

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 LOSE OUT.

22 November 2021

Re: 68 Victory Road, 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

68 Victory Road is 1545m² more or less fee simple estate NA483/94 Lot 10 Deposited Plan 19099.
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
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-2005-440 Land Use Consent Construct extension to existing dwelling and new deck to replace old, HIRTB, Yards, building coverage and impermeable surface. Granted 28/06/2005
Building	BPM-1964-5285 Garage 14/04/1964 Issued COM-2005-3281 Extend and add deck to north side of house 06/01/2006 CCC Issued 22/05/2008
Vehicle Crossing	10/06/2008 Vehicle crossing notification Vehicle Crossing Notification The Council has found the following items are not compliant with Legacy Waitakere City Council's Code of Practice for City Infrastructure and Land Development and therefore substandard: • Existing cracks throughout Vehicle Crossing. The Council is requesting that you upgrade your Vehicle Crossing to the above mentioned standard. Until such time the Vehicle Crossing is upgraded, the substandard Vehicle Crossing will be noted against the Council file on your property.
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: 1-3 months from unconditional

Disclosures:

- The purchaser accepts the vehicle crossing as per LIM. The vendor is in contact with the Council in relation to the vehicle crossing.

We recommend that when purchasing a property, you seek legal advice, complete due diligence including getting a building report 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 therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation

Regards

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team

P R E M I E R
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

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 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	68 Victory Road Laingholm
Application number	8270350530
Customer Reference	
Date issued	8-Nov-2021
Legal Description	LOT 10 DP 19099
Certificates of title	NA483/94

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, 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:	12341808586
Rates levied for the Year 2021/2022 :	\$2,463.30
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,847.46


The rates figures are provided as at 8 a.m. 08/11/2021. 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

68 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-2005-440	Land Use Consent Construct extension to existing dwelling and new deck to replace old, HIRTB, Yards, building coverage and impermeable surface.	Granted	28/06/2005

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

68 Victory Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1964-5285	Garage	14/04/1964	Issued (See Note 1)
COM-2005-3281	Extend and add deck to north side of house	06/01/2006	CCC Issued 22/05/2008 (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.

Vehicle Crossings - Other Issues

Effective Date	Description	Details
----------------	-------------	---------

Effective Date	Description	Details
10/06/2008	Vehicle crossing notification	Vehicle Crossing Notification The Council has found the following items are not compliant with Legacy Waitakere City Council's Code of Practice for City Infrastructure and Land Development and therefore substandard: • Existing cracks throughout Vehicle Crossing. The Council is requesting that you upgrade your Vehicle Crossing to the above mentioned standard. Until such time the Vehicle Crossing is upgraded, the substandard Vehicle Crossing will be noted against the Council file on your property.

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/haurakigulfislands>

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/haurakigulfislands>

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 : COM-2005-3281
- Consent Conditions : LUC-2005-440

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

Address

68 Victory Road Laingholm

Legal Description

LOT 10 DP 19099

Appeals

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

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

Overlays

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

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

Designations

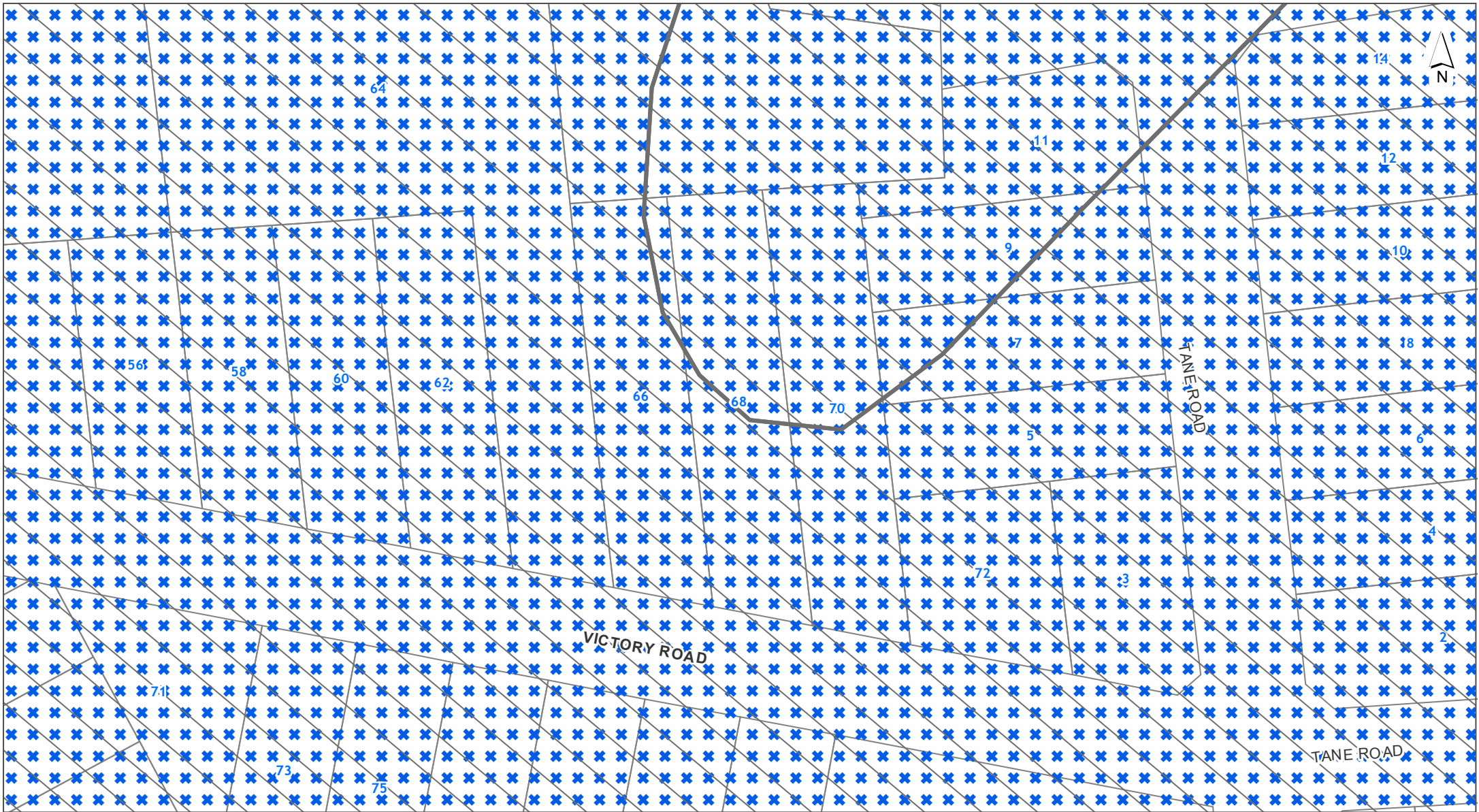


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Built Environment
68 Victory Road Laingholm
LOT 10 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/11/2021





DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Controls
68 Victory Road Laingholm
LOT 10 DP 19099



