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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>	10 Laingfield Terrace Laingholm
<b>Application number</b>	8270185016
<b>Customer Reference</b>	
<b>Date issued</b>	27-Sep-2019
<b>Legal Description</b>	LOT 4 DP 90939
<b>Certificates of title</b>	NA47D/928

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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.

### 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.

## 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) 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>	12341744065
<b>Rates levied for the Year 2019/2020 :</b>	\$3,224.10
<b>Total rates to clear for the current year (including any arrears):</b>	\$2,432.19


The rates figures are provided as at 8 a.m. 27/09/2019. It is strongly advised these are not used for settlement purposes.

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## 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

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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

10 Laingfield Terrace Laingholm

Application No.	Description	Decision	Decision Date
LUC-1993-1397	Land Use Consent Extension to Existing dwelling. Building coverage, Yards, onsite turning.	Granted	05/07/1993

#### 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

10 Laingfield Terrace Laingholm

Application No.	Description	Issue Date	Status
BPM-1985-28439	Dwelling	18/06/1985	Issued (See Note 1)
BPM-1988-3542	Addition to Dwelling - Deck	06/12/1988	Issued (See Note 1)
ABA-1993-1397	Additions to Dwelling - Extension	26/07/1993	CCC Issued 17/08/1999 (See Note 2)
ABA-1994-4072	Heater Installation	02/06/1994	CCC Issued 03/10/1994 (See Note 2)
ABA-1994-5778	Swimming Pool	30/11/1994	CCC Not Issued (See Note 3)

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.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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	Council records show that no building consents have been granted under the Building Act 2004 or its predecessors for the following works at the property. .,Unauthorised Spa Pool These works are therefore unauthorised. The Council has determined not to take any action at this stage.	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

10 Laingfield Terrace Laingholm

Pool Type	Reference	Last inspection date	Status
Permanent Outdoors Swimming Pool	SWIM-1994-12146	21/05/2019	Compliant

It is the owner's, occupier's, operator's, purchaser's and/or lessee's (whichever is relevant under 162C(4) of the Building Act 2004) responsibility to ensure that any residential pool barrier complies with the requirements of the Building Act 2004 at all times when the pool is filled or partly filled with water.

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

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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>

### **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

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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**

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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.

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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 : BPM-1985-28439\_Drainage Plan
- Consent Conditions : LUC-1993-1397

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

### Address

10 Laingfield Terrace Laingholm

### Legal Description

LOT 4 DP 90939

### 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\_06 - Subdivision Schedule

### Designations

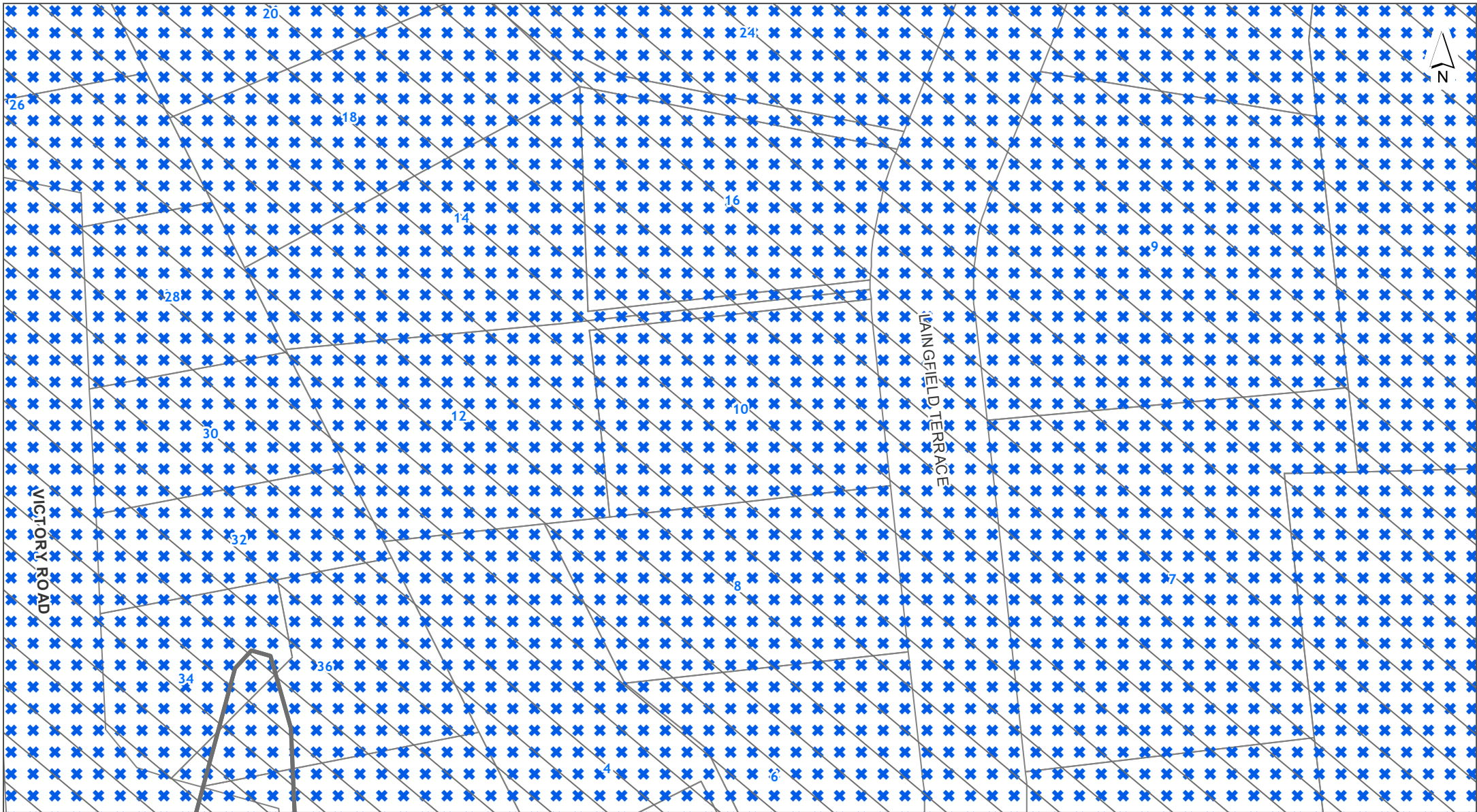


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**Built Environment**  
**10 Laingfield Terrace Laingholm**  
**LOT 4 DP 90939**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
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**Controls**  
**10 Laingfield Terrace Laingholm**  
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**Designations**  
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 LOT 4 DP 90939

