

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.

2 June 2022

Re: 17 Western Road, 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

17 Western Road is 1169m² more or less fee simple estate NA801/47 Lot 267 Deposited Plan 19098.
Zoning: Residential - Large Lot Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	High wind speed of 44 m/s
Soil Issues	10/02/2015 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>

Coastal Inundation	The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.
Flood Plain	This site spatially intersects with one or more Flood Plain.
Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths.
Exposure Zones	Zone D – High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
Planning	LUC-2004-1220 - Land Use Consent Retaining wall along boundary earthworks, nat hazards Lapsed LUC-1983-17 Land Use Consent Dispensation for additions which encroach 3m yard setback and result in building coverage over permitted level of 150m2 Granted 18/08/1983 LUC-2011-1175 Tree Consent Vegetation alteration - remove Melia Granted 28/11/2011
Building	BPM-1963-3065 Shed 31/12/1963 Issued BPM-1977-6670 Conservatory 31/12/1977 Issued BPM-1978-10717 Carport 31/12/1978 Issued BPM-1981-16981 Install space heater 31/12/1981 Issued BPM-1983-23620 Addition to dwelling - Master bedroom and lounge 31/12/1983 Issued BPM-1985-27339 Heater installation 31/12/1985 Issued BPM-1988-1898 Retaining wall 31/12/1988 Issued COM-2004-1795 Retaining wall 14/06/2004 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: Flexible, please talk to the agent

Disclosures:

- Wiring has been upgraded including a new switchboard. Electrical certificate provided.
- The 2 ensuites have been built without consent. The vendor will disconnect them should the purchaser require this for finance/insurance purposes.
- The vendor has been dealing with Bill Cartwright regarding the ensuite and downstairs bathroom and has a draftsman drawing up plans for the house. If you are interested in the property, please ensure you discuss what stage of the process this is at with the agent.
- The main bathroom has been renovated and the plumbing was moved as part of this renovation.
- The roof and flashings have been replaced during the campaign



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

- A building consent was applied for in 2004 for the retaining wall behind the house. This application expired. In 2021, the retaining wall was built. A letter has been provided by the builder outlining the work completed. The retaining wall is under 1.5m
- A building inspection report will be available in the next week or so.

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

Bronwyn Scott-Woods & Adrian Gomez



The ProAgent Team

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Austar Realty Ltd
PO Box 151098
New Lynn
AUCKLAND 0640



Applicant	Austar Realty Ltd
LIM address	17 Western Road Laingholm
Application number	8270392975
Customer Reference	
Date issued	12-May-2022
Legal Description	LOT 267 DP 19098
Certificates of title	NA801/47

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, Specific engineering design (not covered by NZS 3604:2011)

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
10/02/2015	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.

Coastal Inundation

The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.

Predicted coastal inundation is modelled on three scenarios:

- 1% AEP coastal-storm surge inundation (to demonstrate present day risk in alignment with the Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 1m sea level rise (in alignment with Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 2m sea level rise (to demonstrate longer term risk with ongoing sea-level rise).

The Coastal Inundation shown in the Auckland Unitary Plan – Operative in Part “Controls” map corresponds to the 1% AEP plus 1m sea-level rise Coastal Inundation scenario calculated at the time the Unitary Plan was established. The Coastal Inundation data shown in the “Special Land Features – Natural Hazards - Coastal Inundation” map is also shown on the Auckland Council Online map viewer (Geomaps) and is subject to updates to reflect our latest, best available understanding of coastal inundation and sea-level rise processes.

Storm surge is the rise in sea-level due to meteorological effects. The 1% AEP coastal-storm inundation is at a level that has a 1% chance of being equalled or exceeded per year.

Sea-level rise values are based on the projections by the Intergovernmental Panel on Climate Change fifth assessment report (2015). One meter sea-level rise is representative of the upper bound scenario to 2115. Two meter sea-level rise is representative of potential, longer term sea-level rise (2120 to approximately 2200).

Any proposed development on this site may be subject to Auckland Unitary Plan activity controls or require a detailed coastal hazard assessment report to be completed by a qualified expert.

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.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms "Flood Plain" and "Floodplain" are used interchangeably.

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:	12341786159
Rates levied for the Year 2021/2022 :	\$2,495.93
Total rates to clear for the current year (including any arrears and postponed rates):	\$-500.00

The rates figures are provided as at 8 a.m. 12/05/2022. 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

17 Western Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-2004-1220	Land Use Consent Retaining wall along boundary earthworks, nat hazards	Lapsed	
LUC-1983-17	Land Use Consent Dispensation for additions which encroach 3m yard setback and result in building coverage over permitted level of 150m2	Granted	18/08/1983
LUC-2011-1175	Tree Consent Vegetation alteration - remove Melia	Granted	28/11/2011

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

17 Western Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1963-3065	Shed	31/12/1963	Issued (See Note 1)
BPM-1977-6670	Conservatory	31/12/1977	Issued (See Note 1)
BPM-1978-10717	Carport	31/12/1978	Issued (See Note 1)
BPM-1981-16981	Install space heater	31/12/1981	Issued (See Note 1)
BPM-1983-23620	Addition to dwelling - Master bedroom and lounge	31/12/1983	Issued (See Note 1)
BPM-1985-27339	Heater installation	31/12/1985	Issued (See Note 1)
BPM-1988-1898	Retaining wall	31/12/1988	Issued (See Note 1)
COM-2004-1795	Retaining wall	14/06/2004	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.

- Consent Conditions : LUC-1983-17
- As Built Drainage Plan : BPM-1977-6670
- Consent Conditions : LUC-2011-1175

