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This information has been supplied to us by a third party. Accordingly, the Vendor and Astar 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 Astar 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.

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



Applicant	Astar Realty Ltd
LIM address	98 Victory Road Laingholm
Application number	8270196946
Customer Reference	158 Atkinson Road
Date issued	20-Nov-2019
Legal Description	LOT 301 DP 19098
Certificates of title	NA71D/205

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: Specific engineering design (not covered by NZS 3604:2011)

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

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

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

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

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Exposure Zones

New Zealand Standard 3604:2011 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: Zone D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed". For further information refer to NZS 3604:2011 Section 4 — Durability.

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.

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


Billing Number/ Rate Account:	12341777885
Rates levied for the Year 2019/2020 :	\$2,152.48
Total rates to clear for the current year (including any arrears):	\$1,614.35

The rates figures are provided as at 8 a.m. 20/11/2019. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

98 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-2005-2093	Tree Consent Build New Dwelling - Yards, Height to Boundary; Parking, Earthworks Vegetation; Natural Hazard	Granted	16/02/2006

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

98 Victory Road Laingholm

Application No.	Description	Issue Date	Status
COM-2005-3486	New Dwelling	21/04/2006	CCC Issued 06/12/2007 (See Note 2)

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

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

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

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

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

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

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

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

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

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

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

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

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

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

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- Consent Conditions : LUC-2005-2093

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

Address

98 Victory Road Laingholm

Legal Description

LOT 301 DP 19098

Appeals

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

Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

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

Overlays

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

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

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

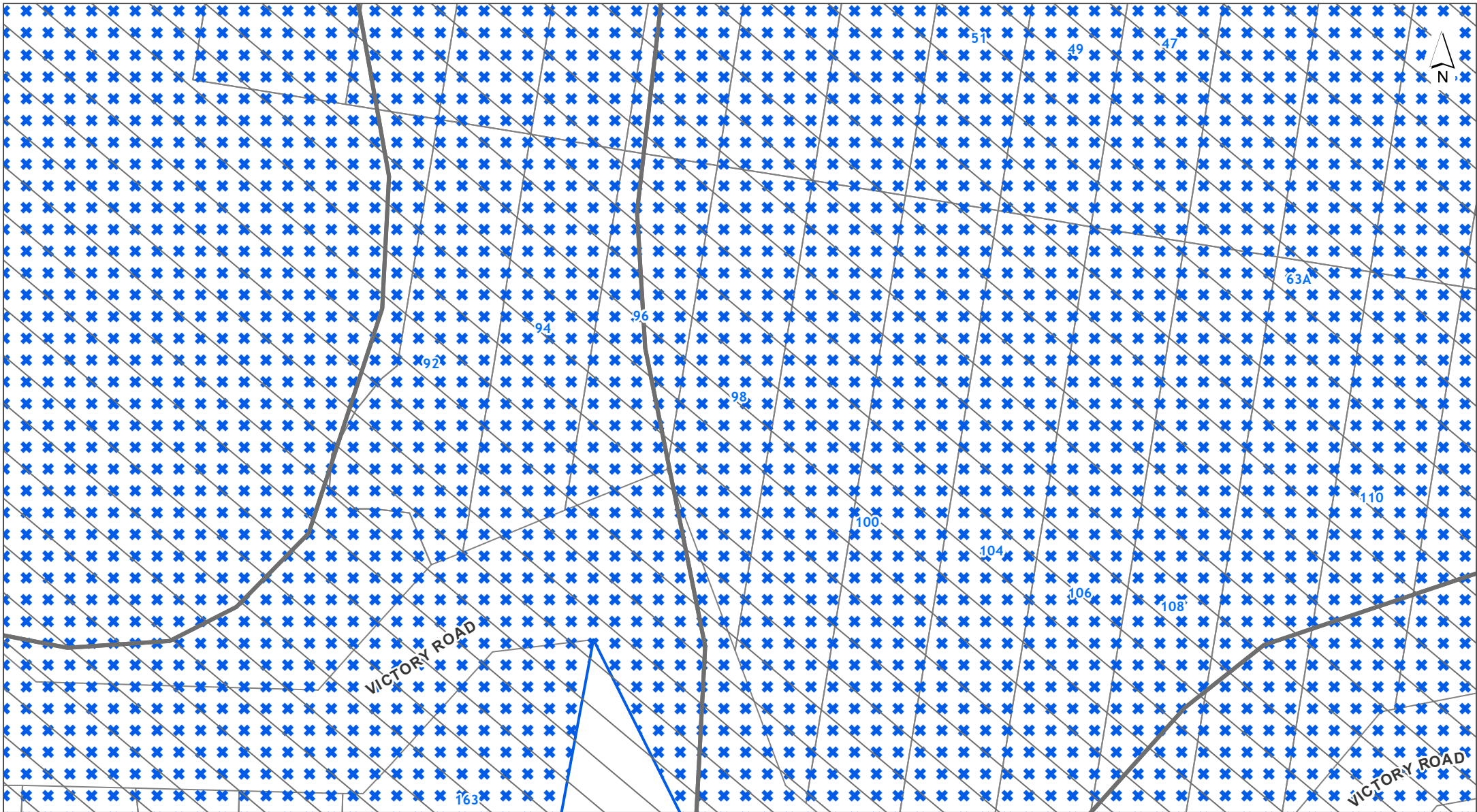


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Built Environment
98 Victory Road Laingholm
LOT 301 DP 19098

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
20/11/2019





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Controls
98 Victory Road Laingholm
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Designations
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Historic Heritage and Special Character

98 Victory Road Laingholm

LOT 301 DP 19098



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Infrastructure
98 Victory Road Laingholm
LOT 301 DP 19098

