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This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied 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



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	2A Warner Park Avenue Laingholm
<b>Application number</b>	8270339779
<b>Customer Reference</b>	
<b>Date issued</b>	10-Sep-2021
<b>Legal Description</b>	LOT 120 DP 19099
<b>Certificates of title</b>	NA478/65

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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.

### 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

<b>Billing Number/ Rate Account:</b>	12341773138
<b>Rates levied for the Year 2021/2022 :</b>	\$2,887.42
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$0.00

The rates figures are provided as at 8 a.m. 10/09/2021. 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**

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**

2A Warner Park Avenue Laingholm

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
LUC-1997-70712	Land Use Consent Two Storey Dwelling	Granted	12/11/1996
LUC-1997-1317	Land Use Consent Addition To Existing Dwelling, Sensitive Ridge, Height In Relation To Boundary	Granted	17/12/1997
LUC-2013-1549	Tree Consent Remove Four Nikau Palms (Rhapalosty;Is Sapida) From Road Reserve Outside 2A Warner Park Ave	Granted	06/12/2013

#### **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

2A Warner Park Avenue Laingholm

Application No.	Description	Issue Date	Status
ABA-1996-3217 ABA-1997-3838	New Dwelling amendment to 96003217	29/11/1996	CCC Issued 18/09/2002 (See Note 2)
COA00485051	Kitchen relocated to family room, previous kitchen area enclosed and converted into office space, additional WC room created with hand basin – owner confirmed no structural works were carried out during the renovations	02/02/2018	CoA Issued (See Note 6)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.
6	Certificate of Acceptance (COA) has been processed.

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

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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>

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

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

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

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

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

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

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## 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-1997-1317
- Consent Conditions : LUC-2013-1549
- Consent Conditions : LUC-1997-70712
- As Built Drainage Plan : ABA-1996-3217

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

### Address

2A Warner Park Avenue Laingholm

### Legal Description

LOT 120 DP 19099

### Appeals

### Modifications

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Native

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

### Overlays

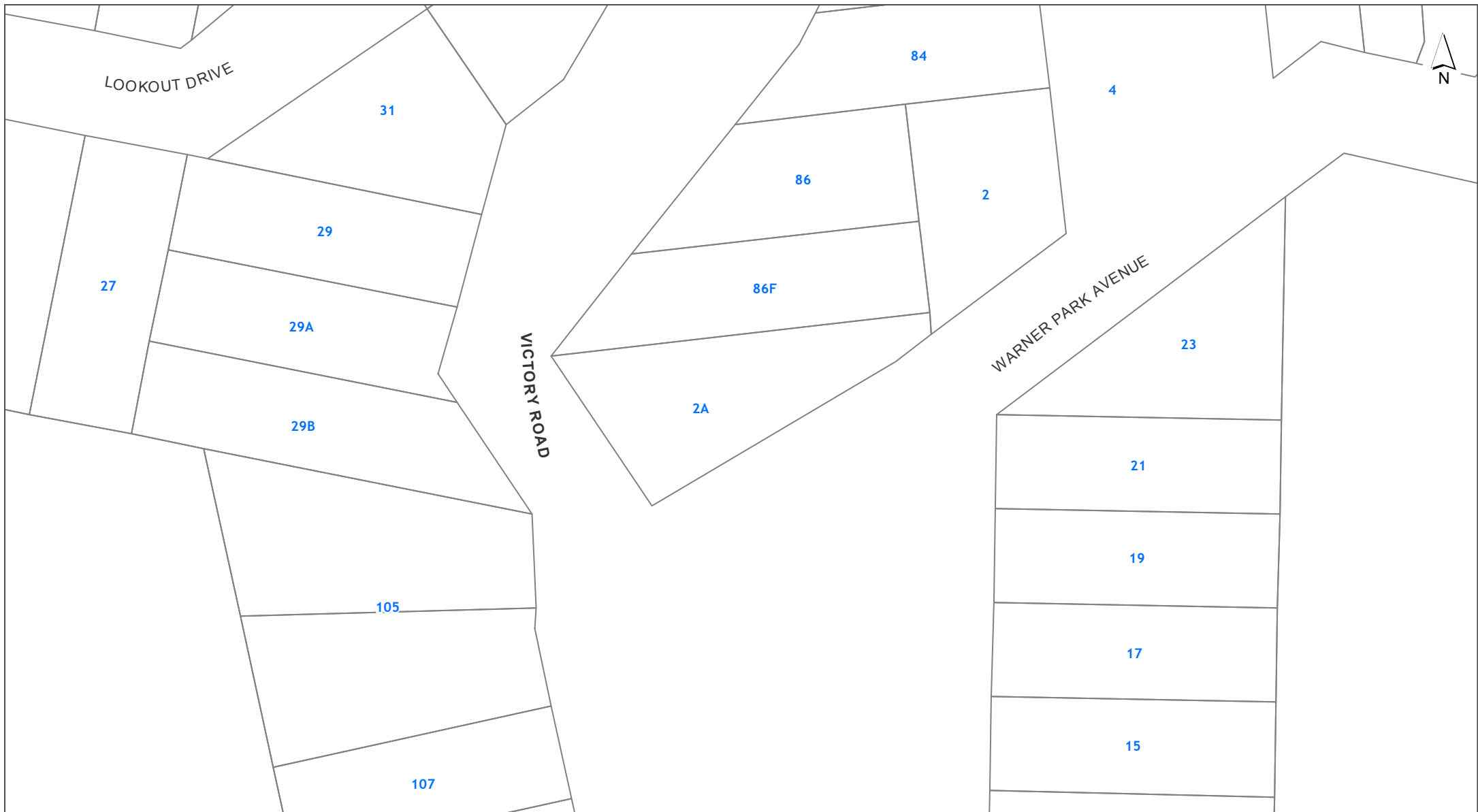
Natural Heritage: Ridgeline Protection Overlay - Modified

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

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

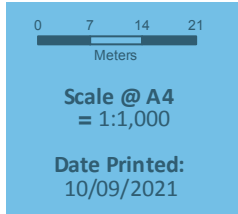
Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_5539 - Terrestrial

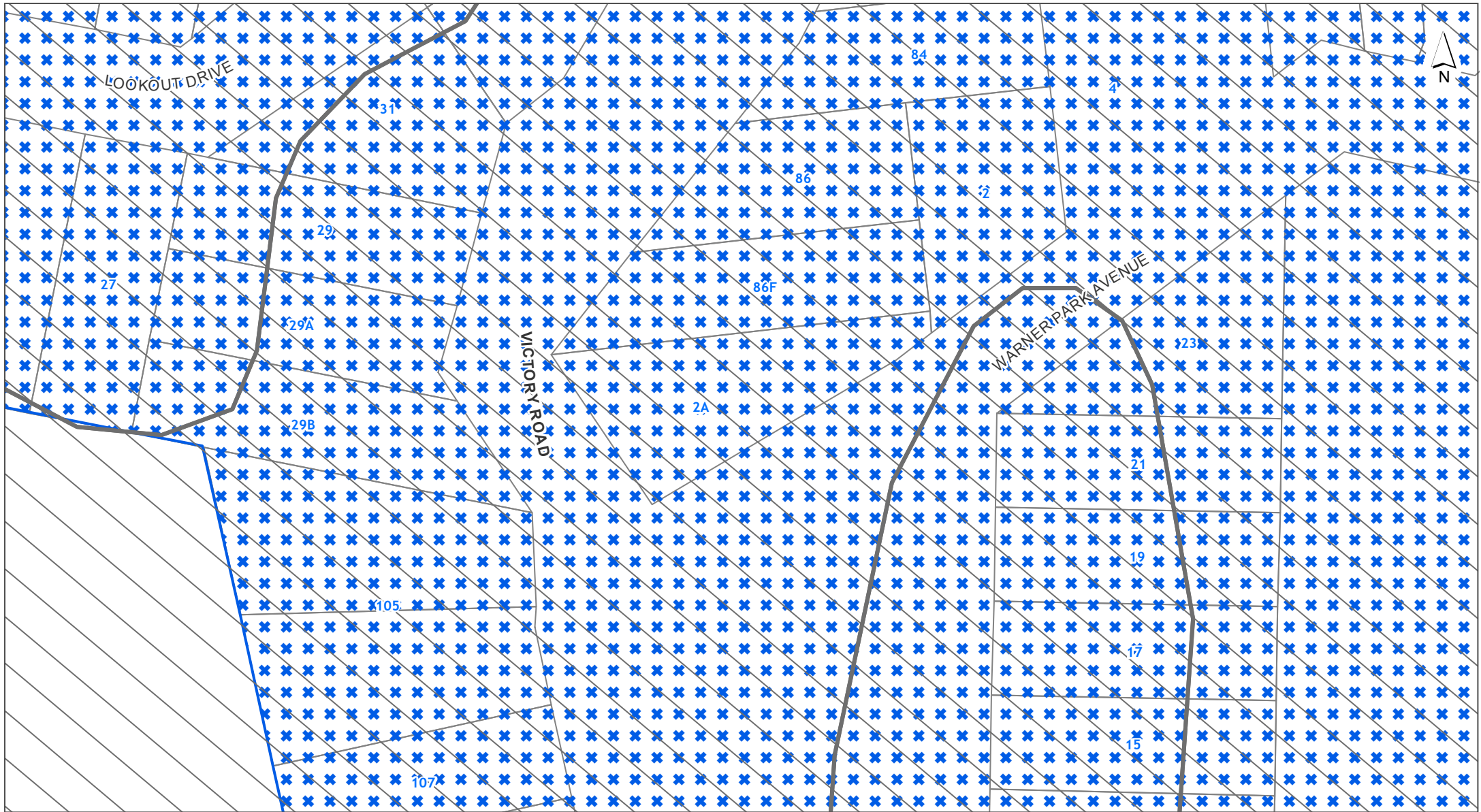
### Designations



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**Built Environment**  
**2A Warner Park Avenue Laingholm**  
**LOT 120 DP 19099**





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**Controls**  
**2A Warner Park Avenue Laingholm**  
**LOT 120 DP 19099**