Scale @ A4
= 1:1,000

Date Printed:
8/11/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Designations
68 Victory Road Laingholm
LOT 10 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/11/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Historic Heritage and Special Character
68 Victory Road Laingholm
LOT 10 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/11/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Infrastructure
68 Victory Road Laingholm
LOT 10 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/11/2021



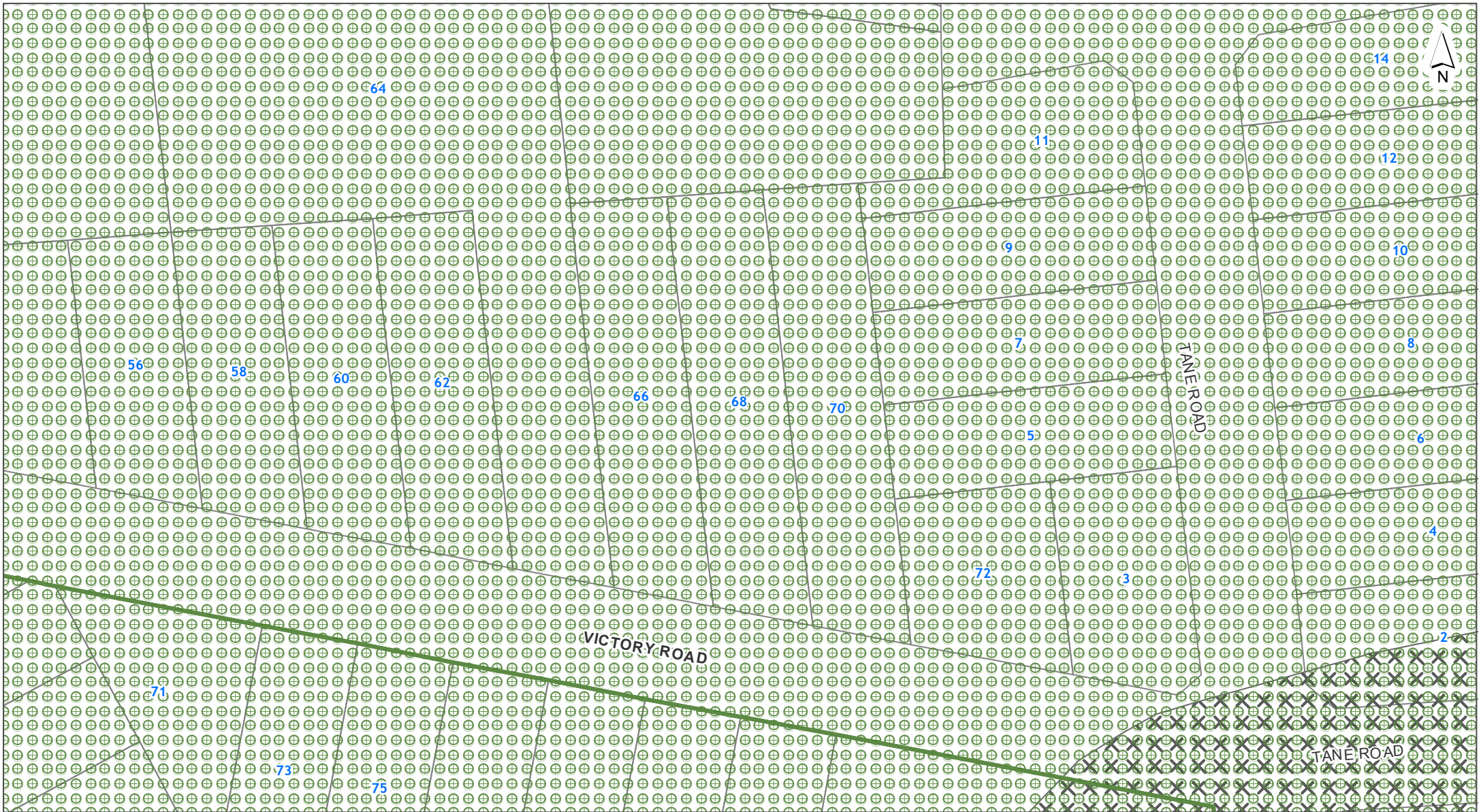


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Mana Whenua
68 Victory Road Laingholm
LOT 10 DP 19099

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/11/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Heritage
 68 Victory Road Laingholm
 LOT 10 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/11/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Resources
68 Victory Road Laingholm
LOT 10 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/11/2021



