

4 May 2021



**Re: 23 Laingfield Terrace**

Thank you for your interest in the above property currently listed with us for sale by Auction.

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of sale
- Safe and Sanitary report (vendor supplied)
- Building inspection (vendor supplied)

23 Laingfield Terrace is 2304m<sup>2</sup> more or less fee simple estate NA48B/250 Lot 24 Deposited Plan 90998.

**THINGS WE WANT TO DRAW YOUR ATTENTION TO:**

**Land Information Memorandum (LIM)**

<b>Wind Zones</b> for this property	Very high wind speed of 50 m/s
<b>Soil issues</b> recorded. 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.  <i>Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineer's report.</i>
<b>Manhole on site</b>	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.
<b>Planning</b>	LUC-1989-6002 - Retrospective consent for vegetation removal exceeding permitted levels. Granted 14/02/1989
<b>Building</b>	BPM-1989-3986 Dwelling 31/12/1989 Issued
<b>Waitakere Ranges Heritage Area</b>	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Disclosures:

- Safe and Sanitary report for upper-level alterations has been provided by vendor
- There are some maintenance issues which have been brought to our attention by another interested buyer who will be bidding at the auction which include some retaining walls without barriers and moisture in bathrooms and around windows. The vendor will provide a building inspection report, but we recommend interested parties do their own due diligence.

We recommend that when purchasing a property, you seek legal advice.

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

Regards

Gaston Coma & Bronwyn Scott-Woods



## The ProAgent Team

Gaston Coma 021 234 3788 | [gaston.coma@raywhite.com](mailto:gaston.coma@raywhite.com)

Bronwyn Scott-Woods 021 613 632 | [bronwyn.scott-woods@raywhite.com](mailto:bronwyn.scott-woods@raywhite.com)

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

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

Austar Realty Ltd  
PO Box 151098  
New Lynn  
AUCKLAND 0640



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	23 Laingfield Terrace Laingholm
<b>Application number</b>	8270304563
<b>Customer Reference</b>	
<b>Date issued</b>	15-Apr-2021
<b>Legal Description</b>	LOT 24 DP 90998, LOT 63 DP 90989
<b>Certificates of title</b>	NA48B/250

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

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

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

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

### Soil Issues

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

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

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

## Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

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

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

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

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

<b>Billing Number/ Rate Account:</b>	12341756322
<b>Rates levied for the Year 2020/2021 :</b>	\$2,556.26
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$644.35

The rates figures are provided as at 8 a.m. 15/04/2021. It is strongly advised these are not used for settlement purposes.


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### Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

### Financial / development contributions

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

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

## Resource Management

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### Planning

23 Laingfield Terrace Laingholm

Application No.	Description	Decision	Decision Date
LUC-1989-6002	Retrospective consent for vegetation removal exceeding permitted levels.	Granted	14/02/1989

### 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

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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

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23 Laingfield Terrace Laingholm

Application No.	Description	Issue Date	Status
BPM-1989-3986	Dwelling	31/12/1989	Issued (See Note 1)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

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)

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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

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

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

## Licences

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There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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



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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>

### **Auckland Unitary Plan**

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

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

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

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

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

#### **Waitākere Ranges Heritage Area**

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the council's website at:

<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

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

Underground Services and District Plan maps are attached.

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

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

## Attachments

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

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

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

- Consent Conditions : LUC-1989-6002
- As Built Drainage Plan : BPM-1989-3986\_Drainage Plan

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

### Address

23 Laingfield Terrace Laingholm

### Legal Description

LOT 24 DP 90998

### Appeals

### Modifications

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

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

### Overlays

Natural Heritage: Ridgeline Protection Overlay - Modified

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

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA\_06 - Subdivision Schedule

