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Barfoot & Thompson Titirangi
PO Box 60472
Titirangi
AUCKLAND 0642



Applicant	Barfoot & Thompson Titirangi
LIM address	87 Victory Road Laingholm
Application number	8270081630
Customer Reference	
Date issued	1-May-2018
Legal Description	LOT 53 DP 19099
Certificates of title	NA672/7

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	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.

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

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

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

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

Effective Date	Description	Details
07/04/2009	Manhole on site	Council's as-built records indicate there is a manhole(s), for wastewater or stormwater services, located on your property. It is the property owners' responsibility to ensure that these manholes are accessible by maintenance staff at all times, and that each manhole lid is level with the adjacent ground. If you are unable to locate the manhole(s) or a lid level needs raising or lowering, please contact EcoWater - Council's Drainage Department who can arrange for the necessary work to be carried out. The property owner may be liable for the cost of this work.

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

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

No Information has been notified to Council.

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

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

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

Billing Number/ Rate Account:	12341844280
Rates levied for the Year 2017/2018 :	\$2,229.95
Total rates to clear for the current year (including any arrears):	\$0.00


The rates figures are provided as at 8 a.m. 01/05/2018. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

The scheme contributes to the achievement of the Air Quality National Environmental Standards

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

87 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-1995-521	Land Use Consent Erect a Garage	Granted	13/02/1995

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

87 Victory Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1954-557	Porch	31/12/1954	Issued (See Note 1)
BPM-1964-6835	Storeroom and Verandah	31/12/1964	Issued (See Note 1)
BPM-1966-14790	Extension of Porch	31/12/1966	Issued (See Note 1)
BPM-1981-17073	Shed	31/12/1981	Issued (See Note 1)
ABA-1995-7039	Garage	18/08/1995	CCC Issued 13/02/2014 (See Note 2)
ABA-2005-2626	Install Masport Grande Arcadia Freestanding Fireplace	03/09/2005	CCC Issued 23/03/2006 (See Note 2)

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

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

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

Building - Other Issues

Effective Date	Reference	Description
31/08/2016	6995	Notice To Fix - General - Outstanding

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.

Zoning:	Bush Living
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Proposed Modifications	No site specific modification recorded
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Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplans.aspx>.

Titirangi-Laingholm Subdivision Area

This property is within the Titirangi - Laingholm Subdivision Area 2. Refer to <http://www.aucklandcity.govt.nz/>

council/documents/districtplanwaitakere/maps/appendices/xi-tlsubareas.pdf or contact a Resource Management Planner for further information.

Waitakere Ranges Heritage Area

This property is located within the Waitakere Ranges Heritage Area as defined in the Waitakere Ranges Heritage Area Act 2008. The Act can be found at www.legislation.govt.nz while a supporting non-statutory design guide for development in the Waitakere Ranges Heritage Area (entitled 'Waitakere Ranges Foothills Design Guide') is on Council's web site www.aucklandcouncil.govt.nz.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

Proposed Unitary Plan

Please note that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached. The Auckland Unitary Plan can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

and the (legacy) regional and district plans can be viewed online at

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

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

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

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).

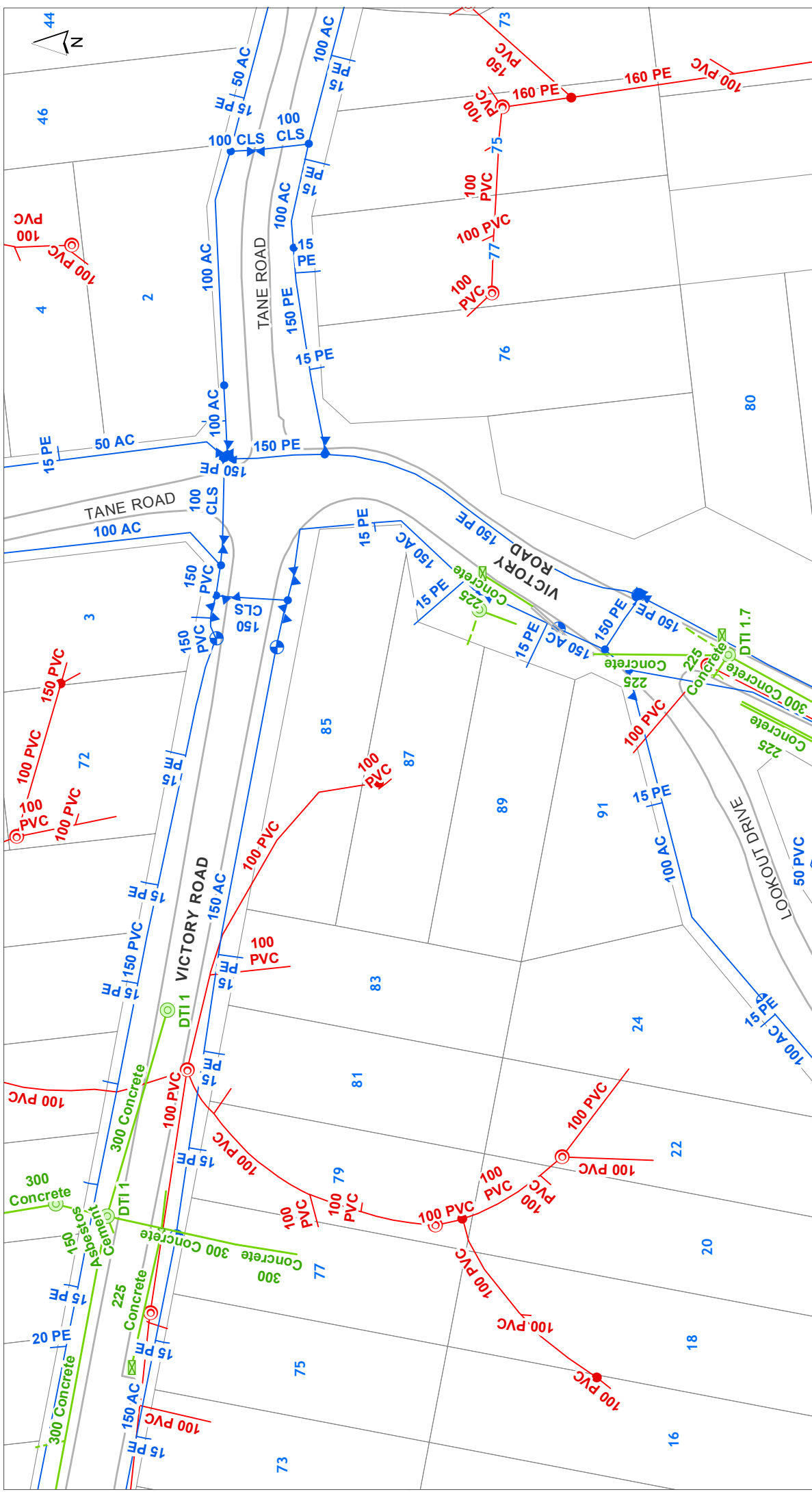
Attachments

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.