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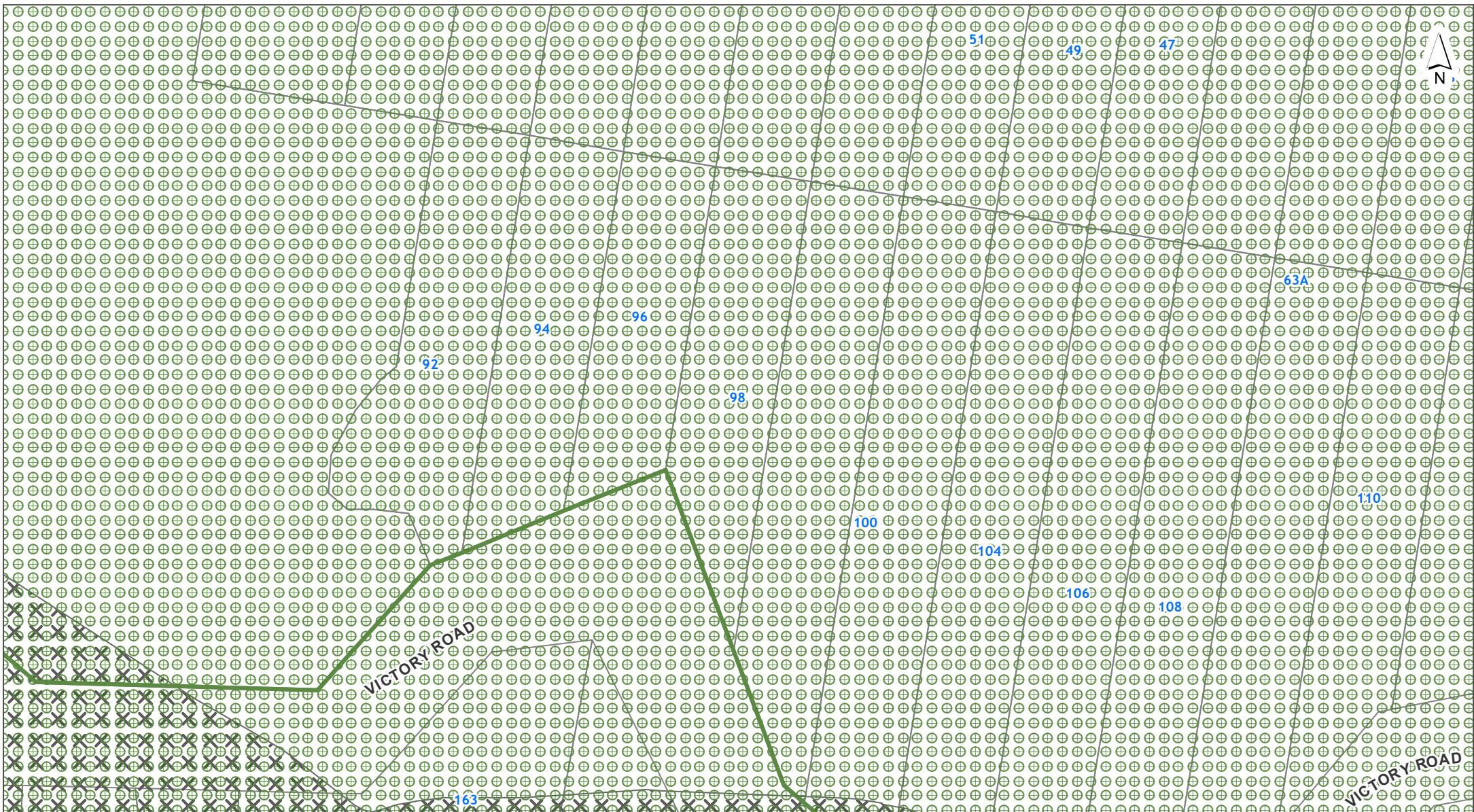


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Mana Whenua
98 Victory Road Laingholm
LOT 301 DP 19098

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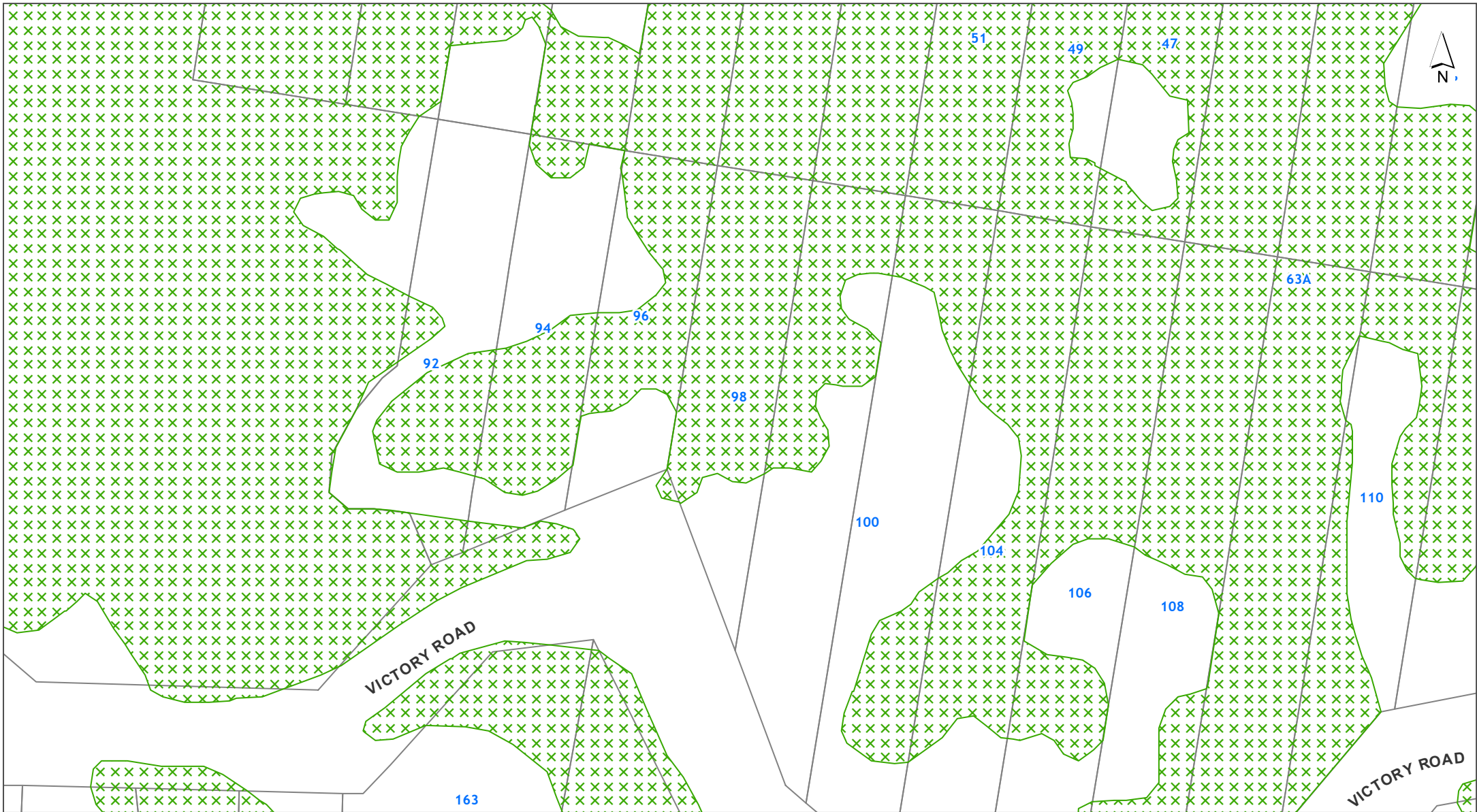
Natural Heritage
98 Victory Road Laingholm
LOT 301 DP 19098



Scale @ A4
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Natural Resources
98 Victory Road Laingholm
LOT 301 DP 19098

