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Reegan Pearce
71 Goodall Street
Hillsborough
AUCKLAND 1042



Applicant	Reegan Pearce
LIM address	56 Victory Road Laingholm
Application number	8270121825
Customer Reference	
Date issued	5-Nov-2018
Legal Description	LOT 4 DP 19099
Certificates of title	NA89C/516

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

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

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

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Site Contamination

No land contamination data are available in Council's regulatory records.

Wind Zones

Wind Zone(s) for this property: Very high wind speed of 50 m/s

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

Soil Issues

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
30/06/2000	Stability Sensitive	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre.

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms "Flow Path" and "Flowpath" are used interchangeably.

Exposure Zones

New Zealand Standard 3604:2011E classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the underground services map attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land

Billing Number/ Rate Account:	12341804823
Rates levied for the Year 2018/2019 :	\$2,451.57
Total rates to clear for the current year (including any arrears):	\$1,646.52

The rates figures are provided as at 8 a.m. 05/11/2018. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

56 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-2000-1644	Land Use Consent Side yard infringement and building	Granted	29/08/2000
LUC-2004-1907	Land Use Consent Yards, HIRTB, Building coverage, stability sensitive.	Granted	04/10/2004

Subdivisions

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

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

56 Victory Road Laingholm

Application No.	Description	Issue Date	Status
ABA-1993-1749	Dwelling	02/09/1993	CCC Issued 24/04/1996 (See Note 2)
ABA-1995-7700	Heater installation	13/06/1995	CCC Issued 10/05/1996 (See Note 2)
COM-2000-2682	New carport and decks	01/09/2000	CCC Issued 12/11/2001 (See Note 2)
COM-2004-2812	Garage and extension	06/10/2004	CCC Issued 02/07/2010 (See Note 2)
ABA-2014-1455	Installation of a new free standing Bosca Spirit 550 solid fuel heater with flue	08/09/2014	CCC Issued 31/10/2014 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

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 in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** 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. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP 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:OP 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>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

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

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

Plan Changes and Notices of Requirement

Changes to the AUP:OP 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:OP 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. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

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>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:
<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part 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 : COM-2004-2812
- Consent Conditions : LUC-2004-1907
- Consent Conditions : LUC-2000-1644