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

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-1995-521
- Notice to Fix : NTF 6995 - REQ-2013-318 - Compliance - C
- As Built Drainage Plan : 87 Victory Road



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Underground Services
87 Victory Road Laingholm
LOT 53 DP 19099

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Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by 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		
	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
Waitakere (WCC) only:	
	Septic Tank Hi-Tech
	Septic Tank Standard
	Caravan Dumping Point
	Chemical System
	Composting Toilet
	DEVONBLUE - Treatment Plant
	Recirculation Textile Filter
	Wastewater Disposal Bed or Field

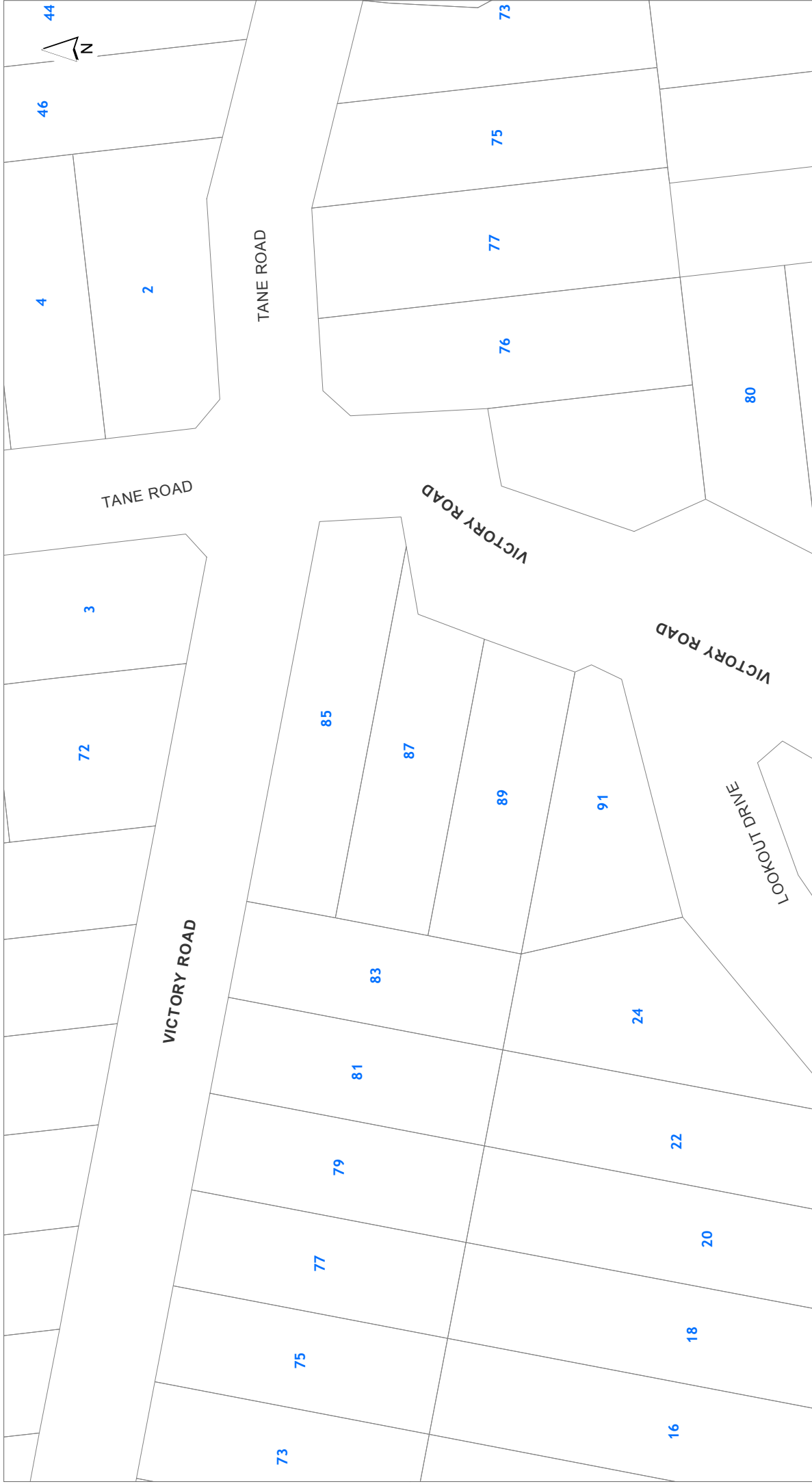
Utilities

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

Legend updated: 30/11/2016