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

Address

17 Western Road Laingholm

Legal Description

LOT 267 DP 19098

Appeals

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise

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

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

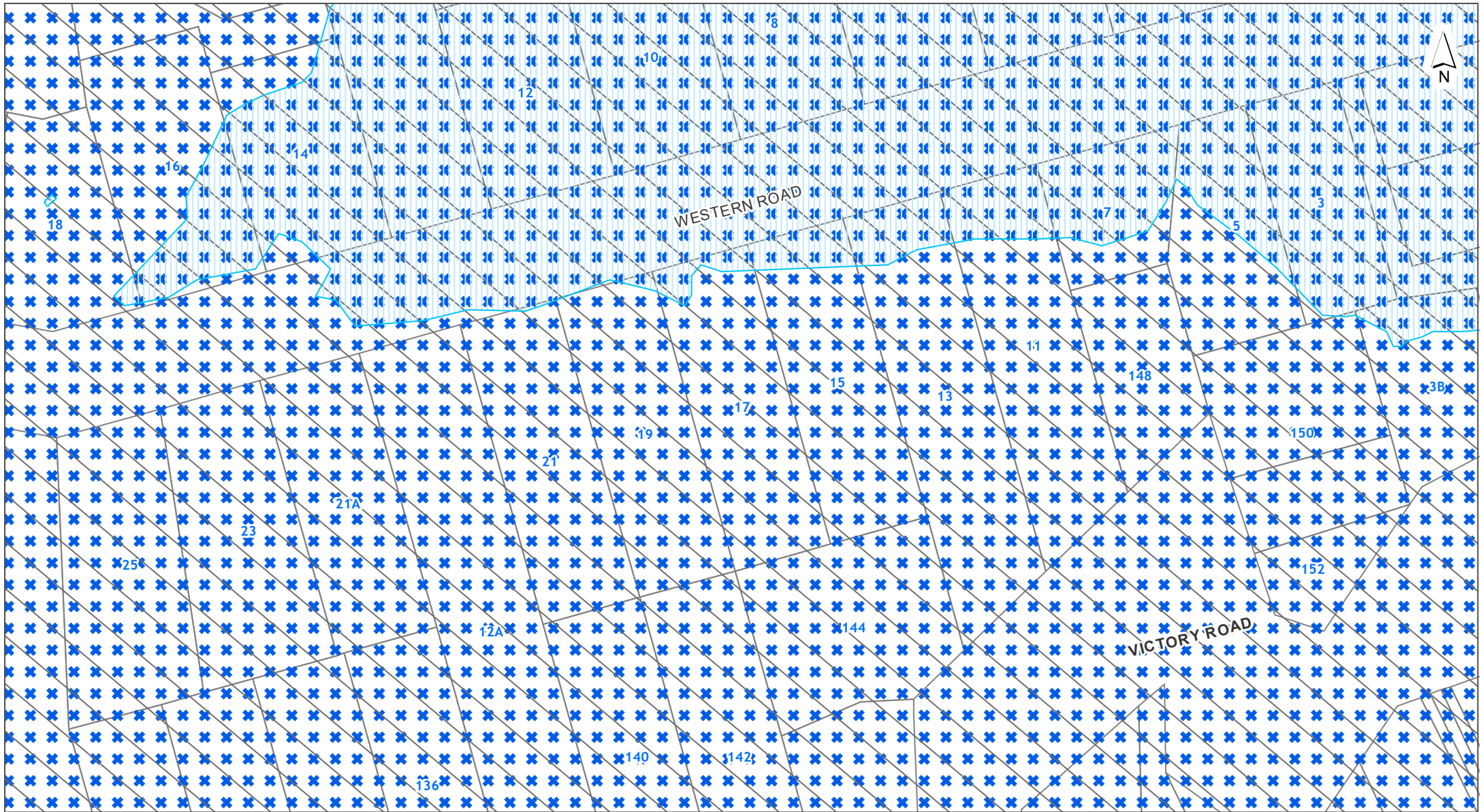


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Built Environment
17 Western Road Laingholm
LOT 267 DP 19098

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/05/2022



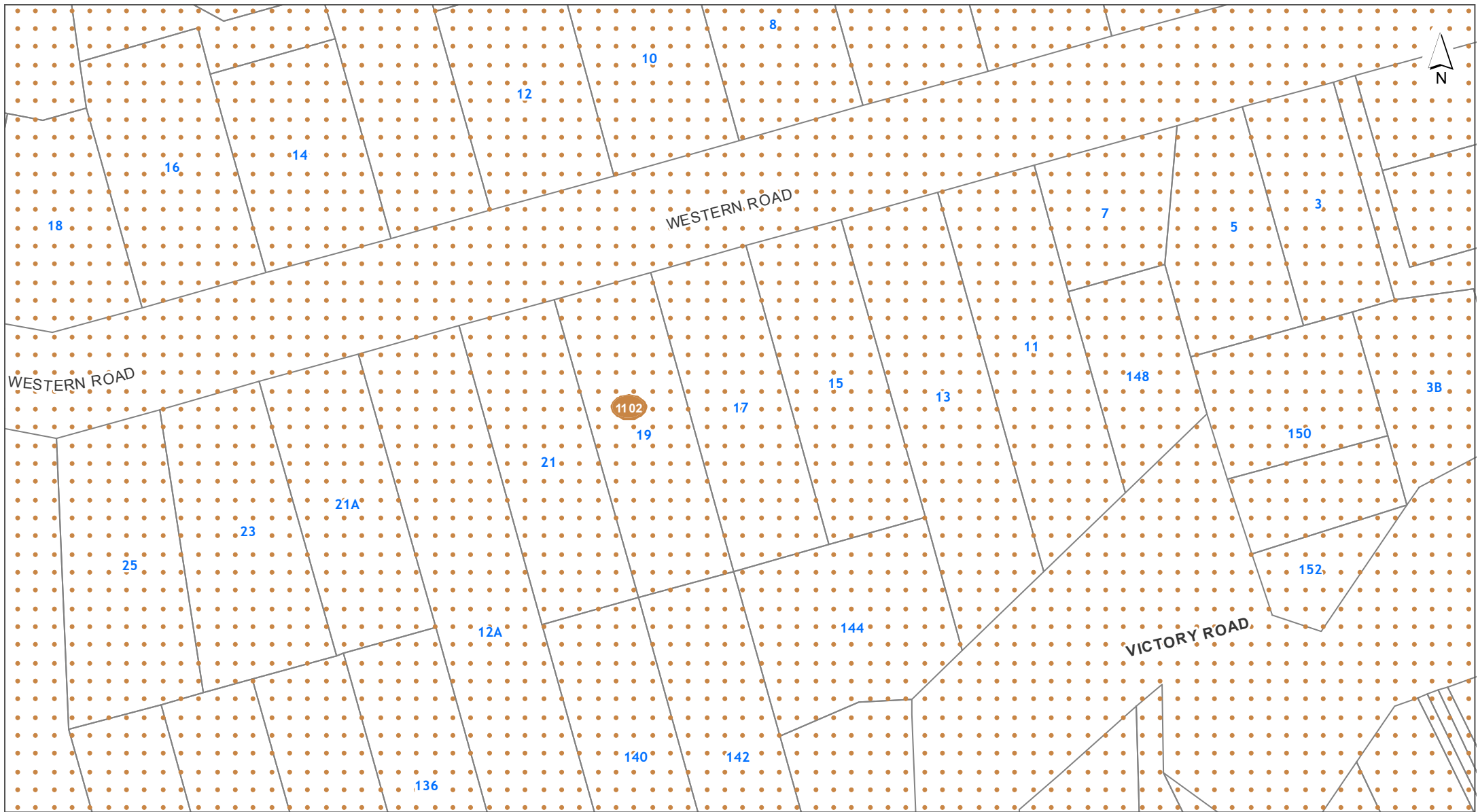


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Controls
17 Western Road Laingholm
LOT 267 DP 19098

