

NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKE AN OFFER OR ATTENDING AN AUCTION.

INTEREST: DURING MARKETING CAMPAIGNS DATES AND TIMEFRAMES SOMETIMES CHANGE. IF YOU HAVE NOT MADE US AWARE THAT YOU ARE INTERESTED IN PURSUING THE PROPERTY, WE WILL NOT BE ABLE TO INFORM YOU OF ANY CHANGES AND YOU MAY LOOSE OUT.

18 October 2021

Re: 34 Laingfield Terrace, Laingholm

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

34 Laingfield Terrace is 2000m² more or less fee simple estate NA48B/242 Lot 15 Deposited Plan 90990. Zoning: Residential 9 (E)

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Very high wind speed of 50 m/s, High wind speed of 44 m/s
Soil issues 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>

Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths.
Planning	LUC-2016-902 Land Use Consent Proposal to construct new detached minor dwelling floor area 60m2 Granted (Monitoring Complete) 30/08/2017
Building	BPM-1986-31261 Dwelling 31/12/1986 Issued BPM-1989-6297 Addition to dwelling - Carport 31/12/1989 Issued COM-2004-726 2 Bedroom and rumpus room addition 05/04/2004 CCC Issued 03/06/2005 BCO10089038 RBW:RES2 - Proposed Minor dwelling with 2 bedrooms, 1 bathroom, 1 kitchen scallion roof, weatherboard on cavity construction 07/03/2017 CCC Issued 07/12/2018
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: ASAP, discuss further with the agent.

Disclosures:

- A new hot water cylinder has been installed in the main house.
- The vendor indicated there was possibly some water coming in around a lounge window, but has since had them resealed.

We recommend that when purchasing a property, you seek legal advice, complete due diligence including getting a building reports and arrange your finance.

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 therefor 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 **PREMIER**
MEMBER 19 - 20

Gaston Coma
021 234 3788 | gaston.coma@raywhite.com

Bronwyn Scott-Woods
021 613 632 | bronwyn.scott-woods@raywhite.com

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

The PRO AGENT.CO.NZ Team

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 to us 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



Applicant	Austar Realty Ltd
LIM address	34 Laingfield Terrace Laingholm
Application number	8270337178
Customer Reference	
Date issued	25-Aug-2021
Legal Description	LOT 62 DP 90989, LOT 15 DP 90990
Certificates of title	NA48B/242

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, High wind speed of 44 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, which is updated from time to time.

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

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

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” are used interchangeably.

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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

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

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

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

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

No Information has been notified to Council.

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

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

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


Billing Number/ Rate Account:	12341748893
Rates levied for the Year 2021/2022 :	\$4,143.61
Total rates to clear for the current year (including any arrears and postponed rates):	\$4,143.61

The rates figures are provided as at 8 a.m. 25/08/2021. 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

34 Laingfield Terrace Laingholm

Application No.	Description	Decision	Decision Date
LUC-2016-902	Land Use Consent Proposal to construct new detached minor dwelling floor area 60m2	Granted (Monitoring Complete)	30/08/2017

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

34 Laingfield Terrace Laingholm

Application No.	Description	Issue Date	Status
BPM-1986-31261	Dwelling	31/12/1986	Issued (See Note 1)
BPM-1989-6297	Addition to dwelling - Carport	31/12/1989	Issued (See Note 1)
COM-2004-726	2 Bedroom and rumpus room addition	05/04/2004	CCC Issued 03/06/2005 (See Note 2)
BCO10089038	RBW:RES2 - Proposed Minor dwelling with 2 bedrooms, 1 bathroom, 1 kitchen skillion roof, weatherboard on cavity construction	07/03/2017	CCC Issued 07/12/2018 (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.

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>

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

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.

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

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

- As Built Drainage Plan : 34 Laingfield Terrace Laingholm
- Consent Conditions : LUC-2016-902

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

Address

34 Laingfield Terrace Laingholm

Legal Description

LOT 15 DP 90990

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

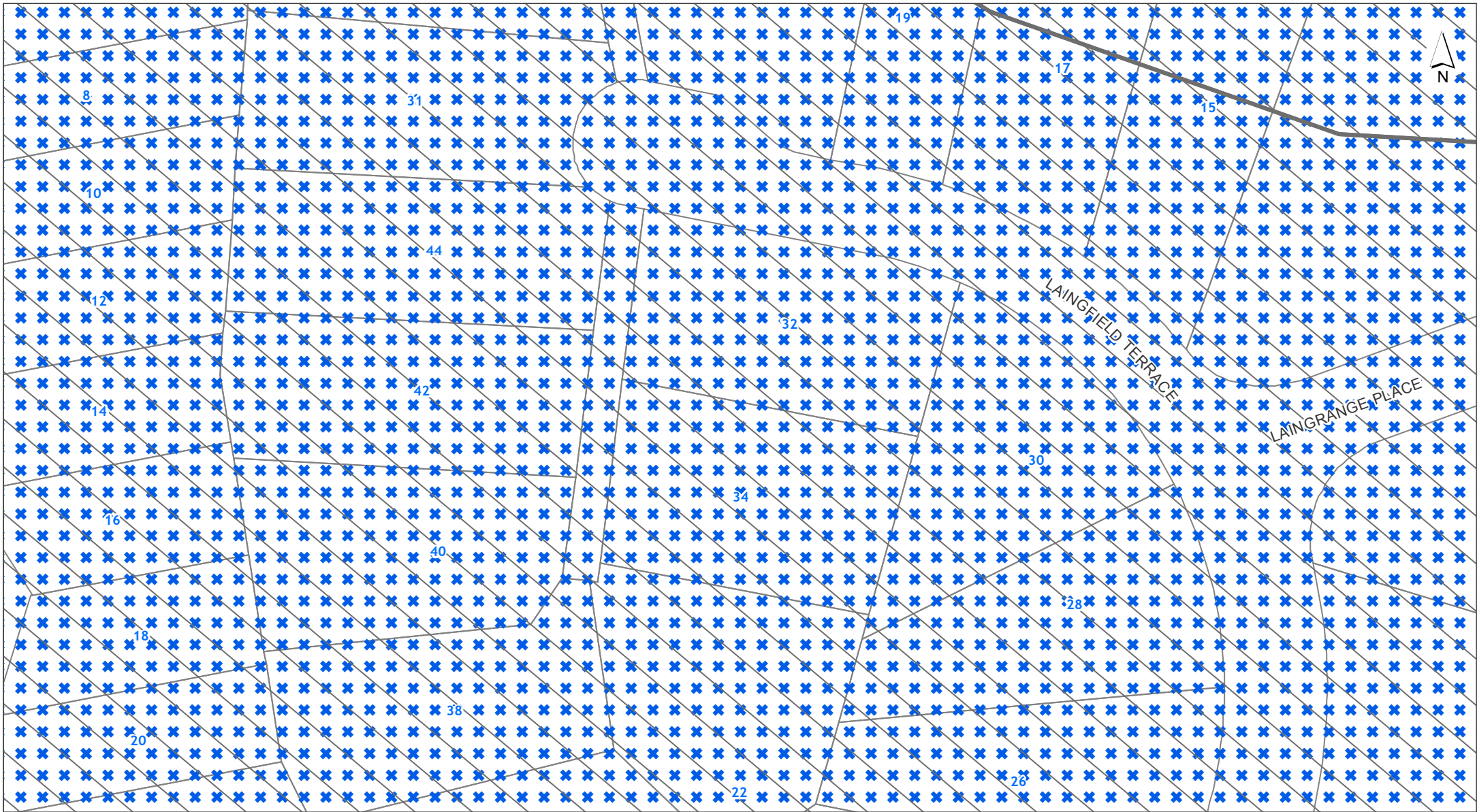


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Built Environment
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 25/08/2021