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

56 Victory Road Laingholm

Legal Description

LOT 4 DP 19099

Appeals

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

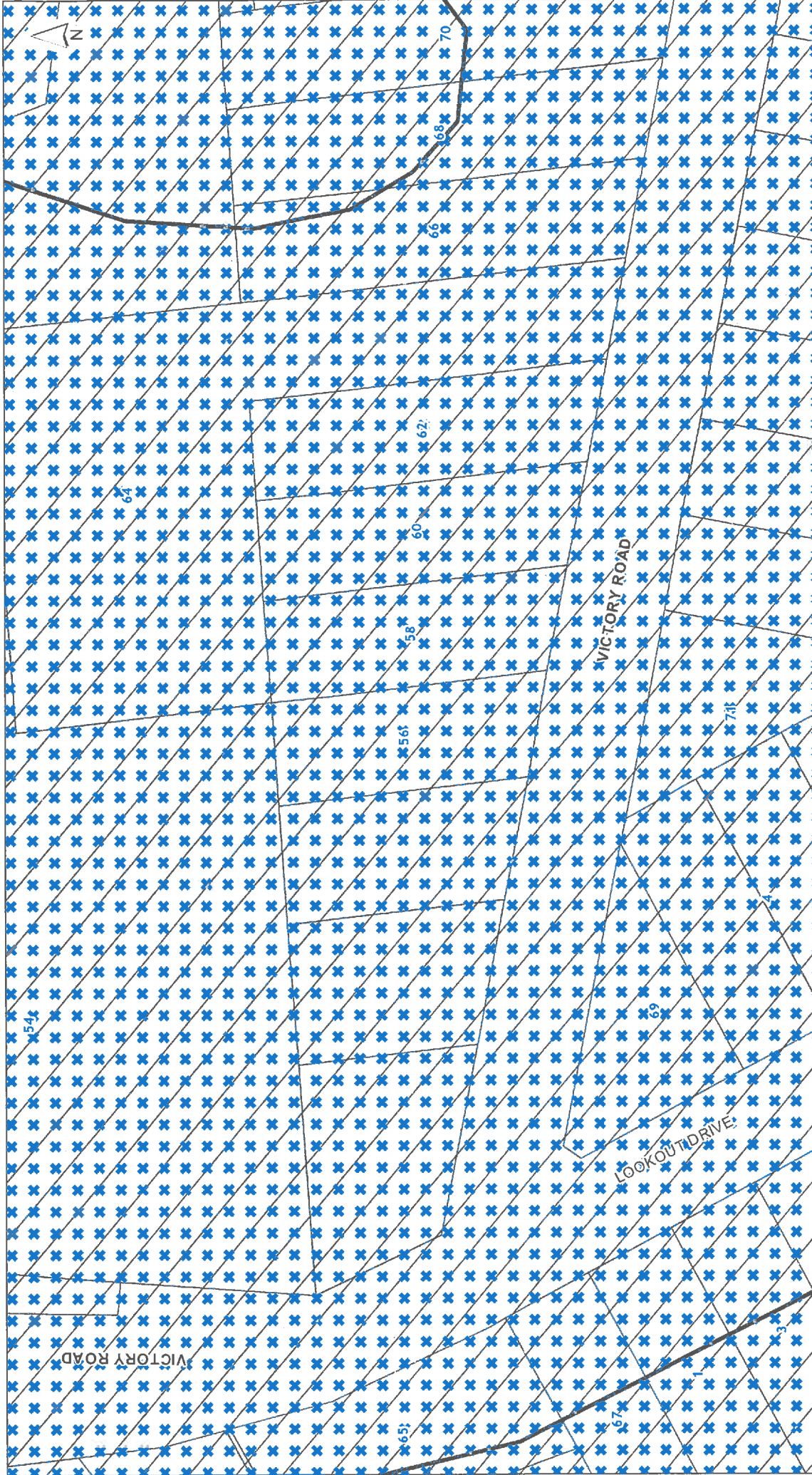
Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1

Overlays

Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule

Designations



DISCLAIMER:
 This Plan shall be taken to have effect only as a statement of the Council's intention to make the provisions of the Unitary Plan operative in the area shown on this map. It does not constitute a guarantee of any kind, and the Council shall not be liable for any loss or damage, whether direct or indirect, arising from the use of this map. The Council shall not be liable for any loss or damage, whether direct or indirect, arising from the use of this map. The Council shall not be liable for any loss or damage, whether direct or indirect, arising from the use of this map.

Control:
 56 Victory Road Laingholm
 LOT 4 DP 19099

Scale @ A4
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 Date Printed:
 5/11/2018





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Metres

Scale @ A4
= 1:1,000

Date Printed:
5/11/2018

Designations
56 Victory Road Laingholm
LOT 4 DP 19099

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Notes:
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Historic Heritage and Special Character
56 Victory Road Laingholm
LOT 4 DP 19099

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 Metres
Scale @ A4
 = 1:1,000
Date Printed:
 5/11/2018





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Infrastructure
 56 Victory Road Laingholm
 LOT 4 DP 19099

