Statement of passing over information
This information has been supplied by the Vendor or the Vendors agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending Purchasers are advised to conduct their own due diligence binvestigation into the same. To the maximum extent permitted by law Ignite Realty Limited do not accept any responsibility to any person for the accuracy of the information herein.

LAND INFORMATION MEMORANDUM

Applicant	Harcourts Ignite Realty Limited
LIM address	4/28 Tennessee Avenue Mangere East Auckland 2024
Application number	8270705744
Customer Reference	Harcourts Manukau
Date issued	1-Sep-2026
Legal Description	FLAT 4 DP 182399, GRGE 4 DP 182399, 1/4 SH LOT 103 DP 8695
Record of Title	NA113C/417

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 that must be included under section 44A(2) of the Local Government Official Information and Meetings Act 1987; and
- Other information concerning the land which Council considers, at its discretion, to be relevant. Such information is included under section 44A(3) of the Local Government Official Information and Meetings Act 1987.

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 do not indicate any legal or unauthorised building or works on the land that Council is not aware of.

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. It is the applicant's sole responsibility to determine the development potential of the land.

This LIM does not include documents relating to the property which may be available on the Council property file. A property file is available from Council upon request.

The applicant should check the current Record of Title for further information and 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.

The information in this LIM is made available by Council in good faith and best efforts have been made to ensure the accuracy and completeness of information in this LIM.

s44A(2)(a) Natural Hazards

Important information about the Natural Hazards section

This section of the LIM identifies potential natural hazards known to Council but is not a comprehensive description - or risk assessment - of those natural hazards.

Council may hold further information related to natural hazards on the property file, and it is recommended that the applicant request the property file, in addition to this LIM.

The natural hazards outlined in this section do not take into account any interventions that may modify the natural hazard risks to this site. For example, a retaining wall may mitigate landslide risk or, if in poor condition, could exacerbate the risk.

The information in this section is based on regional studies, and may not account for site specific conditions. Applicants may need to undertake additional due diligence such as obtaining professional advice to fully understand the site's potential hazards and any corresponding risks.

Landslides

Landslides (also known as landslips, slippage and falling debris) refers to the downslope movement of a mass of earth, rock or debris under the influence of gravity.

Tāmaki Makaurau / Auckland is susceptible to landslides due to a combination of steep topography, subtropical climate and the underlying geology. Landslides are often triggered by intense or prolonged rainfall, which are likely to increase with the effects of climate change. Other events that can trigger landslides are earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks.

It is not possible for Auckland Council to identify all potential or actual landslides. The absence of landslide information does not necessarily mean that there is no landslide risk.

This section does not identify any property interventions that may mitigate the risk of land instability. Reference to geotechnical reports (if any) directly relating to this property, which may have been prepared by third parties and submitted as part of a regulatory process or otherwise, may be found under the LIM heading **“S44A(2)(aa) - Soil Issues”.**

i. Landslide inventory

Information about this site

This LIM includes a map entitled **“Natural Hazards - Landslides - Landslide Inventory”**, which if a landslide has been mapped displays information about the following features of a landslides:

- Centre of Evacuation - centre of the source area of a landslide
- Damaged structure (point, line or polygon)
- Sinkhole
- Crown
- Ground cracking
- Primary debris trail
- Scrap
- Debris area
- Hummocky ground

- Landslide area
- Source area

Landslide Inventory maps are included on all LIMs, whether or not the site is affected by a landslide.

Background information and explanation

The New Zealand Open Landslides Database records known and verified landslide events, based on data submitted by registered contributors such as Professional Engineering Geologists. The level of detail for each landslide may vary from a single point to detailed mapping.

The information on this map is indicative only. It is not a complete inventory of all landslides. It does not indicate the risk or potential future hazard posed by any landslide.

This mapping may not reflect the latest or full information about the landslide. For example, a recorded landslide that occured in the past may have been completely mitigated by robust engineering works like installing a retaining wall. Users should review information in the property file and / or obtain a site-specific assessment. Site-specific or local risk assessments by a suitable qualified and experienced professional should outweigh information presented by this map. Any site specific geotechnical assessments held by Council are referenced in this LIM under the heading "Soil Issues". These may also include information about what (if any) maintenance is recommended for the mitigation.

Further information about the New Zealand Open Landslides Database may be found at this link: http://landslides.nz/nz-landslides-database/ .

Find out more

Other sources of information about past landslides include the Earth Sciences New Zealand Landslides Database, the Natural Hazards Commission Claims Map and the property file.

ii. Landslide susceptibility (shallow and large-scale landslides)

Information about this site

This LIM includes two maps which indicate landslide susceptibility in relation to this property and its surrounds. These maps are included on all LIMs, whether or not the site is affected by a landslide.

There is one map for shallow landslides, titled "**Natural Hazards – Landslides – Shallow Landslide Susceptibility**", which affect the top few metres of soil, usually on steeper slopes or in gullies; and one map for large scale landslides titled "**Natural Hazards – Landslides – Large Scale Landslide Susceptibility**", which cover a bigger area of the hillslope and can affect deeper layers of soil.

Background information and explanation

Landslide susceptibility is a way of describing whether a site has the type of characteristics that are commonly associated with landslides. It's important to emphasise that susceptibility does not mean your property is at risk, nor does it predict that a landslide will occur. Instead, it helps Auckland Council build a clearer picture of how the wider region behaves so that planning decisions are made transparently and responsibly for identified areas that may be more prone to landslides.

The susceptibility maps are based on a regional study, which looked at broad landscape patterns across Auckland. It used a statistical method to identify locations where certain underlying natural features (such as geology, slope steepness, land use) occur together in ways that might make an area more susceptible to landslides.

Use the attached maps to see the landslide susceptibility around this property. The maps are designed to be used at the scale at which they are presented in this LIM. Exact boundaries may be unclear. This reflects the uncertainties in the data used to create the maps.

Shallow landslide susceptibility

- Class 5 – This class covers 6% of the region by land area. 52% of shallow landslides occur in these areas, and 67% of these areas contain a shallow landslide.
- Class 4 - This class covers 8% of the region by land area. 26% of shallow landslides occur in these areas, and 24% of these areas contain a shallow landslide
- Class 3 - This class covers 10% of the region by land area. 14% of shallow landslides occur in these areas, and 11% of these areas contain a shallow landslide.
- Class 2 - This class covers 29% of the region by land area. 6% of shallow landslides occur in these areas, and 2% of these areas contain a shallow landslide.
- Class 1 - This class covers 47% of the region by land area. 2% of shallow landslides occur in these areas, and <1% of these areas contain a shallow landslide.

Large-scale landslide susceptibility

- Class 5 - This class covers 7% of the region by land area. 48% of large scale landslides occur in these areas, and 40% of these areas contain a large scale landslide.
- Class 4 - This class covers 11% of the region by land area. 22% of large scale landslides occur in these areas, and 12% of these areas contain a large scale landslide.
- Class 3 - 1 This class covers 8% of the region by land area. 15% of large scale landslides occur in these areas, and 5% of these areas contain a large scale landslide.
- Class 2 - This class covers 39% of the region by land area. 13% of large scale landslides occur in these areas, and 2% of these areas contain a large scale landslide.
- Class 1 - This class covers 25% of the region by land area. 1% of large scale landslides occur in these areas, and <1% of these areas contain a large scale landslide.

These maps are a generalisation of available regional data, and do not represent site specific assessment. They are not intended to be viewed or relied upon on at a property-level scale. These maps provide a starting point to identify if it is appropriate to engage specialists to assess the risk at a more detailed level. However, they shouldn't be taken as showing a confirmed problem without more detailed assessment because they rely on data like geological maps which are not always accurate at a site-specific level.

These maps have several important limitations:

1. They are based on data that is mapped across the region, like geology. This is often not mapped accurately enough to be fully reliable at specific sites; for example, geological boundaries are often hidden underground, and their location is inferred by geologists. The exact location may be different from the mapped location.
2. They are based on data that was available at the time the study was undertaken. Newer information may be available that wasn’t able to be used in the study. This is particularly relevant for slope angle; where earthworks have been undertaken the slope will have changed since the study, and the landslide susceptibility will be different from what is shown on the map.
3. The study does not include any site-specific information. This means that is has not considered any landslide mitigation structures, such as retaining walls. This means that stabilisation measures that could make a big difference to the site stability, aren’t reflected in the mapped landslide susceptibility.

If the maps cause concern, review information in the property file and / or obtain a site-specific assessment. Site-specific or local risk assessments by a suitably qualified and experienced professional should outweigh information presented by this map. Any site-specific geotechnical reports held by Council are referenced in this LIM under the heading “Soil Issues”.

These maps are based on a regional study, detailed below.

Title:	Auckland region landslide susceptibility assessment May 2025
Date:	May 2025
Prepared by:	Auckland Council and WSP
Prepared for:	Auckland Council

Purpose:	The purpose and outcomes of this analysis and mapping is to: Provide information and collective understanding on the distribution of landslide-susceptible areas across the region, so that this can be taken into consideration in proactive land use, growth and infrastructure planning. Help facilitate the development of district planning regulations to allow proactive management of the risks associated with development. Aid and enhance regional emergency response planning.
Scope:	Regional
Access details:	https://knowledgeauckland.org.nz/publications/auckland-region-landslide-susceptibility-assessment-may-2025/

Flooding

Flooding refers to when rain water submerges land that is usually dry.

Information about this site

This LIM includes a map entitled "**Natural Hazards - Flooding**", which displays information about the following potential flood hazards in relation to this site:

- Flood plains
- Flood prone areas
- Flood sensitive areas
- Overland flow paths

The "Natural Hazards – Flooding" map is based on LiDAR (Light Detection and Ranging) topographical data captured by Auckland Council as part of its ongoing environmental data mapping programmes. The floodplain map does not reflect changes to topography from bulk earthworks carried out after the LiDAR was captured. Topographical changes from earthworks are common for recently created sites and where developers have met consent conditions to mitigate flood risk by carrying out bulk earthworks. Auckland Council captures new LiDAR information periodically, as new LiDAR becomes available floodplain maps are updated to reflect any changes to topography.