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Controls
34 Laingfield Terrace Laingholm
LOT 15 DP 90990



Scale @ A4
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25/08/2021





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Designations
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Historic Heritage and Special Character
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

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Infrastructure
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

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 25/08/2021



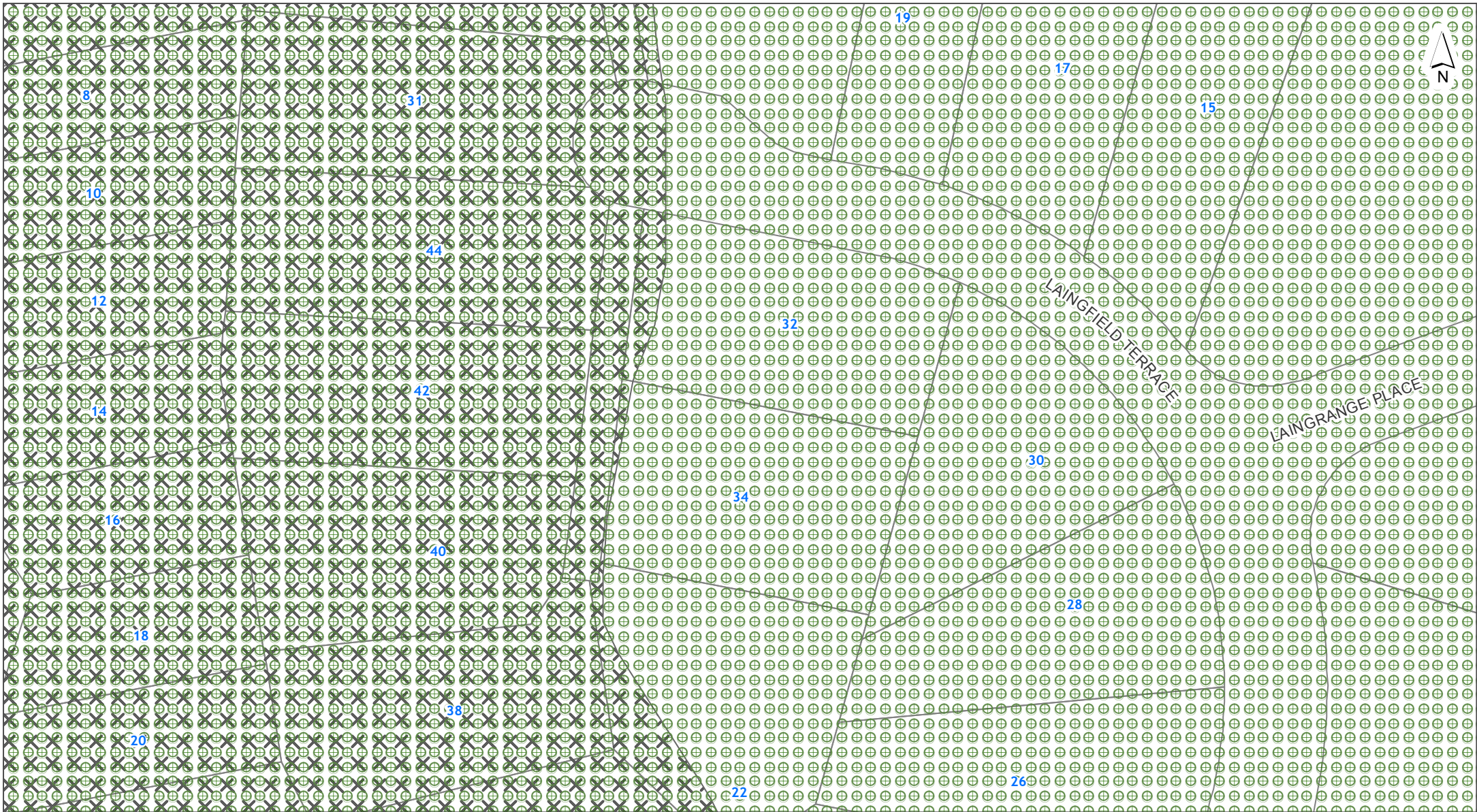


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Mana Whenua
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

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Natural Heritage
 34 Laingfield Terrace Laingholm
 LOT 15 DP 90990



Scale @ A4
 = 1:1,000

Date Printed:
 25/08/2021





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Natural Resources
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