### Designations

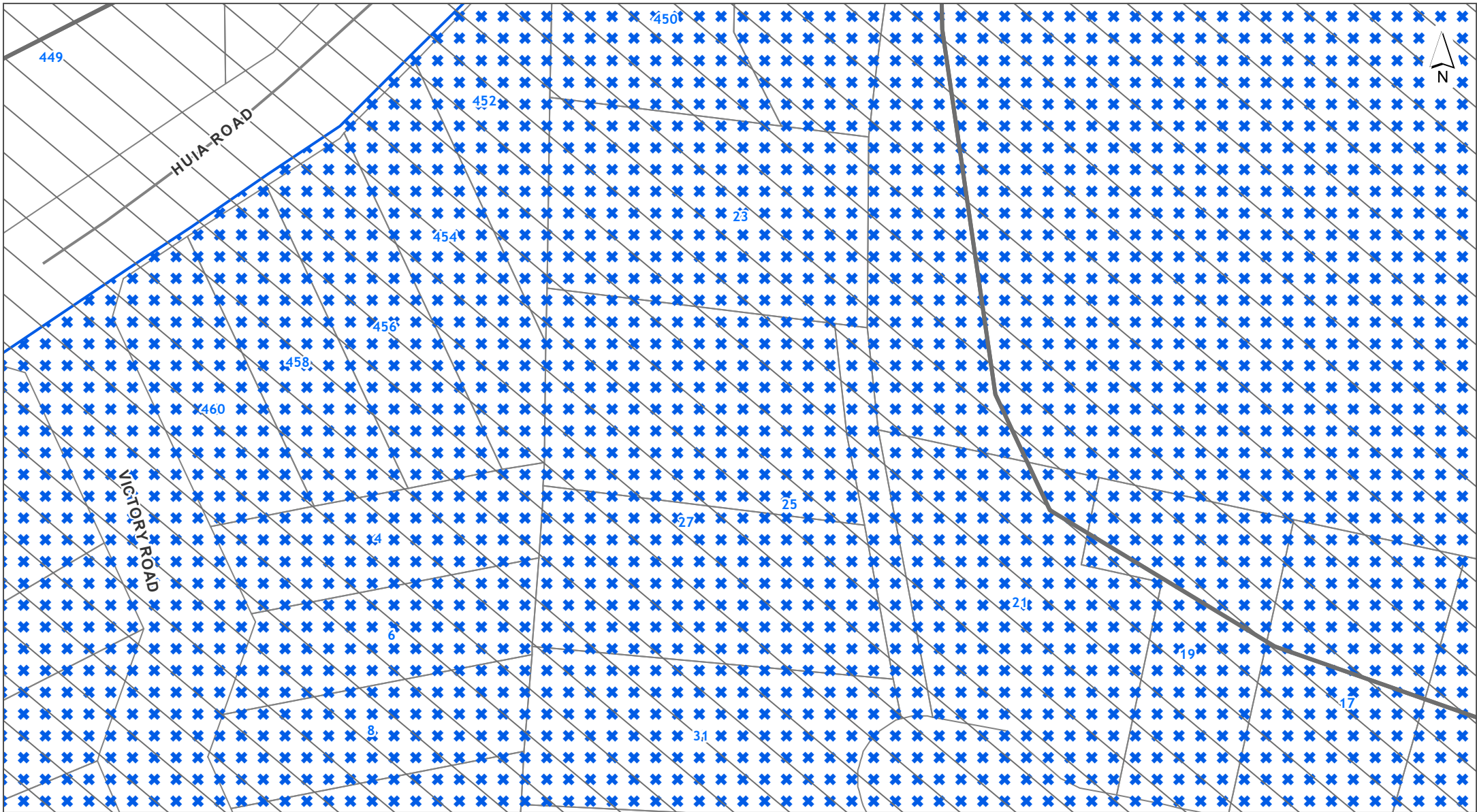


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**Built Environment**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 15/04/2021





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**Controls**  
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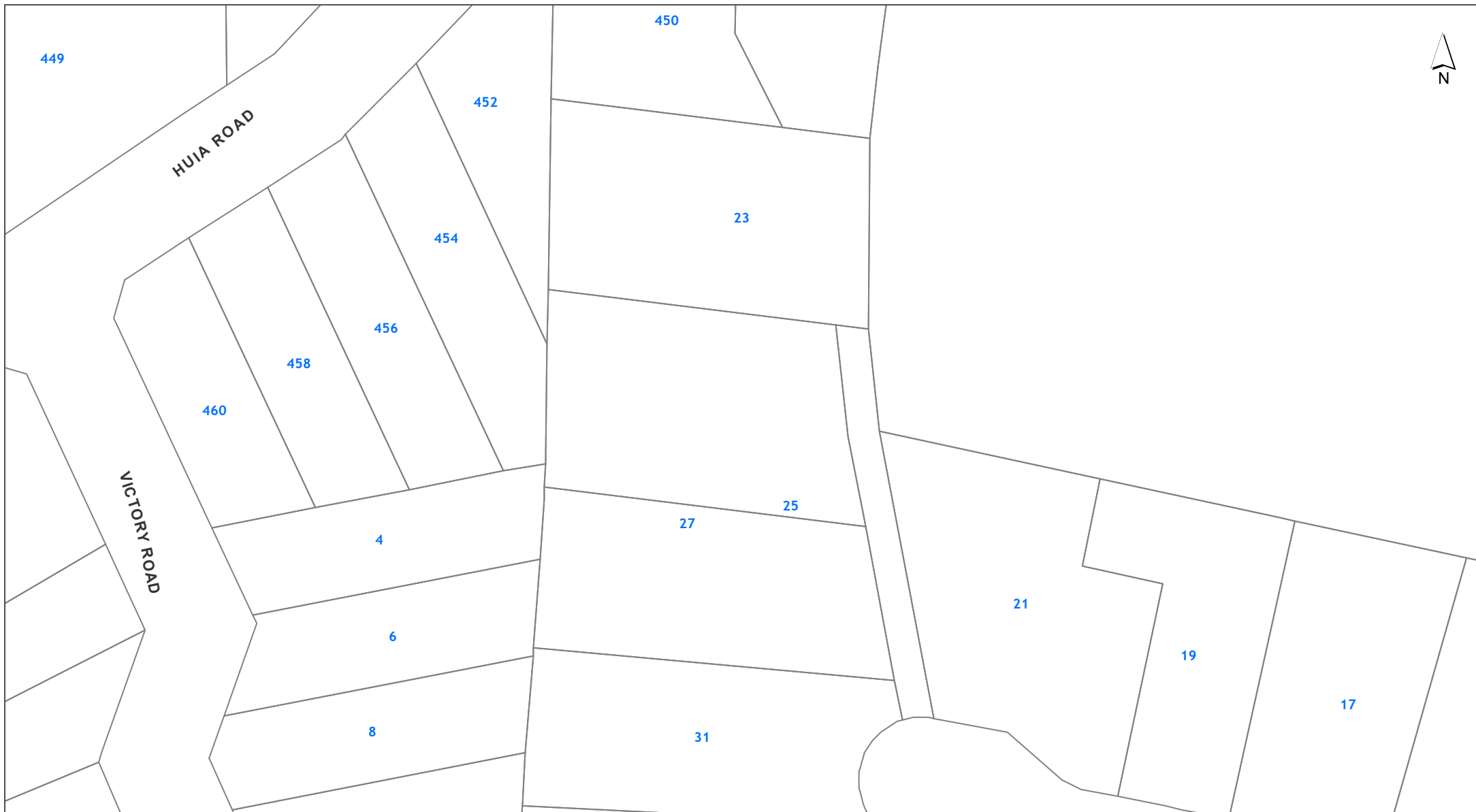


