



Generated: 7 July 2026 at 11:28 am · Auckland Unitary Plan

Site Map

Captured from the live map view at lookup time — reflects whichever layers were toggled on.



1. Zone & Planning

SITE	
ADDRESS	985 Whangaparaoa Road, Tindalls Beach, Whangaparāoa, New Zealand
SITE AREA	1,416 m ²
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ZONE — RESIDENTIAL - SINGLE HOUSE ZONE	
ZONE CODE	H3
ZONE NAME	Residential - Single House Zone

2. AUP Zone Standards

H3 STANDARDS	
MAX BUILDING HEIGHT	8 m 8m max. Exception: where the entire roof slopes $\leq 15^\circ$, up to 50% of the roof in elevation (measured vertically from wall–roof junction) may exceed 8m by 1m (i.e. ridge up to 9m). See Figure H3.6.6.1.
HIRB — HEIGHT IN RELATION TO BOUNDARY	2.5 m origin, 45° recession angle
FRONT YARD — MINIMUM	3 m 3m minimum from front boundary (H3.6.8). At least 50% of the front yard area must be landscaped (H3.6.11(2)).
SIDE YARD — MINIMUM	1 m 1m from each side boundary (H3.6.8).
REAR YARD — MINIMUM	1 m 1m from rear boundary (H3.6.8). Does not apply where a common wall exists or is proposed.
RIPARIAN YARD	10 m from stream edge
LAKESIDE YARD	30 m from lake edge
COASTAL PROTECTION YARD	10 m from MHWS
MAX SITE COVERAGE	35%
MAX IMPERVIOUS SURFACE	60%

MIN LANDSCAPING	40%
DRIVEWAY — MAX WIDTH	3 m
SINGLE DWELLING	Permitted (P)
2+ DWELLINGS	Non-complying (NC) — more than one dwelling (other than A4 conversion or A5 minor dwelling) is Non-complying.
UP TO 3 DWELLINGS	1 dwelling: Permitted (P). Minor dwelling ($\leq 65\text{m}^2$): Permitted (P). Conversion of existing dwelling (pre-30 Sep 2013) to max 2: Permitted (P).
4 OR MORE DWELLINGS	Non-complying (NC)
MINOR DWELLING	Permitted
OVERLAY MODIFICATIONS TO ZONE STANDARDS — PLANNER INPUT	
OTHER — SIGNIFICANT ECOLOGICAL AREAS (D9)	All buildings, earthworks and vegetation clearance within the SEA — and within 10 m of a terrestrial SEA or 5 m of an aquatic SEA — require resource consent. Building platforms, yards, driveways and the developable area must be located to avoid the SEA and its buffer, which can override the standard yard setbacks and reduce the effective building envelope on the affected part of the site. [PLANNER INPUT REQUIRED] (D9.4.1–D9.4.2)
LANDSCAPED AREA — SIGNIFICANT ECOLOGICAL AREAS (D9)	Indigenous vegetation within the SEA must be retained and protected; planting/revegetation and permanent legal protection (e.g. covenant or consent notice) may be required as a condition, overriding the base landscaping provisions. [PLANNER INPUT REQUIRED] (D9.4.1)

3. Subdivision Potential

SUBDIVISION YIELD	
MAXIMUM LOTS	2 lots ($1,416\text{ m}^2 \div 600\text{ m}^2$)
RULE APPLIED	Residential - Single House Zone — 600 m ² minimum
MINIMUM SITE SIZE	600 m ²
CLAUSE REFERENCE	E38.8.2.3.1
CAVEATS	• Net site area only — excludes access strips • Subject to shape factor, access and services standards (E38.6)

4. Overlays

ACTIVE OVERLAYS	
Indicative Coastline	Active — applies to this site
Significant Ecological Areas (D9)	Active — applies to this site
Ecosystem Potential Extent	Active — applies to this site
Ecosystem Current Extent	Active — applies to this site
Coastal Inundation 1% AEP +1m Control (E36)	Active — applies to this site
Subdivision Variation Control	Active — applies to this site
NEARBY OVERLAYS	
Stormwater Erosion & Flood Control	Nearby — within 200 m
Arterial Roads	Nearby — within 200 m

5. Consent Triggers

ACTIVITIES REQUIRING CONSENT	
Significant Ecological Areas (D9) (D9.4.1)	Any earthworks, vegetation clearance, or building within SEA boundary
Significant Ecological Areas (D9) (D9.4.2)	Works within 10m of a terrestrial SEA or 5m of an aquatic SEA
Subdivision Variation Control (E39.4.1)	Subdivision that does not meet the standard zone minimum site size

These triggers arise from active overlays on this site. Resource consent may be required before carrying out these activities.

6. Flood & Hazard

FLOOD & HAZARD	
FLOOD PLAIN	Not affected
OVERLAND FLOW PATH	Not affected

FLOOD HAZARD AREA	Not affected
FLOOD PRONE AREA	Not affected
FLOOD SENSITIVE AREA	Not affected
CLIMATE ADJUSTED	—

7. Landslide Risk

LANDSLIDE RISK	
ON-SITE RISK ZONE	Yes — landslide zone on site
SUSCEPTIBILITY CLASS	High
LARGE-SCALE LANDSLIDE	Yes
SHALLOW LANDSLIDE ZONE	Yes
WITHIN 150 m OF HAZARD	Yes

8. Coastal Instability & Erosion

ASCIE SUSCEPTIBILITY	
LEVEL A — REGIONAL	2050 RCP 8.5, 2080 RCP 8.5, 2130 RCP 8.5, 2130 RCP 8.5+
LEVEL B — LOCAL	Not affected
LEVEL C — SITE SPECIFIC	Not affected

ASCIE susceptibility extents project where coastal erosion or instability may occur under climate-change scenarios. Buildings or subdivision within these extents typically requires assessment under E36 Natural Hazards.

9. Underground Services

UNDERGROUND SERVICES	
WASTEWATER PIPE	Present
STORMWATER PIPE	Present
WATER SUPPLY PIPE	Present

Source: Auckland Council GIS underground services layers. Wastewater © Watercare Services Ltd.

10. BRANZ Building Zones

BRANZ BUILDING ZONES	
WIND ZONE (NZS 3604)	Medium
CORROSION ZONE (NZS 3604)	Zone D
EARTHQUAKE ZONE (NZS 3604)	Zone 1
CLIMATE ZONE (NZS 4218)	Zone 1

Indicative building-design zones — Source: BRANZ Maps (CC BY 4.0). Confirm against BRANZ Maps before design.

11. Title & Legal

TITLE DETAILS	
LEGAL DESCRIPTION	Lot 309 DP 17816
LINZ TITLE NUMBER	NA859/198
SURVEY AREA (LINZ)	1,416 m ²

Source: Land Information New Zealand (LINZ).

COVENANTS, CONSENT NOTICES & ENCUMBRANCES	
STATUS	MANUAL REVIEW REQUIRED
WHAT TO CHECK	Registered covenants, consent notices, easements, mortgages, caveats and other title memorials
WHY NOT AUTO-FETCHED	These records are held in LINZ Landonline and Auckland Council property files. Public APIs do not return them.
HOW TO OBTAIN	- LINZ Landonline title search (paid) — order at landonline.govt.nz/find-property Title: NA859/198 - Auckland Council property file request (free) — aucklandcouncil.govt.nz >Building & Consents >Property Information

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