

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.

23 May 2022

Re: 185 Laingholm Drive, Laingholm

Thank you for your interest in the above property currently listed with us and for sale **BY NEGOTIATION.**

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

185 Laingholm Drive, Laingholm is 842m² more or less fee simple estate NA1939/44 Lot 825 Deposited Plan 35363. Zoning: Residential – Large Lot Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	High wind speeds of 44 m/s
Soil Issues	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.
Exposure Zones	This property is classified as: Zone D High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
Planning	LUC-2011-1129 Tree Consent Remove Kaihikatea from beside carport and deck Granted 04/11/2011
Building	BPM-1975-2382 Dwelling 31/12/1975 Issued BPM-1976-6037 Addition To Dwelling Terrace 31/12/1976 Issued BPM-1992-2211 Addition To Dwelling Deck 18/12/1992 Issued ABA-2002-3860 Demolish Deck 19/11/2002 CCC Not Issued
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: 3-6 weeks from unconditional, please discuss with the agent if you need a specific date.

Disclosures:

- Dishwasher as is
- ABA-2002-3860 – the current vendor purchased the property with this note on the previous LIM. The deck does not exist.

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

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

Regards

Bronwyn Scott-Woods & Adrian Gomez



The ProAgent Team

ALAN WHITE
ELITE
PERFORMER 21-22

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

Adrian Gomez 021 839 499 | adrian.gomez@raywhite.com

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

STATEMENT OF PASSING OVER INFORMATION:

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Austar Realty Ltd
PO Box 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	185 Laingholm Drive Laingholm
Application number	8270382503
Customer Reference	
Date issued	28-Mar-2022
Legal Description	LOT 825 DP 35363
Certificates of title	NA1939/44

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: High wind speed of 44 m/s

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

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

Soil Issues

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

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

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

New Zealand Standard 3604:2011 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: Zone D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed". For further information refer to NZS 3604:2011 Section 4 — Durability.

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:	12342011169
Rates levied for the Year 2021/2022 :	\$2,126.18
Total rates to clear for the current year (including any arrears and postponed rates):	\$531.50


The rates figures are provided as at 8 a.m. 28/03/2022. 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

185 Laingholm Drive Laingholm

Application No.	Description	Decision	Decision Date
LUC-2011-1129	Tree Consent Remove Kaihikatea tree from beside carport and deck	Granted	04/11/2011

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

185 Laingholm Drive Laingholm

Application No.	Description	Issue Date	Status
BPM-1975-2382	Dwelling	31/12/1975	Issued (See Note 1)
BPM-1976-6037	Addition To Dwelling Terrace	31/12/1976	Issued (See Note 1)
BPM-1992-2211	Addition To Dwelling Deck	18/12/1992	Issued (See Note 1)
ABA-2002-3860	Demolish Deck	19/11/2002	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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

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

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming

pools and spa pools must have a barrier that complies with the Building Act 2004.

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

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

Information relating to any proposed Plan Changes to DP:HGI can be found here:

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

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

Waitākere Ranges Heritage Area

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

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

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- As Built Drainage Plan : 185 Laingholm Drive
- Consent Conditions : LUC-2011-1129

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

Address

185 Laingholm Drive Laingholm

Legal Description

LOT 825 DP 35363

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

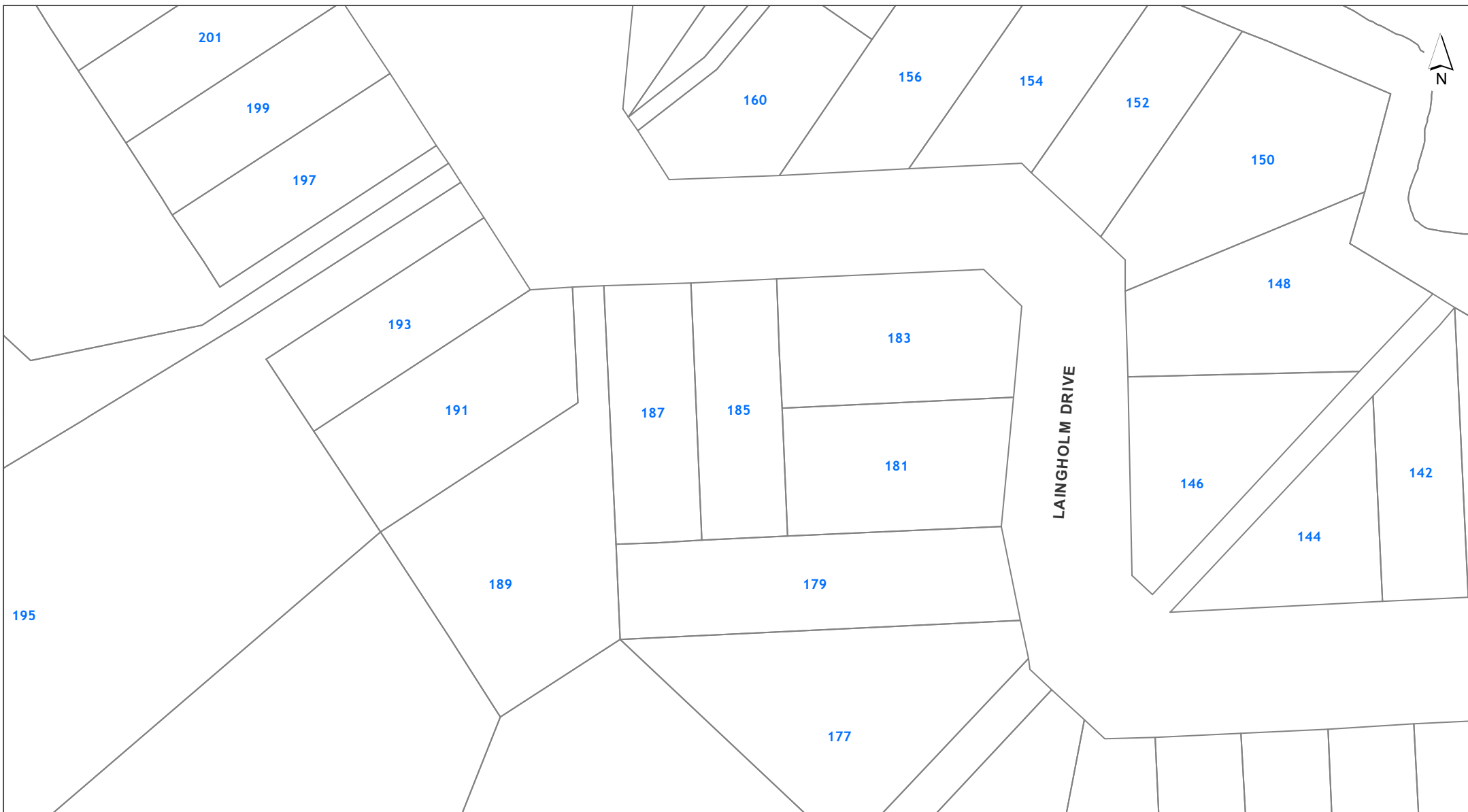
Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

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

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd - Confirmed

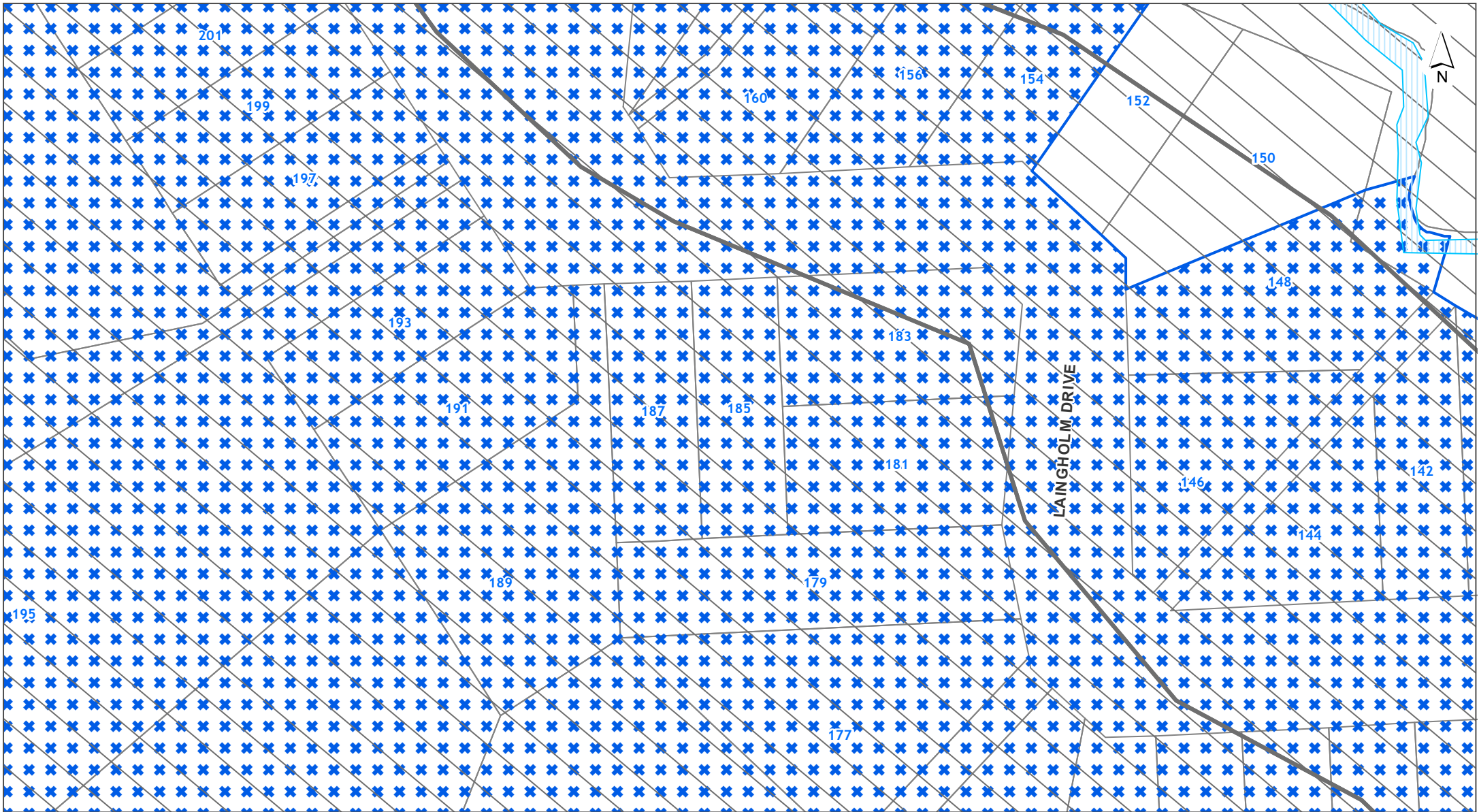


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Built Environment
185 Laingholm Drive Laingholm
LOT 825 DP 35363

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Meters
Scale @ A4
= 1:1,000
Date Printed:
28/03/2022