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**Historic Heritage and Special Character**  
**10 Laingfield Terrace Laingholm**  
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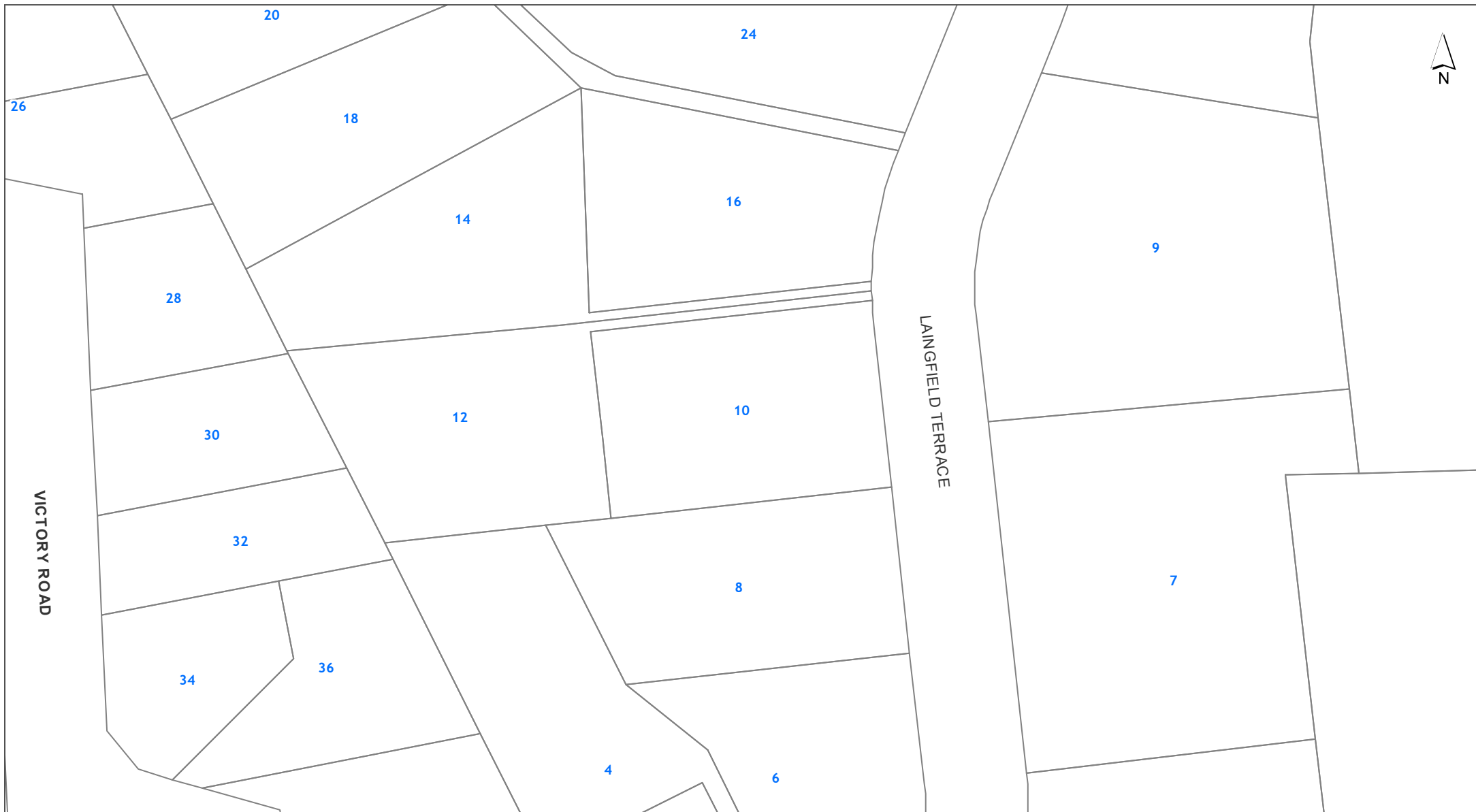


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**Infrastructure**  
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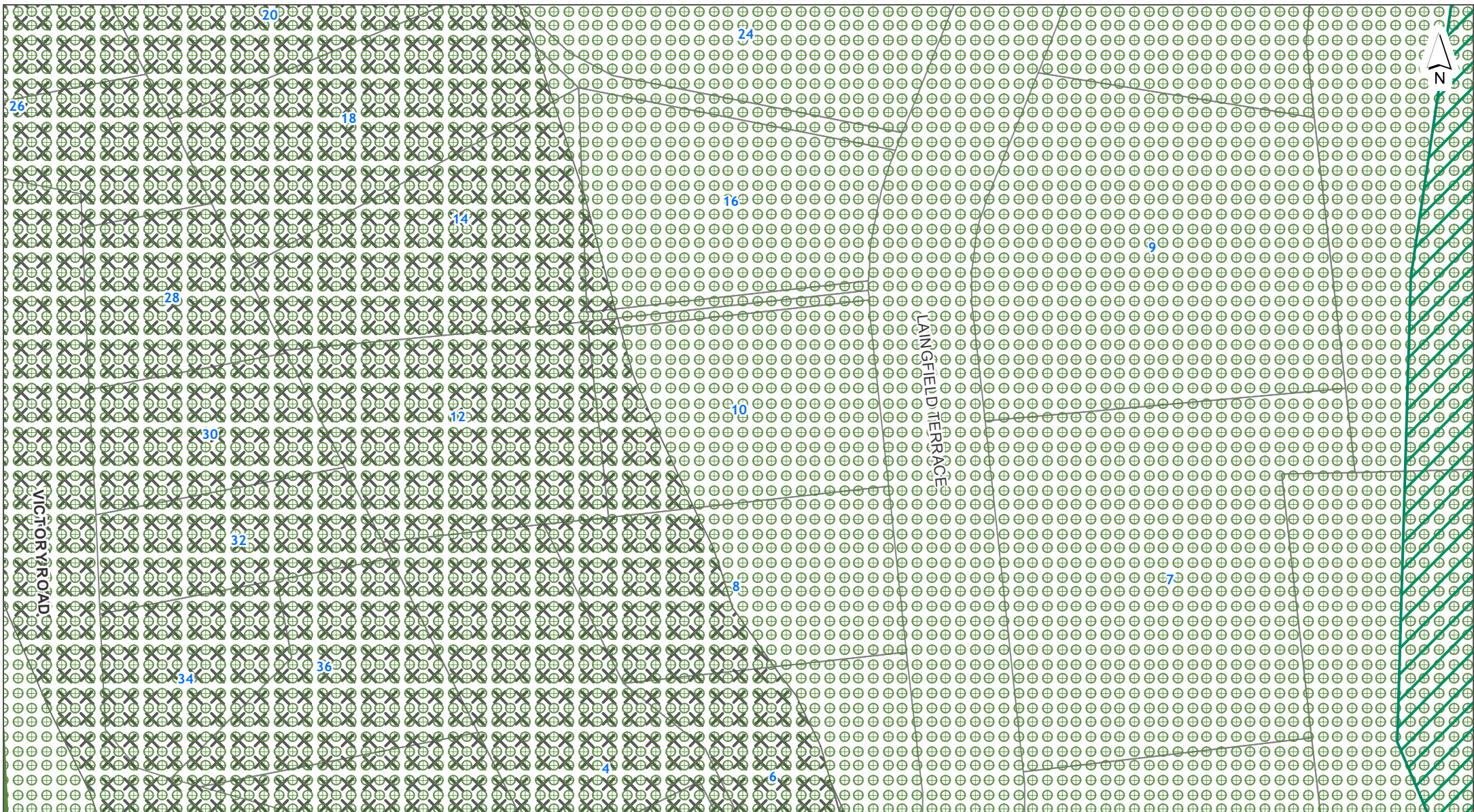
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**Mana Whenua**  
**10 Laingfield Terrace Laingholm**  
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Natural Heritage  
 10 Laingfield Terrace Laingholm  
 LOT 4 DP 90939

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**Natural Resources**  
 10 Laingfield Terrace Laingholm  
 LOT 4 DP 90939