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**Designations**  
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**Historic Heritage and Special Character**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**

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Meters  
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**Infrastructure**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**

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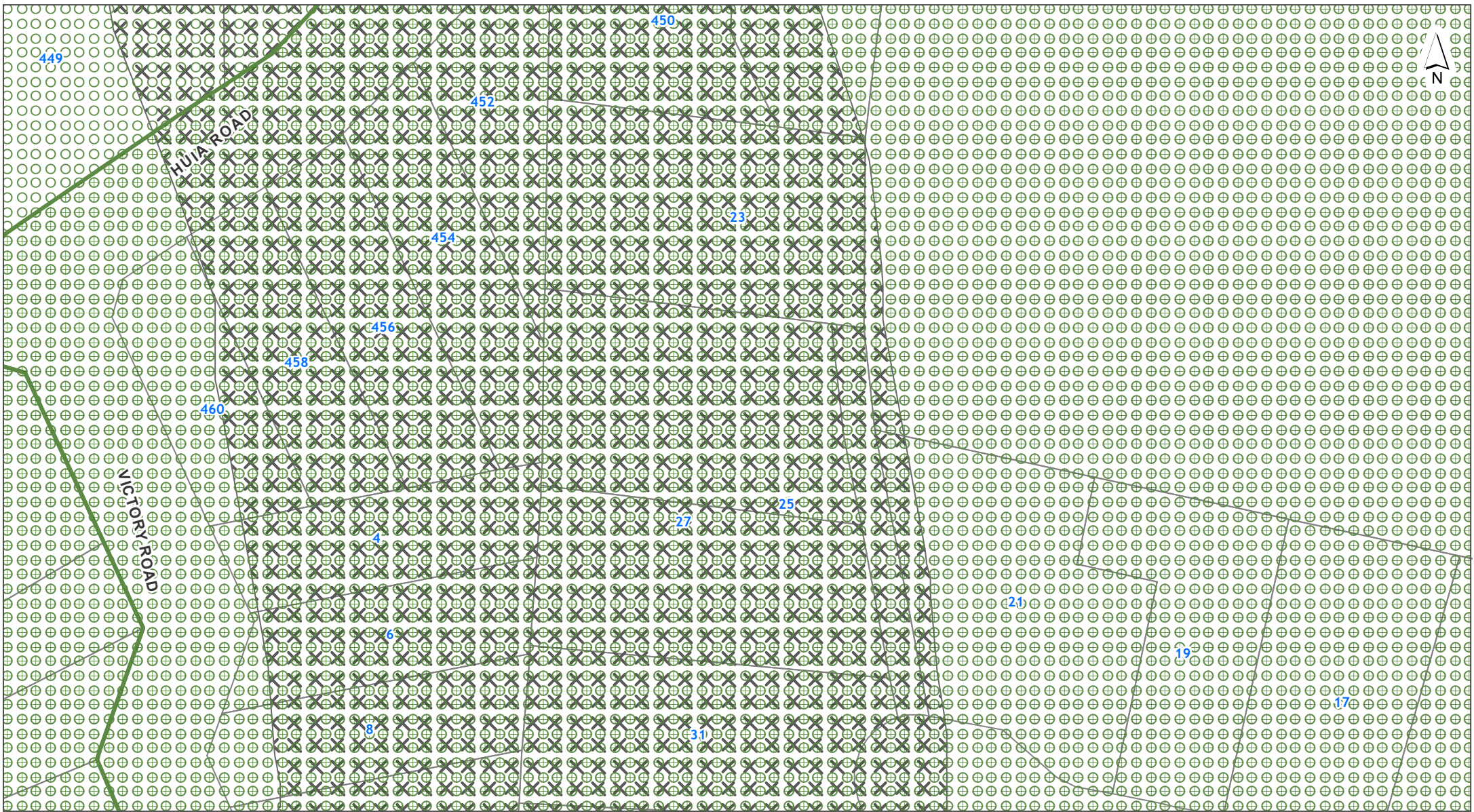


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**Mana Whenua**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**