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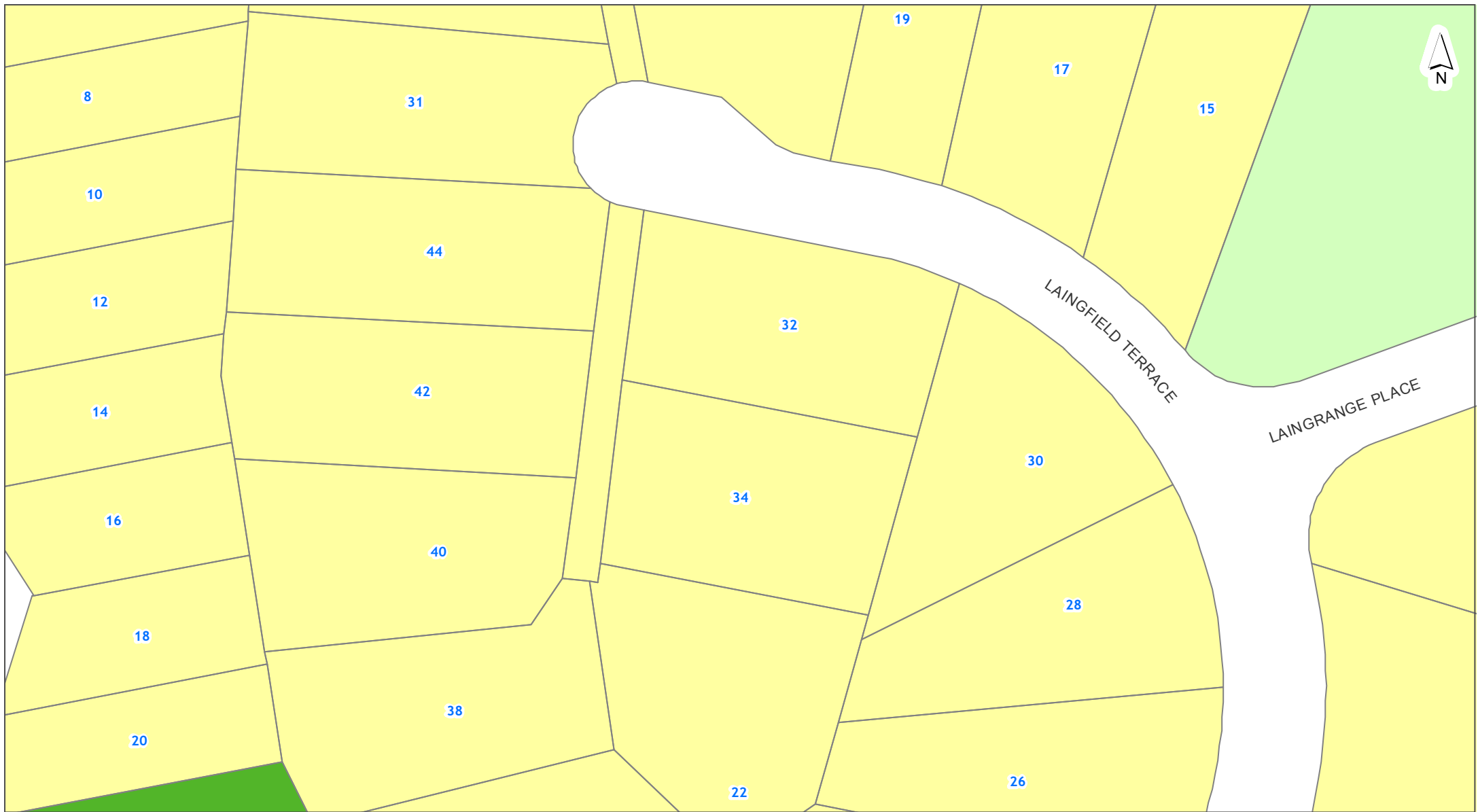


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Precincts
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

0 7 14 21
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Zones and Rural Urban Boundary
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
25/08/2021





NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed 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
 - Urban
 - High-Use Aquifer Management Areas Overlay [rp]
 - Quality-Sensitive Aquifer Management Areas Overlay [rp]
 - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

Natural Heritage

- Verified position of tree
 - Unverified position of tree
 - Group of Trees
 - 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 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
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection 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

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]

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

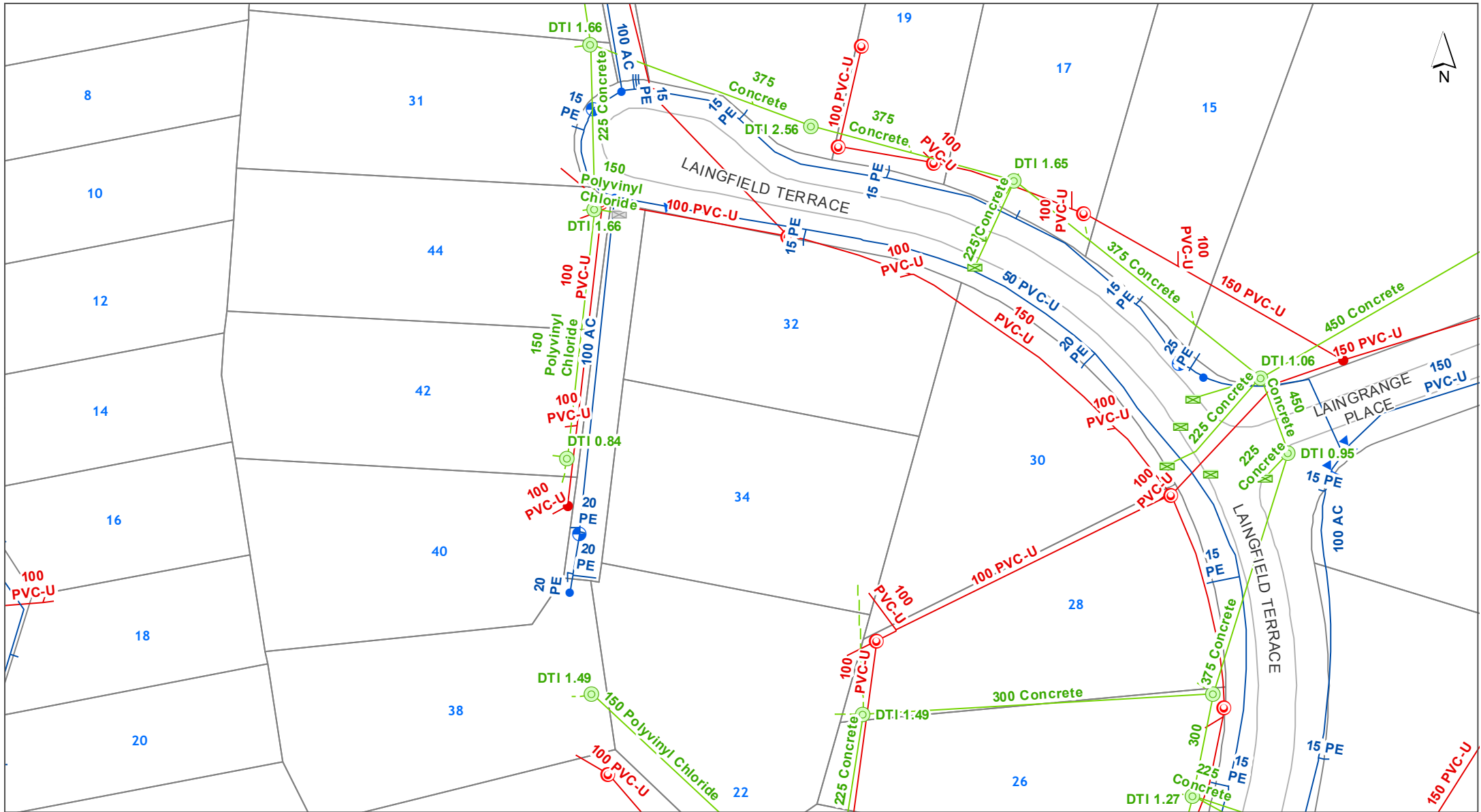
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office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

- Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - Indigenous Vegetation 749.7 ha
 - Freshwater Wetland 14.6 ha
 - Surf Breaks [rcp]
 - Cable Protection Areas Control [rcp]
 - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
34 Laingfield Terrace Laingholm
LOT 15 DP 90990