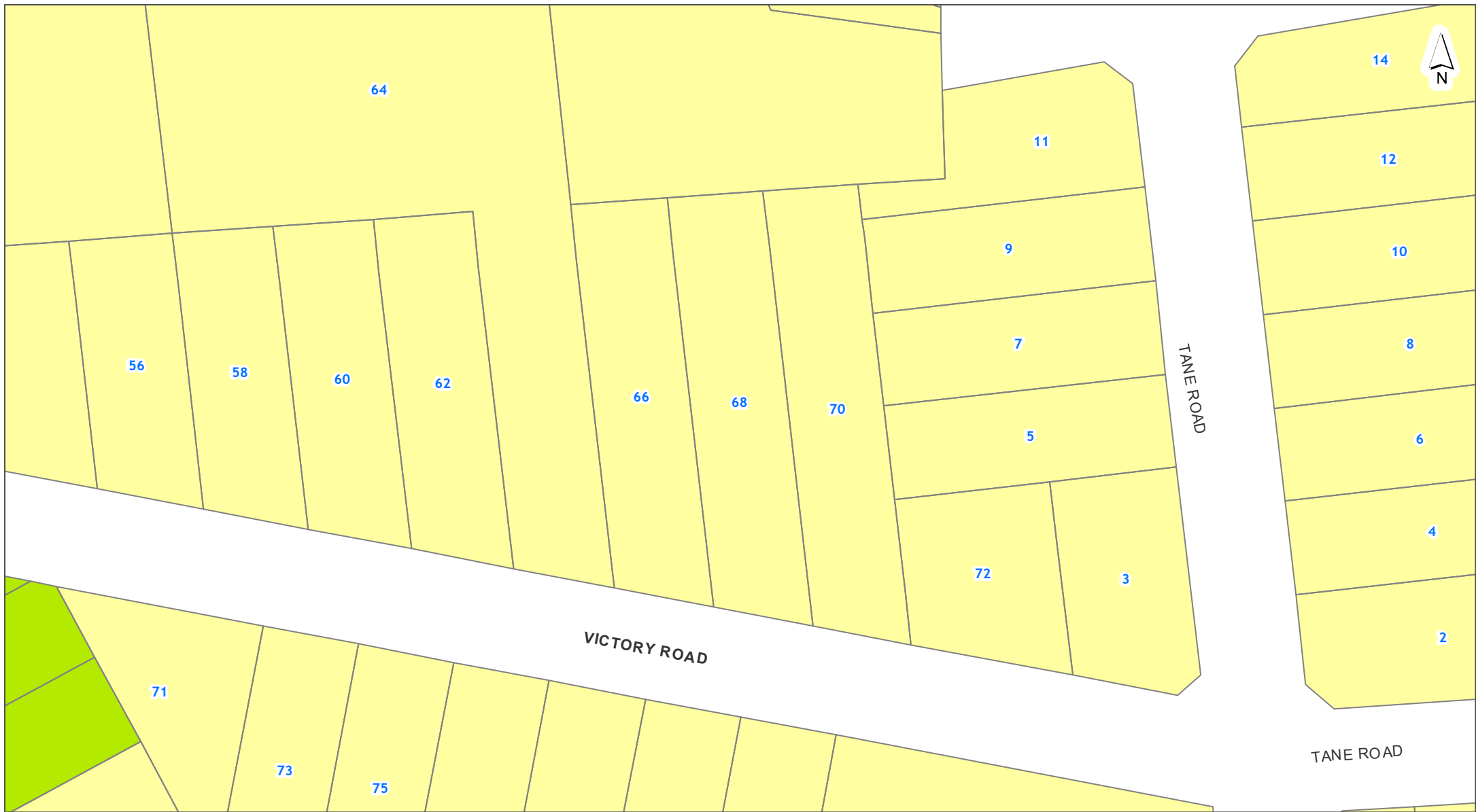


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Precincts
 68 Victory Road Laingholm
 LOT 10 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/11/2021





DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.


Zones and Rural Urban Boundary
68 Victory Road Laingholm
LOT 10 DP 19099

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
8/11/2021





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


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

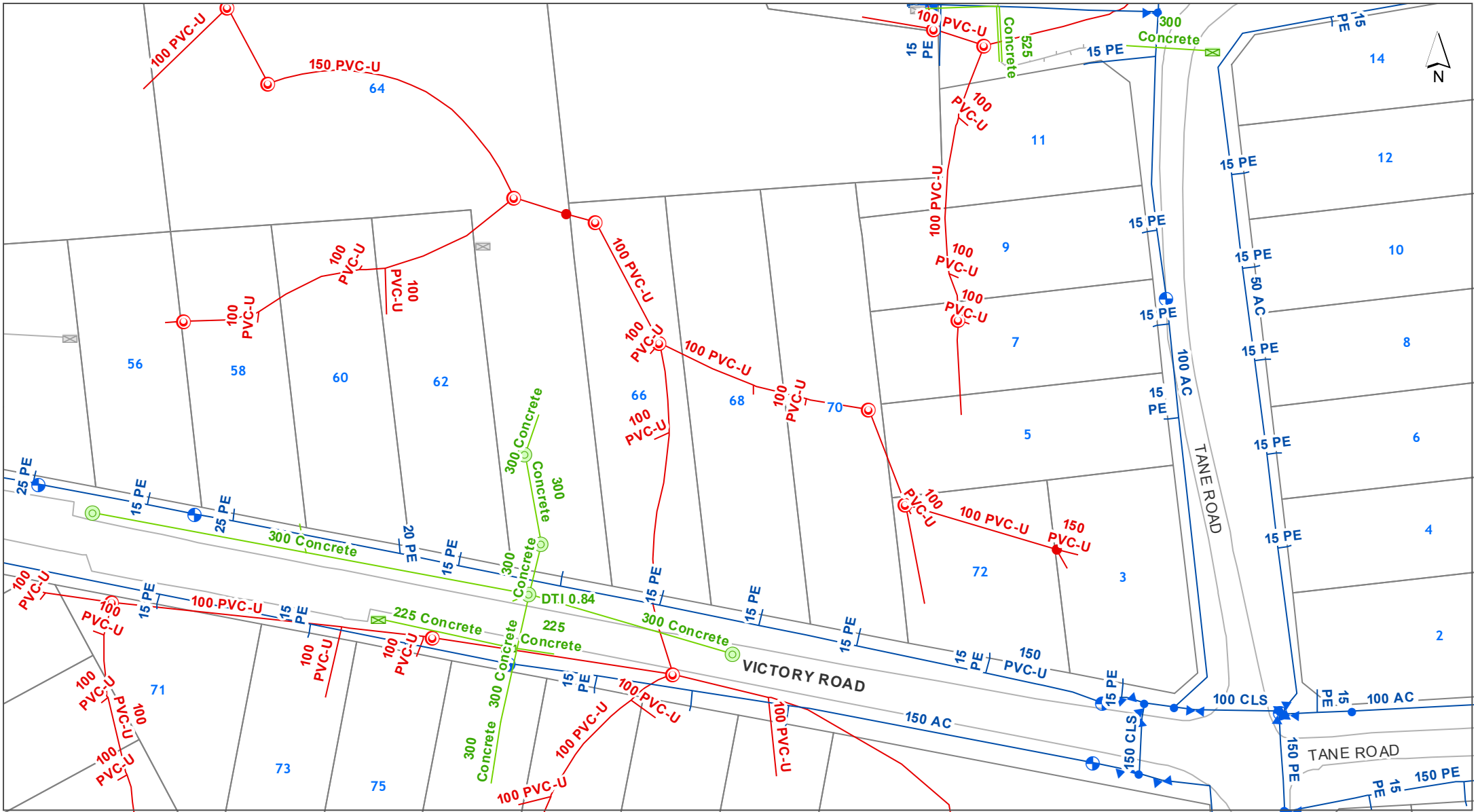
-  Key Retail Frontage
 -  General Commercial Frontage
 -  Adjacent to Level Crossings
 -  General
 -  Motorway Interchange Control
 -  Centre Fringe Office Control
 -  Height Variation Control
 -  Parking Variation Control
 -  Level Crossings With Sightlines Control
 -  Arterial Roads
 -  Business Park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



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Underground Services
68 Victory Road Laingholm
LOT 10 DP 19099



Scale @ A4
 = 1:1,000

Date Printed:
 8/11/2021



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

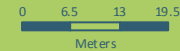
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| |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



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Hazards
68 Victory Road Laingholm
LOT 10 DP 19099



