

Norris & Helen Aitken



Applicant	Norris & Helen Aitken
LIM address	3/ 32 Quebec Road Milford 0620
Application number	8270001723
Customer Reference	
Date issued	9-Nov-2016
Legal Description	Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895
Certificates of title	NA39B/894

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: 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.

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.

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) 422 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:	12340698663
Rates levied for the Year 2016/2017 :	\$3,057.70
Total rates to clear for the current year (including any arrears):	\$2,293.28

The rates figures are provided as at 8 a.m. 09/11/2016. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 367 4305 if you require further information

 retrofit@aucklandcouncil.govt.nz

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

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

Subdivisions

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

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

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

3/ 32 Quebec Road Milford 0620

Application No.	Description	Issue Date	Status
BPM-96428	Demolition G96428	13/04/1976	Issued (See Note 1)
BPM-14116	Drainage	15/04/1976	Issued (See Note 1)
BPM-96475	Three Home Units G96475	10/05/1976	Issued (See Note 1)
BPM-16278	Drainage	06/10/1976	Issued (See Note 1)
I580	Swimming Pool	20/03/1979	Issued (See Note 1)

Application No.	Description	Issue Date	Status
22611	Plumbing	21/03/1979	Issued (See Note 1)
J7636	Pergola and deck surrounding the swimming pool	14/03/1980	Issued (See Note 1)
T11288	T11288 Solid fuel heater installation	27/08/1996	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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 Fencing

3/ 32 Quebec Road Milford 0620

Pool Type	Reference	Last inspection date	Status
Permanent Outdoors Swimming Pool	SWP-4848	04/02/2015	Compliant

Swimming pools and spa pools must be fenced as required by the Fencing of Swimming Pools Act 1987. It is the owners/occupants responsibility to ensure that swimming pool and spa fencing is compliant at all times. Further inspections may be required to verify current compliance.

Owners/purchasers are advised that a compliance inspection of swimming and spa pool fencing is undertaken every 3 years.

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.

Zoning:	Residential 1 - 8 Residential 4A
Proposed Modifications	No site specific modification recorded

Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplans.aspx>.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

Proposed Unitary Plan

Please note that the Proposed Auckland Unitary Plan (Decisions Version) 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. As from 16 September 2016 some parts of the Decisions Version will be beyond challenge and become operative. Where that is the case, those parts of the Decisions Version will replace the corresponding parts of existing (legacy) regional and district plans. If certain parts of the Decisions Version are subject to challenge by appeals, they will not become operative, in which case both the Decisions Version and the existing (legacy) regional and district plans will need to be considered.

The relevant planning maps from the Decisions Version and existing (legacy) district plans are attached. The Decisions Version can be viewed online at:

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

and the (legacy) regional and district plans can be viewed online at
<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Copies of the appeals to the Decisions Version can be viewed online at:
<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

Unitary plan documentation on last attachment.

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

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

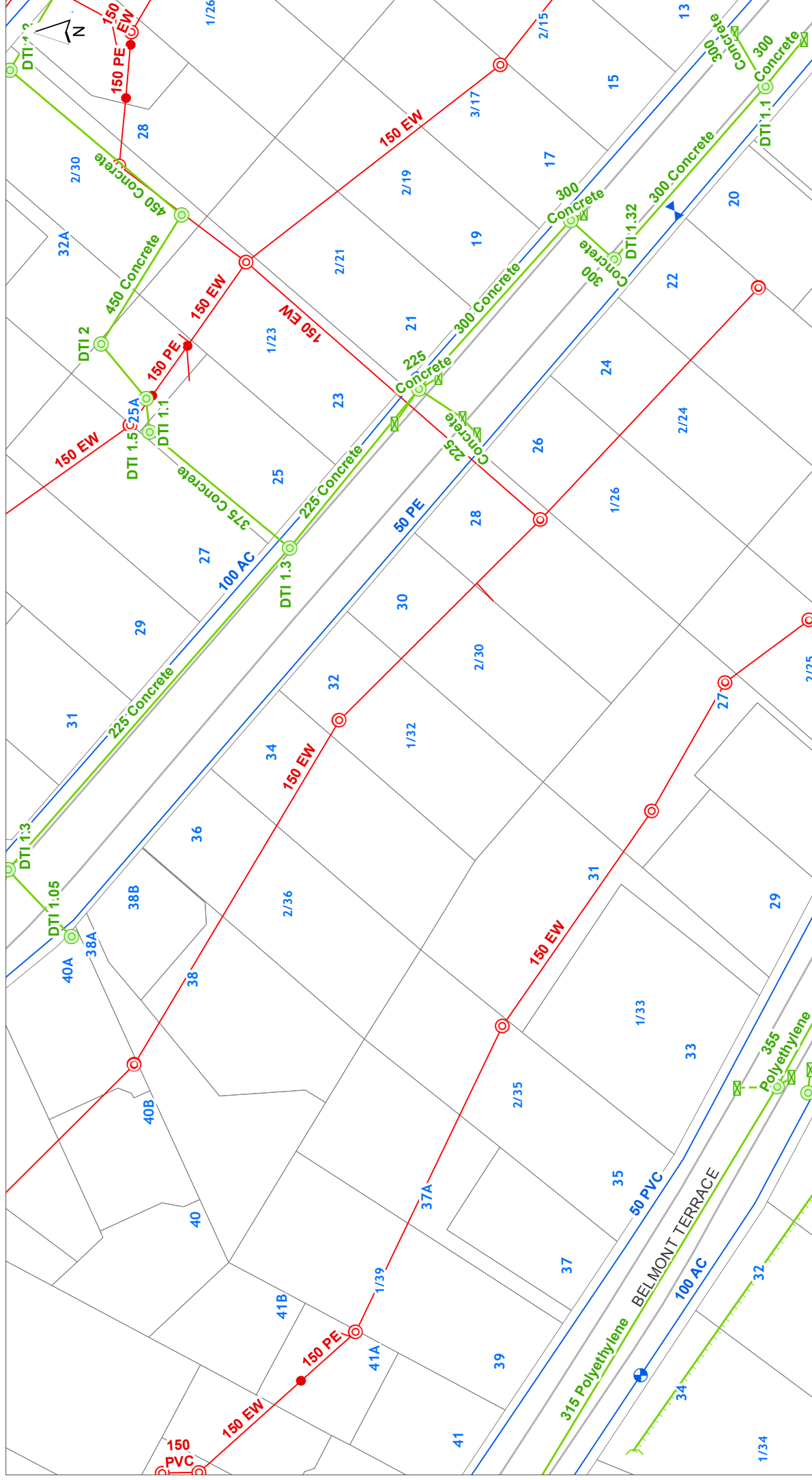
Attachments

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

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

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 : DR Quebec



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Underground Services

3/ 32 Quebec Road Milford 0620

Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895 on Lot 127



































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= 1:1,000

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9/11/2016

Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by 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		
	Channel		
	Watercourse		













Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Bulk)
	Local Pipe (In Service)
	Local Pipe (Abandoned)
	Transmission Pipe (In Service)
	Transmission Pipe (Out of Service)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

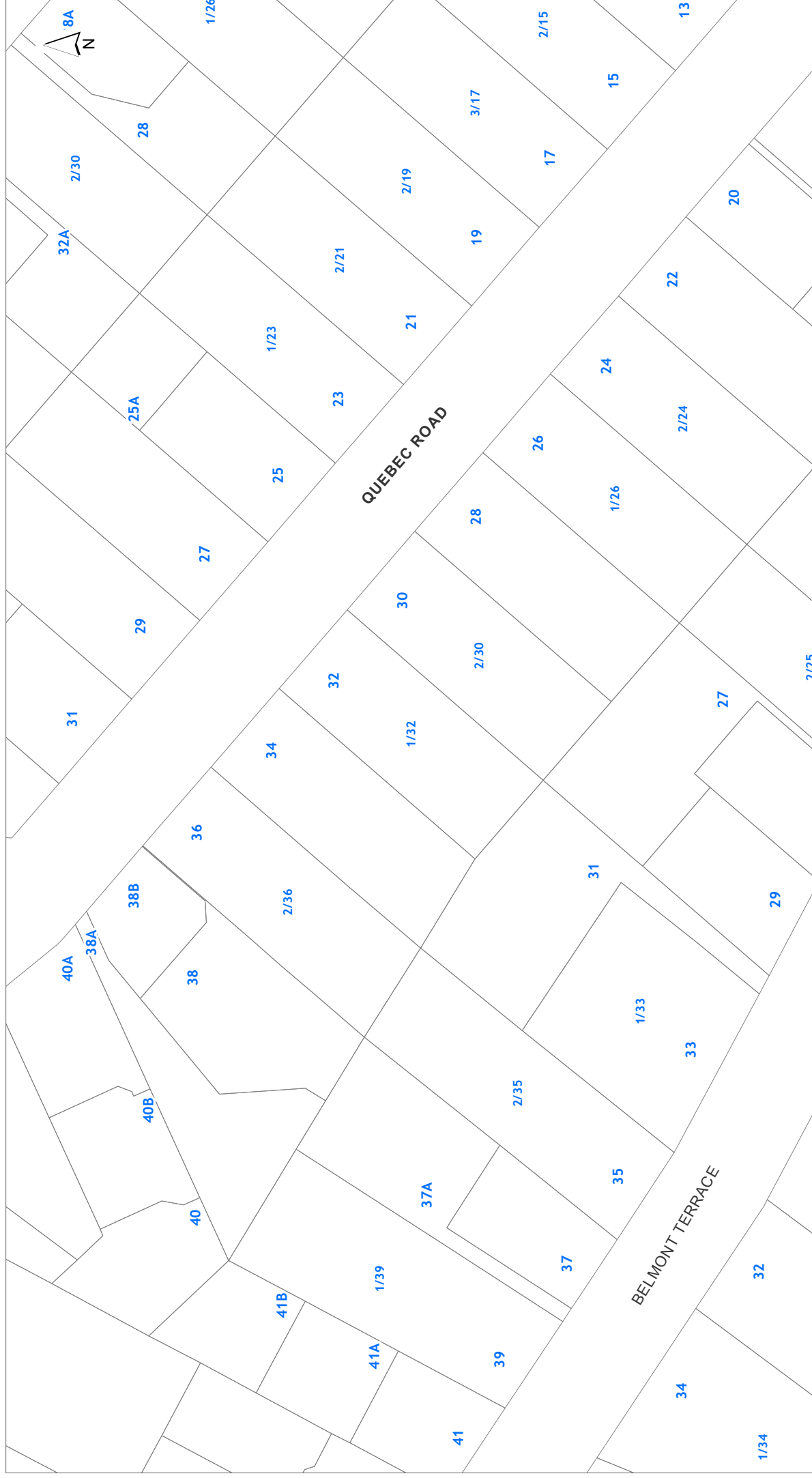
Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Main / Service Line)
	Local Pipe (Abandoned)
	Local Pipe (Future)
	Transmission Pipe (In Service)
	Transmission Pipe (Out Of Service)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment
Waitakere (WCC) only:	
	Septic Tank Hi-Tech
	Septic Tank Standard
	Caravan Dumping Point
	Chemical System
	Composting Toilet
	DEVONBLUE - Treatment Plant
	Recirculation Textile Filter
	Wastewater Disposal Bed or Field

Utilities

	Transpower Site
	Pylon (Transpower)
	220kv Line (Transpower)
	110kv Line (Transpower)
	33kv Line (Transpower) & Underground Line (Mercury)
	Transmission Line (Vector)
	Oil Services Pipeline [Wiri]
	Liquid Fuels Pipeline [Wiri to Marsden]
	High Pressure Gas Pipeline (Vector)
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)