0 7 14 21  
Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
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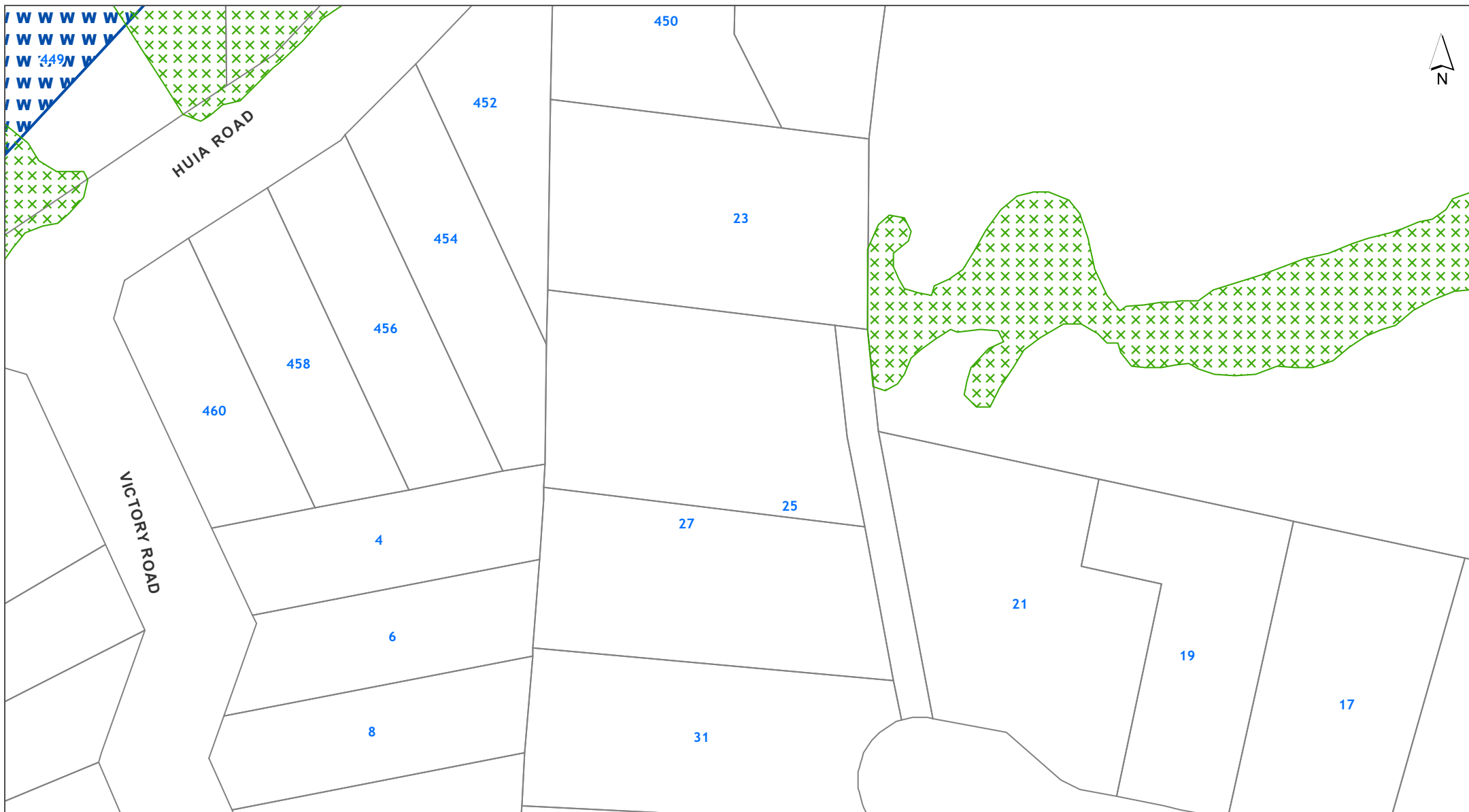
**Natural Heritage**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**



Scale @ A4  
 = 1:1,000

Date Printed:  
 15/04/2021





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Natural Resources  
23 Laingfield Terrace Laingholm  
LOT 24 DP 90998

