

Brian Phillip Morrison And Vanessa
Anne Morrison-Mcpherson &
Coombe Trustees Lt
PO Box 463
Orewa
OREWA 0946



Applicant	Brian Phillip Morrison And Vanessa Anne Morrison-Mcpherson & Coombe T
LIM address	1334 Sandspit Road Sandspit 0982
Application number	8270631535
Customer Reference	C/- Bayleys Real Estate
Date issued	6-Oct-2025
Legal Description	Pt Allot 23 Psh Of Mahurangi
Record of Title	NA878/220

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 Record of Title as it might also contain obligations relating to the land.

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Unknown or unassessed wind zone

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building. For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

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
24/07/2012	Geotechnical completion/investigation report on file	Geotech Completion Report or Geotechnical Investigation Report Available. Geotechnical investigation report for the proposed ablution block. Prepared by Hutchinson Consulting Engineers 24th July 2012.

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>

Coastal Inundation

The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.

Predicted coastal inundation is modelled on three scenarios:

- 1% AEP coastal-storm surge inundation (to demonstrate present day risk in alignment with the Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 1m sea level rise (in alignment with Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 2m sea level rise (to demonstrate longer term risk with ongoing sea-level rise).

The Coastal Inundation shown in the Auckland Unitary Plan – Operative in Part “Controls” map corresponds to the 1% AEP plus 1m sea-level rise Coastal Inundation scenario calculated at the time the Unitary Plan was

established. The Coastal Inundation data shown in the “Special Land Features – Natural Hazards - Coastal Inundation” map is also shown on the Auckland Council Online map viewer (Geomaps) and is subject to updates to reflect our latest, best available understanding of coastal inundation and sea-level rise processes.

Storm surge is the rise in sea-level due to meteorological effects. The 1% AEP coastal-storm inundation is at a level that has a 1% chance of being equalled or exceeded per year.

Sea-level rise values are based on the projections by the Intergovernmental Panel on Climate Change fifth assessment report (2015). One meter sea-level rise is representative of the upper bound scenario to 2115. Two meter sea-level rise is representative of potential, longer term sea-level rise (2120 to approximately 2200).

Any proposed development on this site may be subject to Auckland Unitary Plan activity controls or require a detailed coastal hazard assessment report to be completed by a qualified expert.

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

For further details please check [Flood Viewer](#)

Flood Plain

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

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a ‘1 in 100-year event’.

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

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

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

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 D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. 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.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

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

Billing Number/ Rate Account:	12342065447
Rates levied for the Year 2025/2026 :	\$34,874.55
Total rates to clear for the current year (including any arrears and postponed rates):	\$26,155.90

The rates figures are provided as at 8 a.m. 06/10/2025. It is strongly advised these are not used for settlement purposes.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

1334 Sandspit Road Sandspit 0982

Application No.	Description	Decision	Decision Date
22679	Water Consent To increase annual allocation from 2500m3 to 5000m3 for use in a camping ground.	Superceded	
7037	Water Consent To increase annual allocation from 2500m3 to 5000m3 for use in a camping ground.	Superceded	
3242	Water Consent To increase annual allocation from 2500m3 to 5000m3 for use in a camping ground.	Superceded	
LAN-20489	Land Use Consent Removal of Pine and Macrocaroa trees.	Granted	30/08/1995
28246	Change of Condition (s127) To increase annual allocation from 2500m3 to 5000m3 for use in a camping ground.	Granted	04/09/2003
TREE-55188	Tree Consent Consent to remove Cottonwood Poplar trees from Sandspit Motor Camp	Granted	27/04/2009
LAN-59778	Land Use Consent To erect a new ablution block, including toilets, showers, a kitchen, a cleaner and store room, a mower storage area and a covered veranda, and to undertake 1850m ³ earthworks.	Granted	26/03/2013
41252	Discharge Consent 21.12.12 A replacement application to discharge wastewater from a holiday park to ground. To discharge up to 25m3/day of contaminants to land for the purpose of disposing of treated wastewater to ground soakage in accordance with Section 15(1) of the Resource Management Act 1991.	Granted (Ongoing Monitoring)	10/04/2013
22315	Discharge Consent 21.12.12 A replacement application to discharge wastewater from a holiday park to ground. To discharge up to 25m3/day of contaminants to land for the purpose of disposing of treated wastewater to ground soakage in accordance with Section 15(1) of the Resource Management Act 1991.	Superceded	03/10/2019

Application No.	Description	Decision	Decision Date
7900	Coastal Consent 21.12.12 A replacement application to discharge wastewater from a holiday park to ground. To discharge up to 25m3/day of contaminants to land for the purpose of disposing of treated wastewater to ground soakage in accordance with Section 15(1) of the Resource Management Act 1991.	Superseded	03/10/2019

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

1334 Sandspit Road Sandspit 0982

Application No.	Description	Issue Date	Status
BPA-1159	Drying room addition to cookhouse	30/01/1960	Issued (See Note 1)
BPA-11691	Lounge and bedroom addition to Dwelling	12/02/1960	Issued (See Note 1)
BPA-105266	Store building	30/06/1961	Issued (See Note 1)
BPA-1200111	Additions to Bach	23/04/1963	Issued (See Note 1)
BPA-145871	Extend Ablution Block	24/04/1963	Issued (See Note 1)
BPA-145928	Toilet Block	26/07/1963	Issued (See Note 1)
BPA-11811	Additions to Dwelling	28/08/1964	Issued (See Note 1)

Application No.	Description	Issue Date	Status
BPA-119011	Addition to Bach	09/11/1966	Issued (See Note 1)
BPA-6305	Amenities building	17/07/1967	Issued (See Note 1)
BPA-22738	Carports	05/08/1969	Issued (See Note 1)
BPA-22796	Carports	31/10/1969	Issued (See Note 1)
BPA-32094	Addition of carports to existing	12/11/1970	Issued (See Note 1)
BPA-96826	Dwelling additions	26/06/1978	Issued (See Note 1)
BPA-890170	Telephone booth	20/10/1989	Issued (See Note 1)
ABA-971104	Fireplace	29/04/1997	CCC Issued 06/05/1997 (See Note 2)
ABA-1012261	Installation of new septic tank and pump station.	22/06/2012	CCC Issued 12/06/2015 (See Note 2)
ABA-1014136	Replacement of an existing ablution block with a new modern system for the Sandspit Holiday Park.	02/05/2013	CCC Issued 23/09/2015 (See Note 2)
BCO10355877	Install insert woodfire and flue into existing fireplace - Kent Logfire II.	31/08/2022	CCC Issued 10/08/2023 (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