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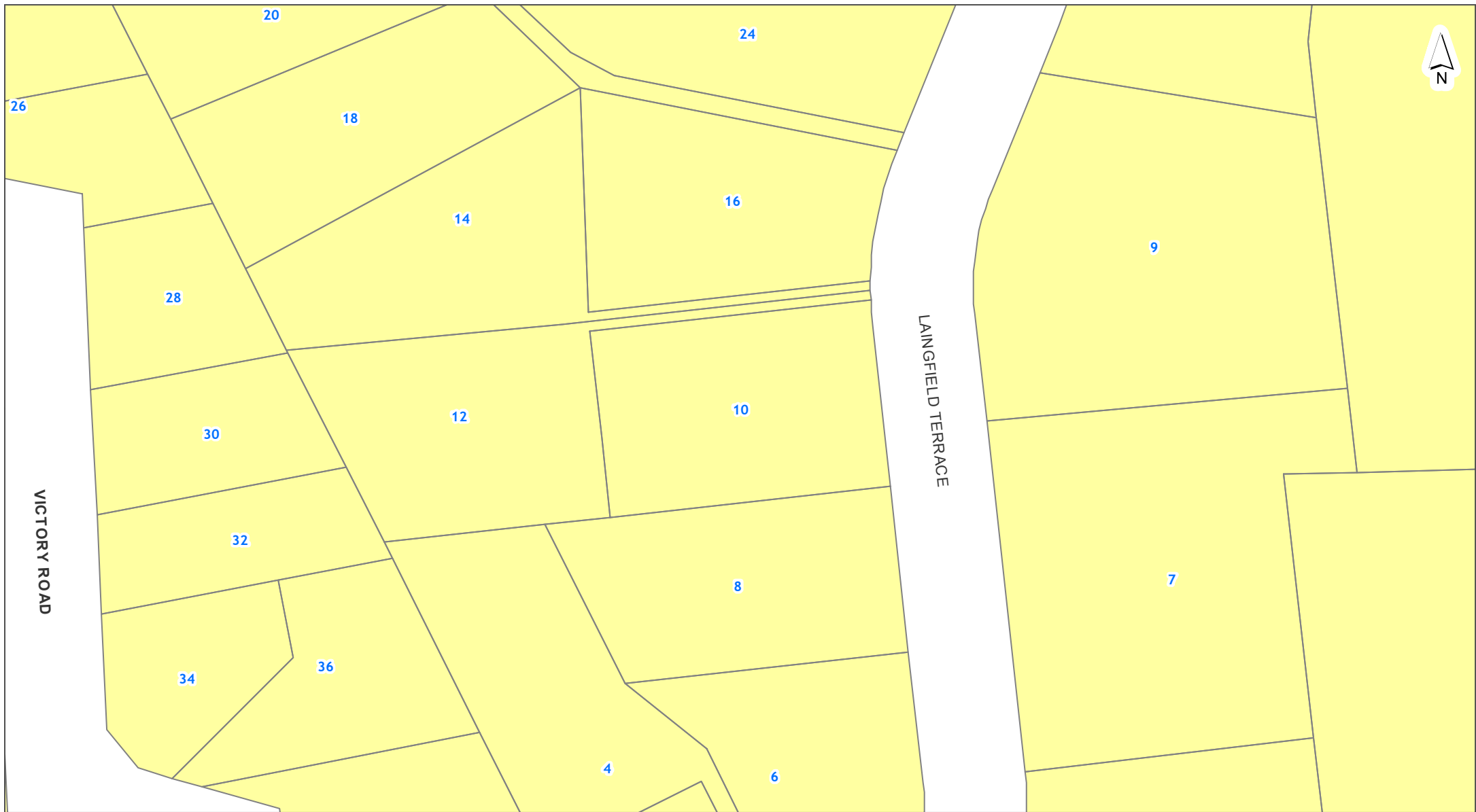


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**Precincts**  
 10 Laingfield Terrace Laingholm  
 LOT 4 DP 90939

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**Zones and Rural Urban Boundary**  
**10 Laingfield Terrace Laingholm**  
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Meters  
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## NOTATIONS

### Appeals

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

### Proposed Plan Modifications






-  Notice of Requirements
-  Plan Changes

### 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)

## ZONING







### Residential

-  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

-  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

-  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
-  Water [i]



### Rural

-  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

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

# Overlays

## Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban }
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

## Infrastructure

- 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

## Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

## Built Environment

- Identified Growth Corridor Overlay

## Natural Heritage

- 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]
- 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]
- Modified
- Natural
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

## Historic Heritage & Special Character

- 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 [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

# Controls

- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
- } Building Frontage Control
- } Vehicle Access Restriction Control

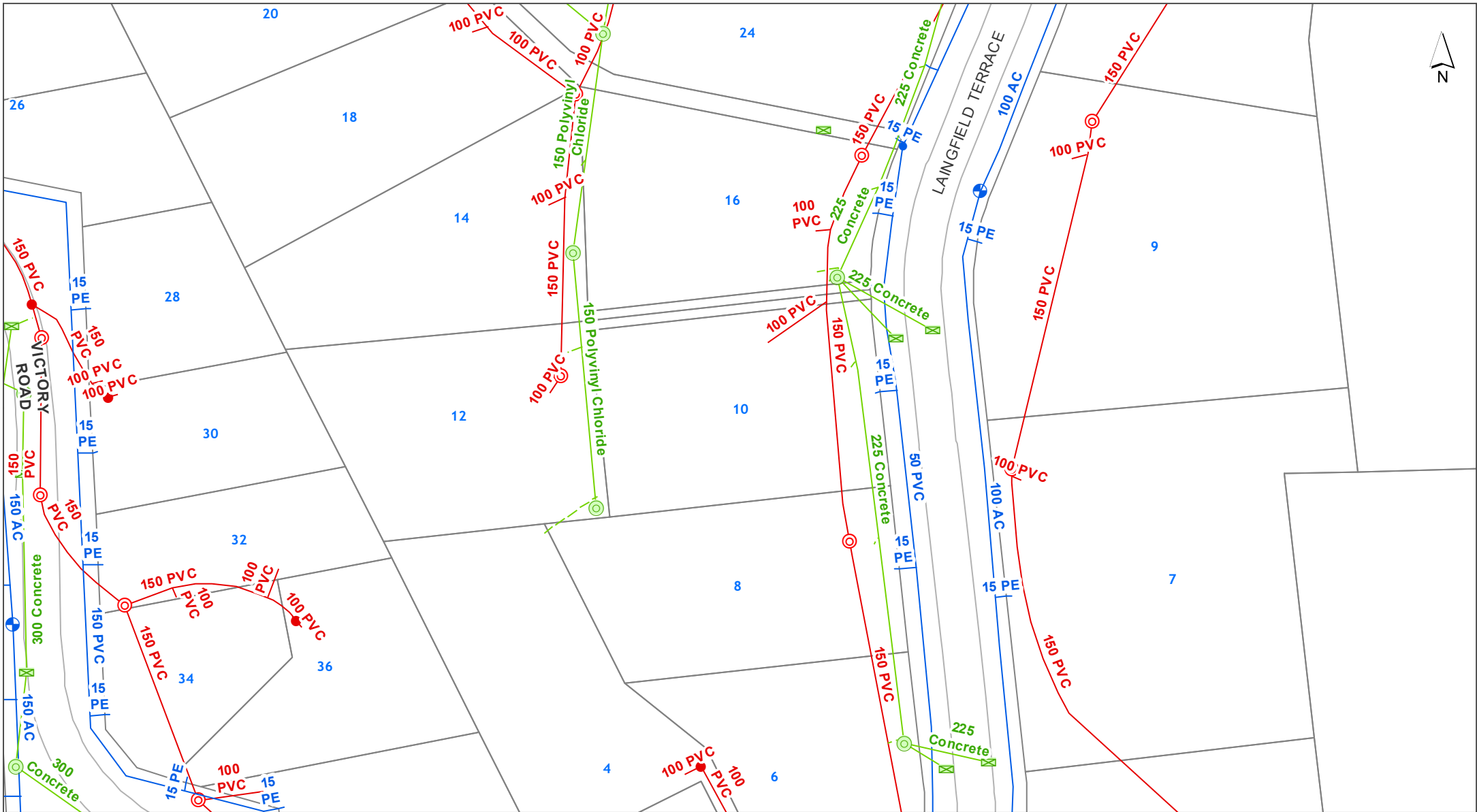
- Business Park Zone Office Control
  - Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control

