

985 Whangaparaoa Road, Tindalls Beach, Whangaparāoa, New Zealand

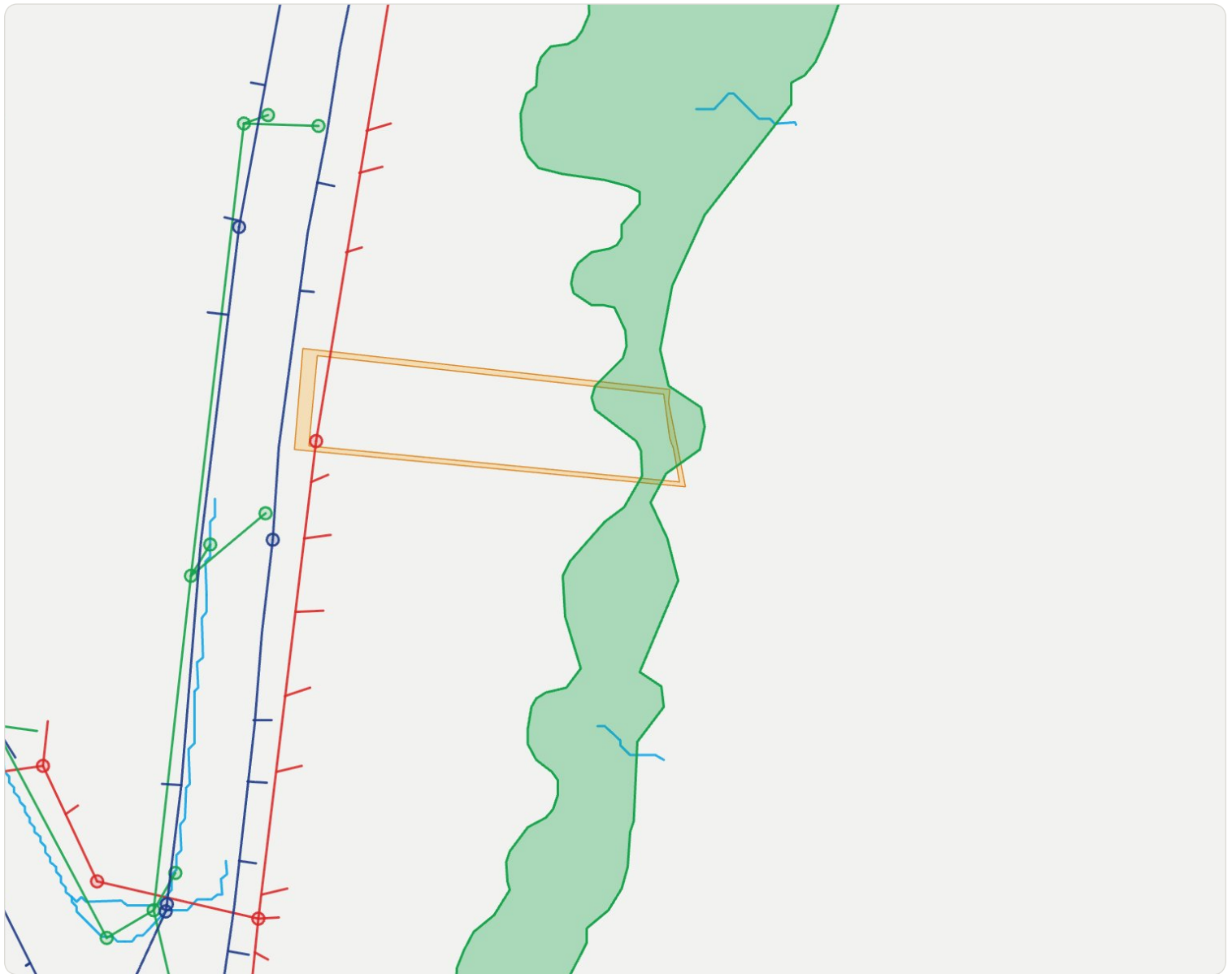
● ● ● SITE FEASIBILITY REPORT



Aerial imagery: Toitū Te Whenua Land Information New Zealand, CC BY 4.0

Generated: 24 September 2026 at 5:40 pm

Site Map



LAYERS SHOWN

- | | |
|--|---|
| ■ Site boundary | — Stormwater – Piped network |
| ■ Property boundaries | ● Stormwater – manholes/inlets |
| ■ Yard setbacks (BETA) | ■ Water |
| ■ Significant Ecological Areas (D9) | |
| ■ Rivers and permanent streams | |
| ■ Overland flow paths | |
| ■ Wastewater | |
| ⋯ Stormwater – Watercourse | |

1. Zone & Planning

SITE	
ADDRESS	985 Whangaparaoa Road, Tindalls Beach, Whangaparāoa, New Zealand
SITE AREA	1,416 m ²
REPORT GENERATED	24 September 2026 at 5:40 pm

ZONE — RESIDENTIAL - SINGLE HOUSE ZONE	
ZONE CODE	H3
ZONE NAME	Residential - Single House Zone

2. Auckland Unitary Plan Zone Standards

H3 STANDARDS	
MAX BUILDING HEIGHT	8 m 8m max. Exception: where the entire roof slopes at least 15°, 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%
SINGLE DWELLING	Permitted
MINOR DWELLING	Permitted
TWO OR MORE DWELLINGS	Non-complying (NC) – more than one dwelling (other than A4 conversion or A5 minor dwelling) is Non-complying.
UP TO THREE DWELLINGS	Non-complying (NC) – more than one dwelling is Non-complying in the Single House zone. Exceptions that remain Permitted (P): one minor dwelling (up to 65m ²), and conversion of an existing dwelling (pre-30 Sep 2013) to a maximum of 2.
FOUR OR MORE DWELLINGS	Non-complying (NC)
OVERLAY MODIFICATIONS TO ZONE STANDARDS	
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 recommended] (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 recommended] (D9.4.1)
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3. Subdivision Potential

SUBDIVISION YIELD	