1334 Sandspit Road Sandspit 0982

Licence Type / Reference	Trading Name	Expiry Date	Status
NP3- National Programme 3 52100423901	Sandspit Holiday Park	30/09/2027	Registered
SER – Site Entity Registration 52100423915	Sandspit Holiday Park	30/09/2027	Active
Camping Ground 52290004128	Sandspit Holiday Park	30/09/2026	Current

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>

Heritage Site

The site may contain or may be adjacent to a Protected Building, Object or Place:

Heritage ID: 5455

Name:

Site Type: MIDDEN (SHELL)

Heritage ID: 22812

Name:

Site Type: Midden/Oven

Heritage ID: 22813

Name:

Site Type: Midden/Oven

Heritage ID:

Name: Site of hotel and general store (demolished)

Site Type: HISTORIC STRUCTURE - HOTEL - GENERAL STORE

Heritage ID:

Name:

Site Type: HISTORIC STRUCTURE - BACH

Heritage ID:

Name:

Site Type: HISTORIC STRUCTURE - BACH

Heritage ID:

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Site Type: HISTORIC STRUCTURE - BACH

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Site Type: HISTORIC STRUCTURE - BACH

Heritage ID:
Name:
Site Type: HISTORIC STRUCTURE - BACH

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 Record 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 : ABA-1014136

Auckland Unitary Plan (Operative in part) Property Summary Report

Address

1334 Sandspit Road Sandspit 0982

Legal Description

Pt Allot 23 Psh Of Mahurangi

Appeals

Modifications

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

Zones

Coastal - General Coastal Marine Zone

Residential - Large Lot Zone

Precinct

Rodney Landscape sub-precinct C, Sub-precinct

Controls

Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise

Controls: Macroinvertebrate Community Index - Exotic

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Rural

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: Outstanding Natural Landscapes Overlay [rcp/dp] - Area 38 - Matakana River South

Natural Resources: Significant Ecological Areas Overlay - SEA-M1-80 - Marine 1

Natural Resources: Significant Ecological Areas Overlay - SEA-M1-80w1 - Significant wading bird area - Marine 1

Natural Resources: Significant Ecological Areas Overlay - SEA_T_2296 - Terrestrial

Designations

**DISCLAIMER:**

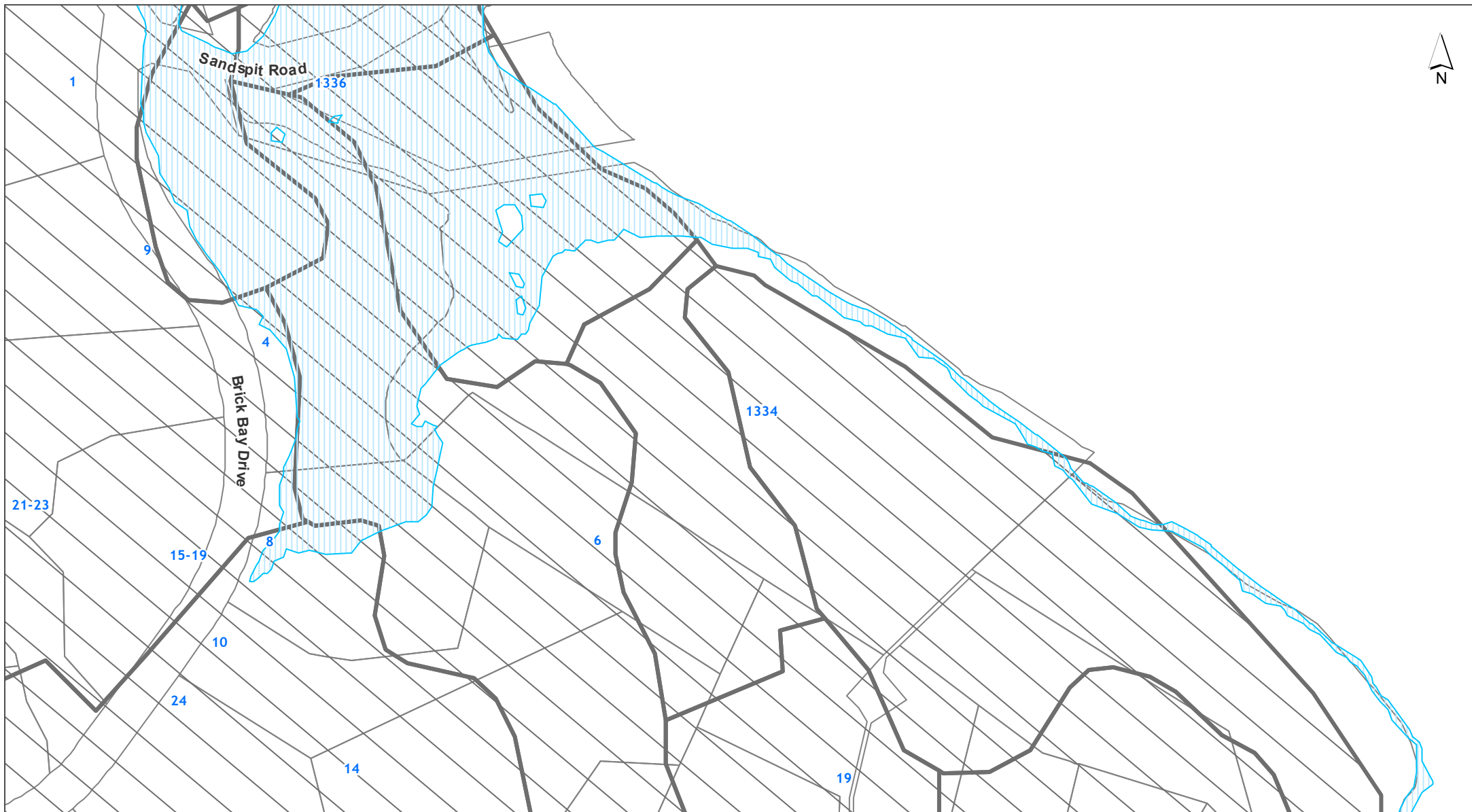
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Built Environment**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
6/10/2025

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Controls**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
6/10/2025

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Designations

1334 Sandspit Road Sandspit 0982

Pt Allot 23 Psh Of Mahurangi

0 10 20 30
Meters

Scale @ A4
= 1:2,500

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Historic Heritage and Special Character**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