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/05/2022



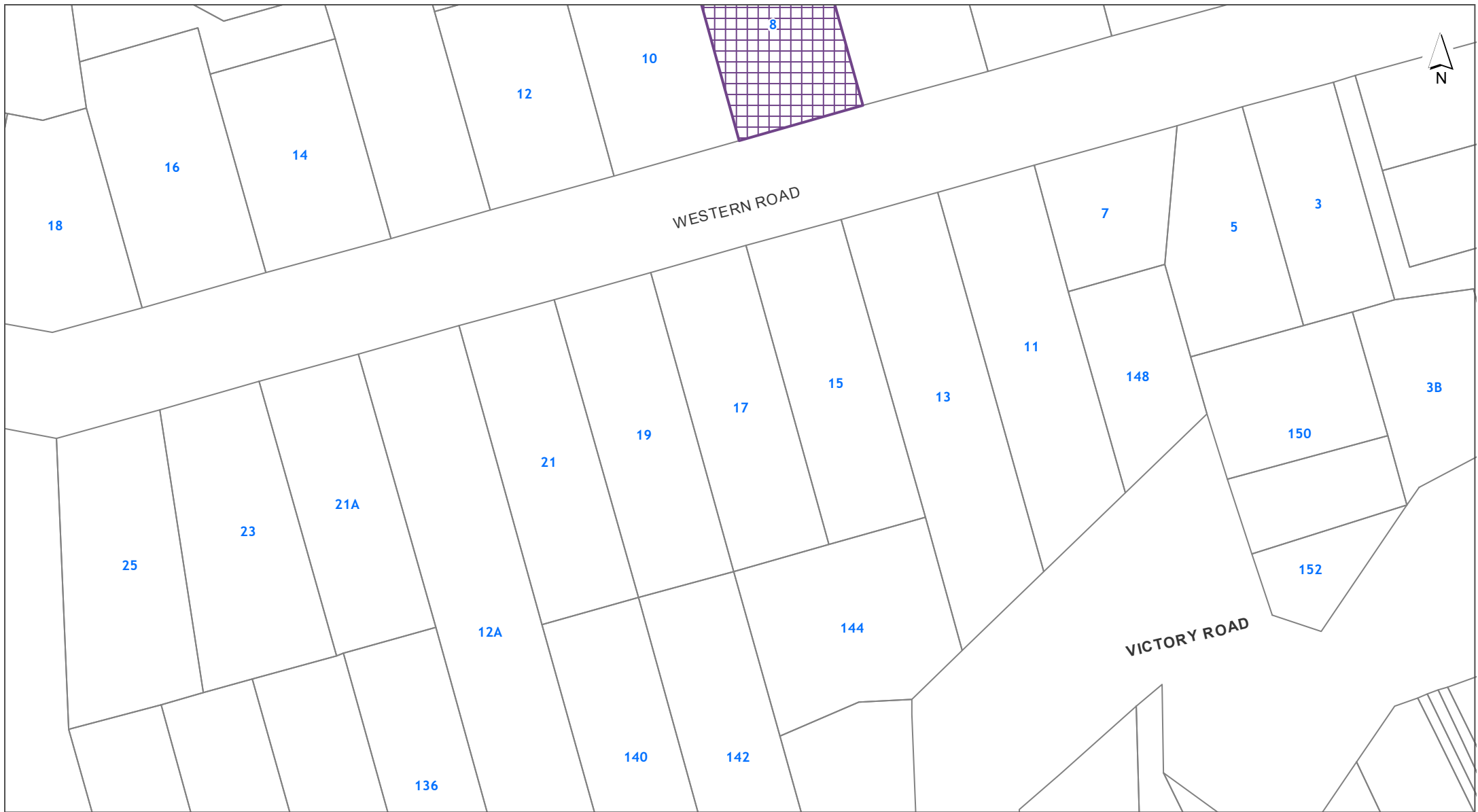


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Designations
17 Western Road Laingholm
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0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/05/2022





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Historic Heritage and Special Character
17 Western Road Laingholm
LOT 267 DP 19098

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/05/2022





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Infrastructure
17 Western Road Laingholm
LOT 267 DP 19098

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/05/2022



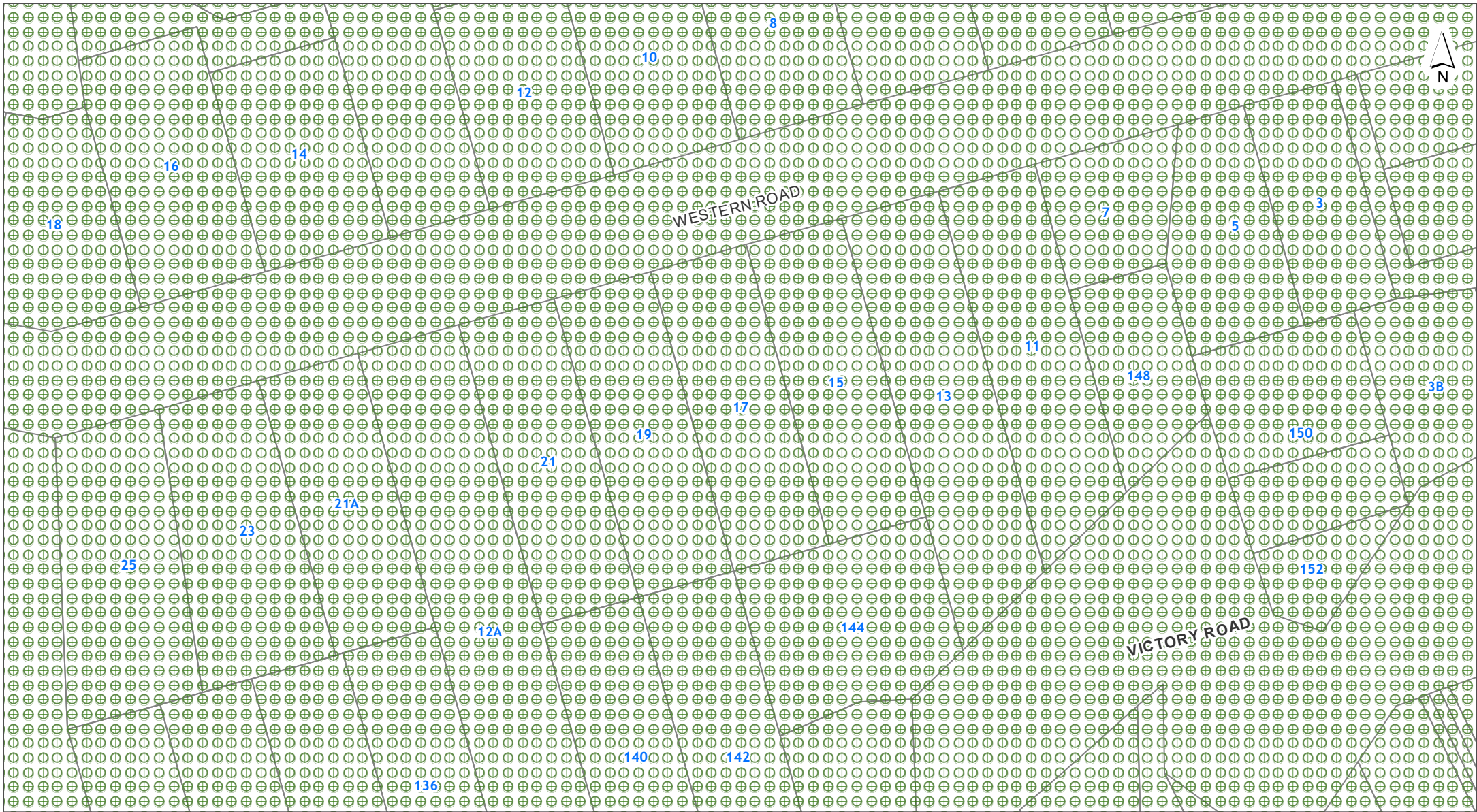


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Mana Whenua
17 Western Road Laingholm
LOT 267 DP 19098