The absence of flooding information on the maps does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

Auckland Council does not have information on flood sensitive areas for all of Auckland. This potential hazard will only be shown if the information exists.

The Auckland Unitary Plan includes policies and rules relating to development and/or works within or adjacent to flood plains and overland flow paths. Any proposed development within a flood hazard area may require a flooding assessment to be provided by the applicant.

Background information and explanation

i. Flood Plains

The flood plains on the map indicate the area of land predicted to flood during a storm that has a 1% chance of occurring or being exceeded in a given year, also known as a 1-in-100-year flood event. Some areas within the flood plain will experience more frequent flooding, particularly lower-lying land.

Flood plains are generally determined by computer based hydrological and hydraulic modelling and include future development, as well as climate change projections of either 2.1 or 3.8 degrees Celsius, depending on

the date when the flood plain was created.

Flood plains are updated on a rolling basis across the 233 stormwater catchments in the Auckland region, and are produced at the stormwater catchment or group of catchments level to reflect the best information and technology available when the model was produced. The Flood Viewer tool (www.aucklandcouncil.govt.nz/floodviewer) and Council Geomaps display the most up-to-date information.

ii. Flood Prone Areas

Flood prone areas are depressions or low lying areas where water can pool and get trapped when the stormwater outlet pipe is blocked, or when rainfall exceeds the capacity of the stormwater network. Flood prone areas can be part of the natural landscape or be created by infrastructure such as roads and railway embankments.

The frequency of flooding within a flood prone area depends on the upstream catchment area, the amount of rainfall, and the outlet capacity.

Flood prone areas are determined from analysis of a Digital Terrain Model (DTM), and include projected climate change of 2.1 degrees Celsius.

iii. Flood Sensitive Areas

Land that sits less than 500mm above an identified flood plain is considered to be a flood sensitive area.

iv. Overland Flowpaths

Overland flow paths refer to the route that water takes as it flows downhill through the landscape where there is no piped network, or the capacity of the piped network is exceeded. During heavy rainfall, water can move rapidly over land, creating temporary, fast flowing streams.

The lines on the map representing overland flow paths indicate the lowest point of the flow path. The lines only represent the presence of the flow path - not the width, or whether it splits (bifurcates). Expert advice may be needed to determine the width of overland flow paths likely to be experienced within any particular site.

Overland flow paths are based on analysis of a Digital Terrain Model derived from aerial laser surveying and are indicative only.

Find out more

More information about flooding may be found in the full property file, or the Flood Viewer and GeoMaps sites.

Coastal Erosion and Instability

Coastal erosion is the removal of the material forming the land due to natural processes such as waves and currents, resulting in the coastline moving inland over time. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion. Over time, climate change and sea level rise are likely to increase the coastal erosion and coastal instability hazards.

i. Areas susceptible to coastal instability and erosion (ASCIE)

Information about this site

This LIM includes a map entitled "**Natural Hazards - Coastal Erosion and Instability**". This map is included on all LIMs, whether or not the site is affected by potential coastal erosion and instability.

Background information and explanation

Where applicable, the map shows lines that indicate any areas susceptible to coastal instability and erosion within the next 100 years.

The lines do not show the future position of the coast. They indicate the edge of the land area that might become unstable due to coastal erosion. The area between this line and the sea is considered susceptible to erosion, or instability caused by coastal erosion.

The different lines represent different representative scenarios based on a combination of timeframes and projected sea level rise scenarios:

- 2130 (1.18 m of sea level rise Climate change scenario RCP8.5)
- 2130 (1.52 m of sea level rise Climate change scenario RCP8.5+)
- 2050 (0.28 m of sea level rise Climate change scenario RCP8.5)
- 2080 (0.55 m of sea level rise Climate change scenario RCP8.5)

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.

The lines are based on data from a regional study detailed below.

Title:	Predicting Auckland's Exposure to Coastal Instability and Erosion
Date:	2020
Prepared by:	Tonkin and Taylor
Prepared for:	Auckland Council
Purpose:	To provide a detailed, technical overview of the methodologies and parameters applied in support of identifying areas susceptible to coastal erosion and instability.
Scope:	Regional
Access details:	https://www.knowledgeauckland.org.nz/publications/predicting-auckland-s-exposure-to-coastal-instability-and-erosion/

Title:	Coastal inundation from the sea-level rise in the Auckland region
Date:	2023
Prepared by:	NIWA
Prepared for:	Auckland Council
Purpose:	Identify changes in the extent of coastal inundation from sea-level rise through coastal inundation mapping for the entire Auckland region based on mean high water spring tide (MHWS) levels relative to present-day mean sea level, plus increments of relative sea-level rise (RSLR)
Scope:	Regional
Access details:	https://knowledgeauckland.org.nz/publications/coastal-inundation-from-sea-level-rise-in-the-auckland-region/

Coastal inundation

Coastal inundation is the flooding of normally dry, low-lying coastal land due to extreme high-water levels. Extreme sea levels can result from several processes including natural variations in tidal levels and storm surge caused by low atmospheric pressure. In areas of open coast, waves during certain conditions can also raise the effective sea level. Over time, with the ongoing impacts of climate change, relative high water levels will increase as a result of sea-level rise.

Information about this site

This LIM includes two maps entitled:

- "**Natural Hazards - Coastal Inundation**", and
- "**Natural Hazards - Mean High Water Spring Tides**"

These maps are included on all LIMs, whether or not the site is affected by coastal inundation.

Background information and explanation

The Coastal Inundation map indicates the areas of land predicted to be inundated with sea water during a sustained coastal storm-tide flooding event that has a 1% chance of occurring or being exceeded in a given year. It also shows the extent of climate-change induced coastal flooding expected in 1m and 2m of projected sea level rise on top of storm-tide sea level events. Some areas may experience more frequent inundation.

The Mean High Water Spring Tides (MHWS) map shows the extents of tidal inundation expected in the future with sea level rise during high tides alone. It does not include waves or storm surges. The MHWS sea levels are the elevation of the high tide that is equalled or exceeded by only the highest 10% of all high tides. The map also shows the extent of climate-change induced tidal inundation expected in 1m and 2m of projected sea level rise.

The data in these maps is based on the report detailed below.

Title:	Auckland's Exposure to Coastal Inundation by Storm-tides and Waves
Date:	2020
Prepared by:	Part 1 - 3 NIWA Part 4 - DHI
Prepared for:	Auckland Council
Purpose:	To provide a detailed, technical overview of the methodologies and parameters applied in support of identifying areas susceptible to coastal inundation by storm tides, waves and sea-level rise.
Scope:	Regional
Access details:	https://www.aucklandcouncil.govt.nz/environment/what-we-do-to-help-environment/Documents/coastal-inundation-in-auckland.pdf

Earthquakes

An earthquake happens when built-up pressure under the ground is suddenly released along a crack in the Earth's surface, called a fault. This release causes the ground to shake. Earthquakes can lead to many effects, such as ground shaking, fault rupture, subsidence or lateral spreading, liquefaction (where certain soils under strong shaking lose strength and behave like liquids), landslides, rock falls and tsunami.

In the Auckland region liquefaction vulnerability areas have been mapped.

i. ***Liquefaction vulnerability***

Soil liquefaction occurs when soil is transformed from a solid to a liquid state caused by rapid loading/shaking of the soil, e.g. during earthquake shaking. Liquefaction vulnerability refers to the potential damage to property that could arise from liquefaction.

It is not possible to identify all potential or actual liquefaction. The absence of information in this section does not necessarily indicate the absence of liquefaction risk.

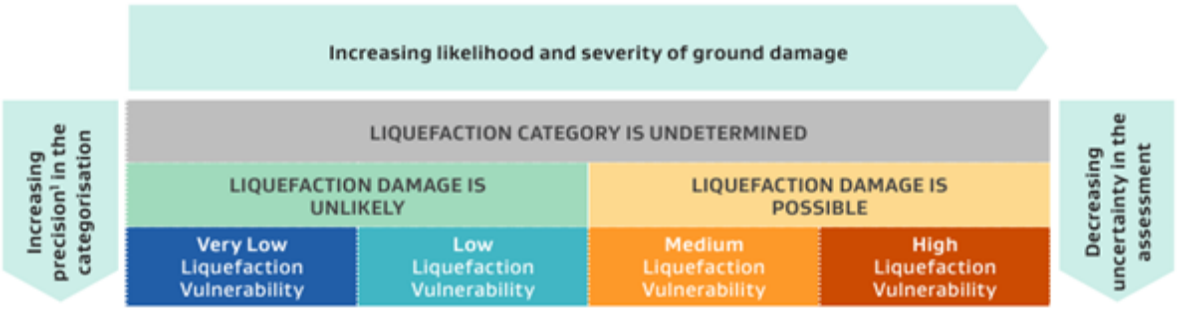
Information about this site

This LIM includes a map titled "**Natural Hazards - Liquefaction Level B Calibrated Assessment**".

Background information and explanation

The Level B Calibrated Assessment includes high-level calibration of geological maps with available geotechnical data and topographical information in the region. A calibrated assessment provides a better understanding of liquefaction susceptibility for the mapped deposits and underlying ground profile. It can reduce the uncertainty in areas where existing information is sparse.

This assessment has been made at a broad scale across the Auckland region and is intended to approximately describe the typical range of liquefaction across neighbourhood-sized areas. It is not intended to precisely describe liquefaction at individual property scale. This information is general in nature, and more detailed site-specific liquefaction assessment will be required for some purposes (e.g. for design of building foundations).



The information in this map is based on the regional study described below.