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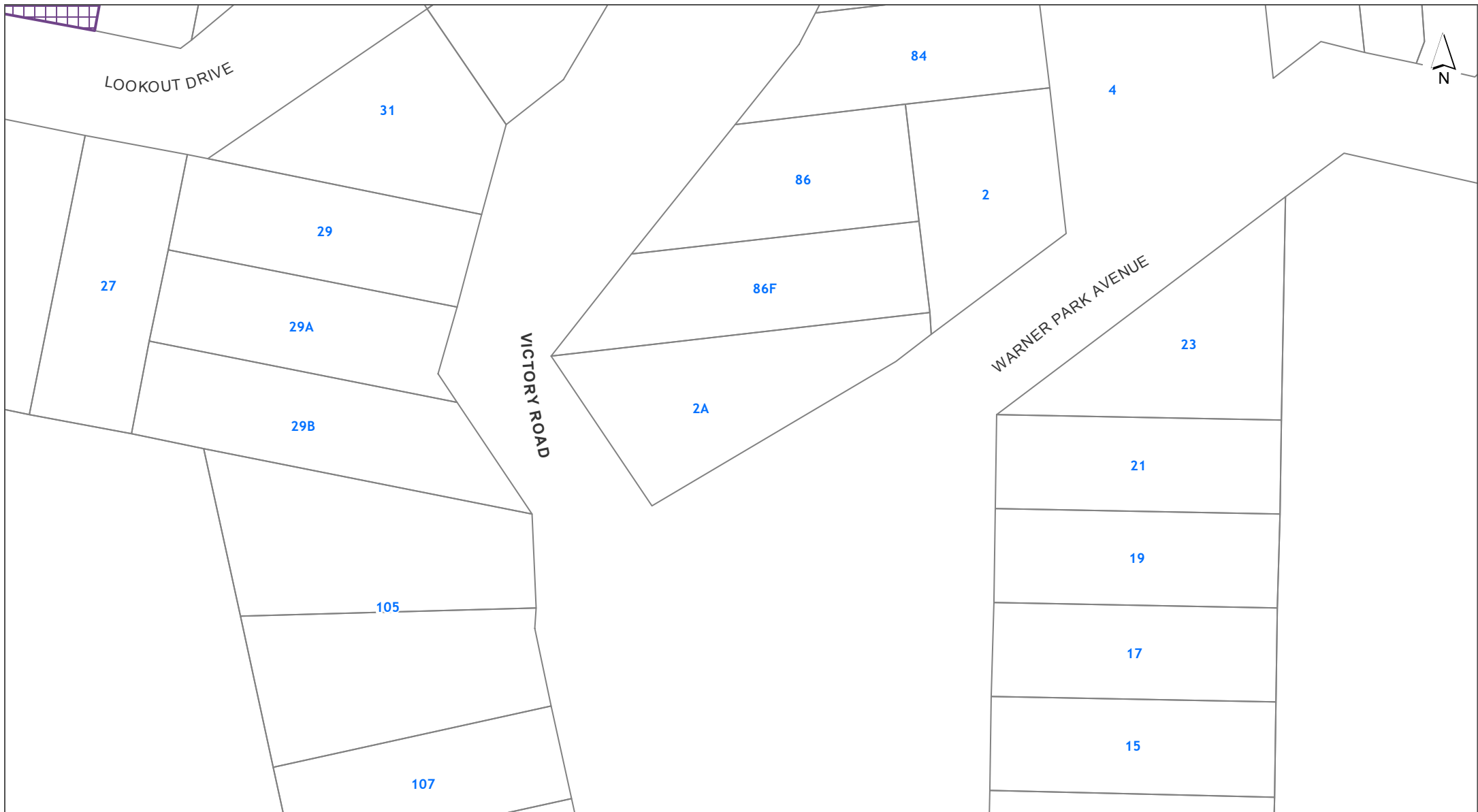


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**Designations**  
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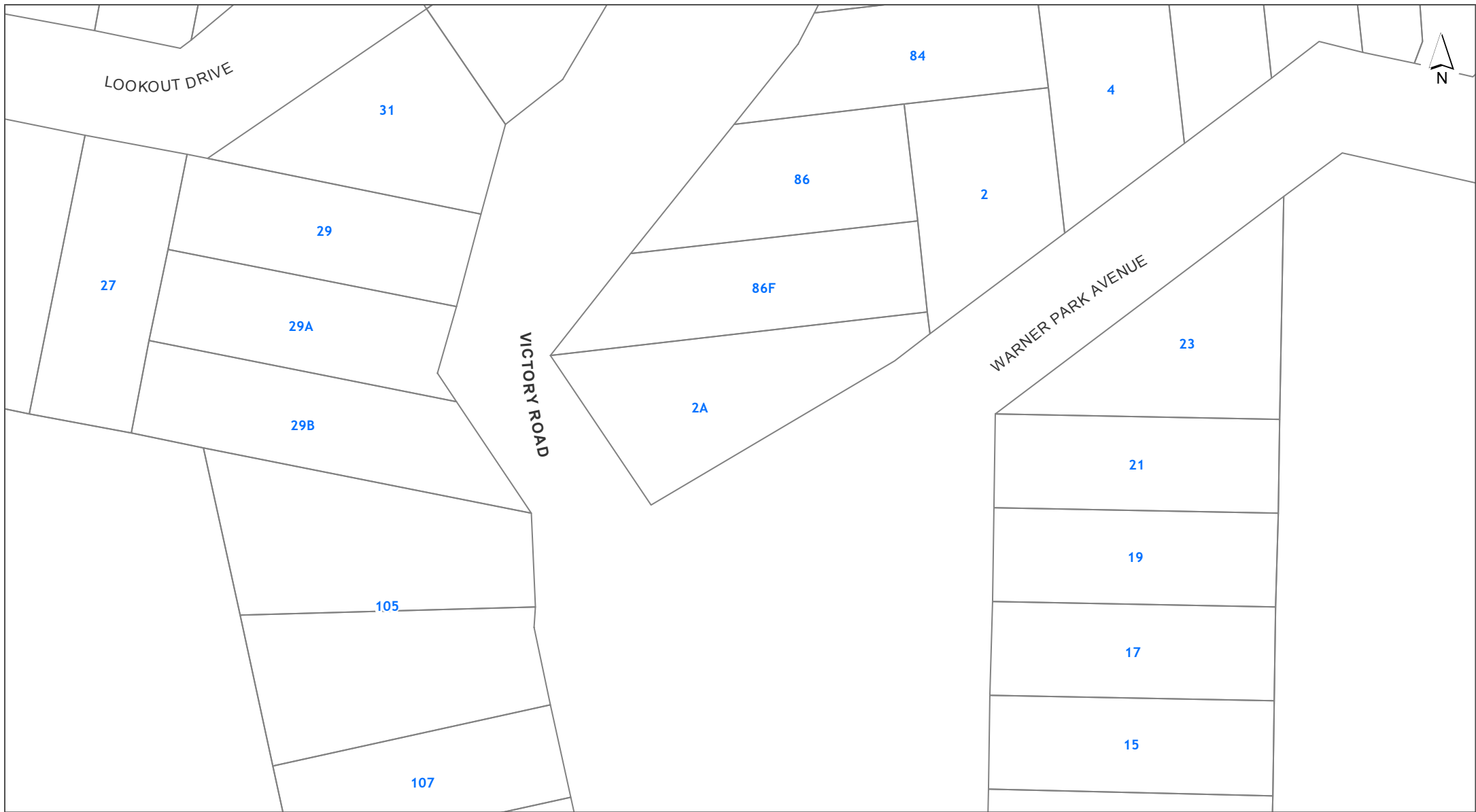


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**Historic Heritage and Special Character**  
**2A Warner Park Avenue Laingholm**  
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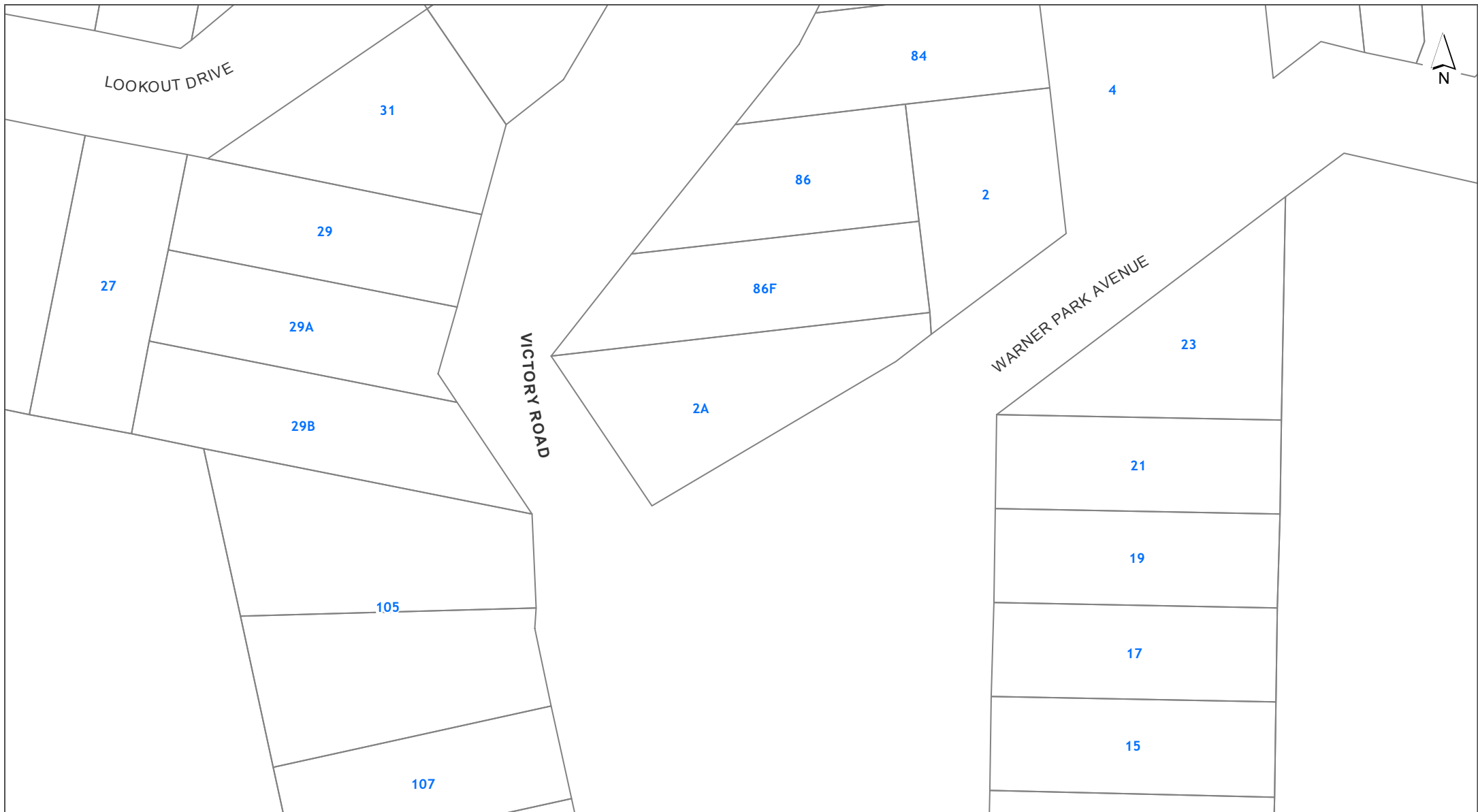
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**Infrastructure**  
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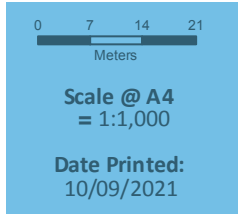


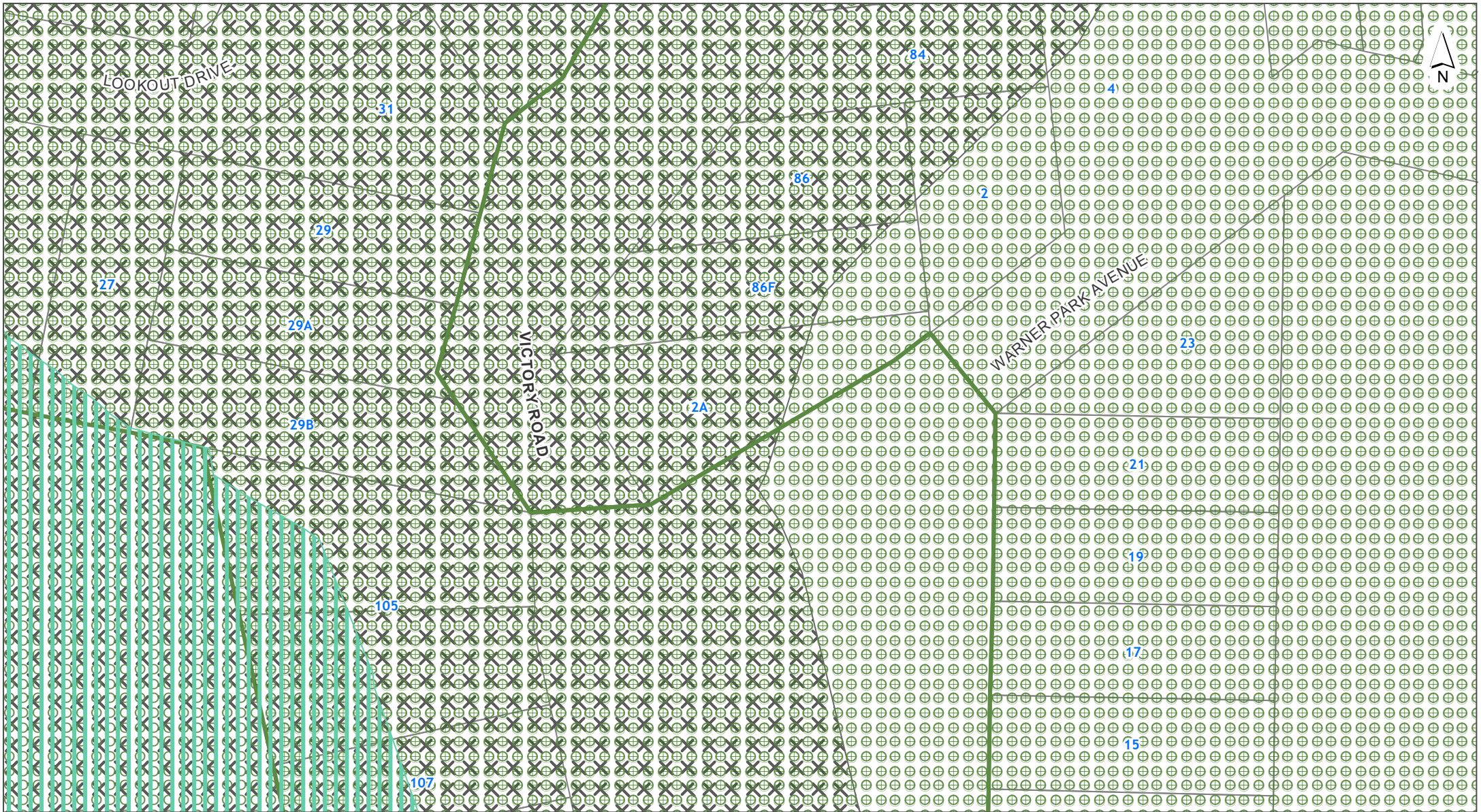




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Mana Whenua  
 2A Warner Park Avenue Laingholm  
 LOT 120 DP 19099