MAXIMUM LOTS	2 lots (1,416 m ² ÷ 600 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)

SUBDIVISION VARIATION CONTROL	
STATUS	Applies to this site
CONTROL	47
EFFECT	Sets a site-specific minimum lot size that differs from the underlying zone standard. The yield above uses the ZONE minimum and does not account for this control.
CONSENT	Subdivision that does not meet the applicable minimum is Restricted Discretionary (AUP E39.4.1).

Confirm the controlling minimum lot size for this site with a planner before relying on the yield.

4. Overlays

ACTIVE OVERLAYS	
INDICATIVE COASTLINE - MEAN HIGH WATER SPRINGS AND REGIONAL COASTAL PLAN (F1)	The indicative coastline is an approximate line of mean high water springs (MHWS-10) and marks the landward boundary of the coastal marine area, seaward of which the regional coastal plan applies (AUP F1). It has never been surveyed and its position is dynamic, so where activities are close to the line a site-specific survey is required to fix the boundary – and the adjoining zone and overlay boundaries move with it.
SIGNIFICANT ECOLOGICAL AREAS (D9)	Most activities within SEAs require restricted discretionary consent. Earthworks, vegetation clearance, and buildings all trigger consent. Buffer zones apply within 10m (terrestrial) or 5m (aquatic). Biodiversity offsetting may be required.
ARTERIAL ROADS	Identifies frontage to a major arterial route where traffic safety and efficiency are managed. New vehicle access directly onto the road can require resource consent, with alternative access preferred.
SUBDIVISION VARIATION CONTROL	Sets site-specific minimum lot sizes that differ from the underlying zone standard. Subdivision not meeting the applicable minimum requires resource consent.
NEARBY OVERLAYS	
STORMWATER EROSION & FLOOD CONTROL	Nearby – within 200 m
COASTAL INUNDATION 1% AEP +1M CONTROL (E36)	Nearby – within 200 m