Legend updated:
19/09/2016



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1 - Hazards

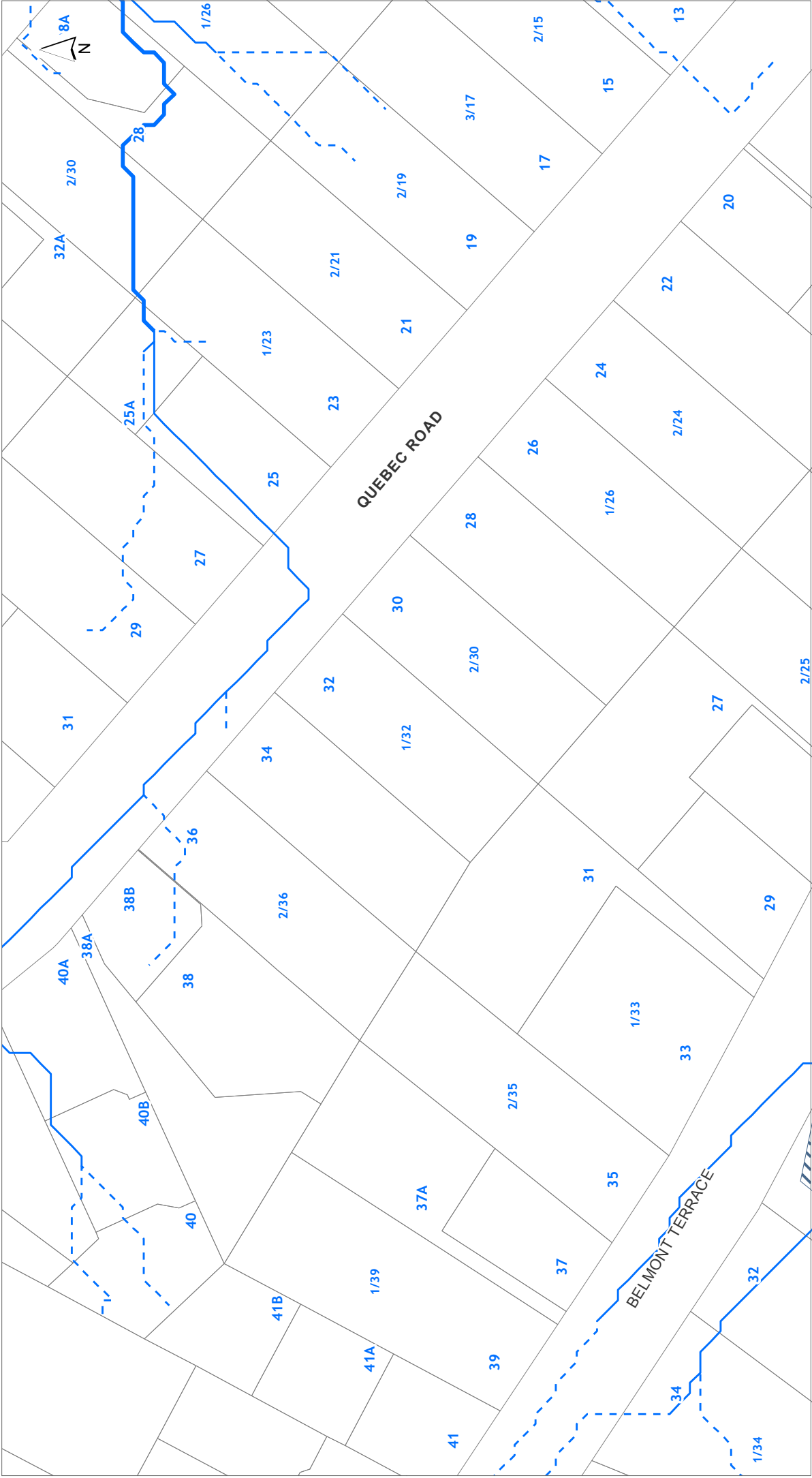
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2 - Natural Hazards
3/ 32 Quebec Road Milford 0620
Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895 on Lot 127

0 6.5 13 19.5
Meters
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3 - Other
3/ 32 Quebec Road Milford 0620








Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895 on Lot 127












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Other

-  Special Housing Areas
- Cultural Heritage Index**
-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

Natural Hazards

- Overland Flow Path**
-  2000m² to 4000m²
-  4000m² to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Area
-  Flood Sensitive Area
-  Coastal Inundation
-  Sea Spray
-  Volcanic Cones

Hazards

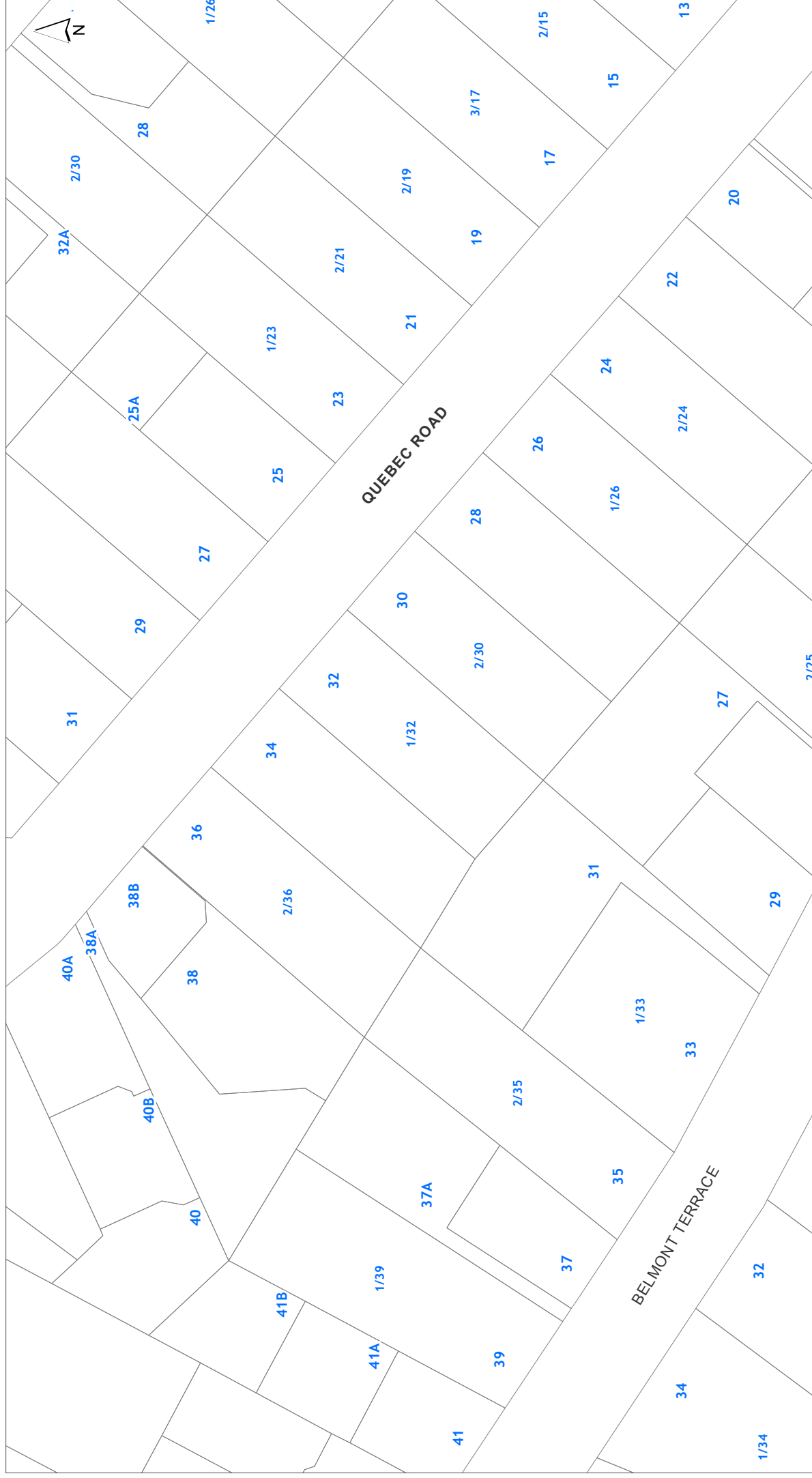
- Soil Warning Area**
-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (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)