0 5 10 15 20 Meters
 Scale @ A4 = 1:1,000
 Date Printed: 5/11/2018



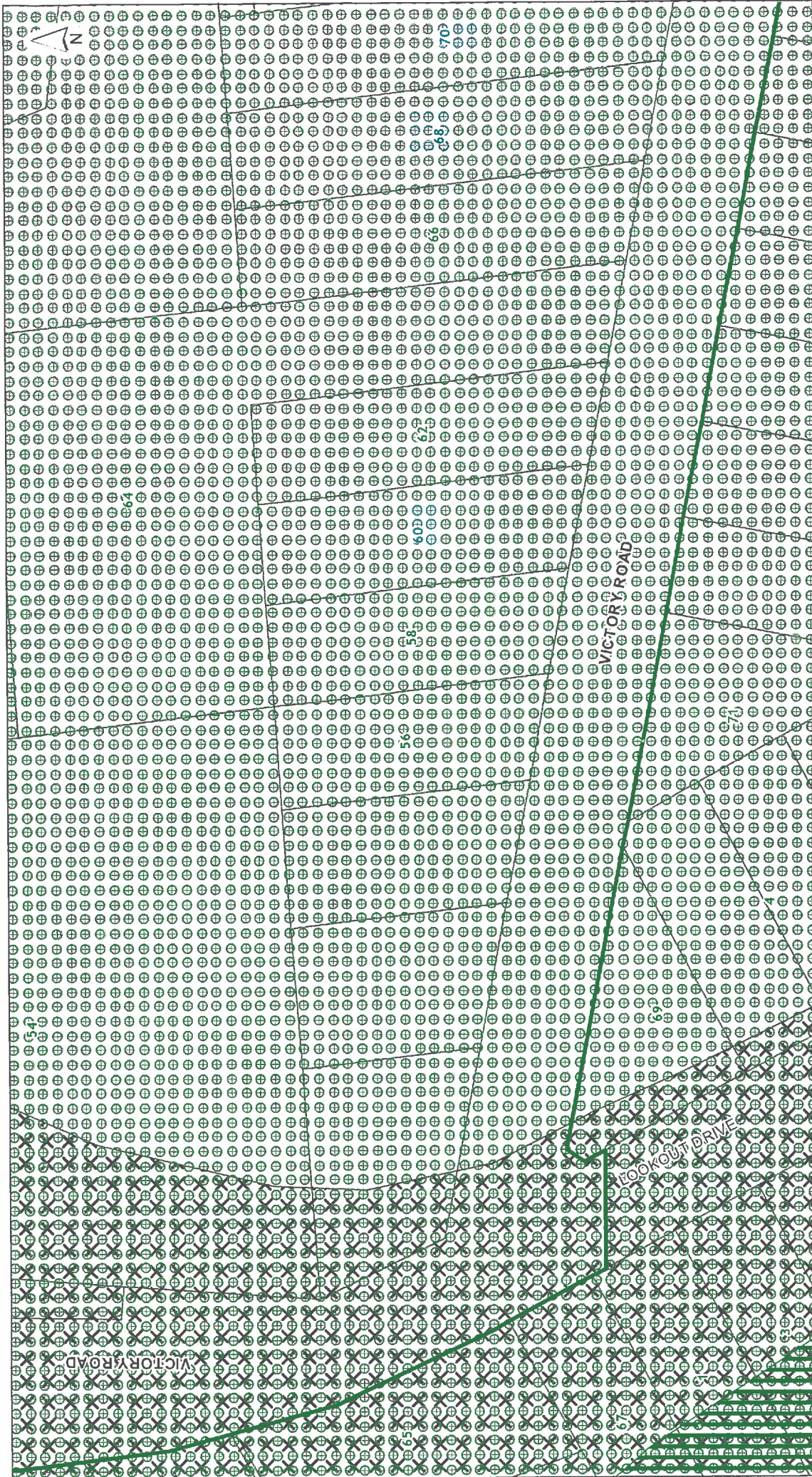


Check notes
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Mana Whenua
 56 Victory Road Laingholm
 LOT 4 DP 19099

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 Meters
 Scale @ A4
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 Date Printed:
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Natural Heritage
 56 Victory Road Laingholm
 LOT 4 DP 19099

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Natural Resources
 56 Victory Road Laingholm
 LOT 4 DP 19099

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 5/11/2018





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Metres

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5/11/2018

Precincts
56 Victory Road Laingholm
LOT 4 DP 19099

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NOTES

This map shows the boundaries of the land parcels and all information shown is a preliminary indication only and is not to be relied upon for legal purposes. It is subject to the current zoning and land use information in the Auckland Unitary Plan. The boundaries shown on this map are for information only and do not constitute a guarantee of accuracy. The boundaries shown on this map are for information only and do not constitute a guarantee of accuracy. The boundaries shown on this map are for information only and do not constitute a guarantee of accuracy.

