

Land Information Memorandum



Disclaimer:

This Land Information Memorandum (LIM) has been obtained from the Auckland City Council on behalf of the Vendors and copies are made available to prospective Purchasers and interested parties for general information purposes only. The information originates from a third party, the Auckland City Council and not from the real estate agent, Cooper and Co Real Estate Ltd or from the Vendor.

Neither the Vendors nor Cooper and Co Real Estate Ltd warrants the accuracy of the LIM and no liability is accepted for any errors or omissions.

It is recommended to all Purchasers and interested parties that they make their own property file enquiries with the Auckland City Council for 'Due Diligence' purposes, and your own investigations with your lawyer.

Furthermore, Cooper and Co Real Estate Ltd prohibits its sales agents from making statements about structural or weather tight qualities of homes which it sells. Prospective purchasers are advised to seek a Building Report or make their own investigations to be satisfied in all respects.

This Information Compilation has been compiled primarily by the collection, classification and summarisation of records, documents, representations, and financial information ("Compilation") supplied by the Vendor or the Vendors agents. Accordingly Cooper and Co Real Estate Ltd – Licensed Agent REAA 2008 is merely passing over the information as supplied to us by the Vendor or the Vendor's agents. The information herein has been sighted and approved by the Vendor

10 December 2014

**Harcourts Real Estate
PO Box 31516
Milford
AUCKLAND 0741**

LIM Application for 5/ 16 Beach Road Castor Bay 0620

This Land Information Memorandum (LIM) details information known to Council about this property.

Changes to legislation, subdivisions, new street names and numbering are some of the things which may affect the property information which Council holds.

The NZ Building Act came into force on 1 July 1992. From that date, the issue of building *permits* ceased and they were replaced with building *consents*. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections.

If you or your clients are considering purchasing a dwelling built prior to 1992 and Council does not hold permit inspection records, a check by a suitably qualified person should quickly identify whether the building is structurally sound. (Please note that Council does not provide this inspection service.)

As this report is based on a clerical search only, it is important that purchasers also carry out a property file search, to ensure that approved Council plans match what exists on site. The minimal cost is a small price to pay when one is considering making a substantial purchase.

Applicants are advised to check the Certificate of Title for any consent notices, restrictions registered thereon.

Should you have any queries regarding Building or Planning issues on this LIM report please contact the Auckland Council on (09) 301 0101.

PROVISION OF LAND INFORMATION MEMORANDUM (LIM)

Date Issued 10 December 2014

Applicant Harcourts Real Estate
PO Box 31516
Milford
AUCKLAND 0741

Telephone 4861029
Email

Address of Property 5/ 16 Beach Road Castor Bay 0620

Legal Description Flat 5 DP 84340 on Lot 101 DP 12307 1/5sh
1358m2

Present Owners Richard Watson Patrick

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Auckland Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land, which is not currently recorded in the Council's record system. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular use.

This Land Information Memorandum is valid for the date of issue only.

Financial Information

Valuation

Valuation Number		0275048700E
Valuation as at 01 July 2014	Land	700,000
	Improvements	150,000
	Capital Value	850,000

These values are an assessment of the value of the property as at 1 July 2014 based on sales. The values will be used for rating purposes from 1 July 2015. It is not a current market valuation.

Property Rates

Assessment Number	206938-3	
Rates position as at 10/12/2014	Arrears	0.00
	Current Levy	2,536.17
	Penalty Charges Current	0.00
	Penalty Charges Arrears	0.00
	Assessment Payments	-1,268.00
	Overpayments	0.00
Total to clear account to 30 June 2015	Balance	1,268.17

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.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water Services



Watercare (09) 442 2222 for information on water charges & services provided to the property.

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.



For Further information on the above, you are advised to contact council's development contribution team on (09) 301 0101

Resource Management Act 1991

Auckland Council 2002 Operative District Plan (North Shore Section)

The main District Plan provisions affecting this property are set out below.

Note The relevant district plan provisions (zoning and rules) should be consulted to establish the development potential of, or the uses and activities provided for on, this property, and any adjoining property. Before some uses or developments can proceed, a “resource consent” may first need to be granted. Other controls, in addition to those set out below, may affect the use or development of the property. The Operative District Plan is on Council's internet site.

District Plan Zoning

Residential 4A

District Plan Changes notified

From time to time changes are proposed for the District Plan, and notified in order that people can make submissions. These Plan Changes may propose to alter zonings, policies or rules, and may affect this property or land or sites in the locality. It is generally not possible to provide specifics as to the many and varied ways in which plan changes may affect land, sites or development rights and obligations.

