

Barfoot & Thompson Epsom
280 Manukau Road
Epsom
AUCKLAND 1023



Applicant	Barfoot & Thompson Epsom
LIM address	26A Rowan Road Royal Oak Auckland 1023
Application number	8270630108
Customer Reference	
Date issued	30-Sep-2025
Legal Description	Lot 9 DP 335718
Record of Title	146415

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: Low wind speed of 32 m/s

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

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land.

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

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

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

Exposure Zones

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

severity of exposure to wind driven salt.

This property is classified as: Zone C

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

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

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled "Natural Hazards - Coastal Erosion" shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study ("Predicting Auckland's Exposure to Coastal Instability and Erosion", available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

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:	12342966479
Rates levied for the Year 2025/2026 :	\$6,399.28
Total rates to clear for the current year (including any arrears and postponed rates):	\$4,799.45

The rates figures are provided as at 8 a.m. 30/09/2025. 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

26A Rowan Road Royal Oak Auckland 1023

Application No.	Description	Decision	Decision Date
R/TRC/2015/3979	Tree Consent Removal of one large Rhododendron and pruning of large Puriri tree.	Granted	27/10/2015

Subdivisions

26A Rowan Road Royal Oak Auckland 1023

Application No.	Description	Decision	Decision Date
AS/03/00852	Subdivision Consent Freehold 10 lots Subdivision	Granted	04/11/2003
R/SUB/2003/11119	Subdivision Consent Stage Subdivision -10 lots	Granted	24/12/2003
R/223/2003/11119/1	Subdivision survey plan ((s)223) 223	Granted	16/01/2004
R/223/2003/3500852/4	Subdivision survey plan ((s)223) Freehold 10 lots Subdivision	Granted	02/02/2004
SUB20031111903	Subdivision completion cert ((s)224C) 224(c)	Approved	11/02/2004
SUB20031111904	Subdivision completion cert ((s)224C) 224(c)	Approved	19/08/2004

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

26A Rowan Road Royal Oak Auckland 1023

Application No.	Description	Issue Date	Status
BLD20031242901	To form pave 2 ROW to sites	13/11/2003	CCC Issued 20/09/2004 (See Note 2)

Application No.	Description	Issue Date	Status
BLD20040873401	New dwelling - with double garage- proposed 26A Rowan Road	18/06/2004	CCC Issued 20/01/2005 (See Note 2)
BLD20042052901	Installation of a Swimming Pool to rear of property.	27/04/2005	CCC Issued 15/09/2011 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

26A Rowan Road Royal Oak Auckland 1023

Pool Type	Reference	Last inspection date	Status
Migration Migration Swimming Pool	L/SWP/2005/43	22/09/2025	Compliant

It is the owner's, occupier's, operator's, purchaser's and/or lessee's (whichever is relevant under 162C(4) of the Building Act 2004) responsibility to ensure that any residential pool barrier complies with the requirements of the Building Act 2004 at all times when the pool is filled or partly filled with water.

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 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 : 2- Private DRainage Plans

Auckland Unitary Plan (Operative in part) Property Summary Report

Address

26A Rowan Road Royal Oak Auckland 1023

Legal Description

Lot 9 DP 335718

Appeals

Modifications

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

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: Notable Trees Overlay - 935 - Puriri - Verified position of tree

