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This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Austar Realty Ltd  
36 Te Atatu Road  
Te Atatu South  
AUCKLAND 0610



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	31 Victory Road Laingholm
<b>Application number</b>	8270170736
<b>Customer Reference</b>	31 Victory Road
<b>Date issued</b>	11-Jul-2019
<b>Legal Description</b>	LOT 644 DP 32446
<b>Certificates of title</b>	NA1069/48

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### 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.

### Watercourses

This site has a watercourse passing through or beside it, as shown on the attached public drainage and water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or alongside of.

### 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](http://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.

Effective Date	Description	Details
07/04/2009	Manhole on site	Council’s as-built records indicate there is a manhole(s), for wastewater or stormwater services, located on your property. It is the property owners’ responsibility to ensure that these manholes are accessible by maintenance staff at all times, and that each manhole lid is level with the adjacent ground. If you are unable to locate the manhole(s) or a lid level needs raising or lowering, please contact EcoWater - Council’s Drainage

		Department who can arrange for the necessary work to be carried out. The property owner may be liable for the cost of this work.
04/04/2005	On-site stormwater management device	Approved detention tank, dual purpose rain tanks, single purpose rain tanks, stormwater quality device (raingarden, cesspit insert etc).

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

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

No Information has been notified to Council.

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

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

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


<b>Billing Number/ Rate Account:</b>	12341680067
<b>Rates levied for the Year 2019/2020 :</b>	\$3,017.19
<b>Total rates to clear for the current year (including any arrears):</b>	\$3,017.15

The rates figures are provided as at 8 a.m. 11/07/2019. It is strongly advised these are not used for settlement purposes.

### Retrofit Your Home Programme

This property is subject to a targeted rate under Auckland Council's Retrofit Your Home Programme. This programme offers homeowners a retrofit plan for their homes, and financial assistance up to \$5000 to install clean heating and insulation. The financial assistance is repaid by the home owner to Auckland Council by way of a targeted rate, over a period of up to nine years. If the property is sold before the funding is fully repaid, the new home owner is liable to pay the targeted rate until the financial assistance is fully repaid.

To find out the total amount owing, and the amount of the targeted rate payable for each year remaining in the Retrofit Your Home programme, please contact Auckland Council.

 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

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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

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#### Planning

31 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-1998-945	Tree Consent tree work	Granted	18/05/1998
LUC-2004-1124	Land Use Consent Earthworks, H2B, 3m yard, bdg cvg and impermeable surface to build a cottage	Granted	26/10/2004

#### 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.

#### Resource Management - Other issues

Effective Date	Reference	Description
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Effective Date	Reference	Description
31/08/2005	REQ20086653	Outstanding Requirement Garden shed has been relocated to rear of section, but placed within the 3 metre side and rear yard without - Outstanding

### 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

31 Victory Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1965-11863	Addition and Alteration to Dwelling - Bathroom	20/12/1965	Issued (See Note 1)
BPM-1975-1506	Dwelling	31/12/1975	Issued (See Note 1)
BPM-1981-17581	Lounge extension	31/12/1981	Issued (See Note 1)
BPM-1982-20072	Heater	31/12/1982	Issued (See Note 1)
BPM-1983-22314	Garage	31/12/1983	Issued (See Note 1)
BPM-1985-29581	Bedroom	31/12/1985	Issued (See Note 1)
ABA-1997-1684	Sewage connection	27/05/1997	CCC Issued 20/06/1997 (See Note 2)
ABA-2004-470	heater installation	24/02/2004	CCC Issued 12/03/2004 (See Note 2)
COM-2004-1782	New cottage	16/11/2004	CCC Issued 28/09/2005 (See Note 2)
ABA-2009-1617	Combined heat pump / hot water cylinder (externally mounted). Minor P&D.	19/11/2009	CCC Issued 24/12/2009 (See Note 2)

Note	Description
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Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.

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.

### Unauthorised Building Works

Prior to the Auckland Council amalgamation, legacy Councils had different processes for dealing with Unauthorised/Unconsented Work. These records are listed below.

From 1<sup>st</sup> August 2011, Independent Building reports or plans, for unauthorised work that was carried out without a permit prior to 1992, may be submitted to Council to be placed on the relevant Property File, subject to payment of a fee. These reports are not included in a LIM. Please contact us or visit one of our Service Centres if you wish to view the Property File.

Reference	Description	Note
A reference number is not recorded by Council for this type of record	REQ-1999-2256 - Auckland Council is aware that Unauthorised Works have been carried out on this property for an interior stairwell and basement, rumpus. This was made satisfied. No further action is required unless works become unsafe or unsanitary.	Refer to Property File for further information.

### 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

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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/haurakigulfislands>



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## 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/haurakigulfislands>

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>

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## 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).

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## 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.

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- 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 : PER20301104 As Built Drainage Plan
- Consent Conditions : LUC-2004-1124
- Consent Conditions : LUC-1998-945

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

### Address

31 Victory Road Laingholm

### Legal Description

LOT 644 DP 32446

### Appeals

Seeking changes to zones or management layers - ENV-2017-AKL-000167 - Waitakere Ranges Heritage Area Overlay - [View PDF](#)

### Modifications

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

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

### Overlays

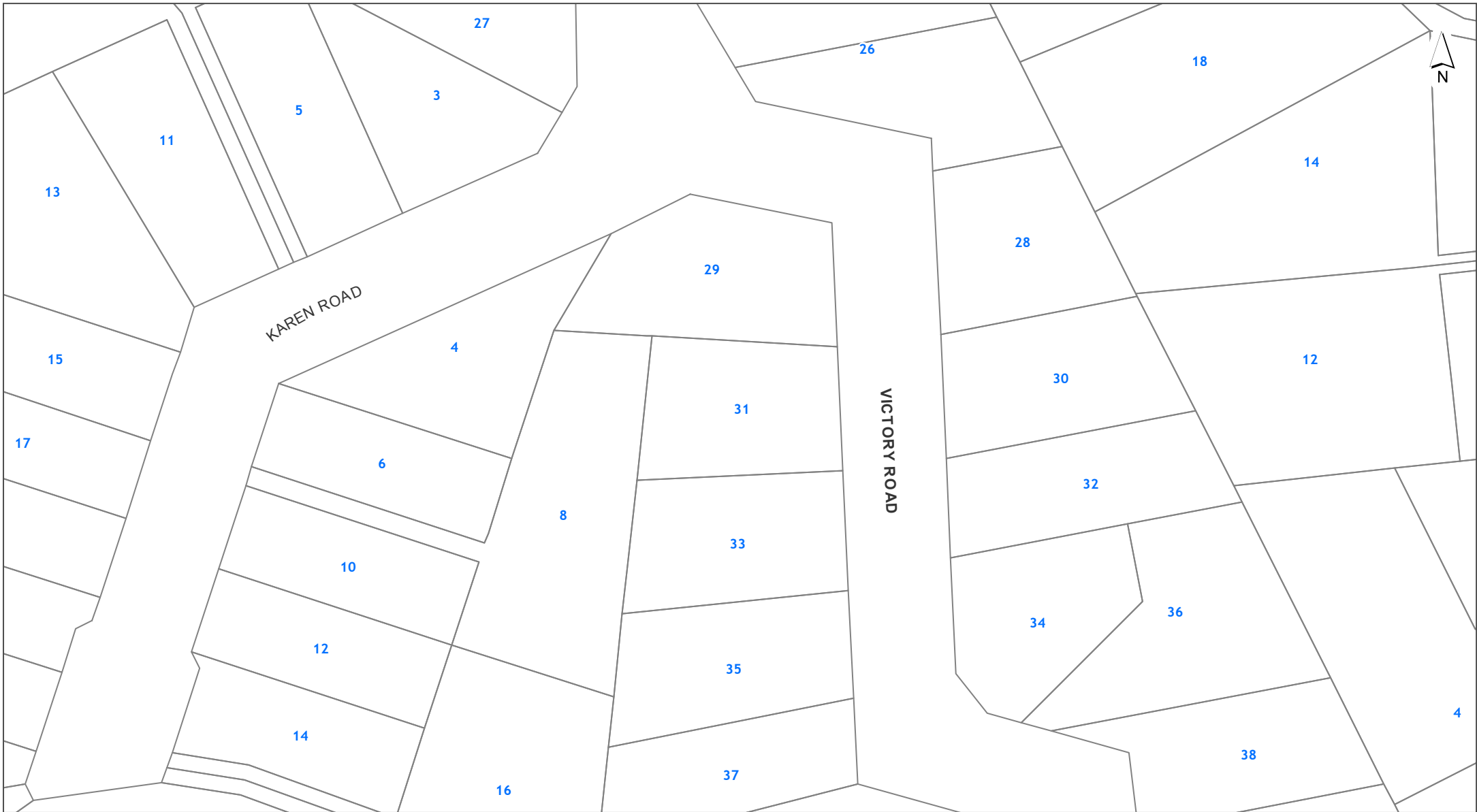
Natural Heritage: Ridgeline Protection Overlay - Modified

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

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA\_07 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_5539 - Terrestrial