Scale @ A4
= 1:1,000

Date Printed:
8/11/2021

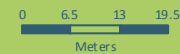


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Coastal Erosion ASCIE

68 Victory Road Laingholm

LOT 10 DP 19099



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

**Date Printed:
 8/11/2021**



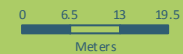


DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Coastal Inundation

68 Victory Road Laingholm

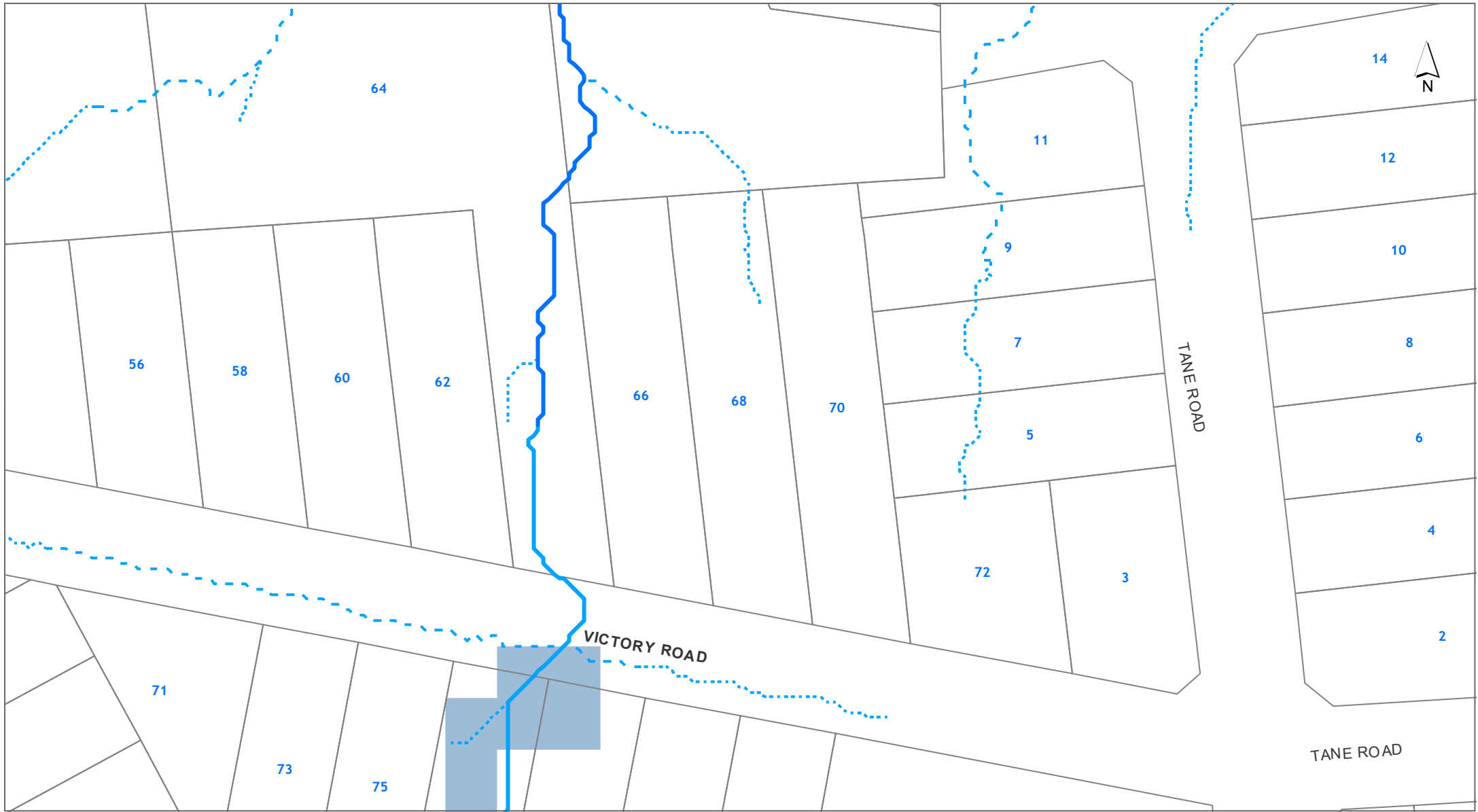
LOT 10 DP 19099



Scale @ A4
= 1:1,000

Date Printed:
8/11/2021



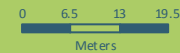


DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Flooding

68 Victory Road Laingholm

LOT 10 DP 19099



Scale @ A4
= 1:1,000

Date Printed:
8/11/2021



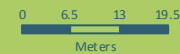


DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Sea Spray

68 Victory Road Laingholm

LOT 10 DP 19099



Scale @ A4
= 1:1,000

Date Printed:
8/11/2021



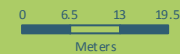


DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Volcanic Cones

68 Victory Road Laingholm

LOT 10 DP 19099



Scale @ A4
= 1:1,000

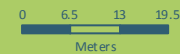
Date Printed:
8/11/2021





DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Other
68 Victory Road Laingholm
LOT 10 DP 19099