5. Consent Triggers

ACTIVITIES REQUIRING CONSENT	
INDICATIVE COASTLINE - MEAN HIGH WATER SPRINGS AND REGIONAL COASTAL PLAN (F1) (F1)	Any activity at or seaward of the indicative coastline (i.e. within the coastal marine area)

INDICATIVE COASTLINE - MEAN HIGH WATER SPRINGS AND REGIONAL COASTAL PLAN (F1) (F1.1)	Any activity close to the indicative coastline where the coastal marine area boundary matters
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
ARTERIAL ROADS (E27.4.1 A1)	Vehicle access directly onto an arterial road
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 – highest class nearby: Very High

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	On site
STORMWATER PIPE	Within 20 m (not on site)
WATER SUPPLY PIPE	Within 20 m (not on site)

Source: Auckland Council GIS underground services layers. Wastewater © Watercare Services Ltd. Public mains only — private laterals and drainage on private property are not shown. "Within 20 m" is usually the street main and the likely connection point, but a 20 m radius crosses boundaries, so it can be the neighbouring property. Verify on site.

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	
VARIATION OF MORTGAGE	13470016.1 · Registered · 4 December 2025
MORTGAGE	13226843.1 · Registered · 21 February 2025
DISCHARGE OF MORTGAGE	12910533.1 · Registered · 23 January 2024
MORTGAGE	12910533.2 · Registered · 23 January 2024
WITHDRAWAL OF NOTICE OF CLAIM	12758262.1 · Registered · 30 June 2023
DISCHARGE OF MORTGAGE	12758262.2 · Registered · 30 June 2023
MORTGAGE	12758262.5 · Registered · 30 June 2023
DISCHARGE OF MORTGAGE	12758262.3 · Registered · 30 June 2023
TRANSFER	12758262.4 · Registered · 30 June 2023

NOTICE OF CLAIM	12731523.1 · Registered · 15 May 2023
MORTGAGE	12657967.1 · Registered · 7 February 2023
WITHDRAWAL OF NOTICE OF CLAIM	12621694.1 · Registered · 9 December 2022
NOTICE OF CLAIM	12356598.1 · Registered · 6 July 2022
VARIATION OF MORTGAGE	11921067.1 · Registered · 16 November 2020
VARIATION OF MORTGAGE	11583771.1 · Registered · 21 October 2019
VARIATION OF MORTGAGE	11496716.1 · Registered · 22 July 2019
VARIATION OF MORTGAGE	11335411.1 · Registered · 21 January 2019
VARIATION OF MORTGAGE	11268168.1 · Registered · 1 November 2018
TRANSFER	10993487.1 · Registered · 20 December 2017
MORTGAGE	10880959.1 · Registered · 21 August 2017
TRANSFER	10393137.2 · Registered · 29 April 2016
DISCHARGE OF MORTGAGE	10393137.1 · Registered · 29 April 2016
DISCHARGE OF MORTGAGE	6746842.1 · Registered · 9 February 2006
TRANSFER	6746842.2 · Registered · 9 February 2006
MORTGAGE	6746842.3 · Registered · 9 February 2006
DISCHARGE OF MORTGAGE	6130953.1 · Registered · 30 August 2004
MORTGAGE	6130953.2 · Registered · 30 August 2004
DEPARTMENTAL DEALING	5534683.1 · Registered · 26 March 2003

DISCHARGE OF MORTGAGE	5495018.1 · Registered · 20 February 2003
MORTGAGE	5495018.2 · Registered · 20 February 2003
MORTGAGE	D590239.2 · Registered · 26 March 2001
TRANSFER	407071 · Registered · 8 August 1946

Current instruments registered against the title. Source: Toitū Te Whenua LINZ (CC BY 4.0). The full wording of each instrument is only on the Record of Title — order a title search to read it.

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