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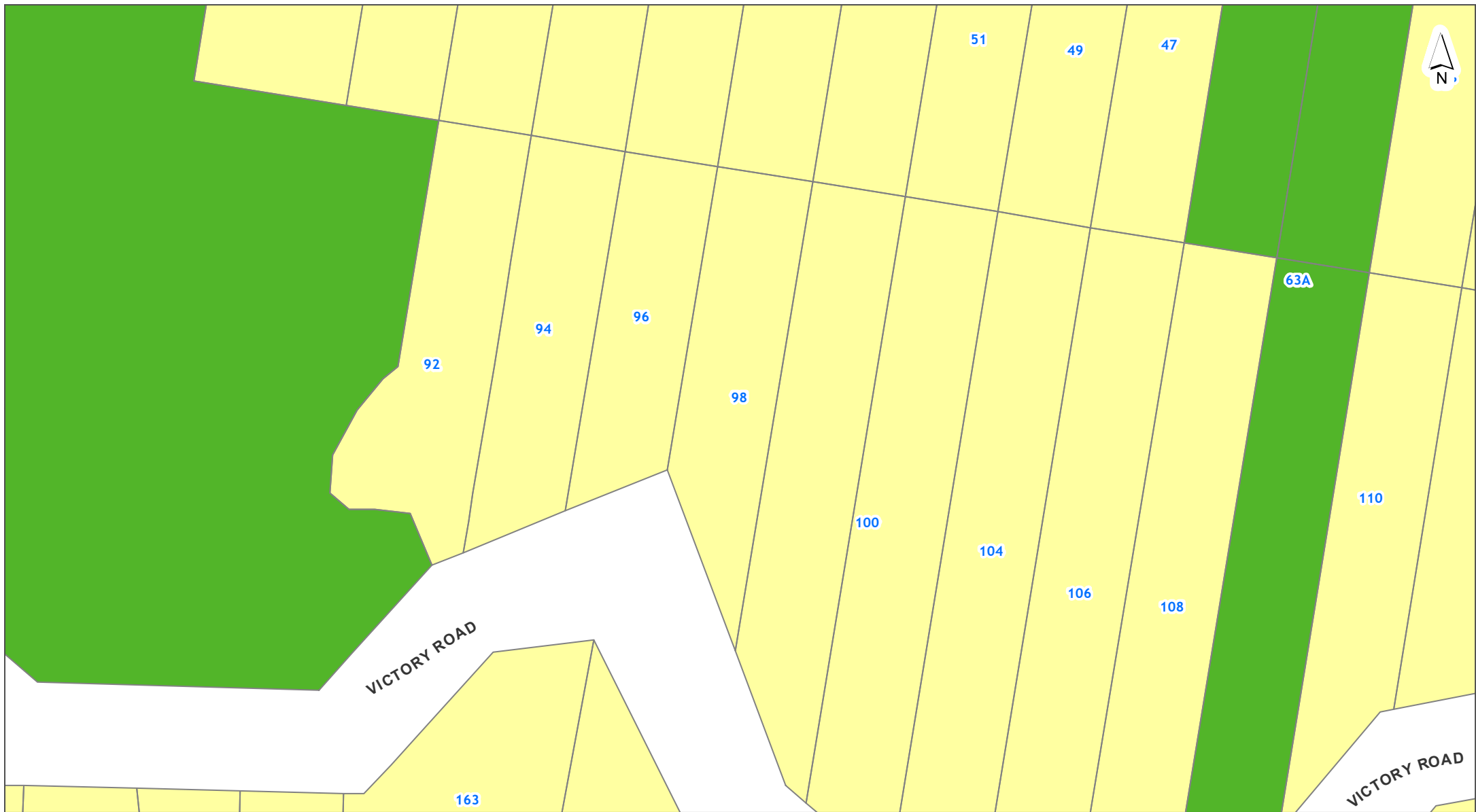


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Precincts
98 Victory Road Laingholm
LOT 301 DP 19098

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Zones and Rural Urban Boundary

98 Victory Road Laingholm

LOT 301 DP 19098





Scale @ A4
= 1:1,000

Date Printed:
20/11/2019





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

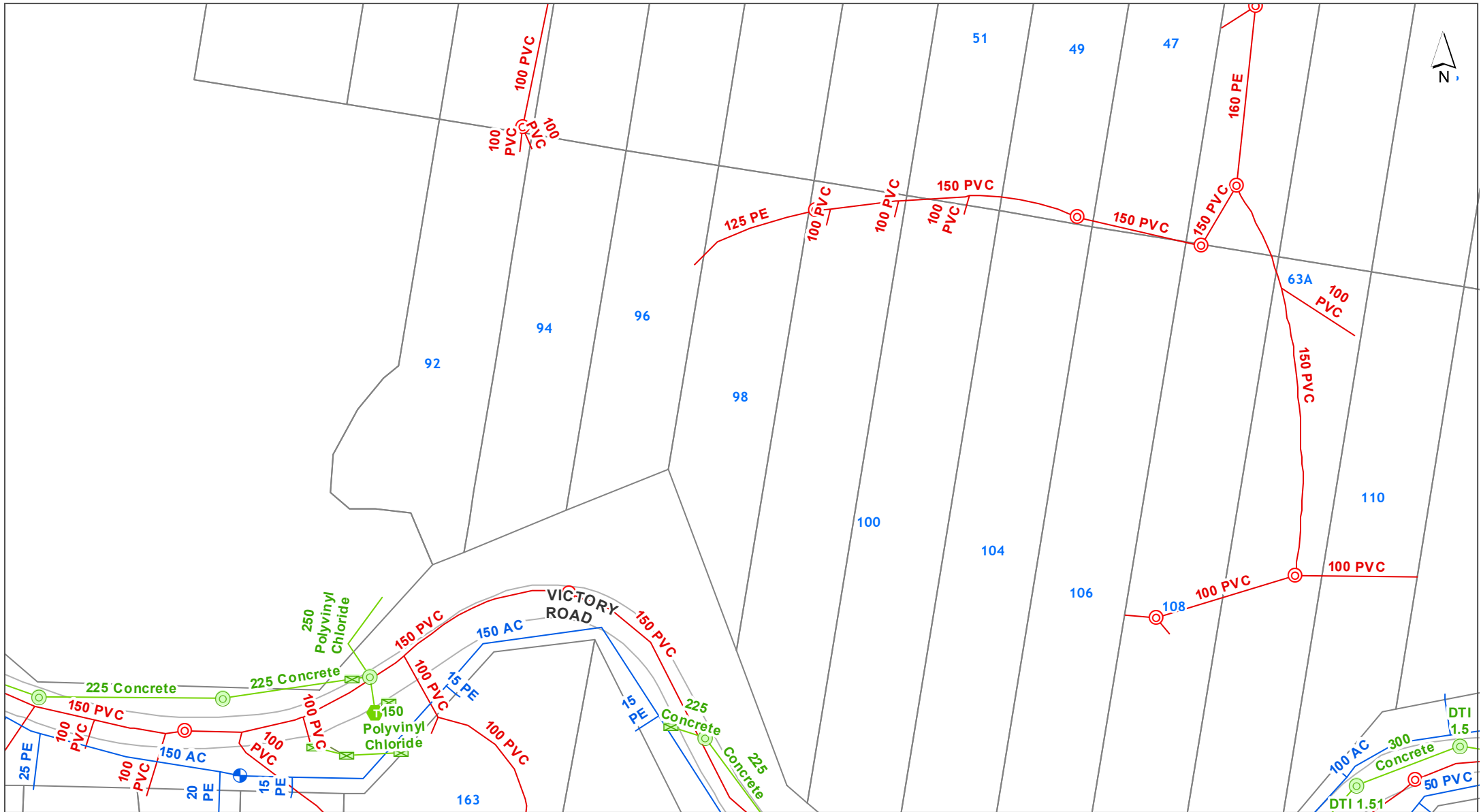
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
- } Building Frontage Control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

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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
98 Victory Road Laingholm
LOT 301 DP 19098