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
15/04/2021



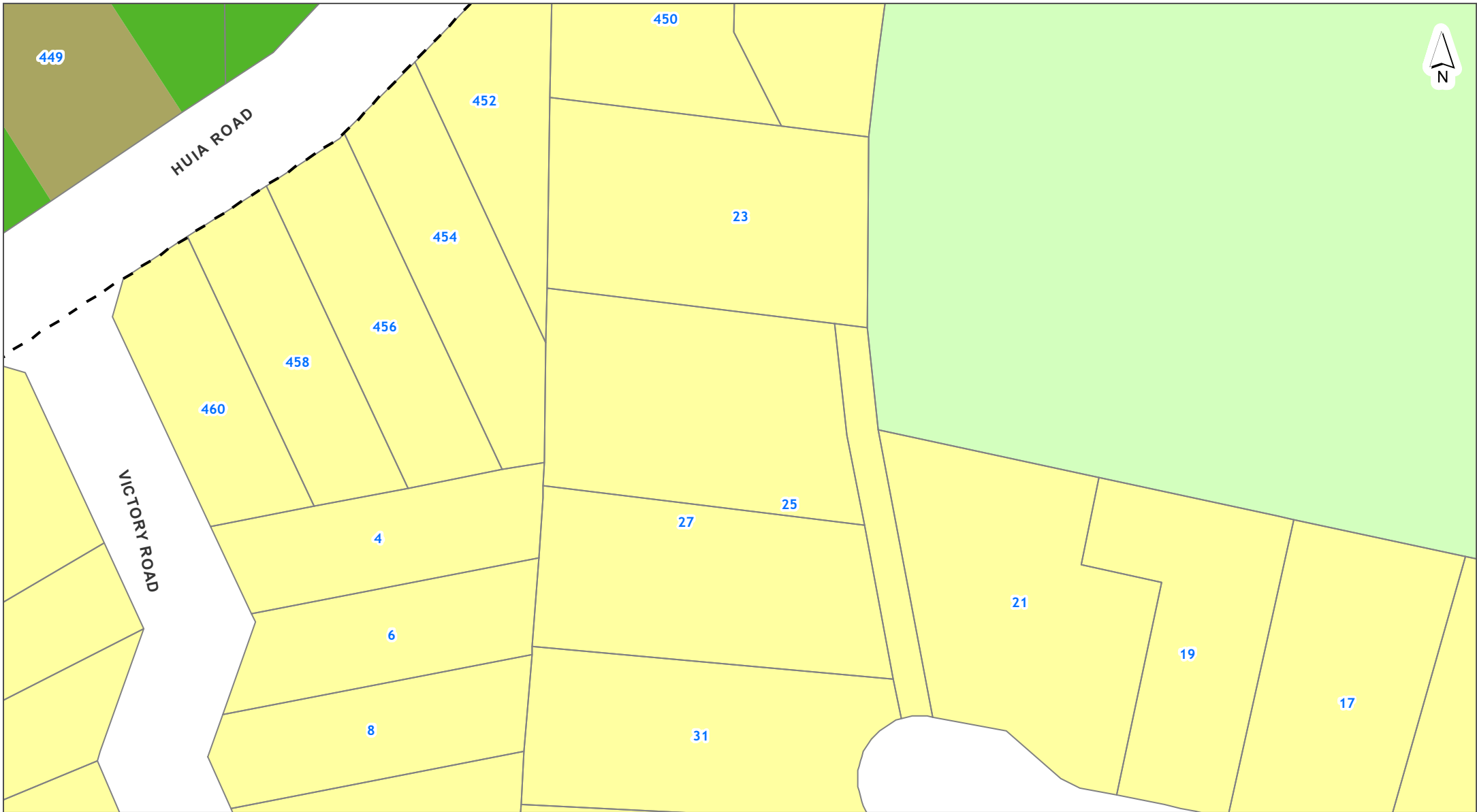


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**Precincts**  
 23 Laingfield Terrace Laingholm  
 LOT 24 DP 90998

0 7 14 21  
 Meters  
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**Zones and Rural Urban Boundary**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 15/04/2021





## 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 Lake Management Areas Overlay (Natural Lake and Urban Lake)
-  High-Use Aquifer Management Areas Overlay [rp]
-  Quality-Sensitive Aquifer Management Areas Overlay [rp]
-  Wetland Management Areas Overlay [rp]

}

Significant Ecological Areas Overlay


## 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
-  Ridgeline Protection Overlay
-  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

}

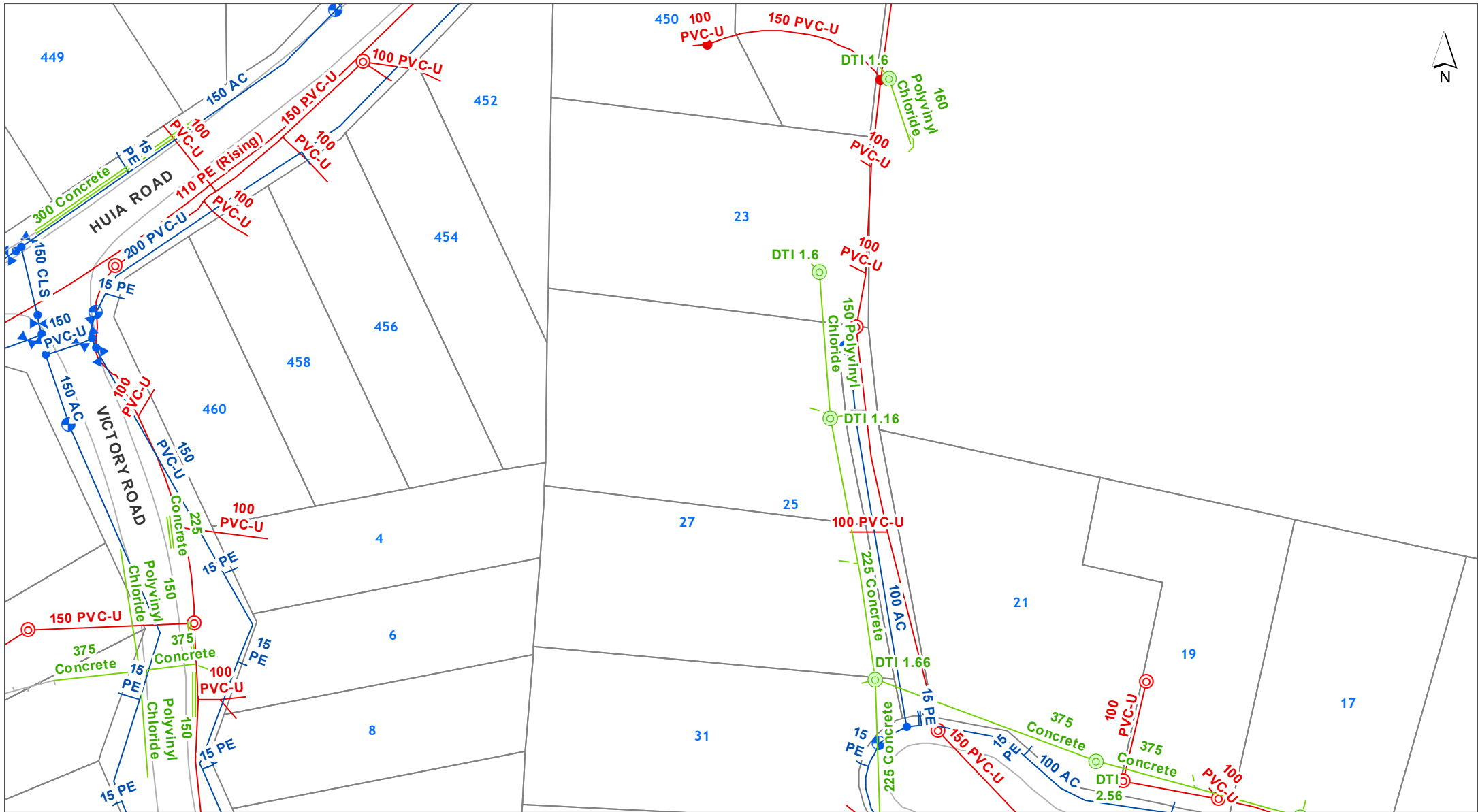
Vehicle Access Restriction Control

-  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**  
 23 Laingfield Terrace Laingholm  
 LOT 24 DP 90998