0 10 20 30
Meters

Scale @ A4
= 1:2,500

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Infrastructure

1334 Sandspit Road Sandspit 0982

Pt Allot 23 Psh Of Mahurangi

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
6/10/2025

**DISCLAIMER:**

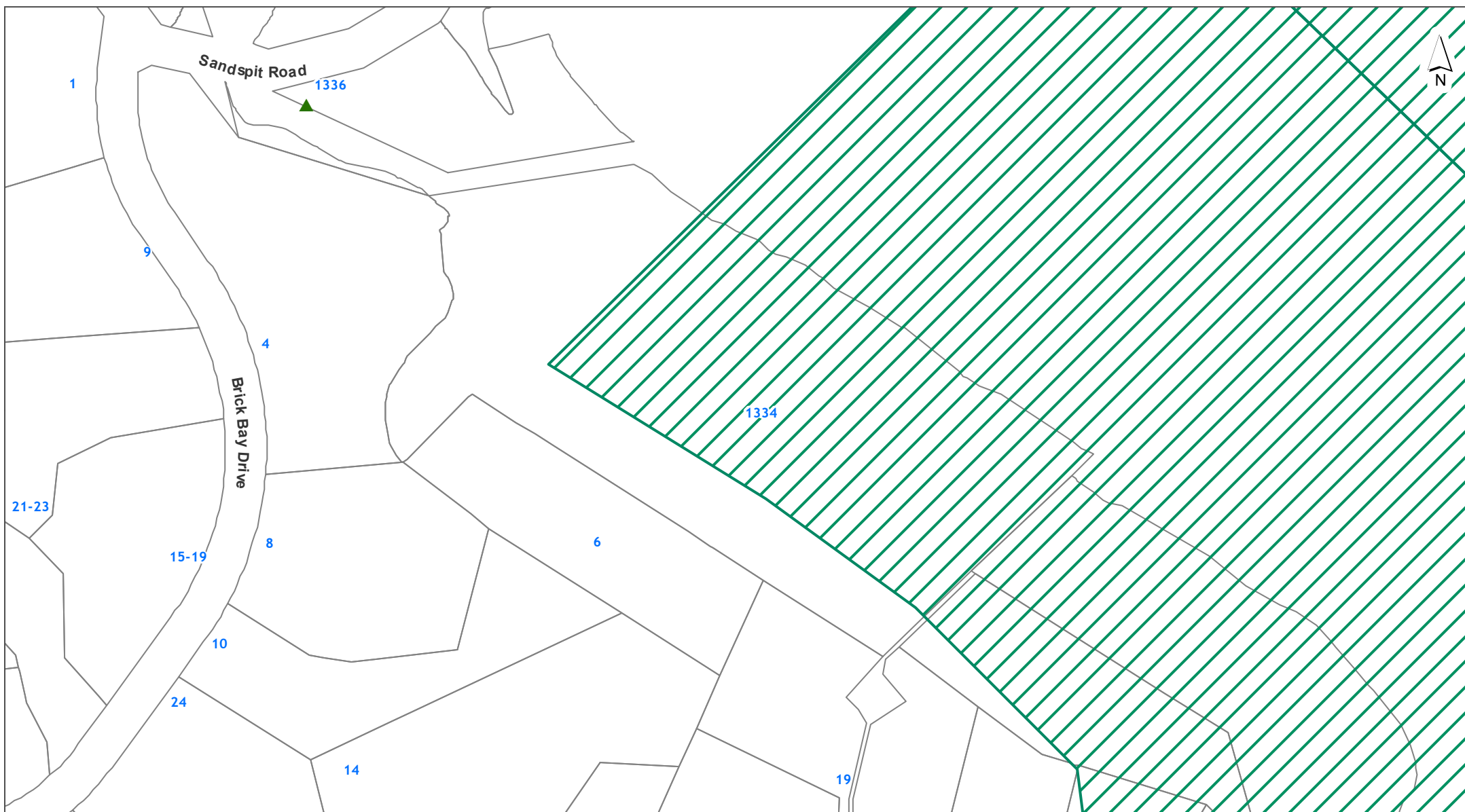
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Mana Whenua**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
6/10/2025

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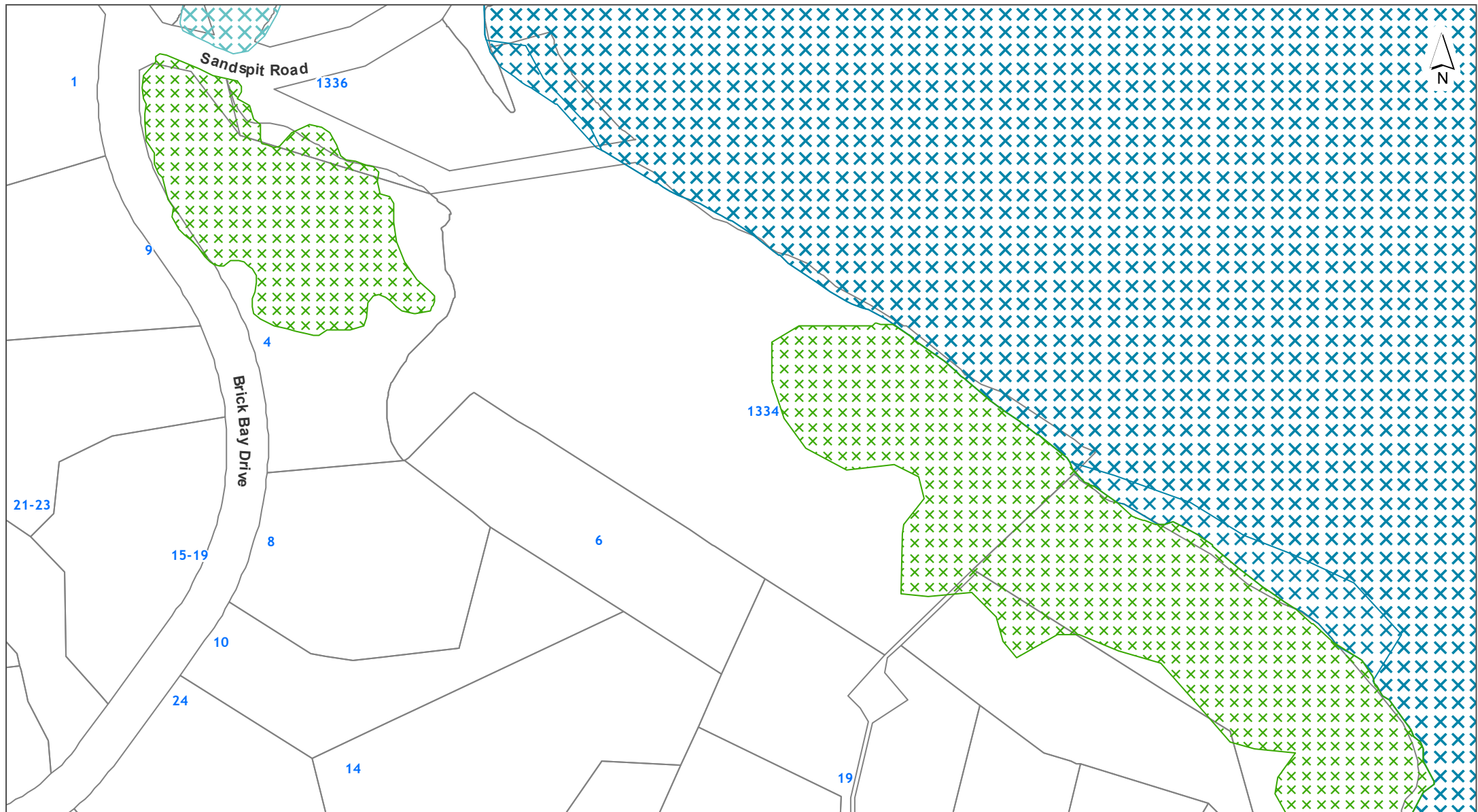
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Natural Heritage**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
6/10/2025