Zones and Rural Urban Boundary
 56 Victory Road Laingholm
 LOT 4 DP 19099

Scale @ A4
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 Date Printed:
 5/11/2018



Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

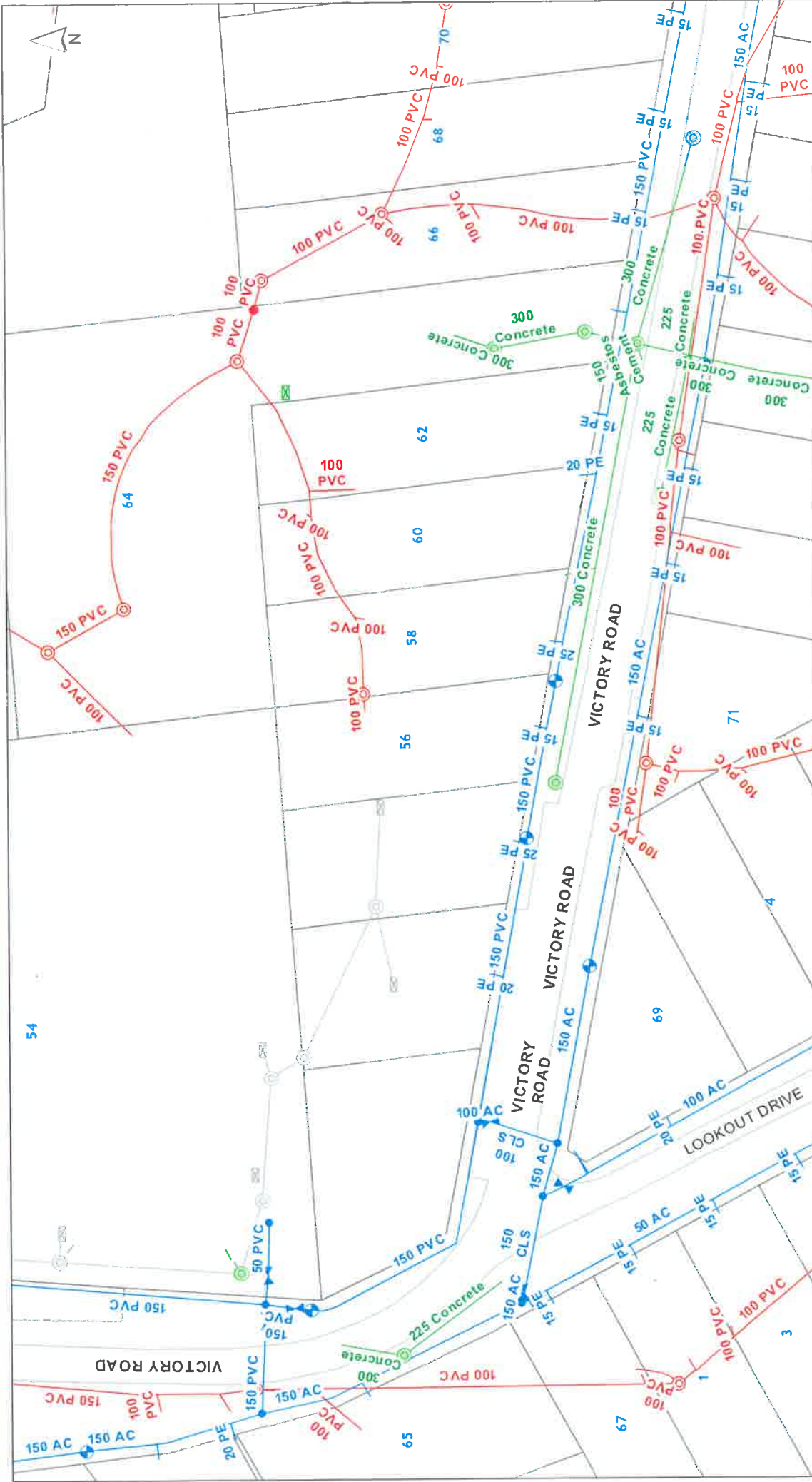
Appeals

- Properties affected by Appeals seeking change to zones or management layers
- Properties affected by Appeals seeking reinstatement of management layers