To Kaitiakiaki o Te Tamaki Māhara

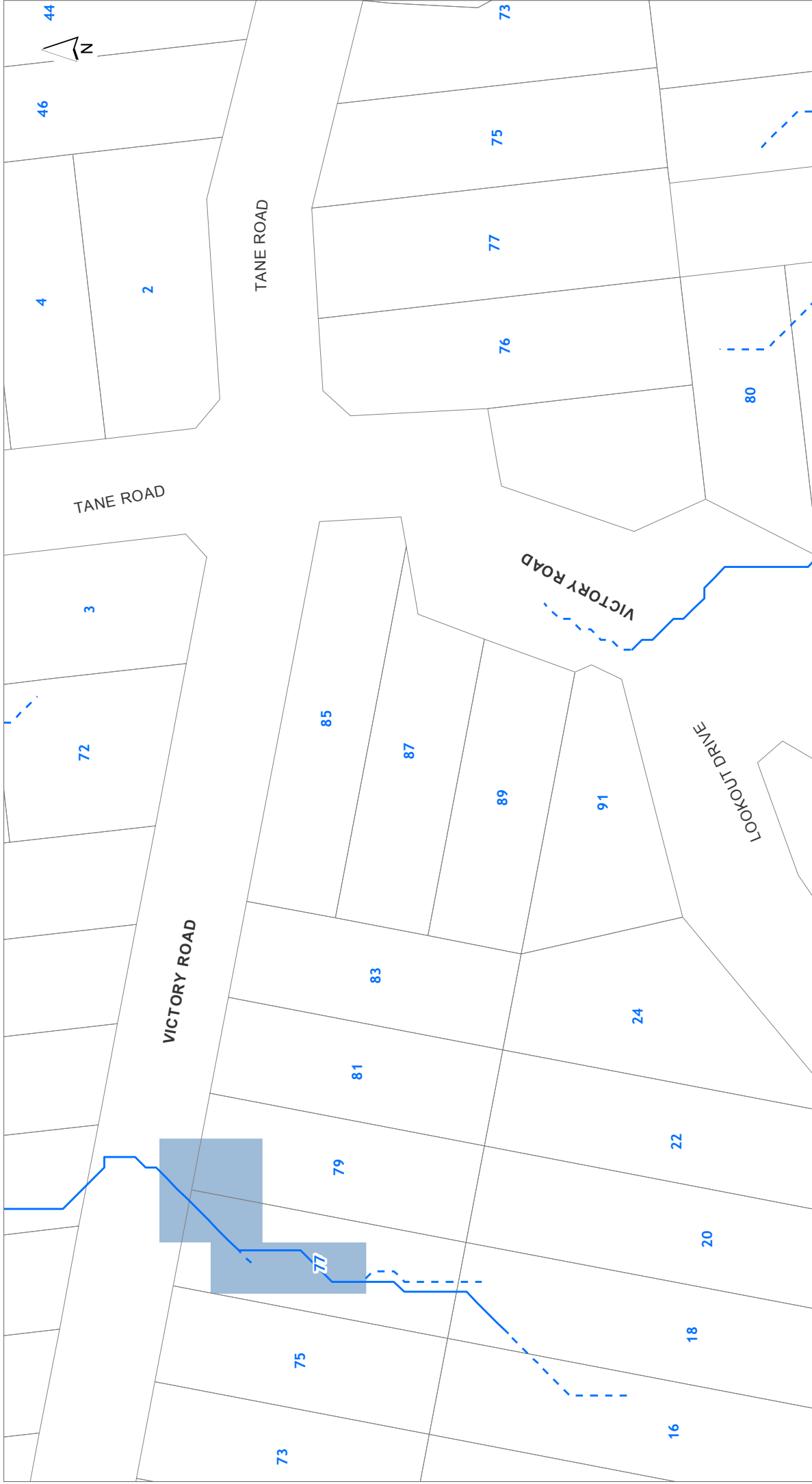


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1 - Hazards
87 Victory Road Laingholm
LOT 53 DP 19099

0 6.5 13 19.5
 Meters
Scale @ A4
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2 - Natural Hazards
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0 6.5 13 19.5
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3 - Other
87 Victory Road Laingholm
LOT 53 DP 19099

0 6.5 13 19.5
 Meters
Scale @ A4
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Date Printed:
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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)

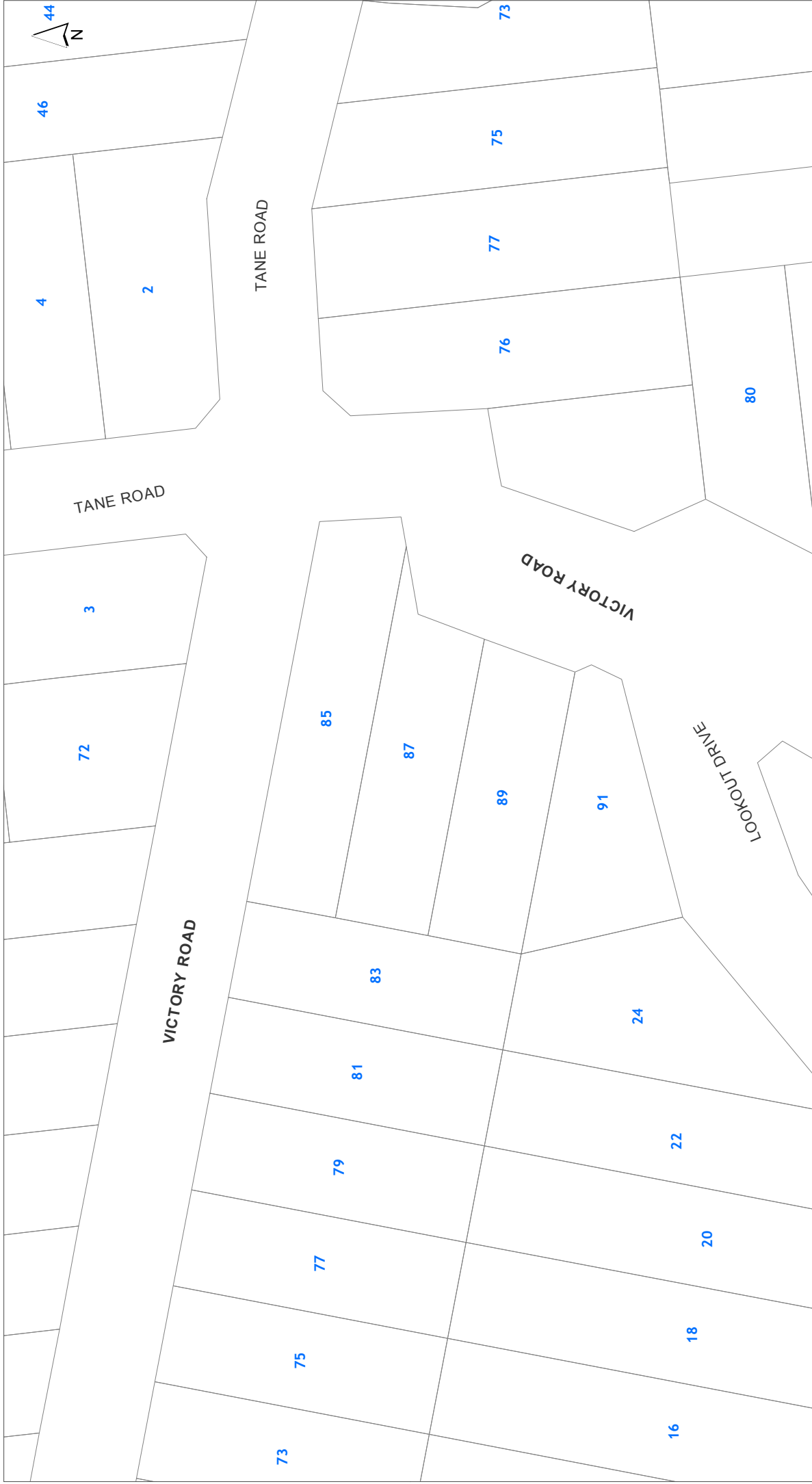
Natural Hazards

	Overland Flow Path
	2000m ² to 4000m ²
	4000m ² to 3ha
	3ha and above
	Flood Plains
	Flood Prone Areas
	Flood Sensitive Areas
	Coastal Inundation
	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.



