Dining. - includes ceilings, walls, windows and timber work.

### Project Specification

#### Interior

Ceilings - screw fix along joints, mesh tape joints and cracks, plaster, apply primer undercoat followed by two coats ceiling flat paint.

Walls - Prepare, fix cracks apply undercoat and two top coats low sheen acrylic.

Woodwork and windows - Prepare and sand to remove loose and flaking paint, apply primer, fill, apply two coats Waterbased enamel.

#### Exterior

Timber cladding and weatherboards, fascia - Pressure wash to remove clean, Sectional strip, sand, scrape to remove loose, crazed paint, apply oil based primer, fill/seal cracks and holes, dig out rusty nails, treat prime and fill, apply 1 coat primer undercoat and two top coats exterior semigloss acrylic.

Windows doors - Sand, scrape back, apply primer, reglaze loose putty, apply undercoat and two coats waterbased enamel.

Blockwork - pressure wash, apply primer and two topcoats acrylic.

#### Roof Restoration

Waterblast clean, lift flashings and under laps to rust treat and prime, remove existing fixings, rust treat and prime and install new galv fixings, wirebrush rust and treat with rust converter, apply anticorrosive primer and two coats Nutech Flexisheild Nanotechnology coating.

<b>Description</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>
Interior Painting	1	5,167.00	5,167.00
Exterior Preparation and painting	1	19,500.00	19,500.00
Roof Restoration	1	6,590.00	6,590.00
		Subtotal	31,257.00
		Total 15% GST	4,688.55
<b>Total NZD</b>			<b>35,945.55</b>

Fisher Painting Services Ltd Terms and Conditions.

Quote is valid for 90 days.

**PROJECT SUPERVISION:**

All workmanship is carried out in a tradesman like manner under the direct supervision of our project foreman and operations manager. Our operations manager is responsible for project planning with client, monitoring of project progress and providing regular project updates, insuring performance/quality of workmanship are up to our company's high standard, compliance of company quality procedures and OSH Health and Safety Procedures and waste management.

**PROTECTION:**

We supply, lay and fix all drop sheets, coverings and masking necessary to protect non specified surfaces, adjoining, fixtures, fittings and spaces from paint drops, spots, spray and damage.

**QUALITY**

With our focus on quality we expect reasonable working conditions and time frames to allow the required time to complete the project to standard trade practise standards and paint manufacturers recommendations. With this being compromised could result in extra charges if job is rushed and rework to be charged at our hourly rates. Warranties to become null in void. This is at our discretion if we deem the conditions and other trades working in the same space.

**INSURANCES/HEALTH & SAFETY:**

Fisher Painting Services is fully covered for Accident Compensation Insurance, Public Liability and has an up to date Health and Safety Policy.

**SITE INDUCTIONS:**

No allowance in our quote for time and costs incurred for site inductions, Actual time will be on charged for this undertaking.

**CAR PARKING:**

No allowance for car parking, If there are no carparks provided and costs are incurred, these charges will be on charged.

**REMEDIAL WORK:**

If any substrate or surface cannot be brought up to a standard that will allow painting or clear finishing of the required standard, then we will not proceed until remedial work is carried out.

**OUR GUARANTEE:**

Fisher Painting Services guarantee your complete satisfaction in the finished job providing conditions were suitable for trade required practises and paint manufacturers recommendations have been adhered to. This includes the following: Each coat of paint and the completed paint system to have the following qualities and properties: • Uniform finish, colour, texture, sheen and hiding power and the proper number of coats applied; • No blemishes such as runs, sags, crinkling, fat edges, entrained paint skins, hairs, dust, bare or starved patches, cracks, ladder marks and blistering; • Proper covering of corners, crannies, thin edges, cracks, end grains and other difficult places of application.

**WET DAY POLICY**

In the event of exterior work, a day may start with rain or unsuitable painting conditions. We cannot work in these conditions and we understand you want the project completed in a reasonable time, If the day starts off wet or unsuitable for work we reserve the right to send our staff to another indoor job and will remain there for the rest of the day even if it fines up during the day.

**COMPLETION AND CLEAN UP:**

At completion, we as the Painting contractor will remove all masking tape and protective products from surfaces, remove paint splashes off all adjoining surfaces, door hardware and leave all surfaces clean. Leave the whole of this work uniform in gloss and colour, of correct thickness, free from all painting defects, clean and unmarked. Remove all drop sheets, coverings and masking to leave surrounding surfaces and areas clean, tidy and undamaged. Remove all debris, unused materials and elements from the site.

**DAMAGE:**

Fisher Painting Services will not be liable for any damage\* occurred after painting of surfaces has been completed by other trades or services.



Remedial work can be undertaken but with purchase order from the client before proceeding providing it fits in with our work program.

Terms of Engagement:

- 1/ the terms and conditions on the acceptance of this quotation are for the scope of works set out in the pricing schedule.
- 2/ Payment will be made 7 days following invoice unless otherwise agreed. 20% deposit Required before commencement.
- 3/ Overdue amounts will incur interest at the rate of 2.5% per month.
- 4/ In the event of the period contract going past the end of a month, we will assess the amount of work completed and discuss with client on a mutual agreeable progress claim amount to be invoiced accordingly.
- 5/ This quotation will remain valid for 60 days, after this time frame it may be subject to change.
- 6/ Written acceptance of this quotation would be appreciated.
- 7/ Touch up of other trades damage will be done at our discretion, Labour costs will be charged out at normal hourly rate.
- 8/ Retentions are excluded from this project and payment.
- 9/ Terms and conditions above are understood.
- 10/ Acceptance of this quotation by verbal, letter, purchase order or email I have read, understood and accepted the terms of engagement, terms and conditions and quotation set out above.

Thank you, for the opportunity to submit this quotation. We, as an Auckland owned and operated company hope to get the opportunity to complete this project for you. You can be assured of our service, quality, and satisfaction.

Yours faithfully Fisher Painting Services Ltd.

Project acceptance please sign and return (Or by letter of acceptance or purchase order)

Name.....

Signed.....

Date.....

Estimated Job Start Date.....

Billing Address (if different from above)

Name.....

Postal Address .....

Phone .....

Email .....



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Austar Realty Ltd  
PO Box 151098  
New Lynn  
AUCKLAND 0640



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	395 Huia Road Titirangi
<b>Application number</b>	8270478044
<b>Customer Reference</b>	
<b>Date issued</b>	4-Oct-2023
<b>Legal Description</b>	LOT 2 DP 84951
<b>Certificates of title</b>	NA41B/368

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### Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.



## s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

### Site Contamination

No land contamination data are available in Council's regulatory records.

### Wind Zones

Wind Zone(s) for this property: Very high wind speed of 50 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
28/10/2009	Stability Sensitive	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

If any soil information/reports have been prepared in relation to this property, they will be available in the property file. Please order a [property file online](#)

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>

### Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz), which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

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

<b>Billing Number/ Rate Account:</b>	12341829354
<b>Rates levied for the Year 2023/2024 :</b>	\$3,114.85
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$2,327.88

The rates figures are provided as at 8 a.m. 04/10/2023. 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

395 Huia Road Titirangi

Application No.	Description	Decision	Decision Date
LUC-2005-2118	Land Use Consent New deck and carport and internal alterations - building cover	Granted	08/03/2006

#### Subdivisions

There are **NO** Subdivision resource consents recorded.

#### Engineering Approvals

There are **NO** Engineering approvals recorded.

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

395 Huia Road Titirangi

Application No.	Description	Issue Date	Status
BPM-1960-14775	Dwelling	15/09/1960	Issued (See Note 1)
ABA-1997-932	Heater installation	04/04/1997	CCC Issued 30/06/1997 (See Note 2)
COM-2005-3274	New deck, carport and minor interior alteration	18/01/2006	CCC Issued 26/03/2009 (See Note 2)

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

## **Waitākere Ranges Heritage Area**

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the



council's website at:

<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

**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 : 395 Huia Road, TITIRANGI

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

### Address

395 Huia Road Titirangi

### Legal Description

LOT 2 DP 84951

### Appeals

### Modifications

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

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1

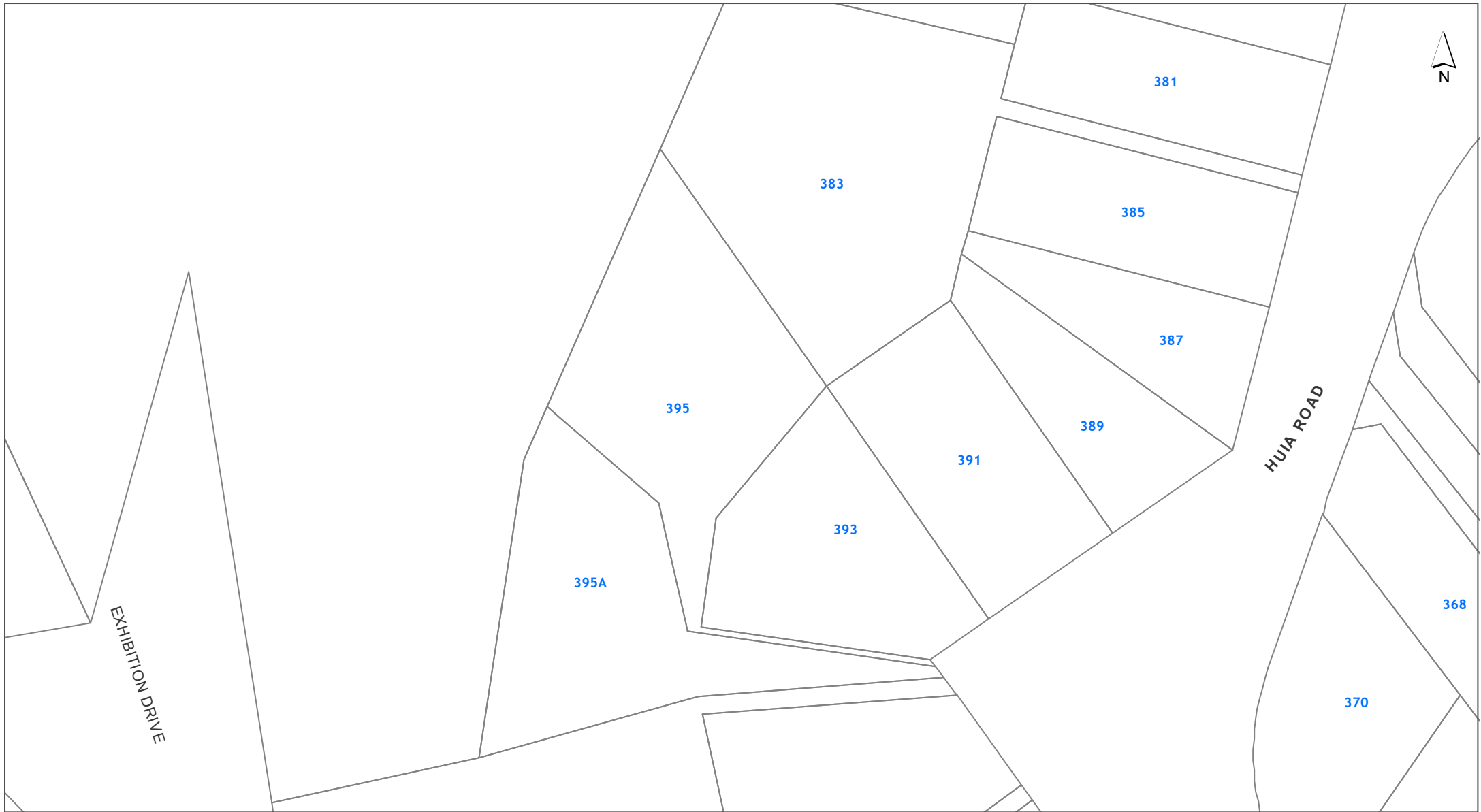
### Overlays

Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA\_06 - Subdivision Schedule