Scale @ A4
= 1:1,000

Date Printed:
8/11/2021












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

Com-2005-3281

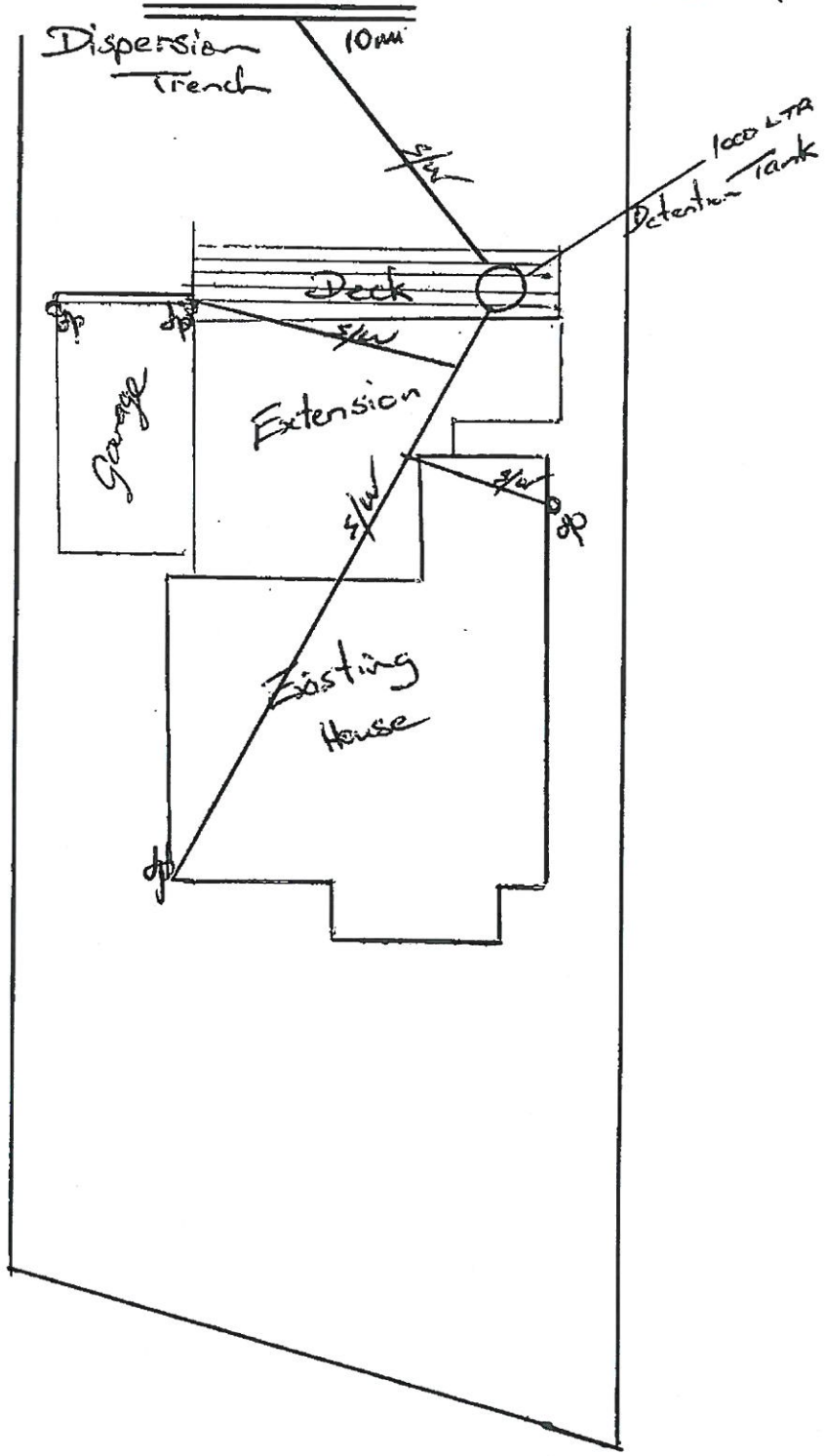
DRAINCO PLUMBING & DRAINAGE LTD

AS BUILT DRAINAGE PLAN

ENTERED

SITE INFORMATION

Building Consent No: 20053281 Inspector: John Nicholl
Owners Name: Peter Alexander Drainlayers Name: Kelvin Bates
Site Address: 68 Victory Road, Laingholm
Lot: 10 DP: 19099 Date Inspected: 14/04/08



PROPERTY KEY: 50351



City of Waitakere District Plan

REPORT FOR DISCRETIONARY ACTIVITY APPLICATION SECTIONS 93, 94, 94A – 94D, 104, 104A – 104D ASSESSMENT AND DETERMINATION IN ACCORDANCE WITH THE RESOURCE MANAGEMENT ACT 1991

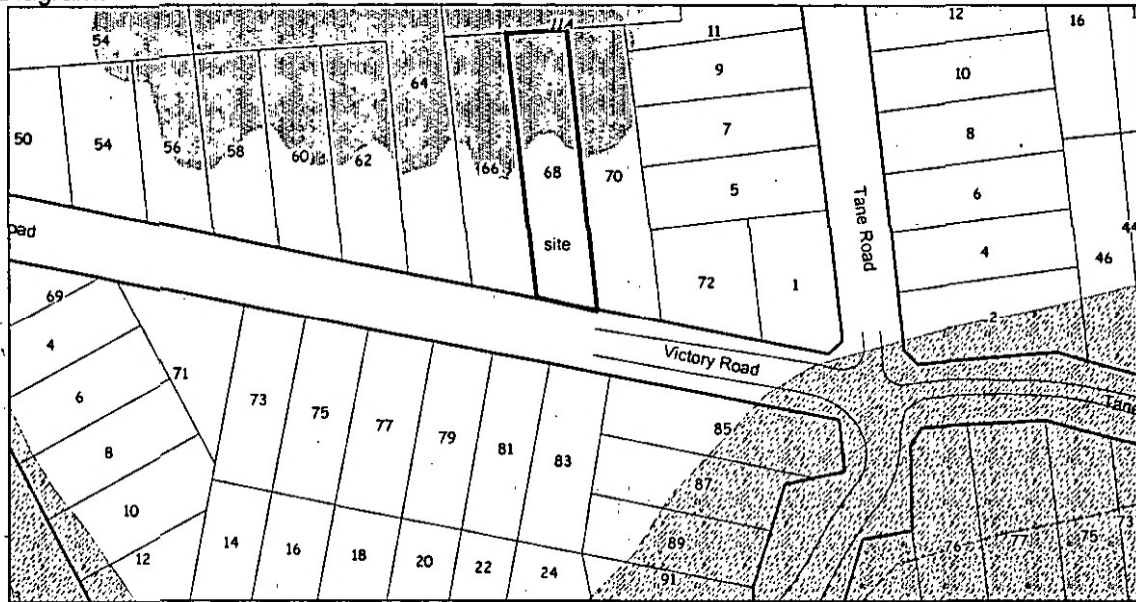
1.0 SUMMARY OF PROPOSAL

The applicant proposes to construct an addition to an existing dwelling. The addition will exceed height to boundary, be located within a required yard and exceed building and impermeable coverage. The site is also subject to a stability hazard and an above ground water tank is proposed.

2.0 APPLICATION DETAILS

Planner:	Cath Heppelthwaite Consultant Planner
Site Address:	68 Victory Road Laingholm
Applicant:	E and P Alexander
Date Received:	18 March 2005
Resource Consent No:	RMA20050440
Building Consent No:	NA
Ward:	Waitakere
Legal Description:	Lot 10 DP19099
Address for Service:	Robert Chisholm 32 Warner Park Road Laingholm
Site Area:	1545m ²
Unit Site Area(s):	NA
District Plan:	Human Environment: Bush Living Environment
Natural Area(s):	General/Managed Natural Area (Works in GNA)
Landscape Elements:	No
Hazards:	Stability
Roading Hierarchy:	Local
Further Information Required:	Yes
Date Requested:	12 April 2005, 22 April 2005
Date Received:	14 April 2005, 15 June 2005
Site Visit:	12 April 2005
Any Affected Persons:	Yes

Locality Diagram:



2.1 Documents considered for this report include the application documentation and the site visit checklist completed on 12 April 2005.

3.0 REASON FOR APPLICATION- RELEVANT DISTRICT PLAN RULES Extent Of Infringement And Type Of Activity Proposed

The proposed building will infringe height in relation to boundary along the eastern boundary for 0.87m decreasing to 0.63m over 5m. This is a discretionary activity. (Rule 5, Bush Living Environment).

The proposed building addition will be located within a required 3m yard. The building will be set back 1.9m over 4.9m in length along the eastern boundary. This is a discretionary activity. (Rule 6, Bush Living Environment).

Building coverage of 230m² (14.9%) including the deck is proposed where 154.5m² is permitted. This is a limited discretionary activity. (Rule 7, Bush Living Environment).

Above ground infrastructure (a 5000 litre water tank) is proposed which will have a footprint of 2.5m², be 1.8m in diameter and 2.2m high. This is a controlled activity. (Rule 15, Bush Living Environment).

Impermeable surfaces of 231m² are permitted on the site (non-reticulated). Existing impermeable surfaces equate to 245m² and proposed impermeable surfaces are to be 300m². This is a limited discretionary activity. (Rule 4, General Natural Area).

The proposal will be located on a site with a known stability hazard. This is a limited discretionary activity. (Rule 1, Natural Hazards).

3.1 District Plan

Overall the application is considered to be a discretionary activity. The proposal complies with all other development control rules under the District Plan.

4.0 SITE AND PROPOSAL

4.1 Site Description

The site is located on the northern side of Victory Road, within the settlement area of Laingholm. The site slopes down from the road towards the north. The front of the site contains a metalled vehicle turning area. A single storied dwelling and attached double garage are also located near the front of the

site. The remainder of the site is grassed (with a large Pohutukawa tree located in this area) with some further vegetation to the very rear.

The dwelling is a bungalow styled weatherboard home which appears to be currently under renovation. Surrounding homes are very mixed in character, style and state of repair.