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/05/2022



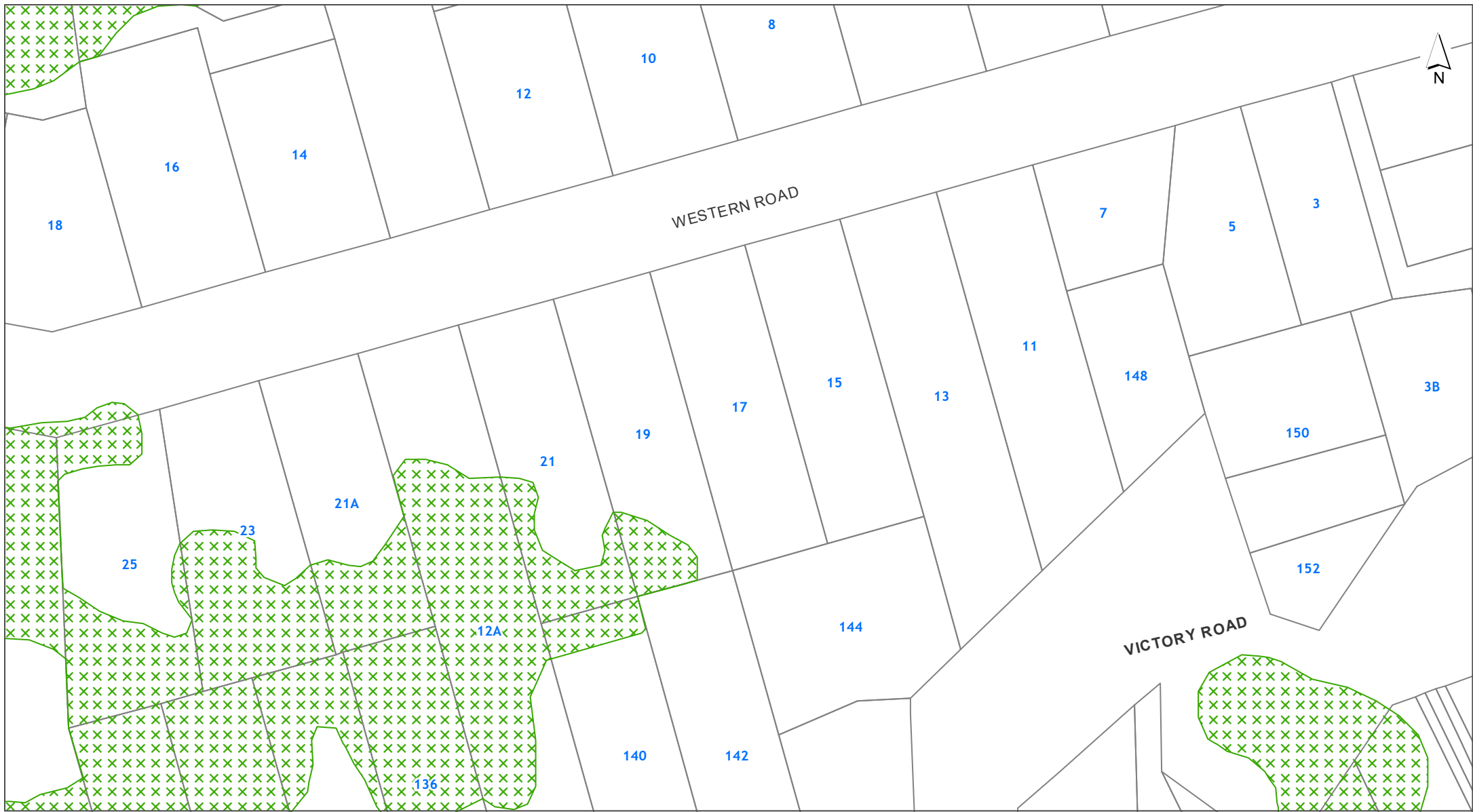


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Natural Heritage
 17 Western Road Laingholm
 LOT 267 DP 19098

0 7 14 21
 Meters
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Natural Resources
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LOT 267 DP 19098

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Meters
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= 1:1,000
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12/05/2022