### Designations



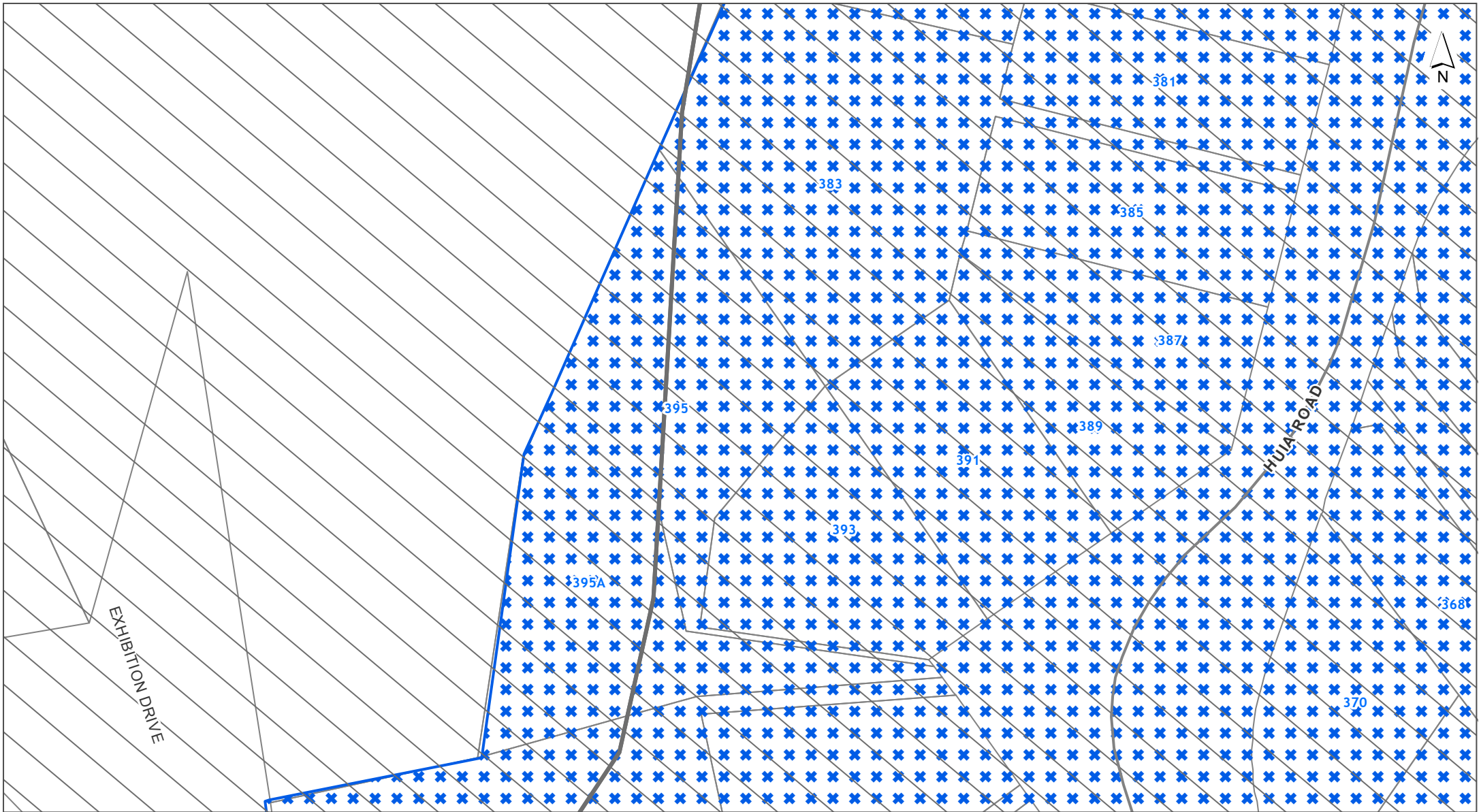


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**Built Environment**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
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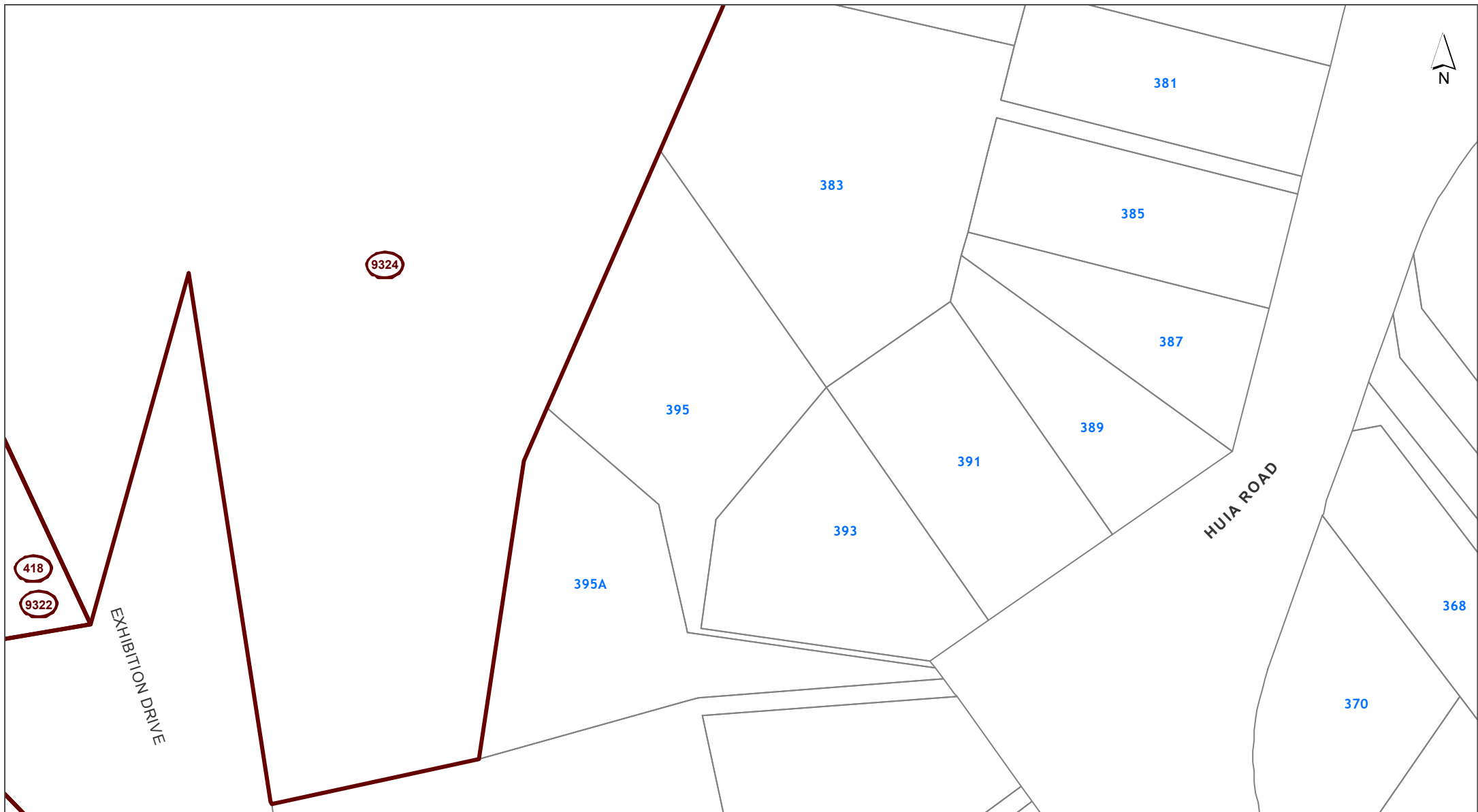
Controls  
395 Huia Road Titirangi  
LOT 2 DP 84951