Plan Modifications

- Notice of Requirements
- Plan Changes

<h3>ZONES</h3> <ul style="list-style-type: none"> 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 - 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 - Conservation Zone Open Space - Informal Recreation Zone Open Space - Sport and Active Recreation Zone Open Space - Civic Spaces Zone Open Space - Community Zone 	<h3>ZONES</h3> <ul style="list-style-type: none"> 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 Zone Green Infrastructure Corridor (Operative in some Special Housing Areas) 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 Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School Strategic Transport Corridor Zone Water [i] 	<h3>DESIGNATIONS</h3> <ul style="list-style-type: none"> Designations Airspace Restriction Designations 	<h3>OVERLAYS</h3> <h4>Natural Resources</h4> <ul style="list-style-type: none"> Terrestrial [rp/dp] Marine 1 [rcp] Marine 2 [rcp] Natural Urban Water Supply Management Areas Overlay [rp] Natural Stream Management Areas Overlay [rp] High-Use Stream Management Areas Overlay [rp] High-Use Aquifer Management Areas Overlay [rp] Quality-Sensitive Aquifer Management Areas Overlay [rp] Wetland Management Areas Overlay [rp] <h4>Lake Management Areas Overlay (Natural Lake and Urban Lake)</h4> <h4>Infrastructure</h4> <ul style="list-style-type: none"> Airport Approach Surface Overlay Aircraft Noise Overlay City Centre Port Noise Overlay [rcp / dp] Quarry Buffer Area Overlay <h4>Mana Whenua</h4> <ul style="list-style-type: none"> National Grid Subdivision Corridor National Grid Substation Corridor National Grid Yard Compromised National Grid Yard Uncompromised National Grid Corridor Overlay Sites & Places of Significance to Mana Whenua Overlay [rcp/dp] 	<h3>OVERLAYS</h3> <h4>Natural Heritage</h4> <ul style="list-style-type: none"> 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] Local Public Views 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] Extent of Overlay Subdivision Schedule Modified Natural Waitakere Ranges Heritage Area Overlay Ridgeline Protection Overlay <h4>Historic Heritage & Special Character</h4> <ul style="list-style-type: none"> 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 [rcp/dp] 	<h3>OVERLAYS</h3> <h4>Tagging of Provisions:</h4> <ul style="list-style-type: none"> [i] = Information only [rp] = Regional Plan [rcp] = Regional Coastal Plan [rps] = Regional Policy Statement [dp] = District Plan (only noted when dual provisions apply) <ul style="list-style-type: none"> Precincts Indicative Coastline [i] Rural Urban Boundary 	<h3>CONTROLS</h3> <h4>Building Frontage Control</h4> <ul style="list-style-type: none"> Key Retail Frontage General Commercial Frontage <h4>Vehicle Access Restriction Control</h4> <ul style="list-style-type: none"> Adjacent to Level Crossings General Motorway Interchange Control <h4>Stormwater Management Area Control</h4> <ul style="list-style-type: none"> Coastal Inundation 1 per cent AEP Plus 1m Control Business Park Zone Office Control Cable Protection Areas Control [rcp] Centre Fringe Office Control Height Variation Control Arterial Roads 	<h3>CONTROLS</h3> <h4>Emergency Management Area Control</h4> <ul style="list-style-type: none"> Hazardous Facilities Infrastructure <h4>Stormwater Management Area Control</h4> <ul style="list-style-type: none"> Flow 1 [rp] Flow 2 [rp] <h4>Other Controls</h4> <ul style="list-style-type: none"> Level Crossings With Sightlines Control Macroinvertebrate Community Index Parking Variation Control Subdivision Variation Control Surf Breaks [rcp]
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Meters

Scale @ A4
= 1:1,000

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5/11/2018

Underground Services
56 Victory Road Laingholm
LOT 4 DP 19099

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Stormwater Wastewater Water Utilities

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

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

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

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Main / Service Line)
	Local Pipe (Abandoned)
	Local Pipe (Future)
	Transmission Pipe (In Service)
	Transmission Pipe (Out Of Service)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment

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



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Hazards:
 56 Victory Road Laingholm
 LOT 4 DP 19099

0 6.5 13 20.5
 Metres
 Scale @/A4
 = 1:1,000
 Date Printed:
 5/11/2018





78564 (10/18/16)
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Natural Hazards - Coastal Inundation
 56 Victory Road Laingholm
 LOT 4 DP 19099