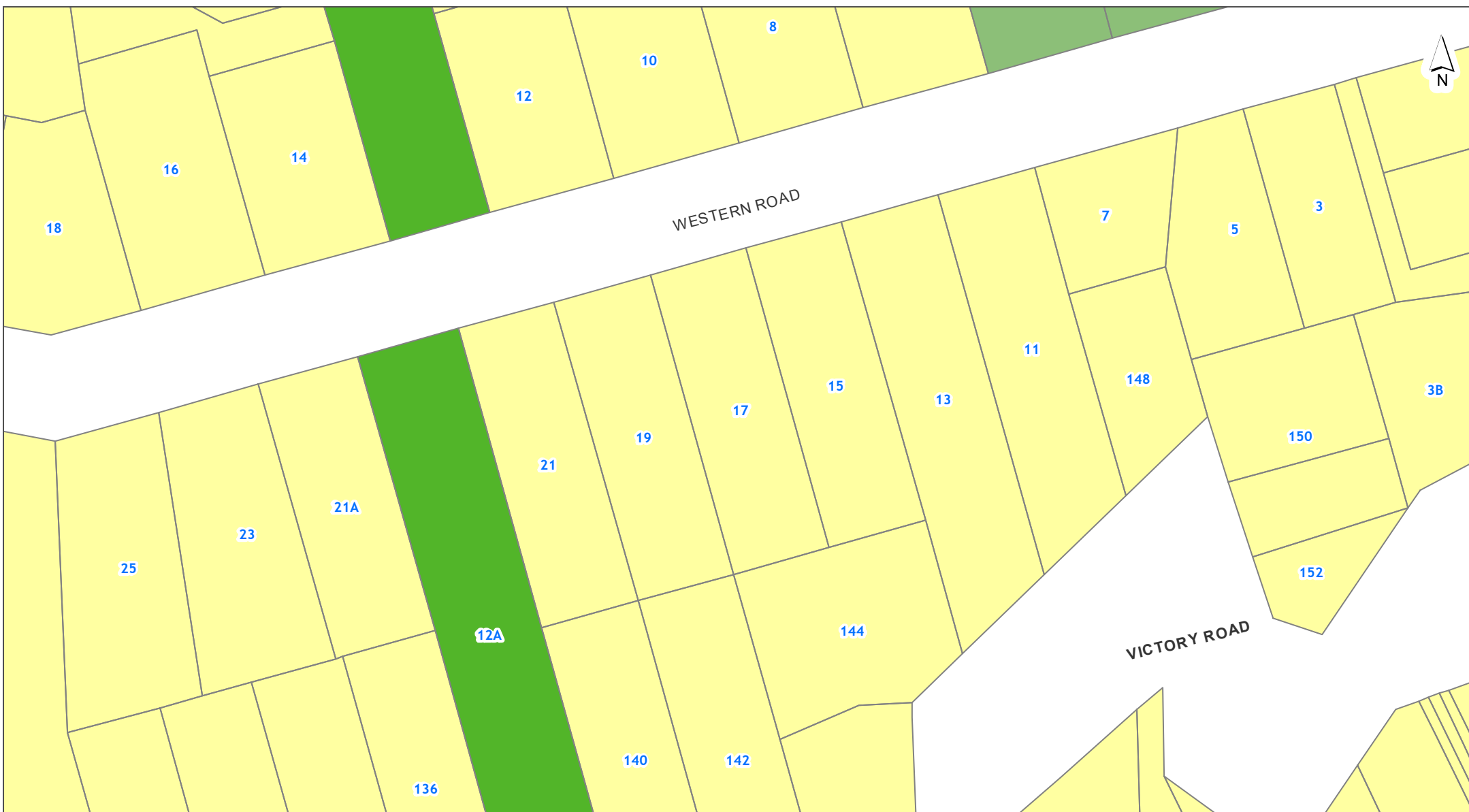


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Precincts
 17 Western Road Laingholm
 LOT 267 DP 19098

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 12/05/2022





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Zones and Rural Urban Boundary
17 Western Road Laingholm
LOT 267 DP 19098

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/05/2022





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

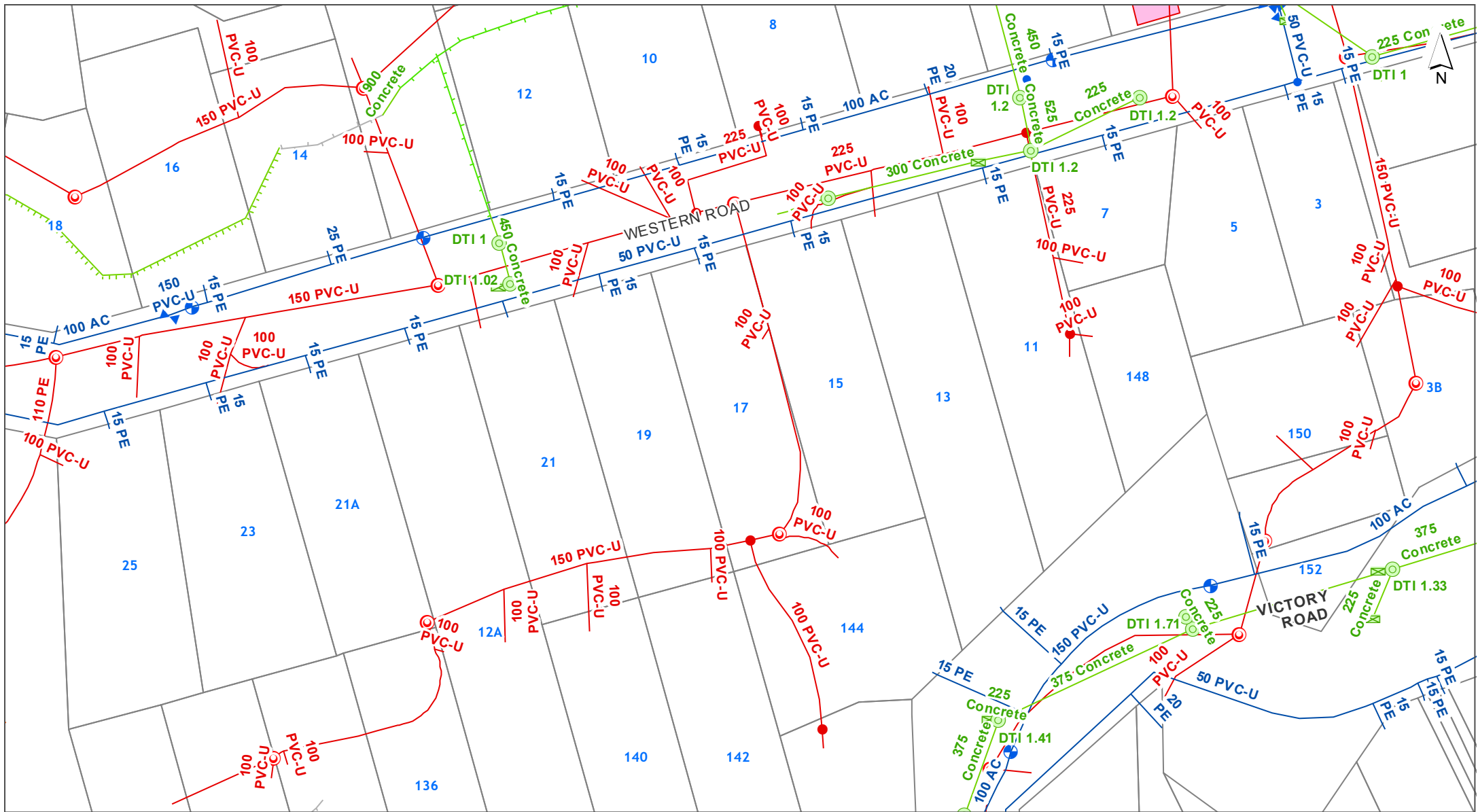
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office 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
17 Western Road Laingholm
LOT 267 DP 19098

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 12/05/2022



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

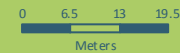
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
17 Western Road Laingholm
LOT 267 DP 19098



Scale @ A4
= 1:1,000

Date Printed:
12/05/2022

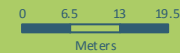


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Natural Hazards - Coastal Erosion ASCIE