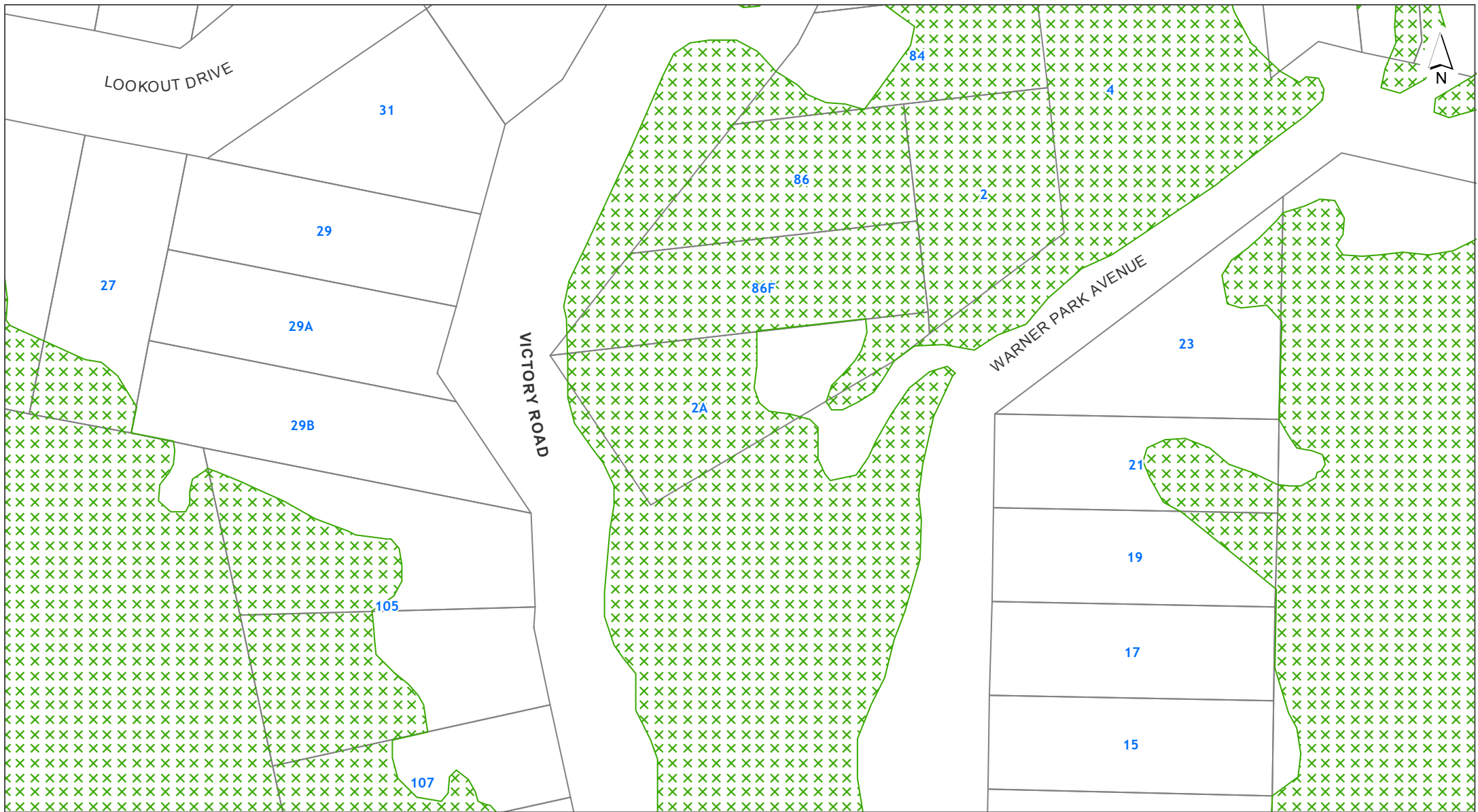


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Natural Heritage  
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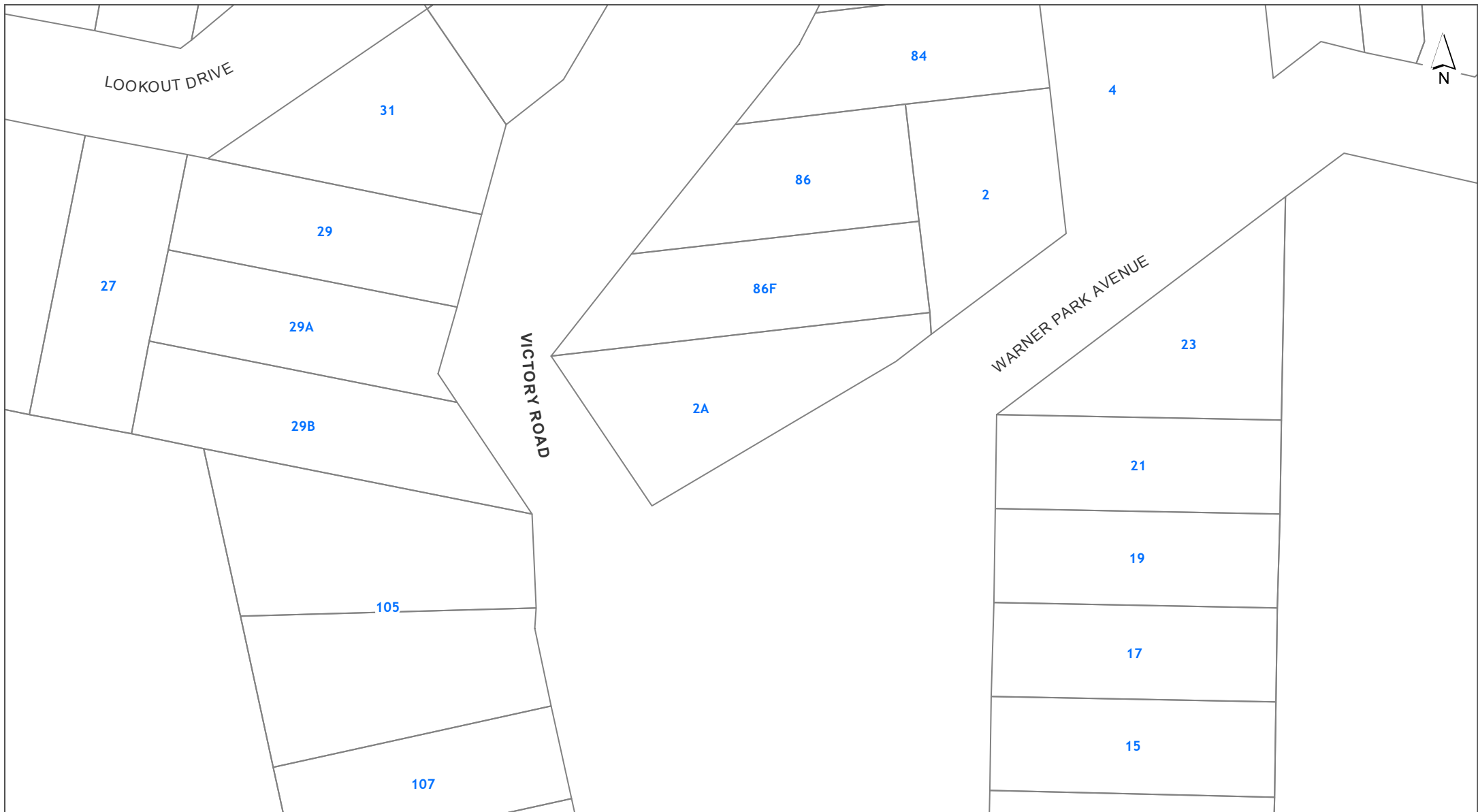


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**Natural Resources**  
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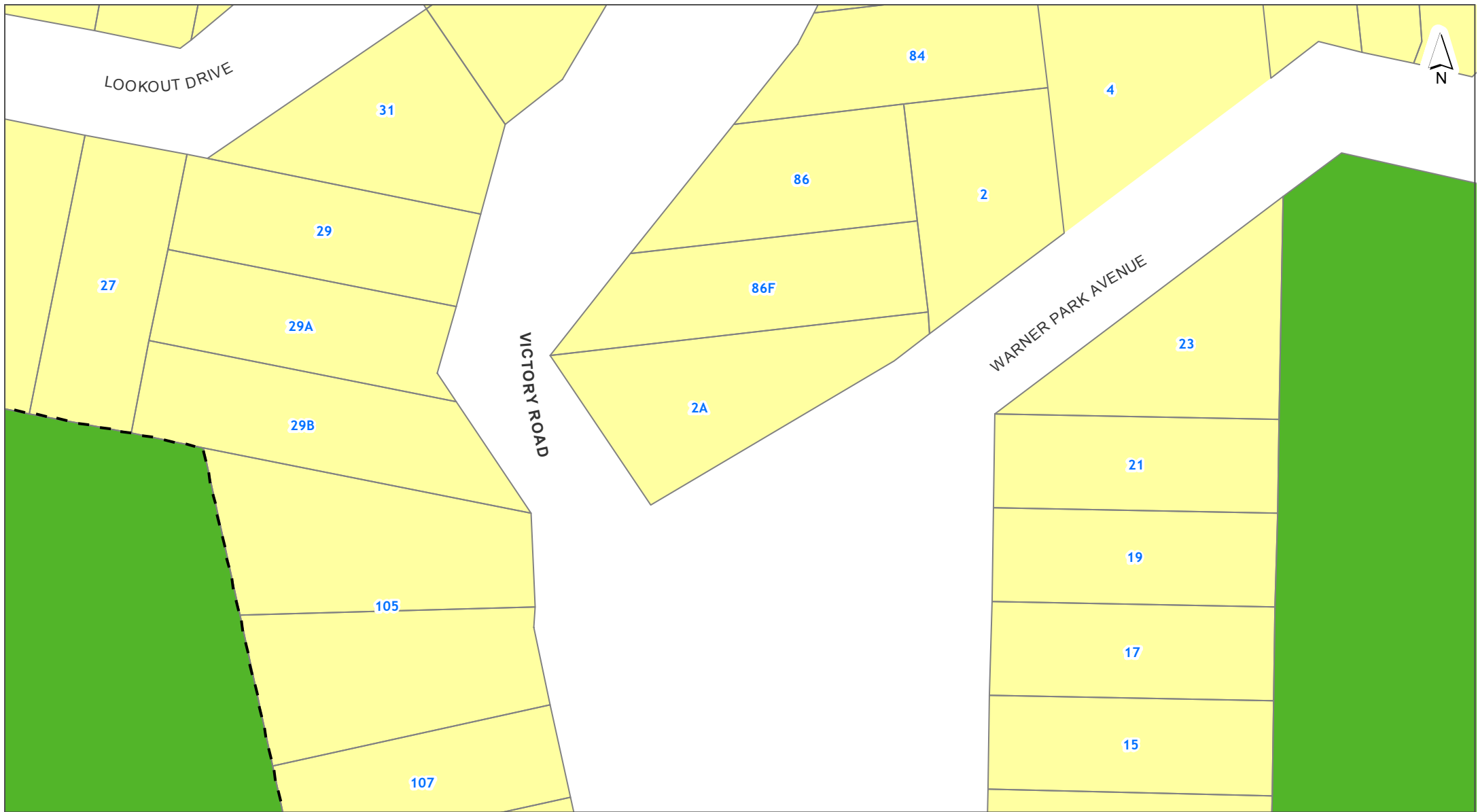