# Designations

- Designations

- Airspace Restriction Designations





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**Underground Services**  
**10 Laingfield Terrace Laingholm**  
**LOT 4 DP 90939**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
27/09/2019



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

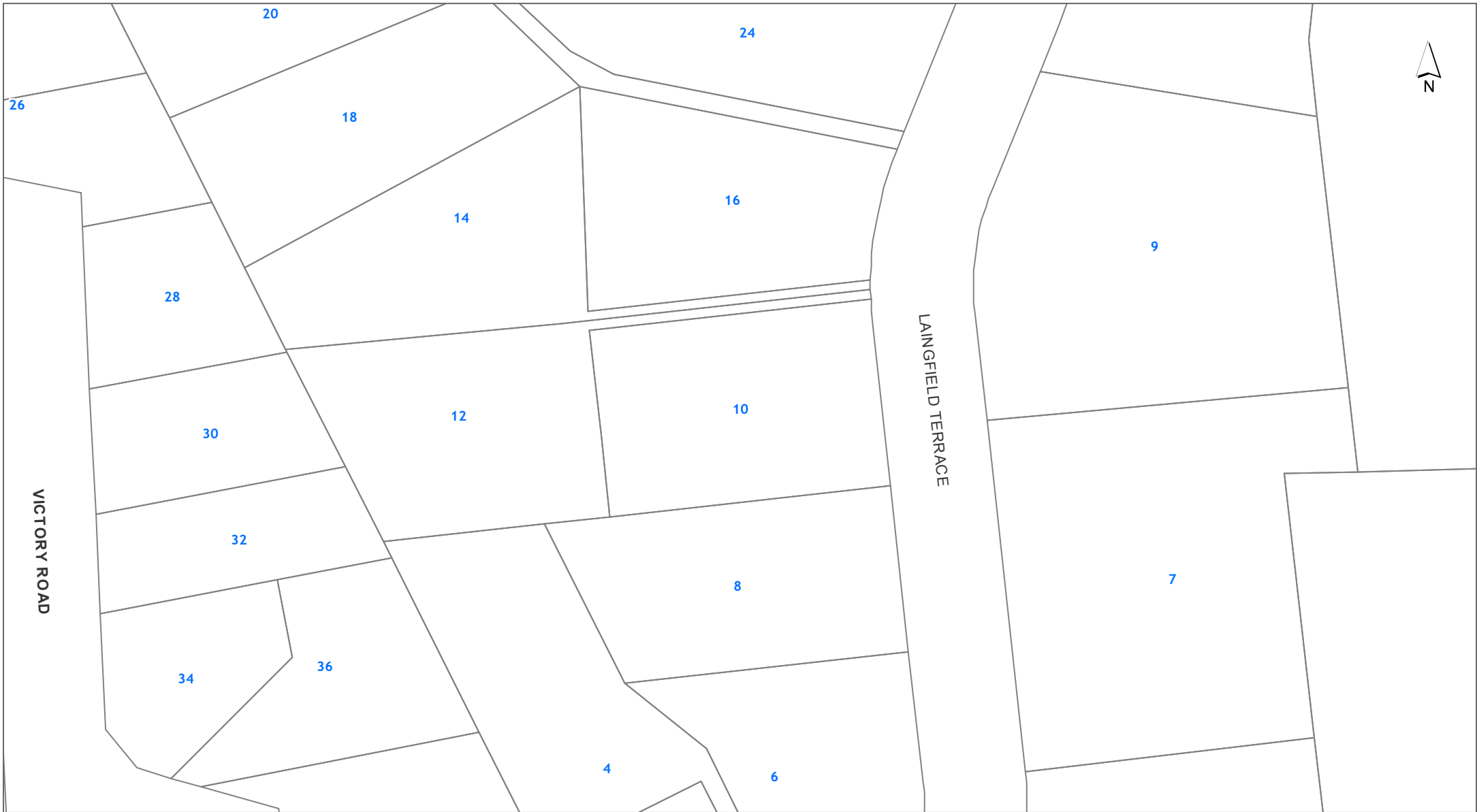
- |  |                                    |
|--|------------------------------------|
|  | Fitting                            |
|  | Fitting (Non Watercare)            |
|  | Manhole                            |
|  | Pipe (Non Watercare)               |
|  | Local Pipe (Main / Service Line)   |
|  | 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)                      |
|  | 110 kv - Electricity Transmission       |
|  | 220 kv - Electricity Transmission       |
|  | 400 kv - Electricity Transmission       |
|  | Aviation Jet A1 Fuel Pipeline           |
|  | Liquid Fuels Pipeline [Marsden to Wiri] |
|  | Gas Transmission Pipeline               |
|  | High-Pressure Gas Pipeline              |
|  | Medium-Pressure Gas Pipeline            |
|  | Indicative Steel Mill Slurry Pipeline   |
|  | Indicative Steel Mill Water Pipeline    |
|  | Fibre Optic Cable (ARTA)                |
|  | Contour Interval                        |