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer

Designations

Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd - Confirmed

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Built Environment

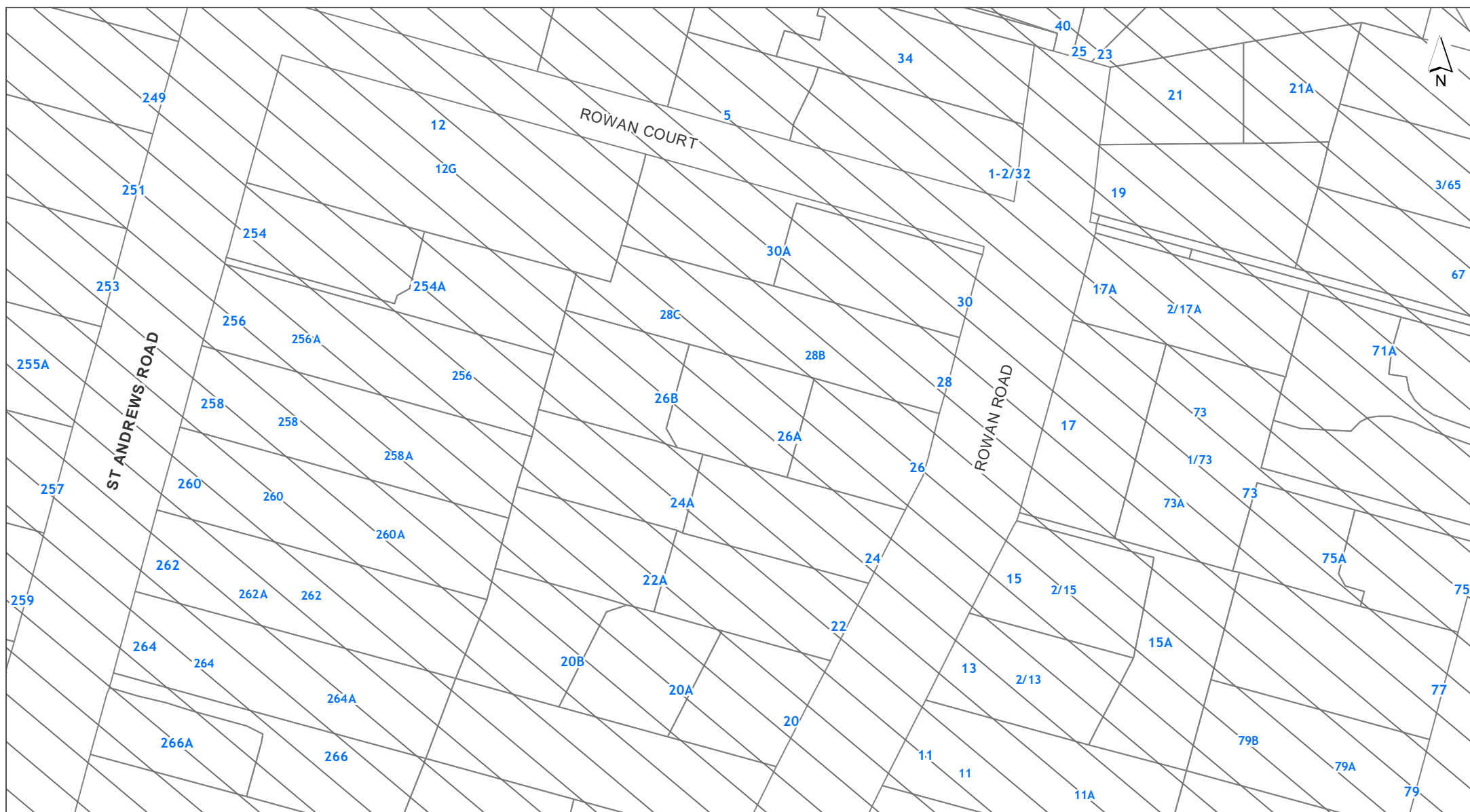
26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718