Legend updated: 9/03/2016

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.



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Decisions version Built Environment

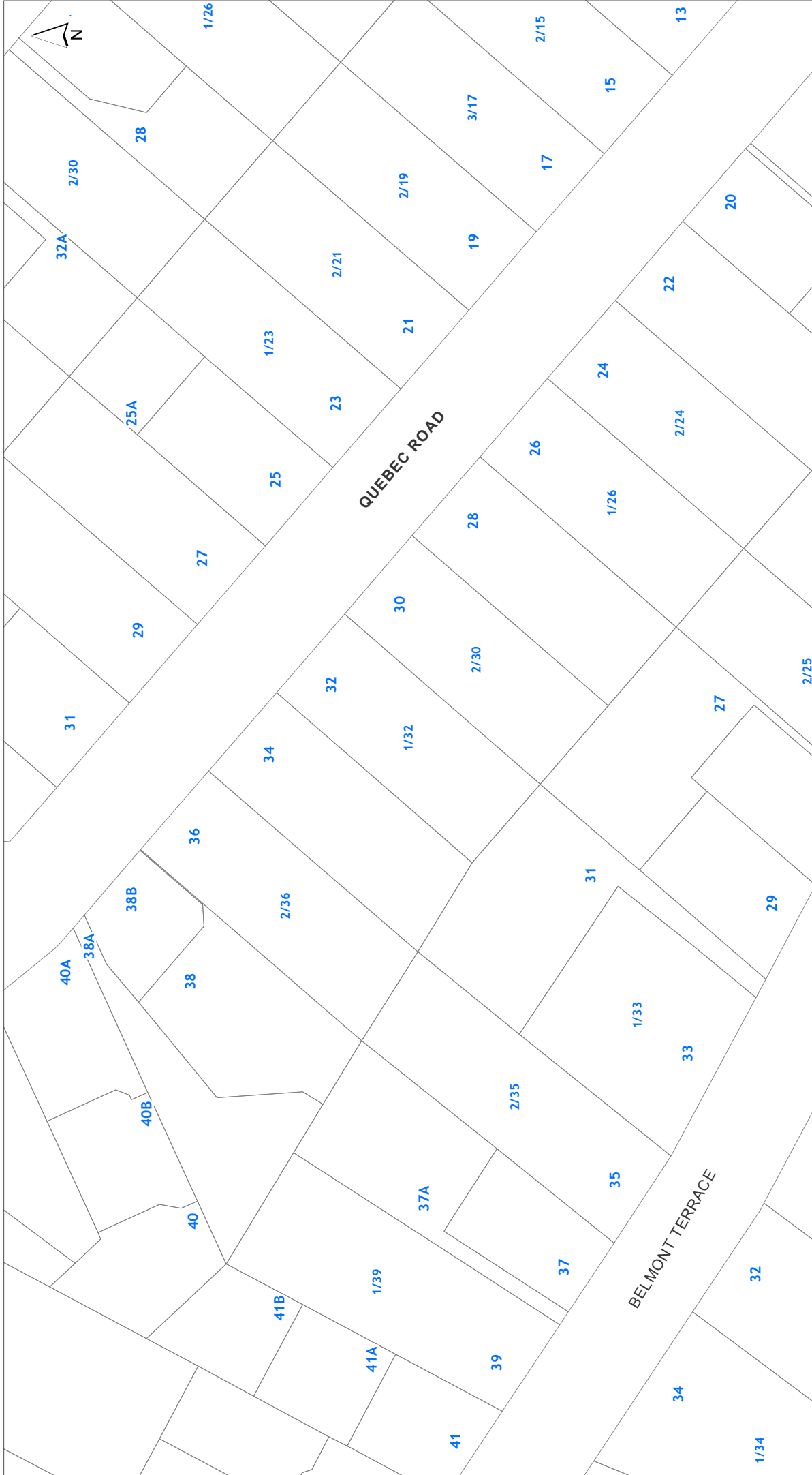
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Decisions version Built Heritage and Character