### Designations

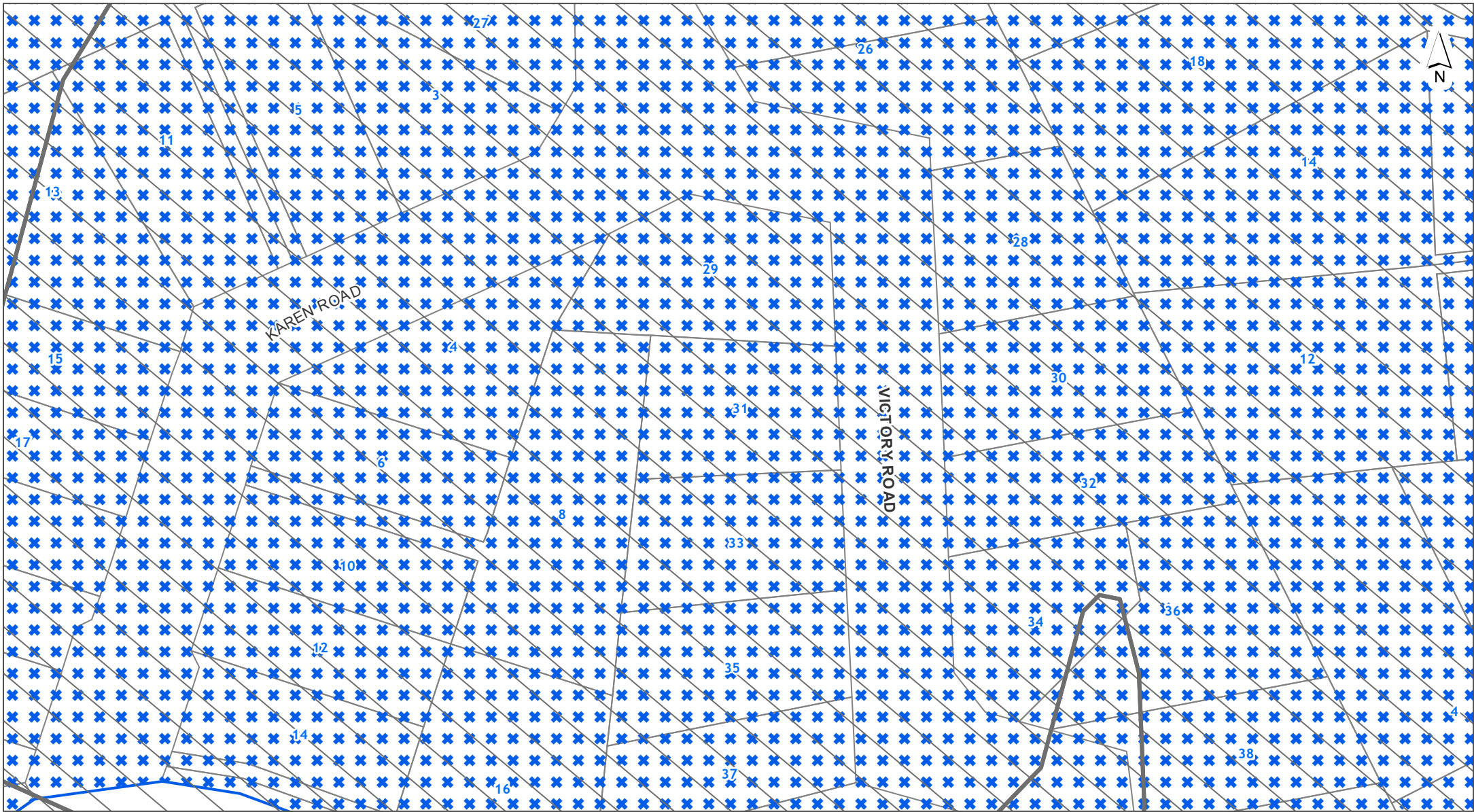


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**Built Environment**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**

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**Date Printed:**  
 11/07/2019



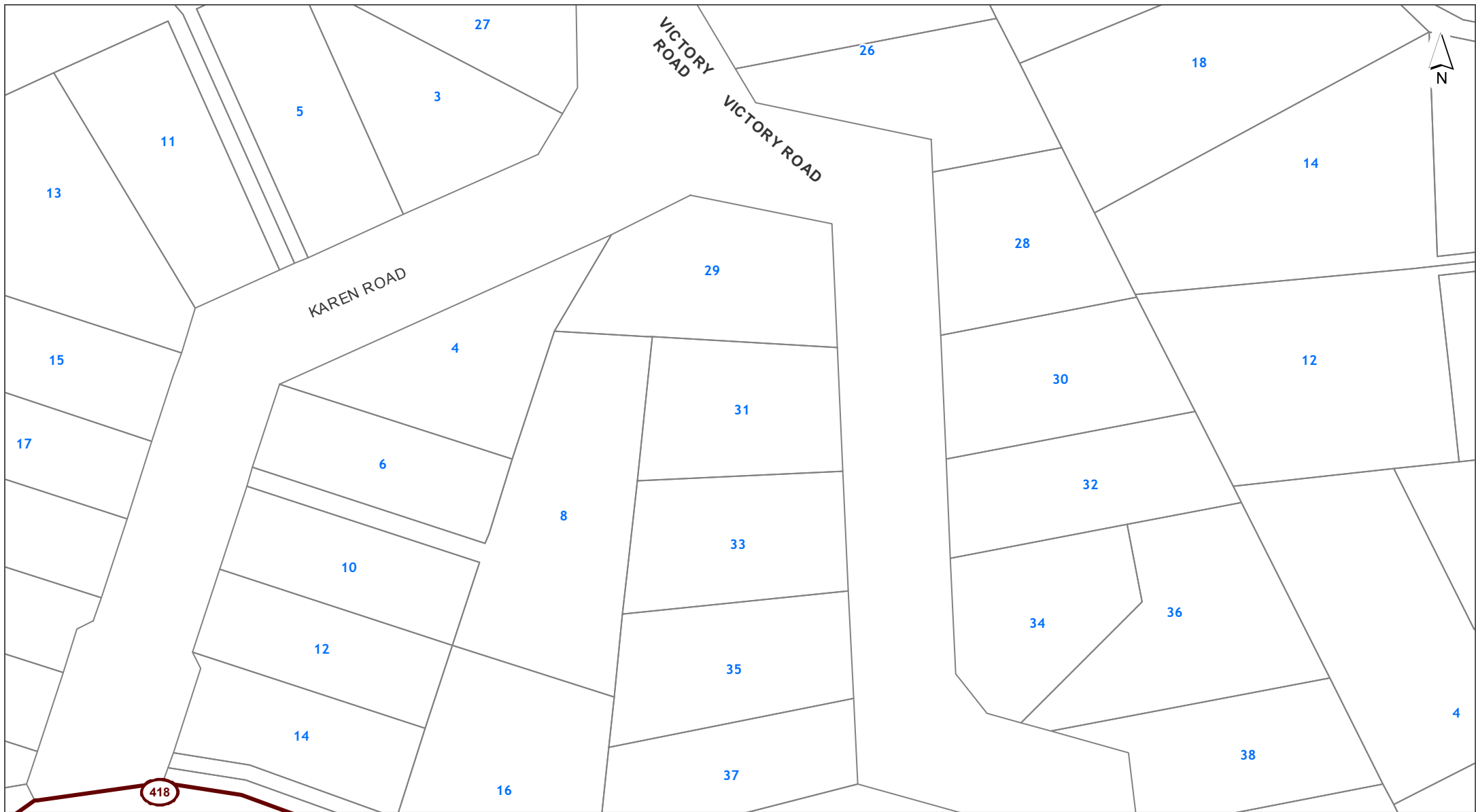


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**Controls**  
**31 Victory Road Laingholm**  
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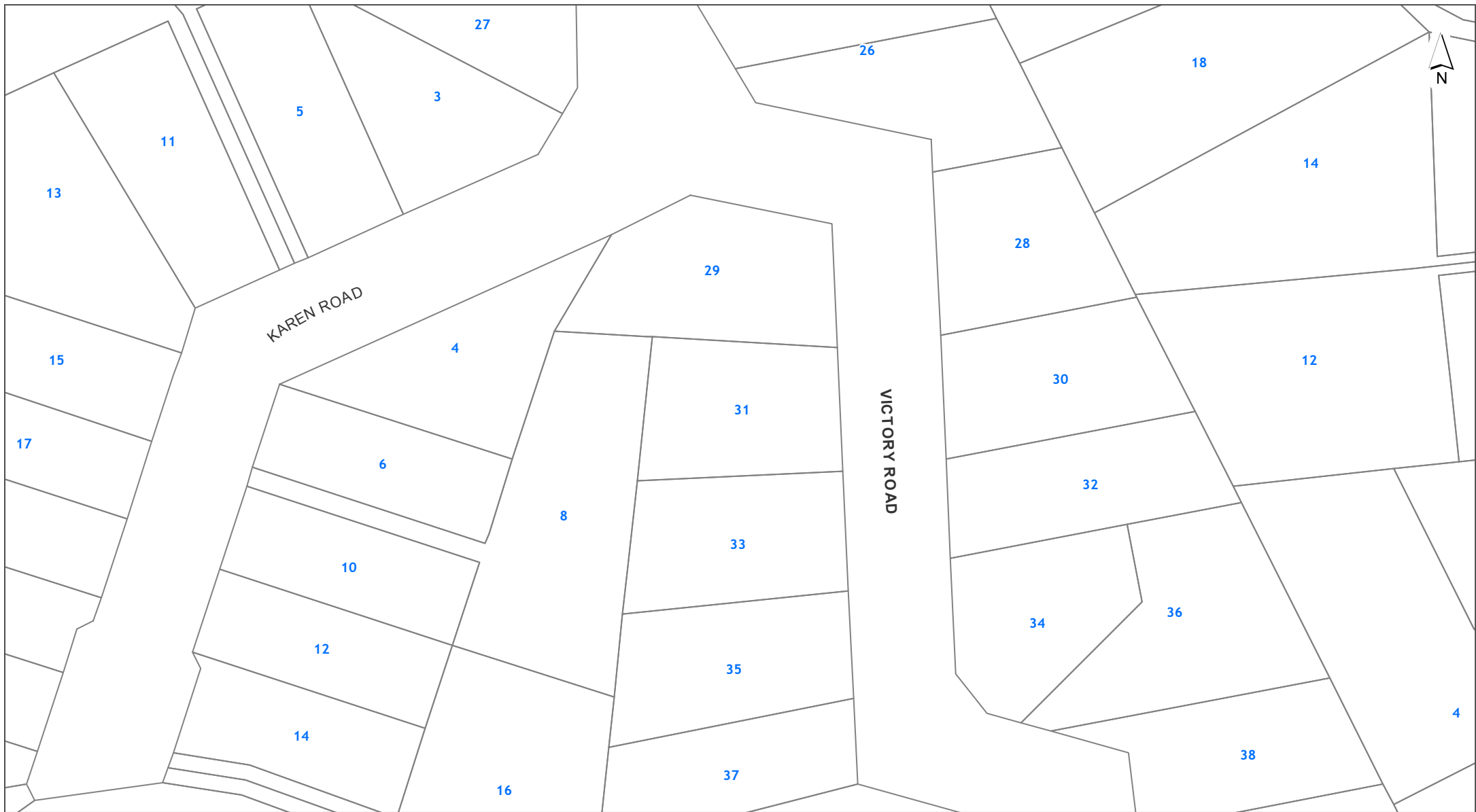