Title:	Auckland Liquefaction Assessment
Date:	November 2021
Prepared by:	Auckland Council and University of Auckland
Prepared for:	Auckland Council
Purpose:	The purpose and outcomes of this analysis and mapping is to: Provide information and collective understanding on the distribution of liquefaction vulnerability across the region, so that this can be taken into consideration in proactive land use, growth and infrastructure planning. Help facilitate the development of district planning regulations to allow proactive management of the risks associated with development. Aid and enhance regional emergency response planning.
Scope:	Regional

Access details:	https://knowledgeauckland.org.nz/media/hcgdrqni/tr2021-19-auckland-liquefaction-assessment-and-liquefaction-vulnerability-maps.pdf

ii. Active faults

An active fault is a fault that has ruptured in the past, whose history indicates that is it likely to rupture again.

Information about this site

Council does not have information specific to this site about active faults.

Background information and explanation

An active fault creates a fault hazard risk. The level of that risk depends on the fault recurrence interval, fault complexity and nature of development. Active faults in New Zealand are defined as those that have ruptured and/or caused ground deformation during the last 125,000 years. Most of New Zealand's major active faults are mapped on small-scale geological maps (1:250,000 or 1:50,000 scale).

Find out more

Mapping by Earth Science New Zealand identify active faults in the Auckland area: Paerata, Pukekohe and Aka Aka Faults and two well-known faults, the Wairoa North and Wairoa South Faults, mark the edge of the Hunua Ranges. The active fault layers are visible at different scales depending on the data resolution. The complete limitations can be sourced from the Earth Sciences New Zealand website.

Severe wind

Severe winds are high-wind conditions, often associated with severe storms such as ex-tropical cyclones, mid-latitude storms and thunderstorms that have the potential to cause significant damage to property and may also pose a threat to life. In New Zealand, in the context of building design, an extreme wind is a wind gust which is strong enough to be dangerous for people, or cause significant damage to buildings and property. Winds this strong are expected to happen every 500 years or so. Wind events with return periods of more than 2 years usually cause some problems and might be regarded as extreme in contexts such as transmission line damage.

Severe winds differ from the wind zone classification information provided under “**S44(2)(aa) -Wind Zones”**, which is regulatory information used to inform building design and does not indicate risk or take into consideration future climate change.

Information about this site

Council does not have information specific to this site about severe wind.

Find out more

More information about the severe wind hazards is available on the Auckland Emergency Management website or the Earth Sciences New Zealand website.

Volcanic Activity

Volcanic activity is a significant hazard for Tāmaki Makaurau / Auckland. The urban centre of Tāmaki Makaurau / Auckland is built directly on the Auckland Volcanic Field (AVF). Although AVF volcanoes are relatively small and their eruptions infrequent, the potential consequences of a future eruption are particularly severe. The field is active, and future eruptions are more likely to occur in a new, unknown location rather

than from any of the existing 54 cones. Tāmaki Makaurau / Auckland could also be affected by ash fall from far-field eruptions (e.g., the central North Island volcanoes). Numerous types of hazards may result from a volcanic eruption. The type and intensity of a given hazard will vary from volcano to volcano.

Information about this site

Council does not have information specific to this site about volcanic activity risks.

Background information and explanation

Potential volcanic activity is relevant to all sites in Tāmaki Makaurau / Auckland. While we cannot predict exactly where the next eruption of the Auckland Volcanic Field might occur, it is anticipated to be within the existing field extents. These range from Milford in the north to Manurewa in the south, and from Point Chevalier in the west to Botany in the east.

Find out more

More information about the volcanic hazard is available on the Auckland Emergency Management website or the Determining Volcanic Risk in Auckland website.

Wildfire

Wildfire refers to any naturally caused or unplanned, human-caused fire that burns natural fuels (forest, grass, brush, etc.). The magnitude of a wildfire is determined by environmental factors such as weather (e.g. winds, temperature and humidity), topography, and fuels. The combination of these factors can enable a fire to spread and intensify rapidly, becoming uncontrolled for a period of time until appropriate resources and incident management are deployed, or until weather and/or fuel conditions change. Rural-urban interface (RUI) areas are more susceptible to wildfire due to the proximity of dense urban development to extensive flammable vegetation.

Information about this site

Council does not have information specific to this site about wildfire risks.

Find out more

More information about the wildfire hazard is available on the Auckland Emergency Management website or the Fire and Emergency New Zealand (FENZ) website.

Tsunami

Tsunami refers to a series of waves, typically created by sudden movement of the ocean floor as the result of submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they reach land.

Information about this site

Whilst it is not possible to predict when or where a tsunami may occur, Council holds information on tsunami evacuation zones. This is available on the Auckland Emergency Management website.

Background information and explanation

A tsunami evacuation zone is an area that you may need to leave if you feel a long or strong earthquake, or if there is an official tsunami warning. In Auckland we have two types of tsunami zones - red, and yellow -

based on the areas that can be affected in different sized tsunami.

Find out more

More information about preparing for a tsunami is available on the Auckland Emergency Management website.

Building Act 2004, section 73 notice: Building consent where land subject to natural hazard

Information about this site

There is no record of any notification by Council of a building consent relating to this site under:

- section 73 of the Building Act 2004; or
- in accordance with section 434 of the Building Act 2004, under section 36(2)of the Building Act 1991 or section 641A of the Local Government Act 1974.

Background information and explanation

Building consents may be issued on land subject to natural hazards, if the criteria in s72 of the Building Act 2004 apply. Under section 73, Council is required to notify the issue of building consents under s72 to the Registrar-General of Land. This notification is placed on the record of title for the property.

Council is not liable for issuing a building consent under s 72 on the grounds that it knew that the land was, or was likely to be, subject to damage from a natural hazard.

This also applies to in respect of entries made on a certificate of title under section 36(2)of the Building Act 1991 or section 641A of the Local Government Act 1974.

Find out more

Auckland Council may have incomplete records of any notifications made prior to 2004. It is strongly recommended that applicants check the record of title of the property for any notices placed on the title under the Building Act 2004 or its predecessors.

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

Soil Issues

This section contains information about soil issues or geotechnical characteristics relevant to this property. Regional information relating to landslips is contained in the Natural Hazard section of this LIM.

The property file will contain any soil or geotechnical reports submitted to Council as part of any resource or building consent applications for this property. Council does not validate the content of reports commissioned by other parties.

Council does not have information specific to this site about any soil or geotechnical matters.

Site Contamination

Council does not have information specific to this site about land contamination.

Wind Zones

Wind Zone(s) for this property: Medium wind speed of 37 m/s

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

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) 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:	12344895587
Rates levied for the Year 2026/2027 :	$3,143.74

Total rates to clear for the current year (including any arrears and postponed rates): $3,143.74

The rates figures are provided as at 8 a.m. 01/09/2026. 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

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

Subdivisions

28 Tennessee Avenue MANGERE EAST Auckland 2024

Application No.	Description	Decision	Decision Date
9048	Subdivision Consent Crosslease - 4 units	Granted	12/05/1997

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)

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

28 Tennessee Avenue MANGERE EAST Auckland 2024

Application No.	Description	Issue Date	Status
Z156328	Unit one - Dwelling built approx. 1927 - Information obtained from valuation NZ	unknown date	Information Only (See Note 11)
B70793	Unit one - Double garage	21/03/1984	Issued (See Note 1)
G73148	Unit 2,3 and 4 - Dwellings/Carports	22/06/1990	Issued (See Note 1)

1/28 Tennessee Avenue Mangere East Auckland 2024

Application No.	Description	Issue Date	Status
BCO10415915	SFH - Install replacement freestanding woodfire and flue-Metro Wee Rad	04/08/2026	CCC Issued 19/08/2026 (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.
11	Legacy record created for Information Only purposes

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

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

Compliance Schedules (Building Warrant of Fitness)

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

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building,

the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at http://www.aucklandcouncil.govt.nz

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative July 2026

The **Auckland Unitary Plan - Operative July 2026** 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.

The AUP 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 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

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP 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 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 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

For information on any proposed plan changes to

- the AUP see the council website at:
  https://www.aucklandcouncil.govt.nz/unitaryplanmodification
- the DP:HGI see the council website at:
  https://www.aucklandcouncil.govt.nz/hgi-district-plan-modifications

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

Auckland Unitary Plan

Please note that the Auckland Unitary Plan 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 - 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 : G73148

Private bag 92300, Victoria Street
Auckland 1142
09 301 0101
www.aucklandcouncil.govt.nz

Auckland Unitary Plan July 2026 Property Summary Report

Address

4/28 Tennessee Avenue Mangere East Auckland 2024

Legal Description

FLAT 4 DP 182399

Modifications

Plan Changes - PC 120 - Some parts have immediate legal effect. Some parts apply to Auckland-wide provisions. Some parts are excluded from zone and/or other mapping proposals. Withdrawn in part 27/08/2026. Public notice and proposed amendments to PC120: 27/08/26 - Multiple Layers - View PDF - Proposed - 3/11/2025