Scale @ A4
= 1:1,000

Date Printed:
30/09/2025

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Controls

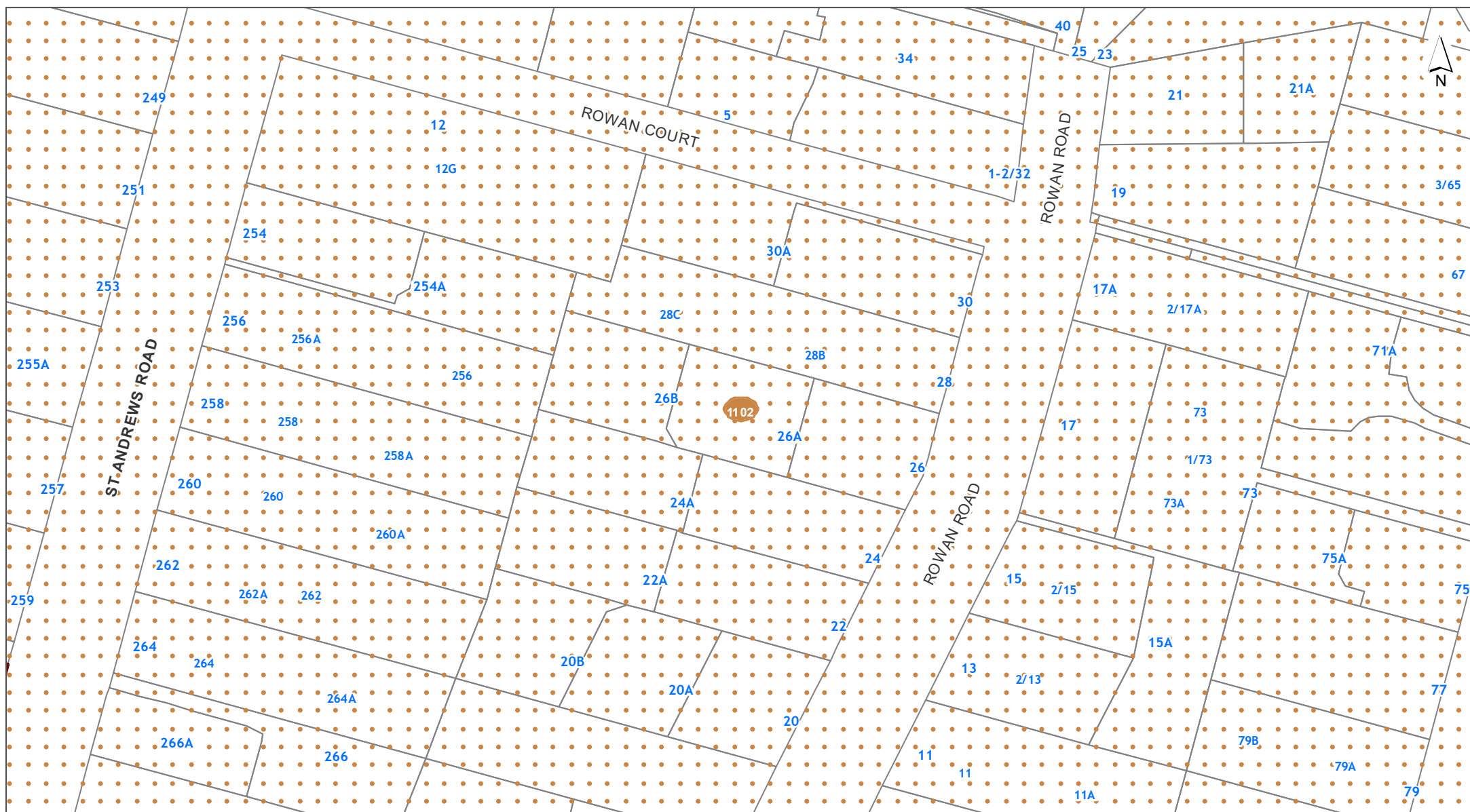
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Designations

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Lot 9 DP 335718



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Historic Heritage and Special Character

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718



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Infrastructure

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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Mana Whenua

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

0 7 14 21
Meters

Scale @ A4
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Natural Heritage

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

0 7 14 21
Meters

Scale @ A4
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Natural Resources