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**Designations**  
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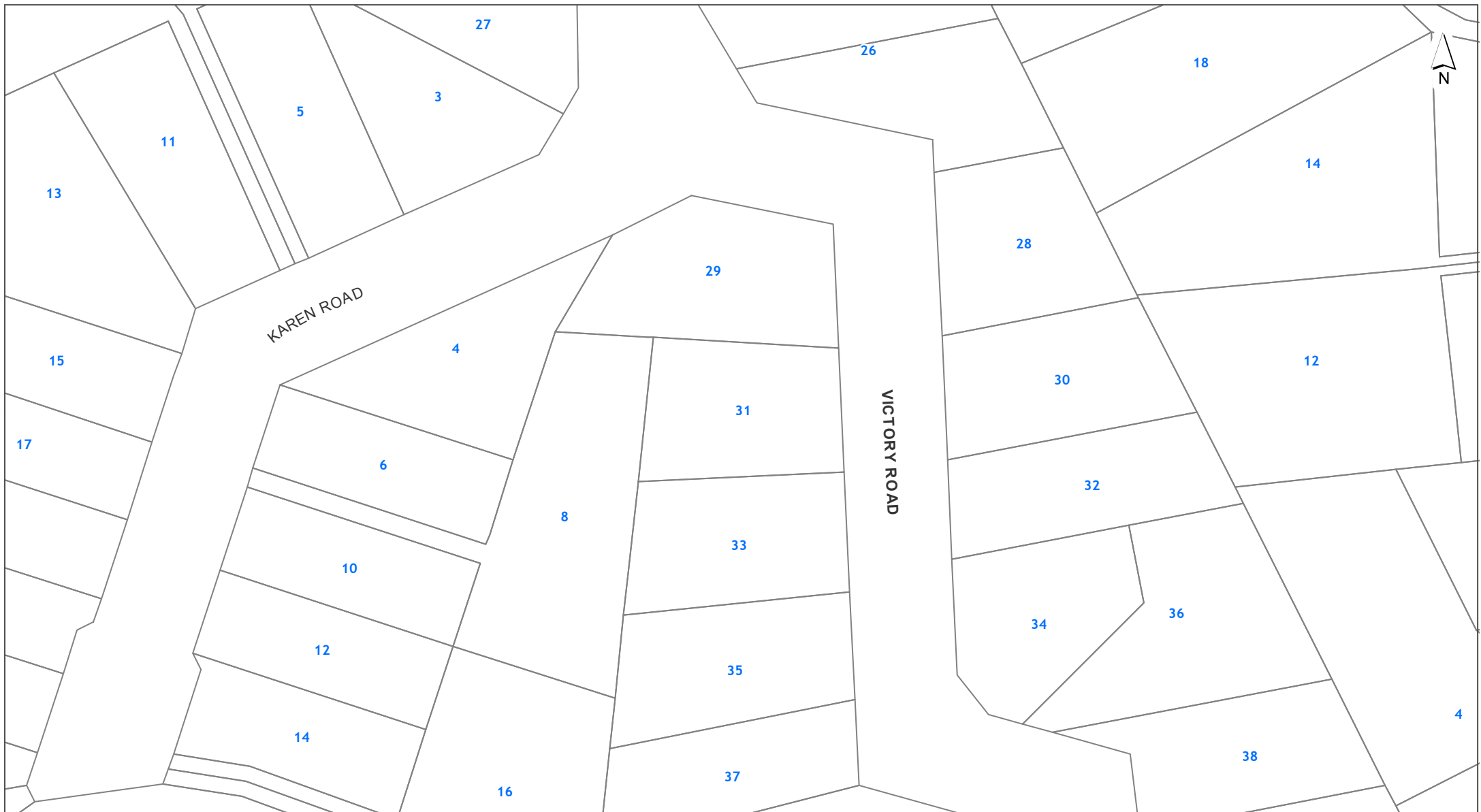
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**Historic Heritage and Special Character**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**

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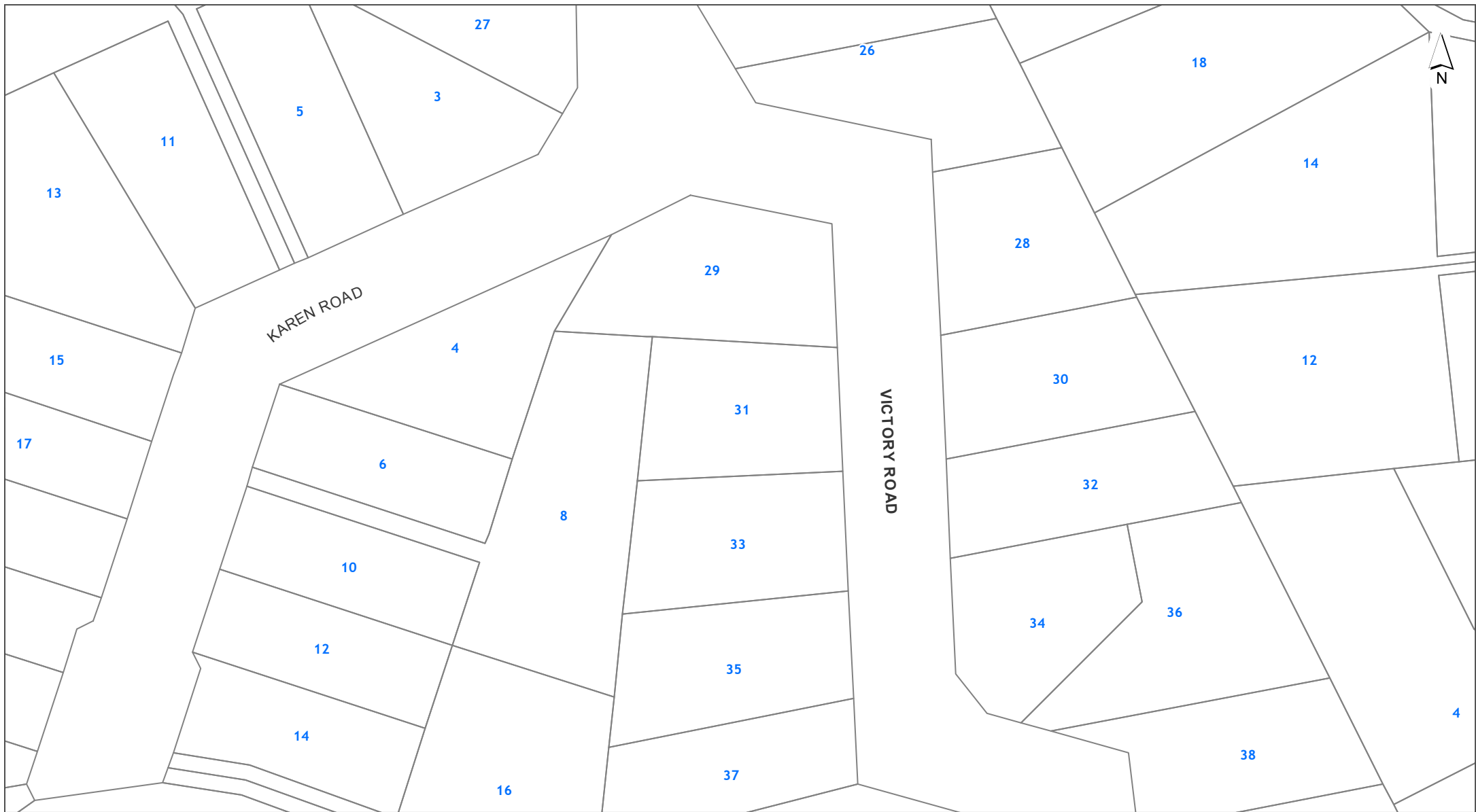


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**Infrastructure**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**

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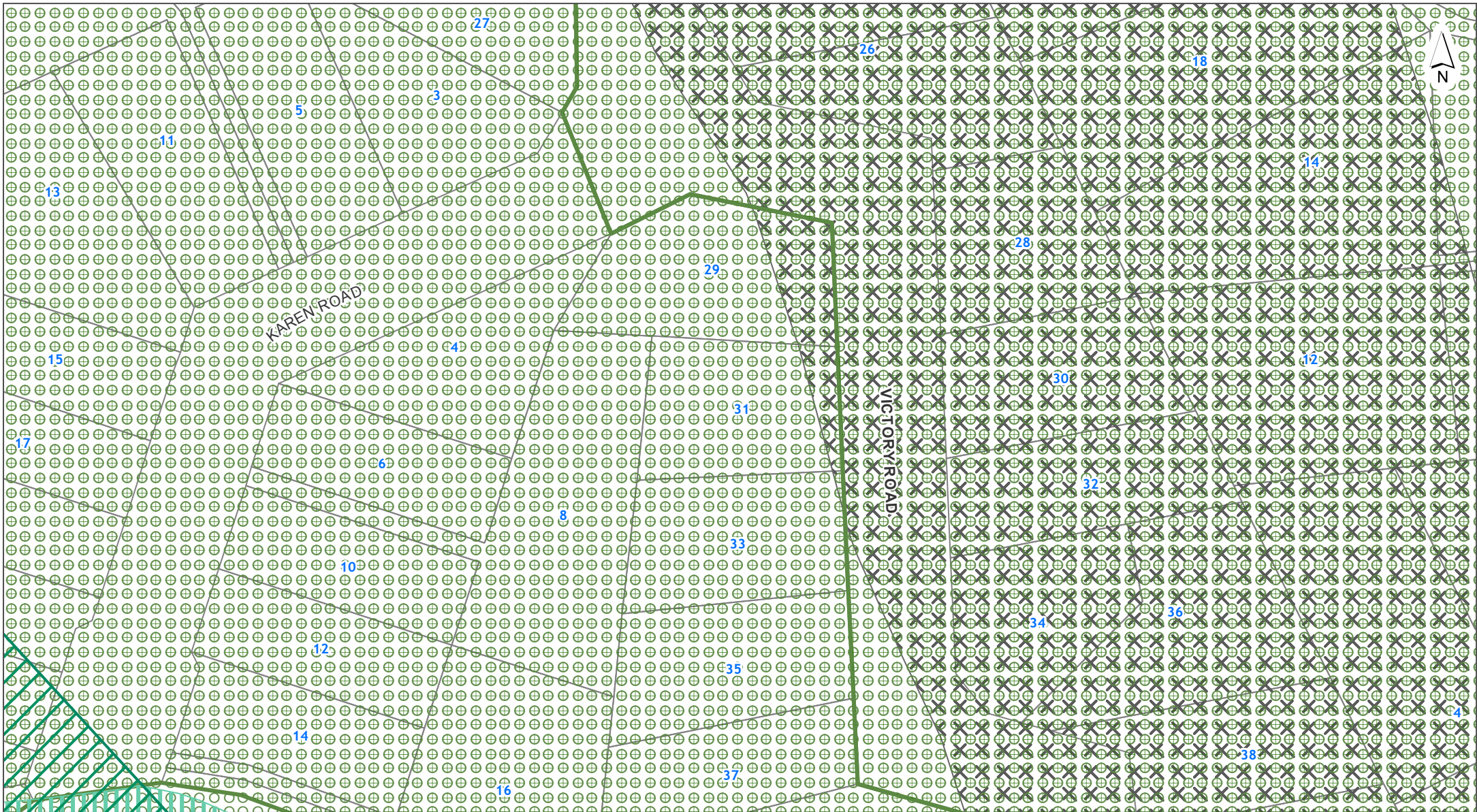


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**Mana Whenua**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**