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Built Environment
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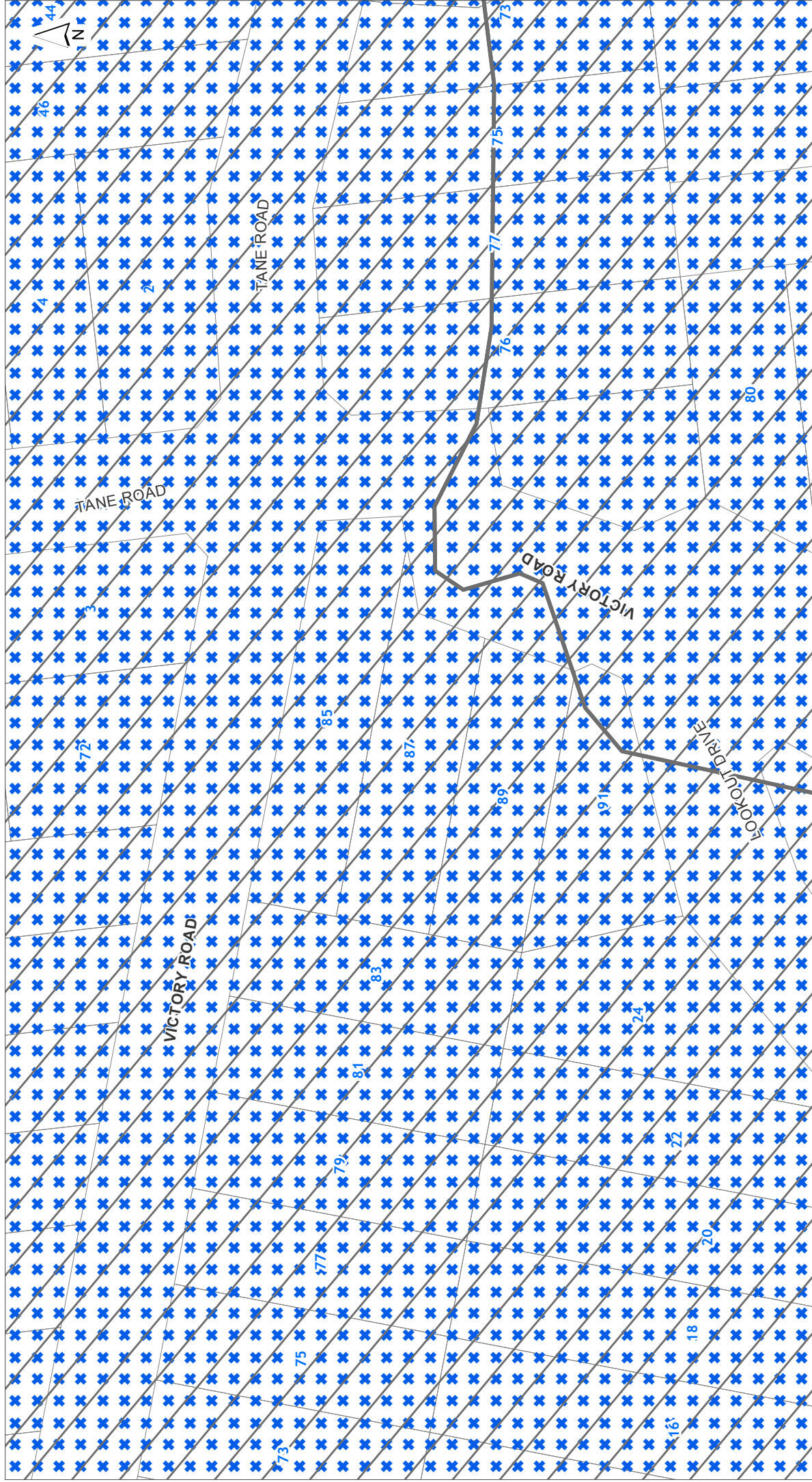


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Built Heritage and Character
 87 Victory Road Laingholm
 LOT 53 DP 19099

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0 7 14 21
Meters

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Controls

87 Victory Road Laingholm

LOT 53 DP 19099

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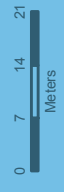
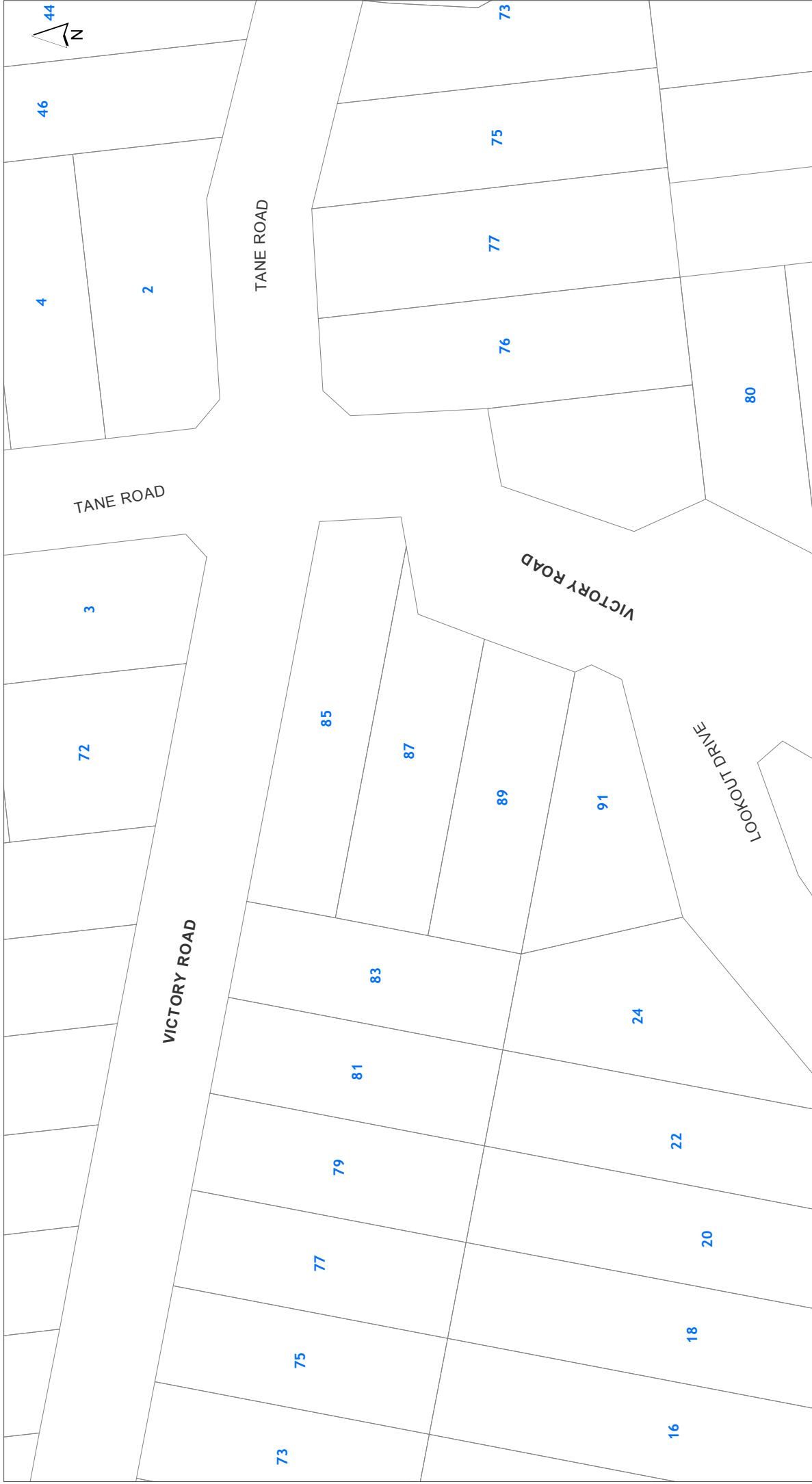
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Designations