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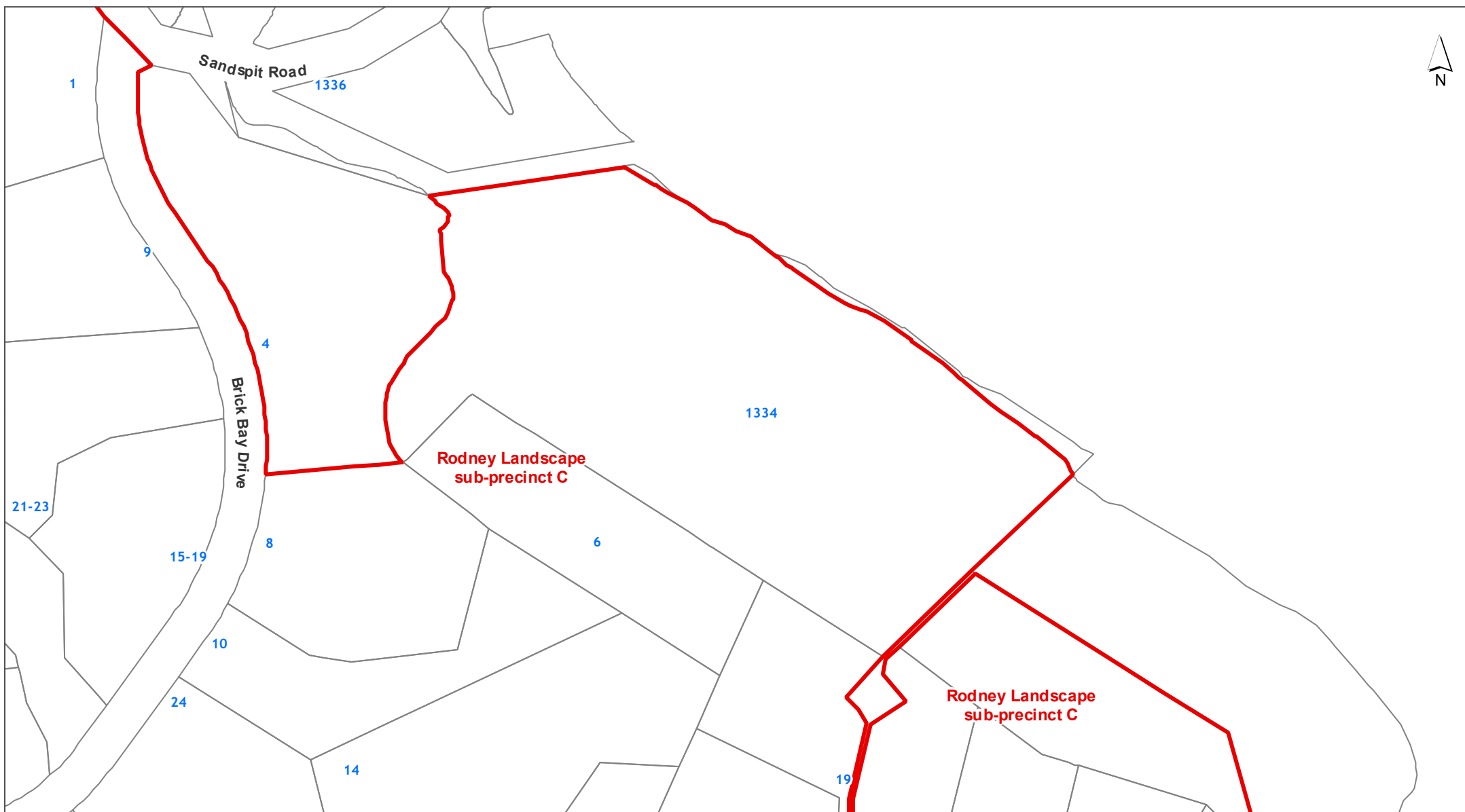
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Natural Resources**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