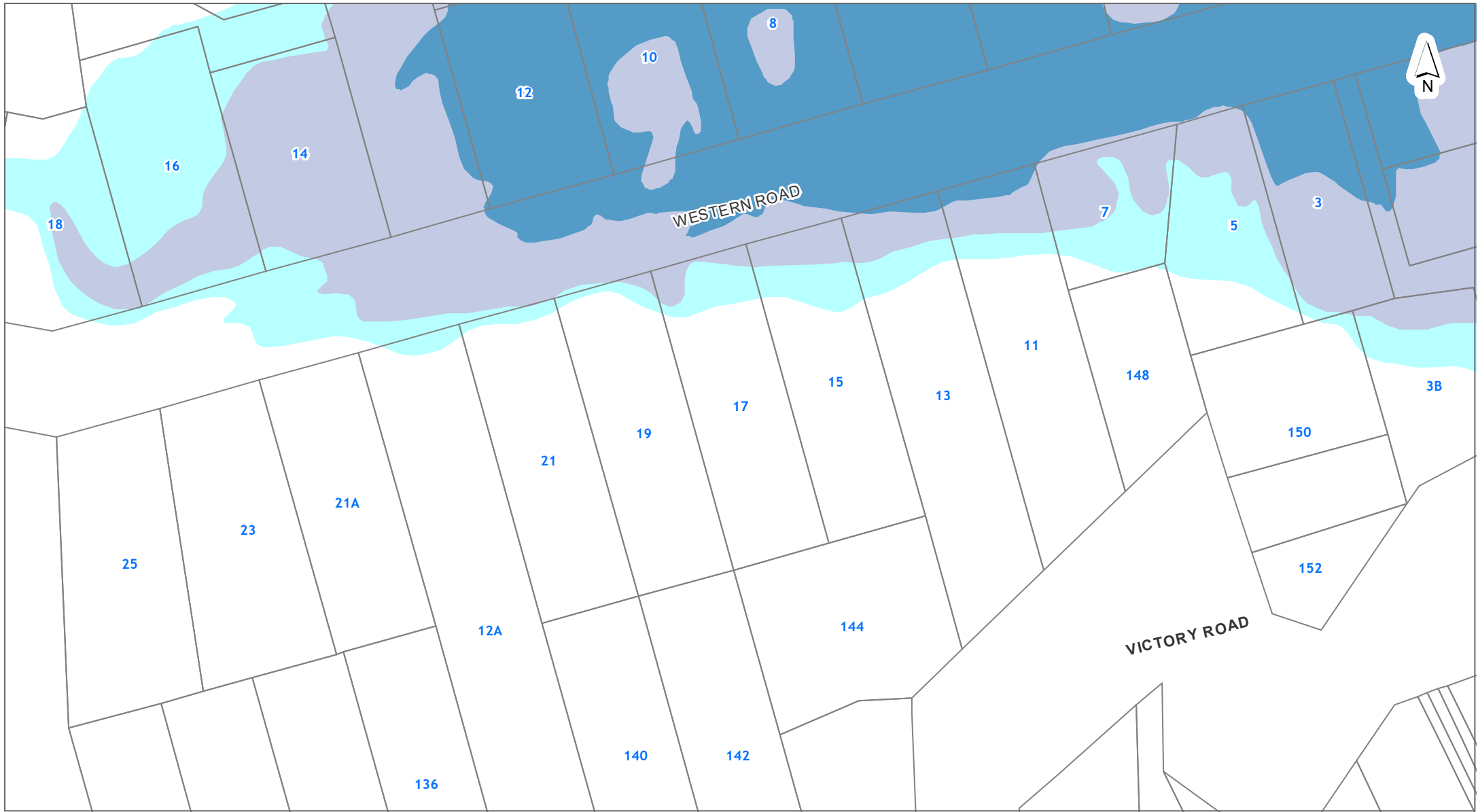
17 Western Road Laingholm

LOT 267 DP 19098



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

**Date Printed:
12/05/2022**

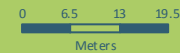


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Natural Hazards - Coastal Inundation

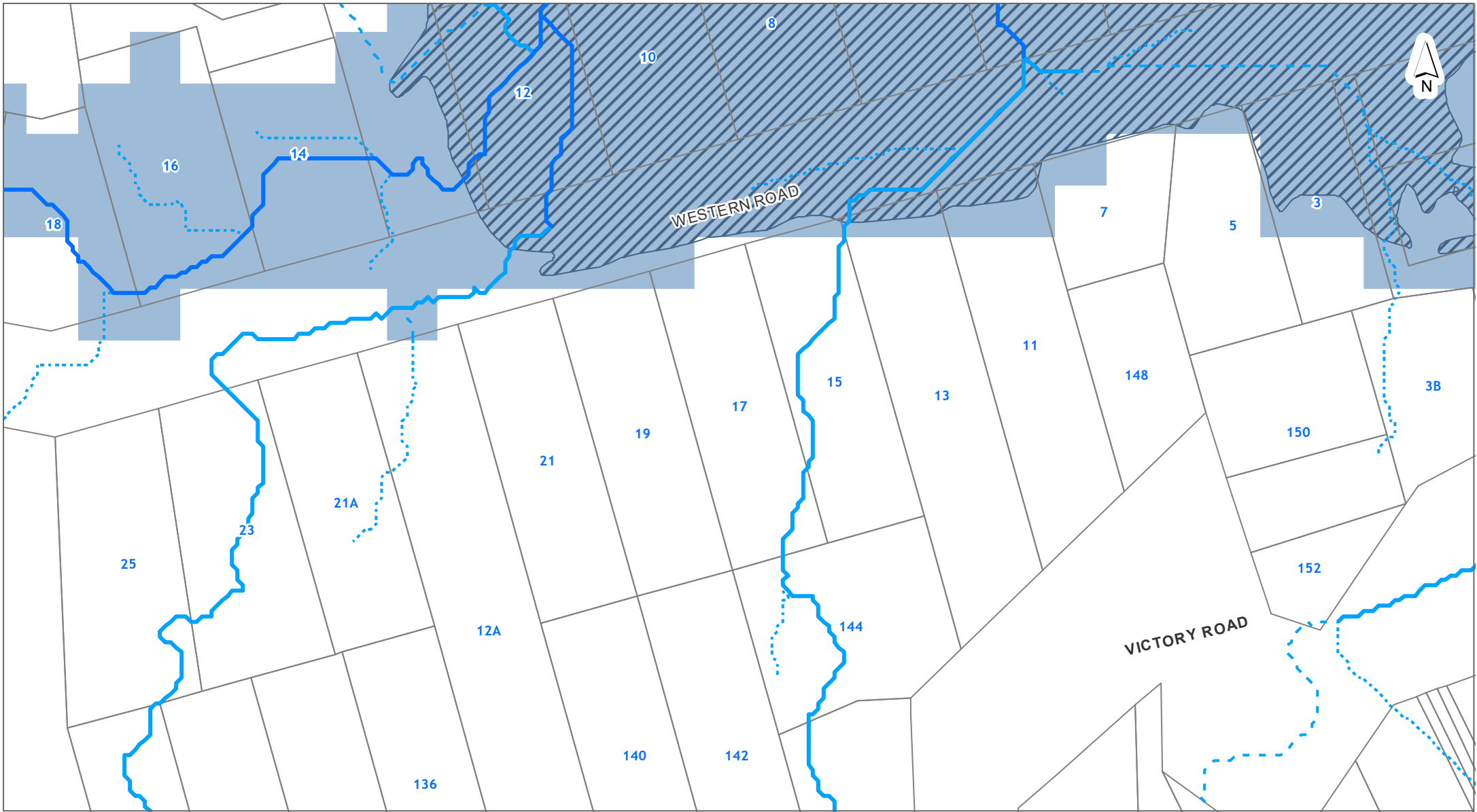
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LOT 267 DP 19098



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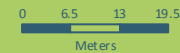