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718



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Precincts

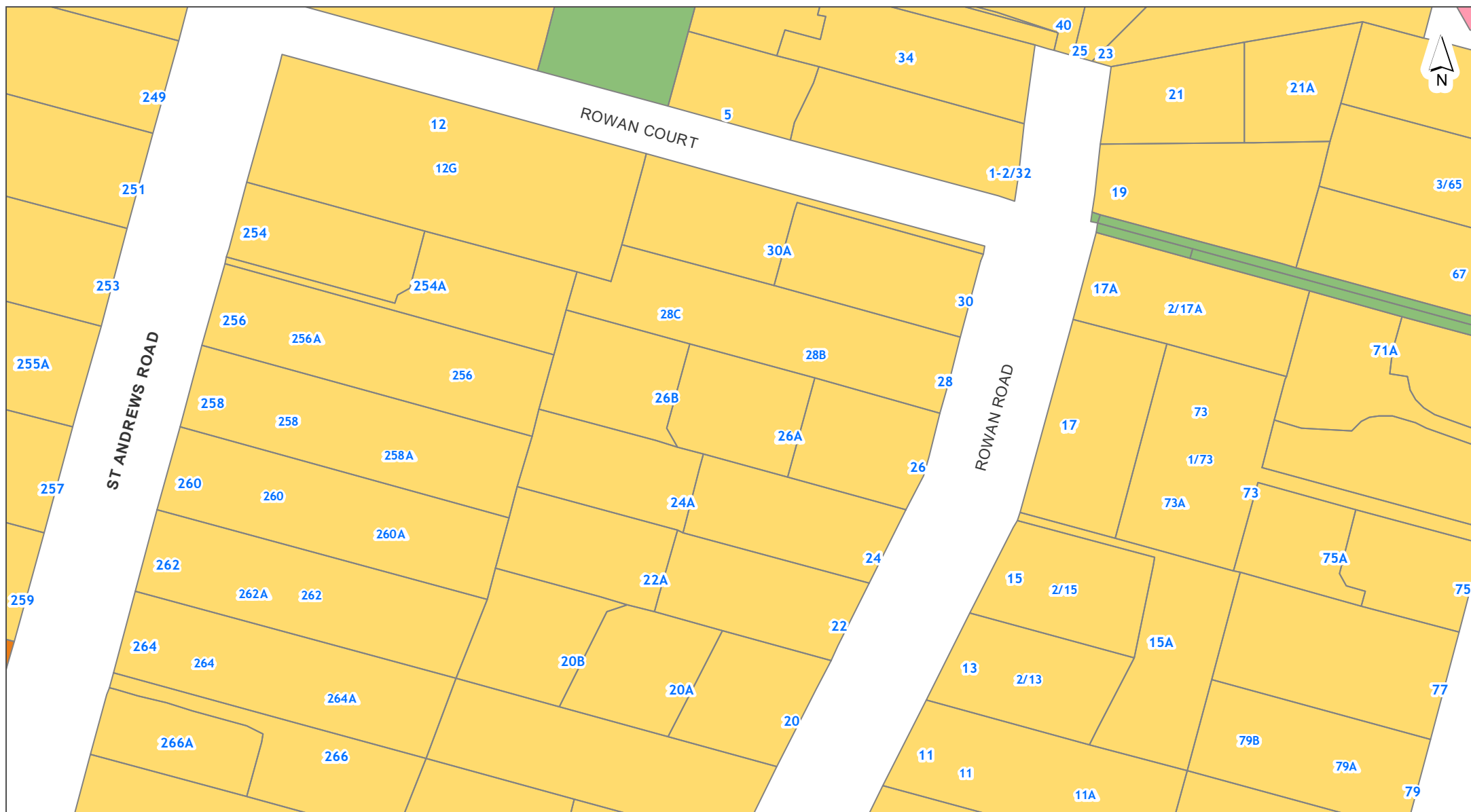
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Zones and Rural Urban Boundary

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
30/09/2025

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]
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Built Environment

	Identified Growth Corridor Overlay
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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