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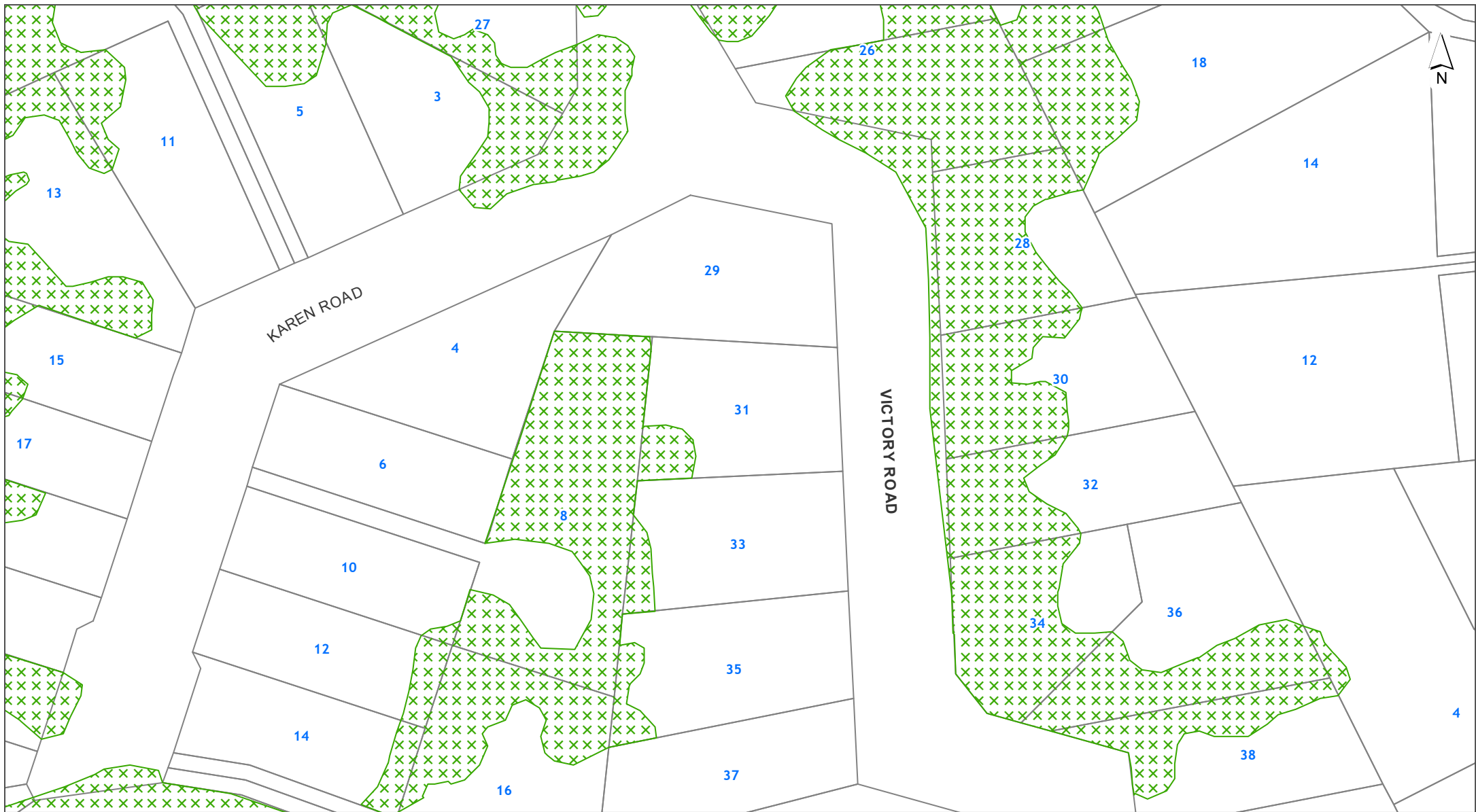
**Natural Heritage**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**



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Date Printed:  
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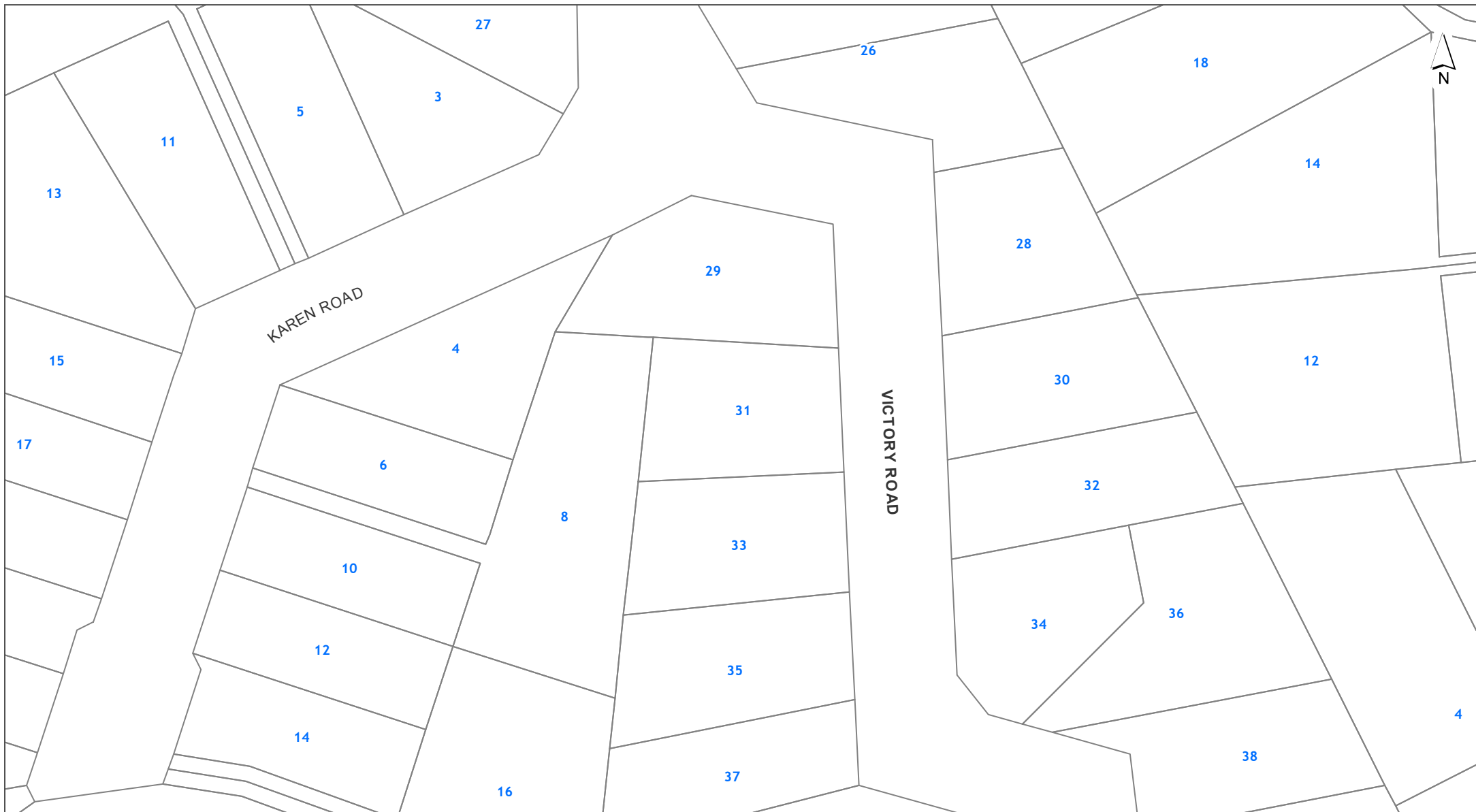
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**31 Victory Road Laingholm**  
**LOT 644 DP 32446**



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11/07/2019



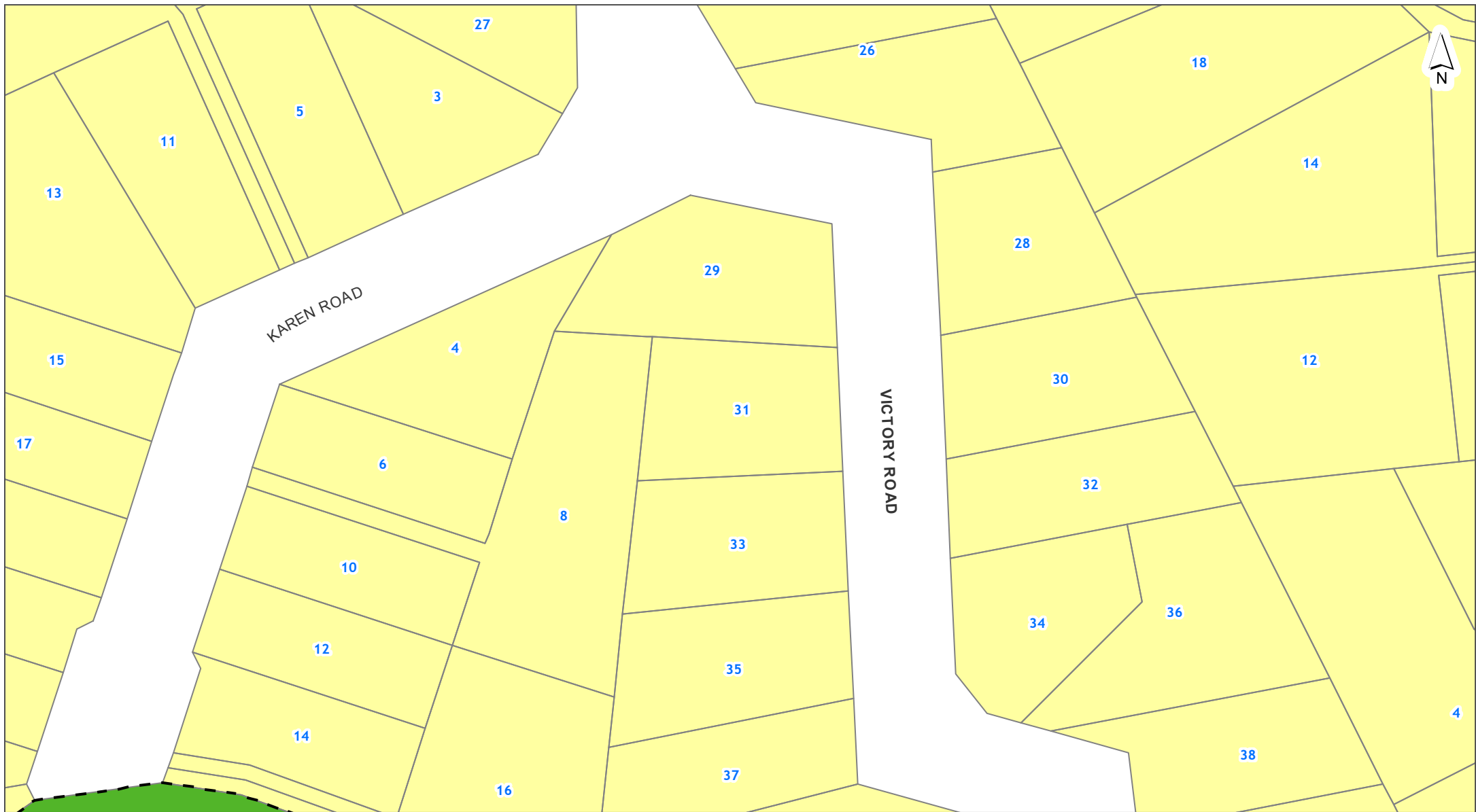


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**Precincts**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**