For a list of all current Plan Changes see Volume 3 of the hardcopy of the District Plan, or the “Modifications” page of the “District Plan” on Council’s website (internet). Some of these changes are initiated by private persons, but are processed by the Council. They are known as Private Plan Changes. They have no effect until operative, whereas Council-initiated changes can have some effect from the first day of notification as ‘proposed’ Changes.

Proposed Unitary Plan

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland 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>



If you require further information on the zoning of this property, or notified Plan Changes, you are advised to contact council's planning helpdesk on (09) 301 0101.

Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page: <http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>



Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

Designations and special provisions

NO

Road widening/building line restrictions

NO

Please note that building line restrictions may also be imposed on the subject Certificate of Title(s), by covenant agreements. Please refer to your Certificate of Title.

Protected building/tree

NO

General tree protection

Refer to section 8: Natural Environment of the Auckland Council District Plan(North Shore Section). Tree protection is dependent upon tree species, tree size, the zoning and any special provisions, which relate to the site. Please check Council's District Plan rules before undertaking any work.



If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.

Building and / or Resource Management Compliance Issues

Any Resource Management action commenced with respect to any unresolved unlawful use(s)/structure(s)

NO



If you require further information on the above, you are advised to contact Council's Compliance and Monitoring department on (09) 301 0101.

Land Use Consents

Application Number	LX-2125203
Decision Date	10 January 2007
Status	Granted
Description	Removal of one Erythrina Tree and 10% pruning of a second Erythrina Tree

The applicant should satisfy themselves as to any remaining conditions on past issued Resource Consents.

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.

Subdivision Consents

There are no known current subdivision consents for this property.

Any condition of a previous subdivision consent that has an on going effect will appear as a Consent Notice registered on the title. The details of any Consent Notice can be reviewed through the land register at Landonline.



If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.

Building Permits

Issued Permits

There are no Building Permits records on file for this Property – refer General Comments.

General Comments

Prior to the Building Act 1991, which came into effect 1st July 1992, under the building *permit* regime, there was no legal requirement for Council to keep or provide records of building work, although it was necessary for owners to carry out work to comply with bylaw requirements.

Council holds most information in reference to records of permits issued; however with some permits often little or no information is available. Council does not accept responsibility for any omission regarding the records held.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Council sometimes holds copies of third party Building Condition Reports (also known as Safe & Sanitary Reports) and reports for previously known Unauthorised Work. These reports have been written by independent (non Council) consultants. Council is not responsible for the information contained in these reports or the accuracy of them. They are held on file for reference only.

It is important that purchasers also carry out a property file search, to ensure that approved Council plans match what exists on site.

Unauthorised work may require a COA (Certificate of Acceptance) issued by Council.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Building Consents

There are no known building consents on this property.

General Comments

If a building consent has been approved but a final code compliance certificate has not been issued, an inspection to confirm compliance with the Building Code should be arranged. Please phone Council for an appointment.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Other Consents

There are no other consents on this property



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Certificate for Public Use

There are no known certificates for public use on this property.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Certificate of Acceptance

There are no known certificates of acceptance on this property.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Issued Compliance Schedules

There are no known compliance schedules on this property.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

Land Features

Are there any potential flood areas on the property?	Refer to attached Property Information Map- Stormwater & Note 1
Does the property have stormwater outfall constraints	Refer to attached Property Information Map- Stormwater & Note 2
Which Stormwater Management Area is the property in?	Refer to attached Property Information Map- Stormwater & Note 3
Wind Zone	Refer to attached Property Information map
Spray Zone	Refer to attached Property Information map
Stormwater, Sanitary Sewer & Water Pipes availability	Refer attached Piped Asset Map
As Built Drainage Plan attached	NO – no copy on file
Stability/Geotechnical	NO
Any other known conditions for the property	NO
Public drains may restrict the placement of future building works	Refer attached Piped Asset Map

Notes :

1. Potential flood areas include 1% AEP Coastal Inundation Areas, Flood Plains and Flood sensitive Areas. Overland Flow paths are also shown. Refer to the Auckland council web site for a more detailed explanation.
2. If this property is redeveloped or the impermeable area is significantly increased then stormwater disposal may need to be reassessed.
3. Stormwater Management areas have different on-site stormwater mitigation requirements for new or re-development. Refer to Operative Auckland Council District Plan (North Shore Section) Chapter 8.

Private Wastewater Drainage

Private Wastewater Drainage - No Known Issues as at 31 October 2010



If you require further information on the above, you are advised to contact Water Care on (09) 442 2222

Drinking Water Supplier

Section 69ZH of the Health Act 1956 (Healthy Drinking Water Amended Act) requires Councils to provide information relating to whether the land is supplied with drinking water and if so if the supplier is the owner of the land or a networked drinking water supplier

Please note: Watercare may not be aware of other drinking systems connected to the properties. There may also be private drinking water supply systems such as rainwater tanks or private boreholes.