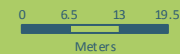
Legend updated: 15/08/2019





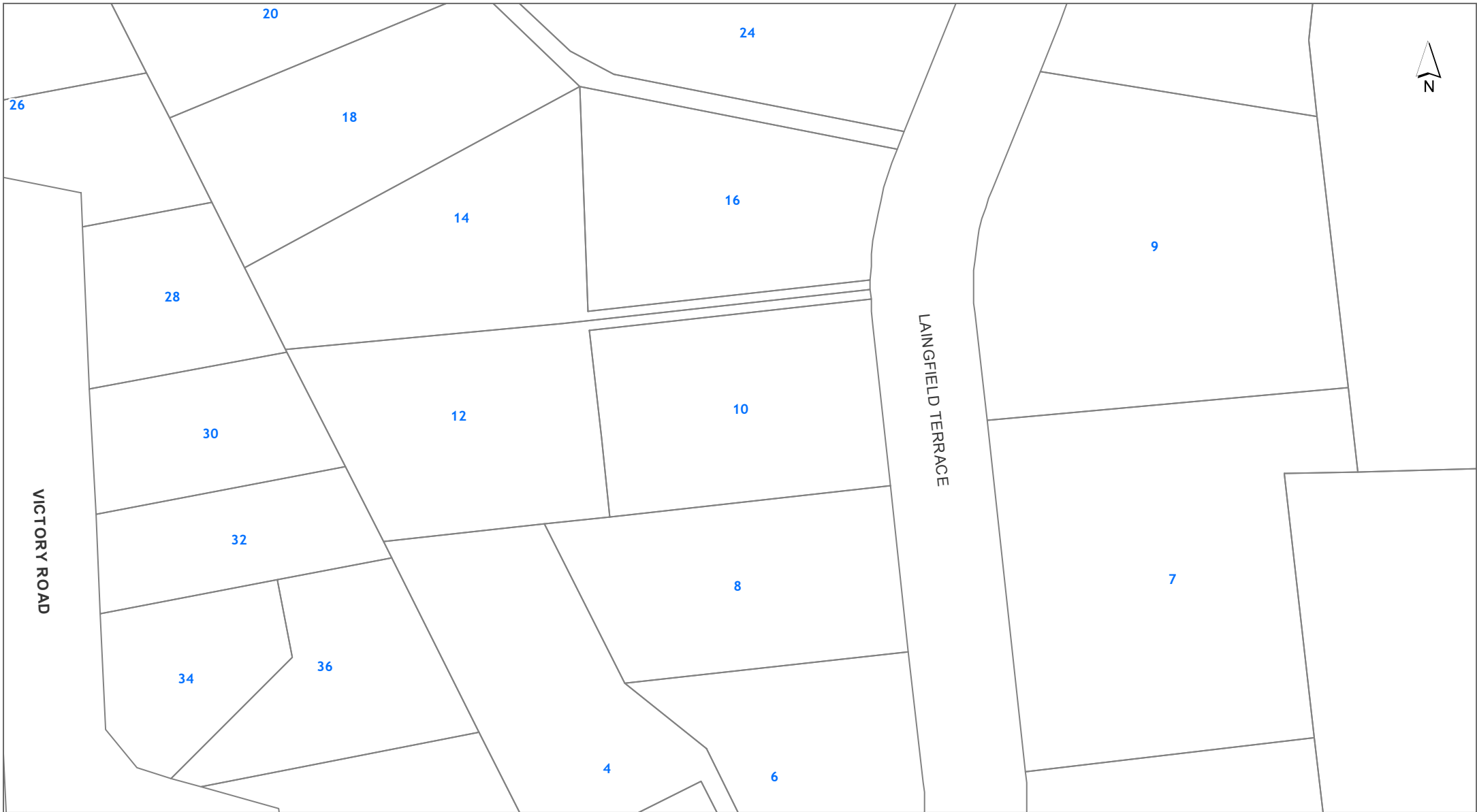
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**Hazards**  
**10 Laingfield Terrace Laingholm**  
**LOT 4 DP 90939**



**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**27/09/2019**

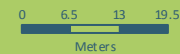


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**Natural Hazards - Coastal Inundation**

**10 Laingfield Terrace Laingholm**

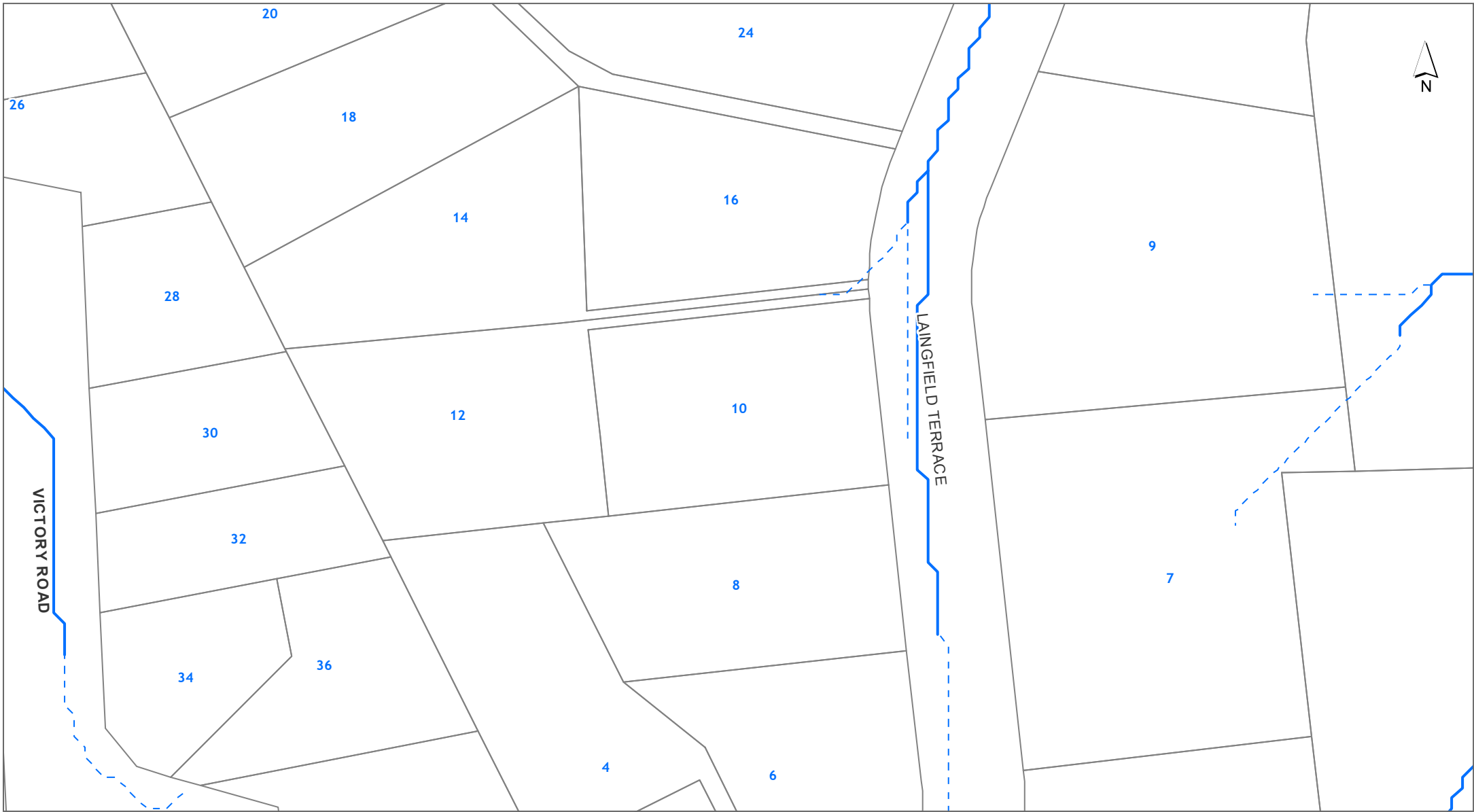
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**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**27/09/2019**



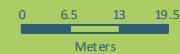


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**Natural Hazards - Flooding**