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**Zones and Rural Urban Boundary**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**

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 11/07/2019





# 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

## ZONES

- 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

## ZONES

- 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]

## Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

## DESIGNATIONS

- Designations
- Airspace Restriction Designations

## OVERLAYS

- 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]
- Airport Approach Surface Overlay
- Aircraft Noise Overlay
- City Centre Port Noise Overlay [rcp / dp]
- Quarry Buffer Area Overlay
- National Grid Subdivision Corridor
- National Grid Substation Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised
- National Grid Corridor Overlay
- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

## CONTROLS

- Key Retail Frontage
- General Commercial Frontage
- Adjacent to Level Crossings
- General
- Motorway Interchange Control
- 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

## OVERLAYS

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary
- 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
- 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]

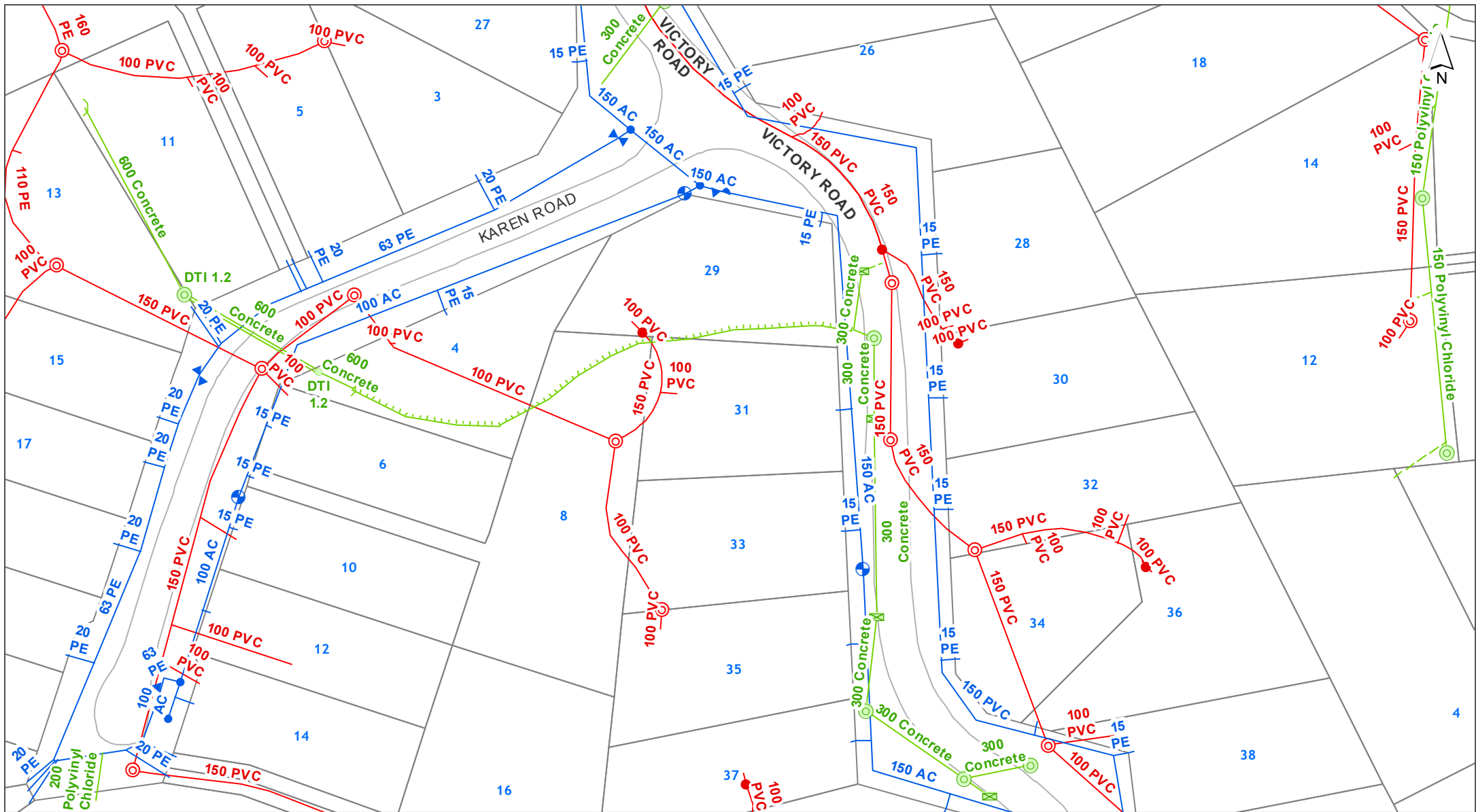
## Natural Heritage

## Historic Heritage & Special Character

## CONTROLS

- Identified Growth Corridor Overlay
- Hazardous Facilities
- Infrastructure
- Flow 1 [rp]
- Flow 2 [rp]
- Level Crossings With Sightlines Control
- Macroinvertebrate Community Index
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]
- Emergency Management Area Control
- Stormwater Management Area Control

## Built Environment



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**Underground Services**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**



Scale @ A4  
 = 1:1,000

Date Printed:  
 11/07/2019





Stormwater

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                   |  |   |

Water

- |  |                                      |
|--|--------------------------------------|
|  | 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 (Out of Service)   |
|  | Transmission Pipe (Proposed)         |
|  | Pump Station                         |
|  | Reservoir                            |
|  | Other Structure (Local)              |
|  | Chamber (Transmission)               |
|  | Water Source (Transmission)          |
|  | Other Watercare Structures and Areas |

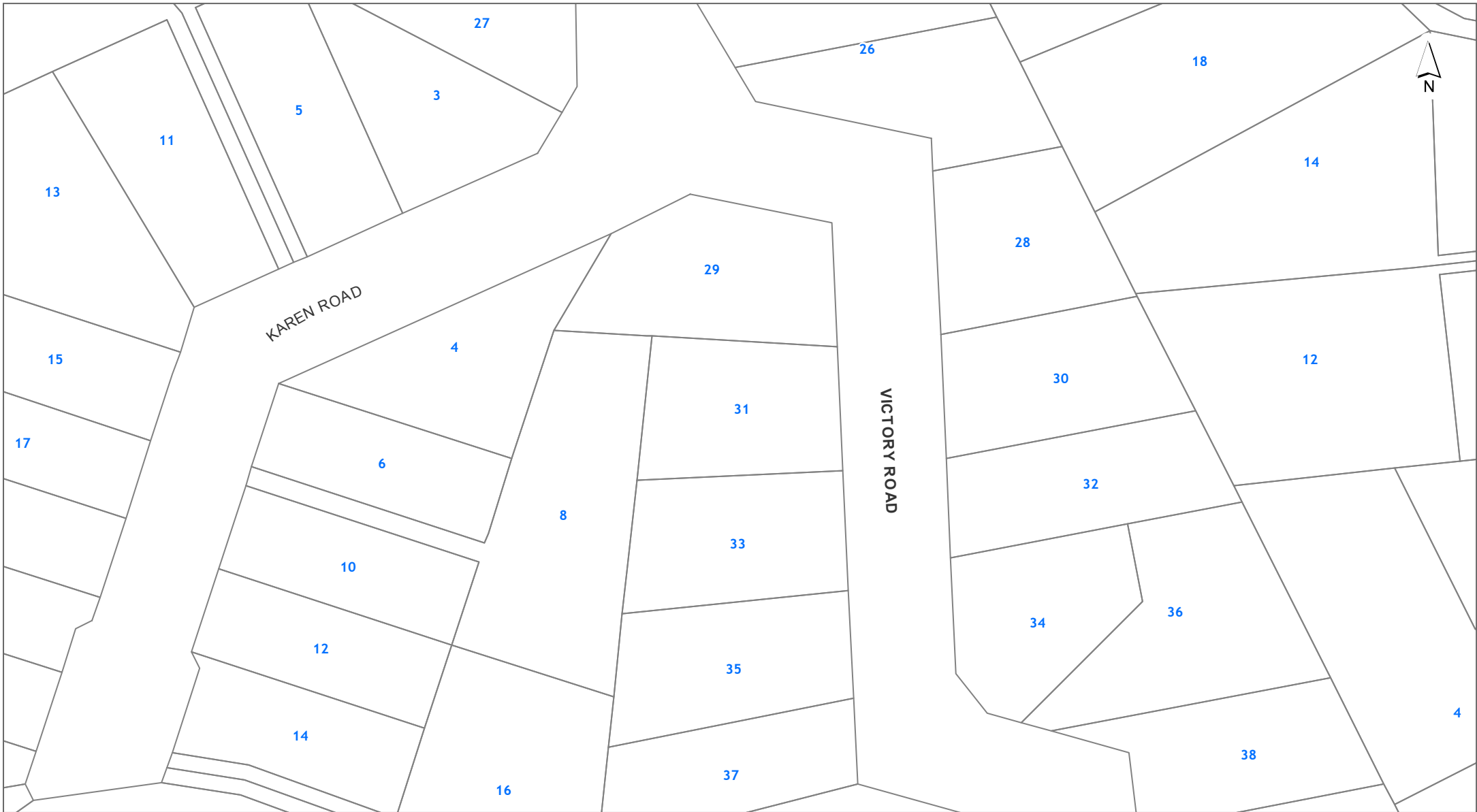
Wastewater

- |  |                                    |
|--|------------------------------------|
|  | 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               |

Utilities

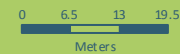
- |  |   |
|--|---|
|  | Transpower Site                                     |
|  | Pylon (Transpower)                                  |
|  | 220kv Line (Transpower)                             |
|  | 110kv Line (Transpower)                             |
|  | 33kv Line (Transpower) & Underground Line (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                                    |