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 20/11/2019



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 |

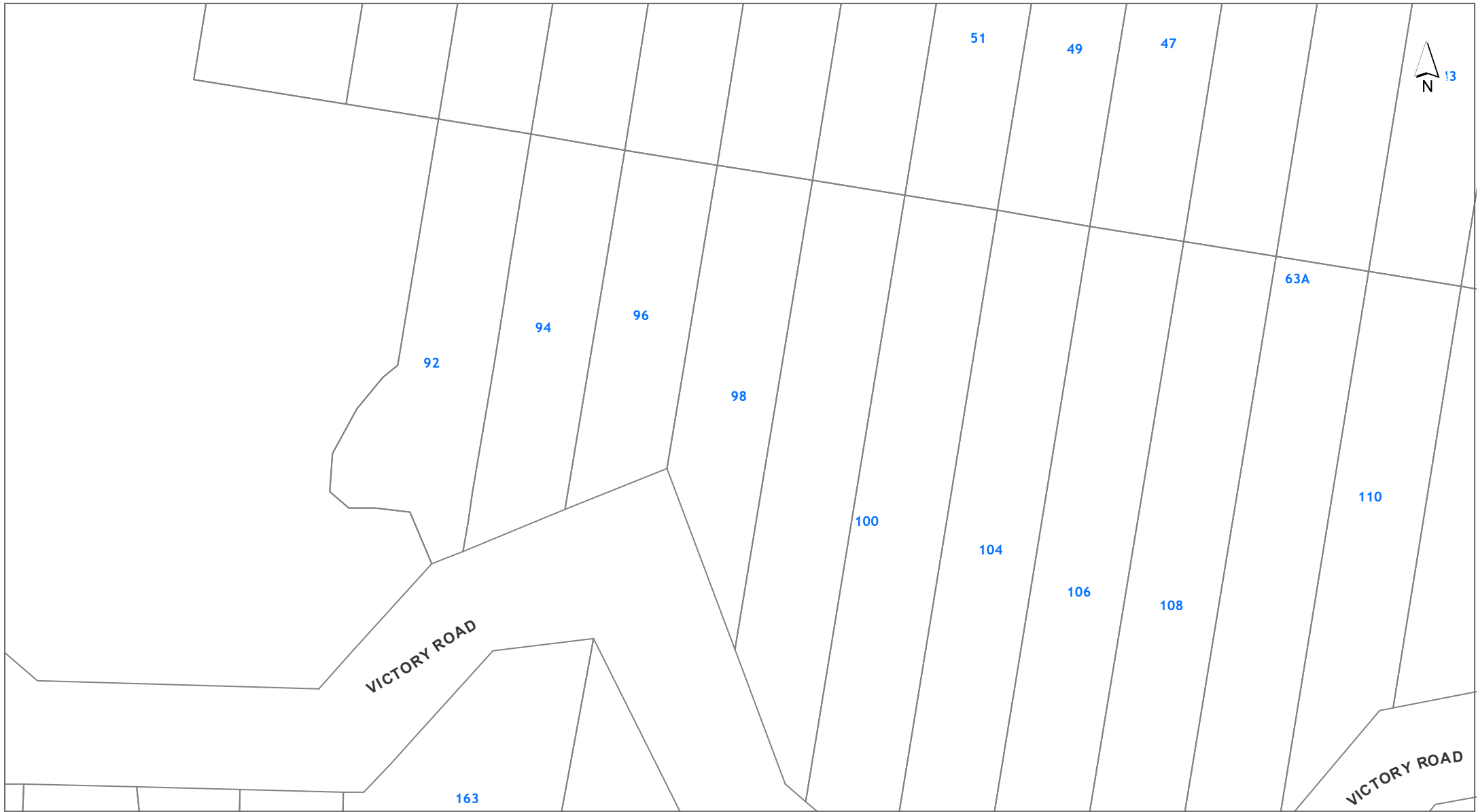
Wastewater

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

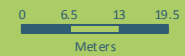
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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



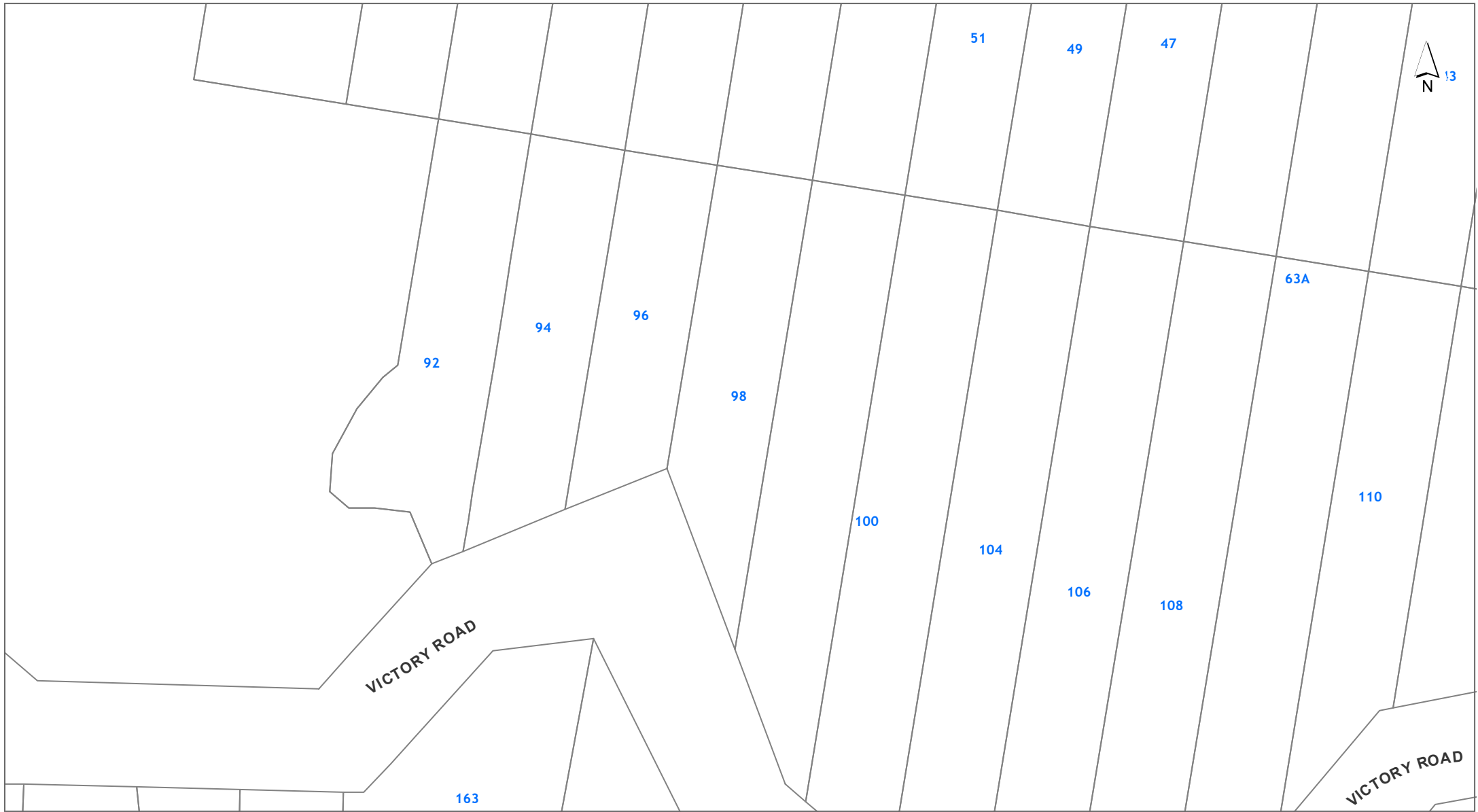
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Hazards
98 Victory Road Laingholm
LOT 301 DP 19098



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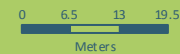


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Natural Hazards - Coastal Inundation