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

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

4/28 Tennessee Avenue Mangere East Auckland 2024

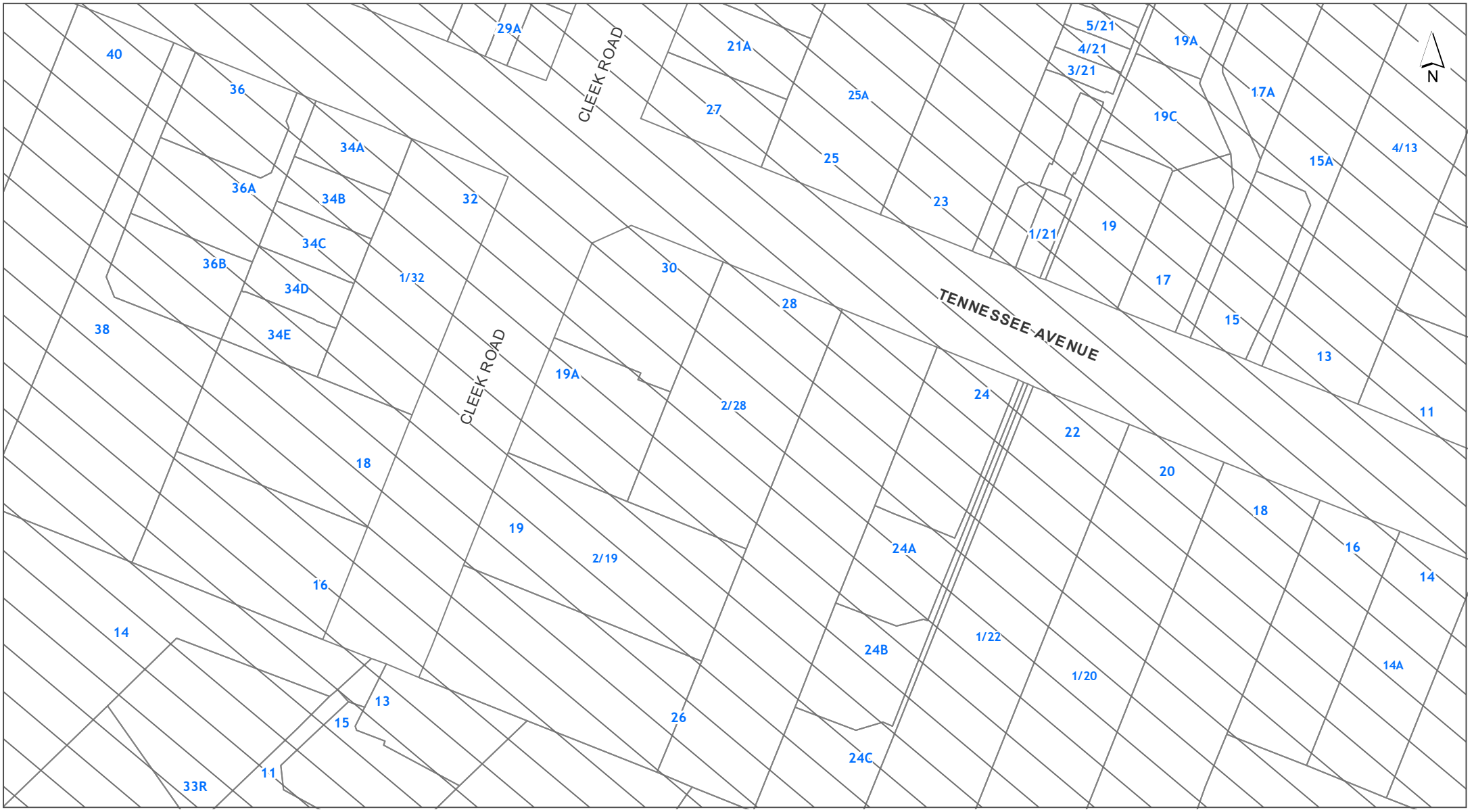
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0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Controls

4/28 Tennessee Avenue Mangere East Auckland 2024

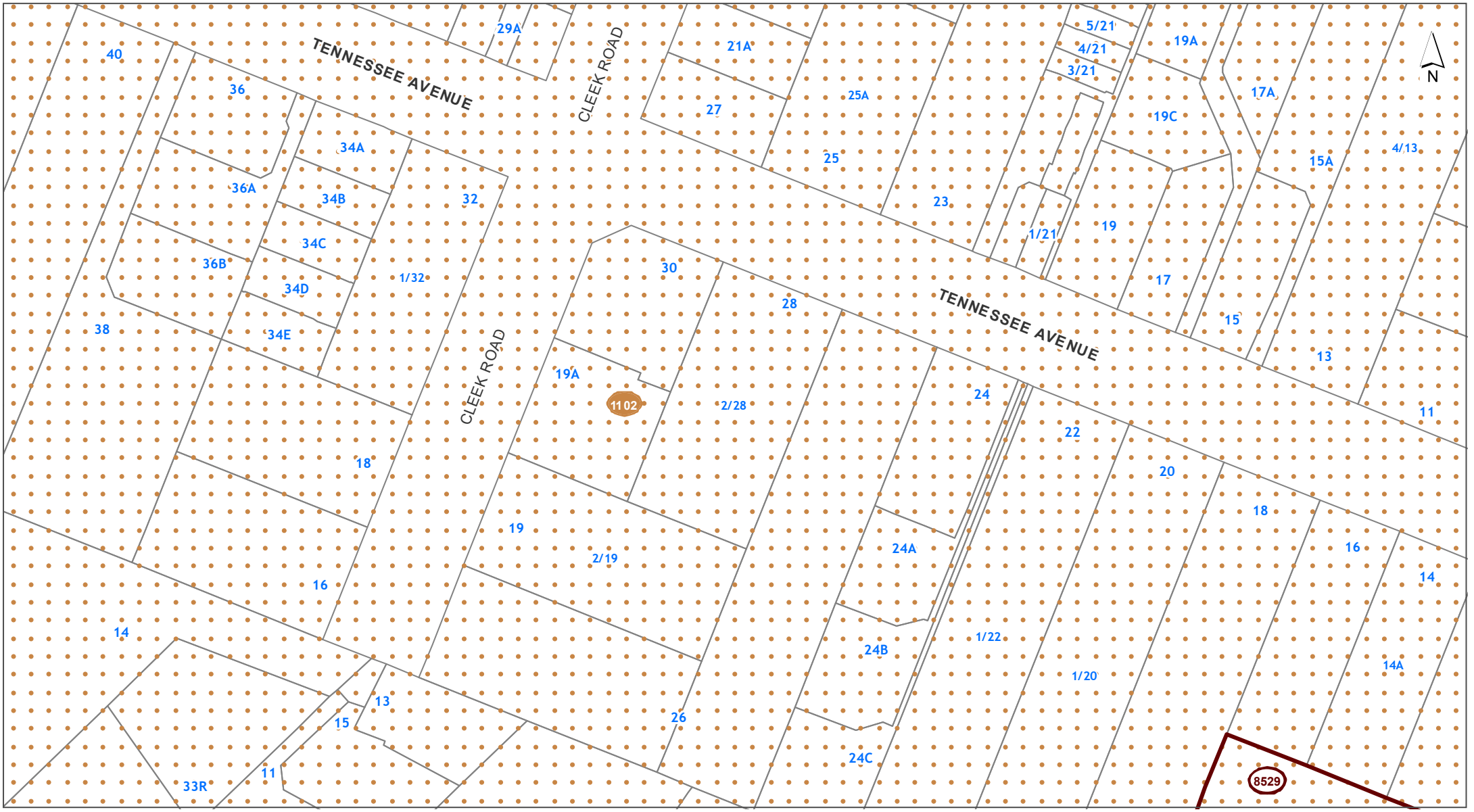
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Designations

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Meters

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Historic Heritage and Special Character

4/28 Tennessee Avenue Mangere East Auckland 2024

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Meters

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1/09/2026

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Infrastructure

4/28 Tennessee Avenue Mangere East Auckland 2024

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Meters

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1/09/2026

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Mana Whenua

4/28 Tennessee Avenue Mangere East Auckland 2024

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0 7 14 21
Meters

Scale @ A4
= 1:1,000

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1/09/2026

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Natural Heritage

4/28 Tennessee Avenue Mangere East Auckland 2024

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Meters

Scale @ A4
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Date Printed:
1/09/2026

Auckland Council
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Natural Resources

4/28 Tennessee Avenue Mangere East Auckland 2024

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Meters

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Precincts

4/28 Tennessee Avenue Mangere East Auckland 2024

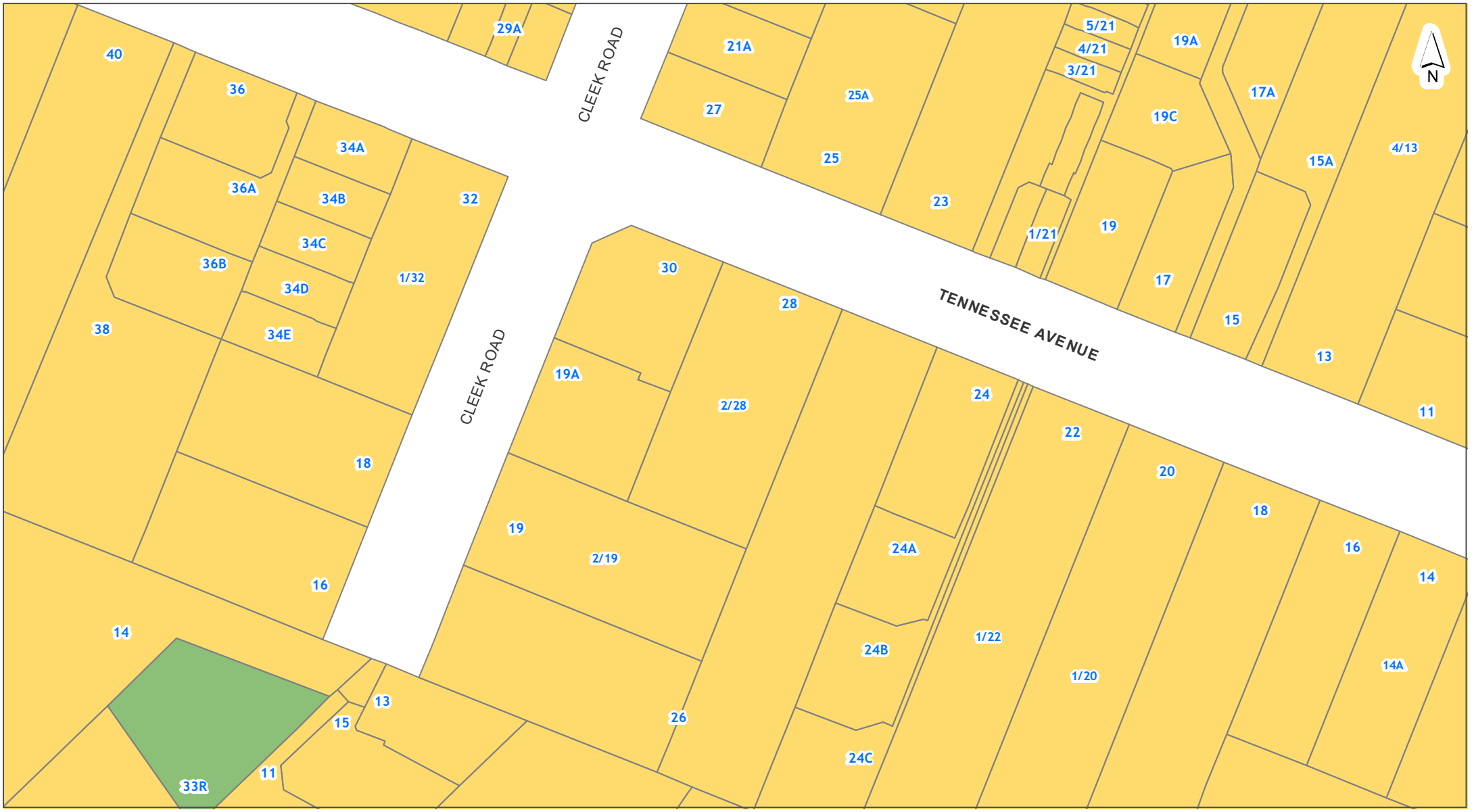
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Zones and Rural Urban Boundary