Legend updated: 9/05/2018



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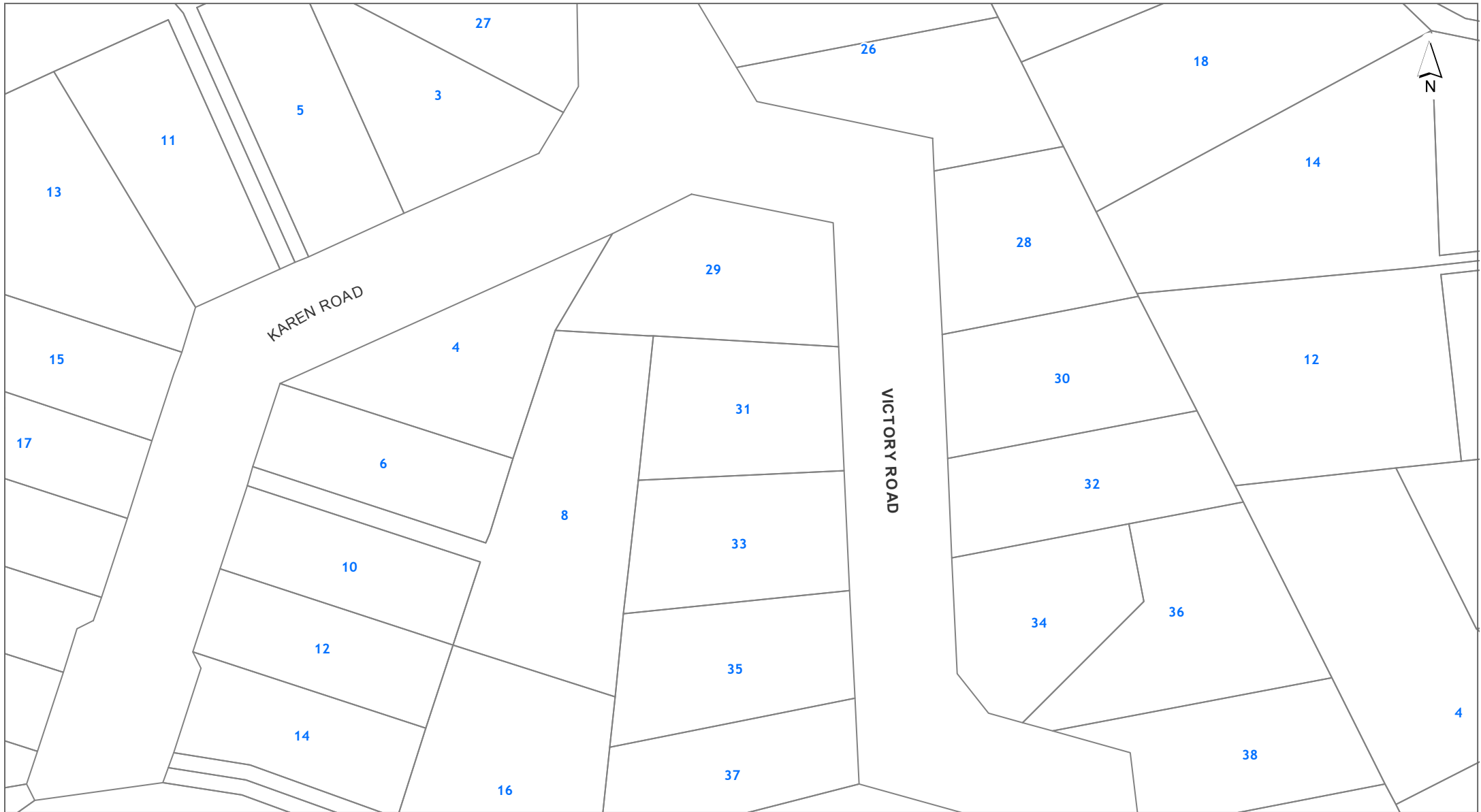
**Hazards**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**



Scale @ A4  
= 1:1,000

Date Printed:  
11/07/2019



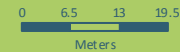


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**Natural Hazards - Coastal Inundation**

**31 Victory Road Laingholm**

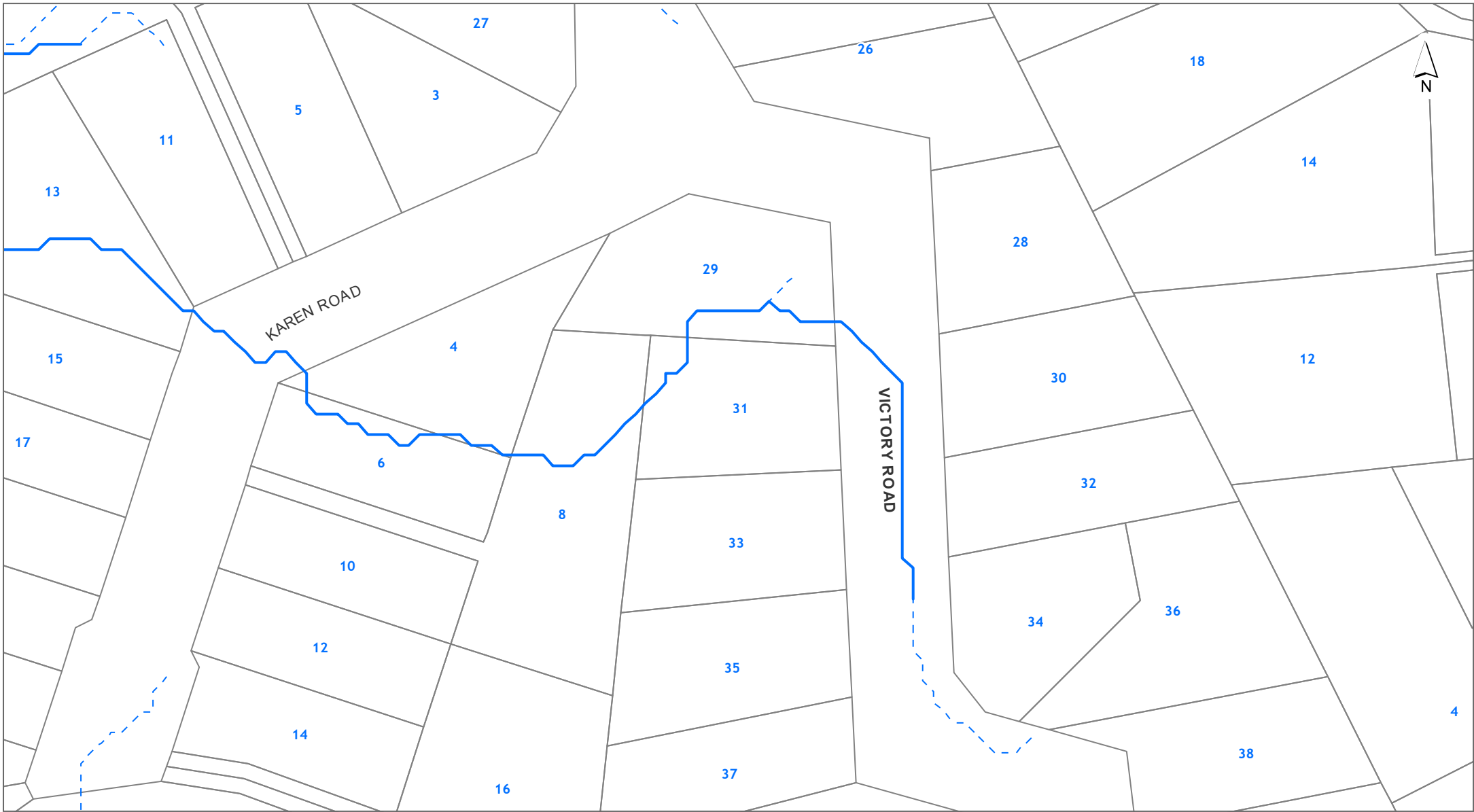
**LOT 644 DP 32446**



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**11/07/2019**



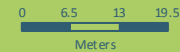


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**Natural Hazards - Flooding**

**31 Victory Road Laingholm**

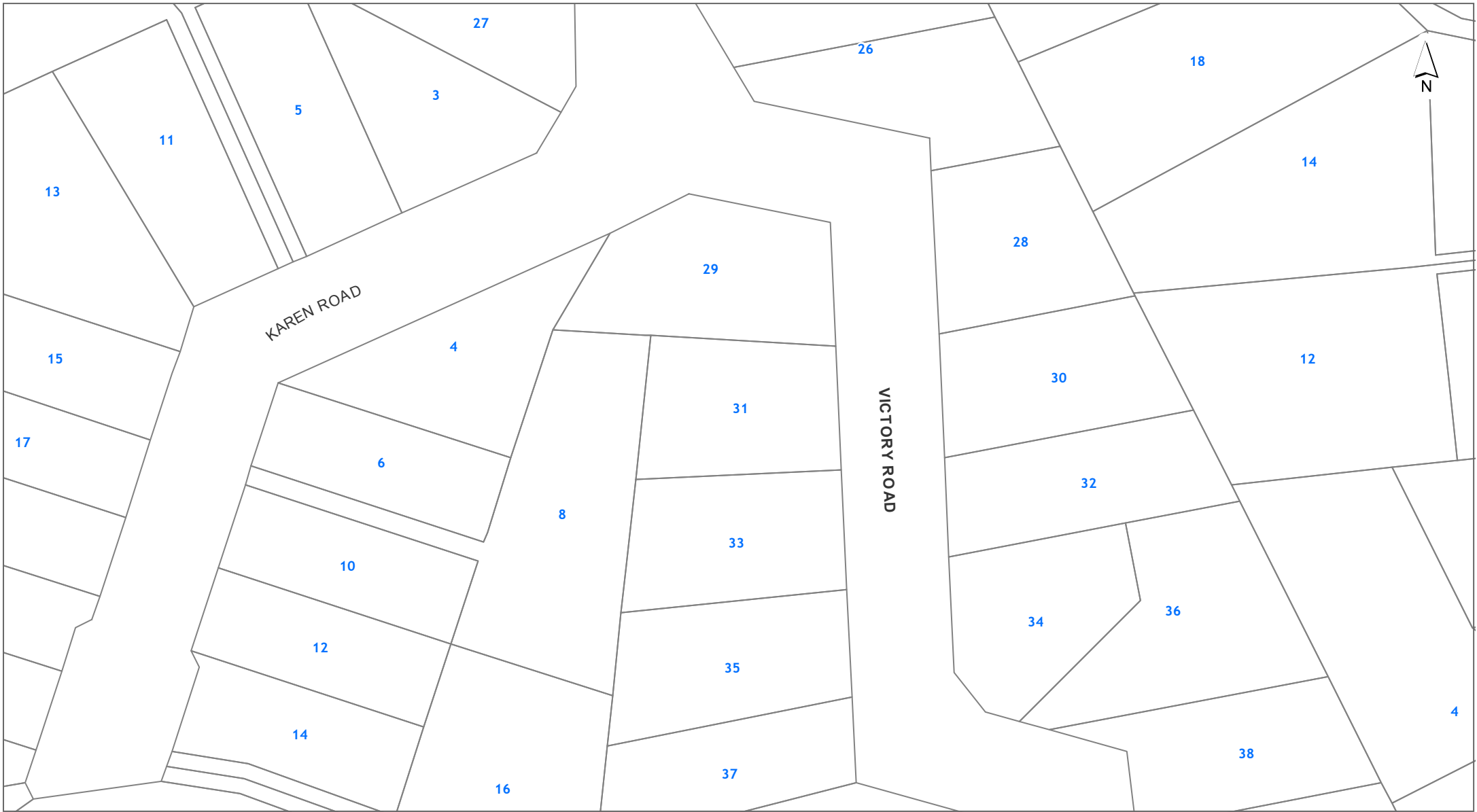
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**Date Printed:**  
**11/07/2019**