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**Precincts**  
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**Zones and Rural Urban Boundary**  
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## NOTATIONS

### 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

## 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

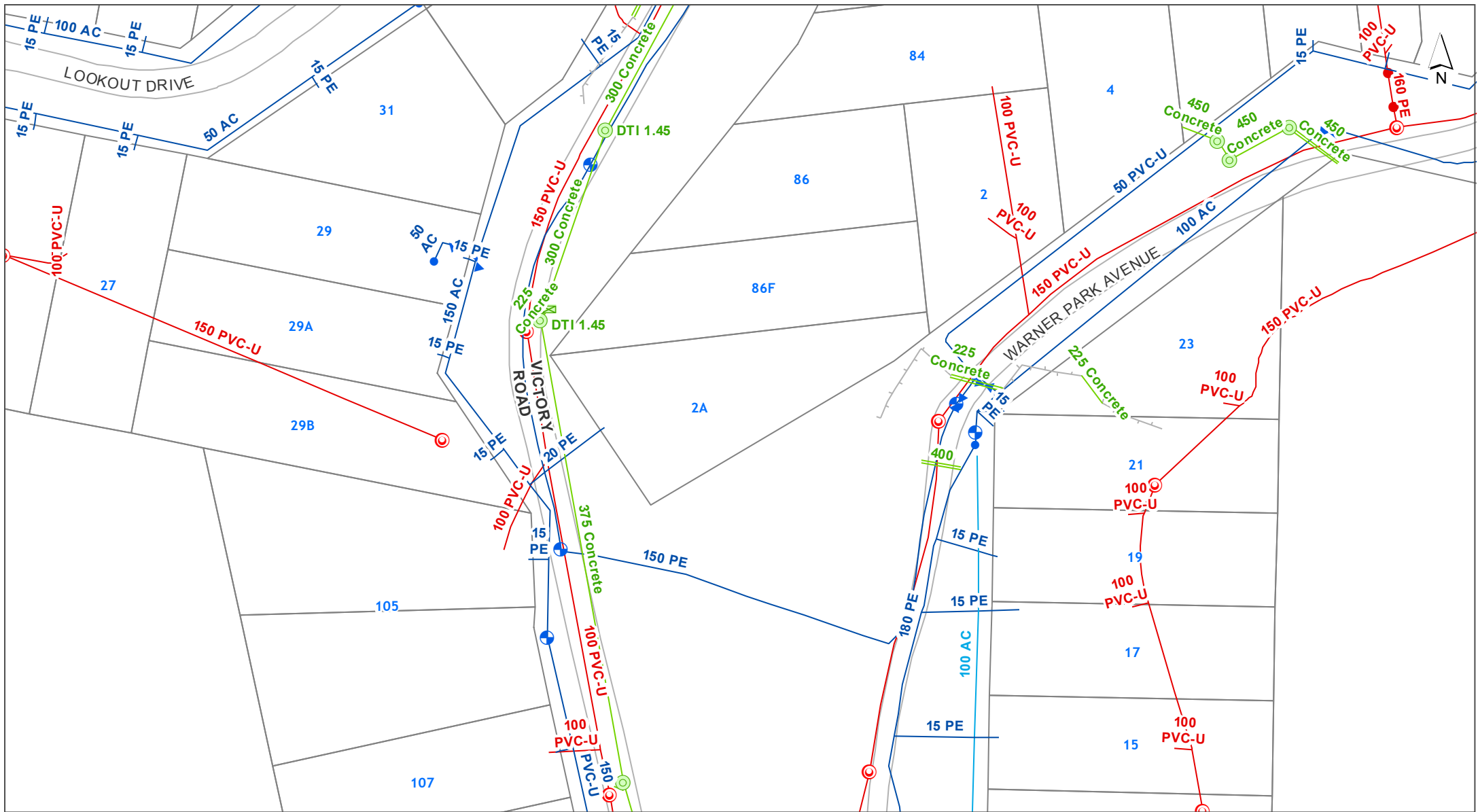
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park 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**  
**2A Warner Park Avenue Laingholm**  
**LOT 120 DP 19099**

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 10/09/2021





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       |

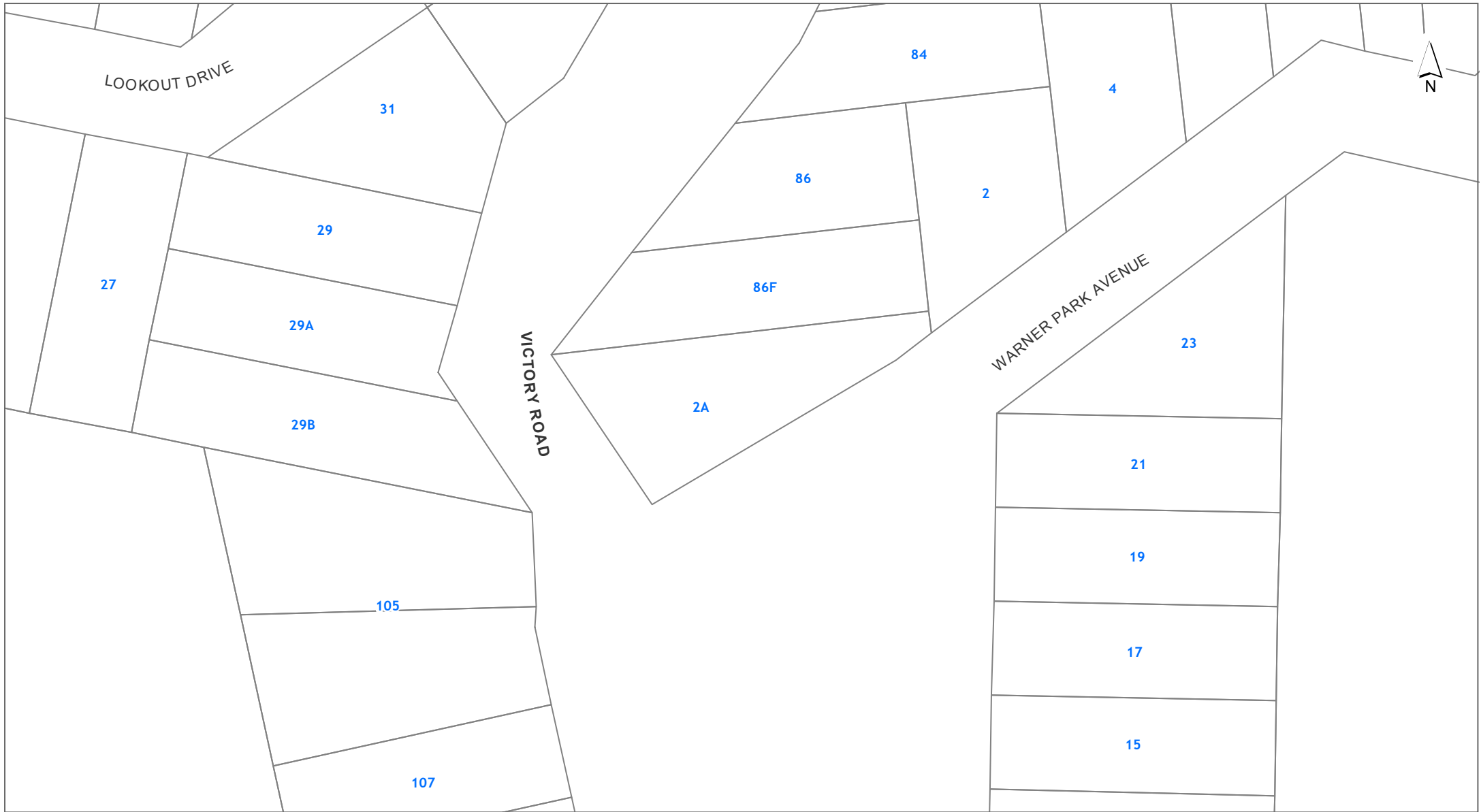
Wastewater

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

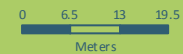
- |  |   |
|--|---|
|  | Transpower Site                         |
|  | Pylon (Transpower)                      |
|  | 110 kv - Electricity Transmission       |
|  | 220 kv - Electricity Transmission       |
|  | 400 kv - Electricity Transmission       |
|  | Aviation Jet A1 Fuel Pipeline           |
|  | 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



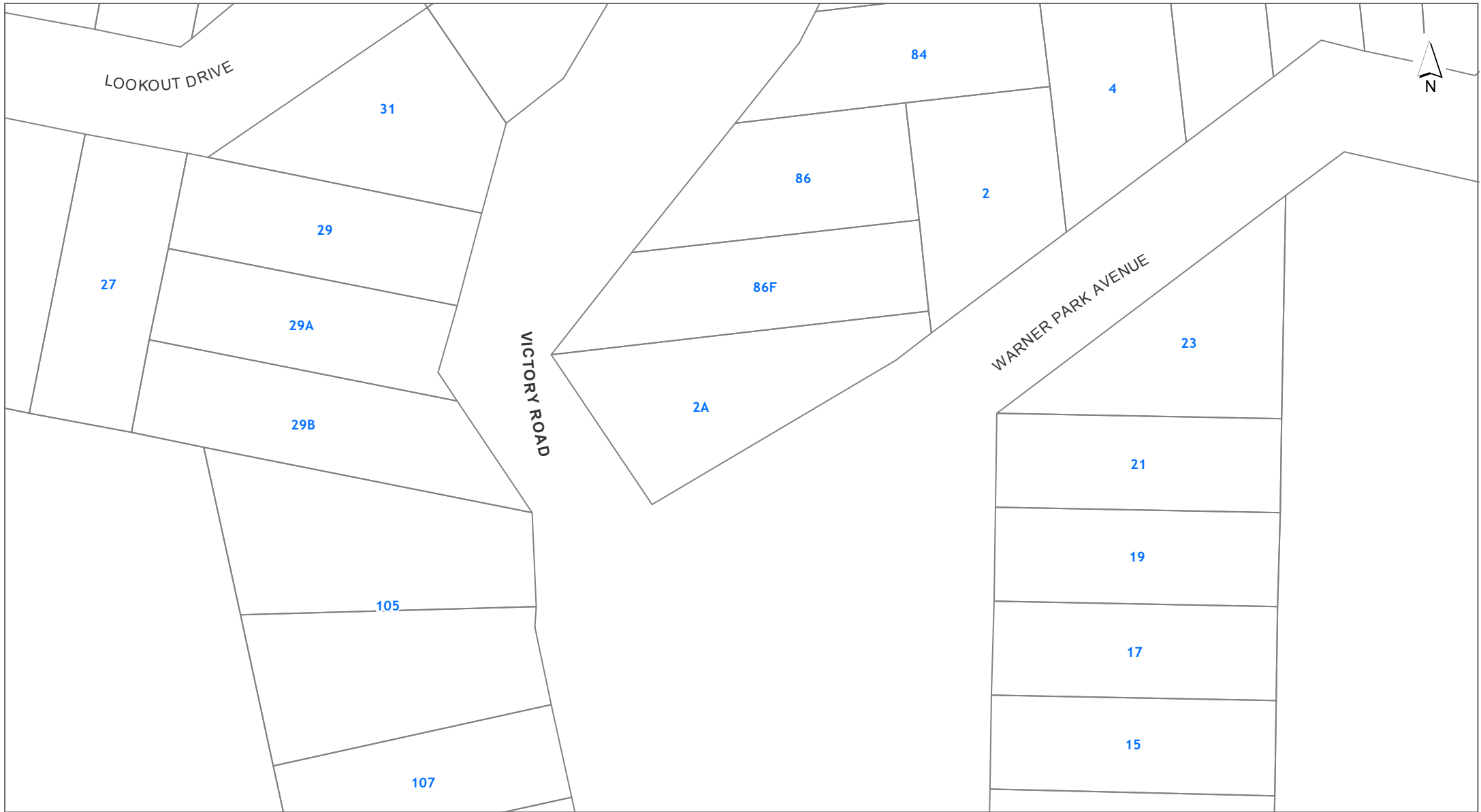
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**Hazards**  
 2A Warner Park Avenue Laingholm  
 LOT 120 DP 19099