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Meters

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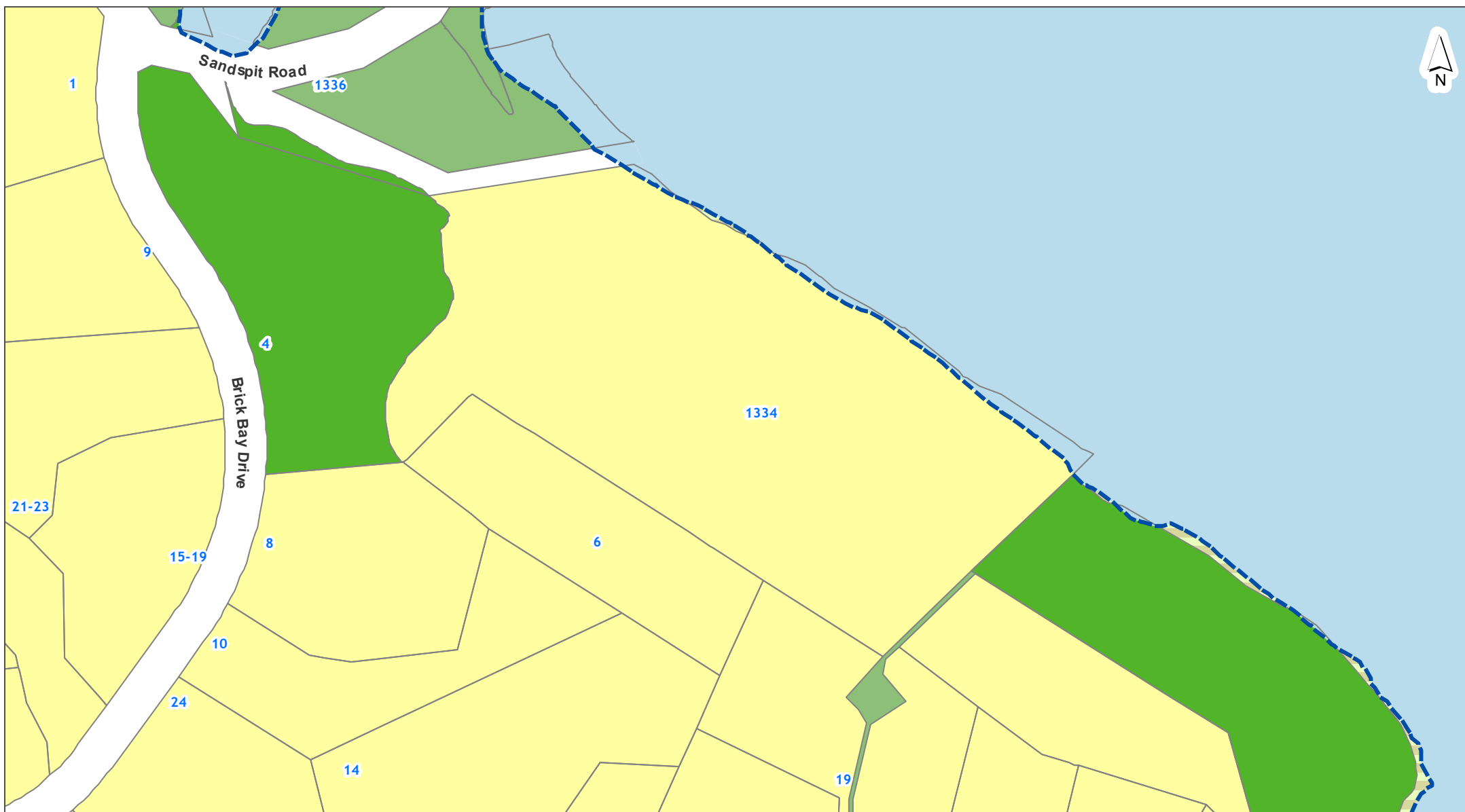
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Precincts**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

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Meters

Scale @ A4
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Zones and Rural Urban Boundary**1334 Sandspit Road Sandspit 0982****Pt Allot 23 Psh Of Mahurangi**

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
6/10/2025

NOTATIONS

Appeals to the Proposed Plan

⊠ Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

⊞ Notice of Requirements

▨ Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan

[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

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

ZONING

Residential

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

Business

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

Open space

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

Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

	Terrestrial [rp/dp]	} Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural	
	Urban	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	

Infrastructure

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

Mana Whenua

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

Built Environment

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

Natural Heritage

	Verified position of tree	} Notable Trees Overlay
	Unverified position of tree	
	Group of Trees	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Viewshafts	} Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Modified	} Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	} Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]
	Historic Heritage Overlay Extent of Place [rcp/dp]
	Special Character Areas Overlay Residential and Business
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]
	Stockade Hill Viewshaft Overlay – 8m height area
	Stockade Hill Viewshaft [i]