4/28 Tennessee Avenue Mangere East Auckland 2024

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0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

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Auckland Unitary Plan July 2026 - LEGEND

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: 12/06/2026

NOTATIONS

Proposed Modifications to Auckland Unitary Plan

- Notices of Requirement
- 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]
- Marine 1 [rcp]
- Marine 2 [rcp]

Significant Ecological Areas Overlay

- 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 Substation Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised

National Grid Corridor Overlay

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Verified position of tree
- Unverified position of tree
- Group of Trees

Notable Trees Overlay

- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas

Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]

- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural

Ridgeline Protection Overlay

- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule

Waitakere Ranges Hertage Area Overlay

Historic Heritage & Special Character

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

Controls

- Key Retail Frontage
- General Commercial Frontage

Building Frontage Control

- Adjacent to Level Crossings
- General
- Motorway Interchange Control

Vehicle Access Restiction 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
- Infrastructure

Emergency Management Area Control

- Macroinvertebrate Community Index
- Flow 1 [rp]
- Flow 2 [rp]

Stormwater Management Area Control

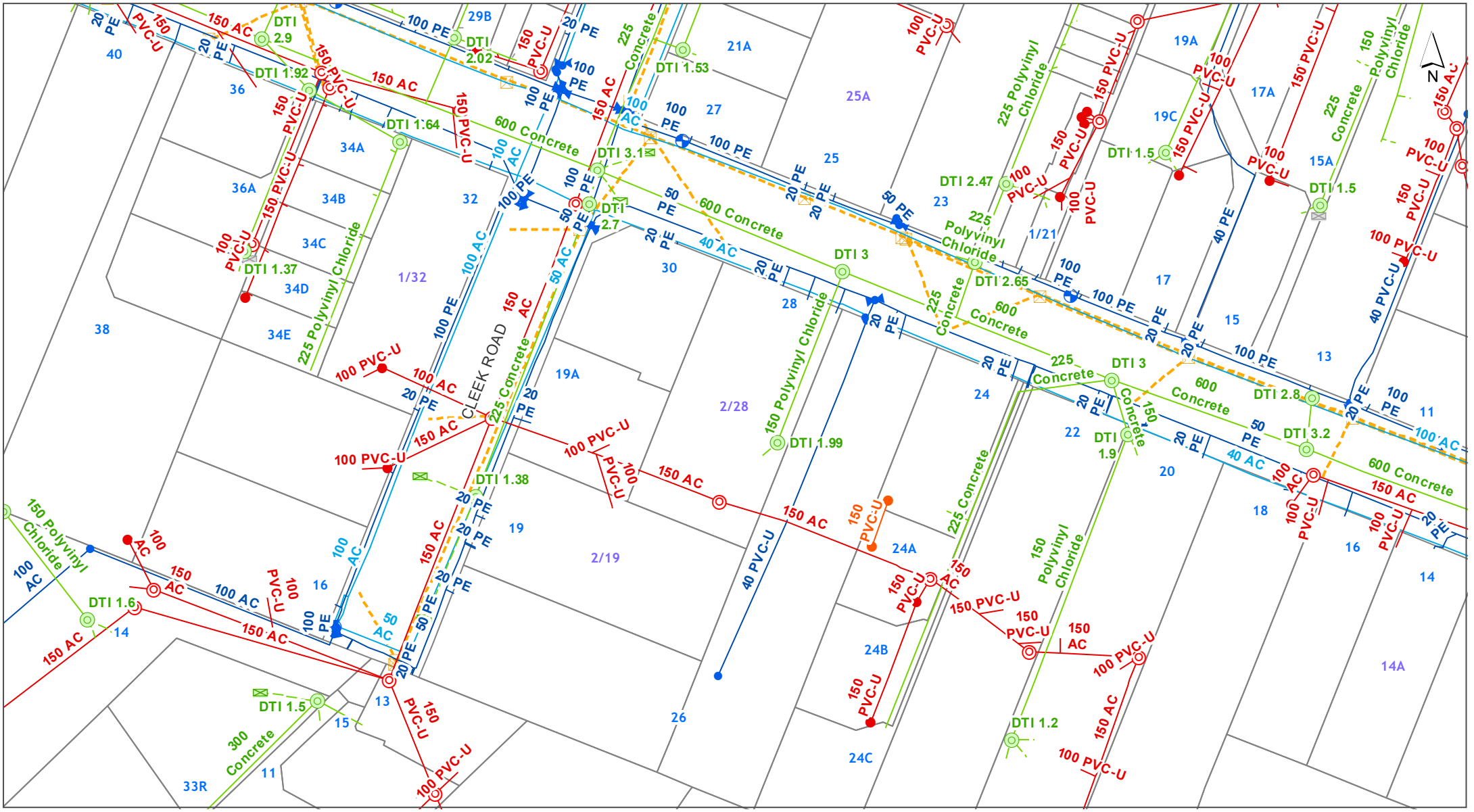
- Subdivision Variation Control
- Indigenous Vegetation 749.7 ha
- Freshwater Wetland 14.6 ha

Kawau Island Rural Subdivision SEAs Control

- Surf Breaks [rcp]
- Cable Protection Areas Control [rcp]
- Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

- 123 Designations
- 200 Airspace Restriction Designations



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Underground Services Combined

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council — Utilities and Underground Services — Legend

Stormwater

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

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

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

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Hazards - Sea Spray

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Hazards - Soil

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
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1/09/2026

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Special Land Features Map



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Hazards - Utilities - Other

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Hazards - Volcanic Cones

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

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Te Kaunihera o Tāmaki Makaurau

Auckland Council

Special Land Features Map



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Heritage

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

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Natural Hazards - Coastal Erosion and Instability

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

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Natural Hazards - Coastal Inundation Mean High Water Springs

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

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Te Kaunihera o Tāmaki Makaurau



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Natural Hazards - Coastal Inundation

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

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Natural Hazards - Flooding

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Natural Hazards - Landslides - Landslide Inventory