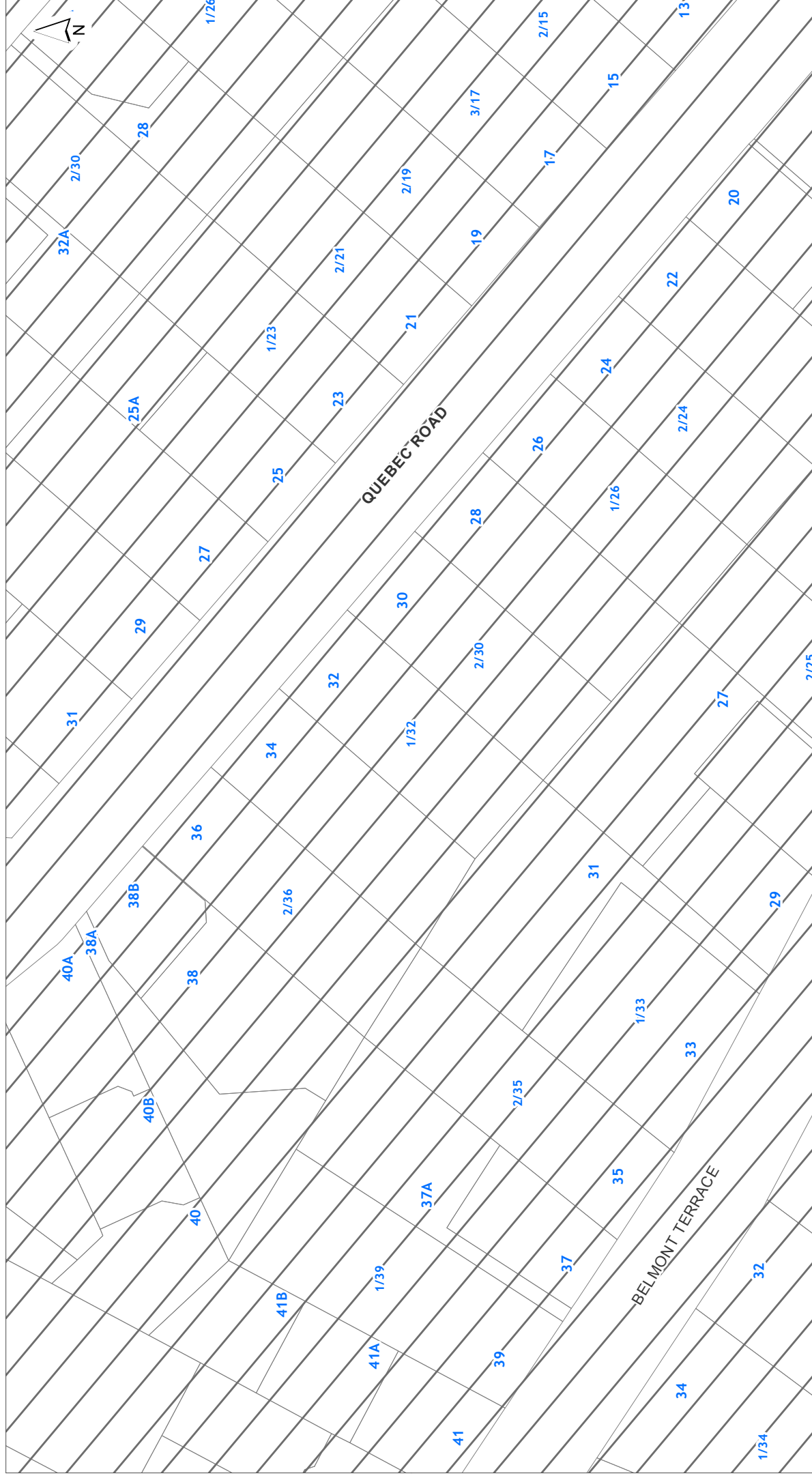
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Decisions version Controls

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Decisions version Designations

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Decisions version Infrastructure

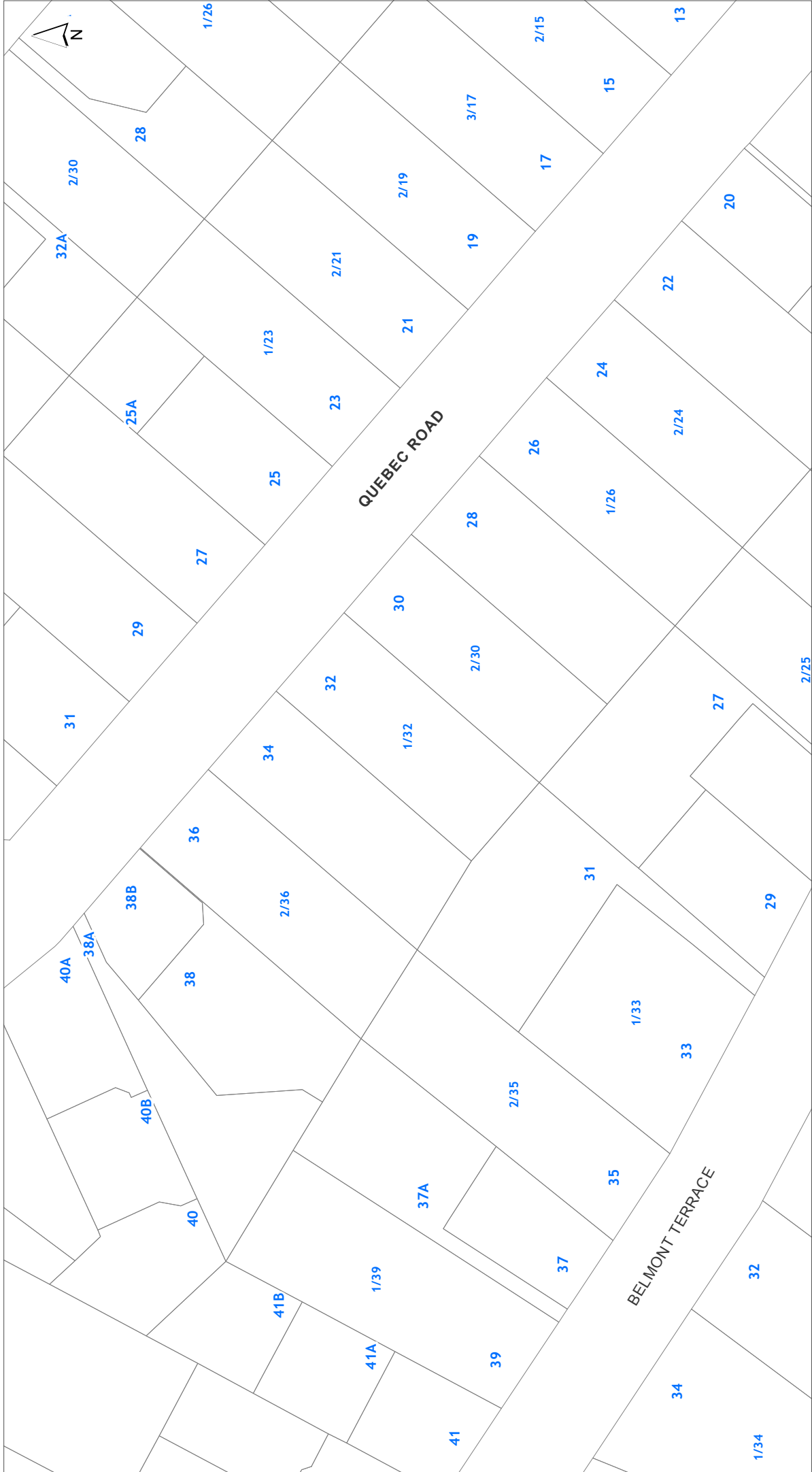
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Decisions version Mana Whenua
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0 7 14 21
Meters