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 15/04/2021



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 (Operational-NonPotable)        |
|  | Local Pipe (Operational-Potable)           |
|  | Local Pipe (Operational Not Vested)        |
|  | Local Pipe (Abandoned / Not Operational)   |
|  | Transmission Pipe (Operational-NonPotable) |
|  | Transmission Pipe (Operational-Potable)    |
|  | Transmission Pipe (Not Operational)        |
|  | 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 (Operational)                 |
|  | Local Pipe (Operational Not Vested)      |
|  | Local Pipe (Abandoned / Not Operational) |
|  | Transmission Pipe (Operational)          |
|  | Transmission Pipe (Not Operational)      |
|  | Transmission Pipe (Proposed)             |
|  | Chamber                                  |
|  | Structure (Non Watercare)                |
|  | Pump Station                             |
|  | Wastewater Catchment                     |

Utilities

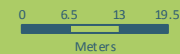
- |  |   |
|--|---|
|  | Transpower Site                         |
|  | Pylon (Transpower)                      |
|  | 110 kv - Electricity Transmission       |
|  | 220 kv - Electricity Transmission       |
|  | 400 kv - Electricity Transmission       |
|  | Aviation Jet A1 Fuel Pipeline           |
|  | 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: 21/09/2020



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**Hazards**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**



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

**Date Printed:**  
**15/04/2021**



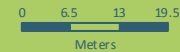


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**Natural Hazards - Coastal Inundation**

**23 Laingfield Terrace Laingholm**

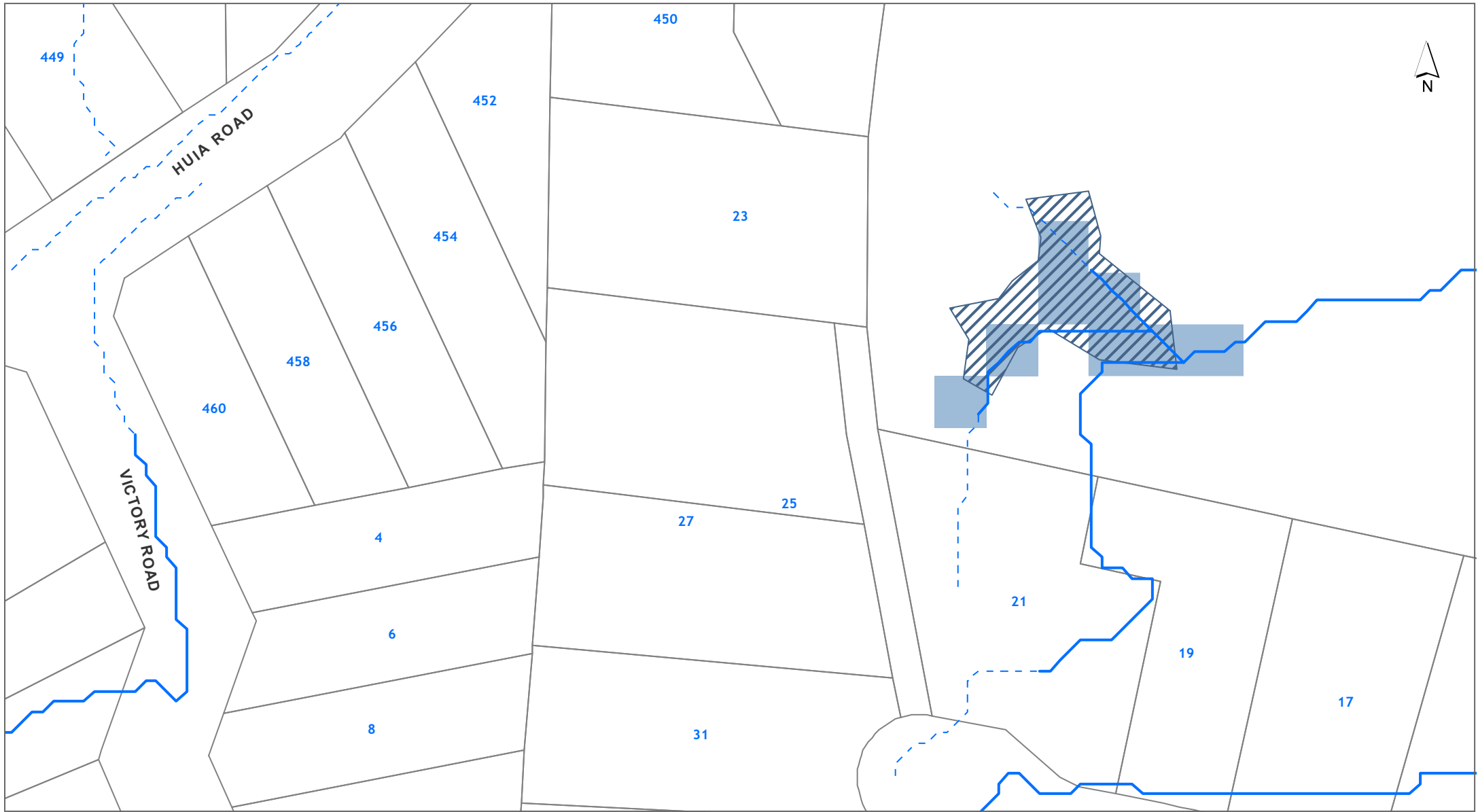
**LOT 24 DP 90998**



**Scale @ A4**  
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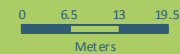
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**Natural Hazards - Flooding**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**



Scale @ A4  
= 1:1,000

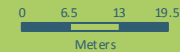
Date Printed:  
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Natural Hazards - Sea Spray  
23 Laingfield Terrace Laingholm  
LOT 24 DP 90998



Scale @ A4  
= 1:1,000

Date Printed:  
15/04/2021

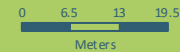


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**Natural Hazards - Volcanic Cones**