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4/10/2023





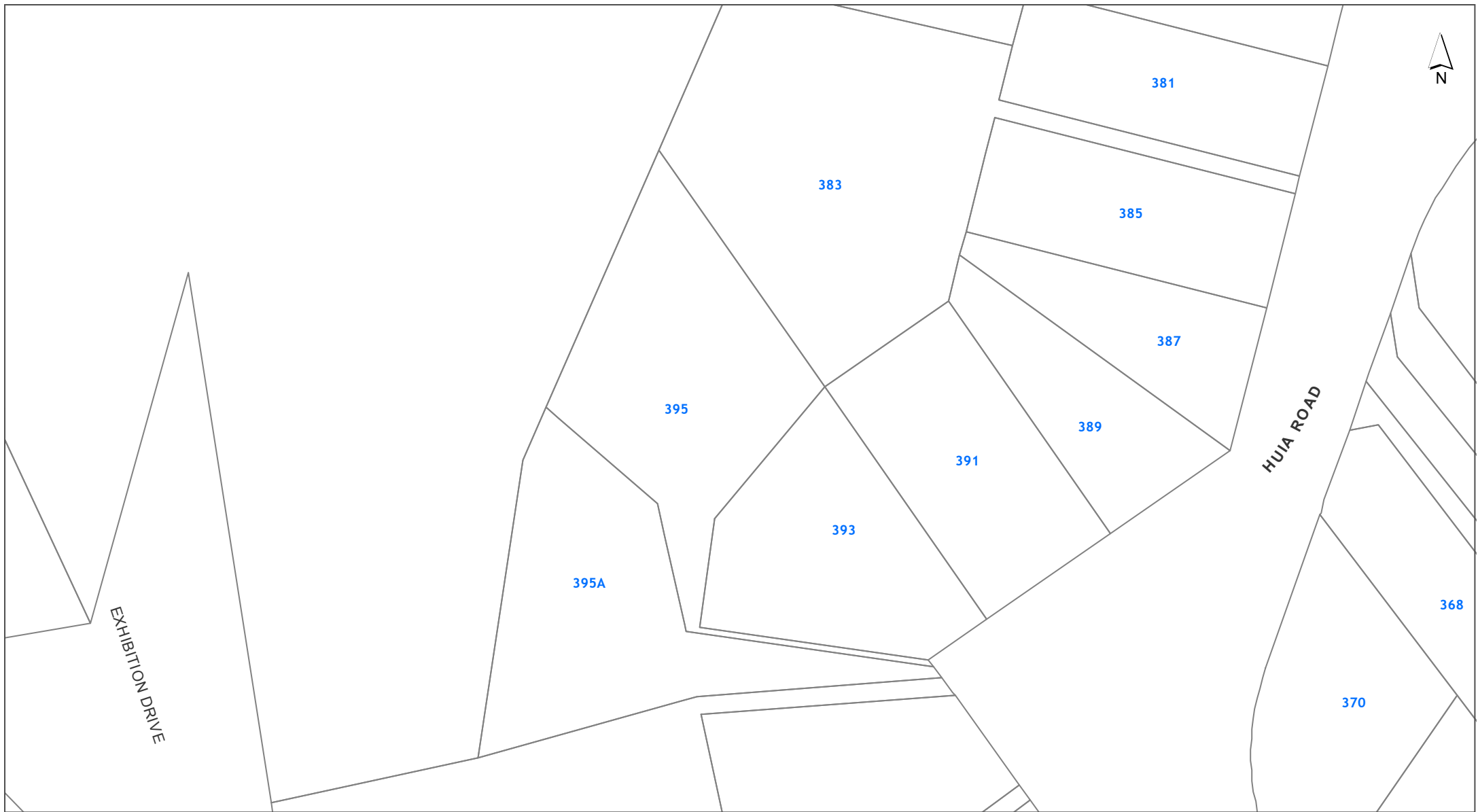
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**Designations**  
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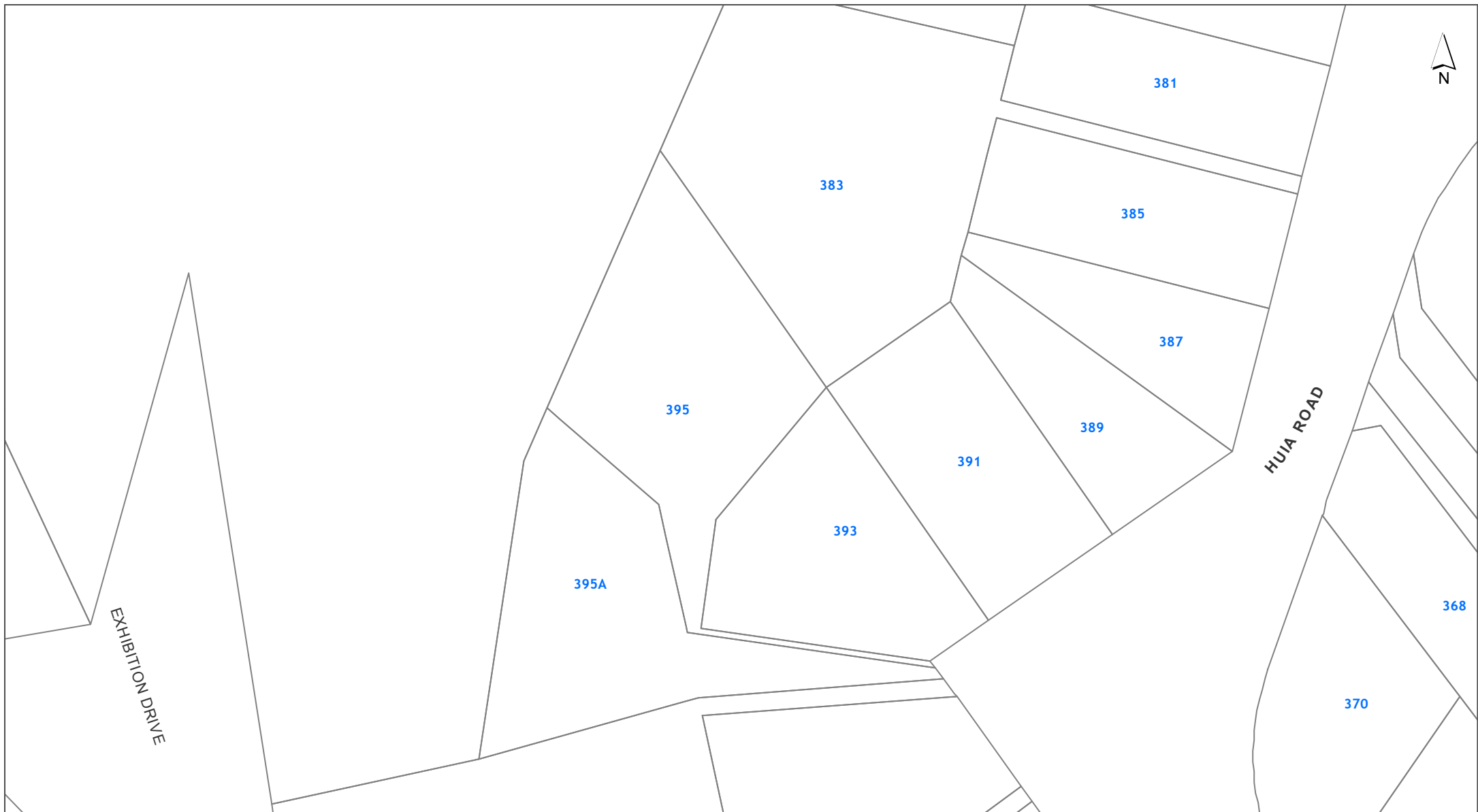


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**Historic Heritage and Special Character**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

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Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
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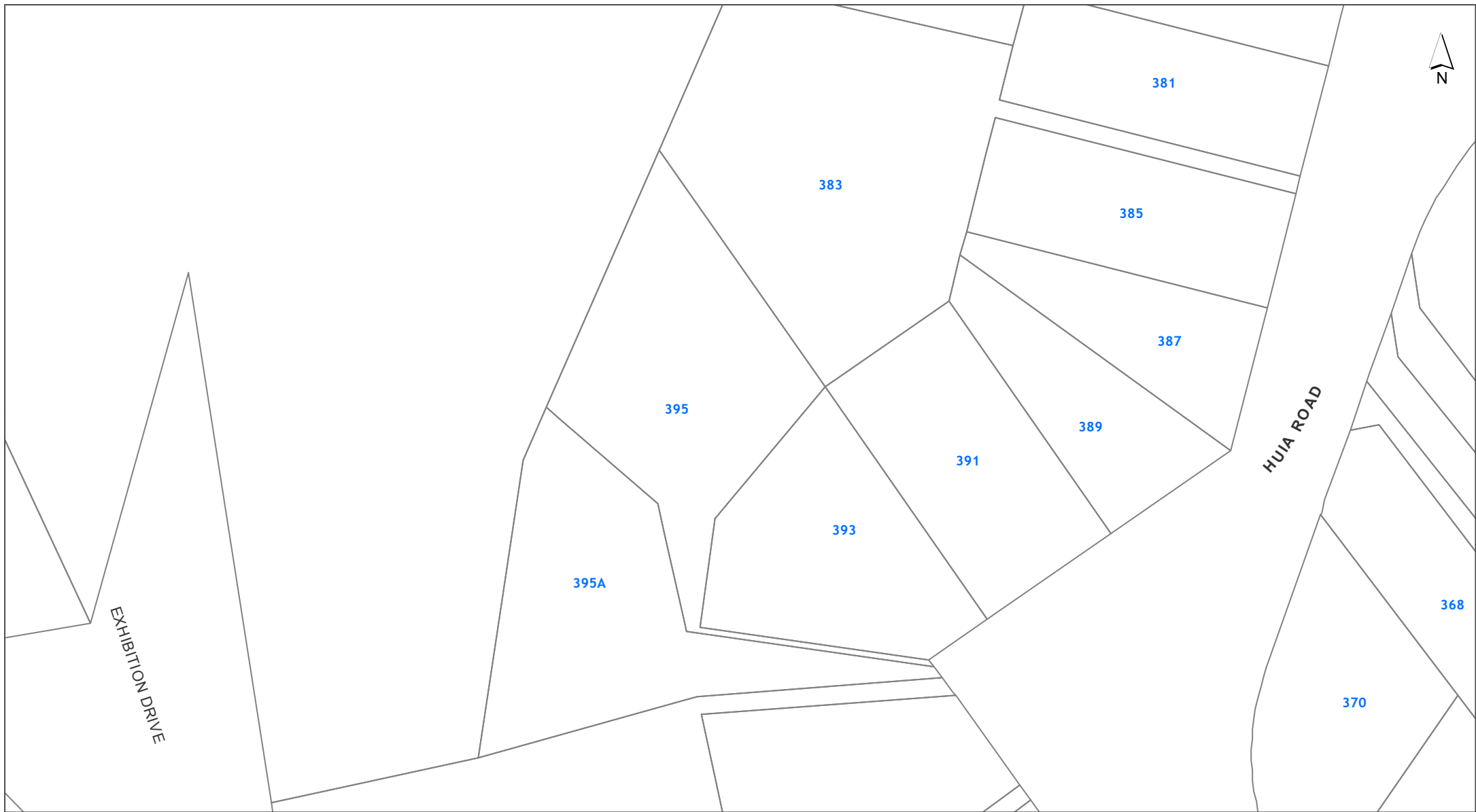


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**Infrastructure**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

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Meters  
Scale @ A4  
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Date Printed:  
4/10/2023





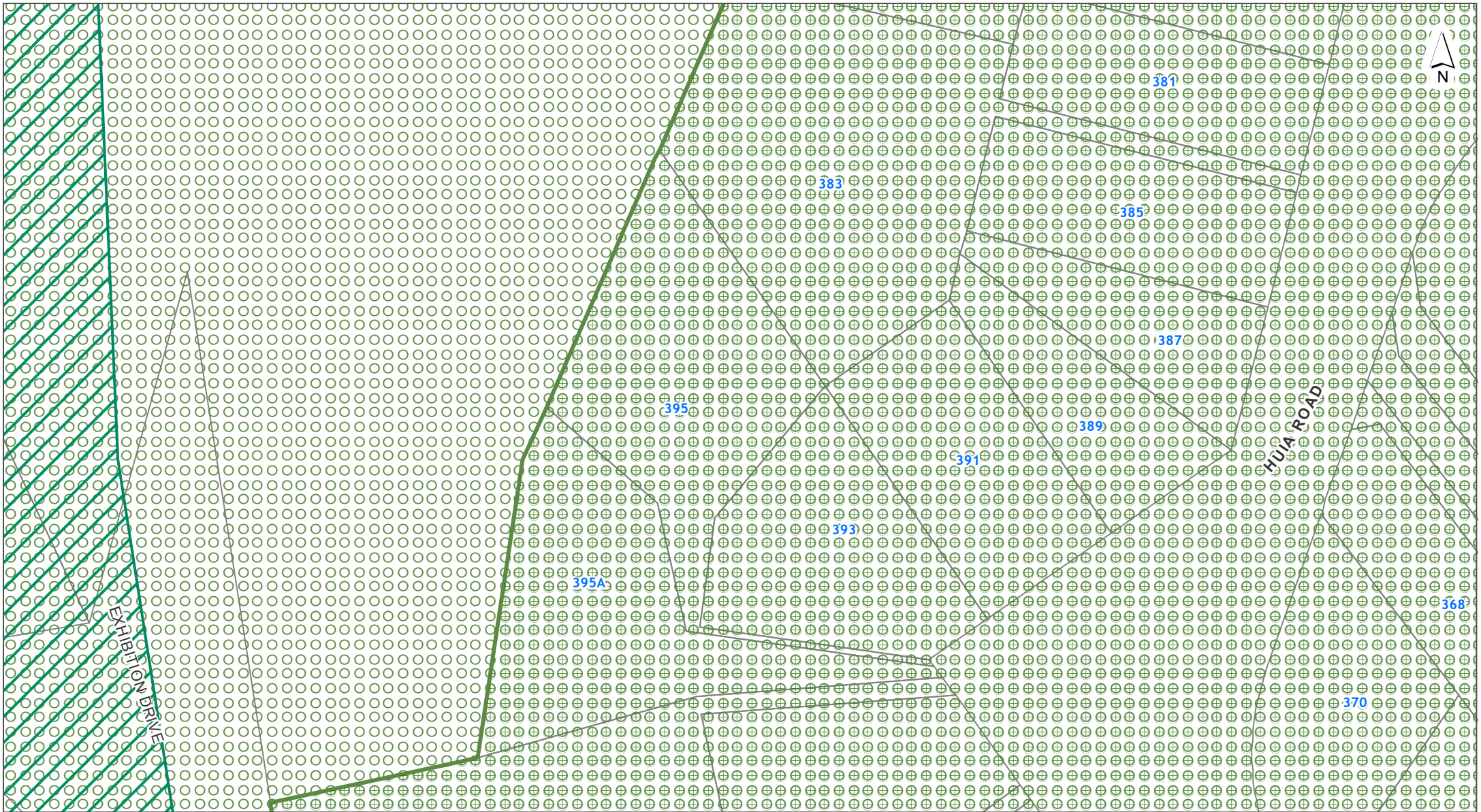
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**Mana Whenua**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