0 6.5 13 19.5
 METRES
 Scale @ A4
 = 1:1,000
 Date Printed:
 5/11/2018





0 4.5 9 18.0
Metres

Scale @ A4
= 1:1,000

Date Printed:
5/11/2018

Natural Hazards - F flooding

56 Victory Road Laingholm

LOT 4 DP 19099

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Scale @ A4
= 1:1,000
Date Printed:
5/11/2018

Natural Hazards - Sea Spray
56 Victory Road Laingholm
LOT 4 DP 19099

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0 6.5 13 19.5
Metres
Scale @ A4
= 1:1,000
Date Printed:
5/11/2018

Natural Hazards - Volcanic Cones
56 Victory Road Laingholm
LOT 4 DP 19099

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Other
 56 Victory Road Lasingholm
 LOT 4 DP 13099

0 0.5 1 1.5 2
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 5/11/2018



Hazards

-  Soil Warning Area
-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)









Hazards

-  Soil Warning Area continued
-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards

-  Overland Flow Path
 -  Catchment area 2000m² to 3999 m²
 -  Catchment area 4000 m² to 3 Ha
 -  Catchment area 3 Ha and above
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones
-  Coastal Inundation
 -  1% AEP
 -  1% AEP plus 1m sea level rise
 -  1% AEP plus 2m sea level rise

Other

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

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.

to 18368001
ENTERED P.02
30 JUN 2010



JOHN NICHOLLS

Building Consent number: CON. 2004 2812

Inspector: [Signature]