4.2 Proposal

The applicant proposes to construct a 45m² addition to the rear (north) of the dwelling. The addition will provide for a new lounge, master bedroom, ensuite and some other minor internal alterations. A deck of 36m² will be attached to the north of the addition. The addition will retain the existing floor level of the dwelling, with the deck at a slightly lower level. A small shed will be moved to accommodate the extension. The addition will be located on an area of lawn and no protected vegetation will be affected by the proposal. Earthworks are limited to those required to construct the footings of the extension and deck. A new stormwater detention tank will also be located on the site. This is to be placed behind the existing garage. Wastewater reticulation is provided and will remain unaltered. Stormwater disposal is proposed on the site. Car parking will remain unaltered.

5.0 SECTIONS 93 and 94 ASSESSMENT

5.1 Statutory Context

As a discretionary activity, the application for resource consent should be publicly notified in accordance with section 93 of the Resource Management Act, unless it can be demonstrated that the requirements of sections 93, 94 and 94A – 94D of the Act can be satisfied. Applications must be notified (either publicly or in a limited manner) if the adverse effects of the activity on the environment are more than minor or all persons who may be adversely affected have not given their written approval.

Section 93 provides that applications for resource consent need not be notified where:

- “(a) The application is for a controlled activity ;or*
- (b) The consent authority is satisfied that the adverse effects of the activity on the environment will be minor.*

Section 94 provides for limited notification (unless all adversely affected persons have given their written approval,) whereby all affected persons will be notified (but not the public at large) and have the opportunity to make a submission and be heard. Section 94(2) also provides for an application to proceed on a non-notified basis without notice being served, *“if all persons who in the opinion of the consent authority, may be adversely affected by the activity have given their written approval to the activity.”*

Recent case law has indicated that consent authorities should give careful consideration to the question of notification, and should publicly notify applications for resource consent unless it can be clearly demonstrated that the criteria of sections 93 and 94(2) are met. A comprehensive assessment of any actual or potential adverse effects is required. This conservative approach is underscored by the relatively wide definitions of “environment” and “effects” that are set out respectively in sections 2 and 3 of the Act. In determining whether or not an adverse effect on the environment of any activity will be minor, Council may, in its discretion, disregard an adverse effect of the proposed activity on the environment or any person if the Operative Plan permits an activity with that effect. (sections 94A and 94B).

In relation to adversely affected persons, case law has established that the Council is only able to disregard adverse effects that would be ‘de minimis’ (Bayley CA 115/98). This concept can be taken to describe effects that are negligible. In the case of the current application, this threshold has been adopted as the correct basis for assessing whether any person may be adversely affected by the activity.

In terms of determining adverse effects on the environment and whether a person would be adversely affected by the proposed activity, Section 94A and 94B gives Council the discretion to make permitted baseline comparisons i.e. a comparison between the environment as it exists at the time the application is considered and (the effects) of activities that are permitted by the Operative Plan even if hypothetical, as compared with the effects of the proposed activity. Case law has established that any such hypothetical developments must be not be “fanciful” in terms of what could reasonably be expected to establish there.

When considering effects under Section 94A and 94B, regard may be had to any condition which, if imposed under any decision to grant consent would eliminate or reduce the adverse effect to one which would be minor for the purposes of section 94A or to a point where it would be de minimis for the purposes of section 94B.

5.2 ADVERSE EFFECTS ASSESSMENT

The following assessment of effects is undertaken on the basis that the level of effects arising is avoided, remedied or mitigated (as appropriate) by the proposed consent conditions contained in this report.

5.2.1 Water Quality and Quantity

There would be no adverse effects in relation to water quality or quantity arising from the proposed activity as it would be located within the urban area of the City and would not be near a water body or stream. A stormwater detention tank will mitigate flows from the site to pre-development levels.

5.2.2 Native Vegetation, Vegetation and Fauna Habitat

There would be de minimis adverse effects in relation to vegetation and fauna habitat as a result of the proposed activity as the site is within the urban area, is already modified and it is not proposed to remove any vegetation beyond grass or work within the dripline of any protected vegetation.

5.2.3 Land / Soil

There would be de minimis adverse effects on soil/ existing landform as a result of the proposed activity as the site is within the urban area and earthworks are permitted by the Plan. The site is known to Council to be affected by a stability hazards, however the applicant has provided a geotechnical report with the application which has been reviewed by the Council's Geotechnical Engineer. The Council's Engineer is in agreement with the proposal, subject to a number of conditions which are recommended for inclusion in this report.

5.2.4 Air

As the site is within the urban area and the proposed activity does not include air emissions of any kind, there would be no adverse effects on air quality.

5.2.5 Ecosystem Stability

As the site is within the urban settlement area and the existing environment is already modified there would be de minimis adverse effects on the stability of ecosystems as a result of the proposal.

5.2.6 Outstanding Natural Features; Landforms, Geological Sites,

The subject site is not identified in the District Plan as being within an area identified as containing "outstanding natural features" within the City (refer Maps 3.5D & E). The proposed activity would not therefore adversely affect any identified outstanding natural features.

5.2.7 Natural Character of Coast and Margins of Lakes, Rivers and Wetlands

There would be no adverse effects in relation to the natural character of the coast and margins of lakes rivers and wetlands arising from the proposed activity as it would be located within an urban settlement area of the City and would not be near the coast, water body or wetland.

5.2.8 Outstanding Landscapes

The subject site is not identified in the District Plan as being within an area of "outstanding landscape" within the City (refer Map 3.6B). The site is within an urban settlement area of the city and the environment is already extensively modified. Therefore the proposed activity would not adversely affect any identified outstanding landscapes.

5.2.9 Amenity Values - Health and Safety, Landscapes, Local Areas and Neighbourhood Character

The proposed addition infringes a number of controls (yard, height to boundary, building coverage and impermeable coverage) which will result in effects outside of those anticipated by the District Plan. There is no permitted baseline for additional building works on the site because the site already exceeds the permitted impermeable surface control and any new buildings would further increase the degree of infringement.

The effects the proposal would generate include increased dominance, shadowing, loss of sunlight and a decrease in privacy. The effects are considered to fall on the property at 70 Victory Road and to be minor. This is due to the existing vegetation along the common boundary and the dwelling at 70 Victory Road being topographically higher than the subject site and its two storied character. There is also an existing 1.8m fence along the common boundary which provides some screening. The written approval of the owner of 70 Victory Road has been obtained.

No effects are considered to arise on the streetscape as the additions will be fully screened by the existing dwelling. Effects on 66 Victory Road are considered to be de minimis due to the separation between the works and adjoining dwelling and orientation of the buildings on 66 Victory Road.

The scale and form of the addition is considered to be in keeping with the dwelling and similar materials to that existing are proposed.

Noise will be limited to construction noise only and will be short term in duration. The noise is expected to be within the District Plans construction noise controls.

There will be no change to parking, access or traffic generation as a result of the proposal. The site will retain its residential use and character.