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Meters  
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**Date Printed:**  
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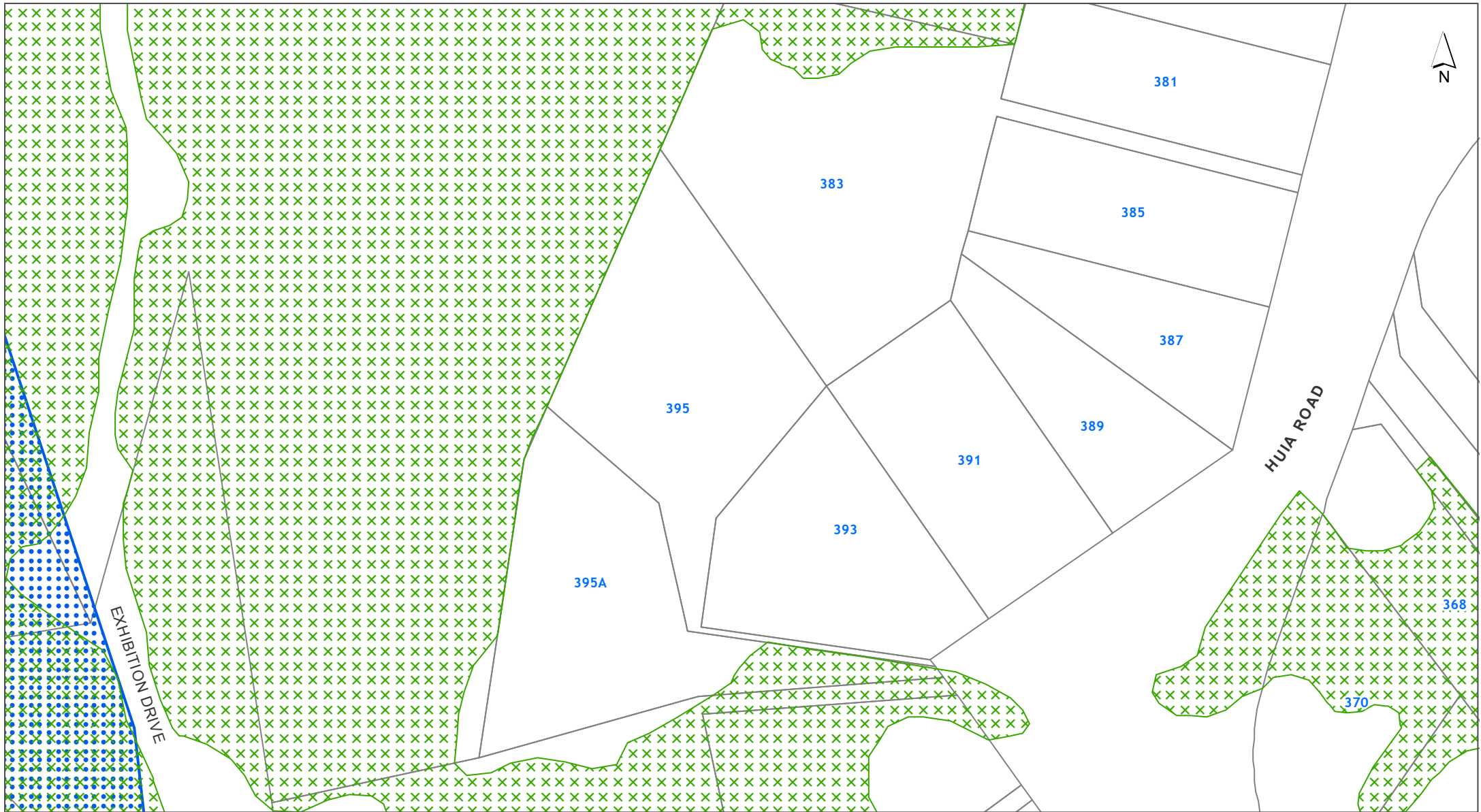


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**Natural Heritage**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

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 Scale @ A4  
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 Date Printed:  
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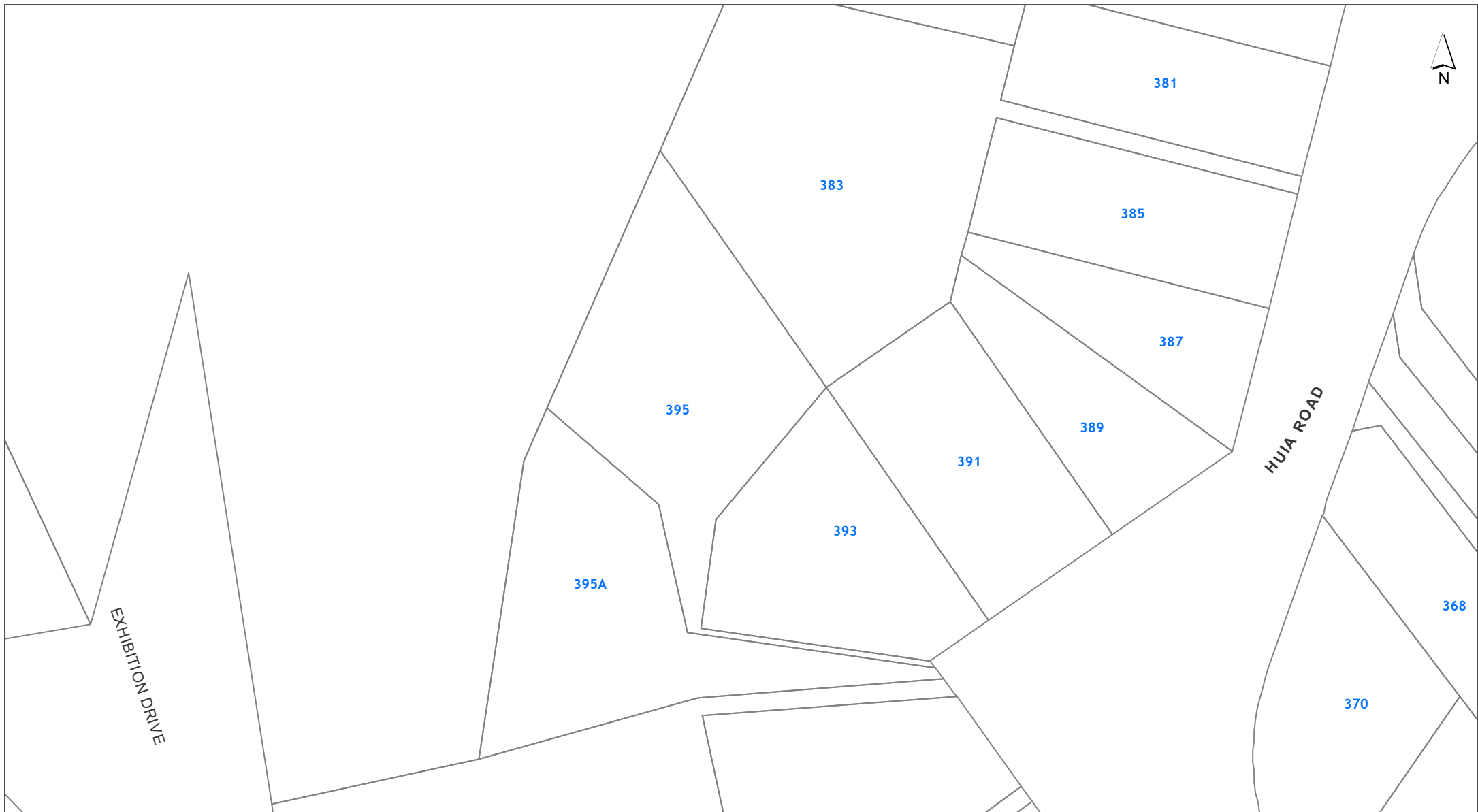


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**Natural Resources**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

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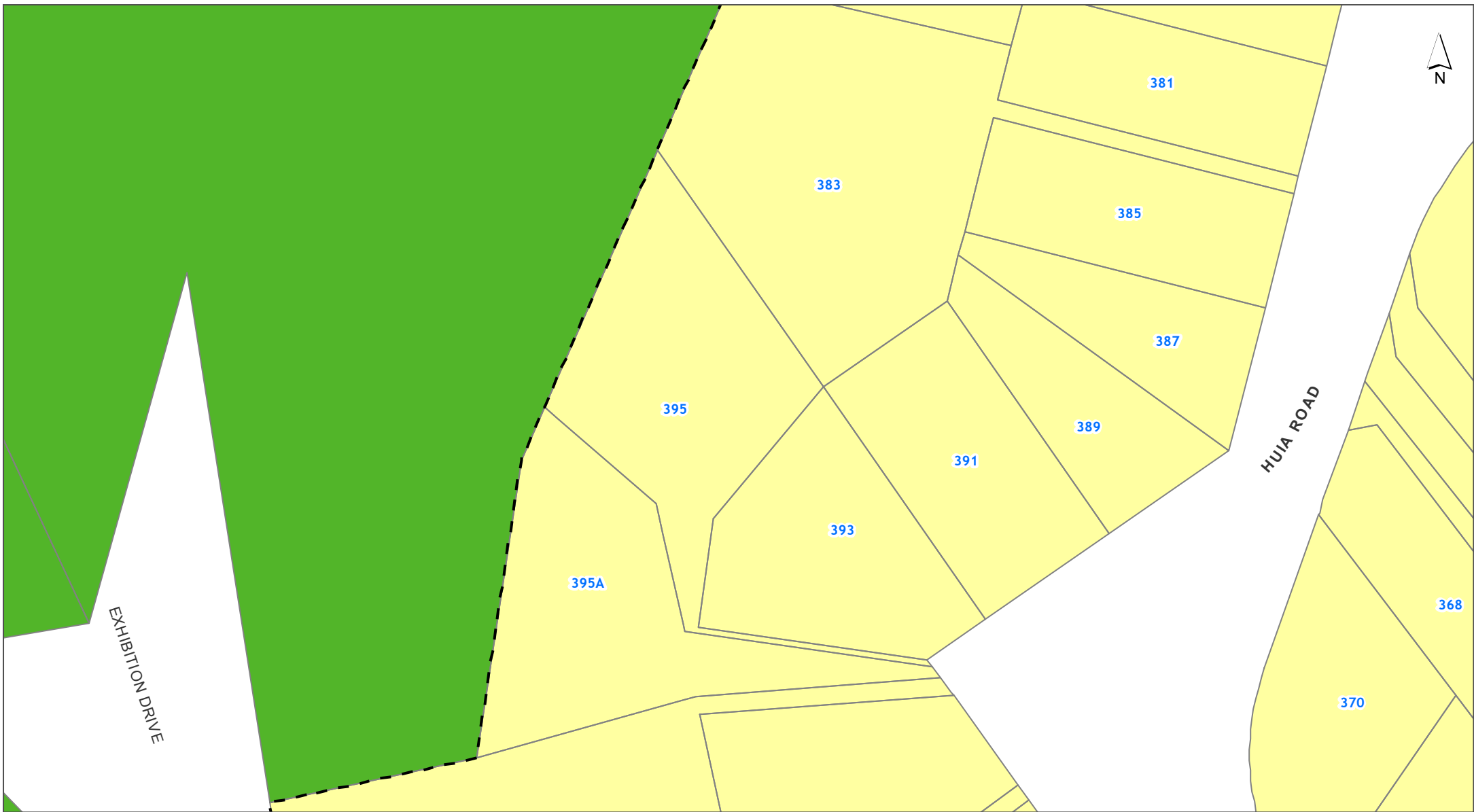