Owner's name: D & S. DOYLE

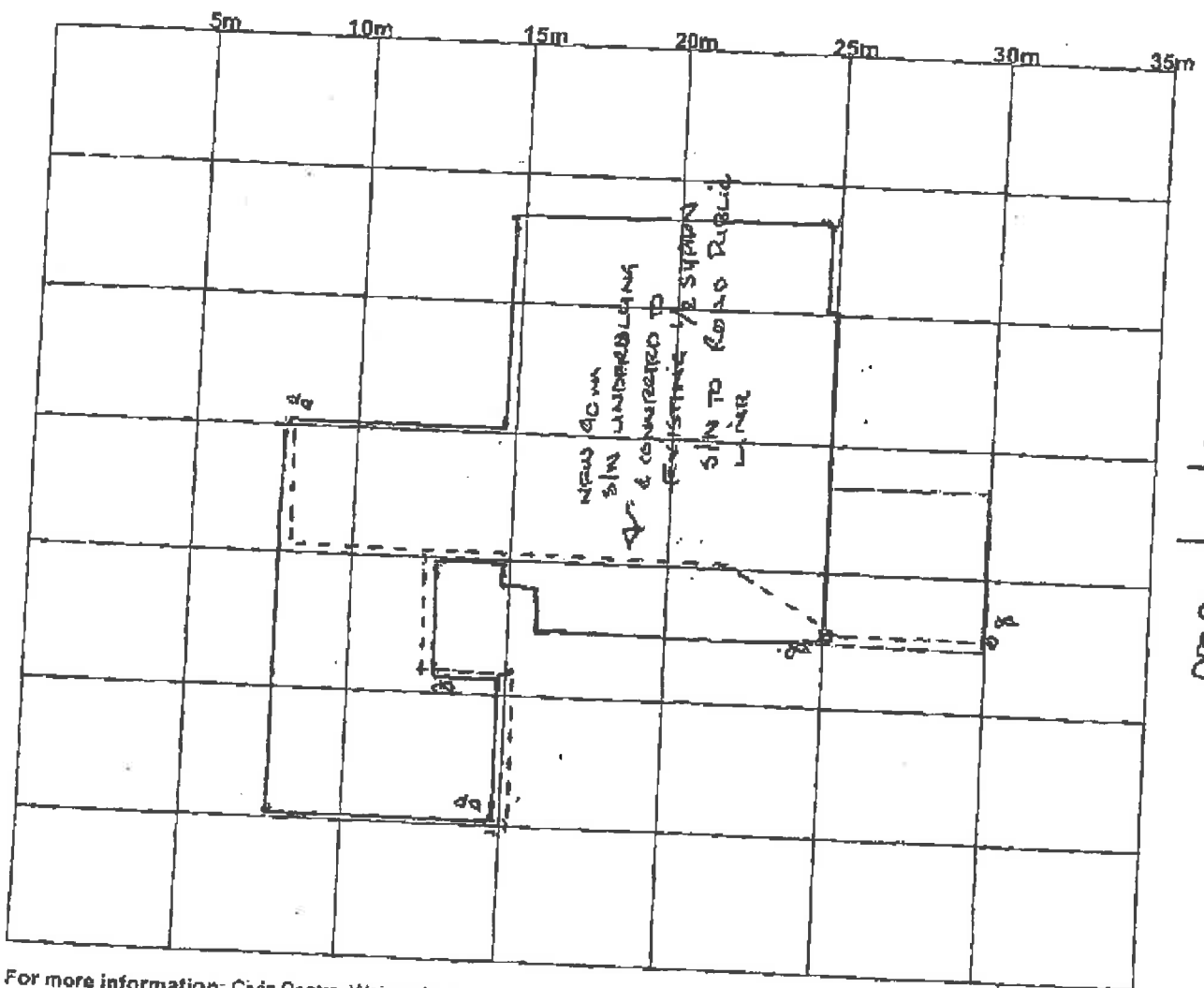
Drainlayer's name: ROB CARRETERON

Site address: 56 VICTORY RD

Lot number: 4 DP number: 19099

Date inspected: 2-6-05

Drainage plans are required for all new work and extensions to drains including effluent disposal systems. The plan is to be completed accurately drawn in ink to a scale of 1:200 and must show clearly the street boundary, property boundaries, outline of the buildings as well as the layout of all drains and inspection fillings. Please indicate the scale used if it is different than 1:200. Please ensure that this as built plan is completed prior to the inspection of the drainage work. Failure to comply may delay the approval of your work.



Property Key: 50345

4 October 2004

David Doyle & Stephanie Van Wass
C/- Nikau Design
Attn: Robert Chisholm
32 Warner Park Ave
Laingholm
Waitakere City

Dear Sir/Madam

Resource Consent Application Number RMA20041907
Location: 56 Victory Road, Laingholm, WAITAKERE CITY

I am pleased to advise that your Resource Consent (Planning) application has been considered and consent has been granted pursuant to sections 93, 94, 104, and 108 of the Resource Management Act 1991.

The full report considering your application and the decision which has been made is attached. The following contains the decision on your application and the conditions which must be met for your consent to be valid:

DECISION

Pursuant to Sections 104, 104B, 104D and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected to a degree greater than minor, it is recommended that consent is granted to the application by David Doyle & Stephanie Van Waas to construct residential additions (as more accurately defined in Sections 3 and 4 of this report) at 56 Victory Road, Laingholm being Lot 4 DP 19099 for the following reasons:

- (i) The proposal does not detract the character of the streetscape and overall amenity to any level that is greater than minor.
- (ii) The additions are single levelled in nature and fit in with the built and natural environment being well screened from adjoining sites and public areas.
- (iii) No notable loss of shading will occur on the Laingholm School site.
- (iv) The proposal does not dominate the surrounding area.
- (v) Engineering works are to be undertaken to ensure that no stability issues arise.

Conditions imposed on the consent are as follows:

General

1. The development shall proceed in accordance with the plans titled proposed garage and extension at 56 Victory Road, Laingholm prepared by Nikau Design Studio Architecture and dated 16/7/04 and all referenced by Council as RMA20041907 and the information, including further information, submitted with the application.
2. Pursuant to section 125 of the Resource Management Act 1991, this consent shall lapse after a period of two (2) years after the commencement of the consent.

3. A consent compliance monitoring fee of \$180.00 (inclusive of G.S.T.) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out.

The \$180.00 fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required.

Earthworks

4. Before commencement of any works, adequate sediment and erosion control measures shall be constructed and maintained in accordance with Erosion and Sediment Control Measures. Appendix to the Natural Area Rules of the Waitakere City Council Proposed District Plan. (Copy attached)
5. All construction and development works on the site including earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-

Monday to Friday:	7.30 am to 7.00 pm
Saturday	8.00 am to 5.30 pm
Sunday and Public Holidays:	No work
6. Any spoil that is removed from the site shall be disposed of at a Council approved landfill.