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Decisions version Natural Heritage

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Decisions version Natural Resources

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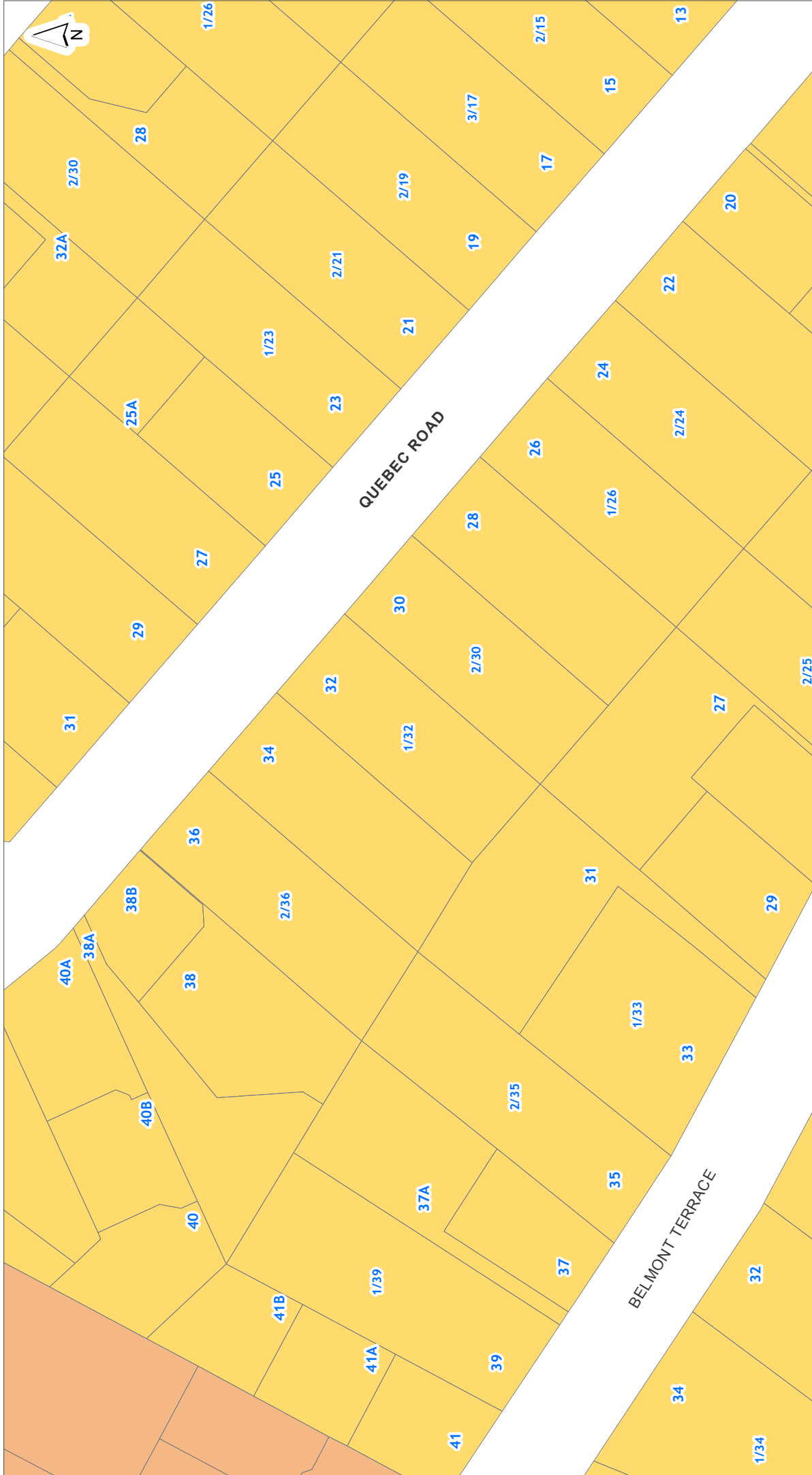
Decisions version Precincts
3/ 32 Quebec Road Milford 0620

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0 7 14 21
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Decisions version Zones and Rural Urban Boundary





























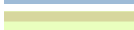






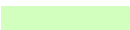






























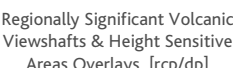











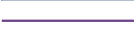


























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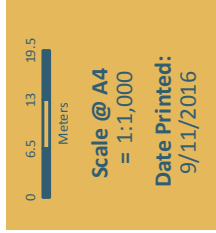
Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895 on Lot 127