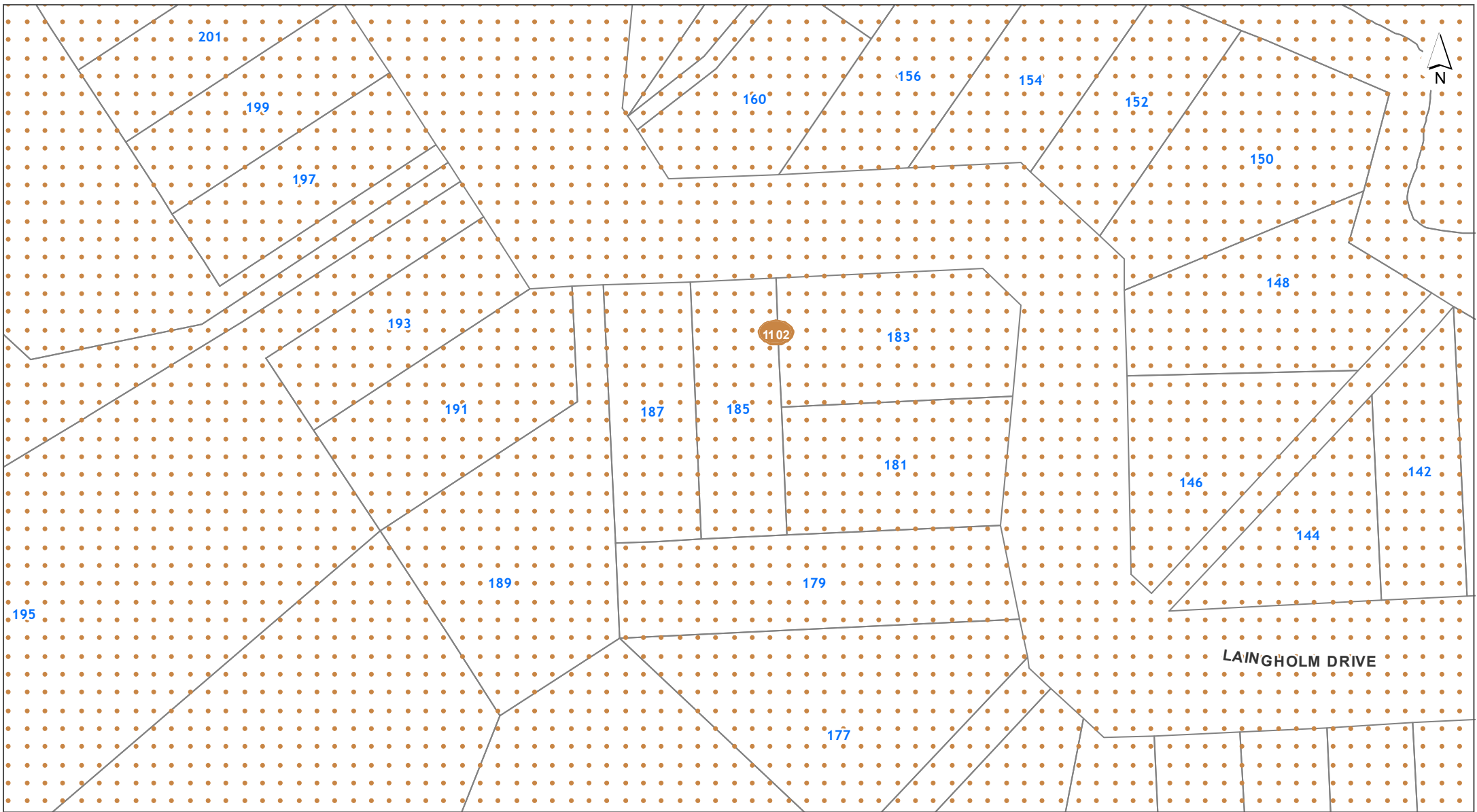


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Controls
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LOT 825 DP 35363

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28/03/2022



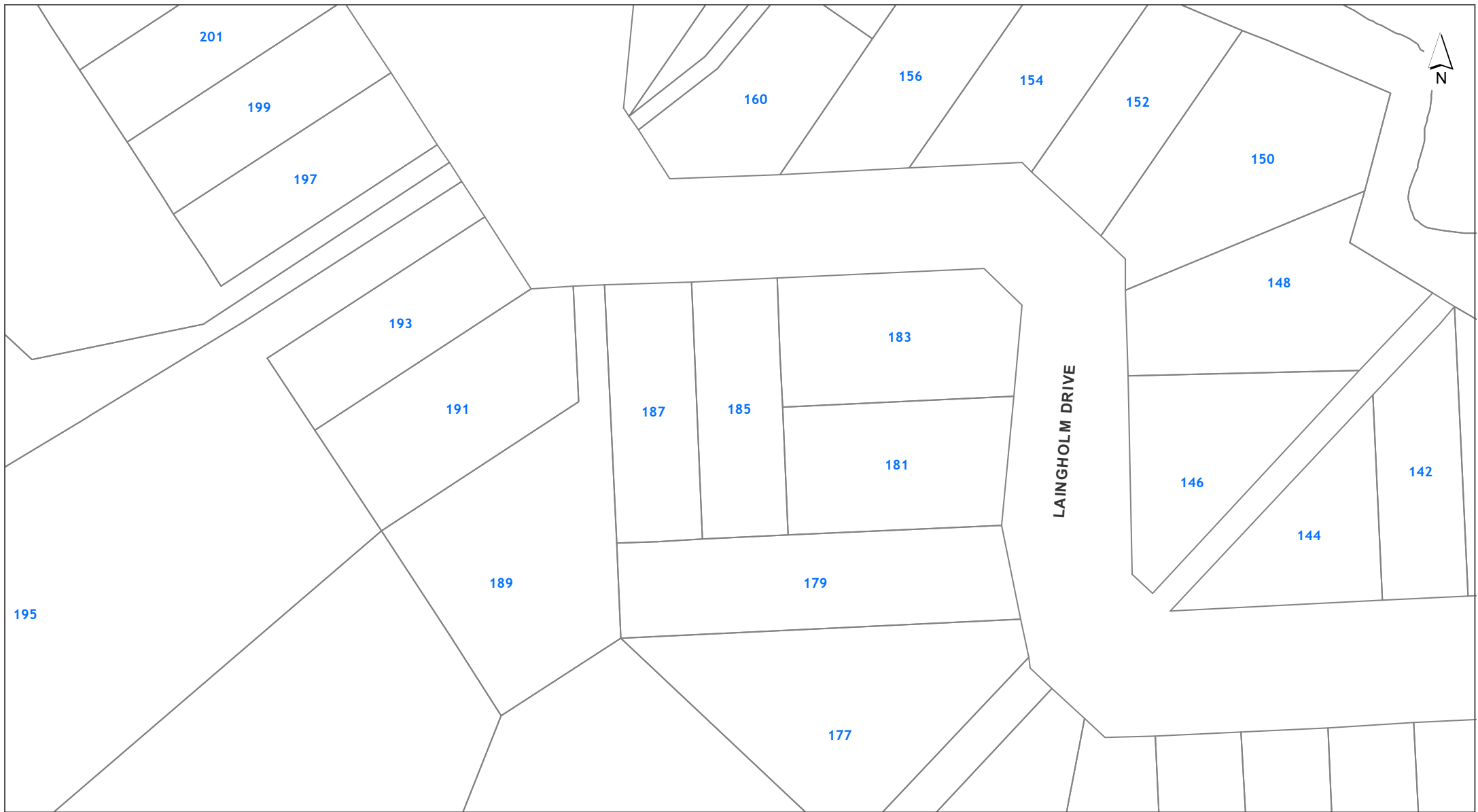


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Designations
 185 Laingholm Drive Laingholm
 LOT 825 DP 35363

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 Date Printed:
 28/03/2022



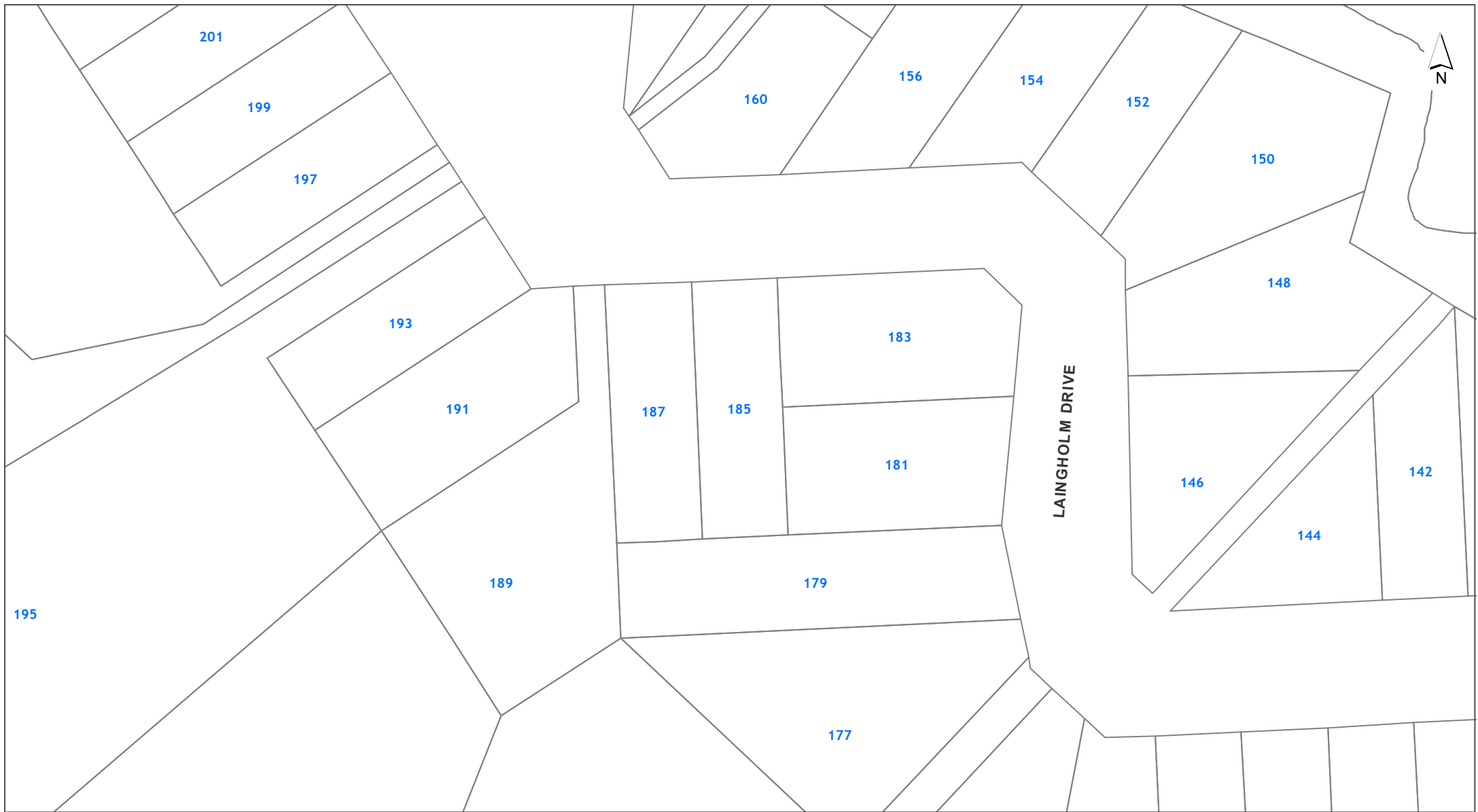


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Historic Heritage and Special Character
185 Laingholm Drive Laingholm
LOT 825 DP 35363

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Date Printed:
28/03/2022



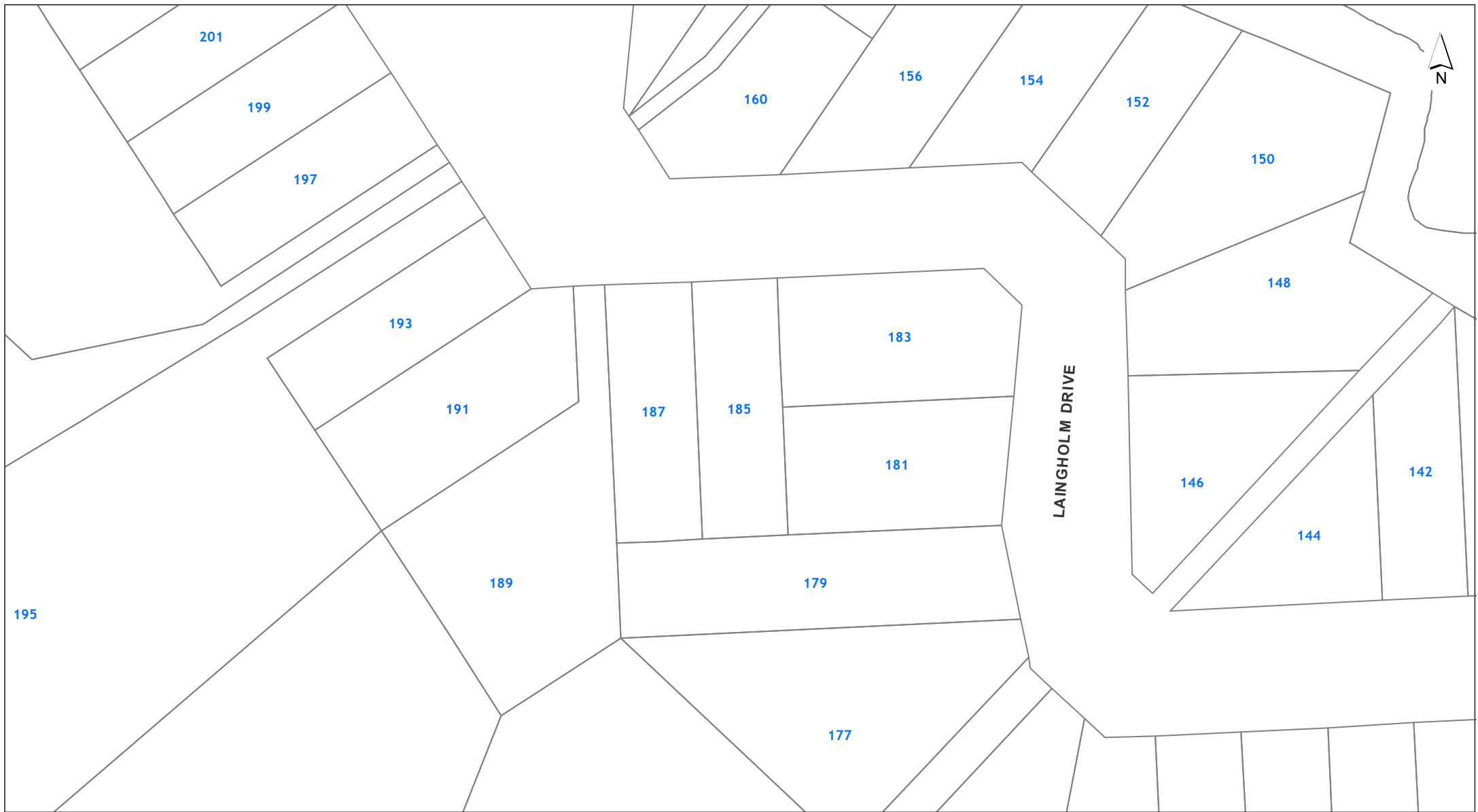


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Infrastructure
185 Laingholm Drive Laingholm
LOT 825 DP 35363