**10 Laingfield Terrace Laingholm**

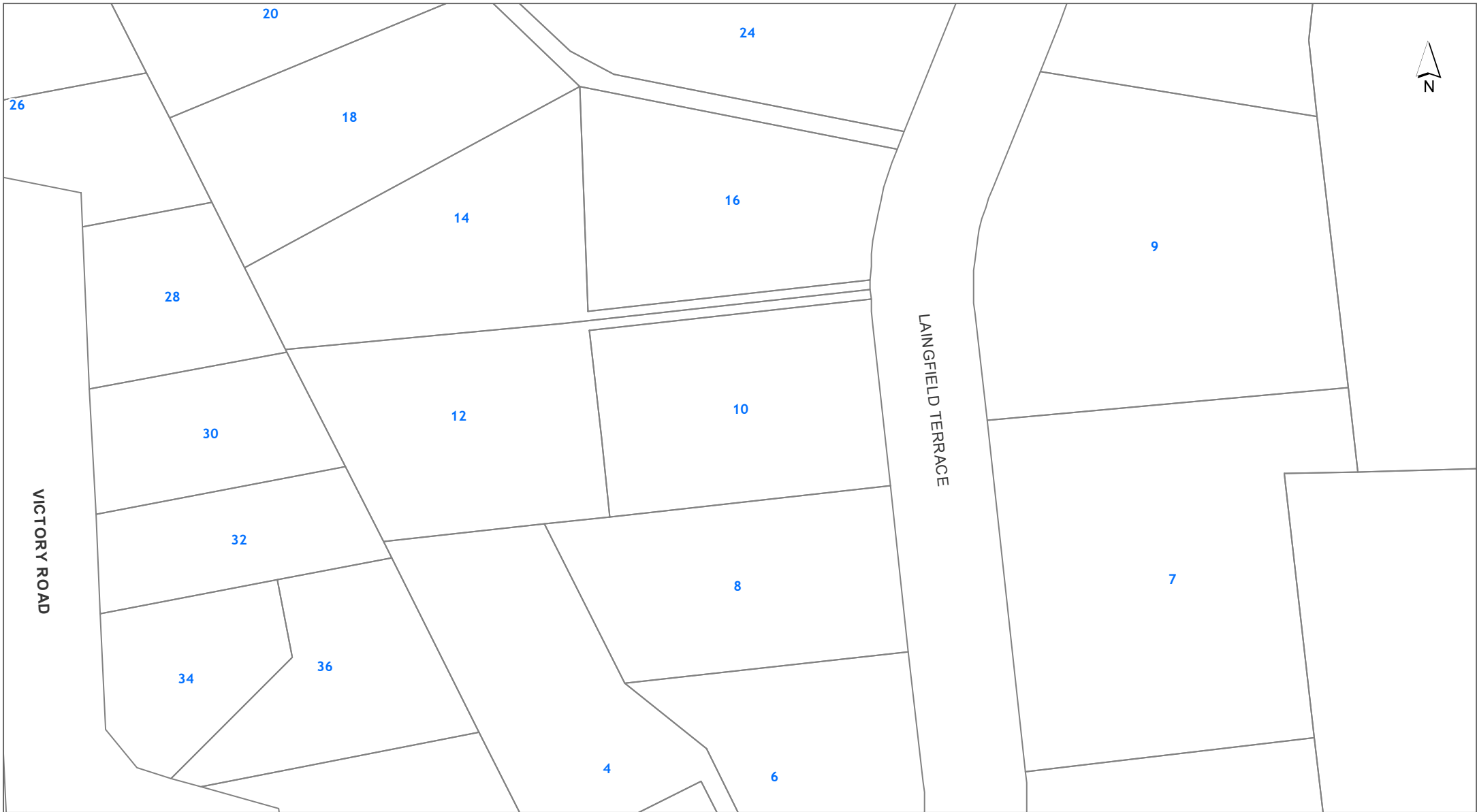
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**Scale @ A4**  
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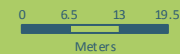
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**27/09/2019**





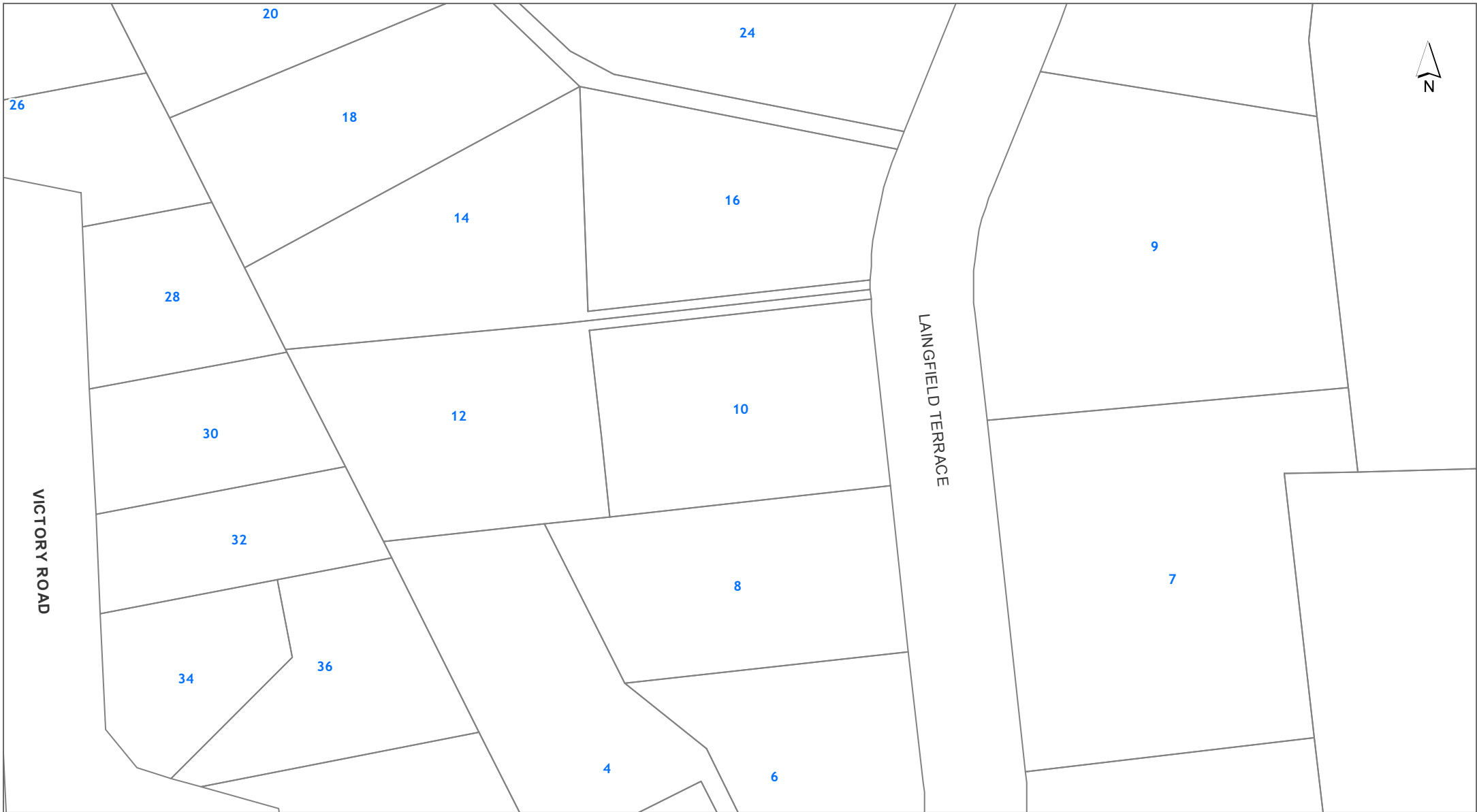
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**Natural Hazards - Sea Spray**  
**10 Lainfield Terrace Laingholm**  
**LOT 4 DP 90939**