Prospective purchasers are advised to clarify the drinking water supply with the landowner.



If you require further information on the above, you are advised to contact Watercare on (09) 442 2222

Environmental Protection

Health Licences

There are no known health licences on this property.

The applicant is advised to satisfy themselves as to any specific licensing requirements for the type of business operations as carried out on these premises.

Liquor Licences

There are no known liquor licences for this property.

Swimming Pool / Spa Pool Fencing Compliance

There are no pool fencing inspections recorded for this property.

The current status of this Compliance could change due to Lim re inspections being undertaken

WARNING

It is the owner / occupant's responsibility to ensure that the pool fence complies with the requirements of the Fencing of Swimming Pools Act 1987 at all times. Swimming Pool/Spa Pools should be inspected every 3 years.

If the property has a Special Exemption under Section 6 of the Fencing of Swimming Pool Act 1987, you are advised that this exemption may not be transferable to any new owners of this property.

Please contact a member of the Swimming Pool Inspections team in your area.



To arrange for a pool fencing inspection, you are advised to contact council's Compliance and Enforcement Northern Building Control on (09) 301 0101.

General Information

Property Conditions

There are no property conditions recorded against this property.

Attention should be given to land based hazards including land stability, soil contamination, dumping and previous activities that may be unknown to Council that could effect the current or your intended use of the site.

There may be broad scale information related to these land based hazards that is not specific enough to be shown on this LIM, but may be of interest to you. Should you wish to further satisfy yourself on this matter, it is suggested that a search be undertaken of the Council's website regarding information held on previous activities established and/or operating on this site.

It is also recommended that a search be undertaken of the Council's property file. Please note that a schedule of fees and charges applies for property file searches. Inquiries can also be made into information held by other organisations.



If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.

DECISION ON A LIMITED DISCRETIONARY ACTIVITY

VEGETATION PROTECTED BY THE NORTH SHORE CITY DISTRICT PLAN:

(Pursuant to Section 94 & 104, Resource Management Act 1991 and North Shore City District Plan Tree Protection Rules 8.4.6.1.2, 8.4.6.3 and 8.4.6.5)

APPLICATION DETAILS

Resource Consent Number: LX2125203

Applicant: Mr. Max Wilde

Site Address: Rear of 5/16 Beach Road, Castor Bay

Legal Description: Lot 101 DP 12307

District Plan (zoning): Residential 4a

The Proposal: To fell one Erythrina and to prune one Erythrina in the rear section of 5/16 Beach Road

The Work is Required Because: To allow better and easier maintenance of the grounds around the apartments.

ASSESSMENT

TREE SPECIES: Erythrina x sykesii (both trees are similar in character, size and age)

Approximate dimensions

Height m: 8+	Girth mm (at 1.4m):	Cumulative girth 3m+	Canopy Spread m: 8
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Age Class:	Young	Semi-Mature	Mature ✓	Post-mature
Special Value:	Specimen	Historical	Botanical	Indigenous
Structural Character	Single-leader	Multi-leader ✓ both trees	Included Bark ✓	Previous failure ✓
Pruning History:	Topped ✓	Pollarded	Crown Lifted ✓	Dead Wooded
	Thinned	None	Other	

	GOOD	FAIR	POOR	DECLINING	DEAD	HAZARDOUS
Form			Typical – both trees			
Crown (twig, bud/leaf health)	Vigorous both trees					
Crown Symmetry		✓				
Limb Structure			✓ typical			
Trunk		✓				
Root Zone	Good/Unchanged ✓	Decayed	Damaged/modified	Natural/Confined	Backfilled	Stability Affected

General Comments:

A site visit and tree assessment was made on 21 December by North Shore City Council's Environmental Services Consultant Arborist, John Wakeling. Weather conditions were fine and the inspection was carried out from ground level with unrestricted access to the tree. The applicant was absent at the time of this site visit.

The site is located halfway up the hill from Castor Bay, landward of Beach Road. The property is approached by a short, steep driveway up from the road.

The property is large (1358m2) and is developed with a two storey apartment block, some of which have good views of the sea. The grounds to the front and sides of the property are sparsely planted with small shrubs and lawn, whereas the rear of the site is well vegetated with the two Erythrina and a small patch of native bush, including Kowhai, Pohutukawa, Pongas, Mapou and Coprosma.