98 Victory Road Laingholm

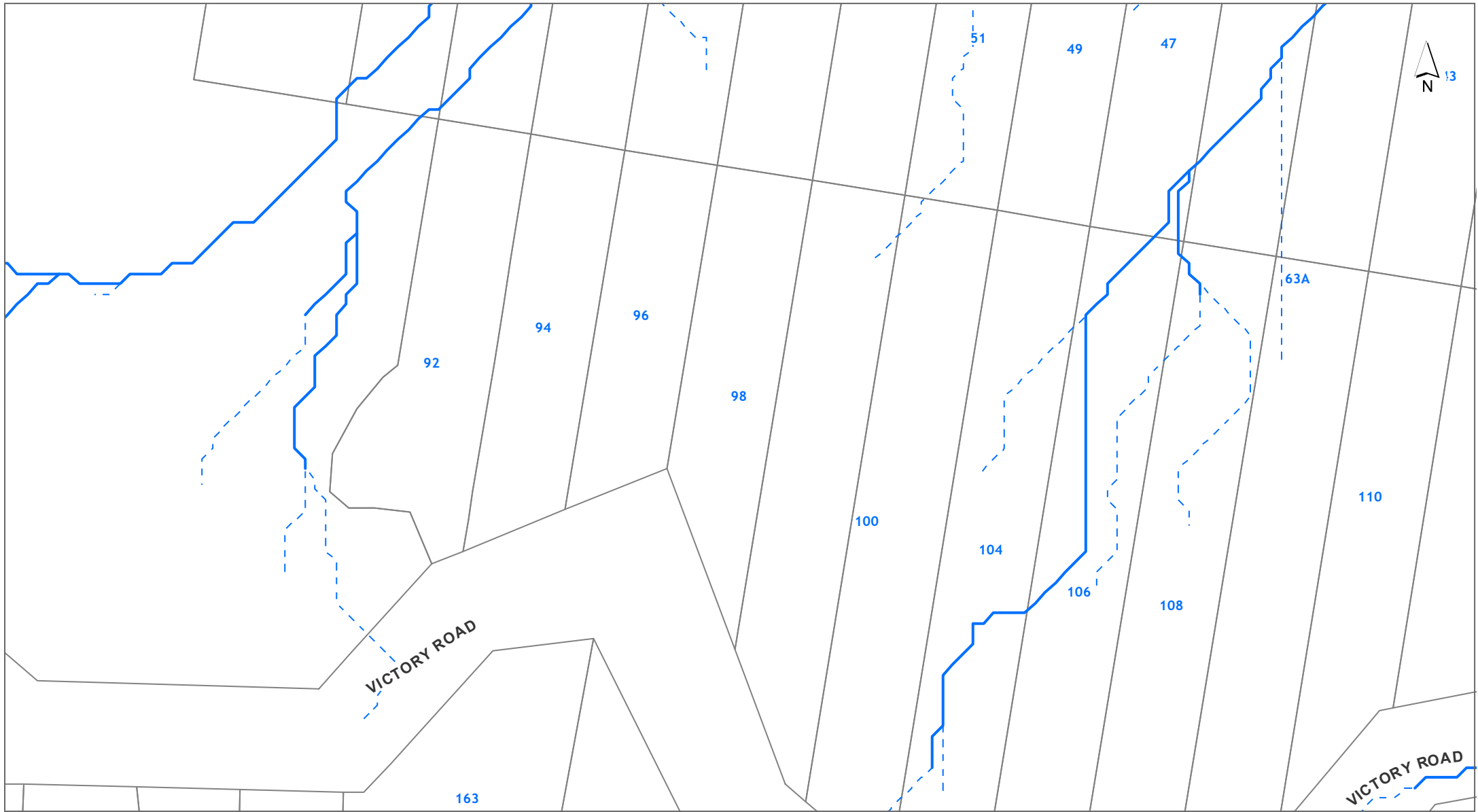
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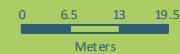


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Natural Hazards - Flooding

98 Victory Road Laingholm

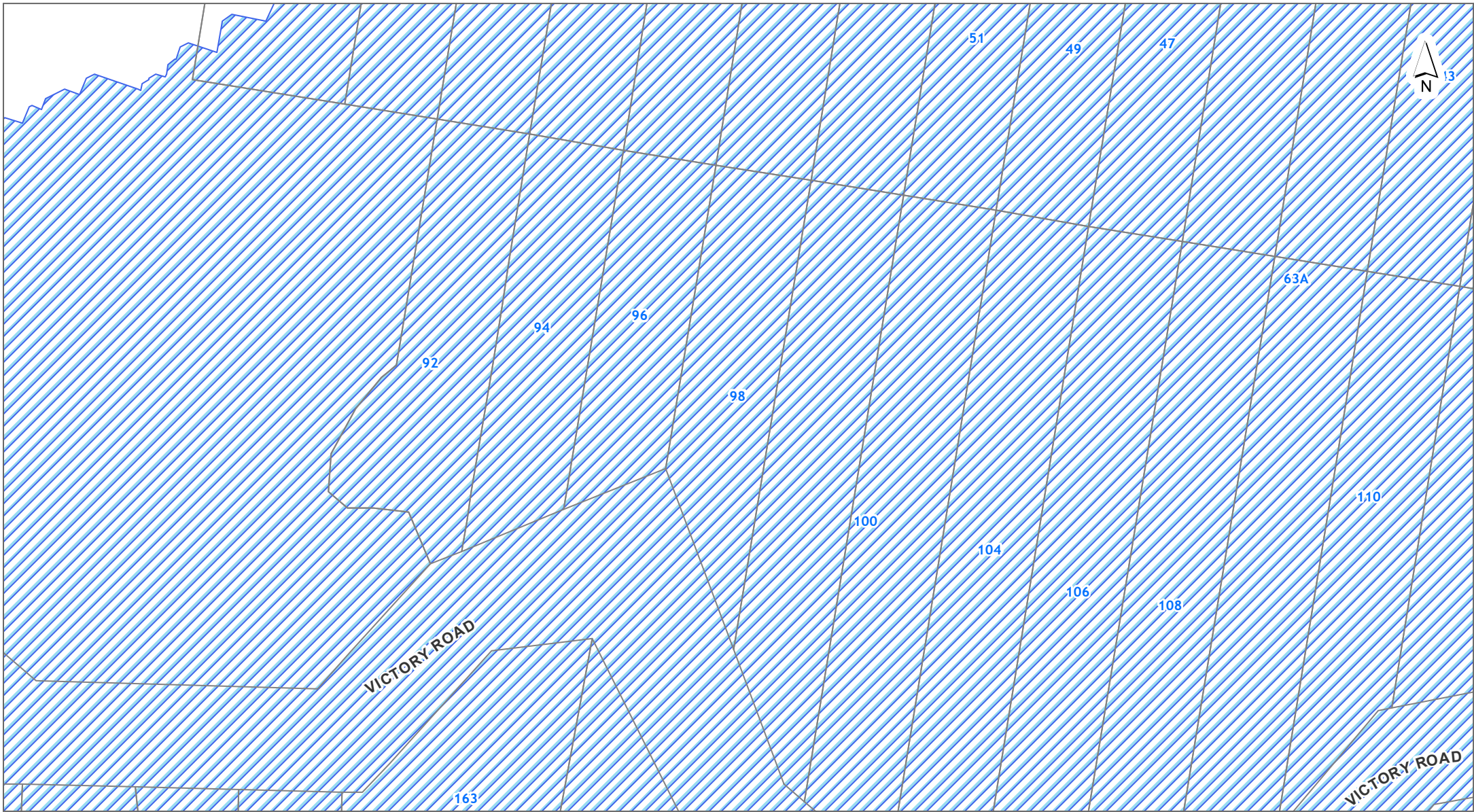
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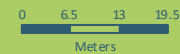