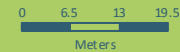


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**Natural Hazards - Sea Spray**

**31 Victory Road Laingholm**

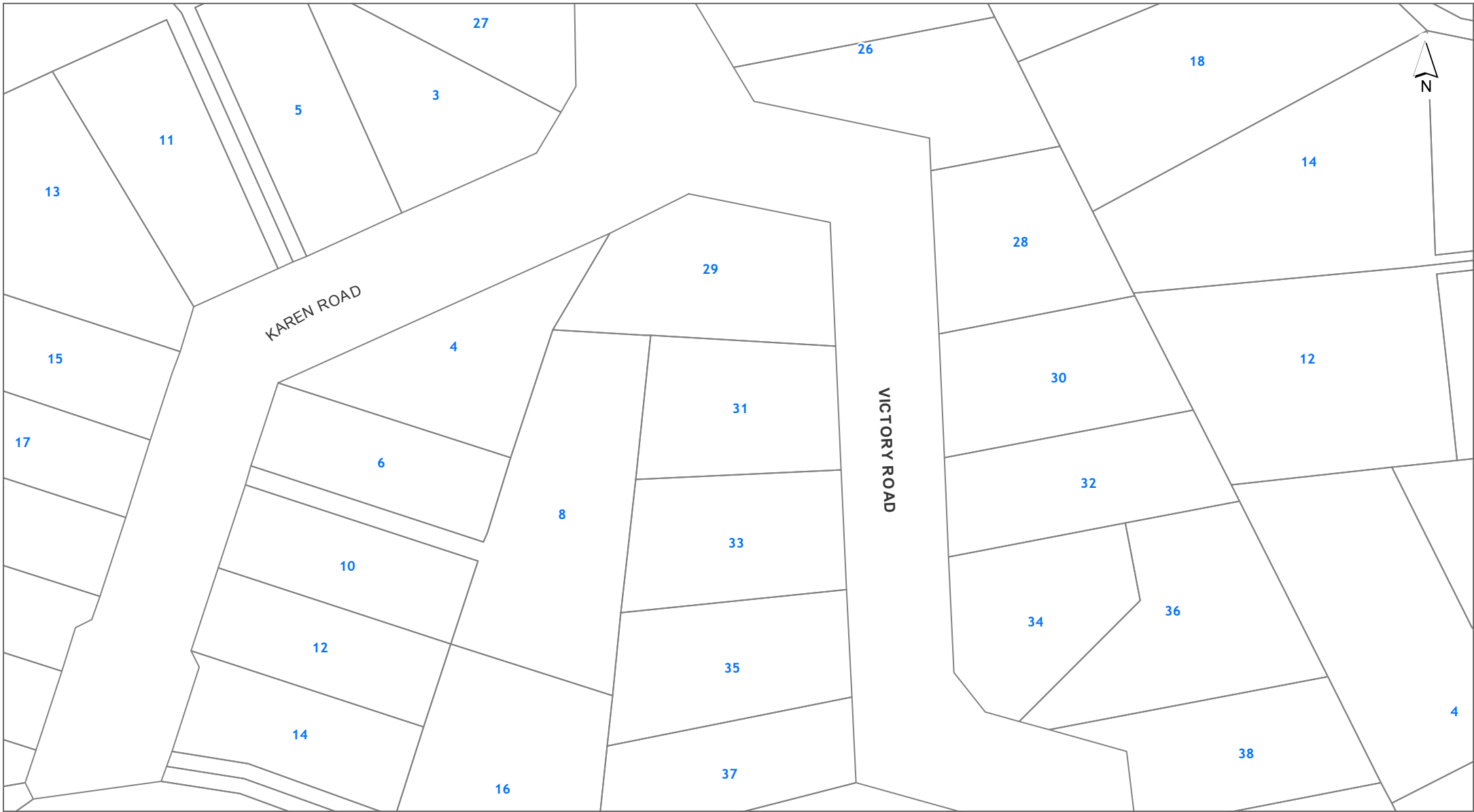
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**Date Printed:**  
**11/07/2019**



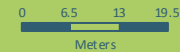


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**Natural Hazards - Volcanic Cones**

**31 Victory Road Laingholm**

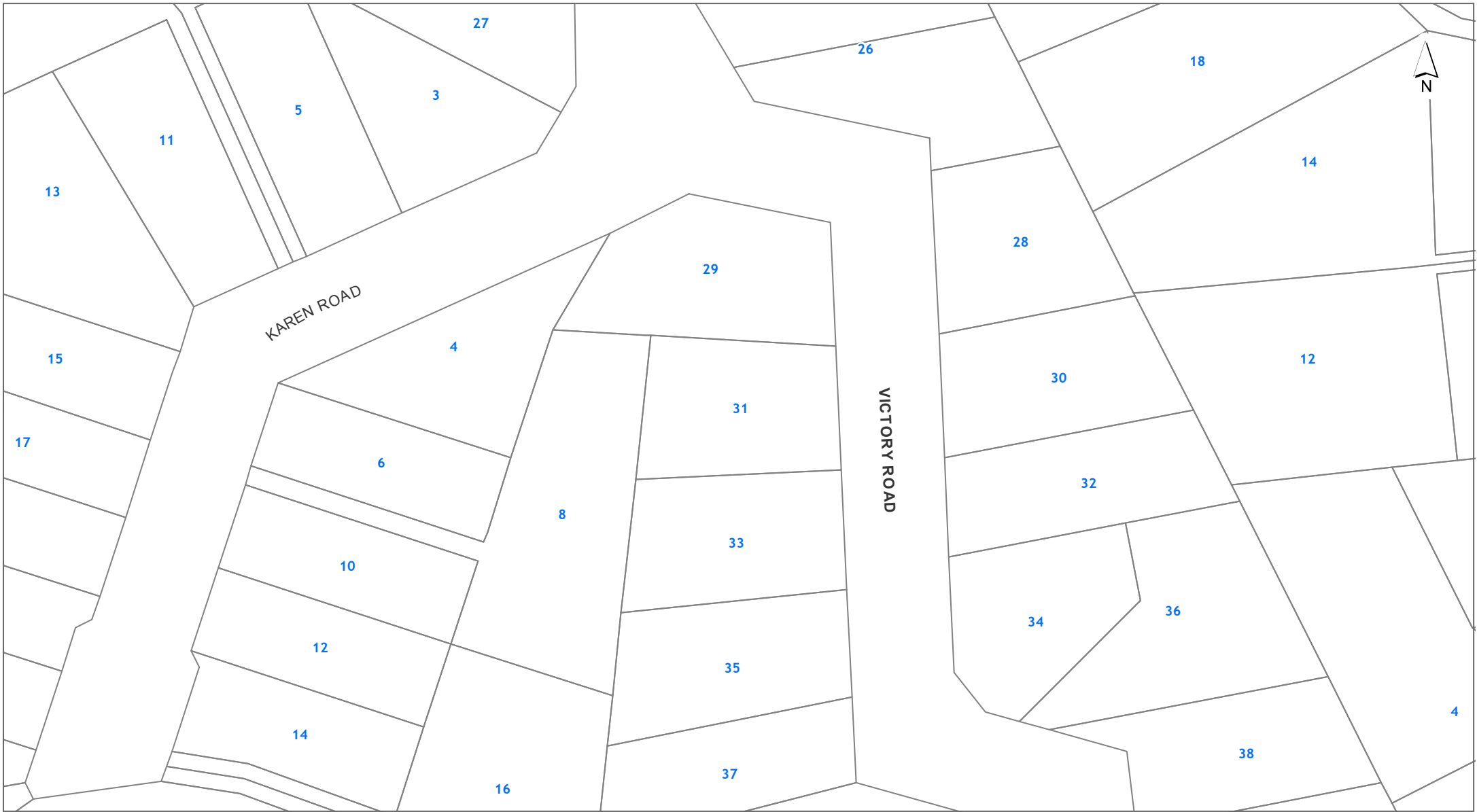
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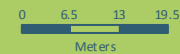
**Date Printed:**  
**11/07/2019**





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**Other**  
**31 Victory Road Laingholm**  
**LOT 644 DP 32446**



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**= 1:1,000**

**Date Printed:**  
**11/07/2019**
















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 2000m<sup>2</sup> to 3999 m<sup>2</sup>
-  Catchment area 4000 m<sup>2</sup> to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

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

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

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.