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Meters
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= 1:1,000
Date Printed:
28/03/2022



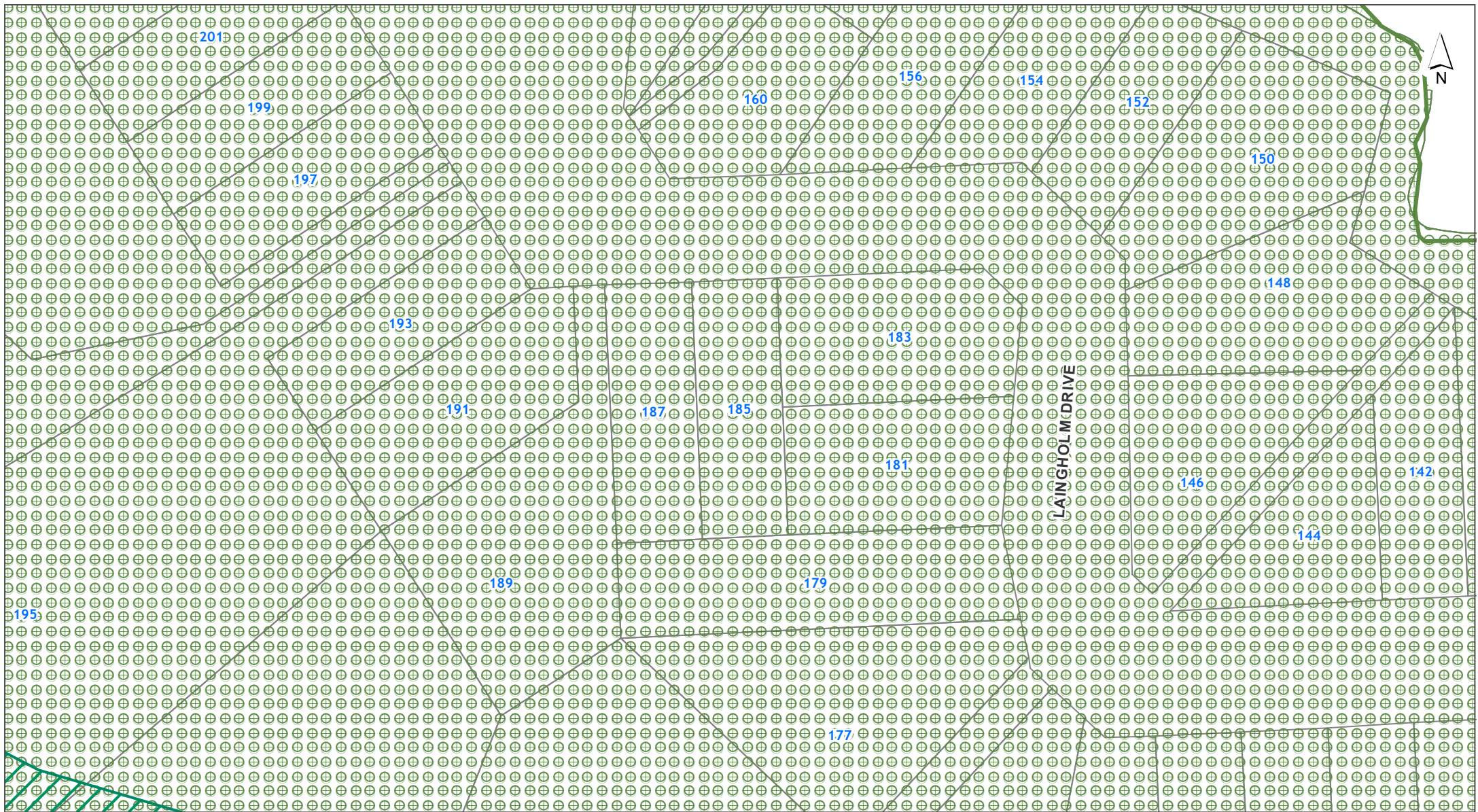


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Mana Whenua
185 Laingholm Drive Laingholm
LOT 825 DP 35363

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
28/03/2022



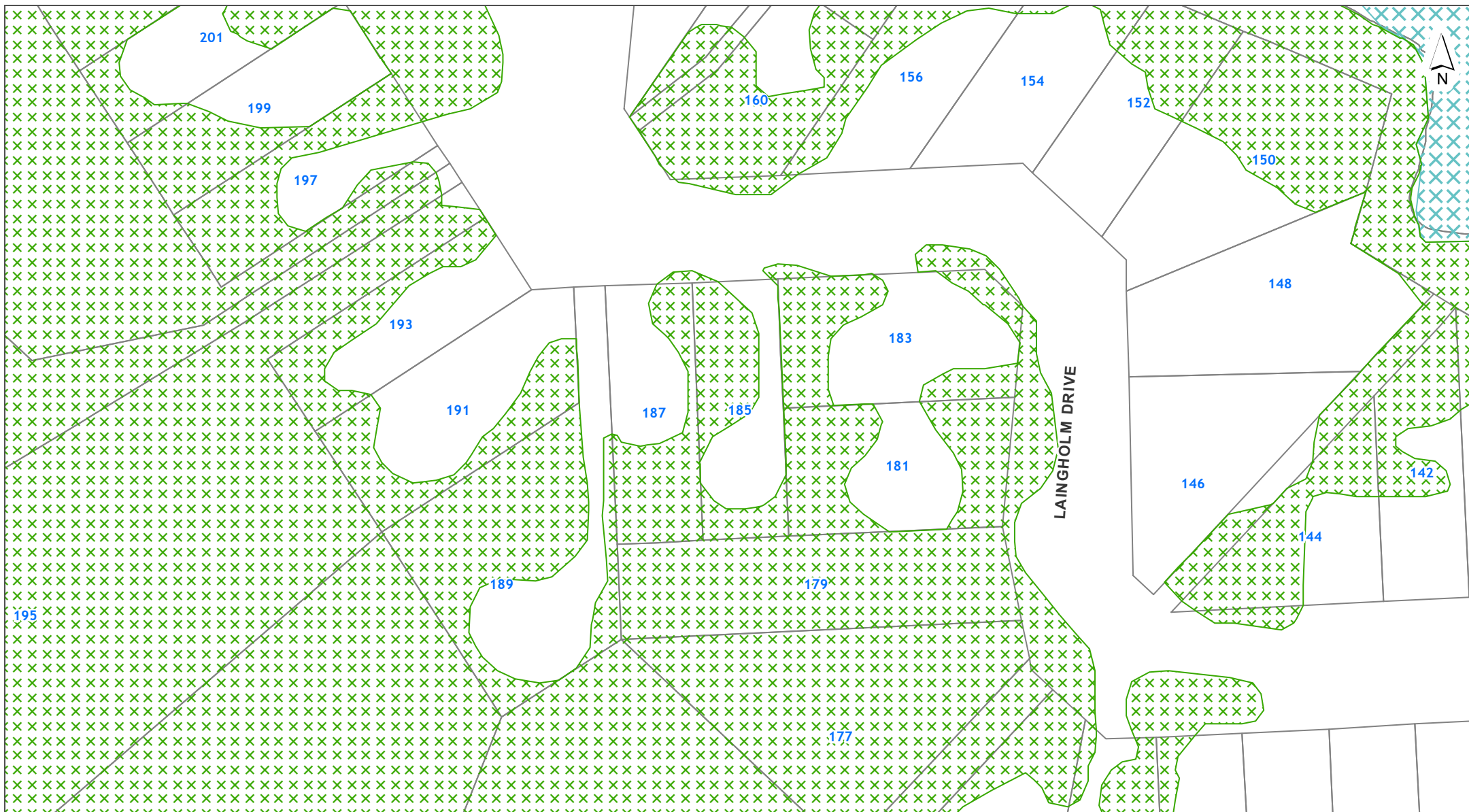


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Natural Heritage
185 Laingholm Drive Laingholm
LOT 825 DP 35363

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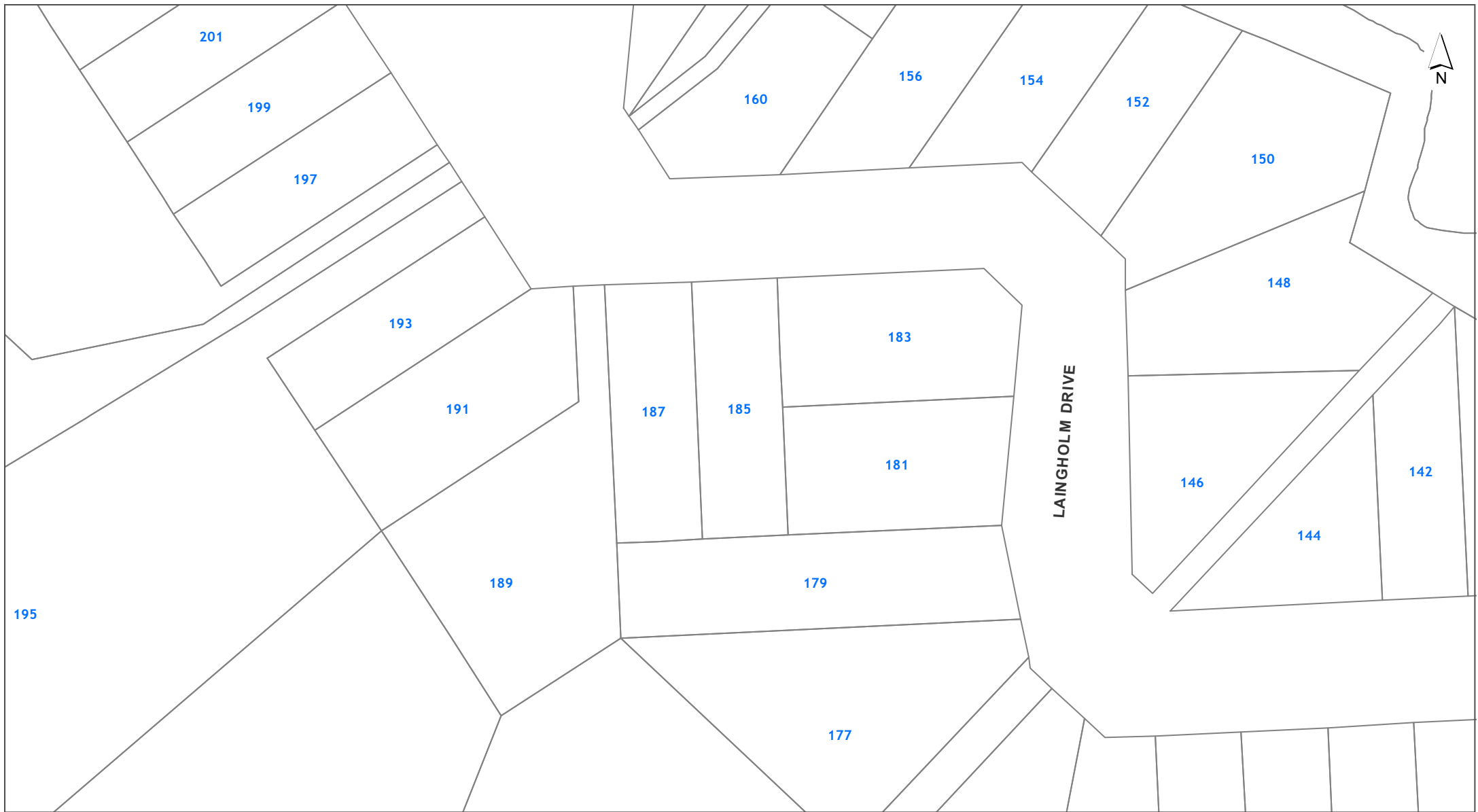
Natural Resources
 185 Laingholm Drive Laingholm
 LOT 825 DP 35363