**23 Laingfield Terrace Laingholm**

**LOT 24 DP 90998**



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

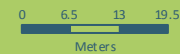
**Date Printed:**  
**15/04/2021**





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**Other**  
**23 Laingfield Terrace Laingholm**  
**LOT 24 DP 90998**





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

**Date Printed:**  
**15/04/2021**


















Hazards

Soil Warning Area

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




Hazards

Soil Warning Area continued




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




Natural Hazards

Overland Flow Path

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








Coastal Inundation

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

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

Other

Cultural Heritage Index

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

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE TOWN AND COUNTRY PLANNING ACT 1977 BY MR & MRS B. SYMON TO REMOVE NATIVE TREES AND BUSH IN EXCESS OF THE MAXIMUM PERMITTED AT 23 LAINGFIELD TERRACE, LAINGHOLM BEING LOT 24 DP 90998

<u>INITIALS</u>	JJM:cm	<u>APPLICATION NO:</u> P960/S
<u>DATE RECEIVED</u>	2 FEBRUARY 1989	<u>TP FILE:</u> H8/216
<u>REPORT DATE</u>	14 FEBRUARY 1989	<u>BPA:</u>
<u>ZONE:</u>	NON-URBAN RESIDENTIAL 1	<u>AREA:</u> 2304m <sup>2</sup>

THE SITE AND PROPOSAL

The 2304m<sup>2</sup> site is oblong in shape and located at the end of an entrance strip serving three properties off the end of Laingfield Terrace. The eastern boundary of the site borders the proposed Laingholm Intermediate School site.

The land slopes up from east to west. There is a relatively flat platform adjacent to the eastern boundary and the land then rises steeply to a ridge about 30m back on the site. The eastern part of the site has been cleared of native trees and bush for a considerable time, but the applicant has recently cleared a further approximately 80m<sup>2</sup> bringing the total area of land cleared on the site to about 780m<sup>2</sup>, 480m<sup>2</sup> in excess of the 300m<sup>2</sup> permitted on this site in the Non-Urban Residential 1 zone.

This application is thus made retrospectively for clearance which has already been carried out.

STATUTORY CONSIDERATIONS

The site is zoned Non-Urban Residential 1 under the operative District Scheme. Within this zone, under Ordinance 11.4:6.1,

- Clearing of native trees and bush shall be permitted up to a maximum of 300m<sup>2</sup> or 30% of the net site area, whichever is the lesser; provided that where a site already contains cleared land, any clearing of native trees and bush shall not increase the area of cleared land above 300m<sup>2</sup>.
- Where a site on which a building is to be erected requires clearing which will result in the cleared land on the site being in excess of the maximum area of cleared land permitted under clause (a) above, the building permit application shall also be considered as a non-notified application in accordance with Ordinance 4.2.
- Consent to clearing of native trees and bush above these limits may be given on a non-notified application made in accordance with Ordinance 4.2.
- Any clearing which is permitted shall retain, where practicable, all mature native trees and those over 3m in height.

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE TOWN AND COUNTRY PLANNING ACT 1977 BY MR & MRS B. SYMON TO REMOVE NATIVE TREES AND BUSH IN EXCESS OF THE MAXIMUM PERMITTED AT 23 LAINGFIELD TERRACE, LAINGHOLM BEING LOT 24 DP 90998 cont'd

STATUTORY CONSIDERATIONS

Since clearing has been carried out totalling more than 300m<sup>2</sup> on a 2304m<sup>2</sup> site, the applicant has applied for retrospective planning consent by way of a non-notified application under Ordinance 4.2 of the District Scheme.

PLANNING CONSIDERATIONS

In considering an application under Ordinance 4.2, Council should have regard to:-

- (i) The objectives and policies of the Scheme and in particular those of the Non-Urban Residential 1 zone.
- (ii) Previous applications for the land which involved consideration of the conservation of the landscape.
- (iii) The particular circumstances of the site and the requirements of the applicant.

The Non-Urban Residential 1 zone seeks to balance the demand for residential development created by those people wishing to retain links with the urban area for employment, commercial and community services, with the need to preserve the Waitakere Ranges as a unique scenic and recreation resource. When a residential use is permitted in the non-urban area, the need to protect the landscape and amenities is subject to greater emphasis, and clearing of bush must be kept to a minimum, and limited to the formation of building platforms and access.

The applicant wishes to construct a house covering about 114m<sup>2</sup> on the site, to be supported on poles on the eastern side and level with the ground on the western side. By building up the slope in the proposed location, the house will be afforded good views out over Little Muddy Creek, and the Manukau Harbour. Nevertheless, application should have been made to the Council prior to clearing the bush.

The regenerating bush on the site consists of Manuka, approximately 8m tall with treeferns and an understorey of native shrubs. There is a 10m high Kahikatea on the northern boundary near the top of the ridge, and four large pine trees about 30m tall grow near the north east corner of the site. The quality of the bush on the site is not generally high as yet, with no great height or diversity.

Once the house is constructed it is important that native trees and bush are re-established, particularly on the steeply sloping area below and to the north and south of the house, where the scar is likely to be most visible from off the site. Such replanting will go some way towards reinstating the bush character of the site in keeping with the Non-Urban Residential 1 zone.

In conclusion, it is unfortunate that the lower (eastern) part of the site has been cleared previously since, as a building platform, this area could not realise the view potential of the site. However, by clearing an additional platform the applicant has increased an already large area of clearing well beyond that permitted by the Code. It is essential that native planting is carried out on the steep part of the slope which is likely to be visible from the east, and that every effort is made to reinstate the bush character of the area which is central to the Non-urban Residential 1 zone.