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Natural Hazards - Sea Spray

98 Victory Road Laingholm

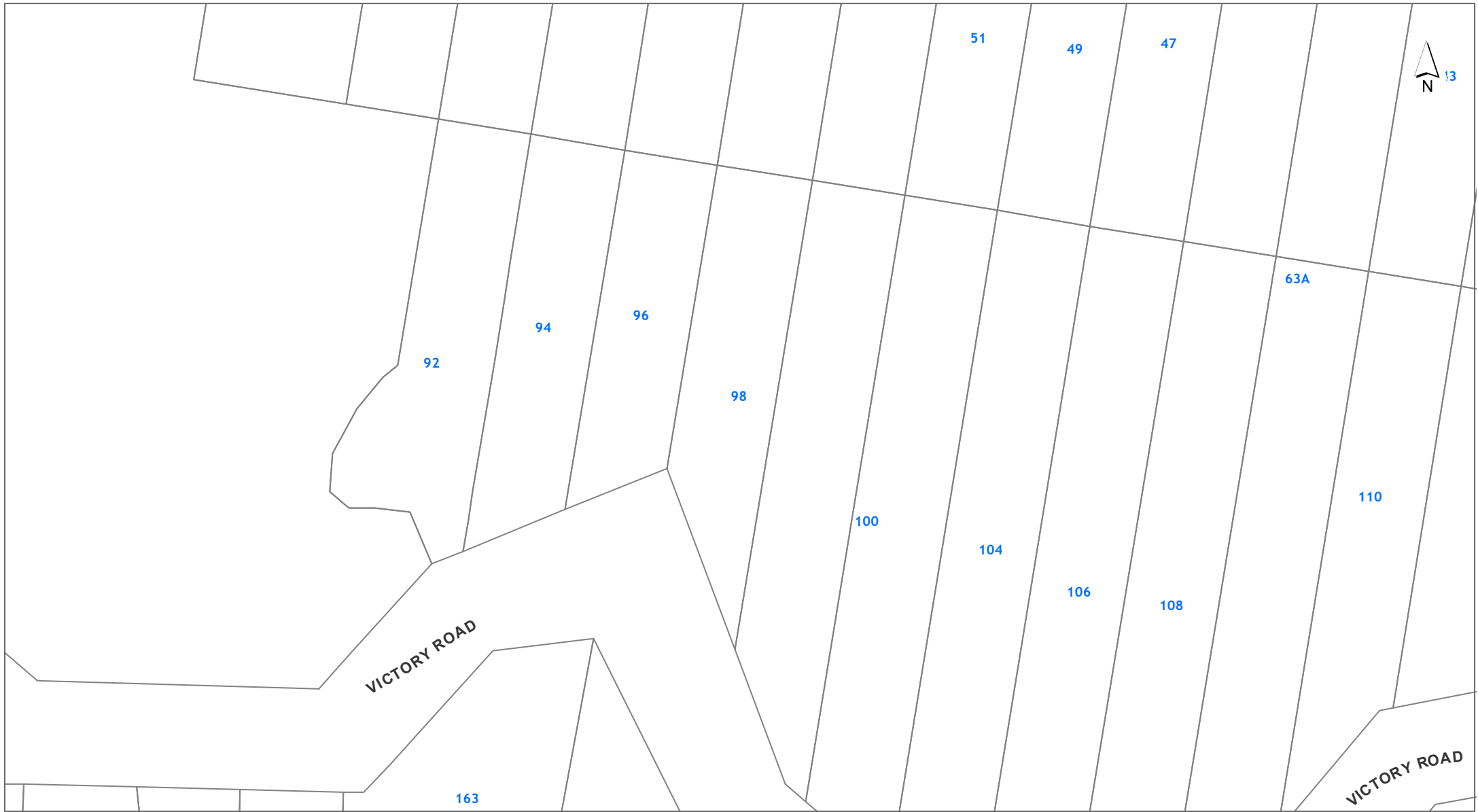
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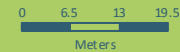


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Natural Hazards - Volcanic Cones

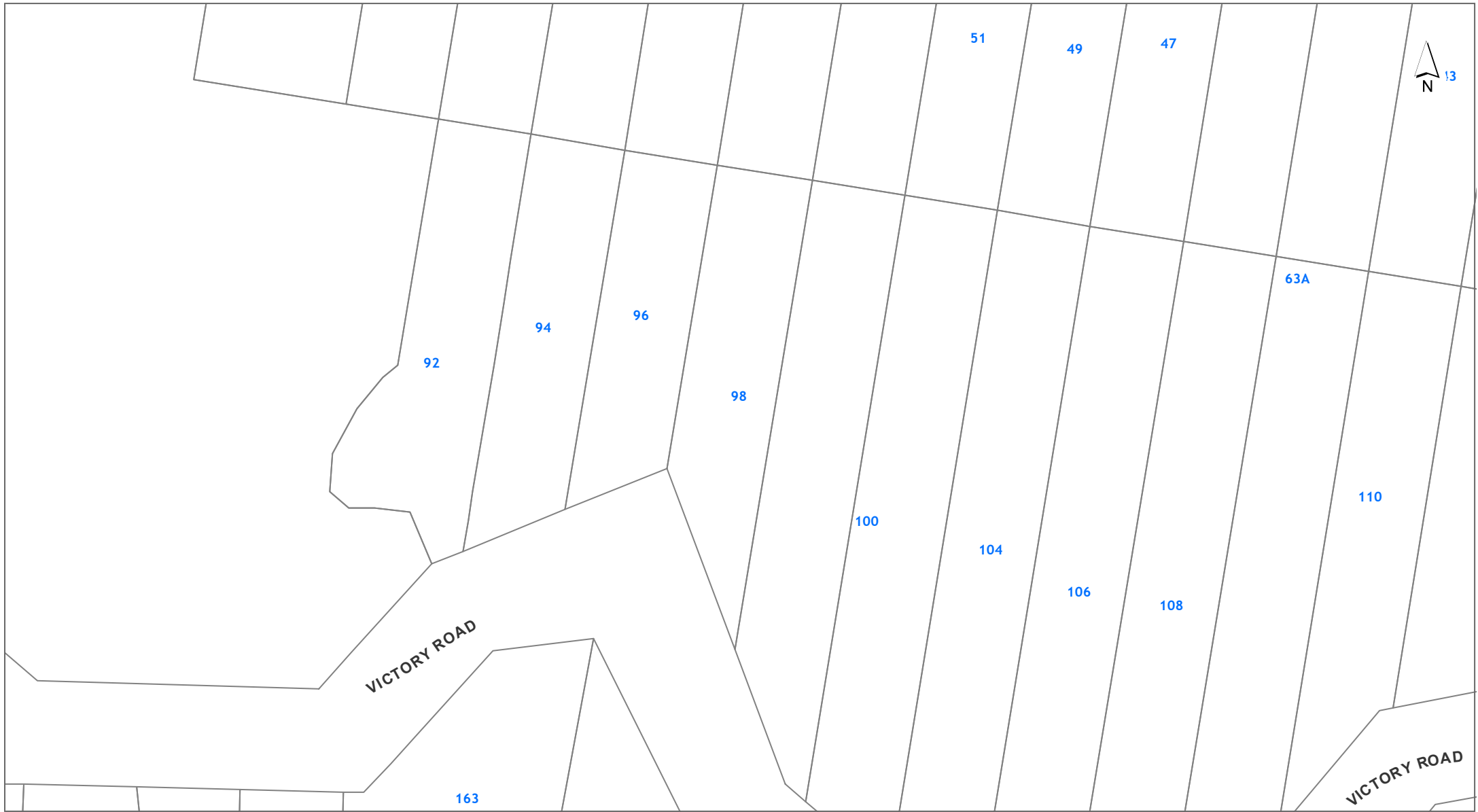
98 Victory Road Laingholm

LOT 301 DP 19098



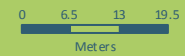
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Other
98 Victory Road Laingholm
LOT 301 DP 19098