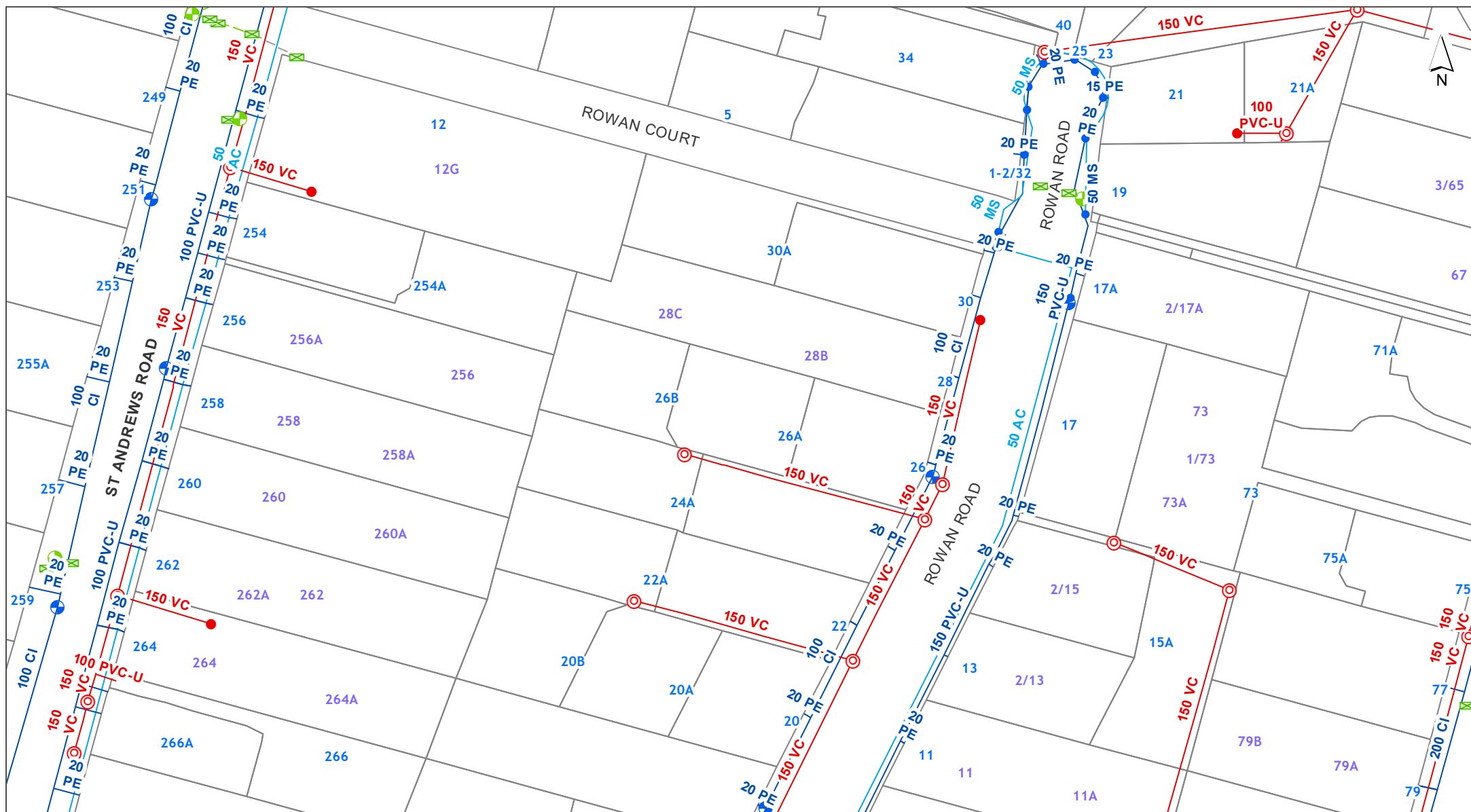
	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	} Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines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

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

Scale @ A4
= 1:1,000

Date Printed:
30/09/2025

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

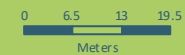


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Hazards

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718



Scale @ A4
= 1:1,000

Date Printed:
30/09/2025

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Natural Hazards - Coastal Erosion ASCIE**26A Rowan Road Royal Oak Auckland 1023****Lot 9 DP 335718**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

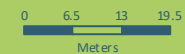
Date Printed:
30/09/2025



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Natural Hazards - Coastal Inundation

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

Scale @ A4
= 1:1,000

Date Printed:
30/09/2025



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Natural Hazards - Flooding

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Natural Hazards - Sea Spray

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
30/09/2025

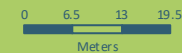


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Natural Hazards - Volcanic Cones

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718



Scale @ A4
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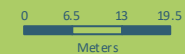
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Other

26A Rowan Road Royal Oak Auckland 1023

Lot 9 DP 335718



Scale @ A4
= 1:1,000

Date Printed:
30/09/2025

Hazards

Soil Warning Area

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

Hazards

Soil Warning Area continued

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

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

Legend updated: 21/11/2024



Natural Hazards

Overland Flow Path

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

-  1% AEP Flood Plain

-  Flood Prone Areas

-  Flood Sensitive Areas

-  Sea Spray

-  Volcanic Cones

Areas Susceptible to Coastal Instability and Erosion (ASCIE)