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Natural Hazards - Flooding

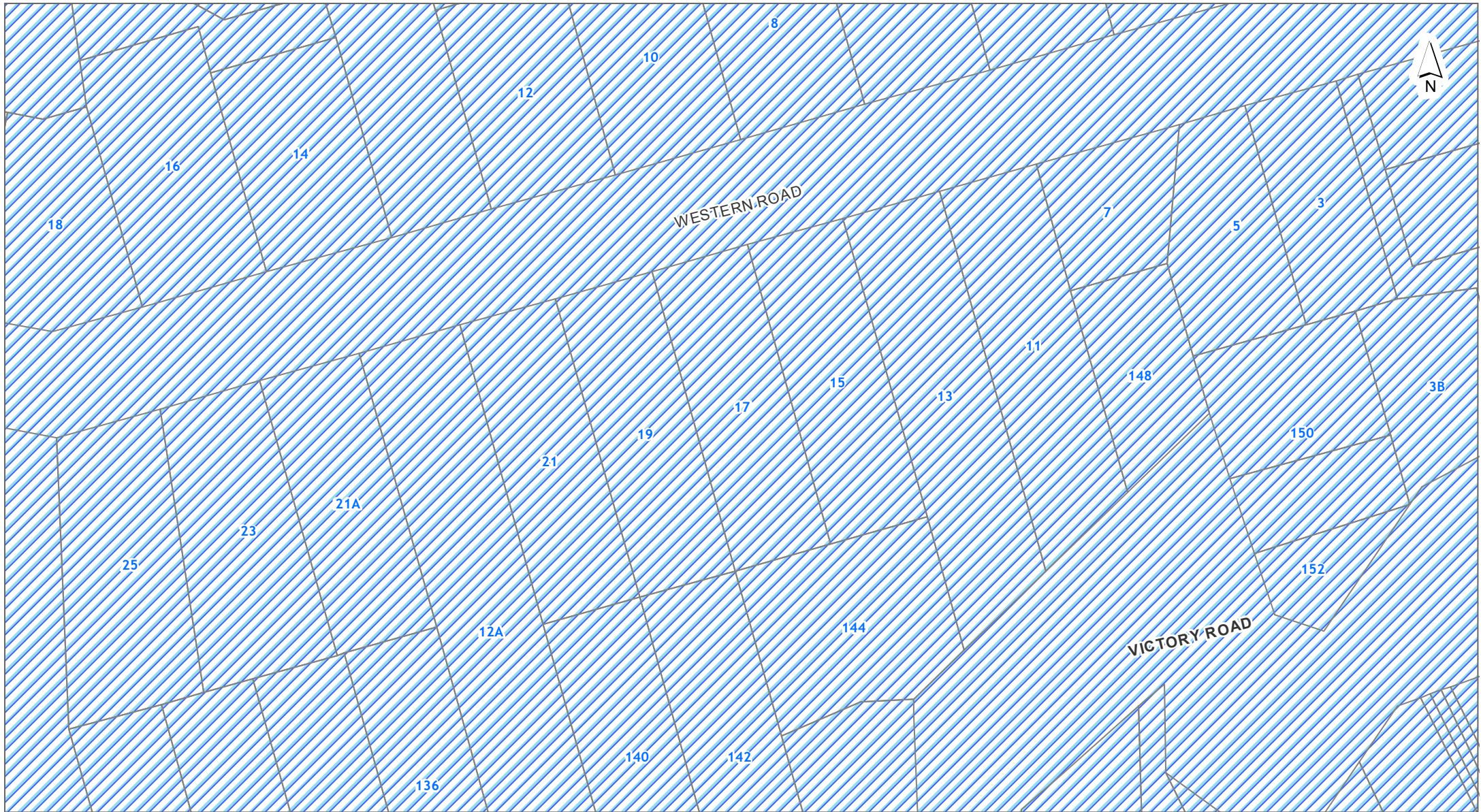
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LOT 267 DP 19098



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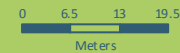


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Natural Hazards - Sea Spray

17 Western Road Laingholm

LOT 267 DP 19098



Scale @ A4
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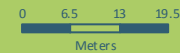


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Natural Hazards - Volcanic Cones

17 Western Road Laingholm

LOT 267 DP 19098



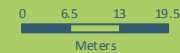
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Other
17 Western Road Laingholm
LOT 267 DP 19098



Scale @ A4
= 1:1,000

Date Printed:
12/05/2022









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

PLANNING REPORT FOR TOWN PLANNING DISPENSATION

REPORT BY P. Stanley
DATE 17/8/83
APPLICANT Stewart, A. & M.
ADDRESS OF PROPERTY 17 Western Rd. Lougholm
LEGAL DESCRIPTION: LOT 267 D.P. 19098
ZONE Res A1 PROPOSED ZONE NUR 1
PROPOSAL Addition to existing dwelling

TP FILE H9/186
B.P.A. 1184/6
AREA 1169m²
MAP NO. H9/

DISPENSATION IS REQUIRED FROM: 11.4:3
FOR THE FOLLOWING REASONS:

- ① Proposed addition encroaches on 3 metre side yard being 1.7 metres from the side boundary.
- ② Proposed addition results in a net building coverage of 1527m² or 15.6% which is in excess of the maximum permitted coverage of 150m².

THE WRITTEN CONSENT OF THE ADJOINING NEIGHBOURS: HAS BEEN OBTAINED.
IS NOT CONSIDERED NECESSARY.

NEIGHBOURS: W.D. Davier 19 Western Rd. Lougholm

CONSIDERATIONS:

- THE MODIFICATION WILL NOT SIGNIFICANTLY AFFECT THE AMENITIES OF THE NEIGHBOURHOOD
- THE MODIFICATION WOULD ENCOURAGE BETTER DEVELOPMENT OF THE SITE
- IT IS NOT REASONABLE OR PRACTICABLE TO ENFORCE THE REQUIREMENTS ON THIS SITE.

COMMENT: The applicant proposes to provide additional living space by extending an existing dwelling toward the front boundary. The existing dwelling is set approximately 35-40 metres back from the road on a slight slope which flattens out toward the road. The property is located near the Lougholm beach at the bottom of the Lougholm valley. Dwellings on surrounding properties may be described as being derived from existing "baches" many of which have been modified by subsequent additions. Dwellings on immediately adjacent sites are located toward the front of their sites resulting in a significant separation between buildings. Both the applicant's site and adjacent properties have numerous accessory buildings scattered around the sites. The proposed additions are compatible with the design of the existing dwelling and act to improve the general appearance of the dwelling by removing the "stepped" appearance at the front of the existing dwelling. Rooms have been provided for at ground level in an attempt to reduce net site coverage. No bush is required to be cleared and there are no plumbing/drainage or building inspector objections to the proposal.

RECOMMENDATION: That the dispensation application by A. & M. Stewart to permit the construction of additions to an existing dwelling which result in a net site coverage in excess of the 150m² permitted at 17 Western Rd. Lougholm, being Lot 267 D.P. 19098 be granted consent for the following reasons: (1) that the proposed additions are in harmony with the existing dwelling and act to improve the general appearance of the building resulting in better development of the site (2) that the significant separation between adjacent buildings and the generally low key nature of the proposed additions result in a development that will not significantly affect the amenities of the neighbourhood.