87 Victory Road Laingholm

LOT 53 DP 19099

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Infrastructure
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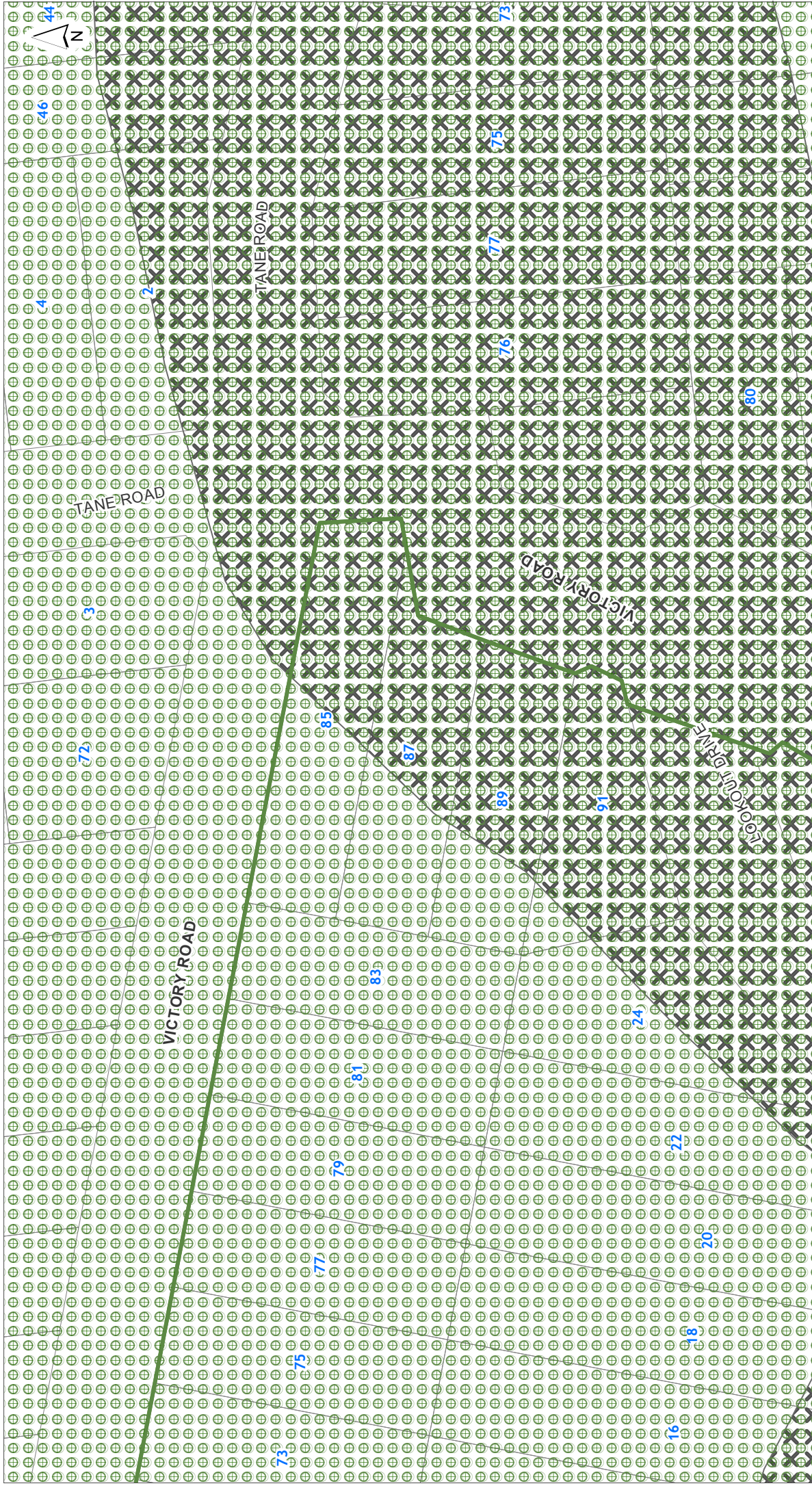


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Mana Whenua
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Natural Heritage
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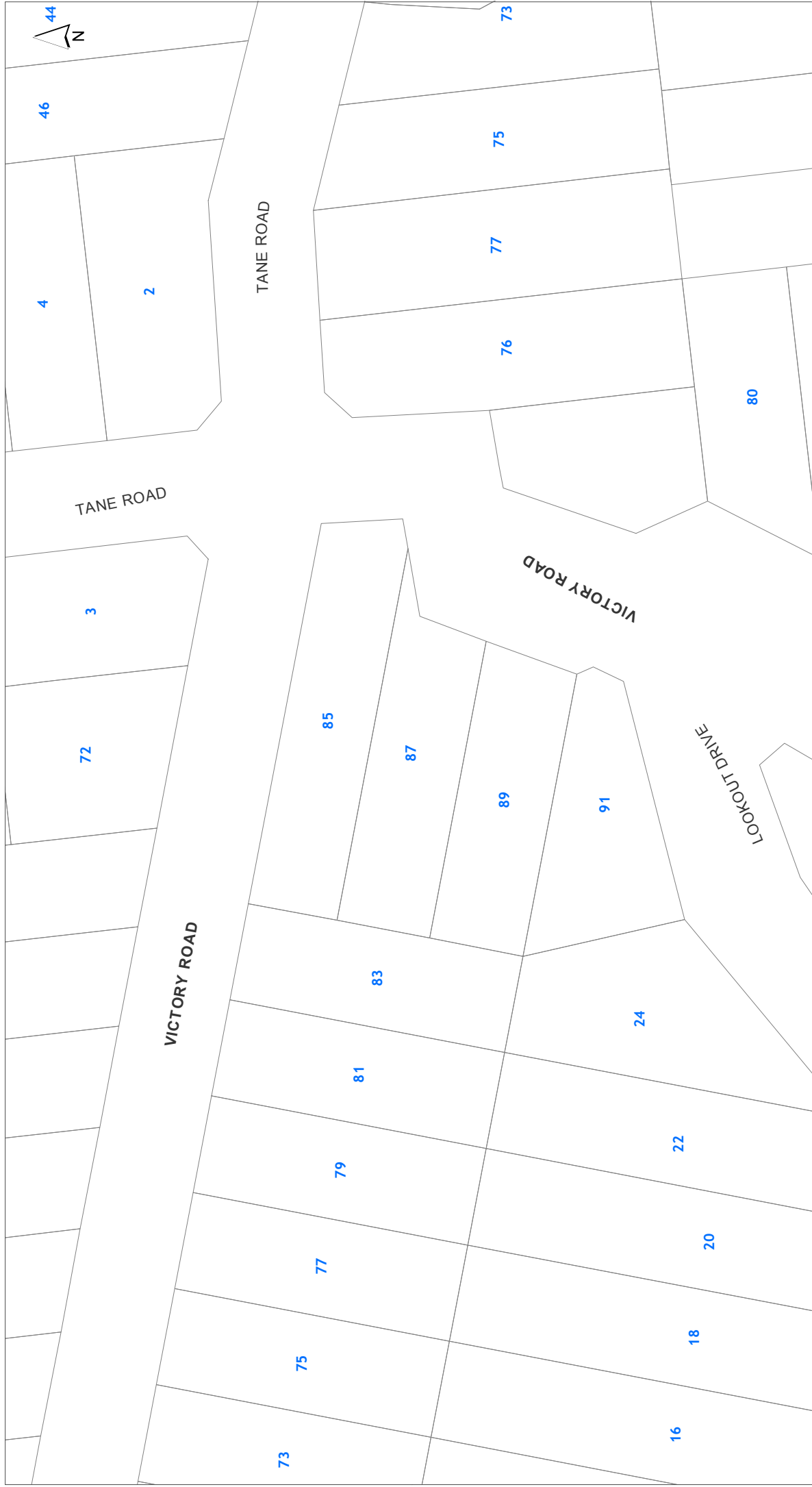