4/28 Tennessee Avenue Mangere East Auckland 2024

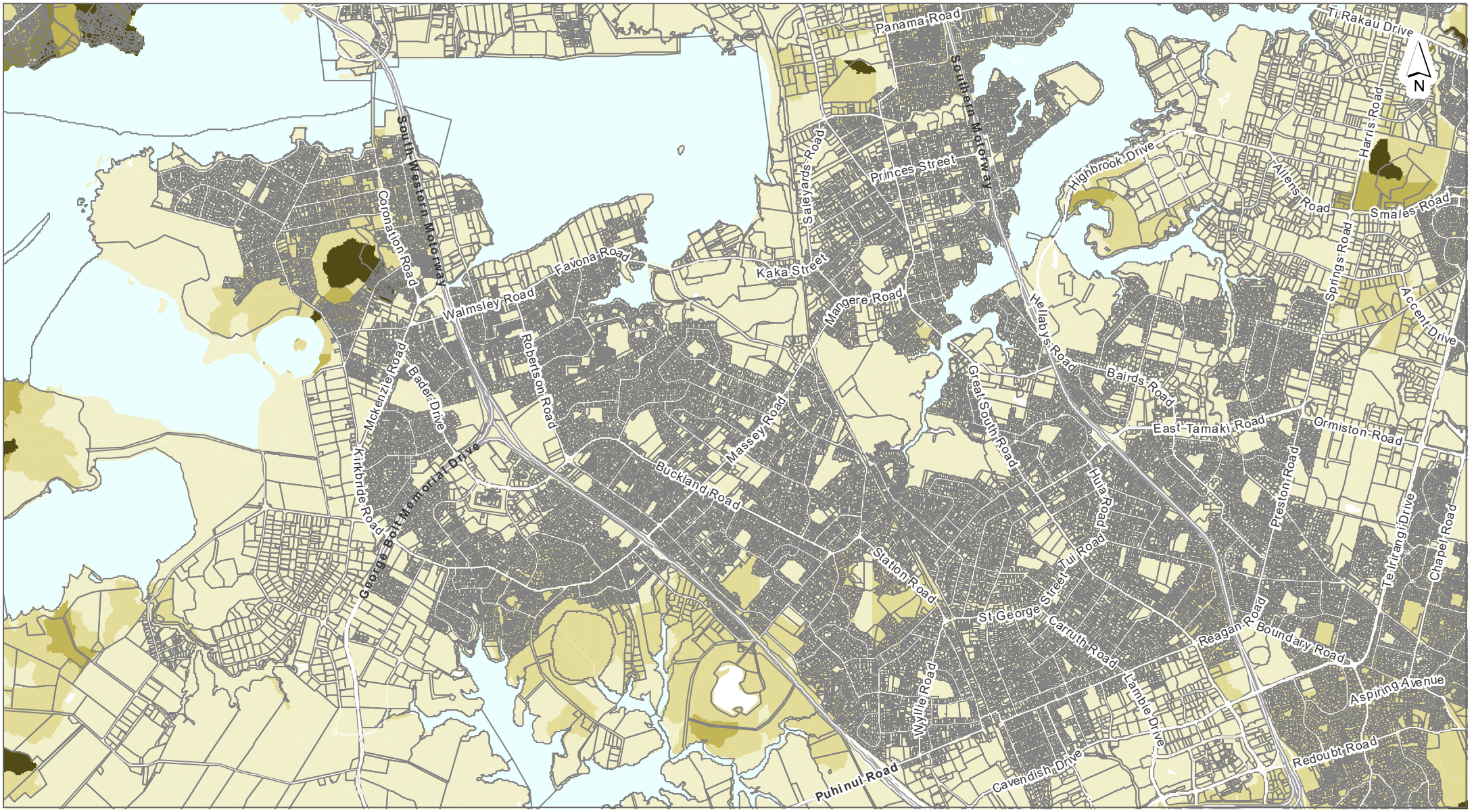
FLAT 4 DP 182399

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Natural Hazards - Landslides - Large Scale Landslide Susceptibility

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

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Meters

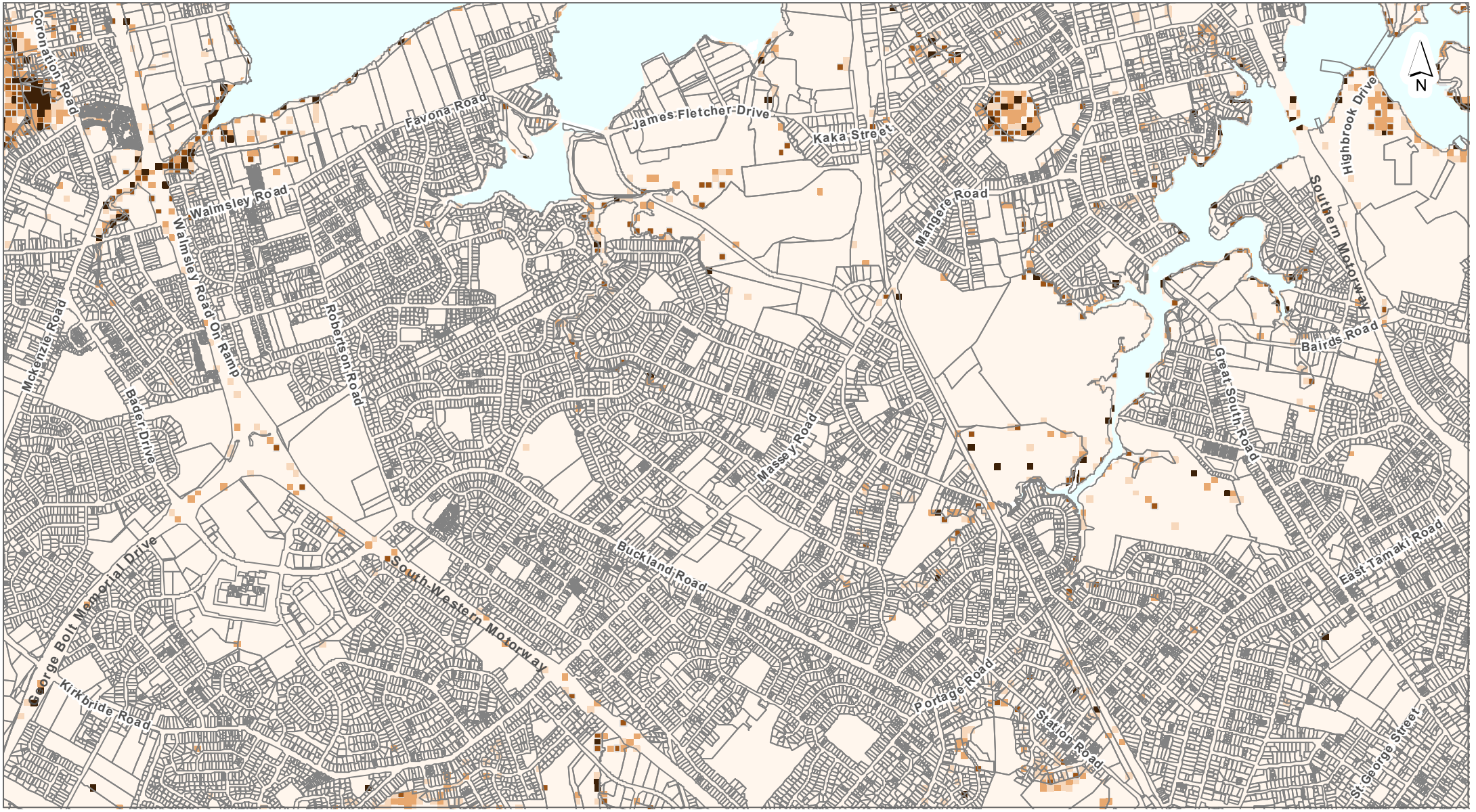
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Date Printed:
1/09/2026

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Auckland Council

Natural Hazards Map



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Natural Hazards - Landslides - Shallow Landslide Susceptibility

4/28 Tennessee Avenue Mangere East Auckland 2024

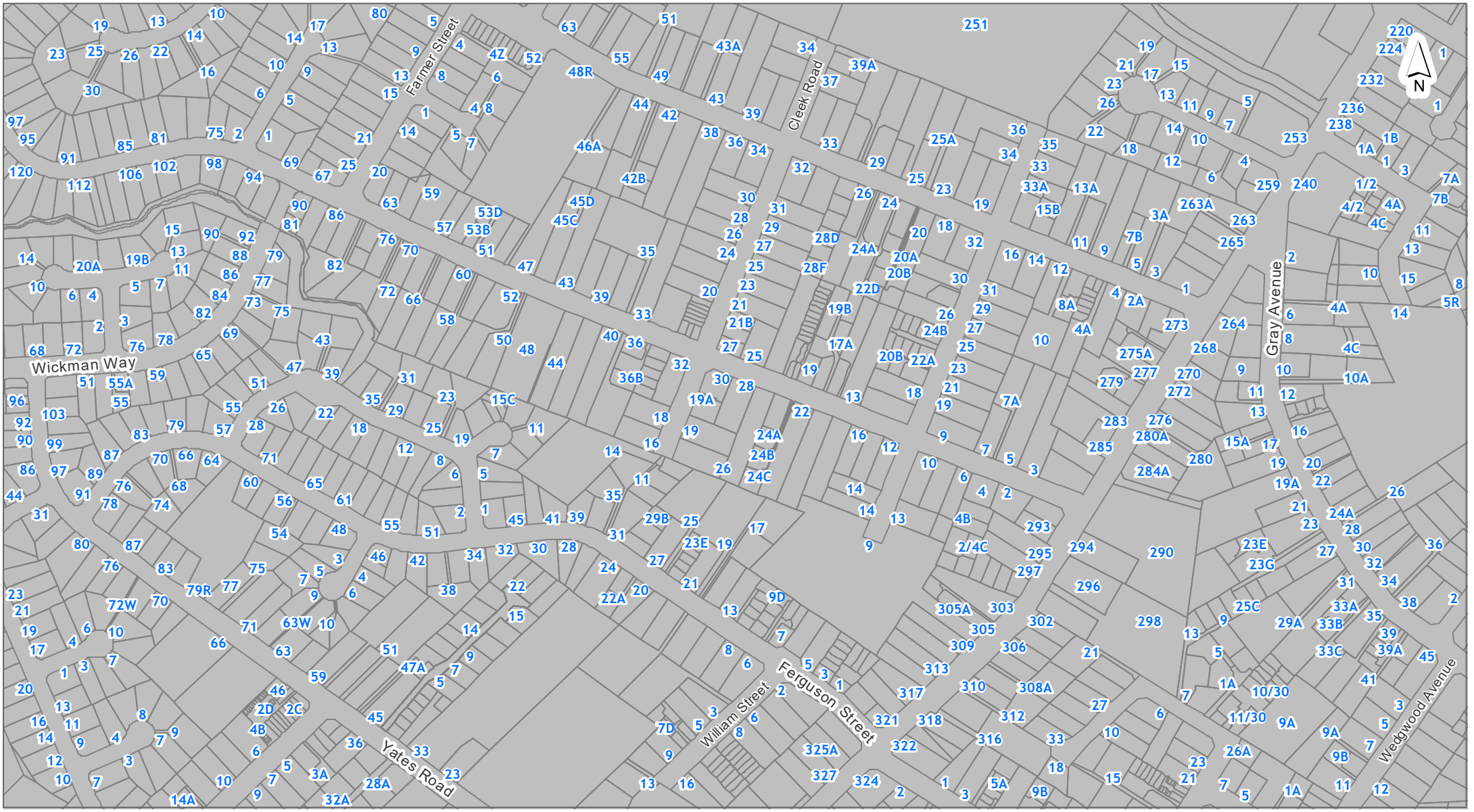
FLAT 4 DP 182399

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Meters

Scale @ A4
= 1:25,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Natural Hazards - Liquefaction Vulnerability Level B Calibrated Assessment

4/28 Tennessee Avenue Mangere East Auckland 2024

FLAT 4 DP 182399

0 30 60 90
Meters

Scale @ A4
= 1:5,000

Date Printed:
1/09/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council — Natural Hazards — Legend