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 25/08/2021



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

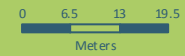
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
34 Laingfield Terrace Laingholm
LOT 15 DP 90990



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Date Printed:
25/08/2021



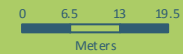


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Natural Hazards - Coastal Erosion ASCIE

34 Laingfield Terrace Laingholm

LOT 15 DP 90990



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Date Printed:
25/08/2021

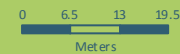


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Natural Hazards - Coastal Inundation

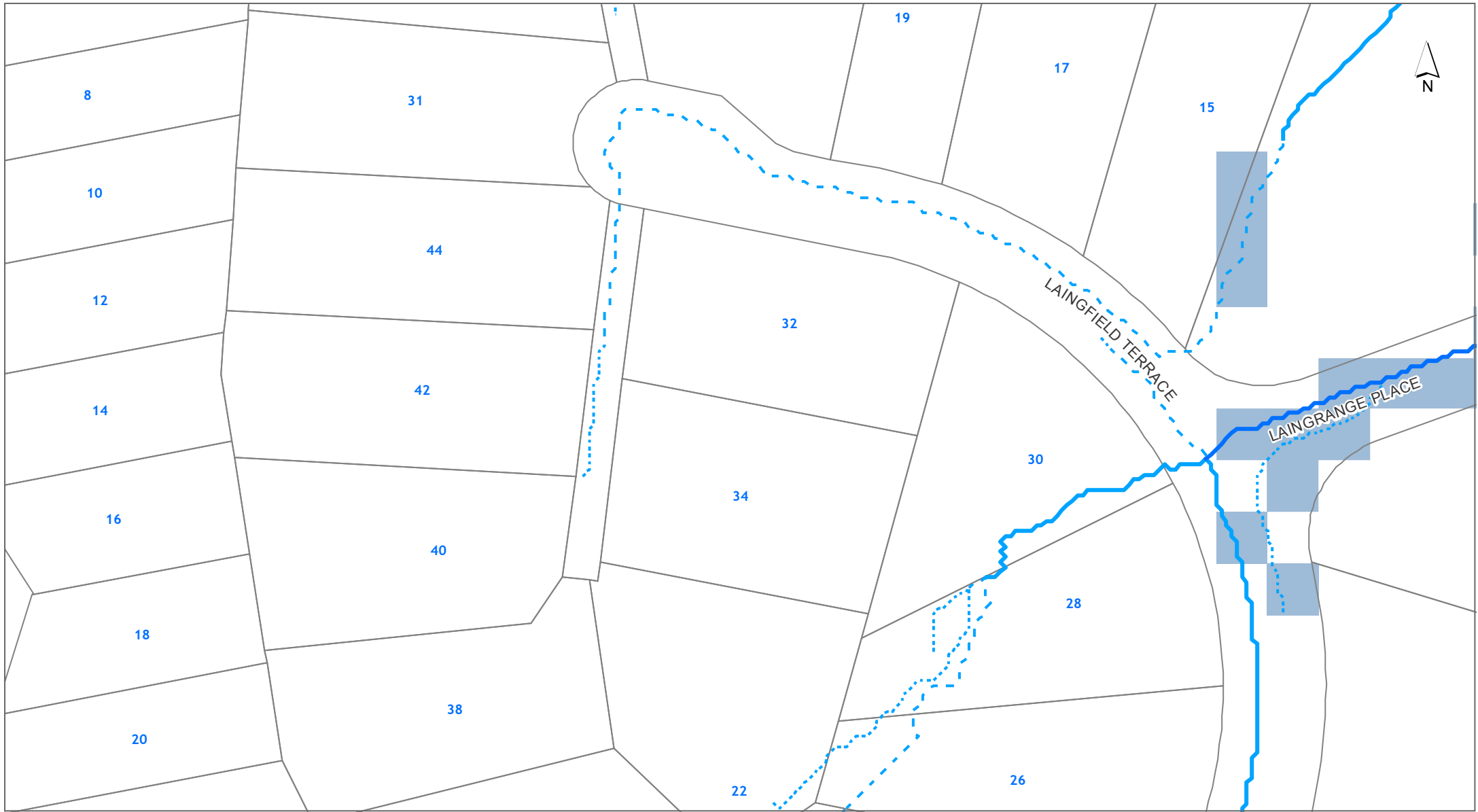
34 Laingfield Terrace Laingholm

LOT 15 DP 90990



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Date Printed:
25/08/2021

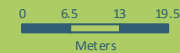


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Natural Hazards - Flooding

34 Laingfield Terrace Laingholm

LOT 15 DP 90990



Scale @ A4
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Date Printed:
25/08/2021



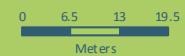


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Natural Hazards - Sea Spray

34 Laingfield Terrace Laingholm

LOT 15 DP 90990



Scale @ A4
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Date Printed:
 25/08/2021

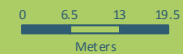


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Natural Hazards - Volcanic Cones

34 Laingfield Terrace Laingholm

LOT 15 DP 90990



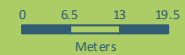
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25/08/2021



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Other
 34 Laingfield Terrace Laingholm
 LOT 15 DP 90990



Scale @ A4
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Date Printed:
 25/08/2021










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 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
 -  1% AEP plus 1m sea level rise
 -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
 -  ASCIE 2080 (RCP8.5)
 -  ASCIE 2130 (RCP8.5)
 -  ASCIE 2130 (RCP8.5+)
 -  Marine Area (Based on MHWs10, from Unitary Plan)