APPLICATION GRANTED ~~DECLINED~~
CHAIRMAN, TOWN PLANNING COMMITTEE
W. H. [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.

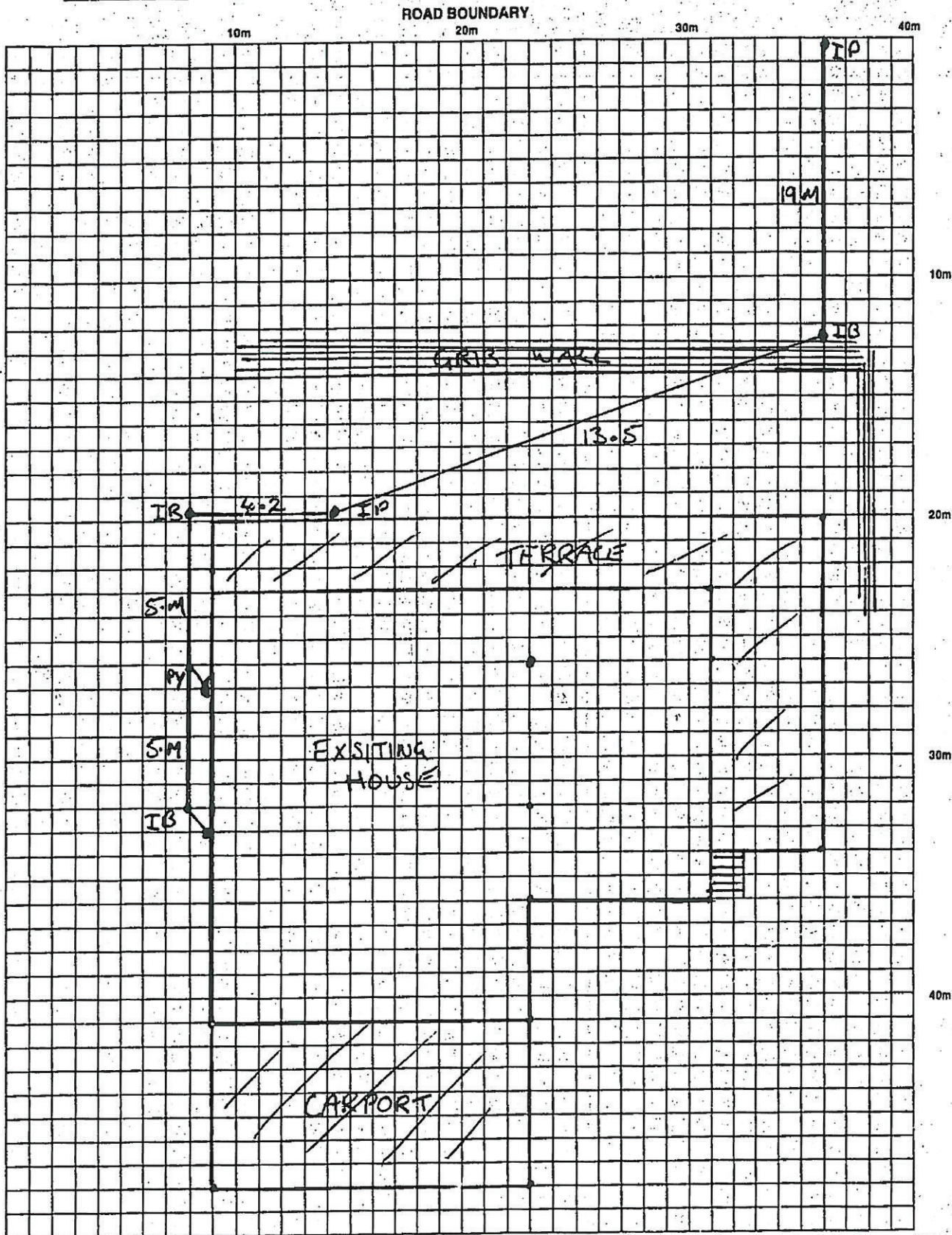
Owner's Name: STEWART

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

Address of Property: (No.) 17 (Street) WESTERN Rd

Lot 267 D.P. 19098

Drainlayer's Name: P. HOPKINS



For Office Use Only:—

Drainage Permit No. _____

Building Permit No. _____

Date Inspected 20-12-90 Inspector P. Faulk

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 Richard and Lynley Marquart to remove one exotic tree (1x Indian Bead tree – *Melia azedarach*) located at 17 Western Road, Laingholm, Auckland, that site being legally known as Lot 267 DP 19098 for the following reasons:**

- (i) The subject tree has outgrown the limited quality growing environment originally provided for it.
- (ii) The planting of suitably selected replacement vegetation will offset the loss of the subject tree by helping to maintain the immediate areas existing amenity values and neighbourhood character.
- (iii) The proposal is consistent with the objectives and policies of the Operative District Plan.

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 20th October 2011, and referenced by Council as LUC 2011-1175. The vegetation clearance shall be limited to the removal of the one exotic trees as described in the application, this report and identified in the site photograph in section 2 of this report.
- (VEG 02) The removal of the subject exotic vegetation shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices to avoid damage to or death of other protected vegetation growing beneath or alongside.
- (VEG 03) Within the planting season (typically Apr – Sept) immediately following the proposed tree removal the resource consent holder shall plant within the front yard area of the site two suitably selected new trees. The new trees

shall be of a minimum of PB* Grade 40 or equivalent. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar.

- (VEG 04) The replacement trees 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 any of the replacement new trees die within this period they shall be replaced and maintained as per these stated conditions.

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

- (VEG 05) A copy of this Resource Consent shall be held on site throughout the period of work.

- (VEG 06) 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.

Advice Notes:

1. If you disagree with any of the above conditions relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
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. 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:

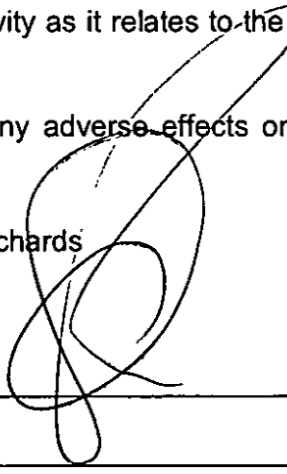
- a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the Auckland District Plan (Waitakere Section).
- b) The extent and scale of any adverse effects on the environment are able to be assessed.

Report Prepared by: Andrew Richards

Title: Arborist

Signed: _____

Date: _____

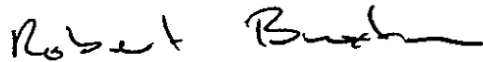


23-11-2011

18.1 Decision

Acting under delegated authority and as recommended in section 17 Consent Number LUC 2011-1175 shall be granted subject to the conditions of consent

Team Leader: _____



Title: Team Leader

Signed: _____



Date: _____

23/11/2011