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Natural Resources
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 LOT 53 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 1/05/2018





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Precincts
 87 Victory Road Laingholm
 LOT 53 DP 19099

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Zones and Rural Urban Boundary
87 Victory Road Laingholm
LOT 53 DP 19099

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

Appeals

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

Plan Modifications

- Notice of Requirements
- Plan Changes

ZONES		
	Residential - Large Lot Zone	
	Residential - Rural and Coastal Settlement Zone	
	Residential - Single House Zone	
	Residential - Mixed Housing Suburban Zone	
	Residential - Mixed Housing Urban Zone	
	Residential - Terrace Housing and Apartment Buildings Zone	
	Business - City Centre Zone	
	Business - Metropolitan Centre Zone	
	Business - Town Centre Zone	
	Business - Local Centre Zone	
	Business - Neighbourhood Centre Zone	
	Business - Mixed Use Zone	
	Business - General Business Zone	
	Business - Business Park Zone	
	Business - Heavy Industry Zone	
	Business - Light Industry Zone	
	Open Space - Conservation Zone	
	Open Space - Informal Recreation Zone	
	Open Space - Sport and Active Recreation Zone	
	Open Space - Civic Spaces Zone	
	Open Space - Community Zone	

ZONES		
	Rural - Rural Production Zone	
	Rural - Mixed Rural Zone	
	Rural - Rural Coastal Zone	
	Rural - Rural Conservation Zone	
	Rural - Countryside Living Zone	
	Rural - Waitakere Foothills Zone	
	Rural - Waitakere Ranges Zone	
	Future Urban Zone	
	Green Infrastructure Corridor (Operative in some Special Housing Areas)	
	Coastal - General Coastal Marine Zone [rcp]	
	Coastal - Marina Zone [rcp/dp]	
	Coastal - Mooring Zone [rcp]	
	Coastal - Minor Port Zone [rcp/dp]	
	Coastal - Ferry Terminal Zone [rcp/dp]	
	Coastal - Defence Zone [rcp]	
	Coastal - Coastal Transition Zone	
	Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School	
	Strategic Transport Corridor Zone	
	Water [i]	

Tagging of Provisions:

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

DESIGNATIONS

- Designations
- Airspace Restriction Designations

OVERLAYS		
	Terrestrial [rp/dp]	Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
	Urban	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	
	Airport Approach Surface Overlay	Infrastructure
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	Mana Whenua

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

OVERLAYS		
	Notable Trees Overlay	Natural Heritage
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Local Public Views Overlay [rcp/dp]	
	Viewshafts	Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Extent of Overlay	Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	
	Modified	Ridgeline Protection Overlay
	Natural	

OVERLAYS		
	Historic Heritage Overlay Place [rcp/dp]	Built Heritage & Character
	Historic Heritage Overlay Extent of Place [rcp/dp]	
	Special Character Areas Overlay Residential and Business	
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]	
	Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]	
	Dilworth Terrace Houses Viewshaft Overlay	
	Dilworth Terrace Houses Viewshaft Overlay Contours	
	Identified Growth Corridor Overlay	Built Environment

CONTROLS		
	Key Retail Frontage	Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	Vehicle Access Restriction Control
	General	
	Motorway Interchange Control	
	Coastal Inundation 1 per cent AEP Plus 1m Control	
	Business Park Zone Office Control	
	Cable Protection Areas Control [rcp]	
	Centre Fringe Office Control	
	Height Variation Control	
	Arterial Roads	