**Scale @ A4**  
 = 1:1,000

**Date Printed:**  
 27/09/2019

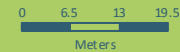


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**Natural Hazards - Volcanic Cones**

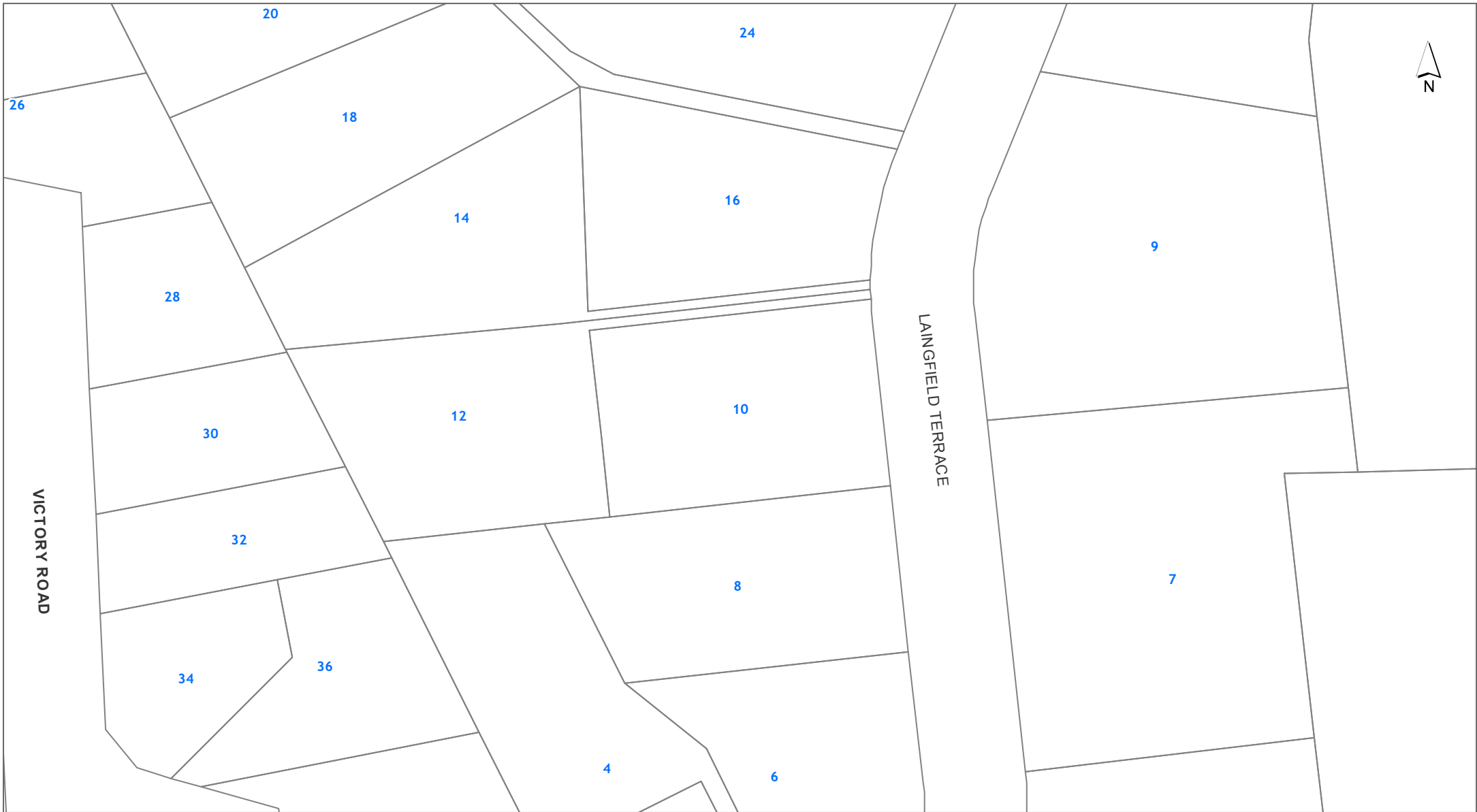
**10 Lainfield Terrace Laingholm**

**LOT 4 DP 90939**



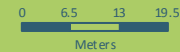
**Scale @ A4**  
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**Date Printed:**  
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**Other**  
 10 Laingfield Terrace Laingholm  
 LOT 4 DP 90939




**Scale @ A4**  
 = 1:1,000

**Date Printed:**  
 27/09/2019
















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

# WAITAKERE CITY COUNCIL

## 'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: Jabson

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

Address of Property: (No.) 10 (Street) Langfield Tce

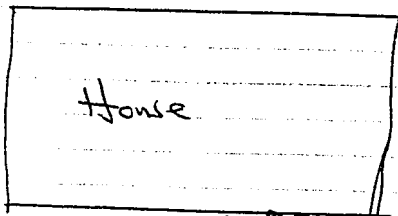
Lot 4 D.P. 90939

Drainlayer's Name: B Jackson

ROAD BOUNDARY

10m 20m 30m 40m

10 Langfield Tce



House

2.5m

3m

2.5m

Tank been sealed

For Office Use Only:—

Drainage Permit No.

Date inspected 5/10/20 Inspector

Building Permit No.



GRAPH FOR PLAN:—

Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: ... M.R. J. GIBSON .....

Scale:

Address of Property: ... 10 LANGFIELD TER ... Where possible use 1:200 (one square equals one meter)