The two Erythrina trees are in good health, but typically, they are not very stable – the species has soft wood and is prone to shedding large branches unpredictably. The bright red flowers of winter and early spring are appreciated by people and tui alike. The applicant proposes to fell one tree (the northern tree) and to prune the second tree by ten percent. This will make maintenance easier to manage and will reduce the potential for limbs to fail. The removal of one tree will not result in the loss of amenity from neighbouring houses and the amenity value of the rear garden for the tenants will be unchanged – the remaining trees will continue to provide a cool shady spot, birds will still visit the site and the extra light should encourage better growth in the native section.

Pruning the remaining Erythrina tree will maintain it at a suitable size and shape and will ensure that large branches will not be shed onto people below.

In my opinion there is no practical alternative to removal of one Erythrina and pruning of the second Erythrina, and the application is supported.

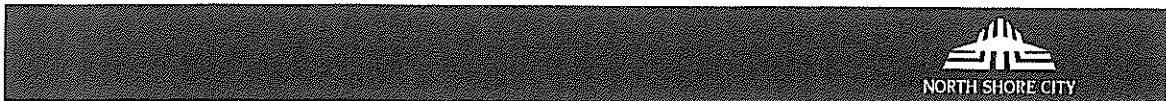
A condition of consent can be imposed to provide appropriate replacement planting on the site to mitigate any adverse effects on the environment from tree removal. A suitable replacement tree will assist in the sustainable management of the tree population of the immediate neighbourhood, thereby maintaining the integrity of the tree protection policies and objectives in the District Plan.

	Yes	No	Not Applicable
Beneficial to the long term health of the tree	<input type="checkbox"/>	<input type="checkbox"/>	✓
Proposed work is acceptable arboricultural practice	✓	<input type="checkbox"/>	<input type="checkbox"/>
No more than a minor adverse effect on the health/visual appearance of the tree	✓	<input type="checkbox"/>	<input type="checkbox"/>
Proposal satisfies the District Plan criteria	✓	<input type="checkbox"/>	<input type="checkbox"/>
The work will have a positive effect on the owner/occupier/neighbour	✓	<input type="checkbox"/>	<input type="checkbox"/>
The effect on the environment of the granting of this consent is no more than minor	✓	<input type="checkbox"/>	<input type="checkbox"/>

THIS APPLICATION HAS BEEN GRANTED CONSENT.

YOU MUST ADHERE TO THE FOLLOWING CONDITIONS:

- 1 This resource consent will expire two years after the date of commencement of the consent.
- 2 All tree felling work shall be carried out by a suitably qualified and experienced arborist, in accordance with accepted arboricultural standards and practices.
- 3 All tree pruning in the Erythrina shall be carried out in such as fashion as to maintain a healthy and stable crown. No more than 10% of the crown volume shall be removed in the



operation and appropriate target pruning shall be carried out. It is recommended that the crown be shaped by reducing the length of outer branches and carrying out some minor thinning of the inner crown.

- 4 Within the next planting season (ie. autumn to spring) immediately following removal of the subject Erythrina tree from the site, the consent holder shall plant at least one appropriate replacement tree with a minimum root ball size of PB 40 and a minimum height of 1.0 metres at the time of planting.
- 5 The replacement tree shall be planted in a location where it may develop to a mature shape and size. The tree shall be formative pruned and maintained according to good arboricultural principles. (A well grown native specimen planted in the native area would be a very suitable choice).

ADVICE NOTES

1. This consent is issued under the Resource Management Act 1991, and does not remove the need to comply with all other applicable Acts (including the Property Law Act) regulations, Bylaws and rules of law. **If the tree/s which are subject of the consent are not located on the land owned by the consent holder, the approval of the land owner/s or an order to be made by the court under section 129C of the Property Law Amendment Act 1952 will need to be obtained to give effect to the consent.**
2. The activity should comply at all times with the noise controls set out in Rule 10.5 of the North Shore City District Plan.
3. The applicant is advised to make sure that the contractor is fully insured against third party damages.
4. The applicant is advised that the brushwood can be chipped and the resulting mulch can be used to cover the planting sites of the new trees and elsewhere around the garden as a weed suppressant. Mulching can halve the need for summer watering.
5. The replacement tree shall be chosen with careful regard to its mature size and special features. The replacement tree should be suited to the size and shape of the garden (e.g. avoid planting trees with thorny stems or poisonous parts close to areas of high use. Plant trees with large or uncompostible leaves further away from gutters. Trees with asthma-inducing flowers should be avoided in households where asthma is a problem. Do not plant trees with known root growth problems, such as poplars and willows).
6. It is recommended that the Moreton Bay Fig growing in the native area should be felled while it is still a relatively small specimen. No resource consent is needed for this activity.

The arboricultural component of this application was assessed for North Shore City by John Wakeling, Consultant Arborist.