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

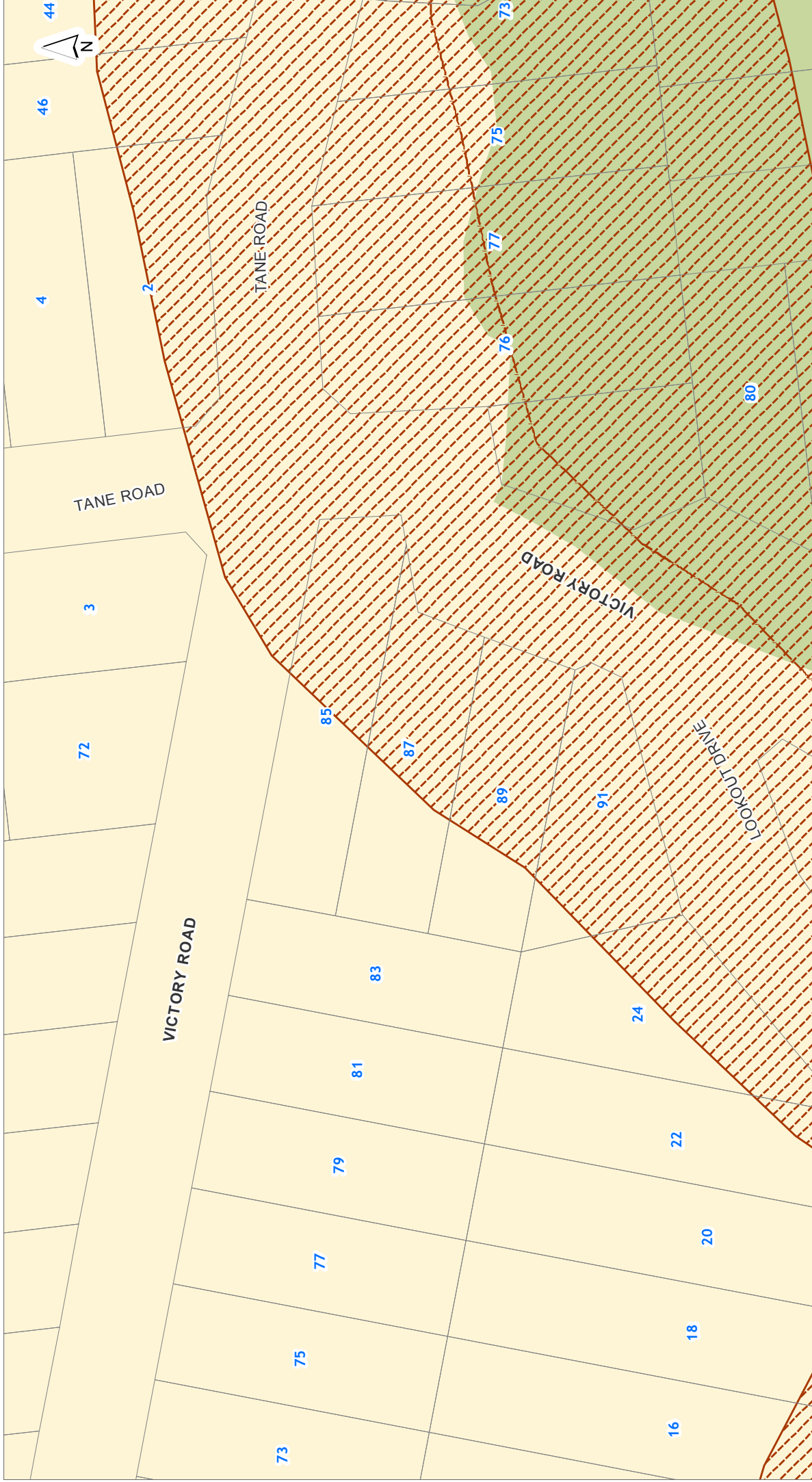


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87 Victory Road Laingholm
LOT 53 DP 19099

0 6.5 13 19.5
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Zones

Human Environment Classification

- Bush Living
- Coastal Village
- Community
- Community Periphery
- Countryside
- Foothills
- Living
- Living 1
- Living 2
- Living 3
- Living 4
- Living 5
- Living 6
- Living Penihana North
- Living 2 Penihana Noth
- Open Space
- Rural Village
- Special Area
- Waitakere Ranges
- Working
- Working (Lincoln)
- Working (New Lynn) Proposed Open Space
- Transport Environment / Auckland Transport notice of requirement on formed road

Designations & Structure Plans

- Lodged Notice of Requirement
- Plan Modification Area
- Waitakere Ranges Heritage Area
- Proposed New 1km Radius from Central Point / Train Station
- Medium Density Housing
- Area of Plan Change
- Area under Appeal
- Large Property Management Area
- Penihana South Land
- Special Area Boundary
- Subdivision Proposed (223)
- Volcanic Viewshaft A13
- Designation Type**
- Designation
- Requirement
- Road Widening
- Structure Plan Area**
- Structure Plan Area Boundary
- Urban Concept Plan Area Boundary

Other

- Metropolitan Urban Limits Boundary
- Arterial Roading Criteria
- Utility Line Type**
- Microwave Corridor
- High Voltage Electricity Line (Over 33kv)

Natural Environment

- Riparian Width Classification
- Non Riparian Stream
- Riparian Margin (5m)
- Riparian Margin (7m)
- Riparian Margin (10m)
- Riparian Margin (15m)
- Riparian Margin (20m)
- Riparian Margin (30m)
- Coastal Margin Buffer Extent**
- 5 metre Coastal Edge
- 10 metre Coastal Edge
- 15 metre Coastal Edge
- 20 metre Coastal Edge
- Sensitive Ridge - Centreline**
- Natural Ridge Centreline
- Modified Ridge Centreline
- Sensitive Ridge - Buffer**
- Sensitive Ridge - Steep (25m)
- Sensitive Ridge - Moderate (65m)
- Sensitive Ridge - Broad (100m)
- Historic Tree
- Heritage Site
- Protected Point
- Ecological Linkage Opportunity
- Headland, Scarp or Cliff
- Local Area**
- Oratia
- Waitatarua
- Natural Area Classification**
- Coastal
- General
- Managed
- Natural Water Body
- Protected
- Restoration

Legend updated: 11/10/2016

This property may be affected by designations not shown on this map or represented on this Legend. Please refer to the Auckland Council District Plan (Waitakere Section)

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

Address

87 Victory Road Laingholm

Legal Description

LOT 53 DP 19099

Appeals

Seeking changes to zones or management layers - CIV 2016 404 002290 - Waitakere Ranges Heritage Area Overlay - [View PDF](#)

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

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

Overlays

Natural Heritage: Ridgeline Protection Overlay - Modified

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

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_07 - Subdivision Schedule - Subject to Appeal

Designations

Refer A Adjei:CP Ext.8623 Civic Centre

14 February 1995

R Chisholm
32 Warner Park Ave
LAINGHOLM

Dear Sir/Madam

ERECT A GARAGE

I would advise that your application has been considered and the following decision reached:

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 Robert Chisholm to erect a garage and exceed the maximum permitted building coverage by 57m² at 87 Victory Road being Lot 53 DP 19099 for the following reasons:

1. Earthworks involving excavation have already been undertaken on the site and the proposed garage would improve the amenity of the site.
2. The proposal would be suitable in this circumstance since on site parking and manoeuvring would be provided.
3. The scale and appearance of the proposal would be compatible with the neighbouring development.

Conditions imposed on the consent are as follows:

1. That replanting of native trees be undertaken on the site in the area between the garage, the front boundary and the north-eastern boundary of the property (as shown on the attached plan 'A') utilising the following species.

- Totara
- Kanuka (Tea tree); and
- Kowhai

Trees should be planted at 1.5m intervals and should be approximately 1 metre high at the time of planting. The replanting shall be carried out within 6 months of the garage being substantially completed.

A copy of the decision and the supporting report is enclosed for your information. If consent has been granted, this lapses in two years unless it has been given effect to within that period (refer Section 125 of the Resource Management Act.) Please also note that the development must be carried out in accordance with the plans and information submitted with the application any conditions of consent. Any time period specified within the conditions of consent must be complied with. A site inspection will be carried out by a Council Officer to check for compliance at any appropriate later date.

Please note that additional requirements may apply if you require a building consent.

If you are dissatisfied with this decision it is suggested you contact Mr Peter Reaburn, Planning Manager, to discuss the provisions relating to the objection procedures under Section 357 of the Resource Management Act 1991. Any objection to a decision (including a condition of consent) must be made in writing within 15 working days of the receipt of this letter.

Should you have any further queries, please do not hesitate to contact M of the Planning Department.

Yours faithfully

P D REABURN
PLANNING MANAGER

31 August 2016

Ms S A O'Connell
87 Victory Road
Laingholm
AUCKLAND 0604

Dear Madam

PROPERTY ADDRESS: 87 VICTORY ROAD, LAINGHOLM

LOT 53 DP 19099

Further to our letter of 24 June 2015 we have agreed to grant one final extension of time to allow you to progress your application for certificate of acceptance.

According to our records we have yet to receive your application.

As you will be aware the third notice to fix issued pursuant to sections 164 and 165 of the Building Act 2004 on 24 June 2015 required compliance to be achieved by 7 September.

The enclosed notice to fix (#4) replaces the previous notice and extends the deadline to 7 November 2016.

Should you disagree with Council's findings or course of action in this matter you are entitled to lodge an application for a determination with the Ministry of Business Innovation and Employment (formerly the Department of Building and Housing) in accordance with section 177 subsections 1 (b), 2 and 3 of the Act.