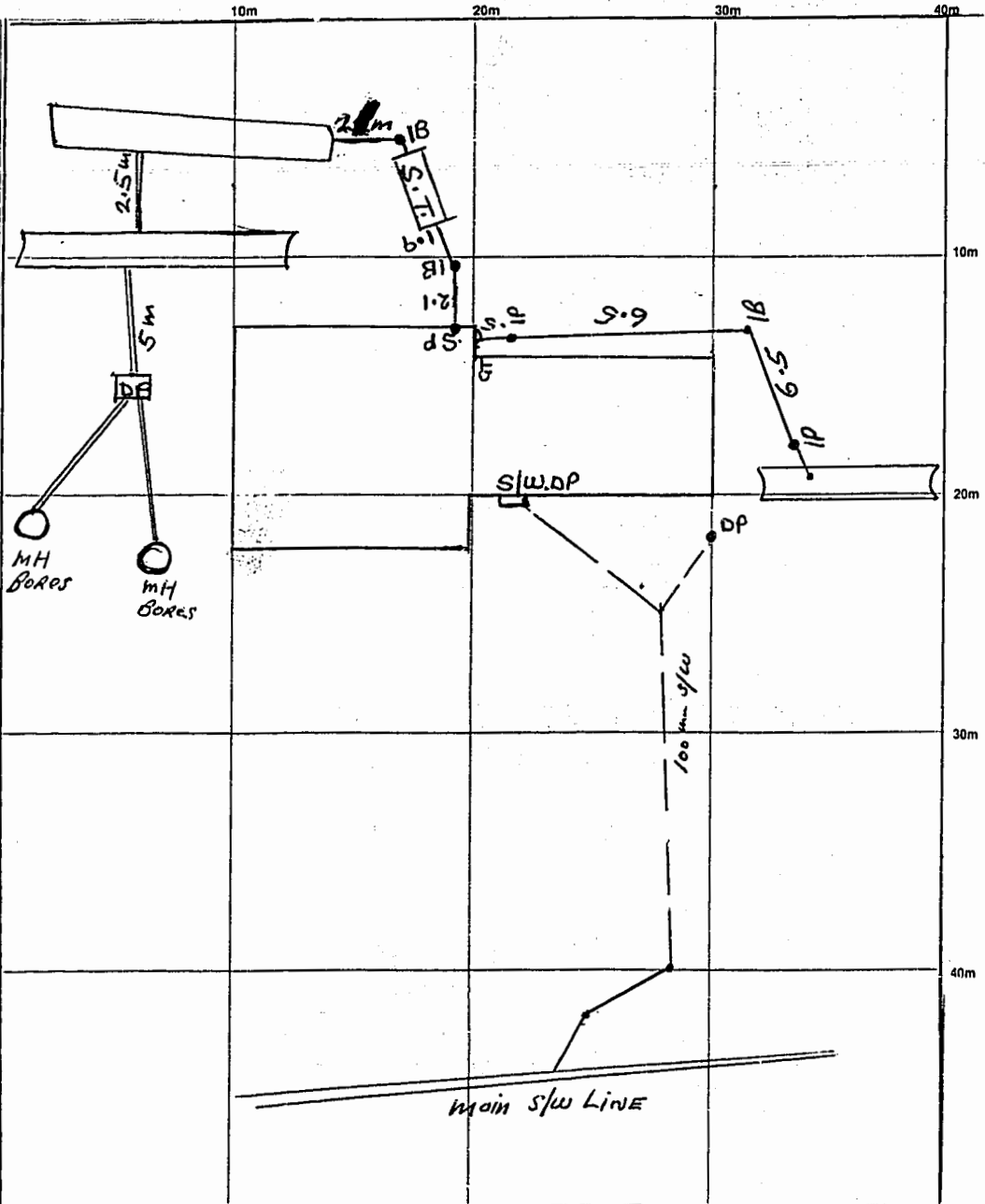
Lot ... 4 ... D.P. 90939 .....

Otherwise

Please Indicate Scale Used.

Drainlayer's Name: ... B. LESLIE .....

ROAD BOUNDARY



For Office Use Only:—

Drainage Permit No.

Building Permit No. 28439

Remarks:

Date inspected ..... Inspector .....

.....

.....

# CITY OF WAITAKERE DISTRICT PLAN

## DISCRETIONARY ACTIVITY REPORT

**OFFICER:** P.M. WELLS : LW **DATE RECEIVED:** 16/6/93  
**APPLICANT:** C. & M. JOBSON **BUILDING CONSENT NO.:** 93/1181  
**LOCATION:** 10 LAINGFIELD TERRACE **WARD:** NEW LYNN  
**LEGAL DESCRIPTION:** LOT 4 DP 90939 **ZONE:** NON URBAN RESIDENTIAL 1  
WAITEMATA SECTION

**ADDRESS FOR SERVICE:** 10 LAINGFIELD TERRACE

Further Information Required? NO  
Any Affected Persons YES  
Approval Given YES

District Plan Rule(s) not complied with: Rule 11.4:4 1(b) and (c) relating to coverage and yards and Rule 6.4.1 relating to on site turning.

Extent of non-compliance: 3.2% increase (64m<sup>2</sup>) in coverage. 1.3m encroachment in southern side yard for a length of 5m and no on site turning from one parking space.

### SITE AND NEIGHBOURHOOD DESCRIPTION

The site is a rectangular shaped front lot, located on the uphill side of Laingfield Terrace. The existing house has been angled on the site to maximise views to the east. The property has been landscaped with lawn, shrubs and trees. There is a flat lawn behind the existing house which has been retained with a high curved stone wall. The house on the property to the south of the subject site, overlooks the applicants house being on a more elevated site.

### ENVIRONMENTAL ASSESSMENT

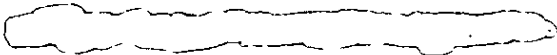
- |     |  |     |
|-----|--|-----|
| 1.  | Topography limits compliance.                              | NO  |
| 2.  | Position of existing building limits compliance.           | YES |
| 3.  | Location of existing trees/bush limits compliance.         | NO  |
| 4.  | Position of boundaries limits compliance.                  | NO  |
| 5.  | It is unreasonable to insist on compliance.                |     |
| 6.  | Affected parties consent is given.                         | YES |
| 7.  | General neighbourhood amenities are not affected.          | NO  |
| 8.  | Daylight and sunlight admission OK.                        | YES |
| 9.  | Privacy OK.  | YES |
| 10. | Physical domination effect OK.                             | YES |
| 11. | Maintenance of neighbourhood character OK.                 | YES |
| 12. | Adequate building separation maintained.                   | YES |
| 13. | Adequate open space maintained.                            | YES |
| 14. | No affect on servicing (effluent systems/stormwater).      | NO  |
| 15. | Safe movement of traffic maintained.                       | YES |
| 16. | Sufficient provision for parking/manoeuvring demonstrated. | NO  |
| 17. | Adequate screening exists.                                 | YES |

**Comments**

The proposed additions would result in the house exceeding building coverage by 64m<sup>2</sup>. However an existing deck which is partially covered by a verandah and the proposed carport are both open structures and together, account for 20% of the excess building coverage. These structures would be visible from the street but the bulk of the proposed additions would be at the back of the house where they are less visible from the street. These factors lessen the visual impact of the building coverage infringement.

**RECOMMENDATION**

That, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by C. & M. Jobson to extend an existing dwelling which would infringe the 3m side yard by 1.3m and exceed maximum building coverage by 3.2% at 10 Laingfield Terrace being Lot 4 DP 90939 for the following reasons:-



- i) Existing vegetation would partially screen the proposed additions from the road. A condition of consent would require the retention of all existing vegetation and additional planting of native species adjacent to the south east side boundary to improve the existing screening.
- ii) Given that there are large houses in this street, the proposed additions would not be out of character or detract from the amenities of the neighbourhood.
- iii) The environmental effects of the increased building coverage would be minimised given that the subject site is now connected to a public sewerage system and there is no on site disposal of effluent.
- iv) With respect to the side yard infringement the written consent of the affected neighbours has been obtained.

**Conditions imposed on the consent are as follows:-**

- 1. All existing vegetation on the site shall be retained. Native trees and shrubs shall be planted between the driveway and south east side boundary of the site within 6 months of the date of issue of the building consent. Details of the species and their location shall be submitted for the approval of the Planning Manager prior to the work being undertaken.

Officer: P.M. Wells Date: 30.6.93  
(P.M. Wells - Planner)

Checked by: P. Jobson Date: 1.7.93

**Consent Granted as Recommended**

Peter Reaburn Date: 5/7/93

**Peter Reaburn  
Planning Manager**

Letter Sent .....

Please contact Pamela Wells (Ph 836 8000 ext 8620) if you have any queries about this report.