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

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

Coastal Inundation

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

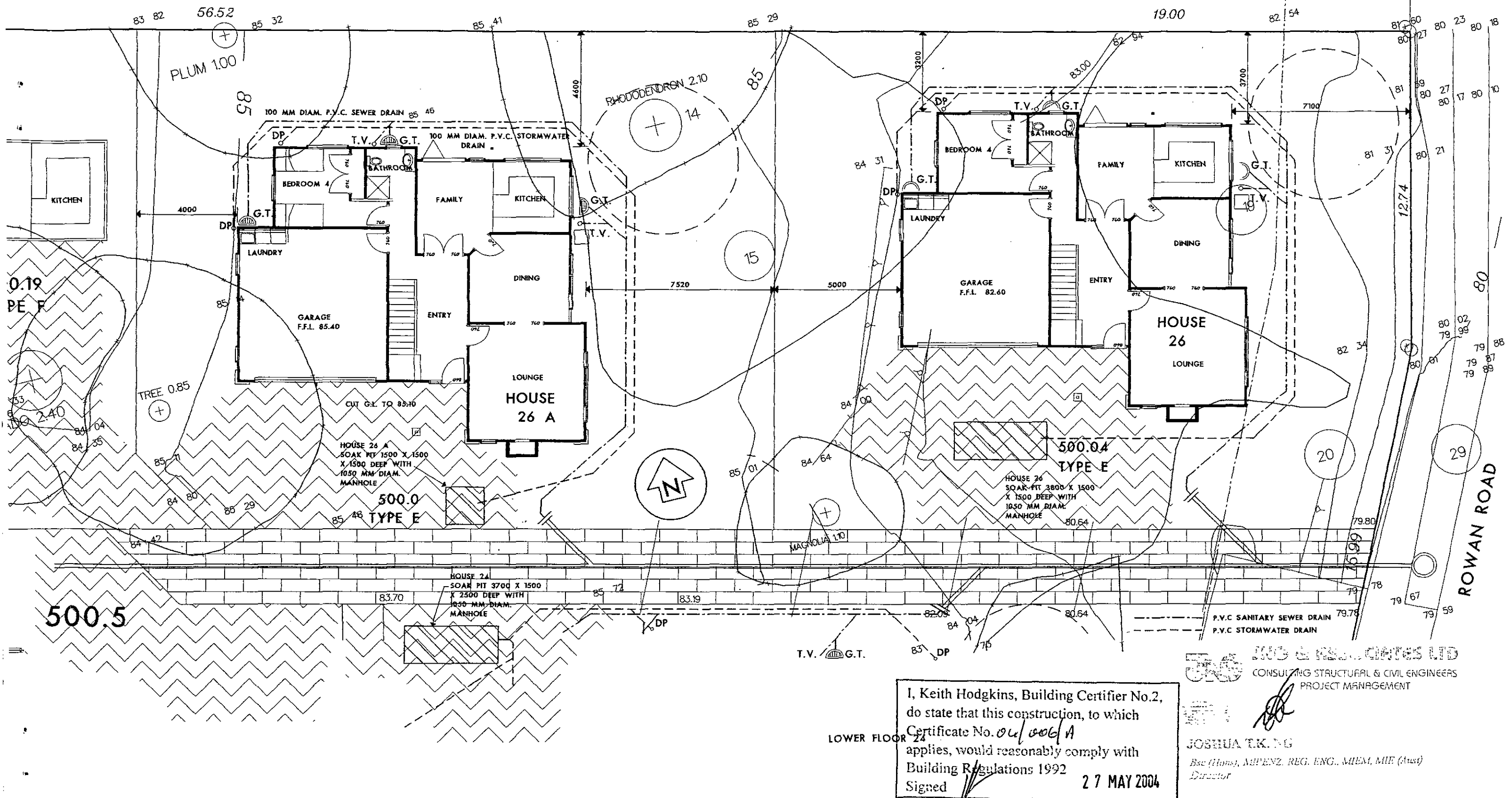
Other

Heritage

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

BLD

04-0873401



I, Keith Hodgkins, Building Certifier No.2,
do state that this construction, to which
Certificate No. 04/006/A
applies, would reasonably comply with
Building Regulations 1992
Signed *[Signature]* 27 MAY 2004