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**Precincts**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

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Zones and Rural Urban Boundary

395 Huia Road Titirangi

LOT 2 DP 84951



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Date Printed:  
4/10/2023







## NOTATIONS


### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Modifications

 Notice of Requirements

 Plan Changes

 Future Coastal Hazards Plan Change

### 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]
  - 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]
- } Significant Ecological Areas Overlay

## Natural Heritage

- Verified position of tree
  - 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
  - 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
  - Natural
  - Local Public Views Overlay [rcp/dp]
  - Extent of Overlay
  - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay

## Infrastructure

- Airport Approach Surface Overlay
  - Aircraft Noise Overlay
  - City Centre Port Noise Overlay [rcp / dp]
  - Quarry Buffer Area Overlay
  - National Grid Subdivision Corridor
  - National Grid Substation Corridor
  - National Grid Yard Compromised
  - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

## 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]

## Mana Whenua

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

## Built Environment

- Identified Growth Corridor Overlay

# Controls

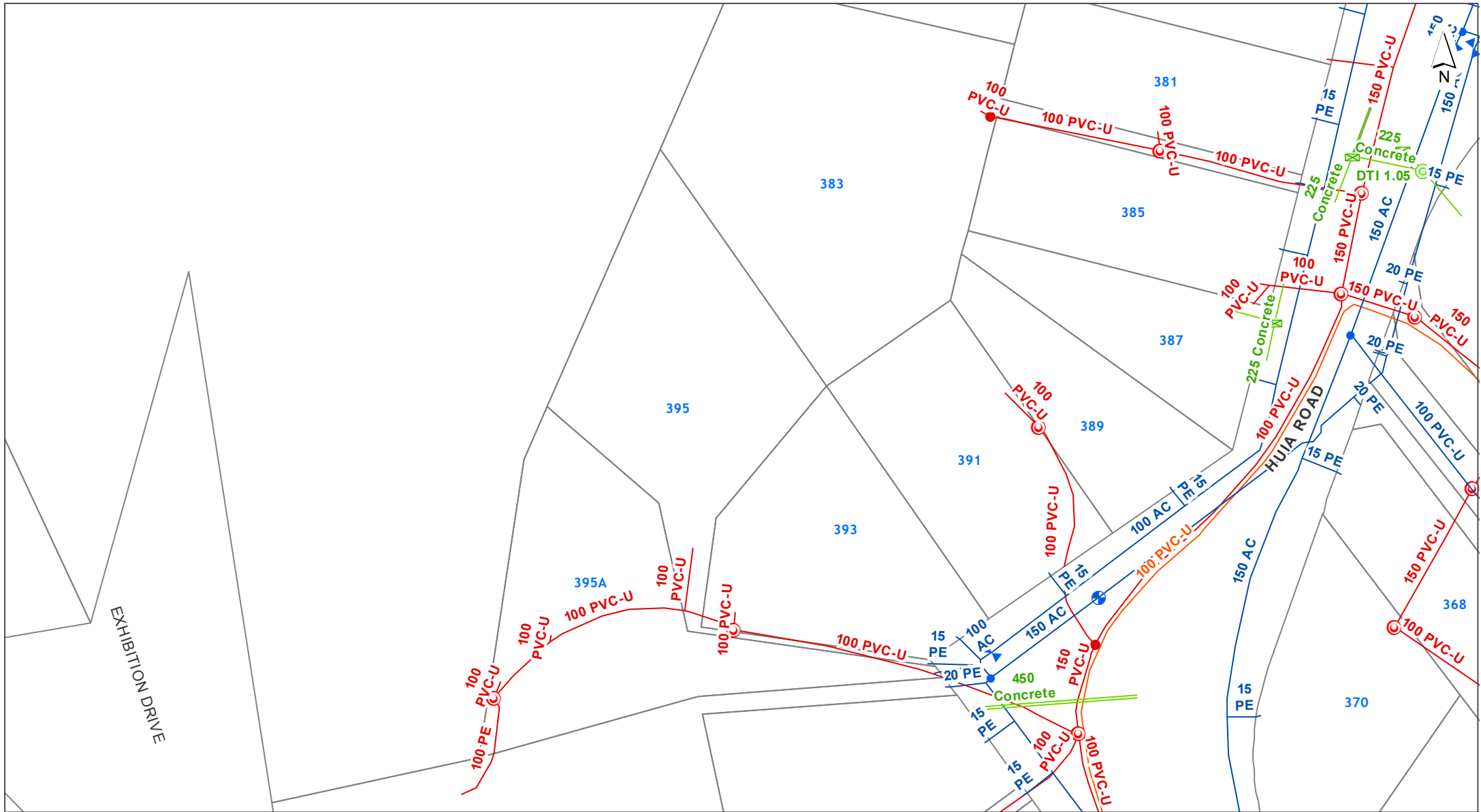
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park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

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

# Designations

- Designations

- Airspace Restriction Designations



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**Underground Services**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

0 7 14 21  
 Meters  
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 = 1:1,000  
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Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

**Public**, **Private** or **Abandoned**

- |  |                               |  |   |
|--|-------------------------------|--|---|
|  | Treatment Device              |  | Overland Flowpath (Public)                |
|  | Septic Tank                   |  | Overland Flowpath (Private)               |
|  | Septic Tank (Hi-Tech)         |  | Forebay (Public)                          |
|  | Soakage System                |  | Forebay (Private)                         |
|  | Inspection Chamber            |  | Treatment Facility (Public)               |
|  | Manhole (Standard / Custom)   |  | Treatment Facility (Private)              |
|  | Inlet & Outlet Structure      |  | Pump Station                              |
|  | Inlet & Outlet (No Structure) |  | Planting                                  |
|  | Catchpit                      |  | Embankment                                |
|  | Spillway                      |  | Viewing Platform                          |
|  | Safety Benching               |  | Bridge                                    |
|  | Culvert / Tunnel              |  | Erosion & Flood Control (Other Structure) |
|  | Subsoil Drain                 |  | Erosion & Flood Control (Wall Structure)  |
|  | Gravity Main                  |  |   |
|  | Rising Main                   |  |   |
|  | Connection                    |  |   |
|  | Fence                         |  |   |
|  | Lined Channel                 |  |   |
|  | Watercourse                   |  |   |

Water

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

Wastewater

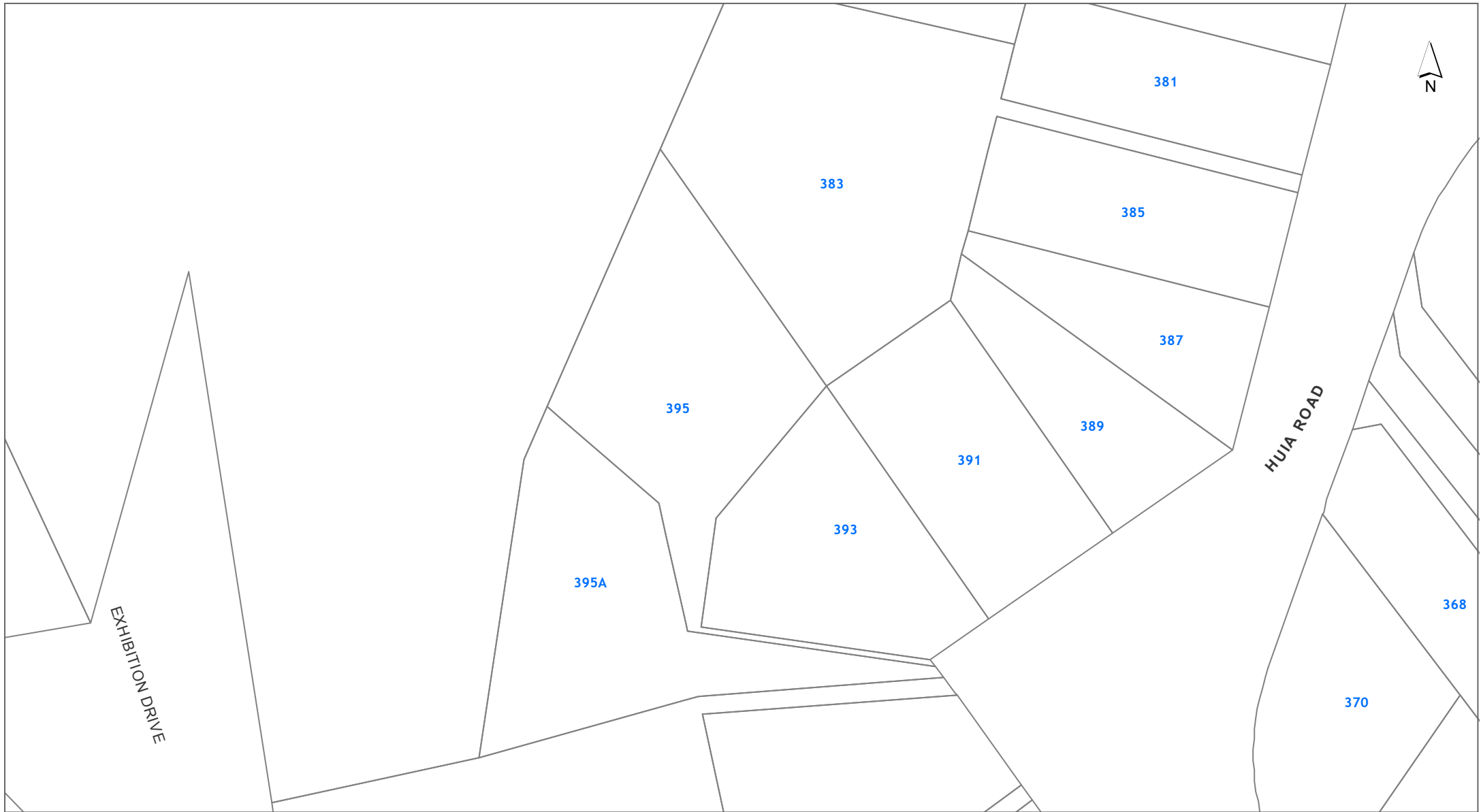
- |  |  |
|--|--|
|  | Fitting                                  |
|  | Fitting (Non Watercare)                  |
|  | Manhole                                  |
|  | Pipe (Non Watercare)                     |
|  | Local Pipe (Operational)                 |
|  | Local Pipe (Operational Not Vested)      |
|  | Local Pipe (Abandoned / Not Operational) |
|  | Transmission Pipe (Operational)          |
|  | Transmission Pipe (Not Operational)      |
|  | Transmission Pipe (Proposed)             |
|  | Chamber                                  |
|  | Structure (Non Watercare)                |
|  | Pump Station                             |
|  | Wastewater Catchment                     |