Other

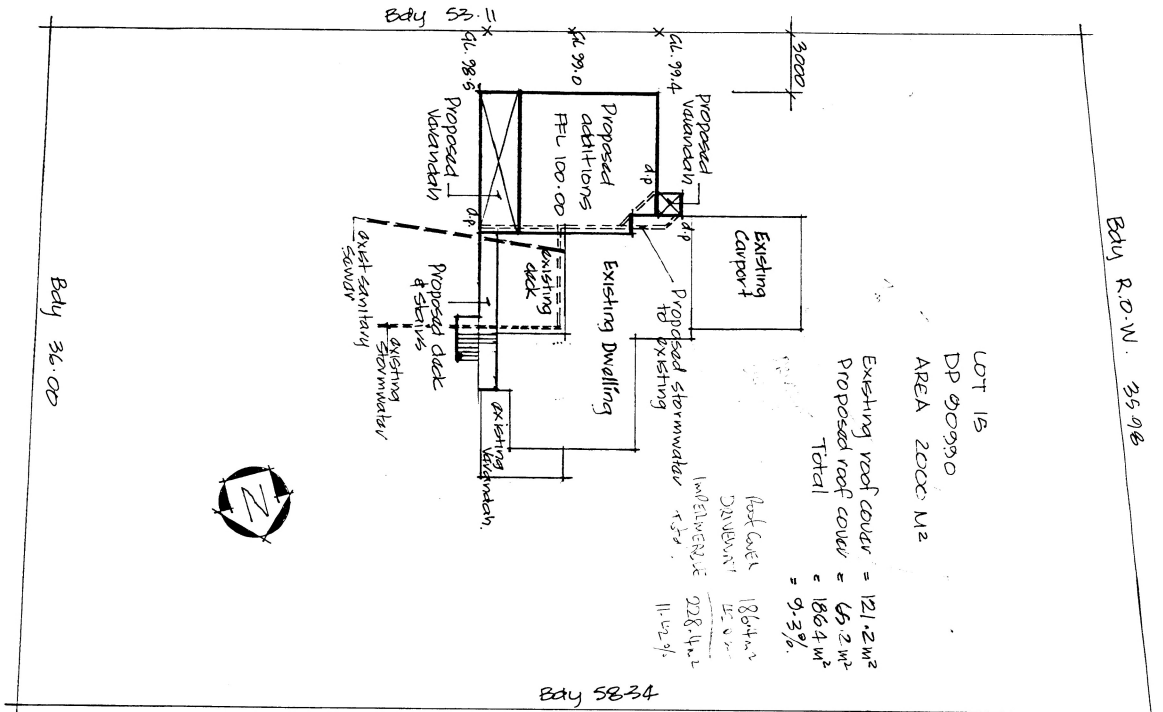
Cultural Heritage Index

-  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.

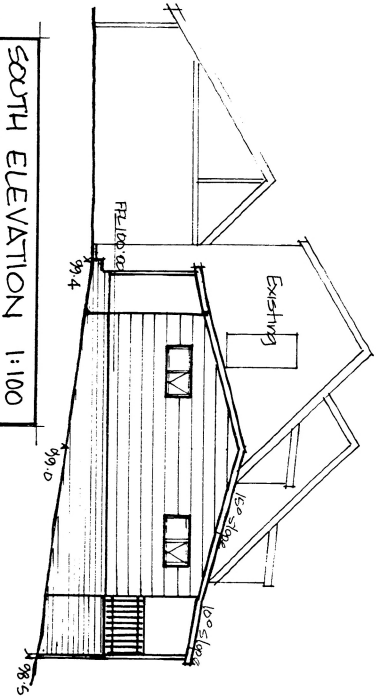
Legend updated: 22/07/2021

Edy R.D.W. 25918

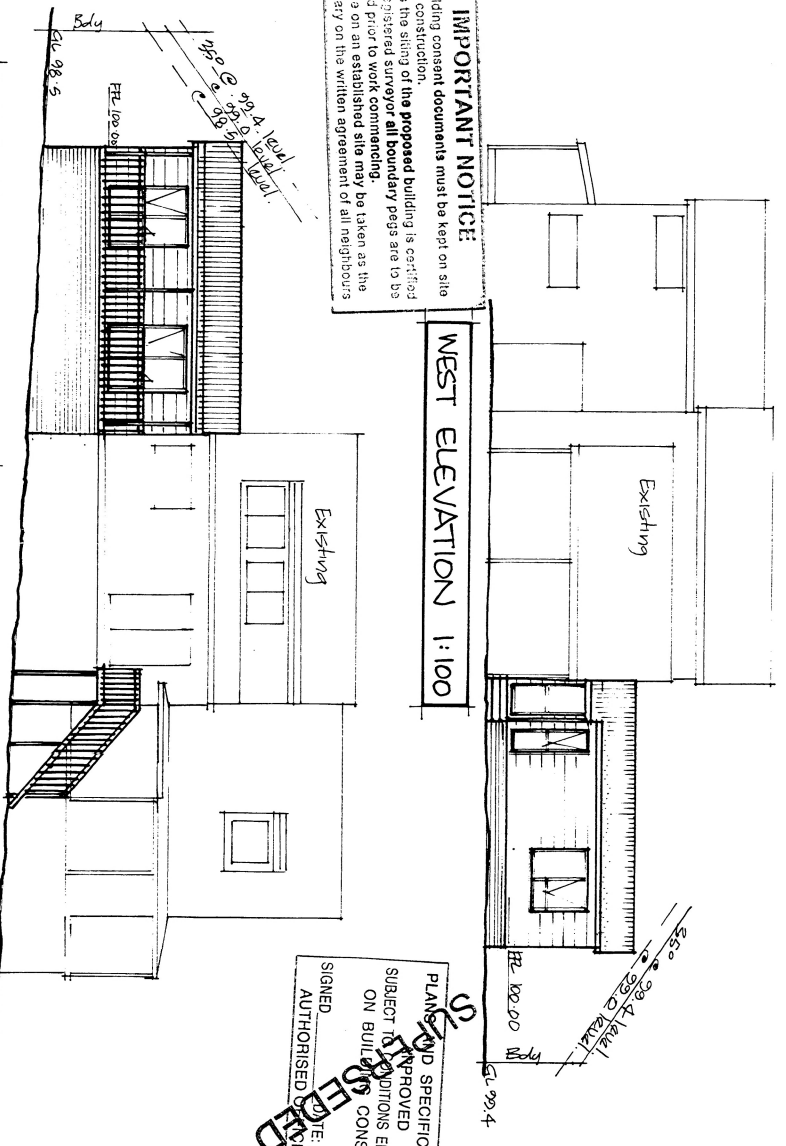


SITE PLAN 1:200

ROMAC
DESIGN & BUILD
PH 026 2483252
09 8380321



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

EAST ELEVATION 1:100

IMPORTANT NOTICE
All Building consent documents must be kept on site during construction.
Unless the siting of the proposed building is certified by a registered surveyor all boundary pegs are to be checked prior to work commencing.
A fence on an established site may be taken as the boundary on the written agreement of all neighbours.

STANDARD SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING CONSENT
SIGNED
AUTHORISED OFFICER

PROPOSED ADDITIONS FOR MR & MRS D HODDER
34 LANGFIELD TERRACE : LANGFOLM

LOT 15	dwam BURKILL	SHEET NO
DP 90930	date: 28.04	1
AREA 2000 M ²	Scale: as shown	
	JOB # 40202	CP4-ENR5

Notification and Resource Consent Report for a Non-complying Activity Resource Consent Application under the Resource Management Act 1991(RMA)