Scale @ A4
 = 1:1,000

Date Printed:
 28/03/2022



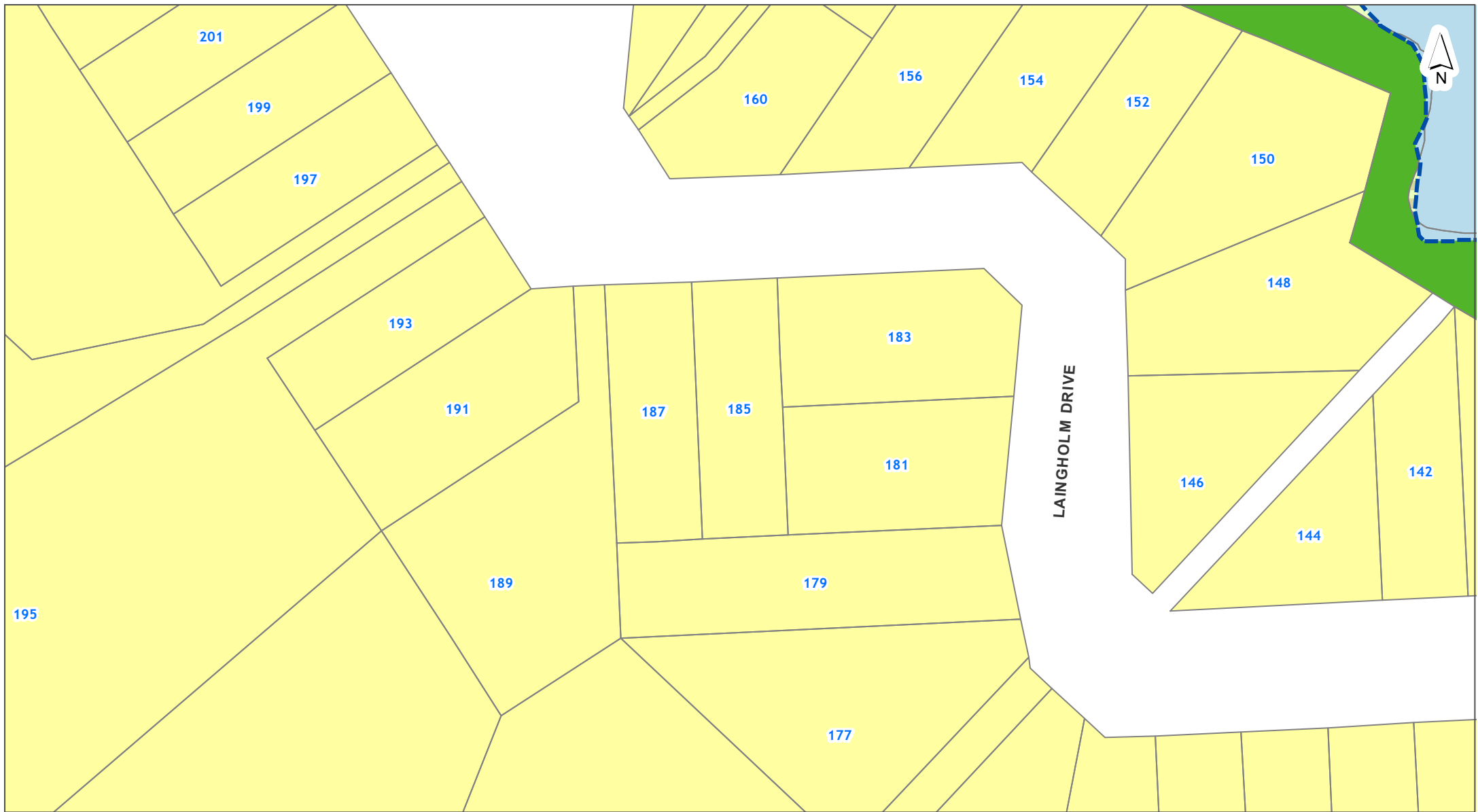


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Precincts
185 Laingholm Drive Laingholm
LOT 825 DP 35363

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
28/03/2022





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Zones and Rural Urban Boundary
185 Laingholm Drive Laingholm
LOT 825 DP 35363

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
28/03/2022





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

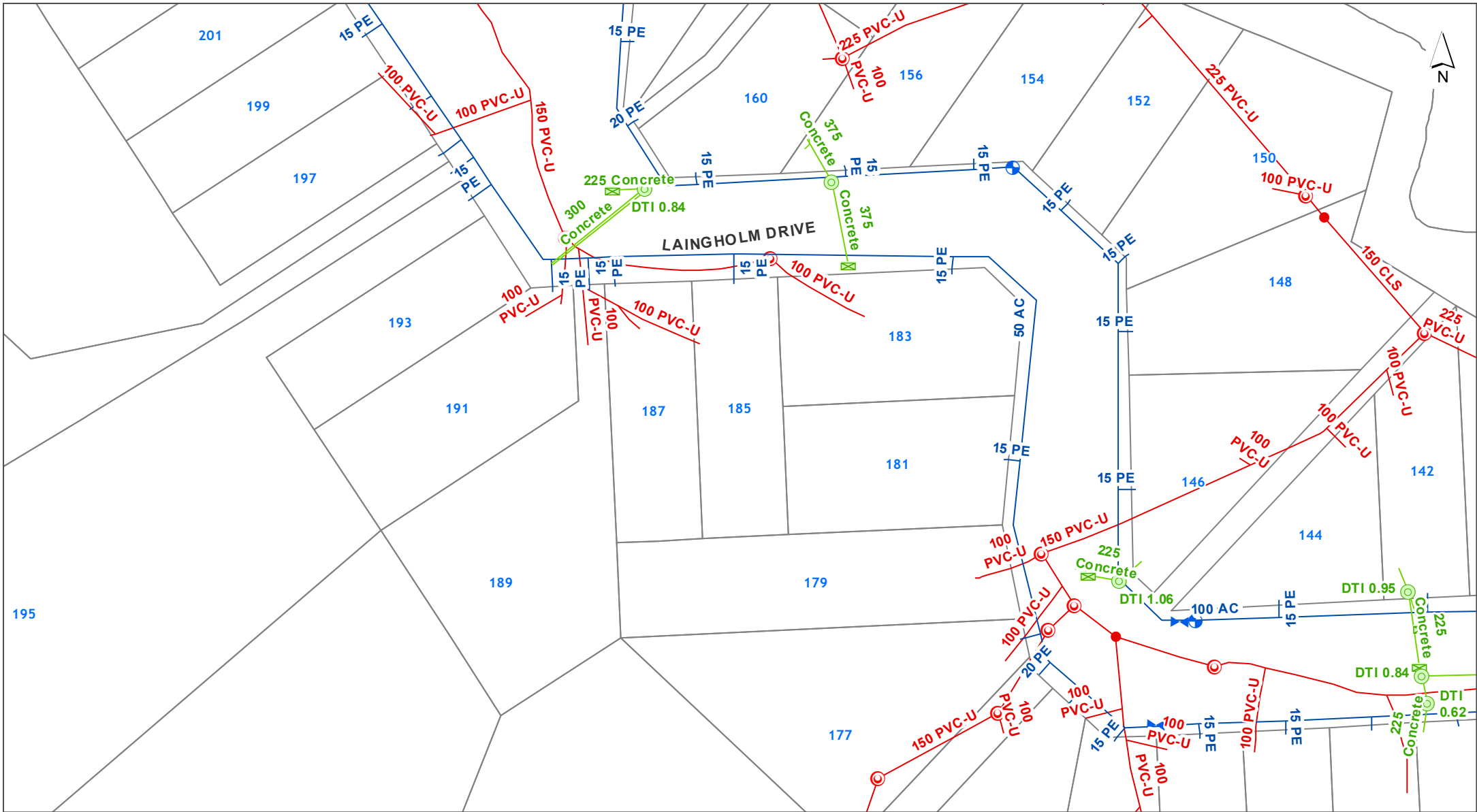
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office 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
 185 Laingholm Drive Laingholm
 LOT 825 DP 35363