Natural Hazards

Flooding Hazards

- 1% AEP Flood Plain
- Flood Prone Area
- Flood Sensitive Area
- Modified Terrain Area

Overland Flow Paths

- 100ha and above
- 3ha to 100ha
- Catchment area 3 Ha and above
- Catchment area 4000 m² to 3 Ha
- Catchment area 2000m² to 3999 m²

Coastal Instability and Erosion

- ASCIE 2050 (0.28m)
- ASCIE 2080 (0.55m)
- ASCIE 2130 (1.18m)
- ASCIE 2130 (1.52m)

Coastal Inundation

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

Natural Hazards

Mean High Water Springs

- MHWS 1.0m sea level rise
- MHWS 2.0m sea level rise

Landslide Inventory (Point features)

- Centre of Evacuation
- Damaged structure
- Sinkhole
- Other

Landslide Inventory (Line features)

- Crown
- Damaged structure
- Ground cracking
- Other
- Primary debris trail
- Scarp

Landslide Inventory (Polygon features)

- Damaged structure
- Debris area
- Hummocky ground
- Landslide area
- Source area
- Other

Natural Hazards

See LIM text for class descriptions

Shallow Landslide Susceptibility

- Class 5
- Class 4
- Class 3
- Class 2
- Class 1

Large Scale Landslide Susceptibility

- Class 5
- Class 4
- Class 3
- Class 2
- Class 1

Liquefaction Vulnerability Level B

- Liquefaction Category Undetermined
- Liquefaction Damage Unlikely
- Liquefaction Damage Possible
- Very Low Liquefaction Vulnerability
- Low Liquefaction Vulnerability

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: 9/06/2026

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Council — Special Land Features Legend

Hazards

Soil Warning

- 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

- Sea Spray

Hazards

RDC Expansive Soils

UNITCODE

- 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 Transmission Pipe
- Petroleum Pipeline
- Closed Landfill (Auckland Council)
- Closed Landfill (All Other Councils)
- Air Discharge (Franklin District only)
- No Soakage (Franklin District only)
- Indicative Steel Mill Slurry Line 20m Buffer
- Indicative Steel Mill Water Line 20m Buffer

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: 6/10/2025

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Other

- Heritage Botanic Point
- Archaeology
- Heritage Area
- Mana Whenua Site
- Maritime
- Structure
- Heritage Botanic Line
- Archaeology
- Heritage Area
- Mana Whenua Site
- Maritime
- Structure
- Heritage Botanic Extent
- Archaeology
- Heritage Area
- Mana Whenua Site
- Maritime
- Structure

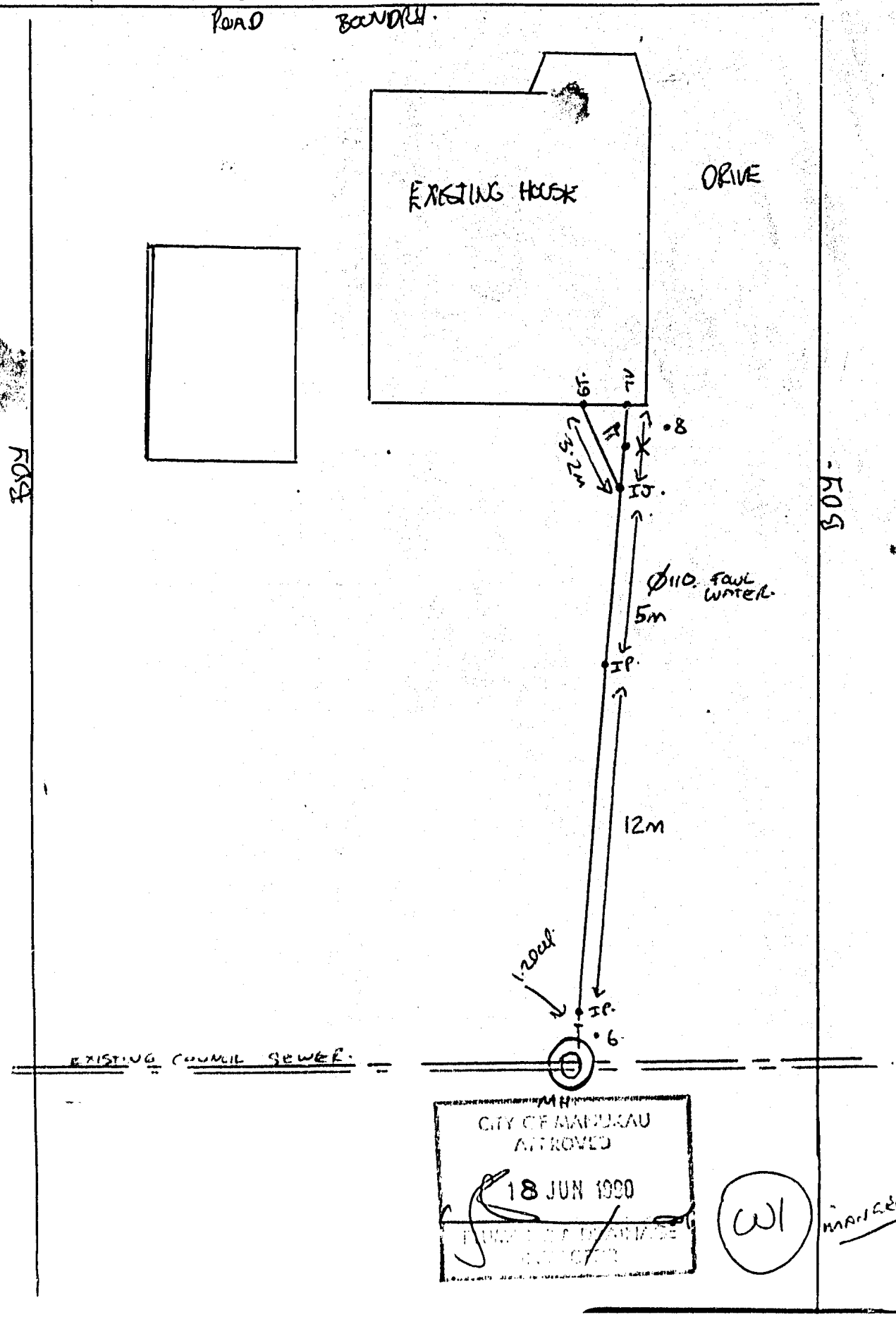
- Volcanic Cone Reserve (Legacy ACC)

1563/28

CITY OF MANUKAU - DRAINAGE PLAN

LOT: 103 DP: 8695 STREET: 28 TENESSE AVE WARD: MANGERE.
OWNER: P+P Henderson. DRAINLAYER: K. BROOKER.

NOTE: Please provide figured measurements from a defined point of reference.



CITY OF MANUKAU
APPROVED
18 JUN 1990

W1

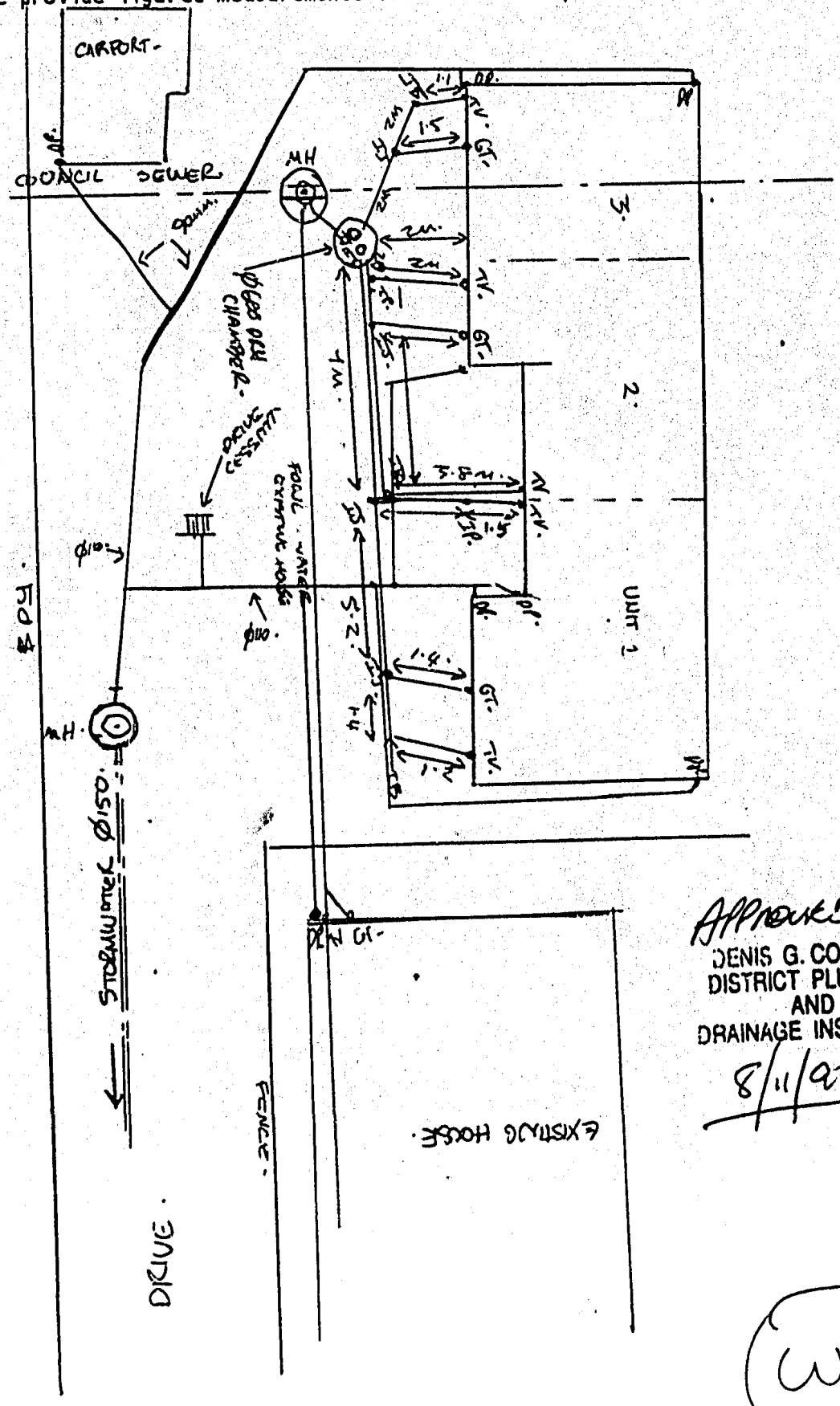
1563/28

CITY OF MANUKAU - DRAINAGE PLAN	Street code:

LOT: 103 DP: 8695 STREET NO: 256 TRENTHAM AVE. WARD: MANGERE

OWNER: Henderson DRAINLAYER: K. Booker

NOTE: Please provide ~~figured measurements from a defined point of reference, in black ink~~


CARPORT
COUNCIL SEWER
MH
90°
2m.
1.5
GT.
TV.
1m.
FOUL WATER CHAMBER
FOUL WATER CHAMBER
FOUL WATER CHAMBER

DRAINAGE PLAN

1563/28

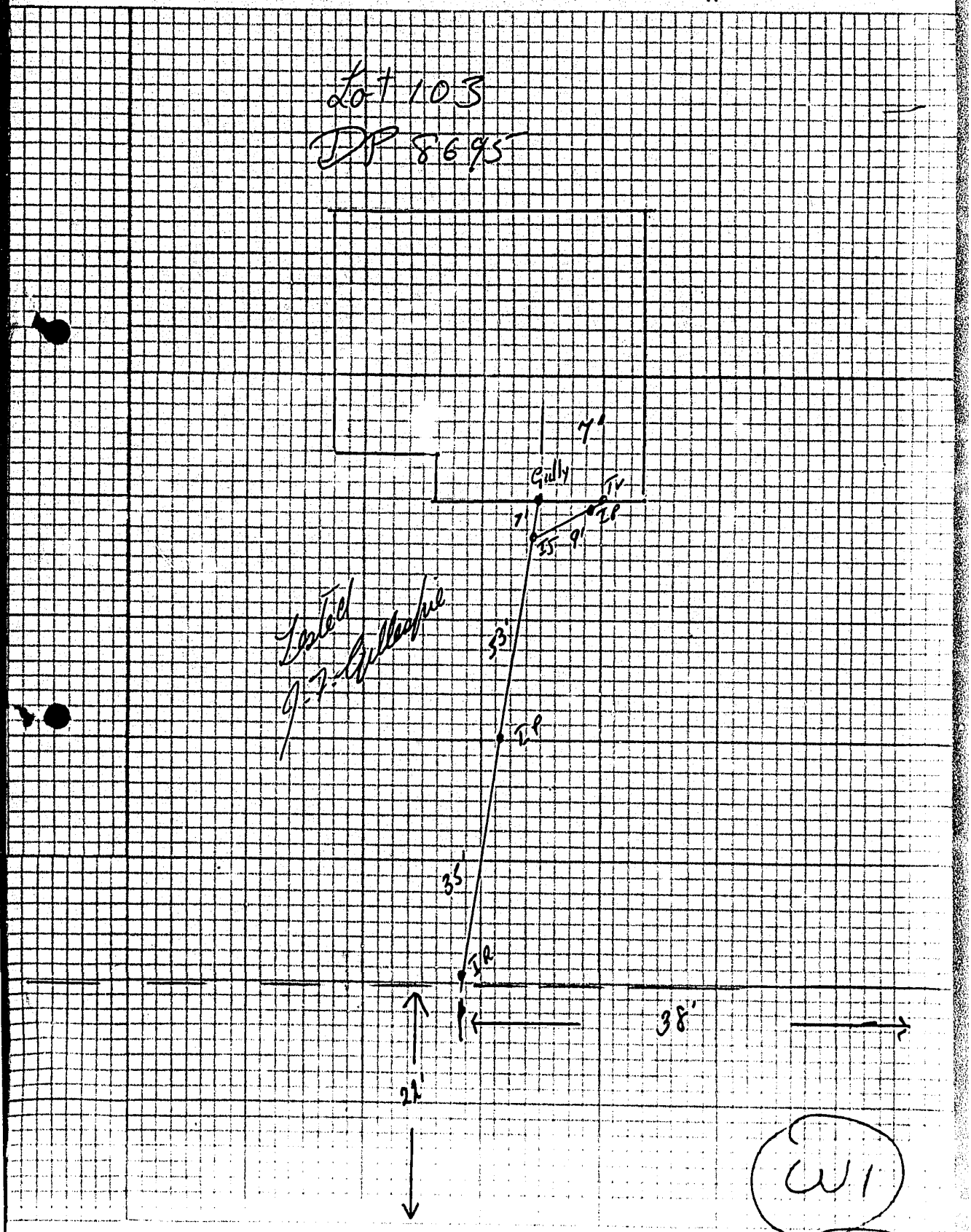
Owner of Property Mr Willcocks Drainlayer E.O. Bridge

Drainlayer's Licence No.

Address 28 Tennessee Ave. Drainage Permit No. 17450

Manjere East Building Permit No.

NOTE — For Drainage Work a scale plan in ink showing street line, section, boundaries, buildings in outline, lines or drains, inspection pipes, etc., MUST be supplied.

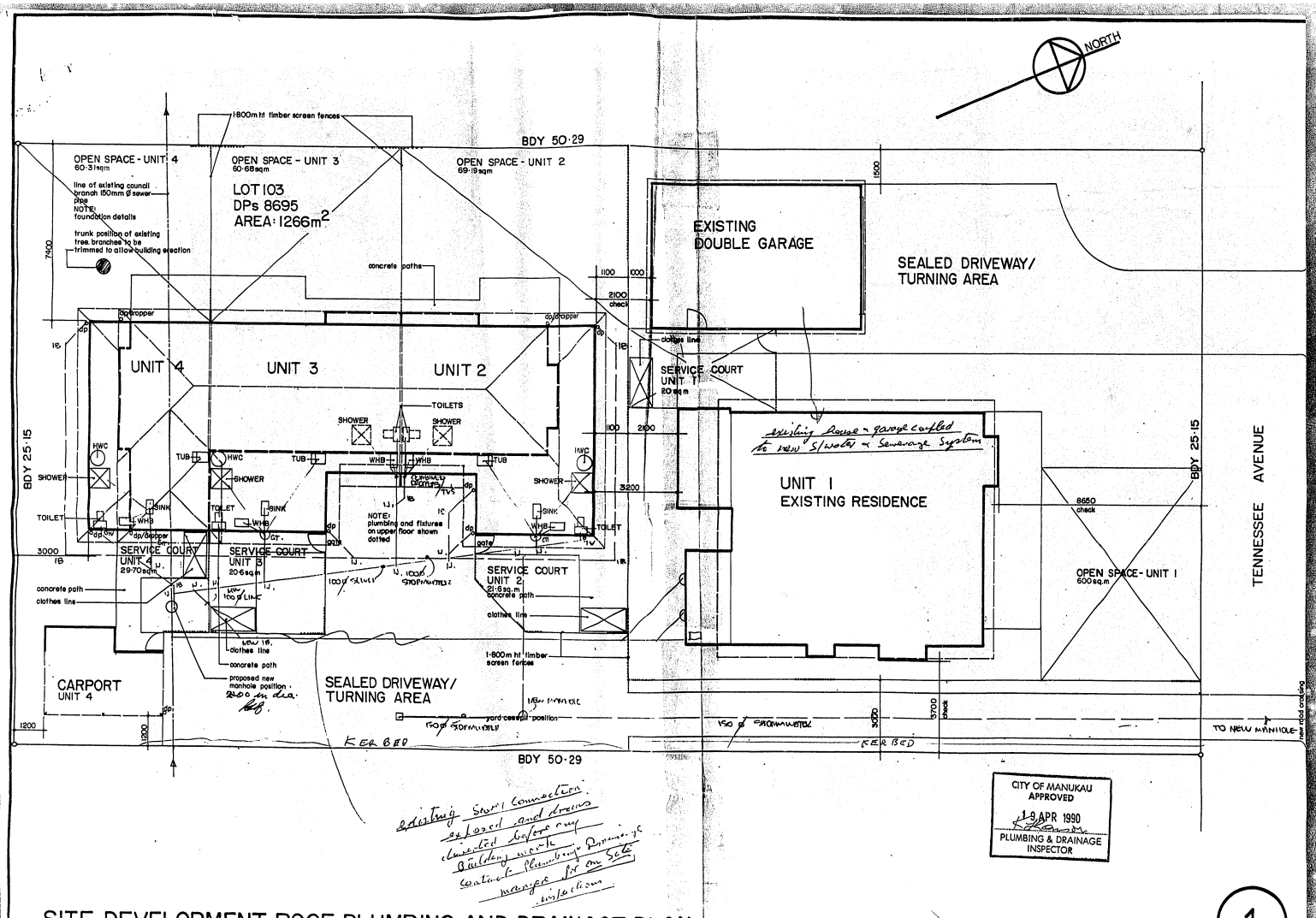


W1

MANJERE

SCALE:—1-8th inch = 1 Foot / 2 Feet

MANUKAU COUNTY COUNCIL



CITY OF MANUKAU
APPROVED
19 APR 1990
PLUMBING & DRAINAGE INSPECTOR

SITE DEVELOPMENT, ROOF, PLUMBING AND DRAINAGE PLAN

scale - 1:100

1

project no 8803

MICROFILMED ON
8 JUN 1992
REF
1563 28