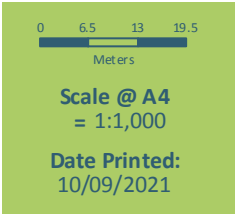
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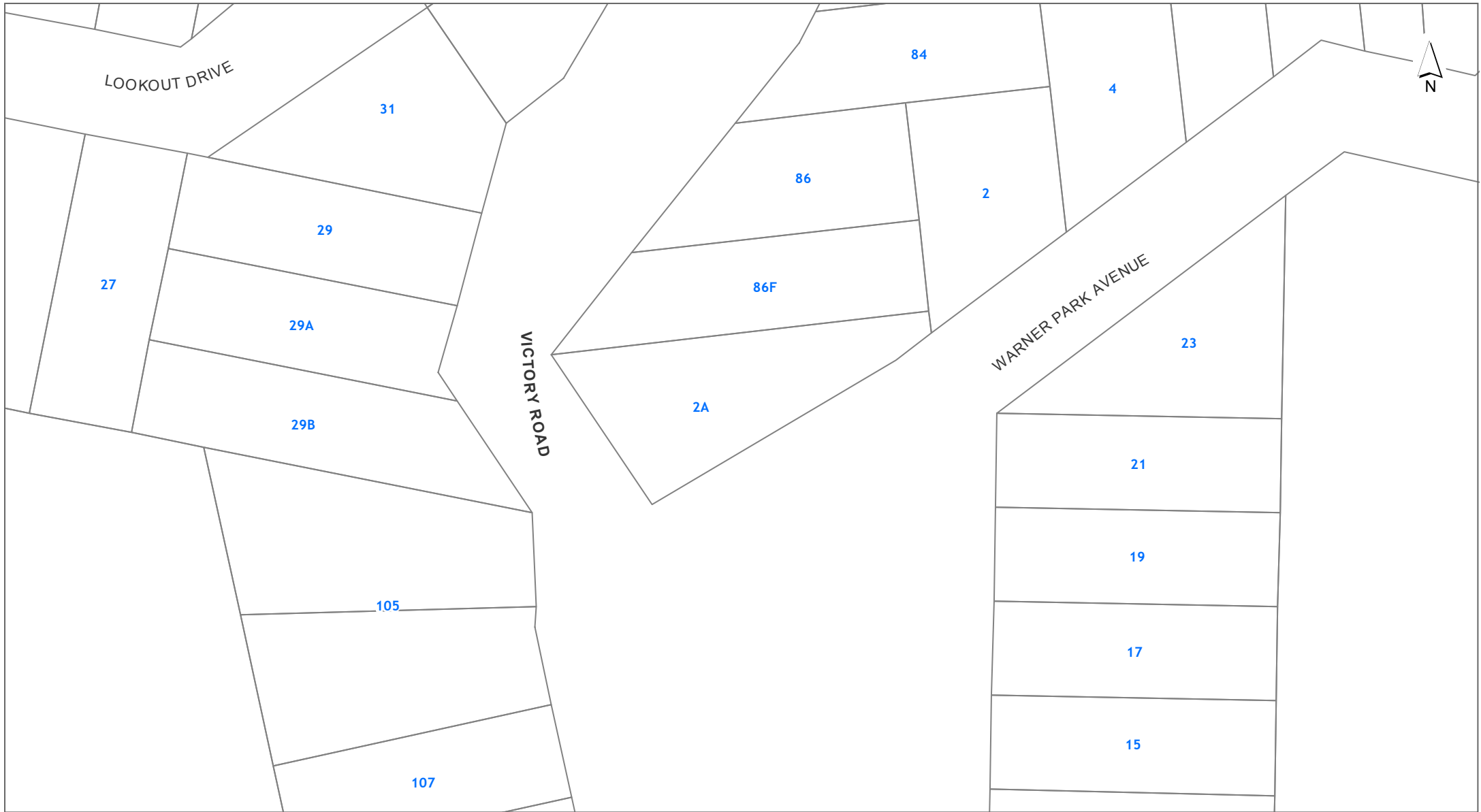
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**Natural Hazards - Coastal Erosion ASCIE**  
**2A Warner Park Avenue Laingholm**  
**LOT 120 DP 19099**



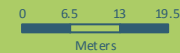


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**Natural Hazards - Coastal Inundation**

**2A Warner Park Avenue Laingholm**

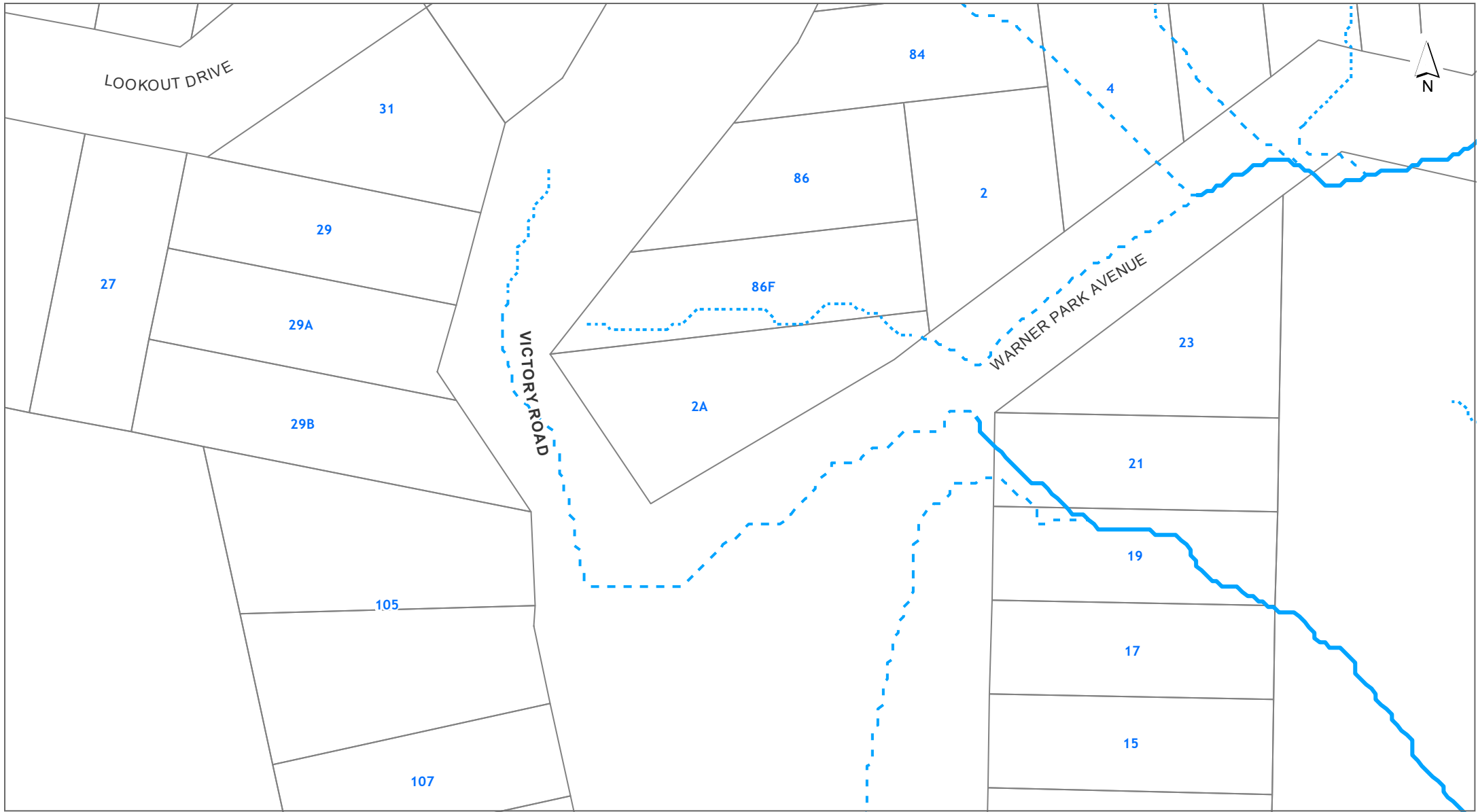
**LOT 120 DP 19099**



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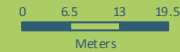
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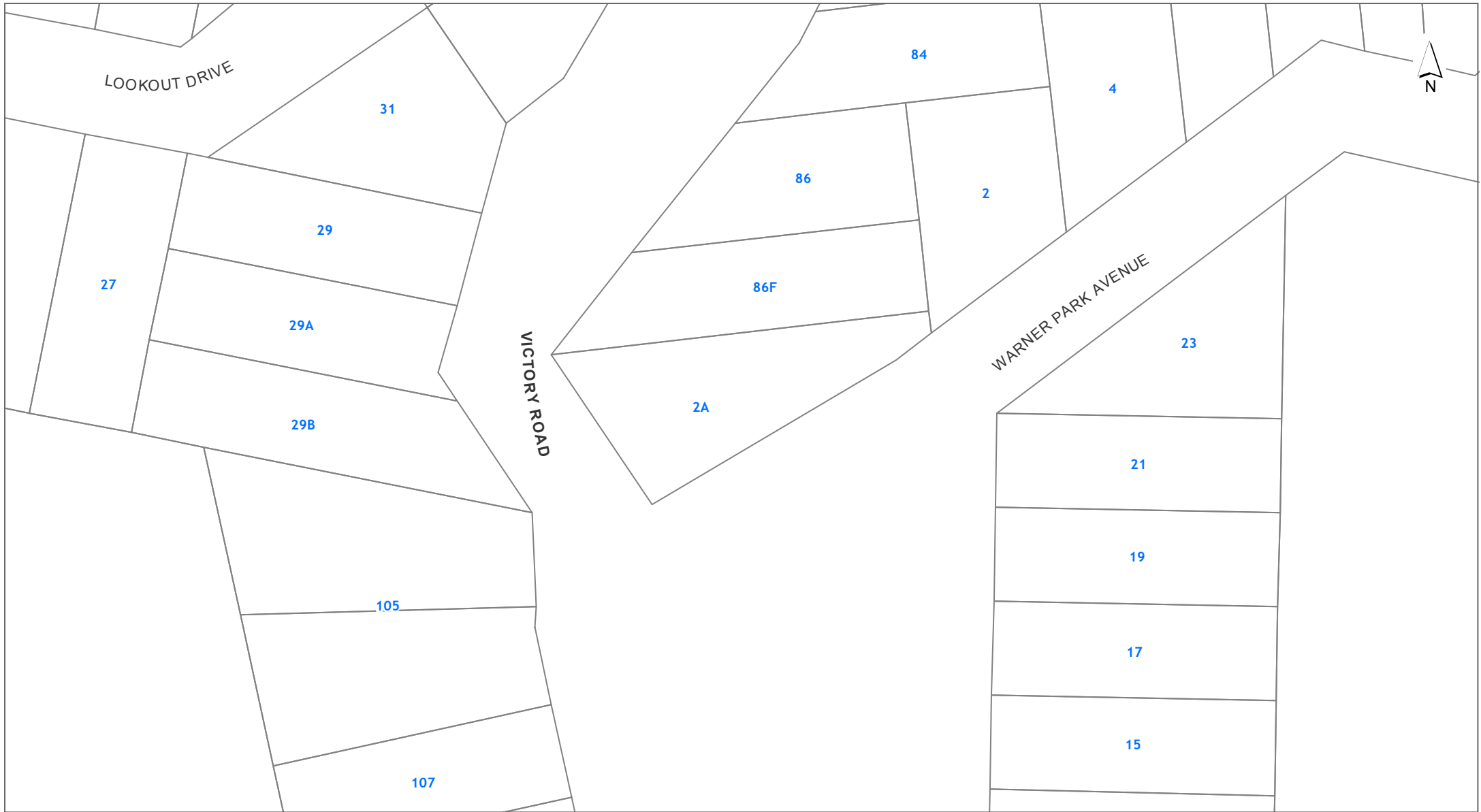
**Natural Hazards - Flooding**  
**2A Warner Park Avenue Laingholm**  
**LOT 120 DP 19099**