0 7 14 21
Meters

Scale @ A4
= 1:1,000

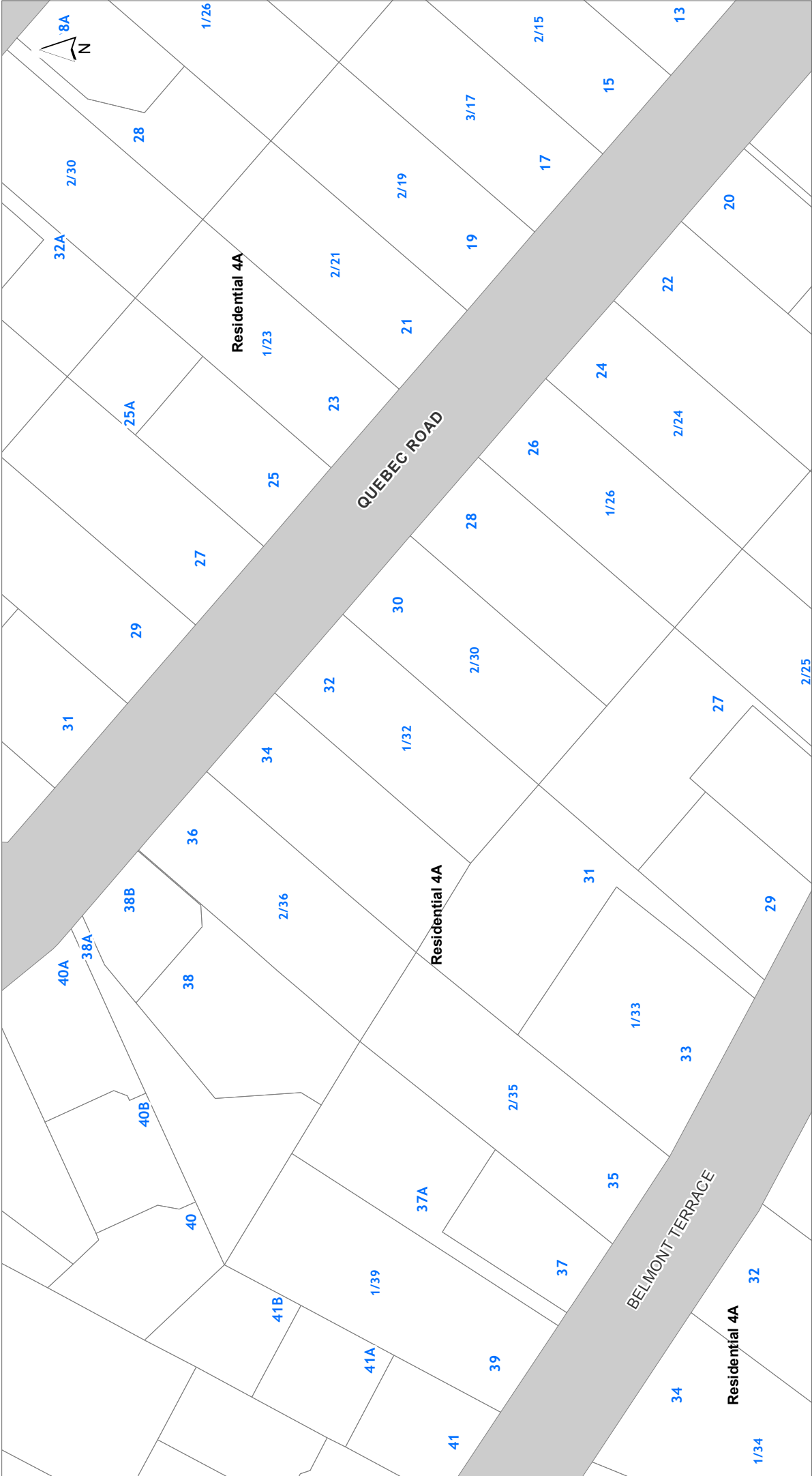
Date Printed:
9/11/2016

Residential		Large Lot Zone	ZONING	Rural		Rural Production Zone	 Proposed Auckland Unitary Plan Decisions Version (19 August 2016)
		Rural and Coastal Settlement Zone				Mixed Rural Zone	
		Single House Zone				Rural Coastal Zone	
		Mixed Housing Suburban Zone				Rural Conservation Zone	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)
		Mixed Housing Urban Zone				Countryside Living Zone	
		Terrace Housing and Apartment Buildings Zone				Waitakere Foothills Zone	
Business		City Centre Zone	Business	Coastal		Waitakere Ranges Zone	
		Metropolitan Centre Zone				General Coastal Marine Zone [rcp]	
		Town Centre Zone				Marina Zone [rcp/dp]	
		Local Centre Zone				Mooring Zone [rcp]	
		Neighbourhood Centre Zone				Minor Port Zone [rcp/dp]	
		Mixed Use Zone				Ferry Terminal Zone [rcp/dp]	
		General Business Zone				Defence Zone [rcp]	
		Business Park Zone				Coastal Transition Zone	
		Heavy Industry Zone					
		Light Industry Zone					
Open Space		Conservation Zone	Open Space	New Growth		Future Urban Zone	
		Informal Recreation Zone				Green Infrastructure Corridor (Operative in some Special Housing Areas)	
		Sport and Active Recreation Zone				Out of Scope Zone Changes	
		Civic Spaces Zone				Strategic Transport Corridor Zone	
		Community Zone				Water [i]	
					Rural Urban Boundary (RUB)	 Special Purpose Zone (Airports & Airfields, Cemetery, Quarry, Healthcare facility & Hospital, School, Tertiary Education, Maori Purpose, Major Recreation Facility)	
					Indicative Coastline [i]		
Natural Resources		Terrestrial [rp/dp]	Natural Resources	OVERLAYS		Significant Ecological Areas Overlay	OVERLAYS
		Marine 1 [rcp]				Locally Significant Volcanic Viewshafts Overlay Contours [i]	
		Marine 2 [rcp]				Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
		Water Supply Management Areas Overlay [rp]				Outstanding Natural Features Overlay [rcp/dp]	
		Natural Stream Management Areas Overlay [rp]				Outstanding Natural Landscapes Overlay [rcp/dp]	
		High-Use Stream Management Areas Overlay [rp]				Outstanding Natural Character Overlay [rcp/dp]	
		Natural Urban Lake Management Area Overlay				High Natural Character Overlay [rcp/dp]	
		Wetland Management Areas Overlay [rp]				Extent of Overlay	
		High-Use Aquifer Management Areas Overlay [rp]				Subdivision Schedule	
		Quality-Sensitive Aquifer Management Areas Overlay [rp]				Viewshafts	
Infrastructure		Airport Approach Surface Overlay [rcp/dp]	Infrastructure			Height Sensitive Areas	 Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlays [rcp/dp]
		Aircraft Noise Overlay				Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
		City Centre Port Noise Overlay				Modified Natural Ridgeline Protection Overlay	
		National Grid Corridor [rcp/dp]				Local Public Views Overlay [rcp/dp]	
		National Grid Yard [rcp/dp]					
		Quarry Buffer Area Overlay				Historic Heritage Overlay Extent of Place [rcp/dp]	 Historic Heritage Overlay Place [rcp/dp]
					Special Character Areas Overlay Residential and Business		
					Auckland War Memorial Museum Viewshaft Overlay Contours		
					Auckland War Memorial Museum Viewshaft Overlay		
					Dilworth Terrace Houses Viewshaft Overlay Contours		
						Dilworth Terrace Houses Viewshaft Overlay	
Mana Whenua		Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]					
Built Environment		Identified Growth Corridor Overlay					
Controls		Business Park Zone Office Control	Controls	CONTROLS		Coastal Inundation Control [rcp/dp]	CONTROLS
		Height Variation Control				Hazardous Facilities Infrastructure Emergency Management Area Controls	
		Cable Protection Areas Control [rcp]				Level Crossings With Sightlines Control	