ING & ASSOCIATES LTD
CONSULTING STRUCTURAL & CIVIL ENGINEERS
PROJECT MANAGEMENT
[Signature]
JOSHUA T.K. NG
Bsc (Hons), MPENZ. REG. ENG., MIEM, MIE (Inst)
Director

CHASMIC

architectural design ltd

CHAS ZIEGLER PH. 263 9504

PROPOSED NEW HOUSE FOR
N.M. & J. BENTON LTD.

26 & 26A ROWAN ROAD
ROYAL OAK. - AUCKLAND

Designed	Drawn	Checked	Scale
	J. Benton		1:100

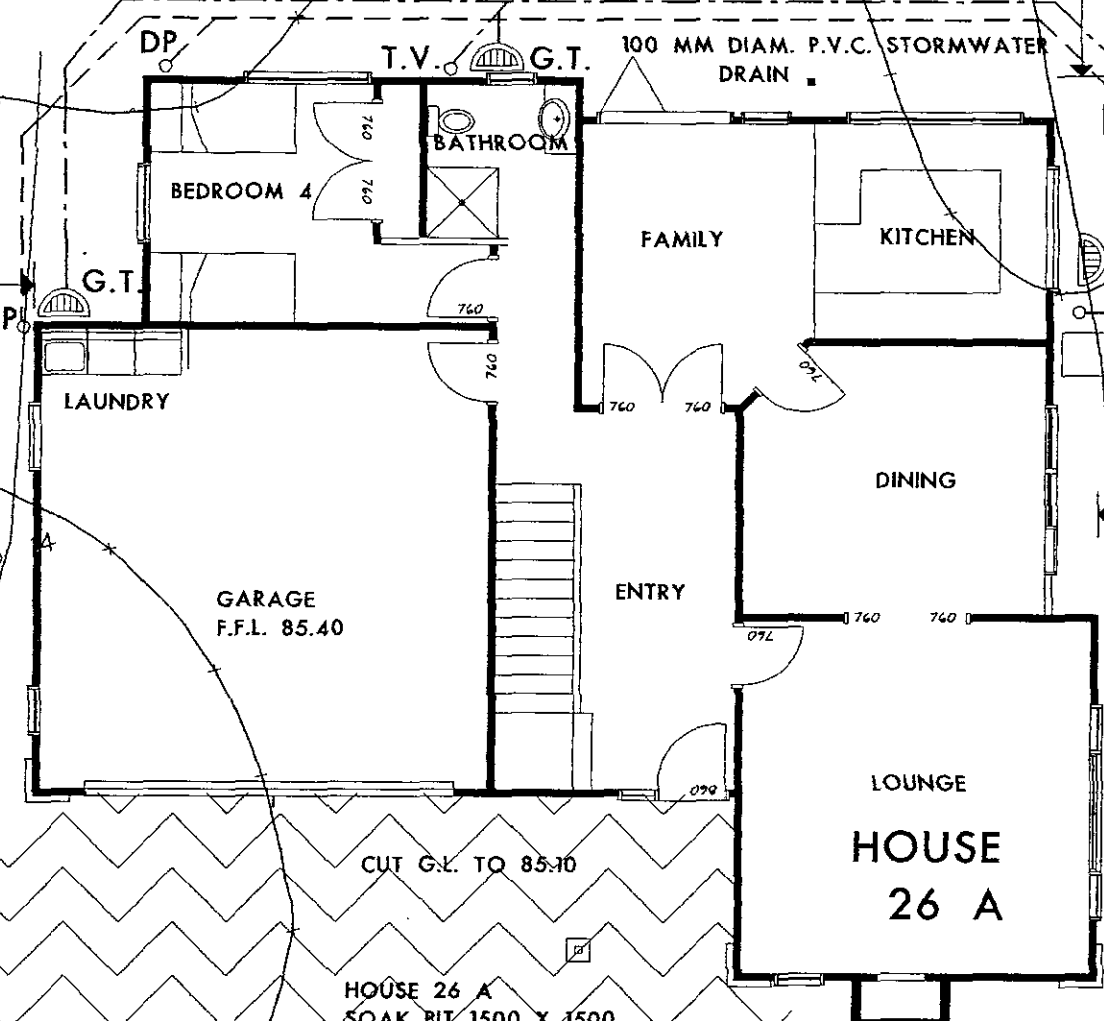
I, Keith Hodgkins, Building Certifier No.2,
do state that this construction, to which
Certified *04/006/11*
applies, would reasonably comply with
Building Regulations 1992
Signed *[Signature]* 27 MAY 2004