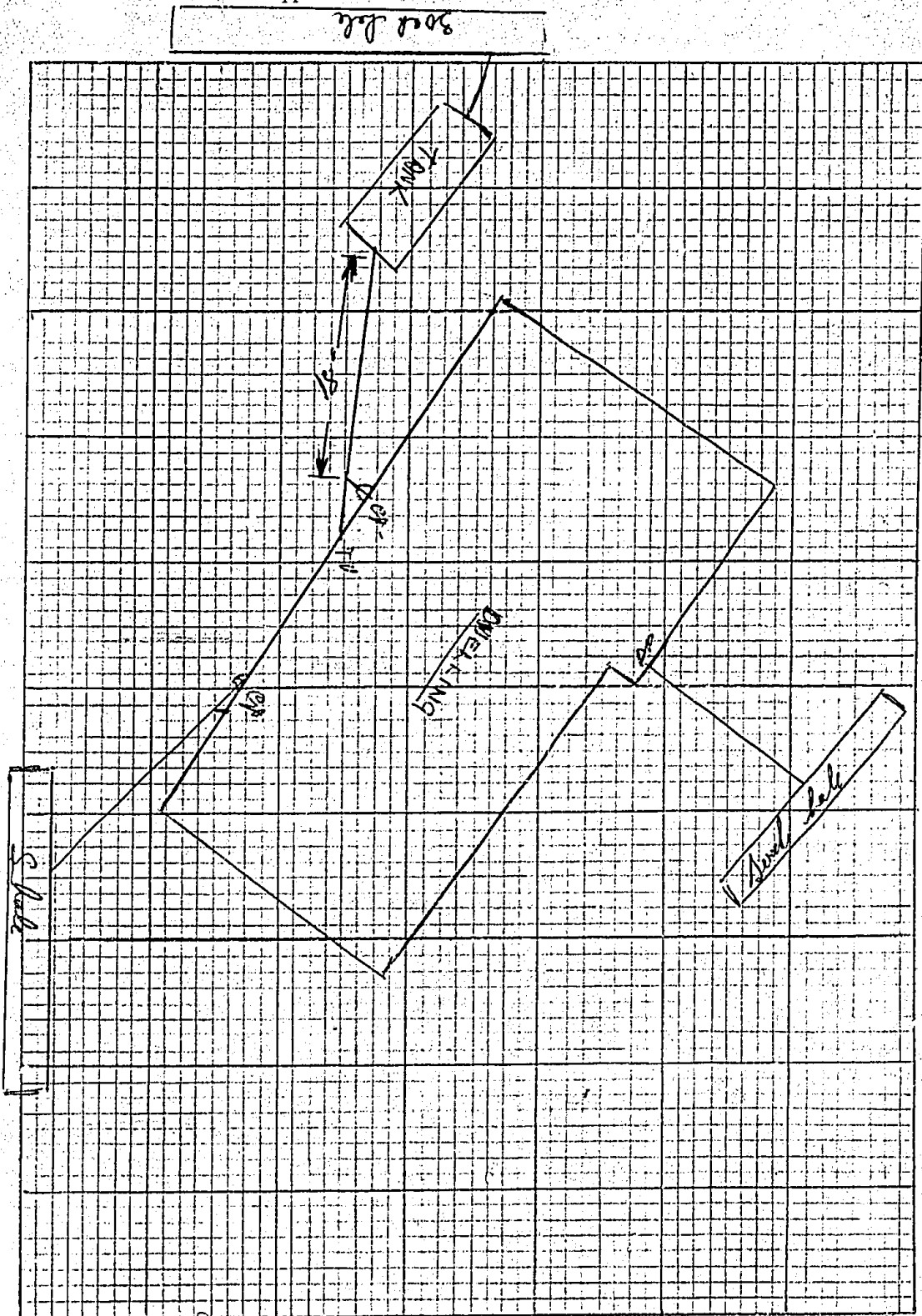
Legend updated: 12/06/2018



31 Victory Rd

Lot 644  
DP 32446

NOTE: For drainage work a scale plan in ink, showing street line, section boundaries, buildings in outline, lines of drains, inspection pipes, etc. MUST be supplied.



27/8/75 - Drainage Permit No 1423  
1506  
SCALE 1/8th inch = 1 FOOT  
1/4th inch = 2 FEET  
1437

Lot 644, Victory Rd  
Langhelm  
Mr & Mrs Grappin

26 October 2004

Karl Hitchens  
C/- Versatile Building Limited  
18 Henderson Valley Road  
Henderson  
WAITAKERE CITY

Dear Sir/Madam

**Resource Consent Application Number RMA20041124**  
**Location: 31 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, it is recommended that **consent is granted** to the application by Karl Hitchens to construct a 'cottage', resulting in building coverage, height in relation to boundary and yards infringements, requiring earthworks within 1m of a site boundary, and increasing impermeable surface cover beyond 15% of the site on a site known to be stability sensitive, (as more accurately defined in Sections 3 and 4 of this report) at 31 Victory Road, Laingholm being Lot 644, DP 32446 for the following reasons:

- (i) The proposed cottage will be replacement of the existing garaging, and will not diminish from the established neighbourhood character, privacy or sun and daylight access to any adjoining site;
- (ii) The proposed storm-water mitigation system will be an improvement over the existing uncontrolled discharge;
- (iii) Compliance with the recommendations of the geotechnical report will ensure that the new structure is stable;
- (iv) The proposal, for the reasons outlines above and in the body of this report is not contrary to the Objectives and Policies of the District Plan nor Part II of the Act.

#### Conditions imposed on the consent are as follows:

1. The development shall proceed in accordance with the plans titled 'K Hitchens, 31 Victory Road, Laingholm' prepared by Versatile Buildings and dated 18/03/04 and all referenced by Council as RMA 20041124 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 2 (two) years after the commencement of the consent.
3. A copy of this consent shall be kept onsite at all times. It is the applicants responsibility to ensure all persons on site are aware of, and comply with, the conditions of this consent. This is a Public Document and shall be produced on request.

#### Geotechnical Conditions:

4. Foundations for the structure shall be designed to the capacity limits set in the report of Soil and Rock Consultants, ref 03365, September 2003, and be founded 300 mm into natural soils or 450 mm below finished ground level whichever is the greater and outside the influence zone of the existing retaining wall.
5. The retaining wall shall be designed for not less than at-rest earth pressures and to stay within the bearing capacity limits set for footings.
6. Exposed subgrades beneath slabs shall be protected from wetting or drying during construction.
7. An experienced geotechnical engineer familiar with the report of Soil and Rock Consultants, ref 03365, September 2003 and with the design shall be engaged to inspect the foundations and wall and shall provide the Council with a Producer Statement – Construction Review for this part of the work.

#### EcoWater Conditions:

8. Provide a minimum of **200 mm freeboard** between the finished floor level (FFL) and the highest adjacent ground level. Show this on your as-built.
9. Connect all downpipes to the proposed detention tank. Provide a 100 diameter bleed-line staked above ground through the area zoned "protected natural", and draining to the creek. Install a flexi-flume on the outlet of the dispersion pipe stapled to the creek bank to minimise erosion of the watercourse.
10. Prior to issue of the Code Compliance Certificate provide an as-built plan and certification from a registered engineer confirming that stormwater runoff from the **proposed 2.6 cub.m detention tank drains through a 40 mm orifice** to a 100mm diameter overflow outlet, constructed in accordance with Council's Countryside and Foothills Stormwater Management Code of Practice and shown on the Versatile Buildings Site Plan dated 18/3/04. A copy of the as-built plan will be kept on Council's Hazards and Special Features Register, and the stormwater mitigation device monitored for ongoing compliance at 5-yearly intervals. Note that it is the owner(s) responsibility to fully maintain the device in proper working order.
11. Locate the Wye junction for the extension of the private sanitary sewer as close to the dwelling as possible to minimise disturbance of the vegetation in the area zoned "protected natural". Show the location of this Wye-junction on your as-built drawing.

#### Vegetation Protection/Earthworks Conditions.

12. Before commencement of any works, adequate sediment and erosion control measures shall be constructed and maintained in accordance with Appendix 3, Erosion and Sediment Control Measures Appendix to the Natural Area Rules of the Waitakere City Council Proposed District Plan, **and/or** in accordance with Auckland Regional Council Technical Publication # 58 (ARC:TP58), *Erosion and Sediment Control Guidelines for Land Disturbing Activities*.
13. All spoil excavated for the foundations and not suitable for back filling shall be removed from the site within one week of the completion of earthworks. No stockpiling may occur in the wetland/boggy area or in the dripline of protected vegetation. No filling may occur outside the building platform without further geotechnical advice, and resource consents.
14. Prior to the commencement of earthworks, a temporary protective fence shall be erected between the proposed new foundations/structure and the mature native vegetation (no closer than 1m to the vegetation) in order to delineate and protect vegetation from accidental damage. The protective fence shall be non-moveable and strong relative to the works proposed.  
*Note: Steel warratahs with orange safety mesh is an appropriate protective fence. Warratahs (or other suitable supports) should be located generally clear of the immediate root zone of vegetation to be protected.*

15. The proposed storm-water mitigation tank shall be located clear of the dripline of the Kahikatea located to the west of the buildings (see Figure 4), the most suitable location being on the area vacated by the small shed to be removed immediately below the proposed cottage. All care shall be taken when working in the vicinity of protected native vegetation to ensure its long term survival. See also EcoWater Conditions above relating to the placement of lines overground, and connection as close as possible to the proposed dwelling.

#### Building Coverage Conditions

16. The existing garage and carport structure, and the small shed immediately to the rear of the carport shall be dismantled/demolished and removed from the site prior to the occupation of the proposed cottage.
17. The proposed cottage shall be clad in materials and colours that are similar and complementary to the existing dwelling, to the satisfaction of the Manager, Resource Consents.

#### Monitoring Conditions:

18. A consent compliance monitoring fee of \$178.00 (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 \$178.00 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.

#### 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 849 0400.
2. Take note that the conversion of the cottage to a self contained residential unit will require further resource and building consents. The payment of a Development Contribution would also be required. Failure to obtain the required permissions could invite prosecution under the Building Act 2004, Resource Management Act 1991, Local Government Act 2002, and/or any other relevant legislation.
3. Control of Wandering Jew (an Environmentally Damaging Plant) appears to be an issue on this site (as it is on any site once established). Ongoing physical control is almost the only way to minimise its spread. Place most of the mass of the plant into plastic bags at the growing location (to avoid spreading the plant which will grow from any small fragment) and dumping to land fill, followed by careful chemical herbicide application may be required (recommend Glyco-phosphate (e.g. Roundup) due to the sites proximity to water – take care to avoid native vegetation to be retained). Contact the ARC's Enviroline (ph 09-366-2000) for free advice.

#### **\*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 28/10/2006**

Please contact Kyle Balderston (extn 8125) 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

\* 31 Victory Rd \*

19 May 1998

STEPHEN GEORGE GRIFFITHS  
31 VICTORY RD  
LAINGHOLM  
WAITAKERE CITY 1007



Waitakere City Council

Dear Sir/Madam

Resource Consent Application Number RMA980945  
Location: 31 VICTORY RD, LAINGHOLM, WAITAKERE CITY 1007.

I am pleased to advise that your Resource Consent (Planning) application has been considered and consent has been granted pursuant to sections 94, 104, 105, and 108 of the Resource Management Act 1991.

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

Please note also that you must establish the activity within two years. If that does not happen the consent lapses and you may need to apply for an extension or a new consent.

If you are dissatisfied with the decision or conditions of consent you have an opportunity to object to the Council. If you want to do this you will need to write a letter outlining your concerns. You should refer to section 357 of the Resource Management Act 1991 which covers objections to decisions ( see the guideline attached ). Any objections must be made in writing within 15 working days of your receipt of this letter.

Please contact RUTH ANDREWS-BIDOIS of the Resource Management Section ( extn 8335 ) if you have any general queries about the enclosed report or decision.

If you are dissatisfied with the decision and are considering lodging an objection you may wish to discuss the matter first with Peter Reburn, Planning Manager (836-8014).

Yours faithfully

Peter Reburn  
PLANNING MANAGER