Infrastructure demand for waste water and potable water will remain as anticipated for a residential use. Stormwater disposal demand will increase slightly, however stormwater disposal is on-site and a detention tank is proposed in order to mitigate the increase in building coverage. Ecowater has reviewed the proposal and considers that the application is acceptable, subject to a number of conditions which are recommended for inclusion within this consent.

5.2.10 Heritage

There would be no adverse effects in respect of heritage items as the proposed activity would not be located near, or impact on any identified heritage item.

5.2.11 Conclusion in relation to Sections 93(1)(b), 94 and 94A – 94D.

Overall the adverse effect on the environment of the activity for which consent is sought would be minor for the reasons stated above.

5.3 Sections 94 and 94B - Adversely Affected Persons

The following persons are considered to be adversely affected by the activity for the following reasons:

PERSON (owner/occupier)	ADDRESS	REASONS	APPROVAL OBTAINED
M Wardell and A Wardell	70 Victory Road	Increased shadowing, dominance and loss of privacy.	Yes

(Table One)

Written approval has been obtained from every person whom Council is satisfied may be adversely affected by the activity.

5.4 Special Circumstances

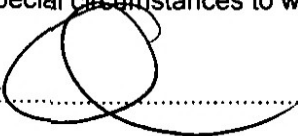
In accordance with section 94C(2) of the RMA it is considered that there are no special circumstances that warrant notification of the proposal.

6.0 SECTIONS 93, 94 AND 94A – 94D RECOMMENDATION

Pursuant to Sections 93, 94 and 94A – 94D of the Resource Management Act 1991, it is recommended that this application (RMA20050440) be processed without being publicly notified for the following reasons:

- The adverse effect on the environment of the activity for which consent is sought will be minor because the proposed addition is partially screened from adjoining sites and the road with vegetation, the existing building and a fence.
- Written approval has been obtained from every person who may be adversely affected by the activity as outlined in Table One above.
- There are no special circumstances to warrant notification of this application.

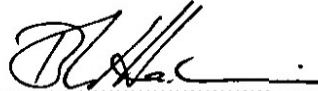
Reporting Planner:
Cath Heppelthwaite
Consultant Planner



Date: 24 June 2009

7.0 SECTIONS 93, 94 AND 94A – 94D DETERMINATION

Acting under delegated authority and for the reasons set out in the above assessment this application (RMA20050440) for resource consent shall be non-notified as recommended in Section 6.0 above.


.....
Bruce Hawken
Team Leader Consents

Date: 28/06/05

ASSESSMENT OF NON-NOTIFIED RESOURCE CONSENT APPLICATION UNDER SECTION 104 AND 104A – 104D OF THE RESOURCE MANAGEMENT ACT 1991

8.0 STATUTORY ASSESSMENT

8.1 As noted, the proposal requires consideration as a discretionary activity under the provisions of the Resource Management Act 1991. In considering the application, the consent authority shall have regard to the matters specified in Section 104. The relevant matters include a consideration of actual and potential effects on the environment, together with an assessment of the extent to which the proposal is consistent with the objectives, policies and rules of the District Plan.

9.0 ENVIRONMENTAL ASSESSMENT

In order to make a decision in terms of Section 104B of the Act it is necessary to undertake an analysis and assessment to determine whether the purpose and principles of the Act are being met (Part II) having regard to the matters set out in Section 104 and sections 104A – 104D (as relevant), the Fourth Schedule and any other statutory considerations.

Section 104(1) of the Act requires that Council have regard to any actual or potential effects on the environment, any relevant objectives, policies, rules or other provisions of a plan or proposed plan and any relevant regional policy statement and regional plan or proposed plan, and any other matters the consent authority considers relevant and reasonably necessary to determine the application.

When considering an application Council must not have regard to any effect on a person who has given their written approval to the application (section 104 (3)(b)).

9.1 SECTION 104 ASSESSMENT

9.1.1 Actual and Potential Effects on the Environment

As a discretionary activity a variety of issues are relevant when determining the nature and scale of adverse effects on the environment including effects on visual amenity, privacy, infrastructural capacity and construction effects. These aspects have been discussed previously in Section 5.2 of the accompanying Sections 93, 94 and 94A – 94D Assessment and Determination Report. The assessment of effects concluded that the effects will be minor because the proposed addition is partially screened from adjoining sites and the road with vegetation, the existing building and a fence.

In addition the Plan has been prepared with a clear "effects-based" emphasis. Consideration of the proposed development in relation to each of the Plan's assessment criteria would ensure that all the relevant matters contained in Section 104 of the Act have been addressed. The relevant assessment criteria from the District Plan, together with comments as to whether each criterion can be satisfied are summarised as follows:

Height to Boundary

The proposed infringement is reasonably small and limited largely to the eaves of the dwelling. This, combined with the topographical differences between the subject site and its immediate neighbour (70 Victory Road) will ensure that sufficient sunlight is available for 70 Victory Road. The subject site will have improved access to daylight with additional windows proposed along with a new deck area.

Yard

The yard (and height to boundary) infringements arise as a result of the continuation of the existing building form and lines. This approach allows for the buildings' form to be retained. As the building is currently located within the yard, the extension proposes to increase the length of this infringement.

Effects of this infringement on the landscape are considered to be no more than minor, the natural features of the site are limited given its urbanised character. Some limited planting could be achieved around the perimeter of the site. There is already planting along the common boundary and this is to be retained. Further planting is neither proposed or considered necessary to mitigate effects of the proposal. Traffic movement will not be impacted by the proposal, parking and access will remain as existing. Privacy will remain similar to that which is currently existing. The subject site is somewhat

overlooked by 70 Victory Road (being a two storied dwelling with external decks) and this situation will continue regardless of the proposed additions.

Building Coverage

The proposal will not detract from the natural landscape or neighbourhood character. The addition is at the rear of the site, reasonably well screened from surrounding properties and the most significant natural feature on the site (the Pohutukawa tree) will remain unaltered. Infrastructure is provided within the site in regards to stormwater. This will ensure that no additional demand for public infrastructure will result from the proposal. Waste water demand is expected to be within that associated with a residential activity.

Infrastructure

The infrastructure consists of a single rain water detention tank. It is not of a significant size (being 2.2m high and 1.8m diameter) and will be located to the rear of the existing garage. The garage is set well above the ground at this location (due to the slope of the site) and visually the tank will be small in scale next to the building. The effects of the tank will be less than minor; its location and size will ensure that it does not dominate or shade adjoining sites. It will not generate any noise.

Impermeable Coverage

The proposal will further increase an existing impermeable coverage infringement. The effects of this are however considered to be minor. There will be no loss of significant fauna habitat or vegetation; the site is reasonably urbanised and there is no significant vegetation affected by the proposal. The site is not known as being subject to flooding and on site stormwater disposal is provided. The stormwater disposal system allows for in ground soakage, thus not threatening the quality of any stream environment. Very limited earthworks are required to establish the proposal, indeed the earthworks proposed are permitted by the plan. Overall, the increase in impermeable surfaces will not impact the natural environment and stormwater disposal can be managed on the subject site.