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/03/2022



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 |

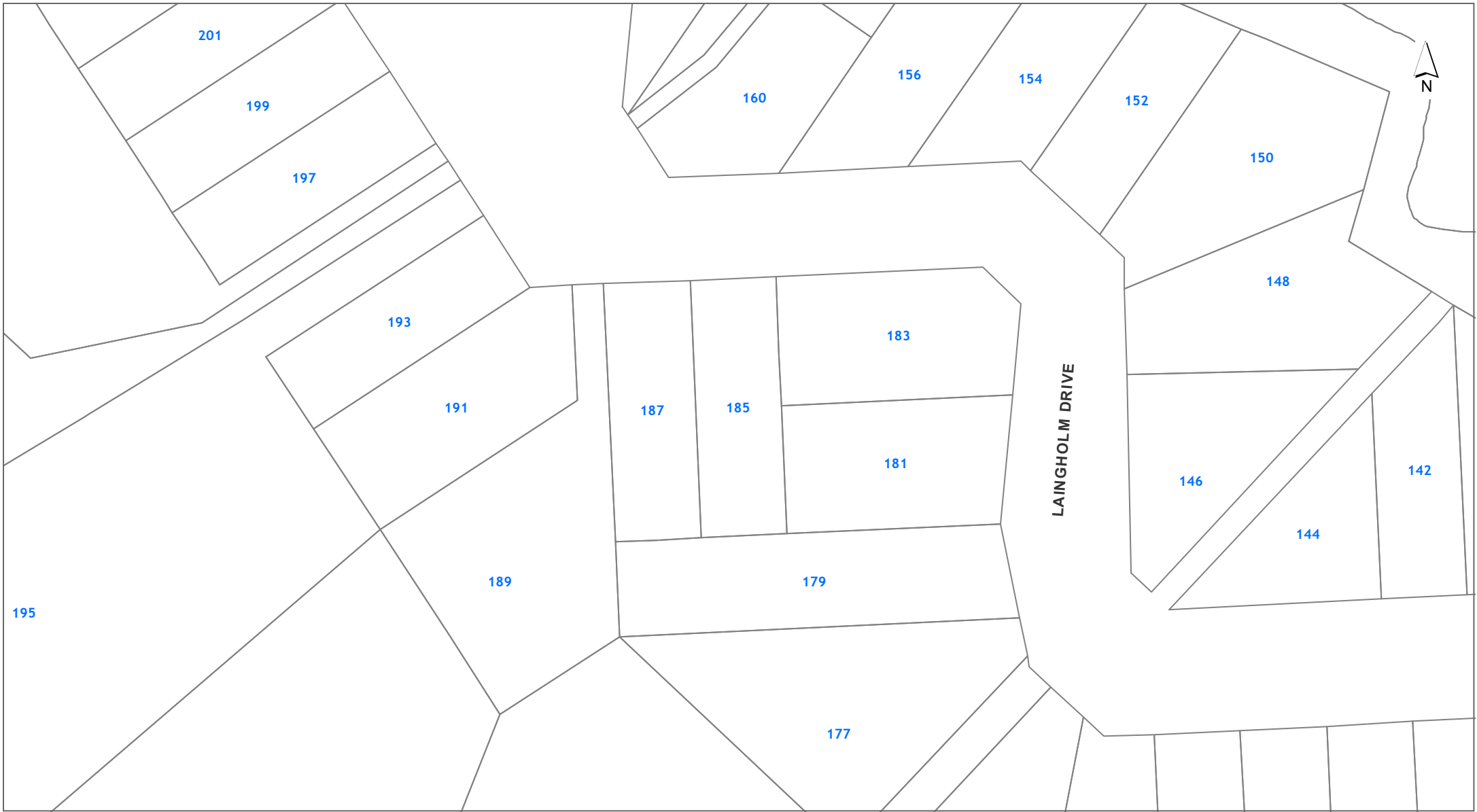
Wastewater

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

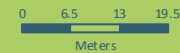
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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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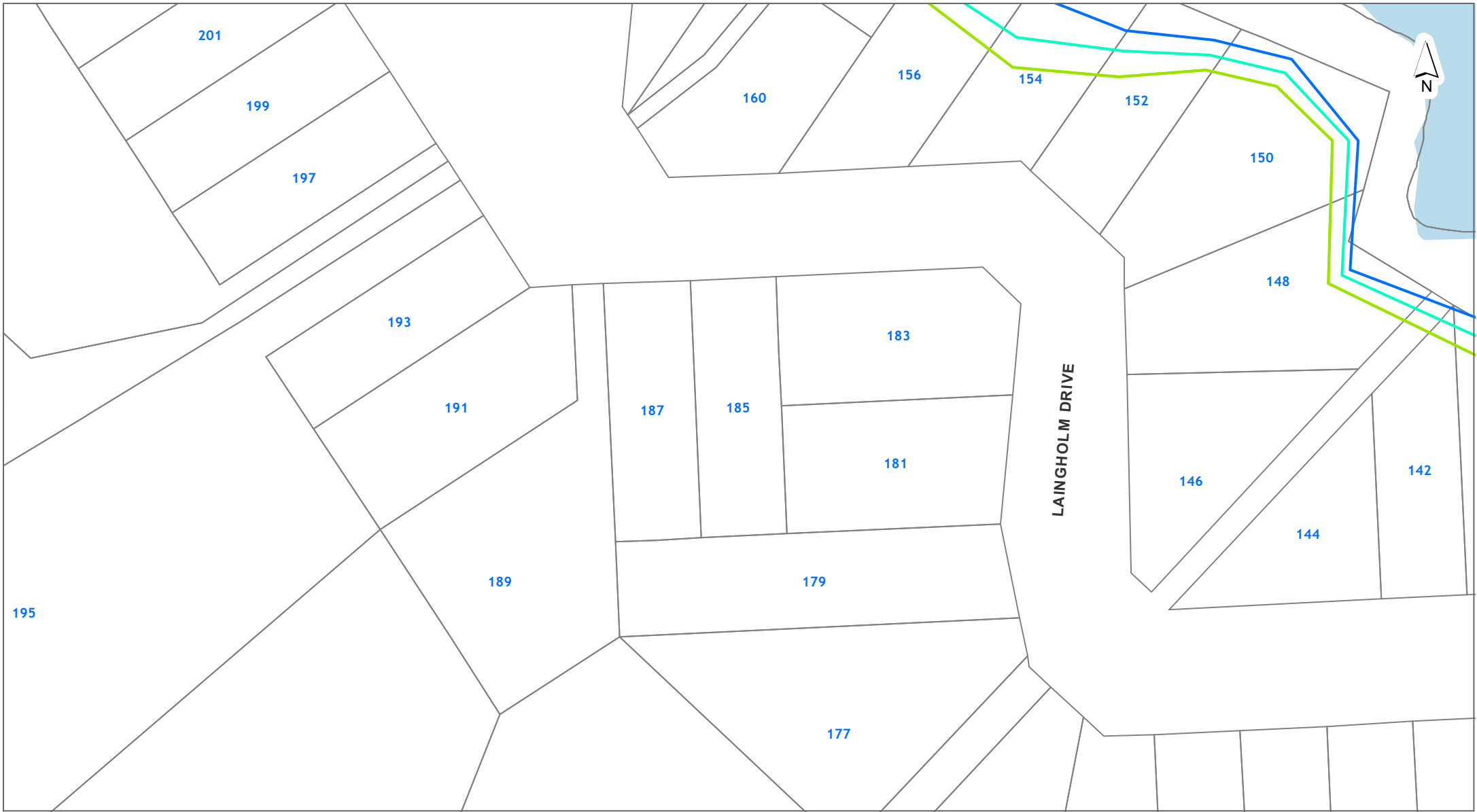
Hazards
185 Laingholm Drive Laingholm
LOT 825 DP 35363



Scale @ A4
= 1:1,000

Date Printed:
28/03/2022



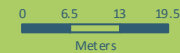


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Natural Hazards - Coastal Erosion ASCIE

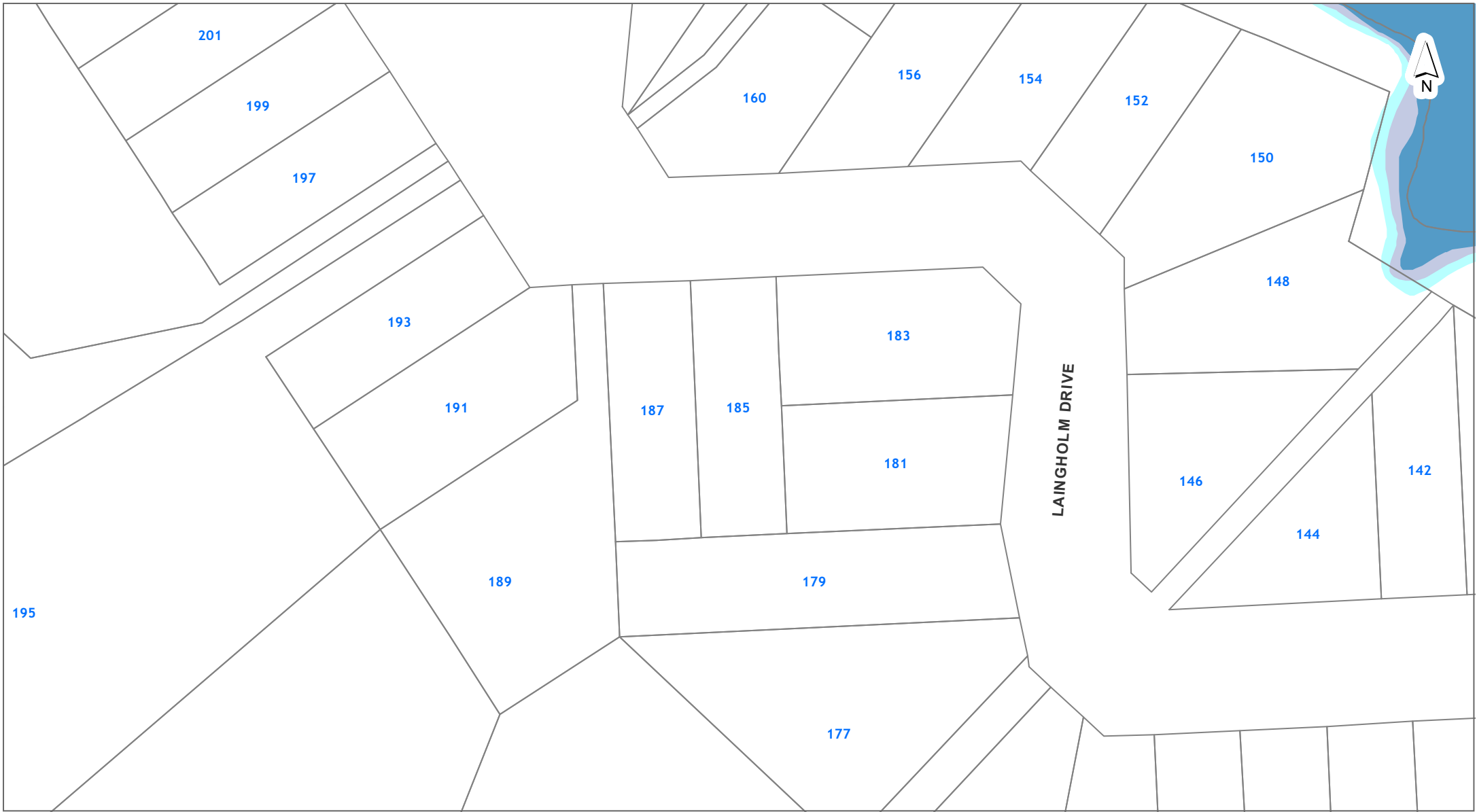
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LOT 825 DP 35363



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Date Printed:
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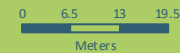


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Natural Hazards - Coastal Inundation