		Centre Fringe Office Control Arterial Roads				Macroinvertebrate Community Index [rcp/dp]	
		Key Retail Frontage				Parking Variation Control	
		General Commercial Frontage				Flow 1 [rp]	
		Adjacent to Level Crossings				Flow 2 [rp]	
		General				Subdivision Variation Control	
		Motorway Interchange Control				Surf Breaks [rcp]	
		Designations	DESIGNATIONS			Precincts	PRECINCTS
		Airspace Restriction Designations					



Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895 on Lot 127

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3/ 32 Quebec Road Milford 0620

Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895 on Lot 127












Scale @ A4

= 1:1,000







Date Printed:

9/11/2016















Zones

-  Business 1 - 12
-  Recreation 1 - 4
-  Residential 1 - 8
-  Residential Expansion
-  Rural 1 - 4
-  Wharf
-  Special Height Restriction
-  Special Purpose 1 - 15
-  Zone Boundary
(Indicates the boundary between two different zones of the same type, or; where a zone does not follow a cadastral boundary)

General Overlays

-  Building Line Restriction
-  Designation
-  Road, Service Lane, Accessway
-  Road to be Closed
-  Preferred Road
-  Dairy Flat Runway Approach




Natural Features

-  Reserve / Open Space
-  Stream
-  Stormwater Ponds (location indicative)
-  Reserve / Open Space Linkages
-  Proposed Reserve
-  Small Geological Site
-  Large Geological Site
-  Site of Special Wildlife Interest
-  Significant Landscape Features
-  Coastal Conservation Area
-  Coastal Marine Area Boundary
-  Foreshore Yard (Measured from either; Mean High Water Spring or a surveyed reference line)
-  Small Geological Site
-  Large Geological Site

















Long Bay

-  Ridgeline Height Control
-  Long Bay Streams
-  Riparian Margin (Long Bay 6 Zone)
-  Service Utility (location indicative)
-  10m Vaughans Road Setback
-  Piripiri Point Protection Area
-  Park Interface Protection Area
-  Landscape Protection Area - Conservation
-  Landscape Protection Area - Enhancement
-  Landscape Protection Area - Restoration
-  Heritage Management Plan Area
-  Ecology / Stormwater Management Area
-  Stream Interface Management Area
-  Proposed Road or Service Lane

Heritage

-  Archaeological Site
-  Historic Building, Object or Place
-  Notable Trees
-  Notable Grove of Trees

Structure Plan Zones

-  A(A) - Area A : Environmental Protection (Albany)
-  A(G) - Area A : Environmental Protection (Greenhithe)
-  B(A) - Area B : Environmental Protection (Albany)
-  B(G) - Area B : Environmental Protection (Greenhithe)
-  C - Area C : Standard Residential (Albany & Greenhithe)
-  D - Area D : Standard Residential (Albany & Greenhithe)
-  MX - Area MX : Mixed Use Overlay Area (Albany & Greenhithe)
-  LB1A - Long Bay 1A (Large Lot Residential 2500m2)
-  LB1B - Long Bay 1B (Rural Residential 5000m2)
-  LB1C - Long Bay 1C (Piripiri Point Rural)
-  LB2 - Long Bay 2 (Suburban Neighbourhood)
-  LB3A/B - Long Bay 3A & 3B (Urban Neighbourhood)
-  LB4 - Long Bay 4 (Urban Village)
-  LB5A/B - Long Bay 5A & 5B (Village Centre)
-  LB7 - Long Bay 7 (Heritage Protection)
-  LB6 - Long Bay 6 (Stormwater Management)

Legend updated: 4/11/2016

This property may be affected by designations not shown on this map due to scaling or represented on this Legend. Please refer to the Auckland Council District Plan (North Shore Section)

Auckland Unitary Plan Decision version (19th August 2016) Property Summary Report

Address

3/ 32 Quebec Road Milford 0620

Legal Description

Unit C DP 82895, Aux 3 DP 82895, Aux 5 DP 82895 on Lot 127

Appeals

Copies of the appeals to the Decisions version can be viewed online: [here](#)

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

Overlays

Designations

UNIT THREE
50 32 III
2000 1 1 2
2000 1 1 2

HEET NO.
FOUR