Surveyors Certificate

7. A Registered Surveyor shall certify to Council in writing prior a site footing inspection that where that height in relation to boundary control is infringed it is no greater than that approved in the approved plans of condition 1. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of the Manager Resource Consents.

Geotechnical

8. Recommendations of soils report are to be read in conjunction with building consent and strictly adhered to.
9. A soils engineer is to be retained to inspect all excavations, foundations over public & private drains and site conditions exposed during construction prior to pouring any concrete, to check that ground conditions encountered are consistent with those assumed in soils report and certify same to Council.

Advice Notes:

1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required, inspections can be requested through the Call Centre on 839 0400.

****End of Conditions****

Compliance with the above conditions will be monitored by Councils Environmental Monitoring Officer in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. Only after all conditions of the Resource Consent have been met, will Council issue a letter of compliance on request of the applicant.

Please note also that you must complete the activity that is consented to within two (2) years including compliance with the conditions of consent. If that does not happen the consent lapses and you may need to apply for an extension or a new consent. **Note: Your consent lapses on 06/10/2006.**

Please contact Jeannette Ibrahim (extn 8352) of the Resource Consents Section if you have any general queries about the enclosed report or decision.

Yours faithfully



PP Graeme McCarrison
MANAGER: RESOURCE CONSENTS

must be collected, piped in sealed pipelines and discharged to the Council stormwater system in the road reserve in front of the property. The aforementioned report did detail the possible need to install a detention tank to throttle flows such that post-construction flows are kept to the same level as pre-construction flows. However, subsequent discussions with the applicant indicated that the increase in stormwater flows referred to in the report was based on the original plans for extensive alterations to the dwelling. The applicants are now only proceeding with the construction of the single carport and deck areas. R.N. McLean, the engineer at Hugh Fendall Consultants Ltd., responsible for the report with the calculations showing an increase in stormwater flows of 5.65 litres per second has since confirmed that with the reduction in the area of the additions from 126m² to 19.5m² the flows would be negligible. The engineer confirmed that throttling stormwater flows with measures such as retention tanks would not now be recommended.

Furthermore, the applicant would be agreeable to the use of gobi blocks, or similar product, which are semi permeable for a future turnaround from the carport. This would be a condition of consent. It should be noted that onsite turning from the proposed carport is not a requirement because it would be less than 20m from the road and Victory Road is not classified as a "major road".

7.0 MONITORING

The proposal will need to be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

8.0 RECOMMENDED DECISION

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent be granted** to the application by D Doyle, SuanWaas-Doyle to construct a carport and decks (as more accurately defined in Sections 3 and 4 of this report) at 56 Victory Road, Laingholm being Lot 4 DP 19099 for the following reasons:

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to Section 94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, would be consistent with the objectives and policies of the Transitional and Proposed Plans and would create no more than minor adverse effects on the environment.
- (iii) Subject to conditions for any future manoeuvring area at the front of the house to be constructed using semi permeable paving there would be a negligible impact on stormwater infrastructure.

Conditions imposed on the consent are as follows:

1. The development is to proceed in accordance with the plans and/or information submitted with the application, subject to any minor alterations as may be approved by the Manager Resource Consents.
2. All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be accepted by Eco-Water. Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition.
3. All reticulated services, including power and telephone, shall be provided underground.
4. If an area for reverse manoeuvring on the front lawn is provided in the future gobi blocks or a similar semi permeable paving product shall be used.
5. A consent compliance monitoring fee of \$80.00 (inclusive of G.S.T.) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance

with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at a further cost of \$80.00 (inclusive of G.S.T).

The \$80.00 fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required.

Reporting Planner P.M. Wells
(Pamela Wells)

Date: 28/8/2000

9.0 CONSENT GRANTED AS RECOMMENDED

Lee Ogilvie
Lee Ogilvie
Team Leader Consents

Date: 29/08/2000

Fran Hayes
Manager, Resource Consents

Please contact Pamela Wells (Ph 836 8000 ext. 8622) if you have any queries about this resource consent and associated report.