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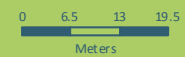
Date Printed:  
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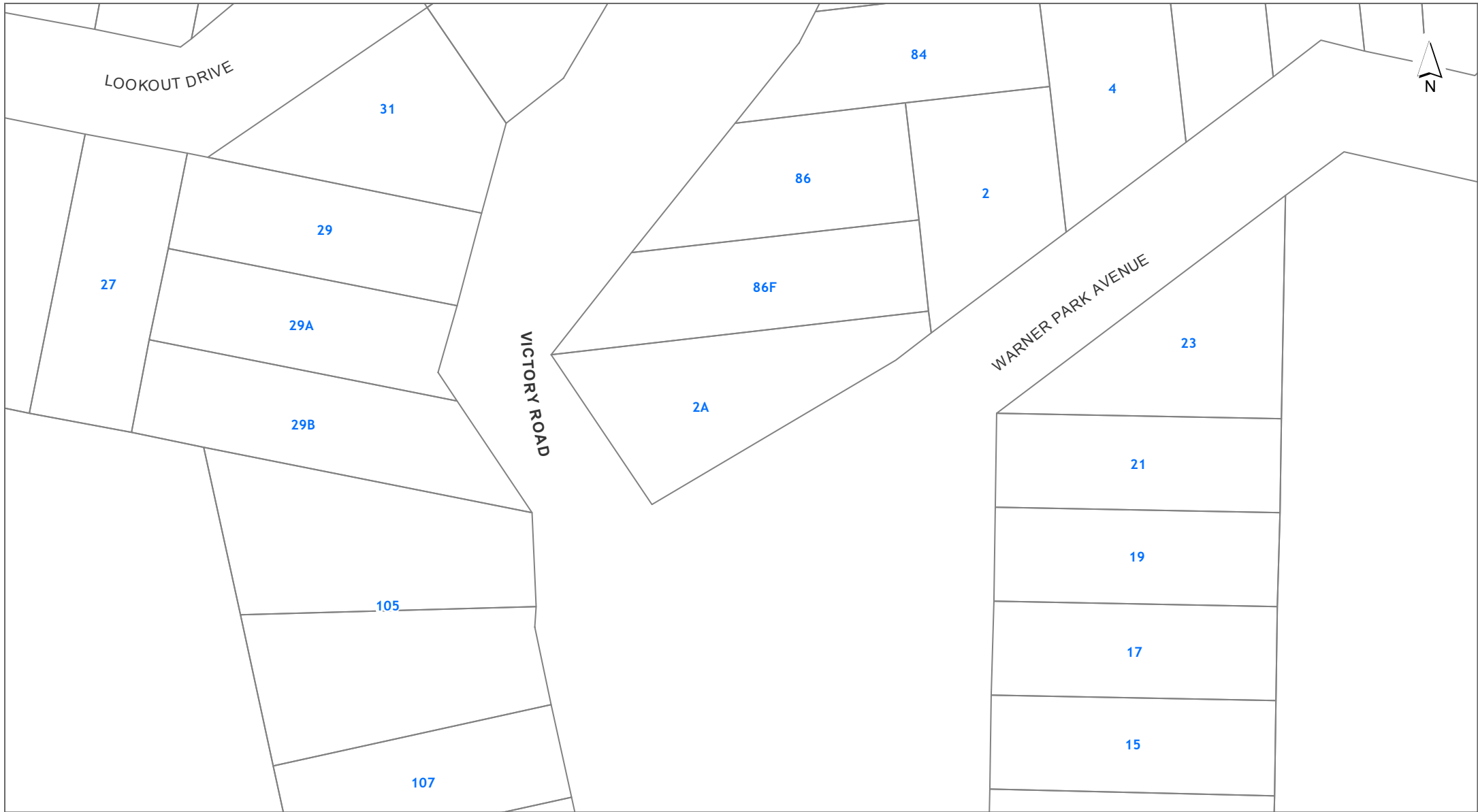
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**Natural Hazards - Sea Spray**  
**2A Warner Park Avenue Laingholm**  
**LOT 120 DP 19099**



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

**Date Printed:**  
**10/09/2021**

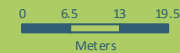


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**Natural Hazards - Volcanic Cones**

**2A Warner Park Avenue Laingholm**

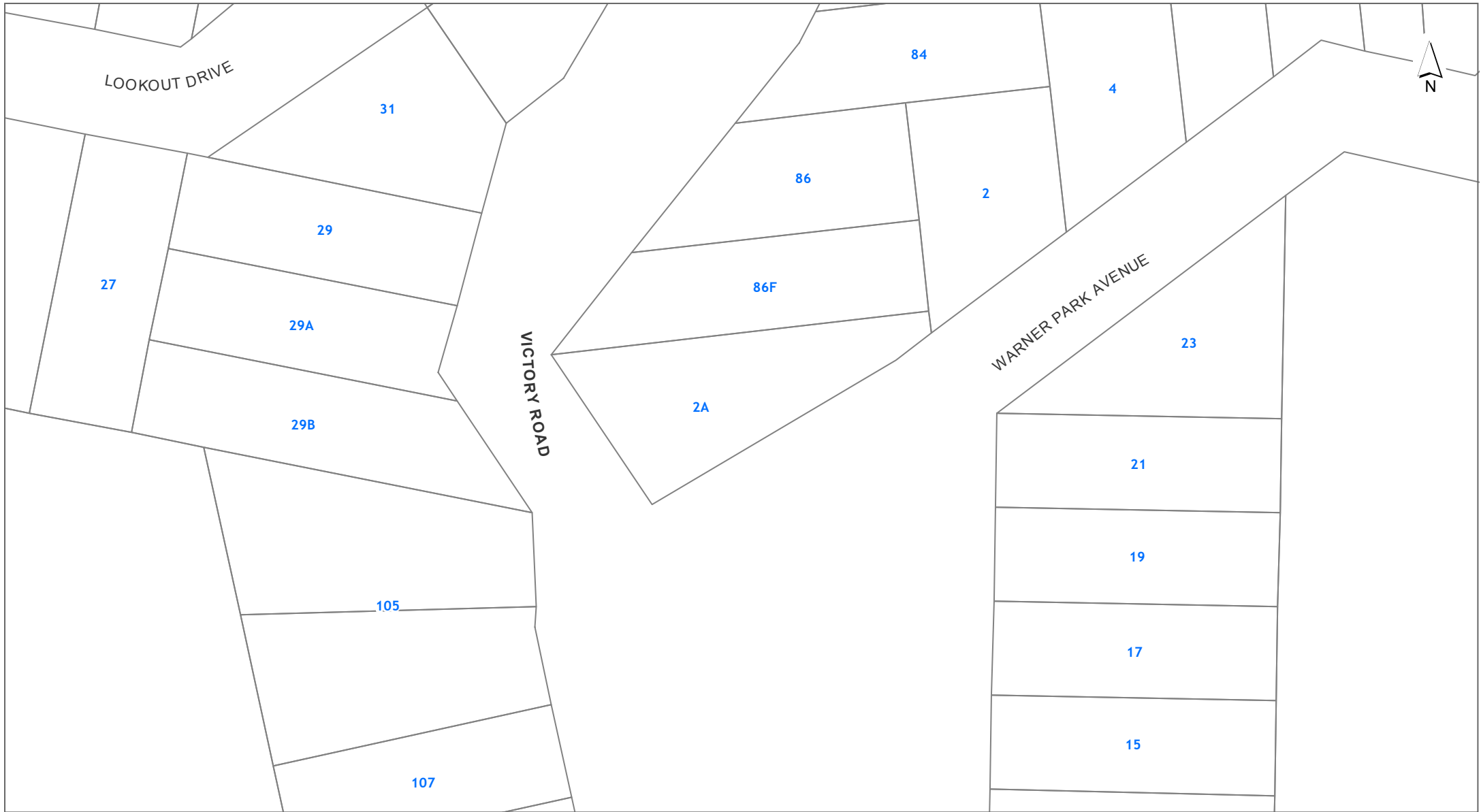
**LOT 120 DP 19099**



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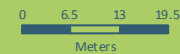
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Other  
2A Warner Park Avenue Laingholm  
LOT 120 DP 19099



Scale @ A4  
= 1:1,000

Date Printed:  
10/09/2021










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 m<sup>2</sup> to 1 Ha
-  Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
-  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



## REPORT FOR NON-NOTIFIED APPLICATION

**PLANNER:** Pamela Wells : LL(dec) **DATE RECEIVED:** 15 December 1997  
**APPLICANT:** K D Ward **BUILDING CONSENT NO.:** 96/3217  
**FILE ADDRESS:** 2A Warner Park Avenue **WARD:** New Lynn  
**LEGAL DESCRIPTION:** LOT 120 DP 19099  
**ADDRESS FOR SERVICE:** 2A Warner Park Avenue  
**SITE AREA:** 1310m<sup>2</sup> **UNIT SITE AREA:** N/A  
**TRANSITIONAL PLAN ZONING:** Non-Urban Residential 1 **SECTION:** Waitemata  
**PROPOSED PLAN:** HUMAN ENVIRONMENTS: Bush Living  
NATURAL AREA: Managed  
LANDSCAPE ELEMENTS: Nil  
HAZARDS: Stability Sensitive (Transitional)

Further Information Required No  
Any Affected Persons No  
Approval Given N/A

### Type of application required and why:

- Transitional Plan Discretionary Activity for height in relation to southern boundary (road reserve).
- Proposed Plan Limited Discretionary to build on a sensitive ridge.

### Relevant District Plan Rule(s)

- Transitional Plan Rule 11.4:4(1)(d) height in relation to boundary being a 2.6 infringement reducing to 0.6m over a length of 7m.
- Proposed Plan Rule 2 Building Location.

### PROPOSAL AND NEIGHBOURHOOD DESCRIPTION

The applicant has constructed a two storey dwelling for which a resource consent was granted 12 November 1996 because the site is located within a sensitive ridge, and there was an infringement of the 3m yard requirement. The design of the house has however been changed and the upper floor has been extended over the garage. While the footprint of the house is identical to that permitted by the resource consent, the upper floor has been extended and the building now infringes the height in relation to the southern boundary (which adjoins a road reserve).

As the building is bigger it requires a further assessment in terms of its location within a sensitive ridge.