185 Laingholm Drive Laingholm

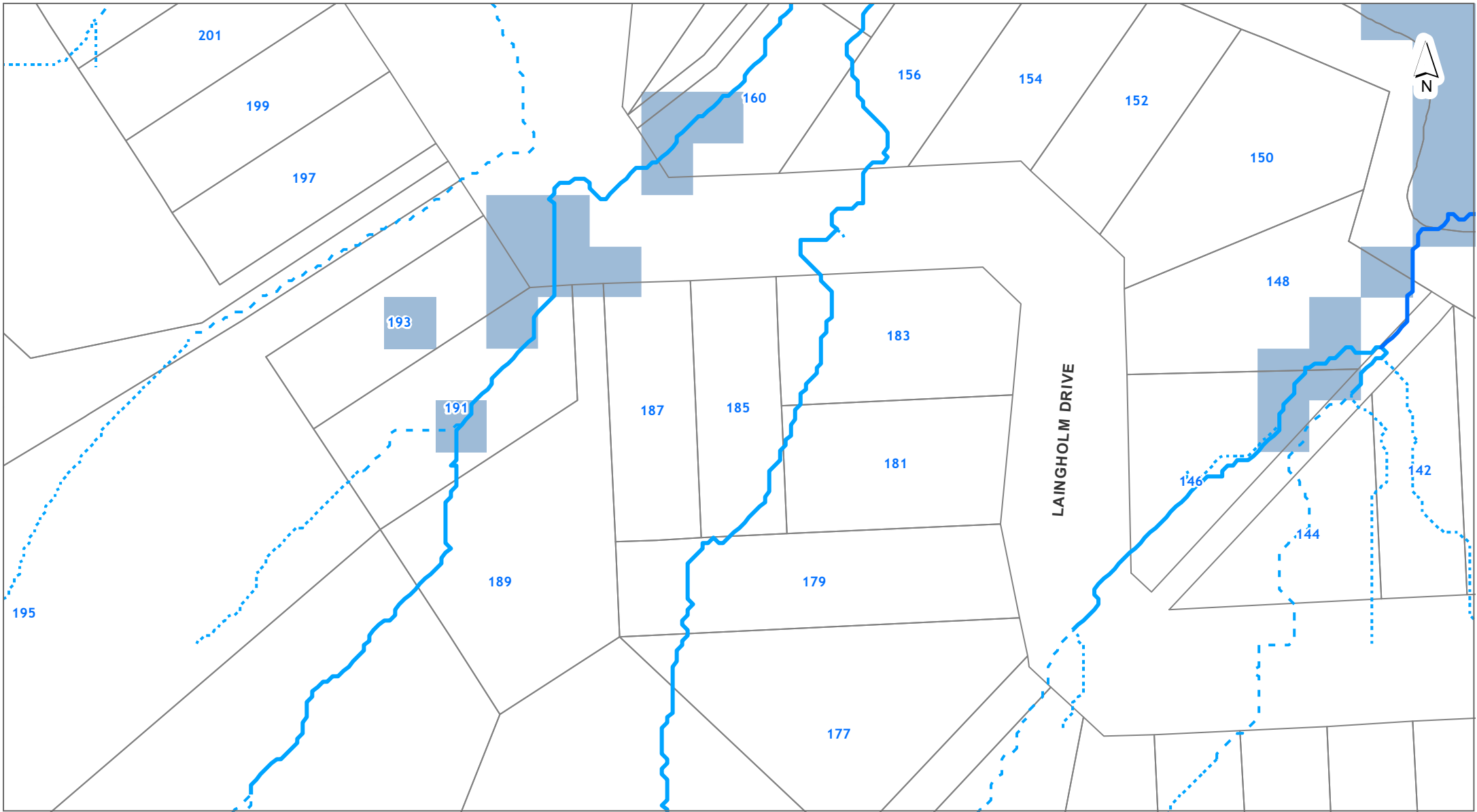
LOT 825 DP 35363



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Date Printed:
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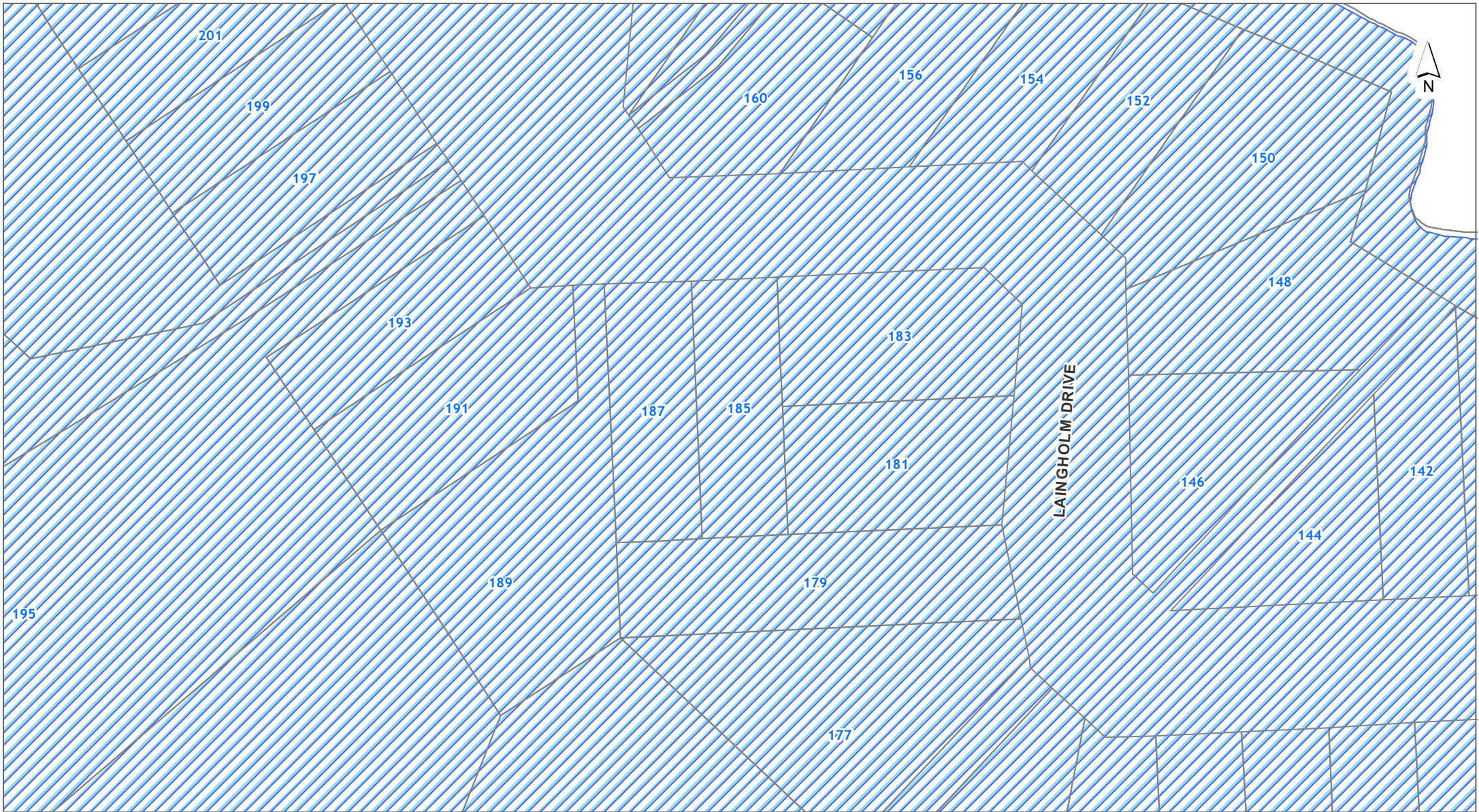
Natural Hazards - Flooding
185 Laingholm Drive Laingholm
LOT 825 DP 35363



Scale @ A4
= 1:1,000

Date Printed:
28/03/2022





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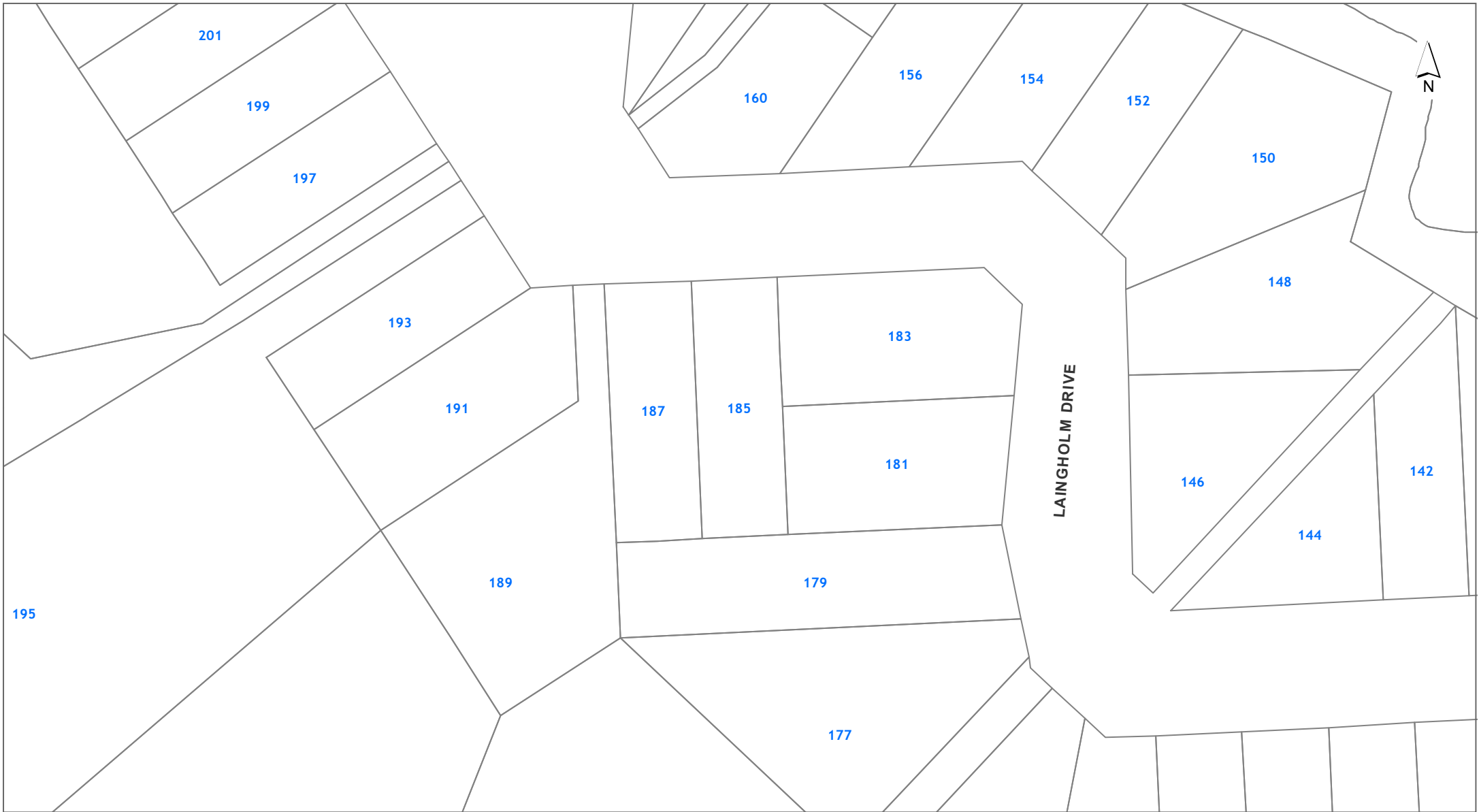
Natural Hazards - Sea Spray
185 Laingholm Drive Laingholm
LOT 825 DP 35363



Scale @ A4
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Date Printed:
28/03/2022



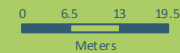


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Natural Hazards - Volcanic Cones

185 Laingholm Drive Laingholm

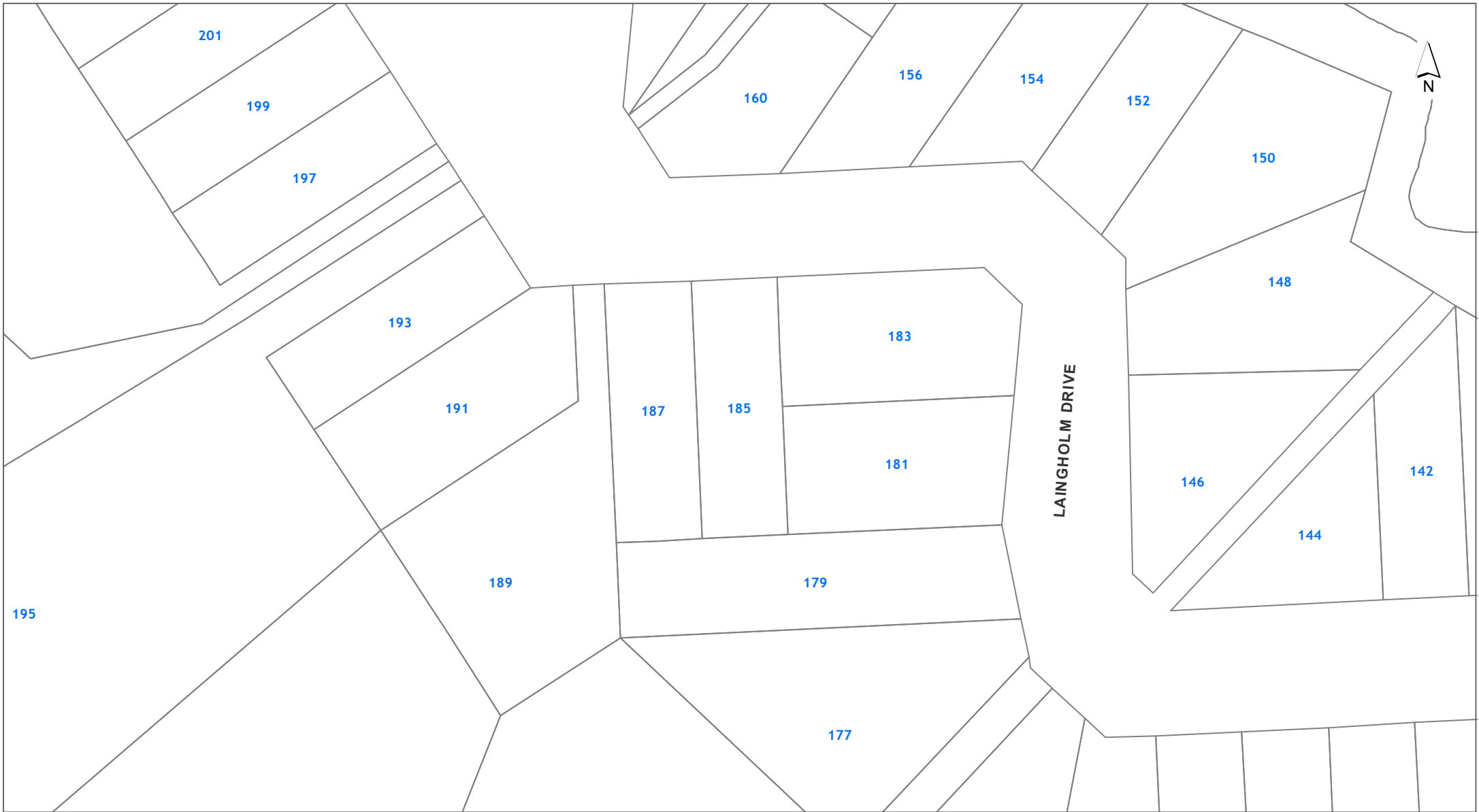
LOT 825 DP 35363



**Scale @ A4
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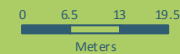
**Date Printed:
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Other
185 Laingholm Drive Laingholm
LOT 825 DP 35363



Scale @ A4
= 1:1,000

Date Printed:
28/03/2022









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.

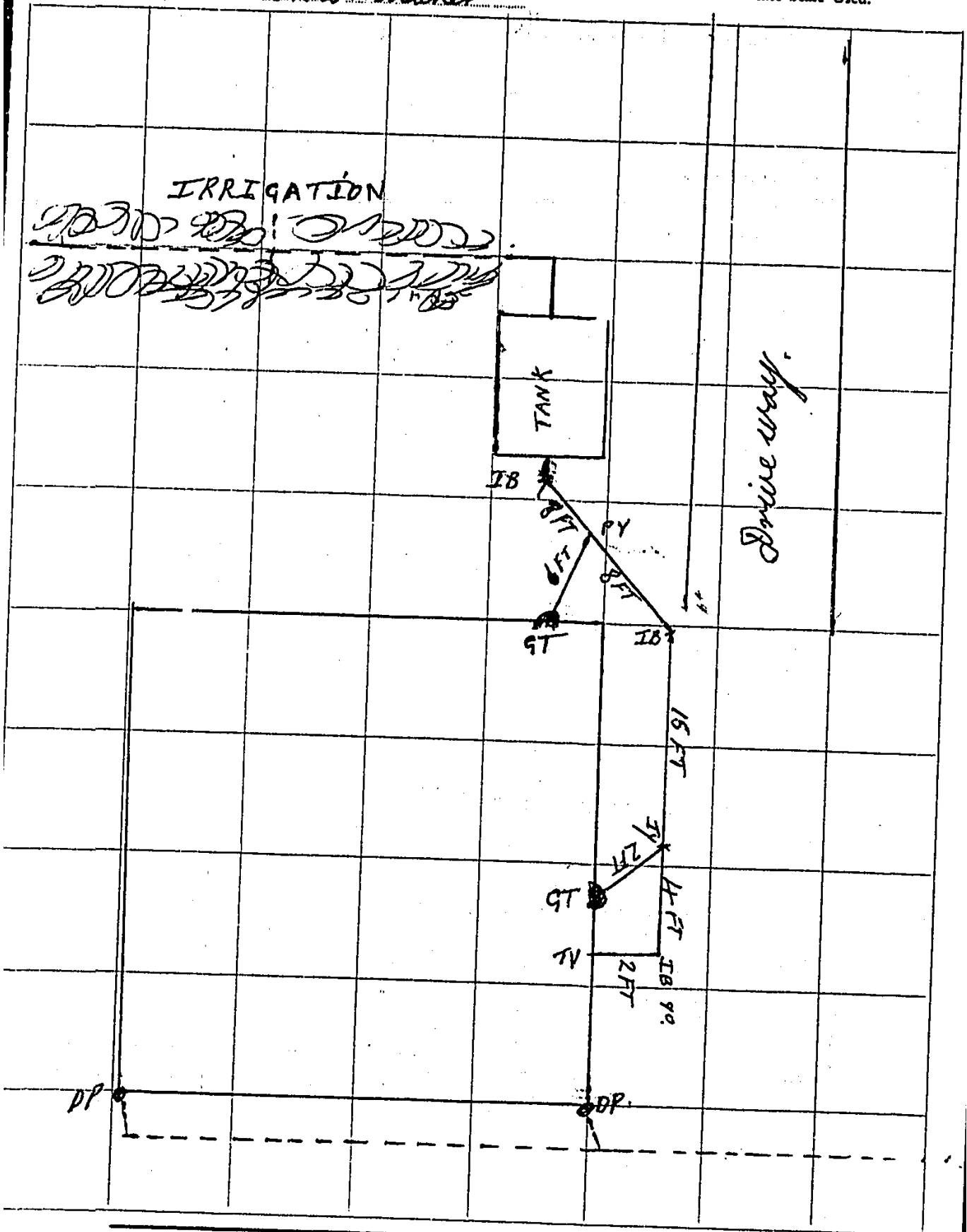
Legend updated: 22/07/2021

GRAPH FOR PLAN:—

Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains & inspection fittings.