DECISION GRANTED UNDER DELEGATED AUTHORITY

Lisa Sanderson
Arborist, North Shore City Council

Date: _____



5/16 Beach Road Castor Bay

Scale 1:200



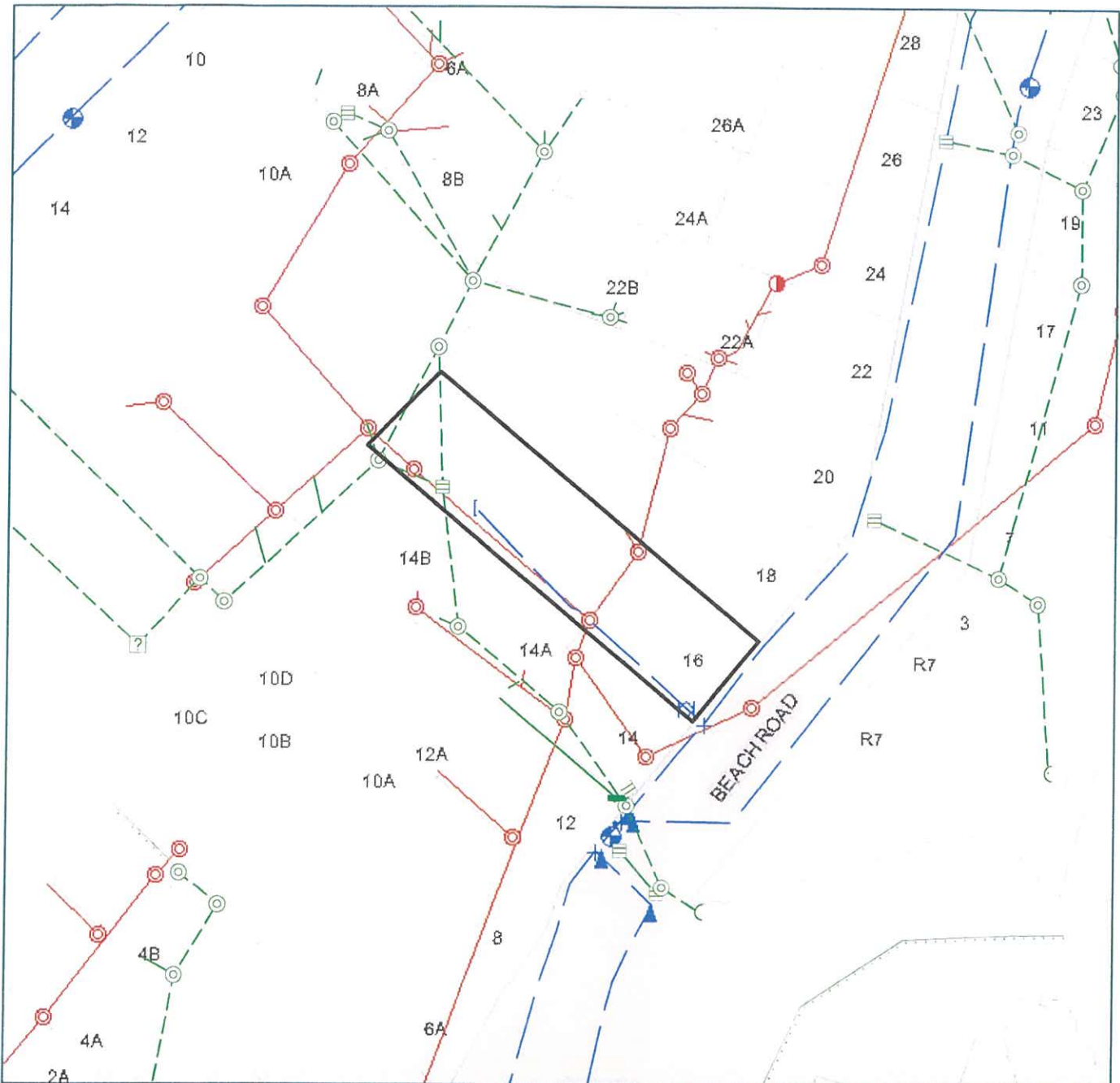
Legal Description



Flat 5 DP 84340 on Lot 101 DP 12307 1/5sh 1358m²

The information provided in this plan is intended to be general information only. This plan is provided on the sole basis that the Council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan. Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction. Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.