## ENVIRONMENTAL ASSESSMENT

### • **Transitional Plan**

#### Discretionary Activity - Yard setback

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

#### Comment

The building now infringes the 3m + 37° height in relation to boundary control. This boundary adjoins land, identified as road reserve, which is undeveloped, steeply sloping and bush clad adjacent to the subject site. It is most unlikely to ever be developed as a road. The infringement of the upper floor of the dwelling is not physically dominating because the trees on the road reserve are taller than the building. Furthermore, the building is set well back from the frontage with Warner Park Avenue and is partially screened by vegetation in the front yard of the site.

### • **Proposed Plan**

#### Limited Discretionary Activity - Sensitive Ridge:

Since the original resource consent was granted Variation 69 notified 5 May 1997 relating to sensitive ridges has been introduced. In essence it clarifies assessment of the visual effects of development on sensitive ridges with the following underlined clauses. Therefore if the building is not visible above or in front of the sea or skyline as viewed from a road or other public place it falls into the category of a limited discretionary activity. The existing building is well below the skyline and the enlarged upper floor has not increased the visual impact.

## CONCLUSION

The changes to the building have not required any additional bush clearance given that the footprint is the same as was originally approved. However, a large metal container is located at the front of the development possibly on the road reserve and this should be removed as soon as possible. The area should then be replanted with native species to prevent weed infestation.

**MONITORING**

The proposal would be subject to Council's standard monitoring processes in respect to conditions imposed in this resource consent.

**RECOMMENDATION**

That, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by K D Ward for a bigger dwelling on a sensitive ridge and within the yard setback at 2A Warner park Avenue, Laingholm being Lot 120 DP 19099 for the following reasons:

Subject to conditions, the development-

- 1) Would not be visually obtrusive when viewed from a public location.
- 2) Would allow for planting along the boundaries where required.
- 3) Would not physically dominate adjoining properties.
- 4) Provides an adequate level of privacy between properties.

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

- (1) The container being stored on the land adjacent to the dwelling shall be removed within one month of this consent.
- (2) Four native trees or shrubs shall be planted on the land when the container is removed.
- (3) There shall be no removal of any native trees on the site and on the adjoining road reserve.

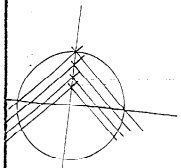
Planner: Pamela M. Wells  
(Pamela Wells - Resource Planner)

Date: 16/12/1997

**Consent Granted as Recommended**

P. Quinton Date: 17/12/97  
**Roger Quinton**  
**Senior Planner**

Please contact Pamela Wells (Ph 836 8000 ext 8683) if you have any queries about this report.



NORTH

LOT 120  
DP 19099  
1310M<sup>2</sup>

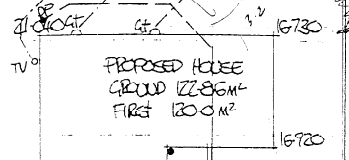
VICTORY ROAD

5326 BOUNDARY

BUSH

7401 BOUNDARY

LIVING COURT



PROPOSED HOUSE  
GROUND 2285M<sup>2</sup>  
FIRST 1200M<sup>2</sup>

3.5 RETAINING  
3500 HS @ 8000'S  
5000 CONCRETE  
EDGEMENT  
1000 W/10 ROCK

RUN DRAINS TO  
COUNCIL MAINS

WARPER PARK  
ROAD

0000 DATUM  
SEWER MAINS HOLE  
ON WARPER PARK ZI

100 Ø UPVC STORMWATER  
AND SANITARY SEWER  
DRAINS

SITE PLAN SCALE 1:200

5482 BOUNDARY

CONCRETE DRIVE WAY

21.400  
CESSPIT

CESS  
PIT

White peas up  
mikan  
treeless wood  
whiter 19000



1/3 = 1/4

20° COLOUR STEEL  
ROOFING

CEDAR PULVICATED  
WEATHER BOARDS

HARDTEX EXTERIOR  
CLADDING

BOXES FASCIA  
& GARGE

3m + 320

3m + 370

3m + 370

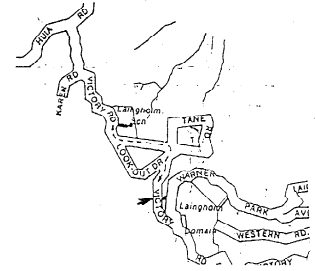
2.5m + 550

167

EAST

167

LOCALITY PLAN



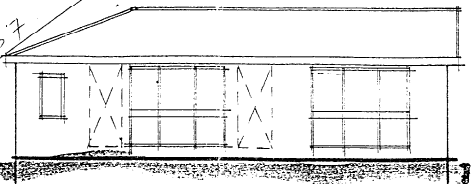
Stone wall

SOUTH

20° COLOUR STEEL  
ROOFING

ALUMINIUM  
SOWER

3m + 37



WEST

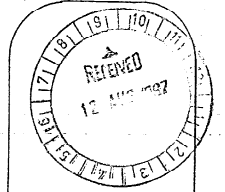
ELEVATIONS SCALE 1:100

Check this side of building for where ground level actually is

AMENDED PLANS  
APPROVED BY  
PLANNING  
BUILDING *E. Monaghan* 2/9/92  
PLBG & ORG

PROPOSED HOUSE & GARAGE FOR  
K. WARD  
LOT 120 VICTORY RA  
CAINGHOOM

WARD HOUSE



**DECISION ON RESOURCE CONSENT APPLICATION LUC 2013-1549 on road reserve adjacent to 2a Warner Park Ave, Laingholm.**

Consent Application LUC 2013-1549 has been made by Chris Loughborough for a controlled activity consent to authorise the removal of protected vegetation (4 x Nikau Palms (*Rhopalostylis sapida*) on road reserve adjacent to 2a Warner Park Ave on land described as road reserve. This requires resource consent for the following reasons:

**Operative District Plan**

Managed Natural Area

Rule 2.2(c) Controlled Activities

*Any vegetation alteration not meeting the standards in Rule 2.1 undertaken or required by a network utility operator necessary for the maintenance of that operators works.*

The reasons for granting this controlled activity consent are as follows:

- (a) The application is for a controlled activity resource consent, as such only those matters over which council has reserved its control have been considered. In addition, conditions have been recommended only in relation to those matters.
- (b) In terms of section 104(1)(a) of the Resource Management Act 1991, any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent.
- (c) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal would be consistent to the relevant Objectives and Policies of the Plan ,and regard has been had to the relevant assessment criteria.
- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application.
- (d) All of the matters where discretion is restricted are included in the Operative Plan. There are no new relevant matters that require consideration under the Proposed Auckland Unitary Plan.
- (e) The proposal will be consistent with the purpose and objectives of the Waitakere Ranges Heritage Act and will not detract from the protection and enhancement of its heritage features for present and future generations

- (e) Under section 125 of the Resource Management Act 1991, unless it is given effect to, a consent lapses either on the date that is specified in the consent or if no date is specified, five years after the date of commencement of the consent.

A standard five-year period in which to give effect to a consent is not considered appropriate in relation to vegetation because a five-year period would allow a substantial change in the size and status of the vegetation due to natural growth, to the point where it should more appropriately be reassessed. As such, two years is considered appropriate.

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

#### **ACTIVITY IN ACCORDANCE WITH THE PLANS**

1. Subject to the conditions outlined below, the vegetation alteration shall proceed in accordance with the information submitted with the application, dated 11<sup>th</sup> November 2013 and referenced by Council as LUC 2013-1549.

#### **TERM OF CONSENT**

2. This consent will lapse 2 years after the date of Council's decision unless the consent is given effect to or the Council decides to grant an extension to the period after which the consent lapses.

#### **VEGETATION ALTERATION**

3. The removal of the 1x Ash – *Fraxinus oxycarpa* "Raywoodii" shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices so as not to cause damage to/or death of other 'protected' vegetation growing beneath or alongside the subject trees.
4. Within the planting season (typically Apr–Sept) immediately following the removal of the subject vegetation the applicant shall plant within the subject site at least **two native** replacement tree of PB Grade\* 95 or equivalent (this can be as part of the street tree planting program). It shall be the responsibility of the resource consent holder to provide evidence of the replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar and sketch showing the location of the replacement trees and includes the details of the resource consent that requires the trees to be planted.

*[\*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].*

5. The replacement tree shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. If the replacement tree dies within this period, it shall be replaced and maintained as per the stated conditions.

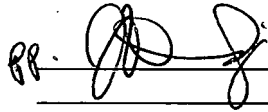
**Advice notes**

1. If you disagree with any of the above conditions, relating to the processing of the application you have a right of objection pursuant to section 357A of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. 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.
3. This resource consent will lapse two 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.

Authored by:  
Title:

Zeke Fiske  
Arborist

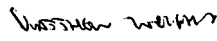
Signed:  
Date:

PR.  \_\_\_\_\_  
06/12/13


**SECTION 104A DETERMINATION**

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application LUC 2013-1549 for resource consent shall be granted consent.

Signed by:  
Title:

  
Team Leader

Signed:  
Date:

 \_\_\_\_\_  
06/12/13





## **SITE AND NEIGHBOURHOOD DESCRIPTION**

The site is located on the corner of Warner Park Avenue and Victory Road with frontage facing both roads. The site slopes steeply down from Victory Road, with Warner Park Avenue at a level beneath the site. The land is accessed via a steep driveway over land identified as road reserve. The road reserve land is very steep and the majority of it is bush clad. It is unlikely to be developed with a road, however it may be required in the future for stability purposes.

The site has experienced extensive slipping in the past and the middle section of the site contains minimal vegetation with the exception being ginger plant. An area toward the bottom of the site has been cleared of slip material and a large flat platform and cut area has been created. It is upon this platform that the dwelling is to be built. The large cut is to be retained.

The front of the site near Warner Park Avenue is bush covered, with a number of large palms growing.

The surrounding neighbourhood is characterised by bush covered sites and dwellings constructed out of natural materials. The houses are two storey by design and the majority of them are built well below the ridge line.

## **ENVIRONMENTAL ASSESSMENT**

### **• Transitional Plan**

#### **Discretionary activity -Yard setback**

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

#### **Comments**

The front corner of the proposed garage infringes the required 3m yard setback. The building is to be set a minimum of 1m from the boundary adjoining the Warner Park Road reserve. The front part of the building cutting the 3m setback is single storey and will not dominate the adjoining land. It is to be constructed out of natural timber finish and green colour steel roofing.

### **• Proposed Plan**

#### **Limited Discretionary Activity- Stability Sensitive**

The site in question has been identified as being within a stability sensitive area. The applicant employed the services of Harrison Grierson Consultants Ltd to compile a geo-technical report specifically about the site and proposal. The completed report contains a number of recommendations regarding the type of foundations required for safe construction on the site.

A condition reinforcing the recommendations is included in this report.

Limited Discretionary Activity- Sensitive Ridge

The proposed building would not be obtrusive when viewed from a public location. It is to be located well below the ridge line and set back behind a hedge of tall native and exotic trees. The applicant is proposing to plant additional vegetation which would provide further screening from the adjacent road reserve.

When viewed from public locations some distance away, the proposed building will be well screened by the band of vegetation along the eastern boundary.

Discretionary Activity- Yard setback

As previously stated, the building is to be setback a minimum of 1m from the nearest boundary. This would still allow areas to be planted in front of the dwelling and garage. The south- east boundary of the site currently contains vegetation that reaches heights of approximately 4m, providing a good level of existing screening for the proposed building platform. This screening will block the view of the infringing corner from the carriageway below.

No earthworks or vegetation clearance is required as part of this proposal. The application complies with all other controls in both the transitional and Proposed District Plans.

**RECOMMENDATION**

That, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by K D Ward to build on a sensitive ridge and within the yard setback at 88a Victory Road, Laingholm being Lot 120 DP 19099 for the following reasons:

Subject to conditions, the development -

- 1) Would not be visually obtrusive when viewed from a public location.
- 2) Would allow for planting along the boundaries where required.
- 3) Would not physically dominate adjoining properties.
- 4) Provides an adequate level of privacy between properties.