1. Application Description

Application Number:	LUC-2016-0902
Applicant's Name:	Brigitte Pearce-Witana
Site Address:	34 Laingfield Terrace, Laingholm
Legal Description:	Lot 15 DP 90990, CT NA48B/242
Proposal:	<p>Carolyn Ryan of RMS (“the agent”) has provided a description of the proposal and subject site in a form and manner that is accepted by council. This can be found in the Assessment of Environment Effects (“AEE”) titled: “Land Use Consent Application, 34 Laingfield Terrace, Laingholm, Auckland, Application for Resource Consent Pursuant To Section 88 of the RMA 1991” dated April 2016.</p> <p>As more fully set out in the AEE, the applicant seeks resource consent for the establishment of a detached minor household unit (MHU) to the rear of the main dwelling on the site. In summary, the proposal comprises:</p> <ul style="list-style-type: none">• Approximately 10.4m³ and 90m² of earthworks related to the construction of driveway access and parking pad (2 car parking spaces) associated with the MHU;• The construction a 60m² MHU, together with a 15.4m² deck on its northern side, on pile foundations (providing for undercroft storage, given the topography of the site);• The MHU will be sited 12m east of the main dwelling, accessed by a new driveway to the south of the dwelling which will be served by the existing vehicle crossings to the site;• The MHU will be clad in weatherboard, aluminium joinery and coloursteel roofing
Activity Status:	Non-complying
Site Area:	2,000m ²
Operative Plan:	Auckland Council District Plan (Waitakere Section)

Zoning:	Bush Living Human Environment General Natural Area
Special features, overlays etc:	Waitakare Ranges Heritage Area Titirangi-Laingholm Subdivision Area 2 Sensitive Ridge – Moderate Overland flow path Stability sensitive
Proposed Plan:	Proposed Auckland Unitary Plan (“ PAUP ”)
Zoning & Precinct:	Large Lot Zone Waitakere Ranges Heritage Area sub-precinct C
Special features, overlays etc:	Built Environment: Ridgeline Protection – Waitakere Ranges Natural Resource: Stormwater Management Area – TITIRANGI/LAINGHOLM Flow 1

2. Public Notification Assessment (Sections 95A, 95C-95D)

The applicant has not requested public notification.

All further information requested (under s92) has been provided by the due date.

No rules in the plan (or in any national environmental standard “NES”) preclude or require public notification of this application.

Adverse Effects Assessment (Section 95A)

The agent has provided, in accordance with schedule 4 of the RMA, an assessment of adverse environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment. This can be found on pages 7-13 of the AEE.

In the AEE, the agent concludes that:

- In terms of the permitted baseline, *“the construction of a MHU on a site greater than 1500m² which shares a common wall with the main dwelling of 3.0m or more and does not result in more than 15% building coverage is a permitted activity in the Bush Living environment”*.
- The agent notes on pages 8-9 of the AEE that adjacent land includes all those properties directly abutting the site. These were disregarded for the purposes of their assessment under section 95D.
- The proposal will have less than minor adverse effects upon the environment for the following reasons:
 - In terms of effects on the amenity of the surrounding neighbourhood:

...effects of the proposal are similar in scale and intensity to other similar residential properties in the neighbourhood, including 38 and 40 Laingfield Terrace which both have a main dwelling and a MHU. The site is sufficiently large enough (2000m²) to accommodate the scale of the proposed use without compromising the character of the property or having any effect on neighbouring sites.

- In terms of physical effects, given the location of the MHU sited behind and below the existing dwelling (due to the slope of the site) together with landscaping located on site boundaries, appreciable views of the proposal will be extremely limited. The MHU is not located within or proximate to that part of the site which is subject to the ridgeline protection overlay, and the proposal will retain a large area of open space and landscaping on the site.
- The proposal will involve minimal earthworks over a concise portion of the site, and erosion and sediment controls will be put in place prior to these works commencing.
- The MHU will connect to the existing infrastructure servicing the site, and the result in an overall impervious surfaces coverage of 12.5%, being well below that otherwise provided for by the underlying zoning of the site.
- Suitable access arrangements are proposed for vehicles associated with the MHU.

Overall, I agree with the conclusions reached by the agent in the AEE. Given the placement of the proposed building in the context of existing development, landscaping and topography, the MHU will not be readily visible from the wider environment, and the scale of activity can be accommodated by the size of the site and existing infrastructure in this environment.

The proposal has also been assessed by Council's Development Engineer, Noel Hawkins, who has provided the following comments:

- In terms of an overland flow path that affects the site:

There is a minor OLFP on the shared driveway, as shown on Council's GIS viewer. This originates towards the subject site's entrance of the shared driveway and the flow direction is away from the property toward Laingfield Place. The construction of an MHU on the other side of the property will not impact this OLFP, and vice versa. There are no issues here.

- In terms of the proposed earthworks:

The MHU will be constructed on piles with minimal earthworks required. There will be minor earthworks (10m³/90m²) to create a level parking pad and driveway. There is some retaining at the southwest corner of the main dwelling. The proposed driveway will be between the existing dwelling and the southern boundary and will require the replacement of the existing retaining wall to accommodate the new driveway. These earthworks are well below the ODP threshold of 50m³/100m² (outside the building platform) and well below the PAUP threshold of 250m³/500m² (total earthworks). The earthworks will be within 1m of the south property boundary. These shallow earthworks are the minimum needed to create the required driveway and parking area and are unlikely to cause any adverse impacts on the adjoining property. The applicant states that erosion and sediment controls will be put in place before works commence. The removal of a low retaining wall and replacement with a new retaining wall near the same location has been reviewed and is supported by an independent professional engineer. This is acceptable.

Although there is no infringement, there is still a need for standard TP 90 Erosion and Sediment Control (ESC) measures to be deployed during earthworks activities. As the extent of earthworks is inconsequential (likely to be about 3-4 truck loads), it is not considered reasonable to impose the usual suite of DE earthworks conditions. However, some erosion and sediment control will still be required and this is covered in a single DE condition.

- In terms of stormwater management:

I have checked the impermeable area and agree it will be 12.2% (244 m²) with the proposed development. As the site is serviced by a reticulated SW network, the Operative District Plan [ODP] threshold for impermeable coverage is 60%. As the impermeable area is well below the ODP threshold, this is deemed to meet the SMAF 1 requirements under the PAUP.

The subject property is within a SMAF 1 area. The PAUP requires that stormwater flows be mitigated in such a way as to achieve hydrological neutrality for the 95th percentile storm event and retain the first 10mm of rainfall on the site. In this case, the impervious area of the proposed development exceeds 25m² and the required level of hydrology mitigation is not provided. Therefore, the proposed development requires consent as a Restricted Discretionary Activity. The impermeable area coverage does not exceed the ODP limit of 60%, and so peak stormwater flow attenuation is not required. As the impermeable area is well below the ODP threshold, this is deemed to meet the SMAF 1 requirements under the PAUP. Then in terms of the PAUP assessment criteria, it is considered that the proposed development is unlikely to have appreciable adverse effects on the physical catchment characteristics, catchment biodiversity, stream bank stability, stream channel erosion or other natural hydrological features.

In summary, there are no issues here.