Printed: 2014-12-04



5/16 Beach Road Castor Bay

Scale: 1:1,200

Legal Description



Flat 5 DP 84340 on Lot 101 DP 12307 1/5sh 1358m2

Piped Asset Map

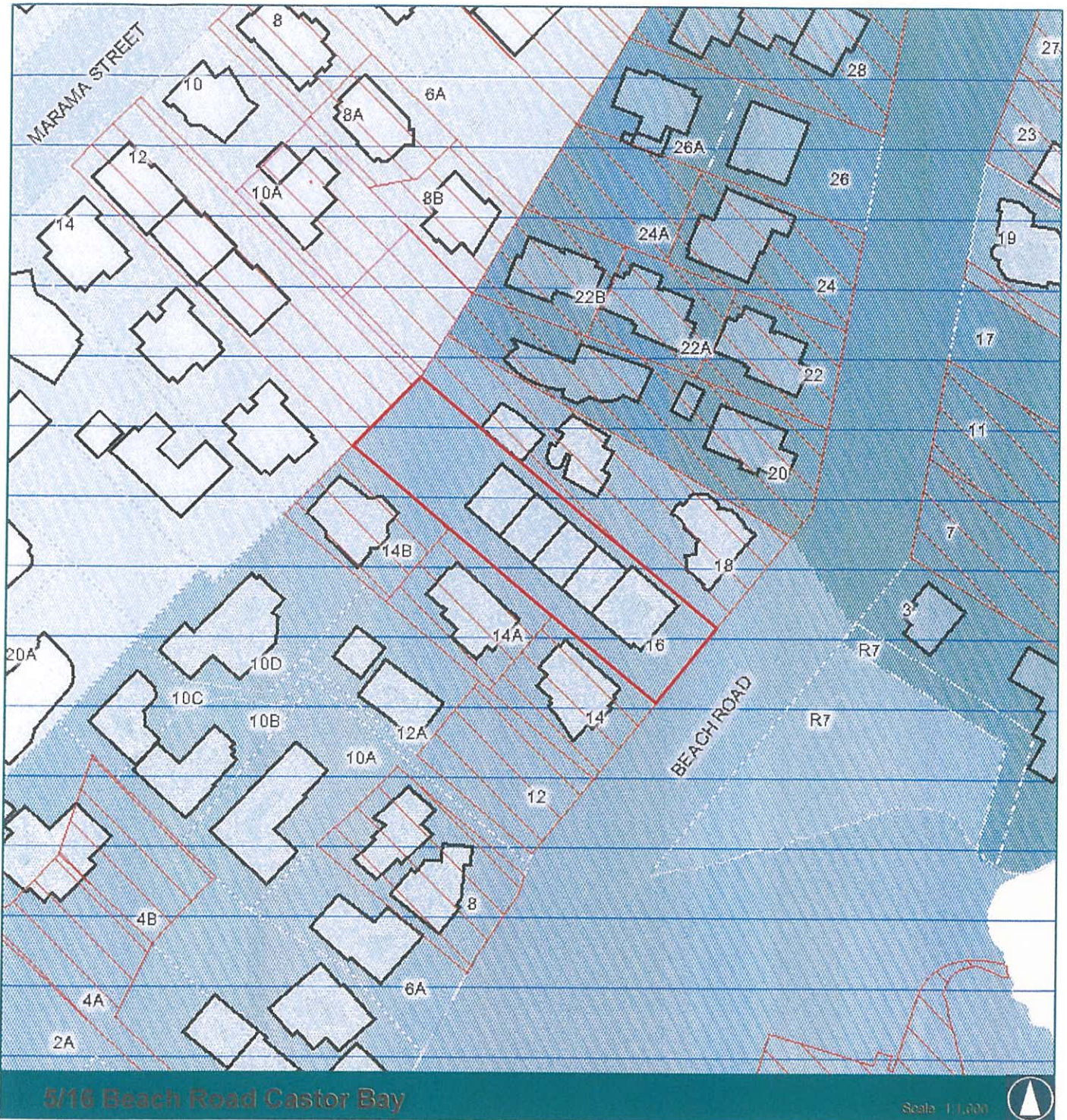
Flood Zone: Flood Plain, Flood Sensitive Area