Controls

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

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

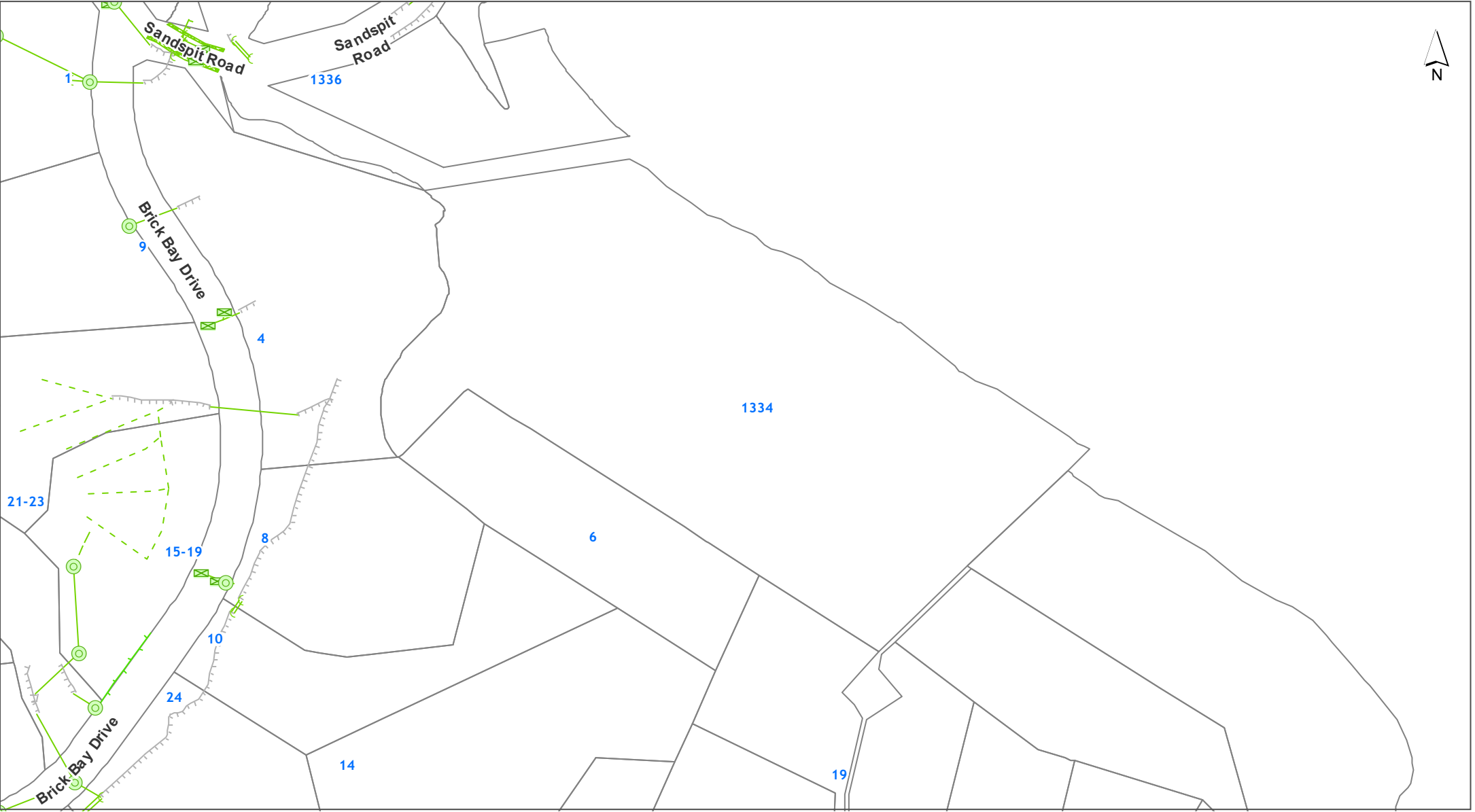
Designations



Designations



Airspace Restriction Designations



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Underground Services Combined
1334 Sandspit Road Sandspit 0982
Pt Allot 23 Psh Of Mahurangi



Scale @ A4
= 1:2,500

Date Printed:
6/10/2025



Stormwater

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

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

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

Water

	Valve
	Hydrant
	Fitting
	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
	Proposed
	Pump Station (local)
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Pump Station (Transmission)

Water

	Other Watercare Point Assets
	Other Watercare Linear Assets
	Other Watercare Structures and Areas
	Manhole
	Other Fittings
	Non Watercare Pipe
	Non Watercare Structure

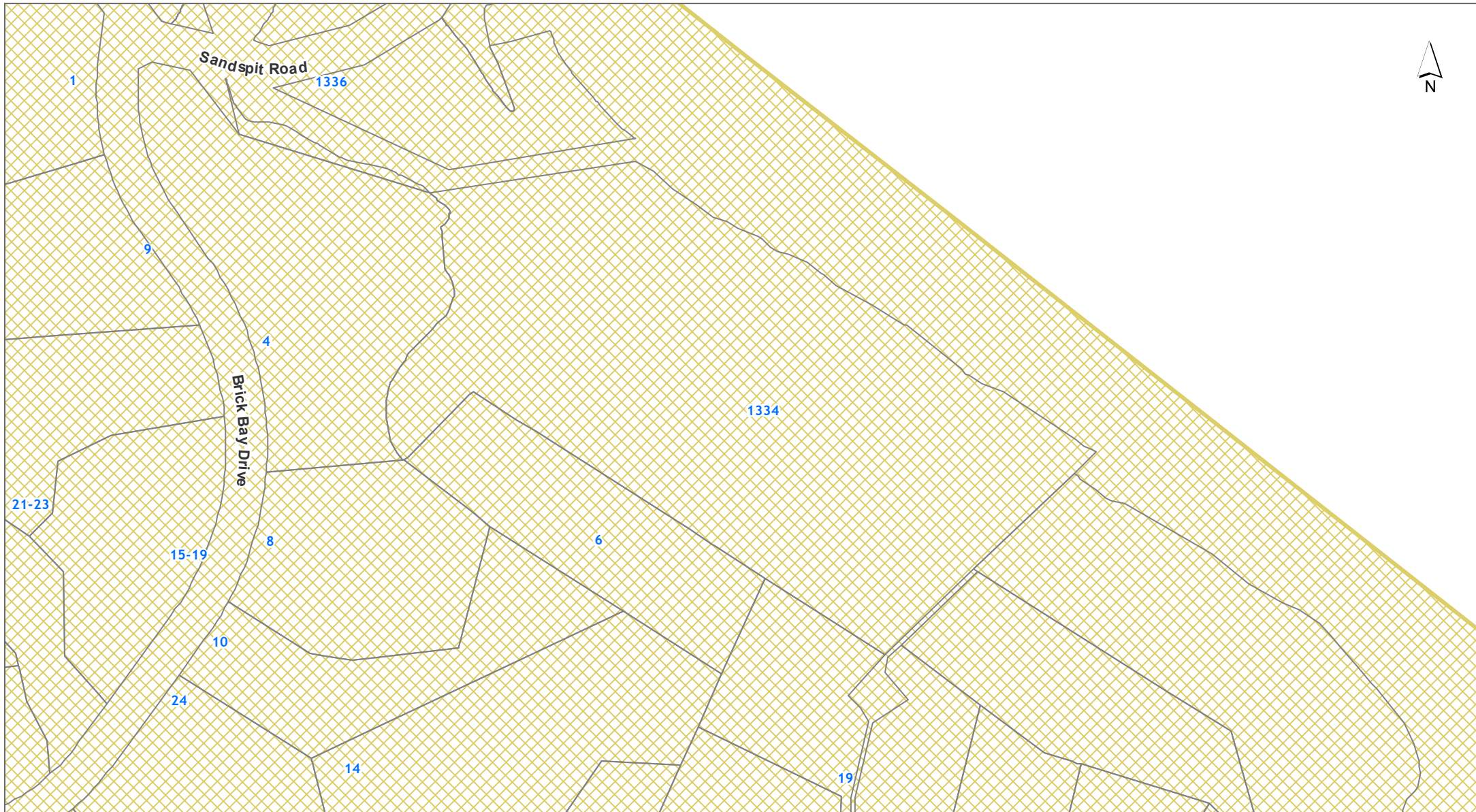
Wastewater

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

Utilities

	Vector Poles
	Transpower Pylons
	TranspowerSites
	Aviation JetA1 Fuel Pipeline
	Transpower 110kv Line
	Transpower 220kv Line
	Power Lines
	Hot Water; Lighting
	LGP Pipeline
	Gas Transmission Lines
	High Pressure Gas Pipelines
	Medium Pressure Gas Pipelines
	RNZ Liquid Fuels Pipeline Marsden to Wiri
	Fibre Optic Cable - ARTA
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline

Legend updated:
29/09/2025

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Hazards

1334 Sandspit Road Sandspit 0982

Pt Allot 23 Psh Of Mahurangi

0 10 20 30
Meters

Scale @ A4
= 1:2,500

Date Printed:
6/10/2025



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Natural Hazards - Coastal Erosion ASCIE