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Hazards

Soil Warning Area

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




Hazards

Soil Warning Area continued




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




Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








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

16 February 2006

William and Sheree Bos
C/- William Bos
96 Victory Road
Laingholm
Waitakere City

Dear Sir/Madam

Resource Consent Application Number RMA20052093
Location: 98-100 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 William and Sheree Bos to construct new dwelling within the 3m yard setback and HIRB recession planes, requiring earthworks and vegetation clearance on a site subject to natural hazards, where parking will be provided on a building within the road reserve (as more accurately defined in Sections 3 and 4 of this report) at 98 Victory Road, Laingholm being Lot 301 DP19098) for the following reasons:

- (i) The proposed location for development is the most logical and appropriate location for a dwelling on the site, and to the casual observer would appear to be compliant with the yard controls and located entirely on private property;
- (ii) The Height in Relation to Boundary infringement would not result in a noticeable reduction in privacy and overlooking given the affected dwellings location at the bottom of a dwelling already overlooked by a number of dwellings located on the valley sides, and sun and daylight would be acceptable given each sites location within a bush clad area (removal of the large macrocarpa may dramatically improve light access to the affected dwelling);
- (iii) Earthworks are minimal and required to provide for vehicle access;
- (iv) Vegetation clearance is necessary to provide for a dwelling anywhere on the site, and with the modest design proposed, the location in a weed infested area, and post construction replanting and ongoing weed control will appropriately mitigate for the loss of the identified specimen trees, and may improve the existing situation;
- (v) Stability issues are appropriately mitigated by design.

Conditions imposed on the consent are as follows:

1. The development shall proceed in accordance with:
Dwelling Plans titled "Bos, 98 Victory Rd, Lainholm" prepared by Mal Riley and dated 31 Jan 2006; and the Arboricultural Report and Attachments prepared by Arborvista Ltd and dated (undated), and 15/01/06; and the Geotechnical Report prepared by Soil and Rock Consultants dated September 2005; all referenced by Council as RMA 20052093 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 three (3) years after the commencement of the consent.
3. A copy of this consent and the associated documents shall be held onsite at all times whilst giving effect to the activities authorised hereby, and shall be made available to any person upon request. It is the applicants responsibility to ensure that all staff, contractors and agents onsite are aware of and comply with the conditions and requirements of this consent. This is a Public Document. **Advice Note:** It is recommended that a copy of this consent is retained with the building consent documentation.
4. The dwelling shall be clad in a visually recessive shade, to the satisfaction of the Manager Resource Consents. **Advice Note:** The use of Coloursteel cladding as proposed allows for a wide variety of colour options, of which many are considered to be suitable. Colours from the Coloursteel "Endura" range not considered visually recessive in this location include, but are not limited to: Bone White, Titania, Cloud, Smooth Cream, Terracotta and Pioneer Red.
5. The dwelling location and Finished Floor Level, as well as the carport and retaining wall(s) shall be setout by a licensed cadastral surveyor prior to commencement of any works, who shall also provide a certificate and/or plan within 6 months of commencement of construction of the dwelling to Waitakere City Council stating/showing:
 - (i) That the dwelling is fully located within the legal boundaries of Lot 301 DP19098;
 - (ii) That the Finished Floor Level (and resulting Height in Relation to Boundary infringement) will be no greater than that authorised by this consent;
 - (iii) An accurate Plan showing the size, and location of the carport and any retaining walls in the road reserve (for Councils records, and for completion of the Legal Encumbrance).

Vegetation Protection Conditions:

6. The consent holder shall appoint a suitably qualified and experienced Works Arborist to be in attendance at the following stages:
 - (iv) Pre-commencement meeting with the contractor(s) and Waitakere City Council Environmental Monitoring Officer to establish working practice within the dripline of protected trees and location / erection of protective fencing and other conditions of consent.
 - (v) During key stages of the works as detailed in the arboricultural report or as deemed necessary by the Works Arborist (including, but not limited to installation of storm water and sanitary sewer lines and disposal systems)

A copy of an invoice from the appointed arborist and copies of key stage reports identifying site attendance must be submitted to Consents Manager, Consents Services, Waitakere City Council.
7. The removal of the subject vegetation within the building platform and on #100 Victory Rd shall be undertaken by appropriately trained and skilled persons in accordance with modern Arboricultural practices so as not to cause damage to/or death of other 'protected' vegetation growing or person or property located beneath or alongside or any vegetation to be removed.
8. Installation of sanitary sewer and storm water lines shall be laid over ground in joint less HDPE (or similar) were they project beyond the building platform. Installation of the storm water dispersal trench shall be at the direction of the Works Arborist with due regard to the health and vitality of surrounding vegetation, the recommendations of the Geotechnical Report and the Waitakere City Council Countryside and Foothills Stormwater Management Code of Practice.
9. Protective fencing shall be erected around all protected vegetation prior to the commencement of works. The location and specification of the fencing shall be appropriate to the level of construction activity as assessed by the Works Arborist but where used be no less of a specification than orange plastic mesh supported by waratahs placed firmly in the ground at 4m centres. This fencing must remain in place until all building works are completed.
10. No fill associated with building and laying of foundations (including that fill generated by any post hole borers for pole foundations) shall be deposited within the driplines of remaining vegetation. All excess excavated material not able to be incorporated appropriately within the site shall be removed immediately following the completion of earthworks and disposed of appropriately.

11. No storage of materials, building waste, cement/concrete washings and leaching of chemicals, tracking of any machinery, stockpiling of spoil, or other contamination shall occur within the drip lines of retained vegetation on this site or on adjacent land.
12. Any vegetation roots above 25mm in diameter found within the excavated areas must be cut cleanly with a sharp pruning tool under the supervision of the Works Arborist.
13. Cardboard sleeves (or similar) shall be used to prevent concrete spill during filling of foundations, and shall extend a minimum of 500mm below GL to protect roots from wet concrete.

14.

Earthworks Conditions:

15. Before commencement of any works, adequate sediment and erosion control measures shall be constructed and maintained in accordance with Auckland Regional Council Technical Publication #90, Erosion and Sediment Control Guidelines for Land Disturbing Activities. This shall include a stabilised entranceway to prevent tracking onto the shared driveway and road; and silt control fences (which may be attached to the vegetation protection fence) if required by the Environmental Monitoring Officer as determined at the pre-start meeting.
16. All spoil shall be removed off site immediately following earthworks and disposed of appropriately. The spoil from the building platform is not considered 'clean fill' due to the likely presence of Ginger Tubers within the soil profile.
17. All construction, maintenance, demolition, tree felling and development works on the site shall be undertaken between the following hours only:-

Monday to Friday:	6.30 am to 8.00 pm
Saturday	7.30 am to 6.00 pm
Sunday and Public Holidays:	No work

Landscape Planting Conditions:

18. Weed control of *environmentally damaging plants*, (as listed in the Waitakere City Council District Plan - including but not limited to Kahili ginger, *Hedychium gardnerianum*, climbing asparagus, *Asparagus scandens*, and privet, *Ligustrum lucidum* and/or *L. sinense*) on the subject site, and in the proposed planting area of 100 Victory Road and in the road reserve fronting these properties shall be carried out on an on-going basis from or before the time of commencement of the development and as per the methodology, 'Weed Management Plan', proposed with the application and shall be carried out to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents. All Ginger (including its basal tuber), shall be removed from the proposed planting areas. A weed control operation shall be carried out two to three weeks prior to carrying out the native re-vegetation planting. **Note: this weed control can be undertaken in association with the Waitakere City Council Green Network assistance programme, particularly as the main area of ginger is located within the road reserve and is not directly impacted by the proposed development. Ph 839-0400 for further details. Refer RFS#382567. Free Ginger bags/bins and/or contractor assistance may be available.**
19. Native re-vegetation planting, using a range of native species selected from the following list, and planted at a minimum planting density of 1 plant per 1m², and using plants at either root trainer or Pb2 minimum grade shall be planted in the areas, 'Re-vegetation Area 1', and 'Re-vegetation Area 2', (the latter comprising 240m²), shown on Appendix A, in the first planting season (May till 7th September), and two to three weeks following one of the weed control/removal of environmentally damaging plants operations. In open/full sun areas re-vegetation planting shall be as follows: Have every second plant a *Cortaderia fulvida* (toetoe), and with the remaining planting, (between each toetoe), using a range of species selected from the following (pioneer species) list;
 - (i) *Coprosma robusta*, (karamu),
 - (ii) *Hoheria populnea*, (lacebark),

- (iii) *Cordyline australis*, (cabbage tree),
- (iv) *Leptospermum scoparium*, (mānuka),
- (v) *Kunzea ericioides*, (kanuka),
- (vi) *Meliccytus ramiflorus*, (mahoe).

Replanting within/below the building platform shall be in accordance with the recommendations of the Arborvista report and amendments (attached to this consent as Appendix A).

20. The planting areas shall be maintained with the plants watered as necessary to facilitate their establishment and with weed control including releasing of any small plants continuing, to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents.
21. Replacement planting to replace any losses shall be carried out the following planting season, and shall use a range of non pioneer and climax species, at Pb5 **minimum** grade and chosen from the following (a minimum of 5 species from this list including Totara shall be used):
- (i) *Podocarpus totara*, (totara),
 - (ii) *Corynocarpus laevigatus*, (karaka),
 - (iii) *Sophora microphylla* Var *Microphylla*, (Northland kowhai),
 - (iv) *Beilschmiedia taraira*, (taraira),
 - (v) *Pseudopanax arboreus*, (five finger),
 - (vi) *Hedycarya arborea*, (pigeonwood),
 - (vii) *Myrsine australis*, (mapou),
 - (viii) *Alectryon excelsus*, (titoki),
 - (ix) *Dacrycarpus dacrydioides*, (kahikatea),
 - (x) *Dacrydium cupressinum*, (rimu),
- and shall be to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents.

Transport Assets Conditions:

22. Form the widening of the existing shared driveway / vehicle crossing and construct / repair a carriageway and storm water control, to provide 5.9m (absolute minimum) - 6.5m (recommended minimum) width manoeuvring area fronting the proposed double carport, in accordance to Council's Code of Practice for City Infrastructure and Land Development; all to the satisfaction of Council.
- Specific Requirements:
- a. Inspection of the boxing prior to concrete pouring is required. Contact Customer Field Advisor Ph: 836 800 Ex. 8725, at least 48-hours prior to the inspection being required.
 - b. Refer to standard details SD3.07 Urban Private Way Details / SD 3.10 Residential Vehicle Crossing (Kerbed Roads) for specification.
 - c. A vehicle crossing is considered to be that access area between the kerb line and road boundary.
 - d. Repair any damaged sections of the existing vehicle crossing between the road carriageway and the north-westernmost extent of the driveway widening to the relevant Standard Detail (refer (ii) above), and to the satisfaction of the Customer Field Advisor
- Advice Note:** *Given the narrow crescent shape on the inside of the curve, the strength of any addition should be increased by the provision of additional width were possible, and a well compacted subgrade support. Epoxy ties or similar may also be required.*
23. Ensure that the "Application to Erect a Structure on, or Use Road Reserve" has been approved by Waitakere City Council Transport Assets prior to the erection of any structure on the Road Reserve.
24. Ensure compliance with Road Rules and ensure contractors vehicles/equipment does not block access to other properties utilising vehicle crossing (without prior arrangement) or cause a danger to motorists using Victory Road. **Advice Note:** *Construction of the parking platform at an early stage will provide a materials store/carpark for the remainder of the job and is recommended.*
25. Any damage to the existing shared driveway/vehicle crossing shall be repaired/reinstated at the applicants cost within 6 months of completion of occupation of the dwelling.

Geotechnical conditions:

26. Spoil from the construction shall be disposed of off-site.
27. The downslope edge foundations shall be consistent with the advice and parameters in the geotechnical report, being drilled piles embedded a minimum of 6m below present ground level and socketed a minimum of 2m into sandstone / siltstone, whichever is the greater depth. These piles shall be design to resist lateral loading from soil creep. The structural connection recommendations shall be followed
28. Other foundations shall be consistent with the advice and parameters of the geotechnical report with strip footings only used in natural ground on cut benches and otherwise; drilled pile foundations founded at least 3m below present ground level.
29. All Retaining walls shall be consistent with the advice and parameters of the geotechnical report.
30. The developed design shall be referred to Soil and Rock Consultants for their check that their advice has been followed.
31. Stormwater from roofs and paved areas shall be collected and piped to disposal at the base of slopes.
32. Obtain advice from the supervising engineer as to the appropriate treatment of the cut face on the bank resulting from the widened driveway and retain or batter as appropriate. Provide to Waitakere City Council evidence of this recommendation and complete works to the satisfaction of the Engineer and Waitakere City Council Transport Assets. **Note: If retaining is required, amendment to the 'Structure on the Road Reserve' application will be required. Note also absolute minimum 5.9m reversing width from carport may require provision be made for additional excavation to allow for retaining wall setback (if required) to provide the minimum reversing area.**
33. An experienced geotechnical engineer familiar with the geotechnical report and with the design shall be engaged to inspect the foundations as exposed and shall provide the Council with a such reports as are required by the consent under the Building Act relating to the foundation construction and if required by the consent under the Building Act, inspection by the Council staff shall be arranged.

Infrastructural conditions:

34. Details of the storm water tank, orifice size, and dispersal trench, and details of the sanitary sewer and water connections shall be in accordance with the Waitakere City Council Countryside and Foothills Stormwater Management Code of Practice / Code of Practice for City Infrastructure and Land Development as appropriate and the recommendations of the geotechnical report and shall be submitted for approval by EcoWater with the required Building Consent. *(Note: Vegetation conditions above require the sanitary sewer and storm water lines be laid overground outside the building platform area and connection points to minimise vegetation effects).*
35. All other new reticulated services (power, telecoms) shall be underground, and installed to the satisfaction of the relevant network utility operators.

Monitoring Conditions

36. A consent compliance monitoring fee of \$530.00 (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 \$530.00 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 839 0400.

End of Conditions

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

Please note also that you must complete the activity that is consented to within three (3) 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 24 February 2009.**

Please contact Kyle Balderston (837 9828) of the Resource Consents Section if you have any general queries about the enclosed report or decision.

Yours faithfully


Michael Campbell
Manager: RESOURCE CONSENTS