-  Water Supply
-  WasteWater
-  StormWater

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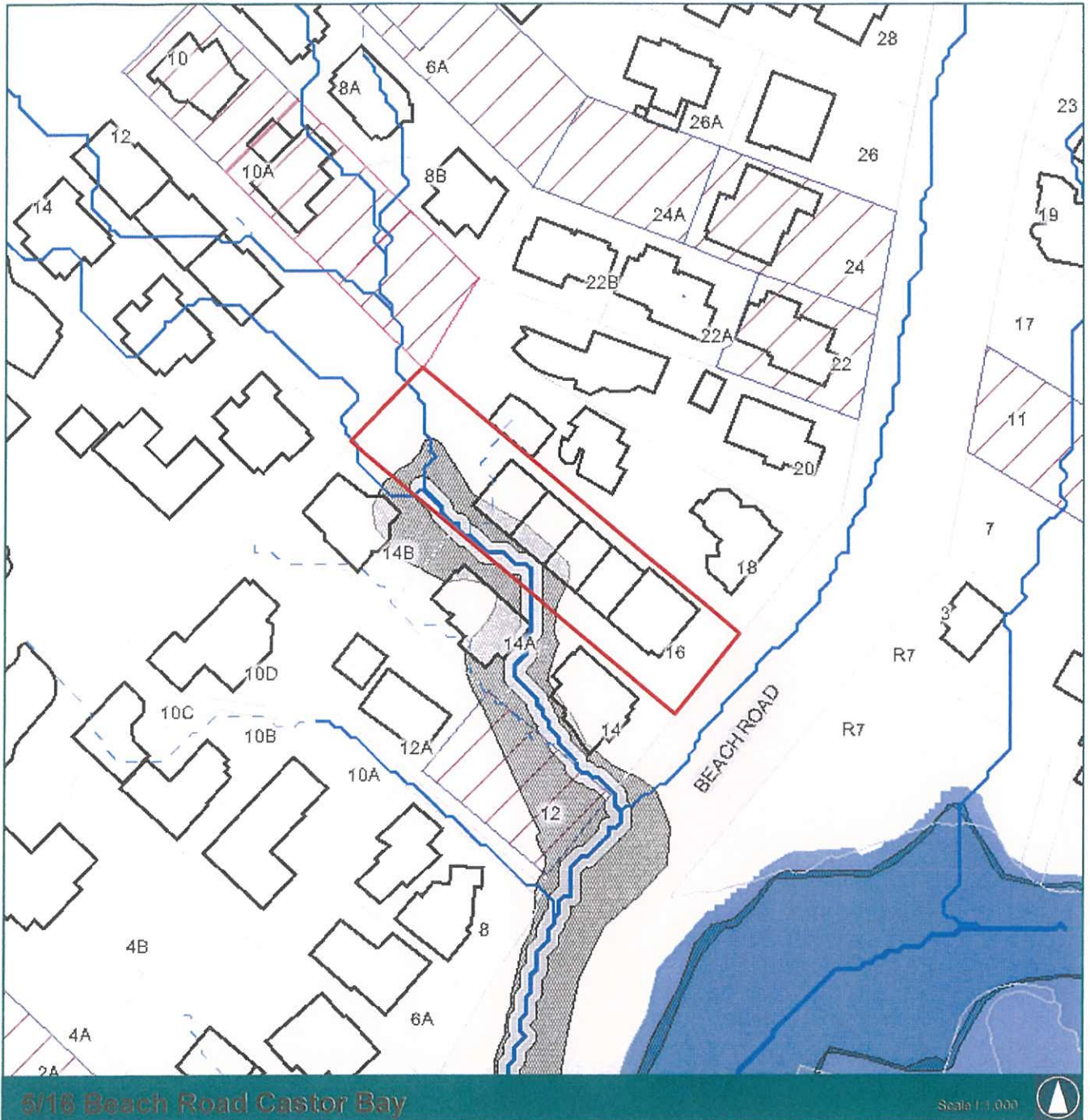
Legal Description
Flat 5 DP 84340 on Lot 101 DP 12307 1/5sh 1358m2

Property Information Map

Sea Spray Zone	YES	PIR Conditions	Property	Wind Zones	Low	Spray Zones
Wind Zone	HIGH, MEDIUM		Building Footprint		Medium	
					High	
					Very High	
					Specific Eng Design	