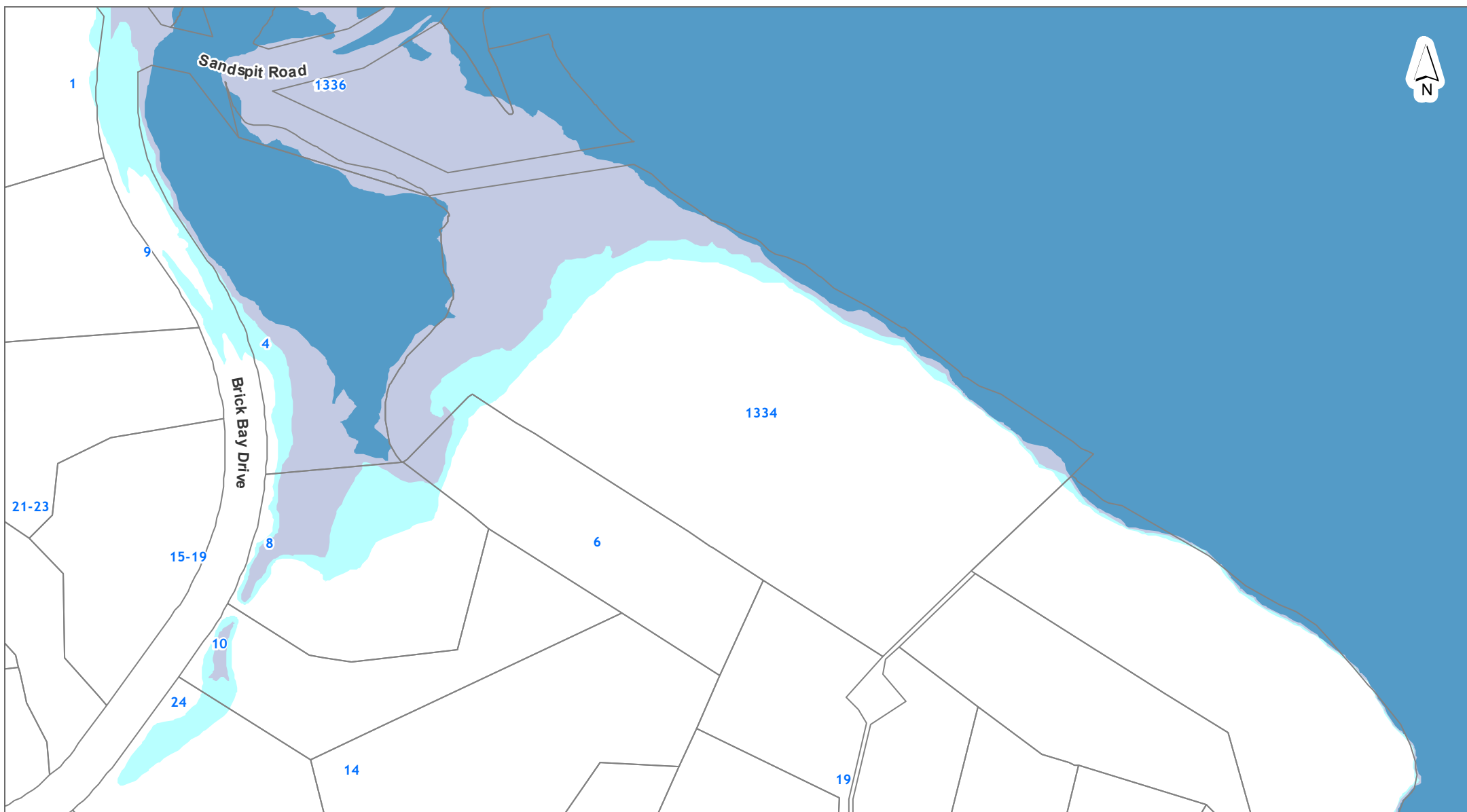
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Pt Allot 23 Psh Of Mahurangi

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Natural Hazards - Coastal Inundation

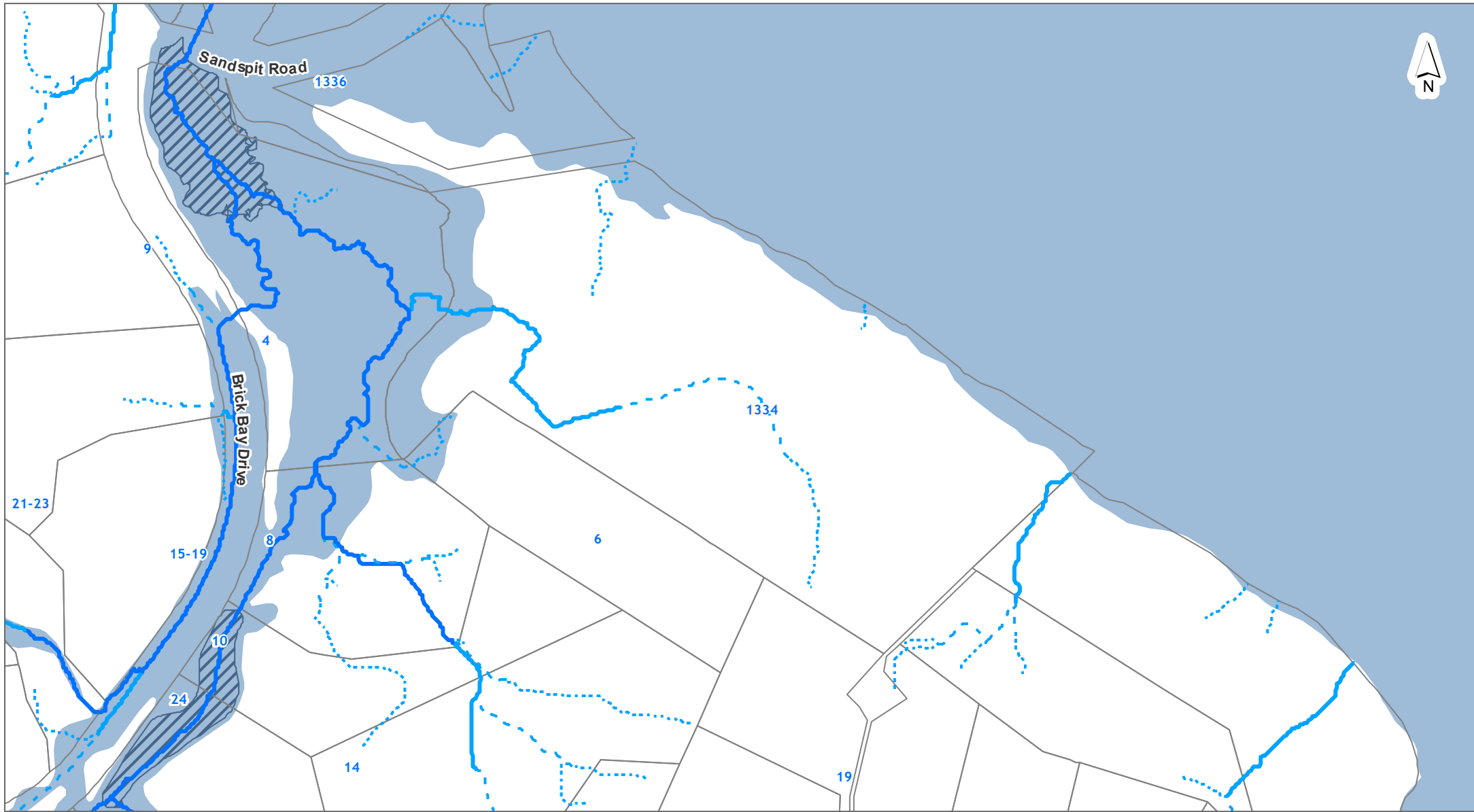
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Natural Hazards - Flooding