Owner's Name: Mr. L. Boyd
Address of Property: 185 Langholm Drive
Lot 825 D.P. 35363
Drainlayer's Name: E. R. Whittaker

Scale:
Where possible use 1/4" = 1 foot
Otherwise use 1/16" = 1 foot
Please Indicate Scale Used.



For Office Use Only:—
Drainage Permit No. 2835
Building Permit No. 2382
Remarks:

Date inspected 20/11/95 Inspector [Signature]

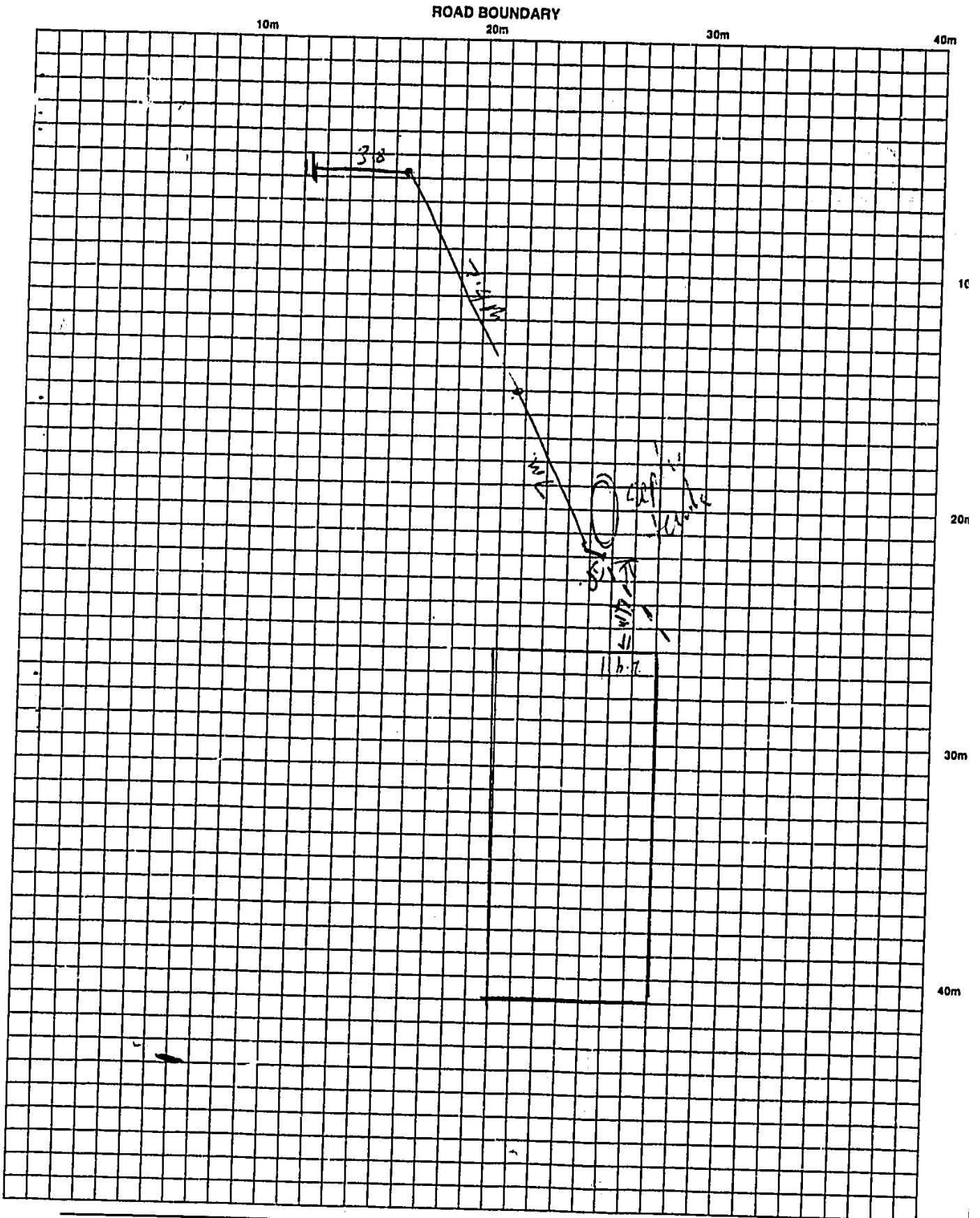
WAITAKERE CITY COUNCIL

'AS BUILT' DRAINAGE PLAN

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

Owner's Name: Boyd
Address of Property: (No.) 185 (Street) Langford Drive
Lot 824 D.P. 35363
Drainlayer's Name: B R Slon

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



For Office Use Only:—

Drainage Permit No.

Building Permit No.

Date inspected 15-3-91 Inspector h j awb

AUCKLAND COUNCIL DISTRICT PLAN (WAITAKERE SECTION)



REPORT FOR LIMITED DISCRETIONARY ACTIVITY APPLICATION SECTIONS 95A-95F, 104 and 104C ASSESSMENT AND DETERMINATION IN ACCORDANCE WITH THE RESOURCE MANAGEMENT ACT 1991

1.0 SUMMARY OF PROPOSAL

The removal of one protected tree (1x Kahikatea *Dacrycarpus dacrydioides*)

2.0 APPLICATION DETAILS

Reporting Officer: Natalie Marsden (Ecologist)
Site Address: 185 Laingholm Drive, Laingholm, Waitakere City
Applicant: David Madigan
Date Received: 11/10/2011
Resource Consent No: LUC 2011-1129
Legal Description: LOT 825 DP 35363
Address for Service: 6 Arama Avenue, Titirangi, Waitakere City 0604

District Plan:

Human Environment: Bush Living
Natural Area: Managed
Landscape Elements: N/A
Hazards: Stability Sensitive
Heritage: None Known

Further Information Requested: No

Site Visit: 26/10/2011

Any Affected Persons: No

APPROXIMATE LOCATION OF THE SUBJECT VEGETATION



1x Kahikatea *Dacrycarpus dacrydioides* tree to be removed

2.1 Documents considered for this report include the application documentation.

3.0 REASON FOR APPLICATION- RELEVANT DISTRICT PLAN RULES Extent of Infringement and Type of Activity Proposed

3.1 District Plan Rule Infringed

Managed Natural Area

Rule 2.3 (c) – Limited Discretionary Activity

Any vegetation alteration of native vegetation which is more than 6m high or more than 600mm in girth (measured at 1.4m above the ground) provided that the vegetation alteration is within an area 3m from the edge of a dwelling (as measured along the ground from the eaves of the building excluding any uncovered decks).

The proposal involves removal of one protected tree that is located within 3m of the dwelling and its attached subsidiary carport, and within in the Managed Natural Area of the property.

4.0 SITE AND PROPOSAL

The property is located to the south of Laingholm Drive, which is accessed from Huia Road. The subject tree is 1x stand-alone *Kahikatea Dacrycarpus dacrydioides* tree located within the front-yard area and adjacent to the dwelling and carport on site.

In addition to the subject tree, vegetation on site consists of dense native bush throughout the site.

The proposed works are to remove to ground-level the 1x *Kahikatea Dacrycarpus dacrydioides* tree. Reasons for removal proposed by the applicant include:

- Tree is causing damage to carport surface and extending to house foundations.

4.1 Reporting Officer's Comments

The subject Kahikatea tree is located in close proximity to the garage/carport area and dwelling. Very noticeable damage was noted as having already occurred to the surrounding paved area, with roots extending almost towards the concrete house foundations. The tree was assessed as having outgrown its current location with limited scope for long-term sustainability with the carport and house.

The removal of the tree is now proposed to ensure the continued integrity and safety of development on site.

The applicant has agreed to undertake the replanting of replacement vegetation on the property as mitigation post-removal.

4.1A HERITAGE FEATURES

The relevant heritage features of the heritage area in the context of the application are:

7(2) (b) the different classes of natural landforms and landscapes within the area that contrast and connect with each other, and which collectively give the area its distinctive character:

7(2) (e) the quietness and darkness of the Waitakere Ranges and the coastal parts of the area

7(2) (f) the dramatic landform of the Ranges and foothills, which is the visual backdrop to metropolitan Auckland, forming its western skyline:

7(2) (i) the subservience of the built environment to the areas natural and rural landscape, which is reflected in—

(ii) the distinctive harmony, pleasantness, and coherence of the low density residential and urban areas that are located in regenerating (and increasingly dominant) forest settings

ASSESSMENT OF NON-NOTIFIED RESOURCE CONSENT APPLICATION UNDER SECTION 95 OF THE RESOURCE MANAGEMENT ACT 1991

5.0 STATUTORY CONSIDERATIONS

Section 95A of the Resource Management Act provides for resource consents to be processed on a non-notified basis unless Council decides that the activity will have, or is likely to have, adverse effects on the environment that are more than minor (full notification) or adverse effects limited to adjacent properties (limited notification).

In regards to full notification in determining whether or not an adverse activity will have, or is likely to have, adverse effects on the environment that are more than minor, the following matters will be disregarded:

- Effects on persons who own and occupy the land in, on or over, which the activity will occur or land adjacent to the land over which the activity will occur;
- An adverse effect of the activity on the environment that does not relate to a matter specified in a rule or national environmental standard where discretion is restricted to;
- Any effect on a person who has given written approval to the application;

- Trade competition and the effects of trade competition.

The consent authority may also disregard an adverse effect of the activity on the environment if a rule or national environmental standard permits an activity with that effect.

If notification is required under Section 95A, Section 95A(3) states that applications must not be publicly notified if a rule in a plan or national environmental standard expressly precludes public notification. A provision exists within the District Plan whereby applications for resource consent need not be notified for Limited Discretionary Activities (Rule 1.1 under the respective Human Environment / Natural Area Zoning).

If the consent authority does not publicly notify an application, Council must determine if the activity will have, or is likely to have, adverse effects on any persons or order holders, including adjacent land owners. If it is decided that there are affected persons / affected order holder from whom consent has not been obtained (unless unreasonable and / or withdrawn) then the application is subject to limited notification.

If limited notification is required under Section 95B, Section 95B(2) states that applications must not be limited notified if a rule or national environmental standard expressly precludes limited notification. Such a provision exists within the District Plan where written approvals of affected persons will not be required for Limited Discretionary Activities (Rule 1.1 under the respective Human Environment / Natural Area Zoning).

Notwithstanding the above, a consent authority shall have regard to whether special circumstances apply. In such cases, the application may be publicly notified (Section 95A (4)).

6.0 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. The assessment has regard to the provisions of Section 95.

- Following removal of the subject tree, there will be a reduction of tree-cover in the area, upon removal. However, such adverse effects are considered to be no more than minor. Replacement replanting will ensure such effects will diminish over time as replacement planting becomes established.

6.1 AFFECTED ORDER HOLDER

There are no affected order holder's adversely affected by the proposed activity.