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5/18 Beach Road Castor Bay

Scale 1:1,000

Legal Description

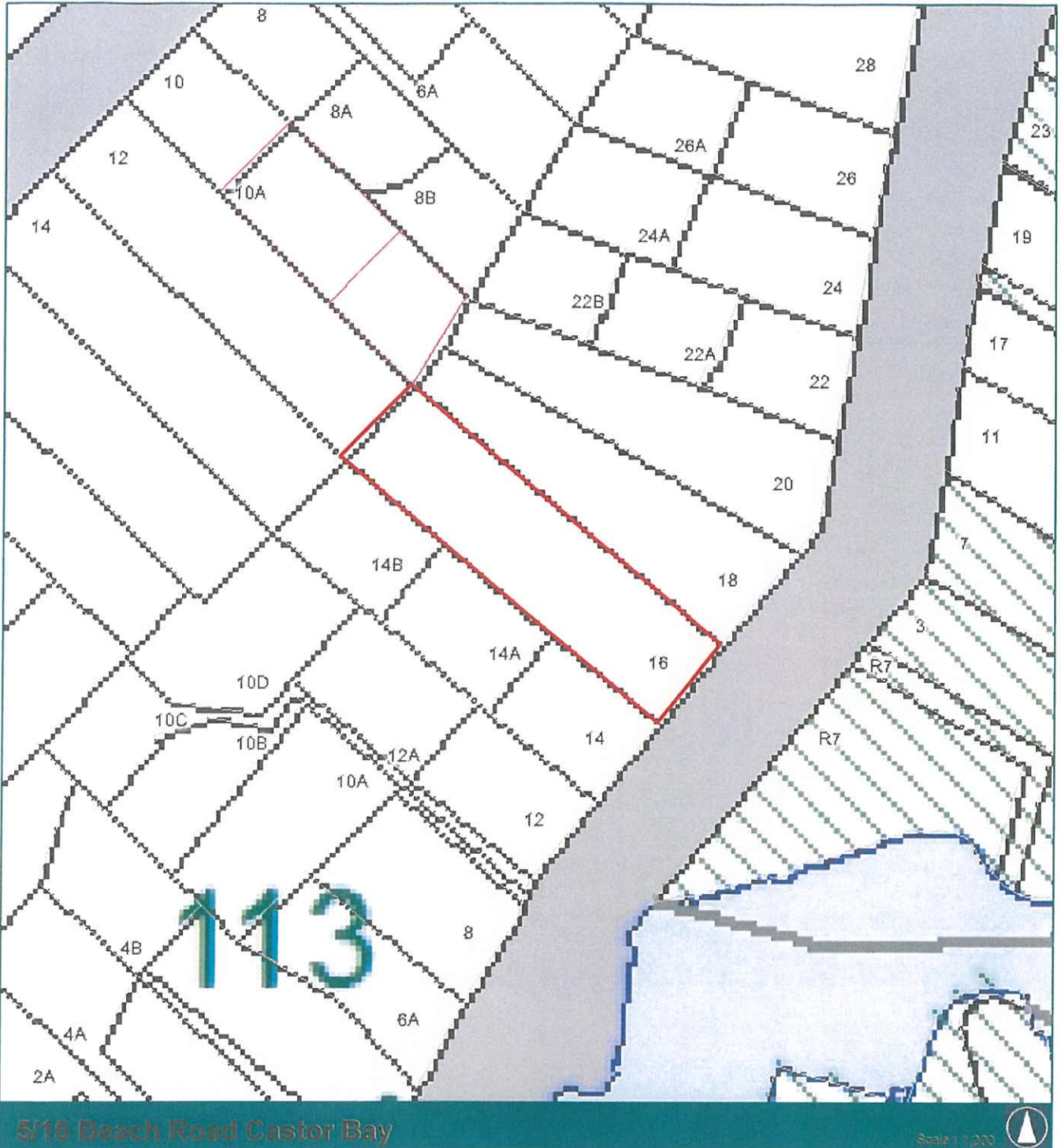


Flat 5 DP 84340 on Lot 101 DP 12307 1/5sh 1358m²

Property Information Map - Stormwater

Flood Zone	Flood Plain, Flood Sensitive Area	PIR Conditions	Overland Flow Path	Stormwater Flood Zones
SW Condition	No	Stormwater	Potential overland flow path	100 year flood plain
SW Outfall Constraint	Unconstrained	Building Footprint	Overland flow path	100 year flood sensitive area
SW Management Area	SMA 5		Major overland flow path	Coastal Inundation
Coastal Inundation	NO			
Overflow Path	Major Overland Flow Path, Overland Flow Path, Potential Overland Flow Path			

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5/16 Beach Road Castor Bay

Scale 1:1,200



Legal Description



Flat 5 DP 84340 on Lot 101 DP 12307 1/5sh 1358m2

Designation Map

LEGEND			
Designation	Long Bay Protection & Management Areas	Ecology / Stormwater Management Area	Proposed road
Sites of special wildlife interest	Piripiri Point Protection Area	Landscape Protection Area - Enhancement	Road to be closed
Proposed reserve	Park Interface Protection Area	Stream Interface Management Area	Building line restriction
Coastal conservation	Landscape Protection Area - Conservation	Service Utility	Coastal Marine Area boundary
Large geological site	Landscape Protection Area - Restoration	10m Vaughans Road Setback	Small geological site
Reserve / Open space linkages	Heritage Management Plan Area	Long Bay Streams	Historic building, object or place
Stormwater ponds (location indicative)		Riparian Margins in Long Bay 6	Archaeological site
		Ridgeline Height Control	Notable trees
			Notable grove of trees
			Foreshore yard

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