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

Nil

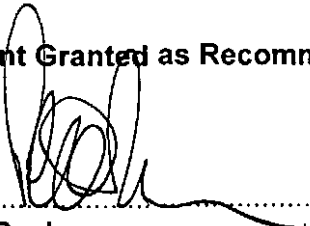
Planner: K.M.M.S.  
(Katie Morris- Planner)

Date: 11 NOV '96

Checked: R. Quinton  
(Roger Quinton, Senior Planner)

Date: 11/11/96

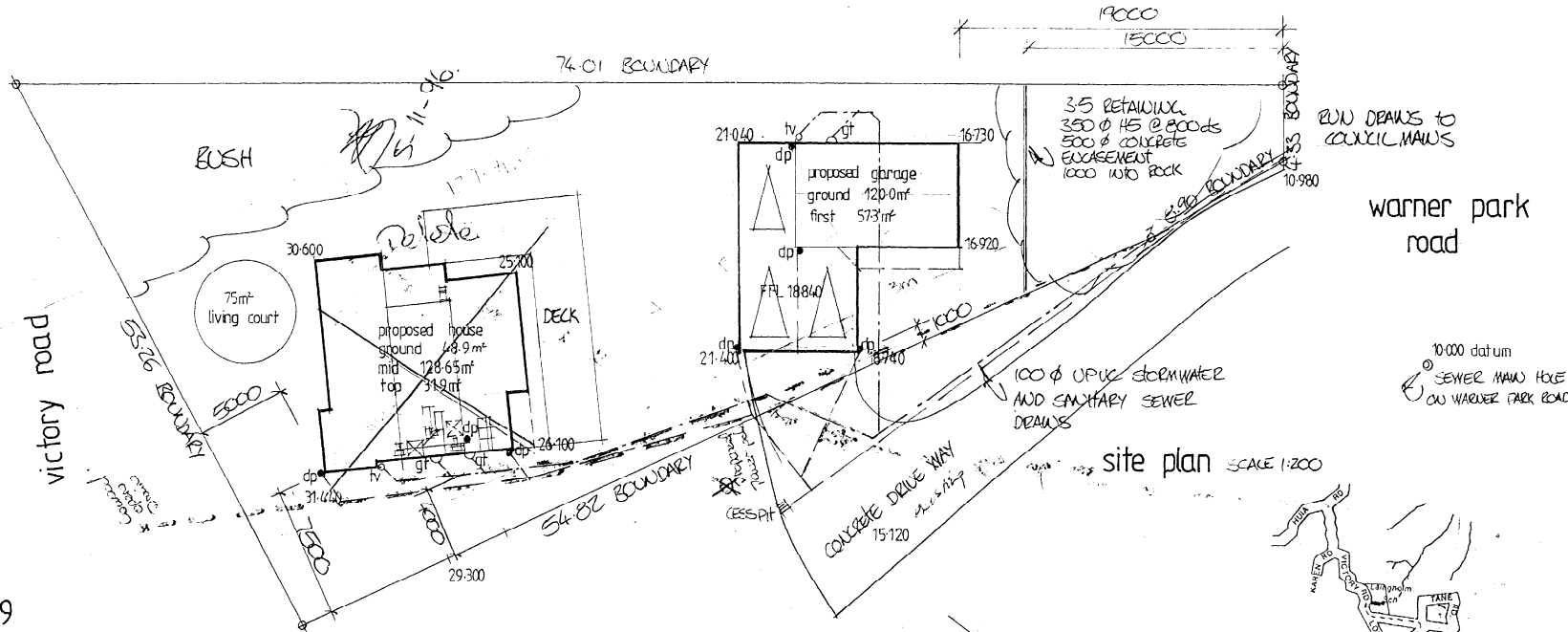
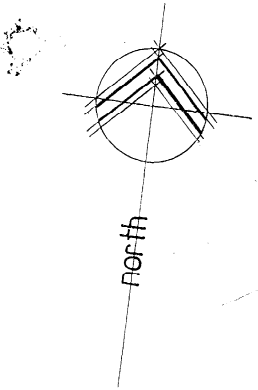
**Consent Granted as Recommended**

  
Peter Reaburn

Date: 12/11/96

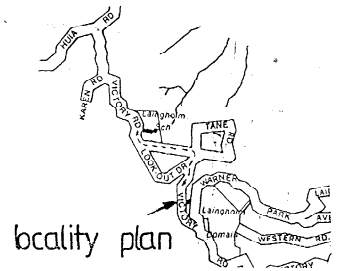
**Planning Manager**

Please contact Katie Morris (Ph 836 8000 ext. 8626) if you have any queries about this report.



SHEET 1 OF 1

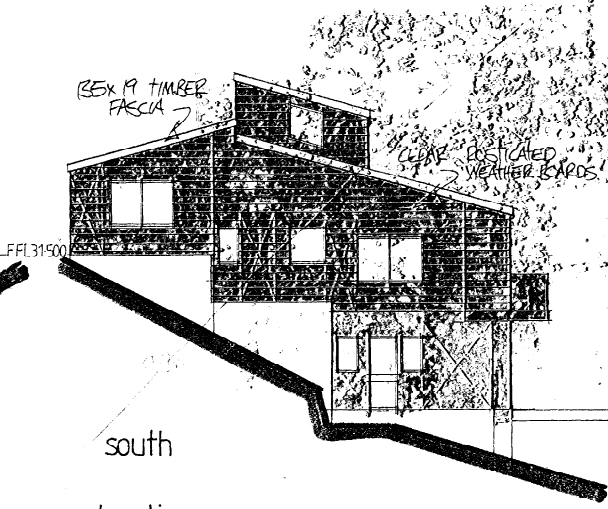
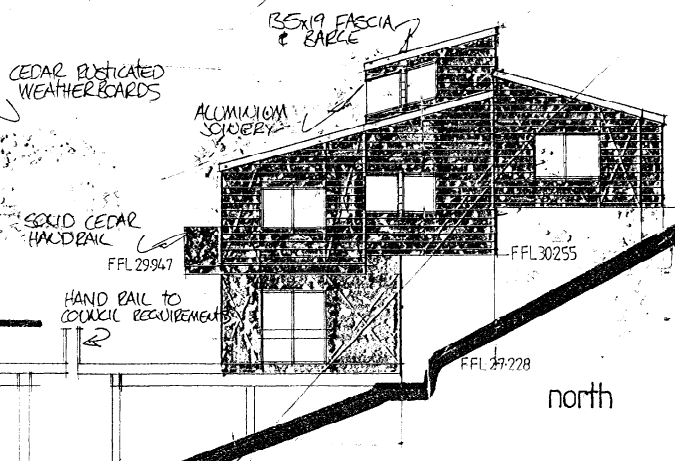
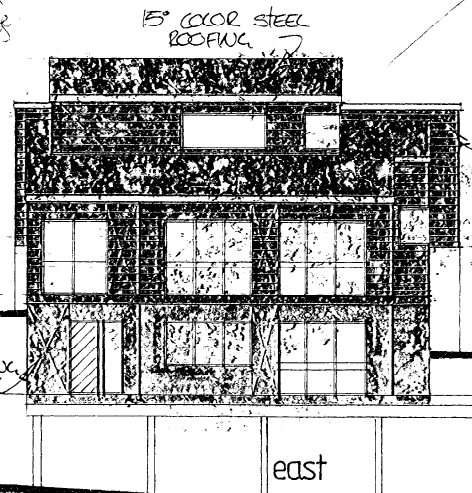
PROPOSED HOUSE & GARAGE FOR:  
K. WARD  
LOT 120 VICTORY RA  
LAING.HOUM



Note

The plan scales submitted with amended drainage drawings  
Submitted 8/10/96

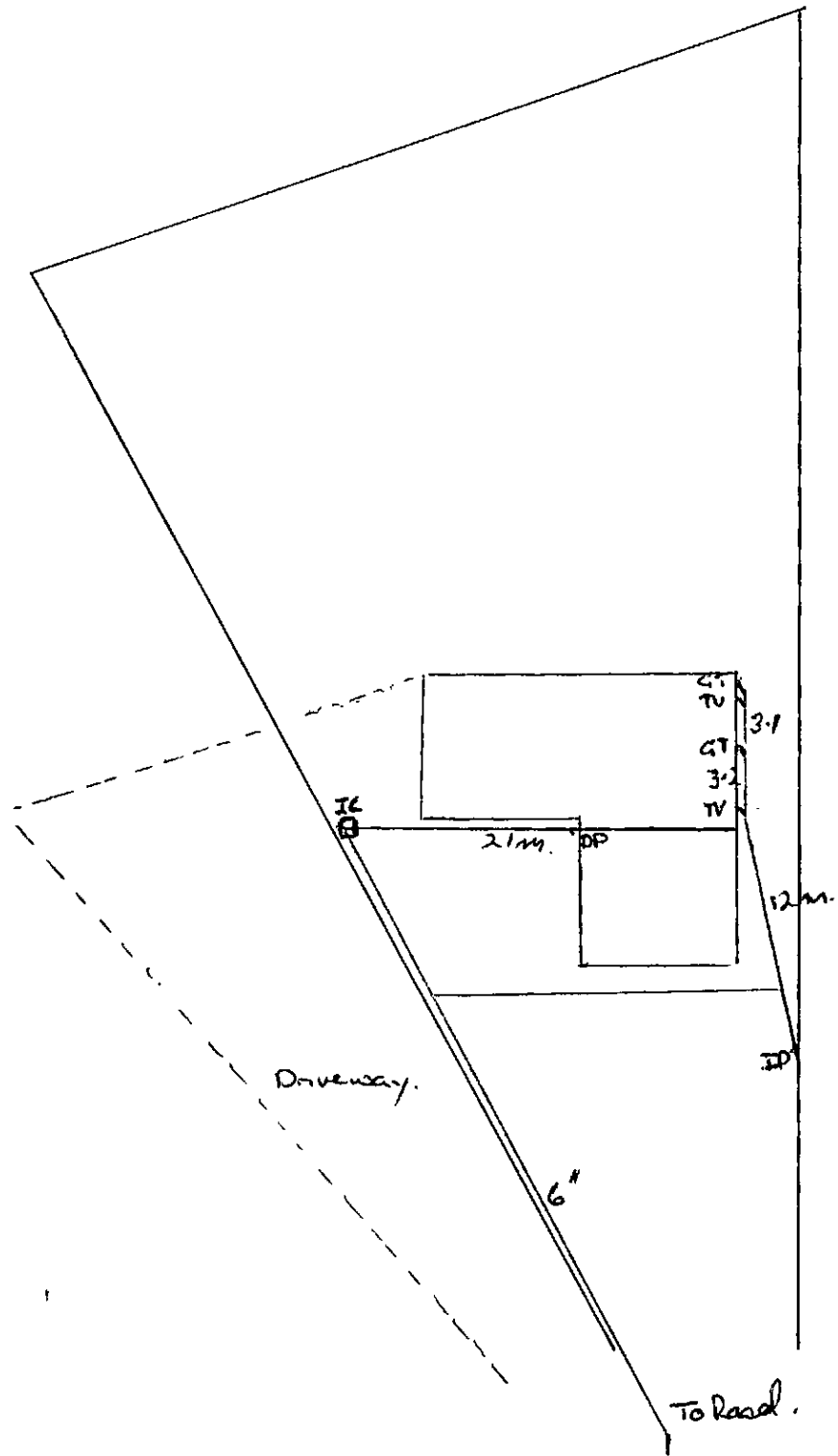
\* 5/11/96  
Application withdrawn house  
plan as it is not feasible on the  
sensitive ridge with the high level  
of building coverage



elevations SCALE 1:100

WARD HOUSE

2A WARNER PARK AVE 50280



R Soothey.  
2a. Warner Park Ave.  
Langholm.  
Lot 120 DP 19099  
Consent No 96/3217  
Draumlage Targi Maocitoo.

9/5/97 J. Scholls.