Yours faithfully

Andrew Holmes
COMPLIANCE INSPECTOR

WESTERN BUILDING CONTROL

Notice to Fix

Issued under sections 164 and 165 of the Building Act 2004
Form 13 Building (Forms) Regulations 2004

Notice to Fix No: 6995



Fourth Notice

PERSON

To:

Sharon Anne O'Connell
87 Victory Road
Laingholm
Auckland

Requisition number

REQ-2013-318

THE BUILDING

Street address of building:

87 Victory Road
Laingholm
Auckland 0604

Legal description of land
where building is located:

LOT 53 DP 19099

Building name:

(n/a) residential dwelling

Location of building within
site/block number:

front

Level/unit
number:

n/a

PARTICULARS OF CONTRAVENTION OR NON-COMPLIANCE

Contrary to s.40 of the Building Act 2004, the following building works have been undertaken without first obtaining a building consent

- Construction of an enclosed gallery connecting residence and garage
- Construction of a raised platform deck

Please note that the above description includes only those non-compliant items that are known. Further items may be identified during any building approvals process initiated.

To remedy the contravention or non-compliance you must:

Carry out such work as required to achieve compliance in accordance with the Building Act 2004.

You are required **either**:

to remove the unauthorised works

or

to provide and have accepted by Auckland Council an application for certificate of acceptance in accordance with section 97 of the Act

or

to pursue any other lawful option that may be available to you to make the afore mentioned building fully compliant in accordance with the Building Act 2004 and regulations under the Act.

This notice must be complied with by:

Date: 7 November 2016

Time: 4:00 pm

FURTHER PARTICULARS

You must contact the person named below on (09) 301 0101 on completion of the required building work.

- Any building work in progress must cease immediately and remain suspended until such time Council is satisfied that you are able and willing to resume operations in compliance with the Building Act 2004 and Regulations under that Act.

Note: If you do not comply with this notice, you commit an offence under section 168 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

Signature:

Name:

Andrew Holmes

Position:

Compliance Inspector – Building

On behalf of:

Auckland Council

Date:

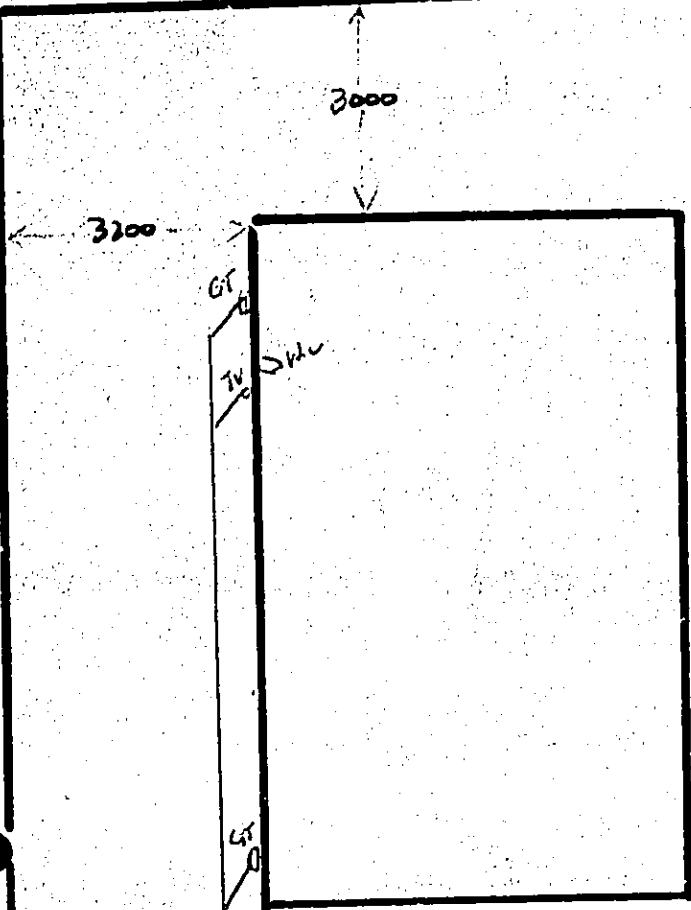
31 August 2016

Time:

2:00pm

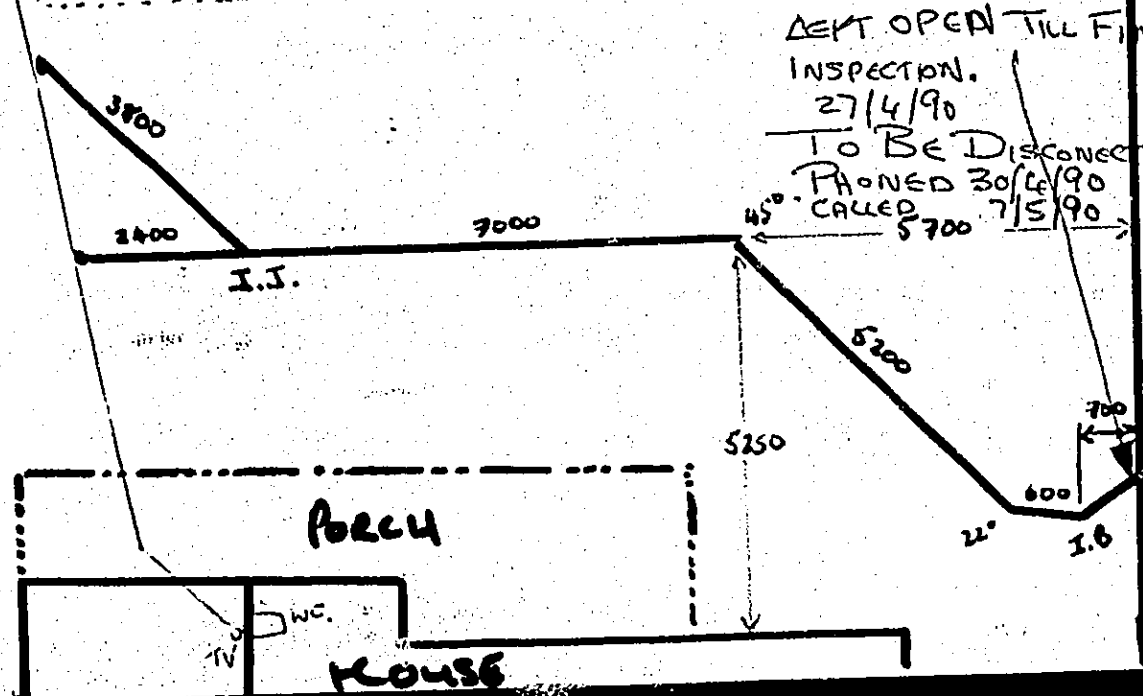
87 Victoria Rd
LOT 53 DP 19099
SCALE 1:100

DRAINER.
BILT WIDLE.



27/4/90
[Signature]

SEPTIC TANK



CONNECTED TO SEWER
DEPT OPEN TILL FINAC
INSPECTION.
27/4/90
TO BE DISCONNECTED
PHONED 30/6/90
CALLED 5700 7/5/90