Stability Sensitive

The site is noted on Council's GIS hazard register as being stability sensitive. The applicant has provided a geotechnical report which indicates that the proposal is suitable for the site, subject to certain conditions. The report has been reviewed by the Council's geotechnical engineer who is in agreement with the recommendations of the report and has also recommended some conditions which are included within this report as conditions. Adjoining sites are not expected to be impacted by the proposed works.

9.1.2 Other Matters (Section 104(1(c))

There are no other matters relevant and reasonably necessary for this application.

10.0 POLICIES AND OBJECTIVES

It is considered that the proposed development would be consistent with the objectives and policies of the District Plan. The District Plan is "effects-based" in its approach to natural and physical resources and it has been demonstrated in the previous environmental assessment of effects that subject to conditions any adverse effects arising from the proposal would be no more than minor.

The District Plan Assessment Criteria, developed to address the issues covered in the objectives and policies, have already been discussed in section 9.1.1. The objectives and policies in relation to this proposal are:

Height to Boundary: 1.15, 9.4, 10.5, 11.3

Yard: 1.15, 9.4, 10.5, 10.6, 10.27, 11.3

Building Coverage: 9.4, 10.4, 10.5, 10.6, 10.17, 10.27, 11.3, 11.8

Infrastructure: 1.14, 2.12, 3.5, 10.1, 10.9, 10.17, 10.18, 10.27, 11.4, 11.7.

Impermeable Surfaces: 1.5, 1.6, 1.7, 1.10, 2.13, 2.14, 5.1, 5.3, 5.4, 5.6, 7.2, 7.3, 7.6, 8.4, 9.6, 9.7, 9.12, 9.14, 10.27

Stability: 1.1, 2.1, 3.4, 10.13, 10.27

The proposal is considered to be consistent with the relevant objectives and policies for the following reasons:

- No protected or native vegetation will be affected by the proposal. Earthworks are minimal.
- The building, whilst outside of that the Plan provides for, will not compromise the character of the area and allows for the form of the building to be retained.
- Suitable infrastructure on the site can be provided to accommodate the development.

11.0 PART II OF THE ACT- PURPOSE AND PRINCIPLES

Section 5 in Part II of the Act identifies the purpose of the Act as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

It is considered that the proposal is consistent with sustainable resource management. In particular this proposal is concerned with the sustainable management of existing ranges settlements in such a way that the communities' social and cultural aspirations are realised whilst the quality of the environment and amenity values of the neighbourhood are maintained. The proposal would allow for the construction of a building addition that would be appropriate within the environment and would be able to establish and operate in such a way that the amenities of the neighbourhood would not be adversely affected.

The proposal is not considered to adversely affect any matters of national importance. It is considered that the adverse effects arising from the proposal and the proposed mitigation are limited in significance to the surrounding urban neighbourhood.

The proposal does not raise any issues in regard to the Treaty of Waitangi.

Section 7 identifies a number of "other matters" to be given particular regard by Council in the consideration of any assessment for resource consent, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

The potential effects of the proposal on the amenity and character of the area have been discussed in detail in the effects assessment contained in Section 8 of this report. Subject to conditions such as ensuring the development is in accordance with the approved plans, it is concluded that the proposed development would be compatible with the surrounding built and natural environment and the existing amenity of the area would not be reduced.

12.0 TIME PERIOD IN WHICH TO IMPLEMENT THE CONSENT

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, 5 years after the date of commencement of the consent.

A standard five year period in which to give effect to this consent is not considered appropriate because the scale of works is moderately small. A time frame of two years is considered appropriate.

13.0 MONITORING

The proposal will need to be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

14.0 RECOMMENDED DECISION

Pursuant to Sections 104, 104B, 104D and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent is granted** to the application by E and P Alexander to construct additions to the dwelling (as more accurately defined in Sections 3 and 4 of this report) at 68 Victory Road, Laingholm being Lot 10 DP19099 for the following reasons:

- (i) The proposed yard, height to boundary and building coverage infringements are minor and allow for retention of the existing building form.
- (ii) The increase in impermeable surfaces can be mitigated by the proposed stormwater design.
- (iii) A geotechnical report has been provided which confirms the site is suitable for the proposed construction.
- (iv) The proposal is considered to be consistent with the District Plan assessment criteria, policies and objectives.

Conditions imposed on the consent are as follows:

General

1. The development shall proceed in accordance with the plans titled "Proposed Extension" prepared by Nikau Design Studio Architecture, sheets 1, 2 and 3 and dated 28/1/05 and all referenced by Council as RMA20050440 and the information, including further information dated 26/4/05, submitted with the application.
2. Pursuant to section 125 of the Resource Management Act 1991, this consent shall lapse after a period of two (2) years after the commencement of the consent.
3. A consent compliance monitoring fee of \$178.00 (inclusive of G.S.T.) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out.
The \$178.00 fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required.

Geotechnical and Earthworks

4. Foundations shall be consistent with NZS3604:1999 but with the extended founding depths as proposed in the geotechnical report prepared by Glanville Geotech (REF 041001) ie 1m below ground level on the western side of house and 1.3m below ground level on the eastern side of the house.
5. Before commencement of any works, adequate sediment and erosion control measures shall be constructed and maintained in accordance with Erosion and Sediment Control Measures Appendix to the Natural Area Rules of the Waitakere City Council Proposed District Plan. (Copy attached)

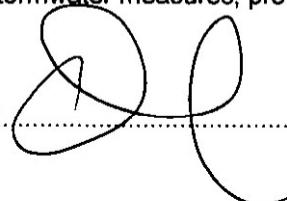
Ecowater

6. Design, provide and install a complete private stormwater drainage system to serve the proposed extensions, in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Specific requirements:
 - (i) Mitigate stormwater runoff from the site to pre-development levels (ie. impermeable surface areas limited to 245m²), through rain water re-use and/or detention tanks, dual strip driveways, permeable paving systems, bush planting etc, as specified in EcoWater's Countryside and Foothills Stormwater Management Code of Practice.
 - (ii) The stormwater mitigation report and design provided by Glanville Geotech, ref 041001, dated 20th November 2004 has been accepted. (Refer to Advice Note 2 below).

Advice Notes:

1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.
2. The proposed detention tank sizing is well over that required for this small addition, detention is only required for the two year storm event in this area. This would lead to a tank size of around 1300 litres and a trench length of around 8m. At the stage of building consent if it is desired to lessen the stormwater measures; provide new calculations for the tank size and dispersion trench.

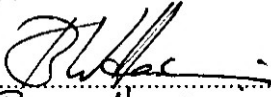
Reporting Planner:
Cath Heppelthwaite
Consultant Planner



Date: 24 June 2005

15.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation this application (RMA20050440) shall be granted subject to the conditions set out in Section 14.0 above.


.....
Bronwyn Allenby
Team Leader Consents

Date: 28/06/05
.....

Please contact Bronwyn Allenby (Ph 836 8000 ext. 8621) if you have any queries about this resource consent and associated report.