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE TOWN AND COUNTRY PLANNING ACT 1977 BY MR & MRS B. SYMON TO REMOVE NATIVE TREES AND BUSH IN EXCESS OF THE MAXIMUM PERMITTED AT 23 LAINGFIELD TERRACE, LAINGHOLM BEING LOT 24 DP 90998 cont'd

RECOMMENDATION

That consent be granted pursuant to Section 36 of the Town and Country Planning Act 1977 and Ordinance 4.2 of the Waitemata City District Scheme, to the application by Mr and Mrs B. Symon to remove native trees and bush in excess of the maximum permitted at 23 Laingfield Terrace, Laingholm, being Lot 24 DP 90998 for the following reasons:-

- (i) The area already cleared on the site is not the best building platform to take advantage of the views afforded higher on the site.
- (ii) An undertaking by the applicant to replant the sloping part of the site with native species and to allow regeneration of native bush will eventually repair the damage.

But that consent be subject to the following conditions:-

- 1 That on the completion of the house, the bank to the north, east and south of the house be planted with native species and that native trees and bush be permitted to regenerate in this area.
- 2 No further native trees or bush on the property shall be cleared.

CONSENT GRANTED AS RECOMMENDED

PR 14/2

*Donna Eubank*

Chairperson, Planning Committee

DATE: 14-2-89.

# WAITAKERE CITY COUNCIL

## 'AS BUILT' DRAINAGE PLAN

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

Owner's Name: Symon

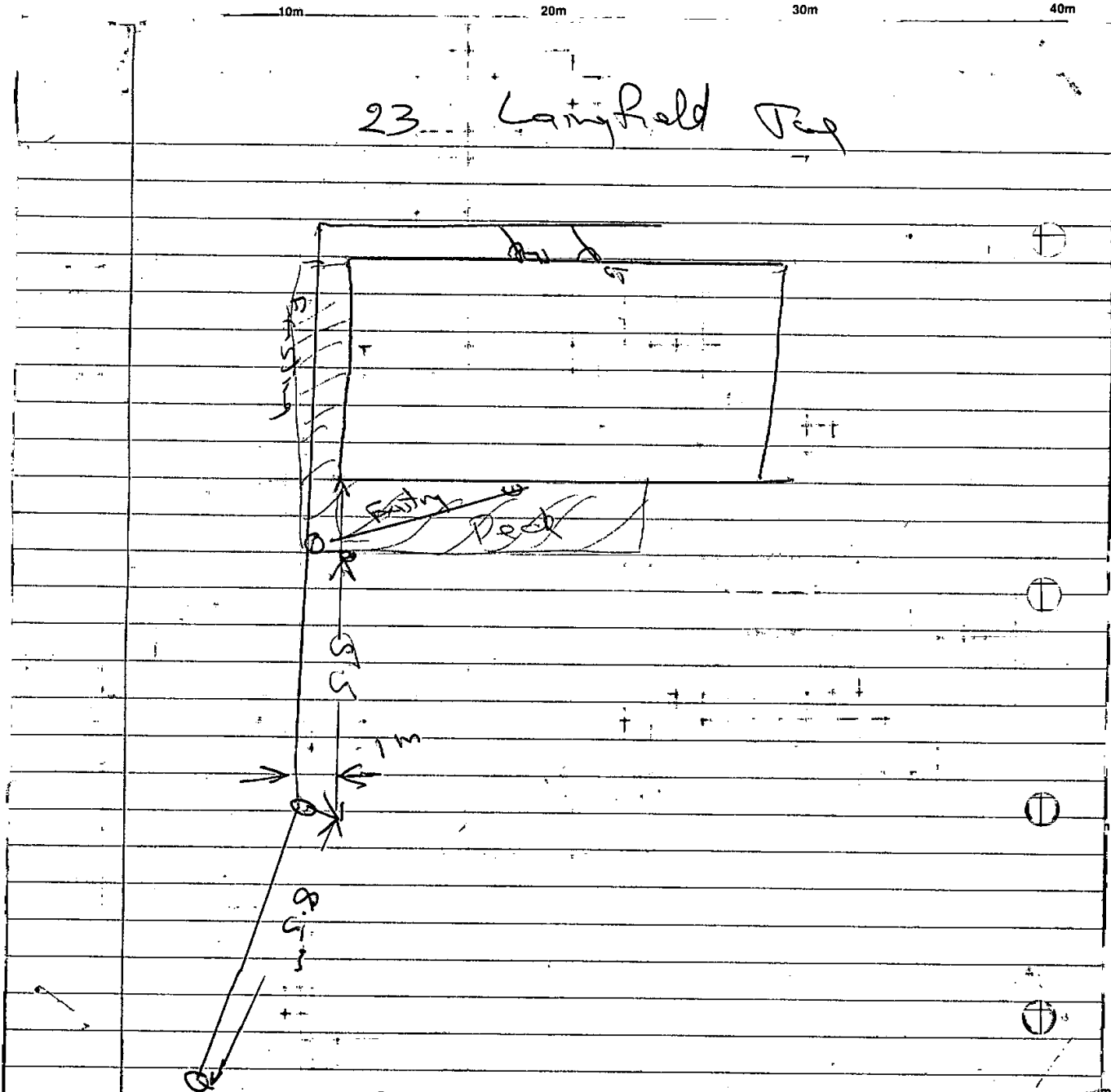
The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

Address of Property: (No.) 23 (Street) Langfield Terrace

Lot 24 D.P. 90998

Drainlayer's Name: Bob Jackson

ROAD BOUNDARY



For Office Use Only:—

Drainage Permit No.

Building Permit No.

Date inspected 28/10/20 Inspector BO [Signature]