Utilities

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

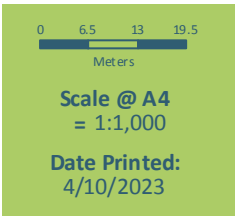
Legend updated: 21/09/2020

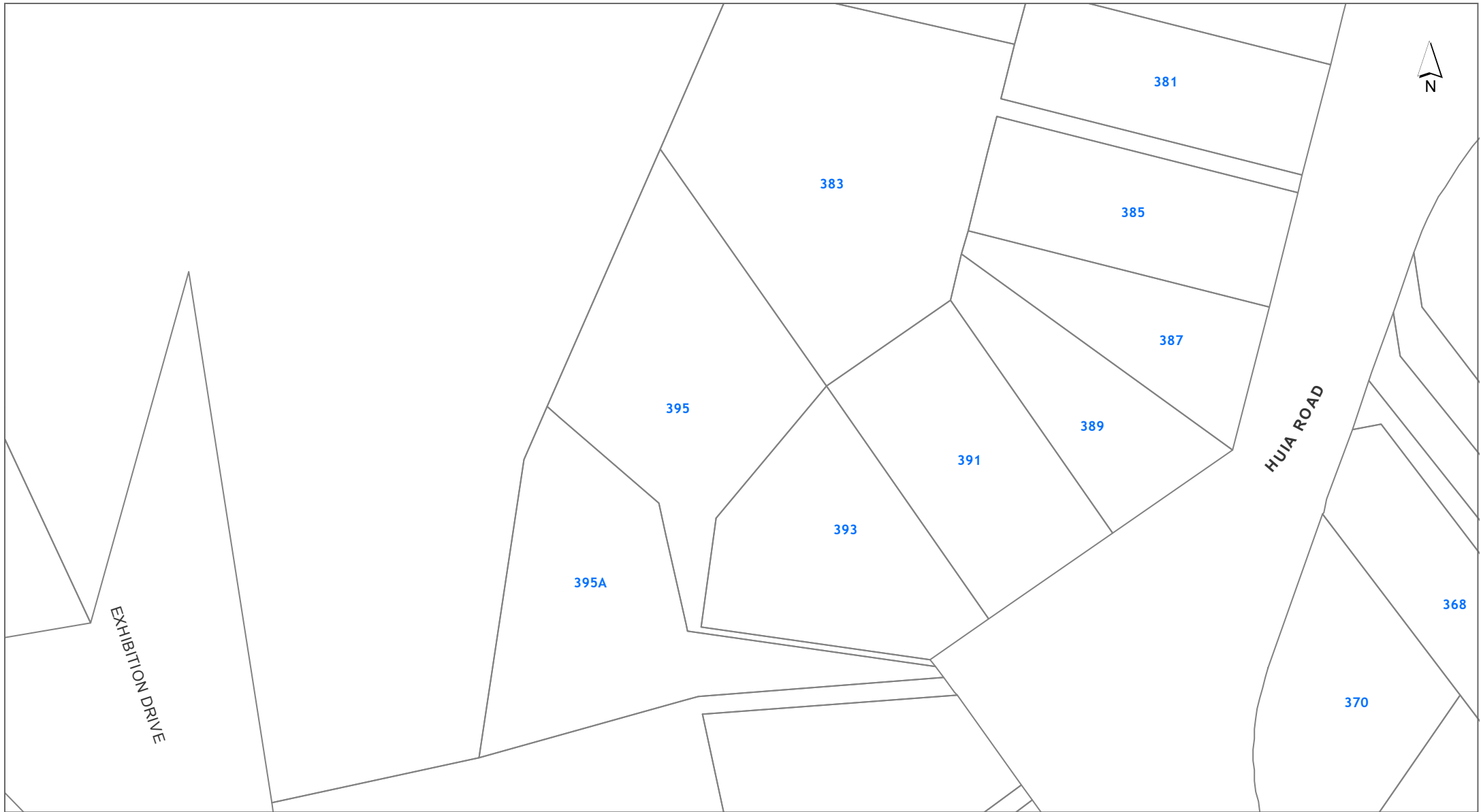




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**Hazards**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**



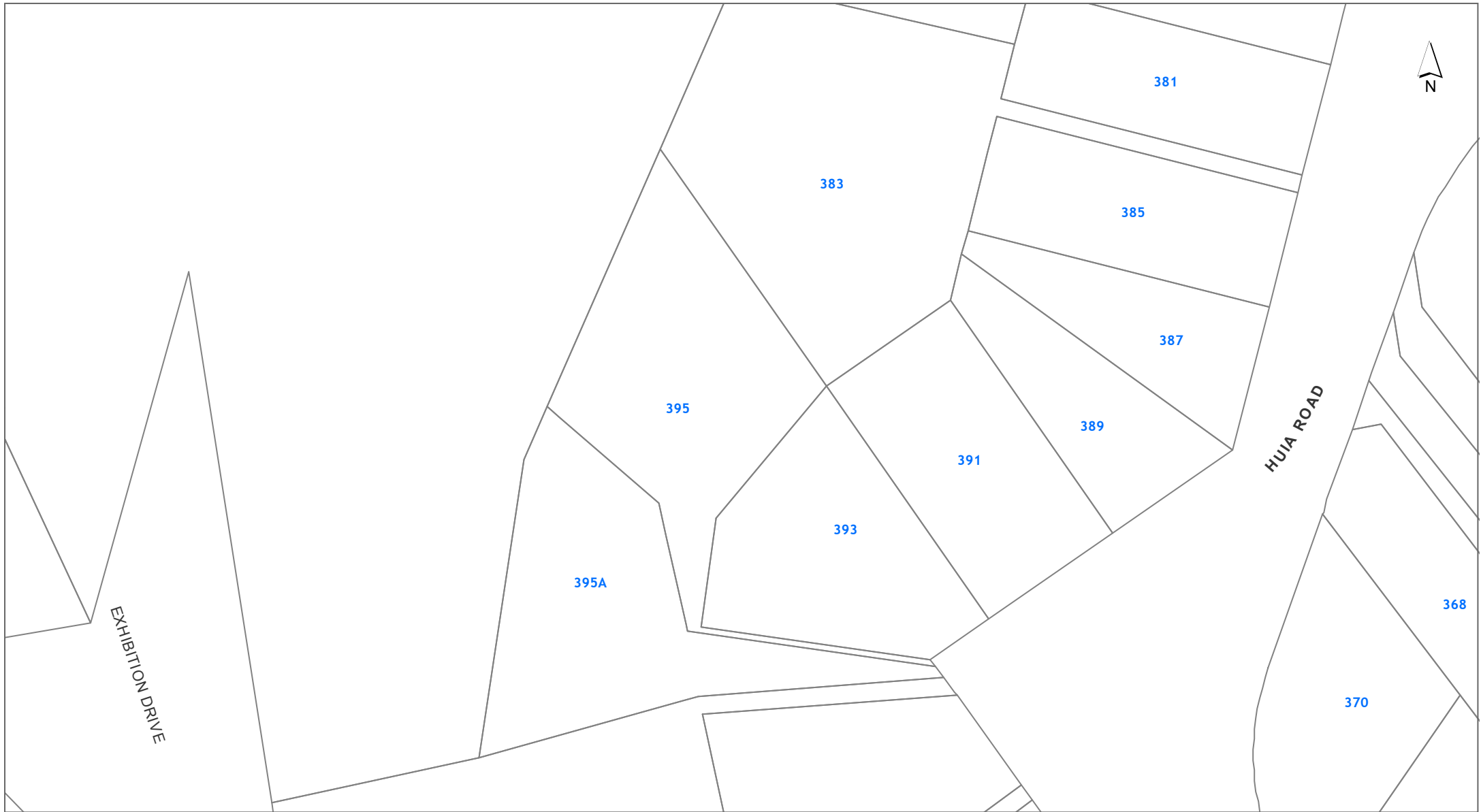


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**Natural Hazards - Coastal Erosion ASCIE**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

0 6.5 13 19.5  
Meters  
Scale @ A4 = 1:1,000  
Date Printed: 4/10/2023



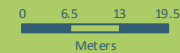


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**Natural Hazards - Coastal Inundation**

**395 Huia Road Titirangi**

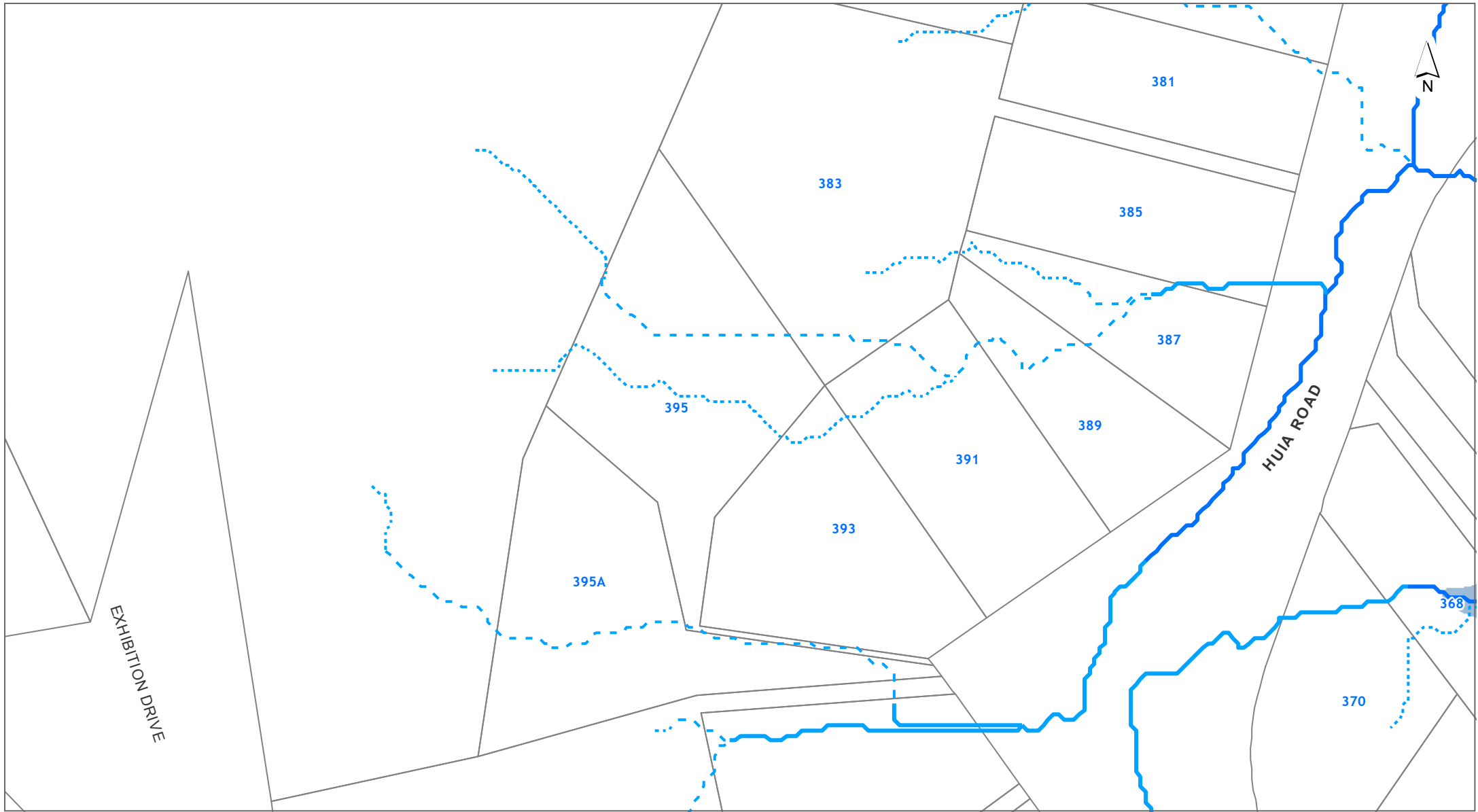
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**Scale @ A4**  
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**Date Printed:**  
**4/10/2023**