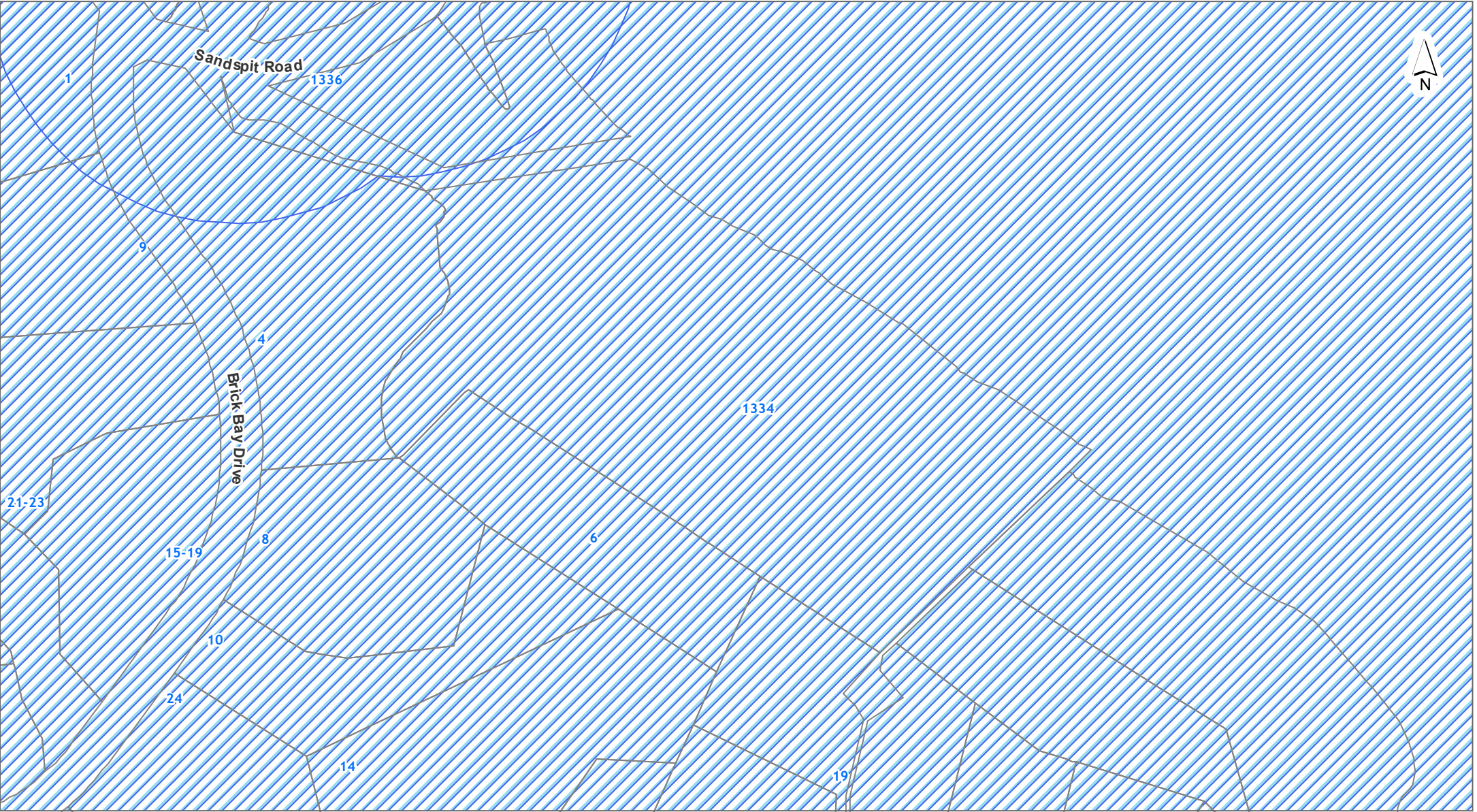
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Natural Hazards - Sea Spray
1334 Sandspit Road Sandspit 0982
Pt Allot 23 Psh Of Mahurangi

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Meters
Scale @ A4
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Natural Hazards - Volcanic Cones

1334 Sandspit Road Sandspit 0982

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Other

1334 Sandspit Road Sandspit 0982

Pt Allot 23 Psh Of Mahurangi

0 10 20 30
Meters

Scale @ A4
= 1:2,500

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

Hazards

Soil Warning Area continued

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

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

Legend updated: 21/11/2024



Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above

-  1% AEP Flood Plain

-  Flood Prone Areas

-  Flood Sensitive Areas

-  Sea Spray

-  Volcanic Cones

Areas Susceptible to Coastal Instability and Erosion (ASCIE)

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

-  Marine Area (based on Unitary Plan Mean High Water Springs-10)

Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

Other

Heritage

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

As built drainage plan

18 OCT 2013
AUCKLAND COUNCIL

Building Consent number: 1014136

Owner

Brian & Vanessa Morrison trustee Limited

Street address:

1334 Sandspit Road

Postcode: 0982

Lot number:

DP number:

Drain-layer:

Greg Jones

Registration number:

13851

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

Date Submitted: 16/10/13

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