- In terms of geotechnical considerations (given the soil stability notation on the Council's register for the site):

In my view, the consideration of this geotechnical aspect does not relate to an infringement under natural hazards, but is prudent to cover off in this DE assessment. There is a "soil stability" notation on the property file. In the proposed development the extent of proposed earthworks is very minor and as such a geotechnical appraisal is not considered necessary for this RMA assessment. The notation may actually be referring to "soil creep" (and not ground stability) and may have implications at building consent stage for design of the MHU foundations.

I adopt the conclusions of Mr Hawkins in regard to the above matters.

Overall, any adverse effects generated the proposal will be less than minor, and the nature of the proposal is such that there are no special circumstances that would otherwise warrant public notification of the application.

Therefore, it is recommended that this application be processed without public notification.

3. Limited Notification Assessment (Sections 95B, 95E-95G)

If the application is not publicly notified the council must decide if there are any affected persons, or customary rights or title groups.

There are no rules that preclude limited notification.

Limited Notification / Adversely Affected Persons Assessment

The agent has provided in accordance with schedule 4 of the RMA, an assessment of adversely affected persons in such detail as corresponds with the scale and significance of the effects that the activity may have on persons in the surrounding environment. This can be found on pages 13 - 19 of the AEE.

The AEE concludes that no persons will be adversely affected by the proposal for the following reasons:

- 32 Laingfield Terrace:

The two storey dwelling on this property is located on the western half of the property and the outdoor area and swimming pool are located on the opposite side of the house. The fencing and vegetation along the shared boundary provides screening between the properties. The separation distance between the proposed MHU and the neighbouring property is at least 20 metres. It is considered that the new MHU will have no adverse effects on this neighbouring property.

- 40 Laingfield Terrace:

The property opposite the site on the west side of the shared driveway has a main dwelling with a MHU sited in front of it. Views from this property are of the main dwelling on the subject site. The proposed MHU and parking pad will be sited below and to the rear of the main dwelling and out of view from this property. It is considered that the amenity currently enjoyed by this property will be maintained and there will be no adverse effects on this property as a result of the proposal.

- 42 Laingfield Terrace:

The single level raised dwelling is sited to the north west of the proposed MHU and the main dwelling will screen any views from this site to the MHU which is approximately 40m from the boundary of the site. There will be no adverse effects on this property as a result of the proposal.

- 22 Laingfield Terrace:

There is a three storey dwelling on this site and access if [sic] from Laingfield Road (not Laingfield Tce). Vegetation on the subject site's southern boundary will be removed to provide for the proposed driveway. The existing timber fence will remain and the vegetation on the neighbouring property will screen views from this property to the MHU. The MHU sits below the level of the dwelling and The MHU is 4.225m from the shared boundary and complies with the HIRB rule along this boundary. Given the large size of the lots, the vegetation and the siting of the proposed MHU below the main dwelling it is considered that the neighbouring property will not be adversely affected by the proposed MHU.

- 30 Laingfield Terrace:

The dwelling on this property is located on the front road side part of the site. There will be a separation distance of at least 30 metres between the proposed MHU and the dwelling. There is extensive planting and trees along both sides of the shared boundary which will screen any views from number 30 to the MHU. The property's current level of amenity and privacy will be maintained as a result of the proposal.

Overall, I agree with the conclusions reached in the AEE that no persons are adversely affected by the proposal.

Therefore, it is recommended that this application be processed without limited notification.

4. Notification Recommendation

Non-Notification

For the above reasons, this application may be processed without public notification or limited notification. Accordingly I recommend that this application is processed non-notified.



12/05/2016

Aidan Kirkby-McLeod

Date

Senior Planner

Resource Consents

5. Notification Determination (LUC-2016-0902)

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed non-notified.



12/05/2016

Sunny Kan

Date

Senior Planner

Resource Consents

Decision on an Application for a Resource Consent under the Resource Management Act 1991



Application Number:	LUC-2016-0902
Applicant's Name:	Brigitte Pearce-Witana
Site Address:	34 Laingfield Terrace, Laingholm
Legal Description:	Lot 15 DP 90990, CT NA48B/242
Proposal:	<p>The applicant seeks resource consent for the establishment of a detached minor household unit (MHU) to the rear of the main dwelling on the site. In summary, the proposal comprises:</p> <ul style="list-style-type: none">• Approximately 10.4m³ and 90m² of earthworks related to the construction of driveway access and parking pad (2 car parking spaces) associated with the MHU;• The construction a 60m² MHU, together with a 15.4m² deck on its northern side, on pile foundations (providing for undercroft storage, given the topography of the site);• The MHU will be sited 12m east of the main dwelling, accessed by a new driveway to the south of the dwelling which will be served by the existing vehicle crossings to the site;• The MHU will be clad in weatherboard, aluminium joinery and coloursteel roofing
Activity Status:	Non-complying

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on this application.

1. Resource consents required:

Land use consents (s9) – LUC-2016-0902

Auckland Council District Plan (Waitakere Section)

- City-wide – Natural Hazards Rule 1: General

Limited discretionary activity consent is required for building on land that is known to be subject to erosion, slope instability, subsidence, or inundation, pursuant to Rule 1.2 of the

Natural Hazard Rules. In this case, the site is identified on Council's register as being subject to soil instability.

- General Natural Area Rule 3: Earthworks

Limited discretionary activity consent is required for developments not meeting the standards in Rules 3.1 and 3.2, pursuant to Rule 3.3 of the General Natural Area Rules. In this case, the proposal involves earthworks located within 1 metre of the southern boundary of the site.

- Bush Living Environment Rule 3: Residential activities / density

Discretionary activity consent is residential activities which involve no more than one MHU per site not meeting the standards of Rule 3.1, provided that the site is situated within the Titirangi / Laingholm Subdivision Area 2 pursuant to Rule 3.2 of the Bush Living Environment Rules. In this case, the proposal does not meet the relevant standards as the MHU does not share a common will with the main dwelling on the site.

- Bush Living Environment Rule 7: Building coverage

Non-complying activity consent is required for building coverage greater than 15% of the net site area, pursuant to Rule 7.3 of the Bush Living Environment Rules. In this case, the proposed development will result in a total building coverage of 334.8m² (16.7%), thereby exceeding the 15% threshold by 34.8m² (1.74%).

Proposed Auckland Unitary Plan

- Rule H.4.14.2: Stormwater Management Area – Flow (SMAF)

Restricted Discretionary Activity consent is required for developments proposing more than 25m² of impermeable surfaces in a Stormwater Management Area – Flow where the hydrology mitigation requirements are not met, pursuant to Rule H.4.14.2.1 of the PAUP. In this case, 27.6m² of impermeable surfaces are proposed.

Acting under delegated authority, under sections 104, 104B and 104D this application is **GRANTED**.

Reasons for decision

The reasons for this decision are:

1. The proposal passes the “gateway tests” for non-complying activities pursuant to s104D of the RMA, as the proposal will have adverse effects that are less than minor, and the activity will be consistent with the objectives and policies of the operative plan, and not contrary to those of the proposed plan, as discussed below.
2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - The proposal is consistent with the character of development established in this environment, and the scale of activity proposed can be adequately accommodated on the site.