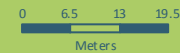


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**Natural Hazards - Flooding**

**395 Huia Road Titirangi**

**LOT 2 DP 84951**

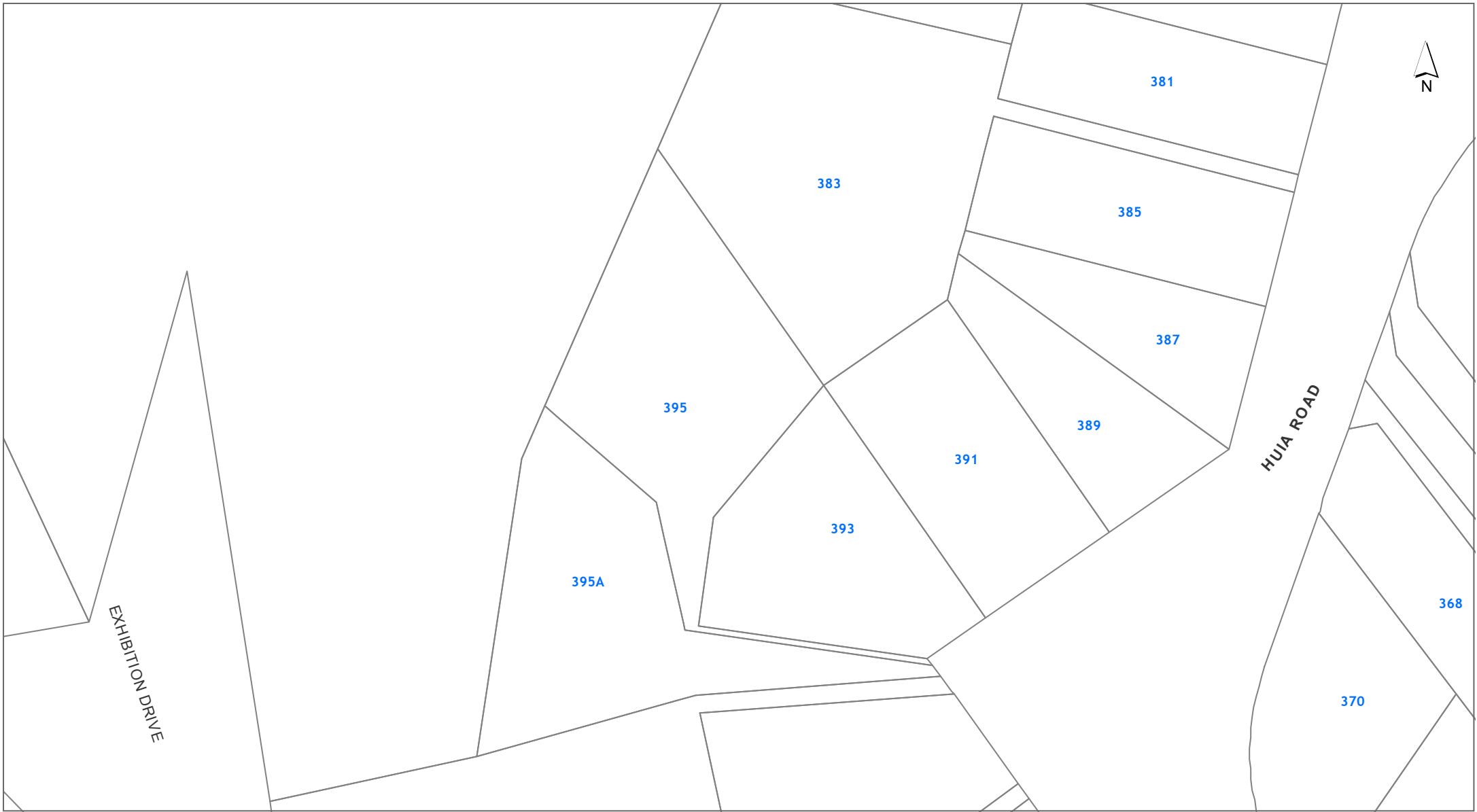


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**Date Printed:**  
**4/10/2023**





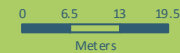


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**Natural Hazards - Sea Spray**

**395 Huia Road Titirangi**

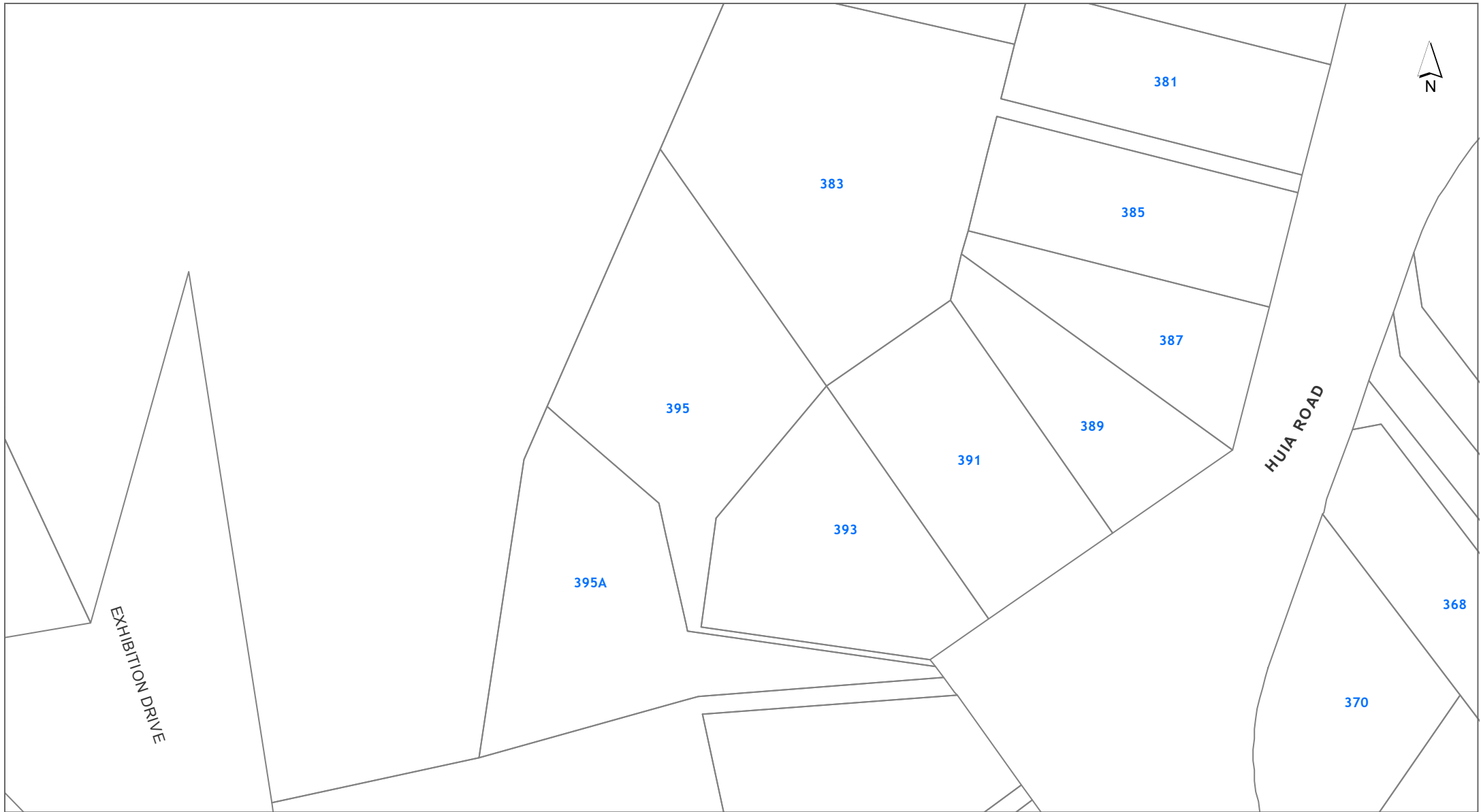
**LOT 2 DP 84951**



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

**Date Printed:  
4/10/2023**



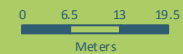


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**Natural Hazards - Volcanic Cones**