7.0 SPECIAL CIRCUMSTANCES

Special Circumstances are generally those that are unusual or exceptional or involve some significant or important public interest element.

The proposal, in itself, is not considered to give rise to special circumstances and there is no basis for Council to exercise its discretion under s95A (4).

8.0 SECTION 95 RECOMMENDATION

Pursuant to Sections 95A-95F of the Resource Management Act 1991, it is recommended that this application LUC 2011-1129 be processed as a non-notified application for the following reasons:


- The adverse effect on the environment (inclusive of any identified heritage features within the Waitakere Ranges Heritage Area) of the activity for which consent is sought will be no more than minor due to the reason specified in the above section 6.0.
- A provision exists within the plan in that applications for resource consent need not be notified for Limited Discretionary Activities.
- A provision exists within the plan in that written approvals of affected persons will not be required for Limited Discretionary Activities.
- There are no affected order holder's adversely affected by the proposed activity.
- There are no special circumstances to warrant notification of this application.


.....
Reporting Officer

04/11/2011
.....
Date:

9.0 SECTION 95 DETERMINATION

Acting under delegated authority and for the reasons set out in the above assessment this application LUC 2011-1129 for resource consent shall be non-notified as recommended in Section 8.0 above.


.....
Team Leader / Principal Planner Consents

4/11/2011
.....
Date:

ASSESSMENT OF NON-NOTIFIED RESOURCE CONSENT APPLICATION UNDER SECTIONS 104 AND 104C OF THE RESOURCE MANAGEMENT ACT 1991

10.0 STATUTORY CONSIDERATIONS

The proposal requires consideration as a Limited 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 considerations are as follows:

When considering an application for a resource consent, the consent authority must, subject to Part 2, have regard to:

- Any actual and potential effects on the environment of allowing the activity; and
- Any relevant provisions of—
 - a national environmental standard
 - other regulations
 - a national policy statement
 - a New Zealand coastal policy statement
 - a regional policy statement or proposed regional policy statement
 - a plan or proposed plan; and
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

When forming an opinion for the purposes of considering the actual and potential effects on the environment of allowing the activity, a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard, or the plan, permits an activity with that effect.

In considering an application the consent authority must not have regard to trade competition or: or the effects of trade competition; or any effect on a person who has given written approval to the application.

As a Limited Discretionary Activity, a consent authority must consider only those matters to which it has restricted the exercise of its discretion as specified in its plan or proposed plan, or as specified in national environmental standards or other regulations.

A consent authority may grant or refuse the application to the matters over which it has restricted its discretion.

If the consent is granted it may impose conditions under section 108 only for those matters to which it has restricted the exercise of its discretion, as specified in national environmental standards or other regulations; or in its plan or proposed plan.

11.0 ASSESSMENT

11.1 Actual and Potential Effects on the Environment (s104 (1)(a))

The District 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 to which Council has reserved its control have been addressed. The relevant matters to which Council has reserved its control in relation to the application will therefore be considered in accordance with the assessment criteria.

The relevant matters to which Council has restricted its discretion in relation to this application are:

1. landscape treatment
2. scale
3. method, and
4. location and will be assessed in accordance with the following criteria: -

It should be noted that any adverse effect of the activity on the environment that does not relate to the above matters has been disregarded.

The relevant assessment criteria from the District Plan, together with comments as to whether each criterion can be satisfied are summarised as follows:

MANAGED NATURAL AREA

ASSESSMENT CRITERIA	COMMENTS
<p>2(a) The extent to which vegetation alteration adversely affects the overall resilience, biodiversity and integrity of the Green Network</p>	<p>The site is heavily-treed with dense established native vegetation/bush. It is considered that the removal of the subject tree will not adversely affect the overall resilience, biodiversity and integrity of the Green Network in a more than minor manner due to the presence and retention of existing surrounding trees.</p>
<p>2(b) The extent to which vegetation alteration reduces the extent and range of linkages between vegetation, fauna habitats, and natural features.</p>	<p>The site is well treed; therefore it is considered there will not be a reduction in the extent and range of linkages between vegetation, fauna habitats, and natural features as a result of the proposed tree removal.</p>
<p>2(c) The extent to which clearance adversely affects the mauri (life force) of native vegetation.</p>	<p>It is considered that because the bulk of the site is well-treed, the proposed clearance will not adversely affect the mauri (life force) of the overall population of native vegetation.</p>
<p>2(d) The extent to which vegetation alteration adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi or archeological site.</p>	<p>It is considered that there will be no adverse affect on the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi or archeological site.</p>
<p>2(e) The extent to which vegetation alteration adversely affects the significance, natural character or landscape value of any natural features.</p>	<p>It is considered that there will be a no more than minor adverse affect to the significance, natural character or landscape value of any natural features.</p>
<p>2(f) The extent to which trees, which are notable examples of their species can be retained.</p>	<p>The subject tree requiring removal is not a notable example of its species.</p>
<p>2(g) The extent to which vegetation alteration creates edge effects from wind or light on remaining native vegetation.</p>	<p>The subject tree to be removed is located in a stand-alone position and it is considered that there will be no more than minor effects on surrounding vegetation.</p>
<p>2(h) The extent to which the vegetation alteration adversely affects amenity or heritage values.</p>	<p>It is considered that the proposed works will maintain amenity values of the area through the retention of adjacent surrounding vegetation.</p>
<p>2(i) The extent to which vegetation alteration can be offset by restoration or enhancement around and within the area subject to the application.</p>	<p>The replanting of a replacement native tree will be undertaken on site to offset the removal of the subject tree.</p>

<p>2(j) The extent to which vegetation alteration creates, contributes to, or exacerbates stability problems.</p>	<p>It is considered that the removal of the subject tree will have no affect on the stability of the site.</p>
<p>2(k) The extent to which existing cleared areas are utilised for proposed development.</p>	<p>N/A</p>
<p>2(l) The extent to which more than minor adverse effects can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the site and/or through payment or provision of a financial contribution.</p>	<p>N/A</p>
<p>2(m) The extent to which the method proposed for clearance avoids adverse effects.</p>	<p>The subject tree shall be conditioned to be removed in accordance with modern arboricultural practices.</p>
<p>2(n) The extent to which the proposed clearance adversely affects adjacent vegetation.</p>	<p>The subject tree shall be conditioned to be removed in accordance with modern arboricultural practices to avoid damage to any surrounding vegetation.</p>
<p>2(o) The extent to which the vegetation alteration adversely affects plant health.</p>	<p>N/A</p>
<p>2(p) The extent to which the proposed vegetation alteration is necessary:</p> <ul style="list-style-type: none"> • to accommodate development otherwise permitted by the Plan • to ensure the safety or integrity of existing development on the site • for pruning to provide light • (other than clearance) for cultural purposes in accordance with established protocols • for pruning to preserve public views 	<p>The removal is now proposed to ensure the continued safety and integrity of existing development on site.</p>

12.0 A plan or proposed plan (s104 (b)(vi))

The District Plan Assessment Criteria, developed to address the issues covered in the relevant objectives and policies, have already been discussed in section 11.0.

The proposed development is considered to be consistent with these assessment criteria. For this reason the proposed development is also considered to be consistent with the relevant Objectives and Policies.

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

13.1. Waitakere Ranges Heritage Area Act

13.1.1 Purpose

The purpose of the Waitakere Ranges Heritage Area Act 2008 is to:–

- 3(1)(a) recognise the national, regional, and local significance of the Waitakere Ranges Heritage Area; and
- 3(1)(b) *promote the protection and enhancement of its heritage features for present and future generations, (section 3 Waitakere Ranges Heritage Area Act 2008).*

13.1.2 Relevant objectives

The most relevant objectives of the Waitakere Ranges Heritage Area Act are:

- 8(a) *To protect, restore and enhance the area and its heritage features*
- 8(b) *To ensure that impacts on the area as a whole are considered when decisions are made affecting any part of it.*
- 8(g) *To maintain the quality and diversity of landscapes in the area by –*
 - (iii) *managing change within a landscape in an integrated way ...*
- 8(i) *To recognise that people live and work in the area in distinct communities, and to enable those people to provide for their social, economic, environmental and cultural well-being...*

13.1.3 Relevant heritage features

The relevant heritage features of the heritage area in the context of the application have been raised in Section 4.1A of this report.

13.1.4 Assessment of Waitakere Ranges Heritage Area purpose and objectives

The heritage features and objectives provide a context to tree management in the Titirangi area located in the Heritage Area. This area comprises rural land and dense native vegetation creating an area of significant visual quality and distinct amenity. The proposal does not adversely affect the character and amenity of the locality given the existing vegetative cover in the area.

The removal of the subject vegetation will not result in the existing built development becoming more dominant or incongruous in the local landscape given the aforementioned existing vegetative cover still present and replacement planting to be undertaken.

There are no other matters relevant to this application.

14.0 PART II OF THE ACT- PURPOSE AND PRINCIPLES

The Council has taken into account the relevant principles outlined in sections 6, 7 and 8 of the Act and it is considered that this resource consent achieves the purpose of the Act as presented in section 5.

15.0 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, 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.

It is recommended that this period be restricted to two years in this instance. This would provide sufficient time to carry out the proposal without a significant change in the vegetation necessitating reassessment. Under section 125 of the Resource Management Act 1991, unless it is given effect to, this consent lapses two years after the date of commencement.

16.0 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.

17.0 RECOMMENDED DECISION

Pursuant to Sections, 104, 104C, and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by **David Madigan to remove 1x Kahikatea *Dacrycarpus dacrydioides* tree** (as more accurately defined in Sections 2, 3 and 4 of this report) **at 185 Laingholm Drive, Laingholm, Waitakere City** being **LOT 825 DP 35363** for the following reasons:

- (i) The removal of the subject tree is now proposed to ensure the continued integrity and safety of development on site.
- (ii) The proposal achieves the purpose of Part II of the Act.
- (iii) The removal of the subject tree in a controlled manner will ensure that any surrounding/adjacent vegetation is not damaged in the process.
- (iv) Any short-term loss of tree-cover in the area that may occur will be mitigated by replacement replanting. Any adverse effects will be no more than minor and diminish once replacement planting becomes established.
- (v) The subject tree is not considered to be a notable example of its species.
- (vi) The proposal has been considered in terms of the relevant assessment criteria and meets the relevant policies and objectives of the Waitakere Ranges Heritage Area and the District Plan and would create no more than minor adverse effects on the environment.

Conditions imposed on the consent are as follows:

- (VEG 01) Subject to the conditions outlined below, the vegetation alteration shall proceed in accordance with the information submitted with the application, dated 10/10/2011, and referenced by Council as LUC 2011-1129. Vegetation alteration shall be limited to the removal of the **1x Kahikatea *Dacrycarpus dacrydioides* tree** in the application and identified in the site photograph in section 2 of this report.
- (VEG 02) A copy of this Resource Consent shall be held on site throughout the period of work.
- (VEG 03) Pursuant to Section 125 of the Resource Management Act 1991, this consent shall lapse after a period of two years from the commencement of the consent. The vegetation clearance shall be undertaken within two years of the issue of this consent. If this does not happen the consent lapses and a new consent will need to be applied for.
- (VEG 04) The removal of the **1x Kahikatea *Dacrycarpus dacrydioides* tree** shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices to avoid damage to or death of any other protected vegetation growing beneath or alongside.
- (VEG 05) Within the planting season (typically Apr – Sept) immediately following the proposed tree removal the resource consent holder shall plant a minimum of one native tree within the front-yard of the property (of a minimum of PB* Grade 60). To ensure that effects continue to be mitigated on an ongoing basis, the consent holder shall be required to maintain (the tree planted in accordance with this consent condition) and may not, without variation of cancellation of this condition, fell, damage or remove the tree.

- (VEG 06) The replacement tree shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of two years from the date of planting. If the replacement tree dies within this period, it shall be replaced and maintained as per the stated condition. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Advisor in the form of a photo or similar.

Advice notes

1. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to section 357 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. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
4. A copy of this consent should be held on site at all times during the works.
5. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.

18.0 DECISION UNDER DELEGATED AUTHORITY

It is considered that the information submitted with the application is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the Auckland Council District Plan (Waitakere Section).
- b) The extent and scale of any adverse effects on the environment are able to be assessed.

Report Prepared by: Natalie Marsden

Title: Arborist (Ecologist)

Signed: _____

Date: _____

Natalie Marsden

04/11/2011

18.1 Decision

Acting under delegated authority and as recommended in section 17 Consent Number LUC 2011-1129 shall be granted subject to the conditions of consent

Team Leader: _____

Title: _____

Signed: _____

Date: _____

Robert Buxton

Team Leader / Principal Planner

R. Buxton

4/11/2011