- While the proposal will increase building coverage to an extent beyond that anticipated by the underlying zone, the scale and nature of the proposal and the character of the site and wider neighbourhood is such that any effects in this regard will be less than minor.
- Any appreciable views of the building will be limited, having regard to its location to the rear of and, as a consequence of topography, below the main dwelling on the site.
- Only a limited amount of earthworks are proposed, and will be adequately managed by way of silt and sediment control measures.
- Capacity exists within existing infrastructure to service the development, and suitable site access is proposed.

2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with, and not contrary to, the relevant statutory documents. In particular the Objective and Policies of both the Auckland Council District Plan (Waitakere Section) and Proposed Auckland Unitary Plan (PAUP), as follows:

Auckland Council District Plan (Waitakere Section)

Amenity Values: Health and Safety (Objective 10, Policies: 10.6, 10.9, 10.11, 10.13, 10.14 and 10.17)

- Objective 10 and the associated policies above aim to maintain and enhance the physical characteristics that contribute to the wellbeing of residents and workers.

The proposal is generally consistent with these policies for the following reasons:

- Privacy is maintained for adjacent properties,
- The proposal can be appropriately serviced,
- Suitable parking provision is provided on site for the proposed activity.
- The development will be carried out in a way that avoids adverse effects of natural hazards,
- The scale of the activity generated will not detract from the capacity of the road, and the wellbeing of residents on surrounding sites,
- the proposal is designed to be within the capacity of the city's infrastructure servicing,

Overall, the development will be generally consistent with the relevant policies relating to objective 10.

Amenity Values: Neighbourhood Character (Objective 11, Policies: 11.1, 11.3 and 11.8)

- Objective 11 and the associated policies above aim to achieve a quality of settlement which is sympathetic to, and protects and enhances, the dominant

natural and physical (including building) features which contribute to the amenity value and the neighbourhood character of an area.

The proposal is generally consistent with these policies for the following reasons:

- The proposal nature and scale of the development will protect the amenity values and character of the surrounding neighbourhood;
- The proposed building is appropriate given this context and will maintain the neighbourhood character and visual amenity of the surrounding area;
- The form of the building is of a scale that maintains the neighbourhood character, will not physically dominate surrounding sites, and will not encroach upon any particular views.

Overall, the proposal is consistent with the policies associated with objective 11.

Proposed Auckland Unitary Plan (PAUP)

Large Lot Zone Policies and Objectives 2D.1.2

- The objectives of the Large Lot zone are to provide for development which: is of a height and bulk that maintains and positively responds to the site and the area's spacious landscape character; maintains the amenity of adjoining sites; and is of a density that is appropriate for the physical and environmental attributes of the site and any infrastructure constraints. The proposal is considered to be not contrary to the objectives and policies of the zone for the following reasons:
 - While the proposal will result in more than one "dwelling" on the site, the nature and scale of development is able to be accommodated by existing infrastructure servicing the site, will not detract from any high quality landscapes or natural features, and will not exacerbate any physical limitations;
 - The proposal will maintain the existing landscaped and generally spacious qualities of the area.

As such, the proposal is not contrary to the objectives and policies of the Large Lot zone.

Waitakere Ranges Heritage Area Sub-precinct C Titirangi Laingholm

- The objectives and policies related to the above precinct seek to maintain and enhance the unique density patterns and landscape qualities of the more intensively developed areas of Titirangi Laingholm.

The proposal is generally consistent with the objectives and policies for the following reasons:

- The proposal will avoid the need for clearance of native vegetation and maintain the dominance of the natural environment;
- The proposed building will not be visually prominent;
- The proposal does not modify the site to an extent that adversely affects the character of the surrounding landscape;

- The proposal will protect the mauri of water, native vegetation and fauna habitat and land;
- The proposal is consistent with the existing pattern of density in the area.

Overall, the development is consistent with the relevant objectives and policies of this precinct.

3. In accordance with an assessment under s104(1)(c) of the Resource Management Act no other matters are considered relevant.
4. The application is considered to meet the relevant provisions of Part 2 of the RMA as the proposal achieves the purpose of the RMA being sustainable management of natural and physical resources. In particular, the application is consistent with Section 7(b) and (f) as the proposal seeks to efficiently use natural and physical resources whilst maintaining acceptable amenity levels to nearby residents.

Overall the proposal is considered to have adequately considered the relevant statutory documents and to be consistent with the overall sustainable management purpose of the RMA.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number **LUC-2016-0902**.
 - Application form and Assessment of Environmental Effects prepared by Carolyn Ryan, RMS Ltd, dated 27 April 2016.

Plan title and reference	Author	Rev	Dated
<i>Proposed Site Plan</i> (Sheet No. A01, Project No. R662)	Morrison Architects	-	April 2016
<i>Site Analysis</i> (Sheet No. A02, Project No. R662)	Morrison Architects	-	April 2016
<i>Proposed Floor Plan</i> (Sheet No. A03, Project No. R662)	Morrison Architects	-	April 2016
<i>Elevations</i> (Sheet No. A04, Project No. R662)	Morrison Architects	-	April 2016
<i>Sections</i> (Sheet No. A05, Project No. R662)	Morrison Architects	-	April 2016
<i>3D Views</i> (Sheet No. A06, Project No. R662)	Morrison Architects	-	April 2016

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:

- a. All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - b. All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.
4. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The Council extends the period after which the consent lapses.
5. The consent holder shall pay the Council an initial consent compliance monitoring charge of **\$564.00** (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

Compliance with the consent conditions will be monitored by Council (in accordance with section 35(d) of the RMA). The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will Council issue a letter on request of the consent holder.

Earthworks

6. Prior to the commencement of earthworks activity, all proposed erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with an Erosion and Sediment Control Management Plan to the satisfaction of Council's Environmental Monitoring Investigator.

All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, West Monitoring & Incidents.

Advice notes

1. *The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.*
2. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.*
3. *Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.*
4. *This resource consent will lapse five years after the date of Council's decision unless:*
 - a. *it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or*
 - b. *an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.*

Note: all charges owing at the time council's decision is notified must be paid before a consent can commence.

5. *The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage NZ Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*

6. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works at least 14 days prior to work starting on the consented development. A "Notice of Works Starting" Form is included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to rcmadmin@aucklandcouncil.govt.nz, faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.*
7. *The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.*
8. *Compliance with the consent conditions will be monitored by Council 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. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.*

Acting under delegated authority, Resource Consent LUC-2016-0902 shall be granted subject to the conditions of consent specified above.

Delegated decision maker:

Name: Sunny Kan
Title: Senior Planner, Resource Consents
Signed:



Date:

12/05/2016