PLUM 1.00 **BLD**

04 0873401

100 MM DIAM. P.V.C. SEWER DRAIN 85 46

100 MM DIAM. P.V.C. STORMWATER DRAIN

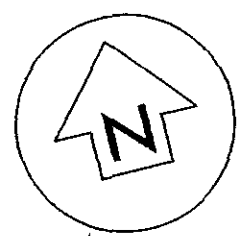
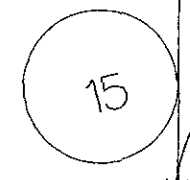


HOUSE 26 A
SOAK PIT 1500 X 1500
X 1500 DEEP WITH
1050 MM DIAM.
MANHOLE

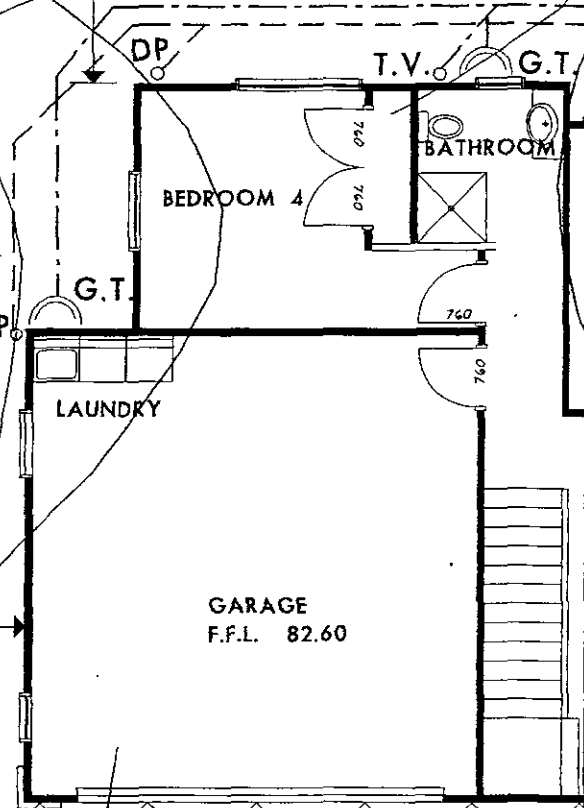
500.0
TYPE E

HOUSE 24
SOAK PIT 3700 X 1500
X 2500 DEEP WITH
1050 MM DIAM.
MANHOLE

RHODODENDRON 2.10



MAGNOLIA 1.10



HOUSE 26
SOAK PIT 3800 X 1500
X 1500 DEEP WITH
1050 MM DIAM.
MANHOLE

500
TYP

IRG & ASSOCIATES LTD
CONSULTING STRUCTURAL & CIVIL ENGINEERS
PROJECT MANAGER

JOSEPH KING
B.E. (Hons), MIPENZ, REG. ENG., MIE(MO) (Inst)
DIRECTOR

CHAS M I C
architectural design ltd
CHAS ZIEGLER PH. 263 9504

PROPOSED NEW HOUSE FOR
N.M. & J. BENTON LTD.
26 & 26A ROWAN ROAD
ROYAL OAK. - AUCKLAND

T.V. G.T.

Drawn By	Chas Ziegler	Checked	STEF
Date	10 NOVEMBER 2003	Job No.	2
Contractor must verify all dimensions on the site before commencing any work			