**395 Huia Road Titirangi**

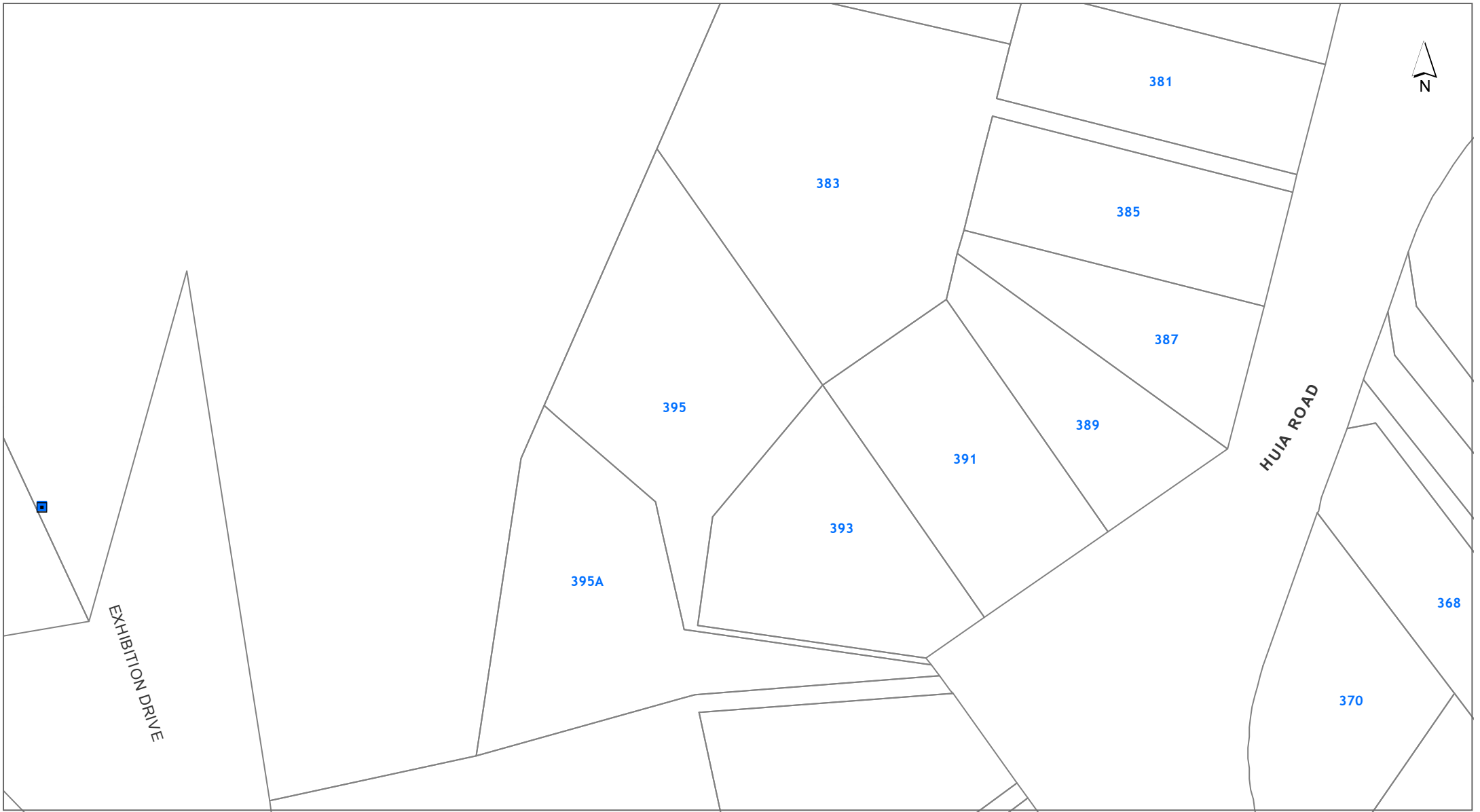
**LOT 2 DP 84951**



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

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**4/10/2023**





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**Other**  
**395 Huia Road Titirangi**  
**LOT 2 DP 84951**

0 6.5 13 19.5  
Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**4/10/2023**







Hazards

Soil Warning Area

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











Hazards

Soil Warning Area continued









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

Natural Hazards

Overland Flow Path








-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m<sup>2</sup> to 1 Ha
-  Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
-  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 MHWs10, 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

COM-2005 - 3274

# AS BUILT DRAINAGE PLAN

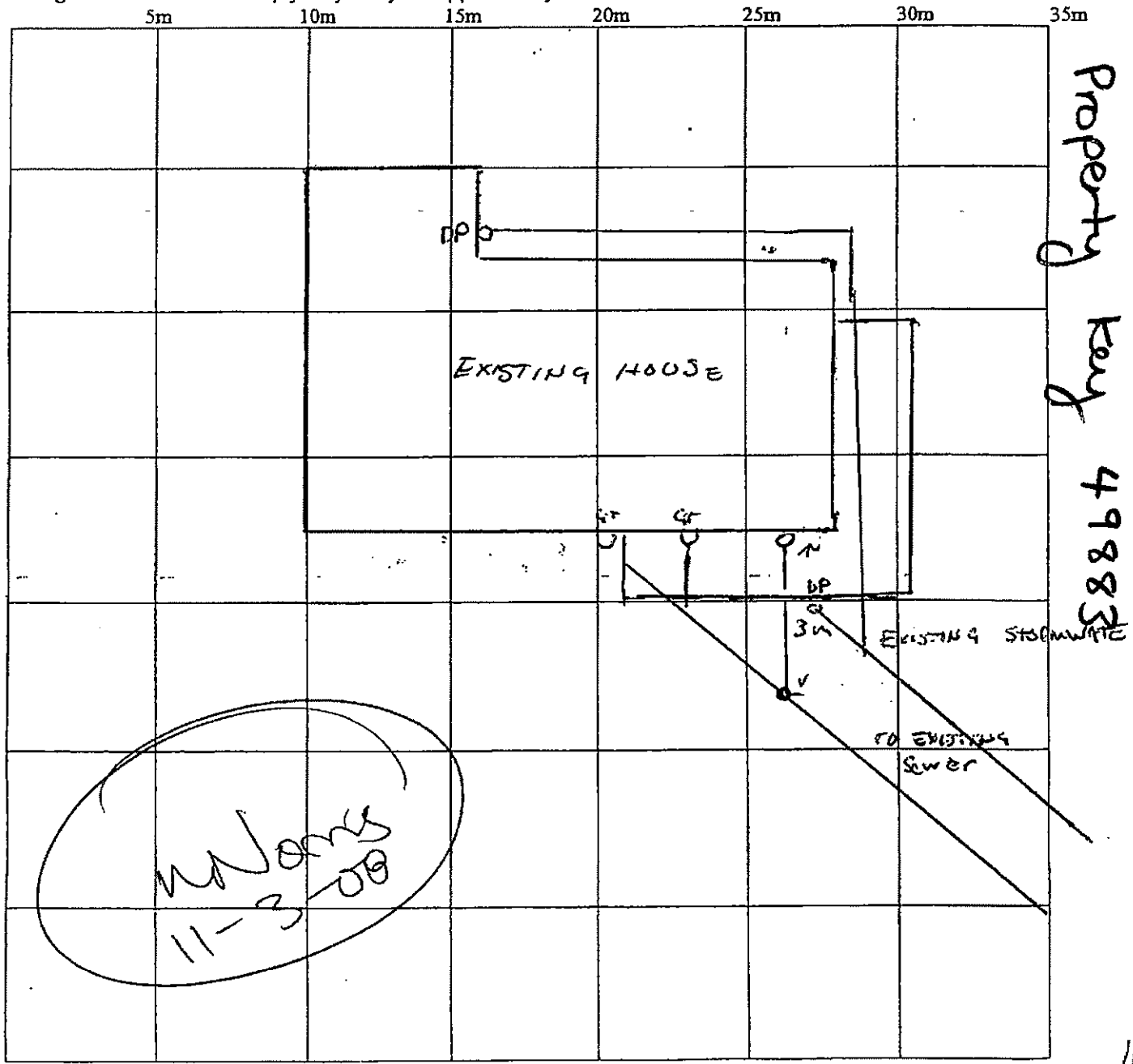


Waitakere City Council  
Te Tatao o Waitakere

## SITE INFORMATION

Building Consent No: 05/3274 Inspector: Murray Norris  
 Owners Name: Linton N. Drainlayers Name: Sgt Manschau  
 Site Address: 395 Huia Rd  
 Lot: 2 DP: 849 Date inspected: 11-3-08

Drainage plans are required for all new work and extensions to drains including effluent disposal systems. The plan is to be completed accurately drawn in ink to a scale of 1:200 and must show clearly the street boundary, property boundaries, outline of the buildings as well as the layout of ALL drains and inspection fillings. Please indicate the scale used if it is different than 1:200. Please ensure that this as built plan is completed prior to the inspection of the drainage work. Failure to comply may delay the approval of your work.





# WAITAKERE CITY COUNCIL

## 'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

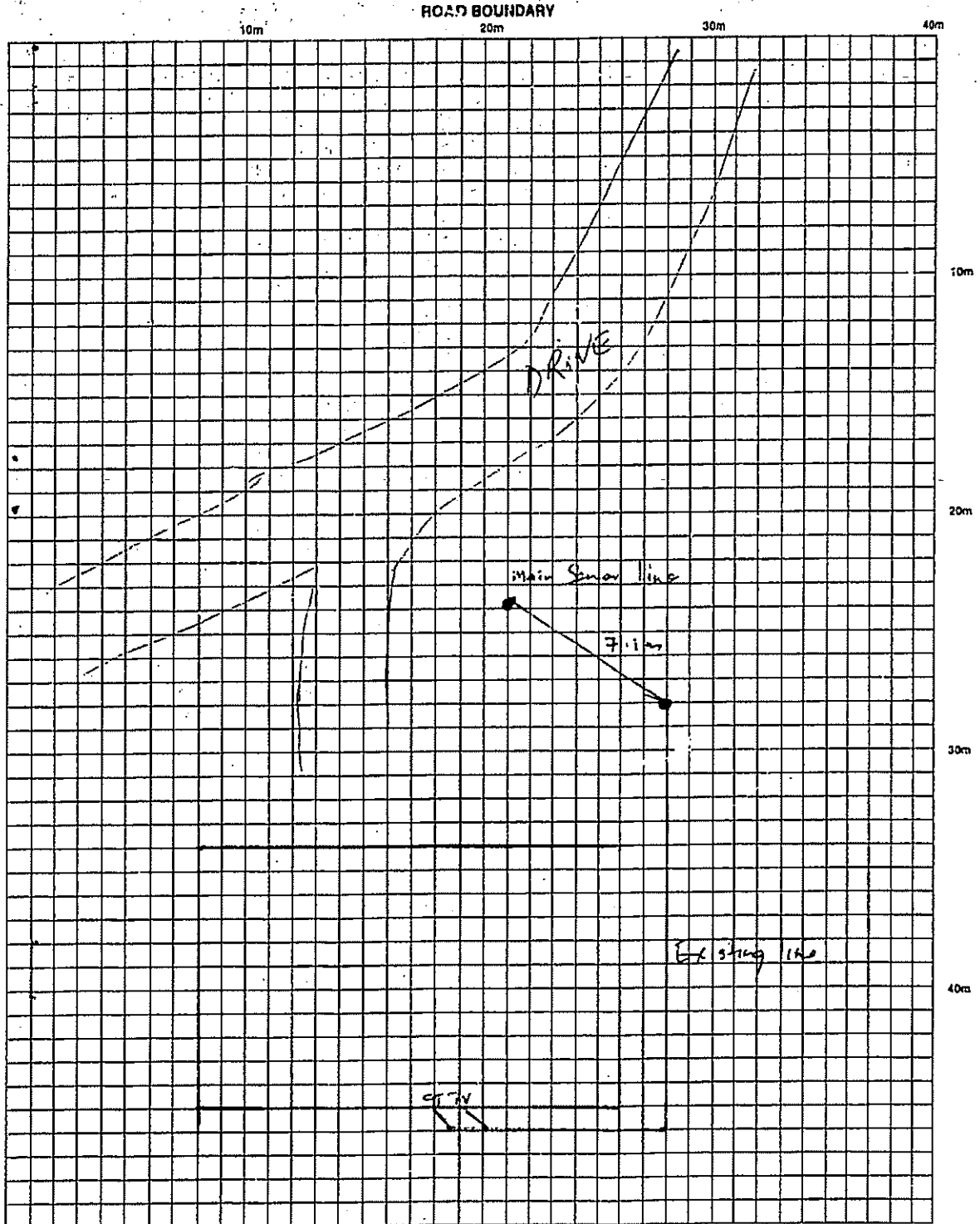
Owner's Name: H. Ramsay

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

Address of Property: (No.) 395 (Street) HOWARD TERRACE

Lot 2 D.P. 84951

Drainlayer's Name: B. GEORGE



For Office Use Only:—

Drainage Permit No.

Building Permit No.

Date inspected 21-7-91 Inspector [Signature]