

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

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

22 November 2022

Re: 20 Withers Road, Glen Eden

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
- Sale and purchase agreement

20 Withers Road is a cross lease property. NA115D/807 ½ share 1120m2 Lot 5 DP 40150 Flat 1 DP 143616. Zoning: Residential - Mixed Housing Suburban Zone



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

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Low wind speed of 32 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>
Flood Plain	This site spatially intersects with one or more Flood Plain.
Flood Prone Area	This site (property parcel) spatially intersects with a Flood Prone Area
Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths.
Private and Public Stormwater and sewerage drains	20/08/2013 > 200mm wastewater sewer A 225mm diameter Auckland Council Trunk Sanitary Sewer crosses the property. Permission to build over this sewer must be obtained from the Drainage Assets Engineer.
Planning	LUC-1997-71223 Land Use Consent Erect a second dwelling Granted 16/07/1997
Building	BPM-1957-6374 Extension 31/12/1957 Issued BPM-1981-18040 Heater installation 31/12/1981 Issued COM-1997-6000 New carport 16/12/1997 CCC Issued 26/03/1999 ABA-2007-697 Woodburner installation 24/04/2007 CCC Issued 30/05/2018
Unauthorised Building Work	19/05/2008 A reference number is not recorded by Council for this type of record Auckland Council is aware of unauthorised works regarding REQ-2003-472 downstairs bedroom and ensuite bathroom (letter dated 06.06.2003) and REQ-2008-111 extension to carport (letter dated 19.05.2008). No further action is required unless works become unsafe or unsanitary.

Settlement Date on Offer: As soon as possible

Disclosures:

- Referring to the safe and sanitary report for downstairs. This is the communication with the vendors lawyer when they purchased the property:
"The safe and sanitary letter for the unauthorised downstairs bedroom and ensuite - You cannot retrospectively get a building consent for unauthorised works, so this is the best you can get at the current time but bear in mind that in the future the works could be regarded as dangerous or unsanitary and if this comes to the attention of the Council you could be asked to fix these works (although it is unlikely)."
- There are smoke detectors in the house, but the vendor can't confirm whether they are in working order or not, so they haven't been included as a chattel
- An aerial photo has provided. This is an indicative boundary. The only way to accurately determine the boundary of a property is by obtaining a survey.
- The front door can stick, which is not uncommon for winter.
- We have a quote for \$2,000 from Central Repiling for reinforcing a couple of the piles.

We recommend that your get a building inspection report.

When purchasing a property, you seek legal advice, complete due diligence and arrange your finance.

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Reality 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

STATEMENT OF PASSING OVER INFORMATION:

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

Austar Realty Ltd
PO Box 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	20 Withers Road Glen Eden
Application number	8270405414
Customer Reference	
Date issued	26-Jul-2022
Legal Description	1/2 SH LOT 5 DP 40150, FLAT 1 DP 143616
Certificates of title	NA115D/807

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: Low wind speed of 32 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
20/08/2013	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.

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.

Flood Prone Area

This site (property parcel) spatially intersects with a Flood Prone Area, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Flood Prone Areas represent depressions in the terrain with no natural outlet. The frequency of flooding within the Flood Prone Area is dependent on the upstream catchment area, the amount of rainfall and the outlet capacity.

Flood Prone Areas are determined from analysis of a Digital Terrain Model (DTM).

Any development within a Flood Prone Area may require a risk assessment.

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

requirements.

Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

Effective Date	Description	Details
20/08/2013	> 200mm waste water sewer	A 225mm diameter Auckland Council Trunk Sanitary Sewer crosses the property. Permission to build over this sewer must be obtained from the Drainage Assets Engineer.

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:	12341749261
Rates levied for the Year 2022/2023 :	\$2,282.57
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,115.31

The rates figures are provided as at 8 a.m. 26/07/2022. 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

20 Withers Road Glen Eden

Application No.	Description	Decision	Decision Date
LUC-1997-71223	Land Use Consent Erect a second dwelling	Granted	16/07/1997

Subdivisions

1/20 Withers Road Glen Eden

Application No.	Description	Decision	Decision Date
SUB-1998-2402	Subdivision Consent 2nd Stage Cross Lease	Granted	23/12/1998

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

20 Withers Road Glen Eden

Application No.	Description	Issue Date	Status
BPM-1957-6374	Extension	31/12/1957	Issued (See Note 1)

Application No.	Description	Issue Date	Status
BPM-1981-18040	Heater installation	31/12/1981	Issued (See Note 1)
COM-1997-6000	New carport	16/12/1997	CCC Issued 26/03/1999 (See Note 2)
ABA-2007-697	Woodburner installation	24/04/2007	CCC Issued 30/05/2018 (See Note 2)

1/20 Withers Road Glen Eden

Application No.	Description	Issue Date	Status
COM-1997-3327	New dwelling	28/08/1997	CCC Issued 13/04/1999 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.

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

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

Unauthorised Building Works

Prior to the Auckland Council amalgamation, legacy Councils had different processes for dealing with Unauthorised/Unconsented Work. These records are listed below.

From 1st August 2011, Independent Building reports or plans, for unauthorised work that was carried out without a permit prior to 1992, may be submitted to Council to be placed on the relevant Property File, subject to payment of a fee. These reports are not included in a LIM.

Effective Date	Reference	Description
19/05/2008	A reference number is not recorded by Council for this type of record	Auckland Council is aware of unauthorised works regarding REQ-2003-472 downstairs bedroom and ensuite bathroom (letter dated 06.06.2003) and REQ-2008-111 extension to carport (letter dated 19.05.2008). No further action is required unless works become unsafe or unsanitary.

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

No information has been notified to Council.

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-1997-71223

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

Address

20 Withers Road Glen Eden

Legal Description

LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

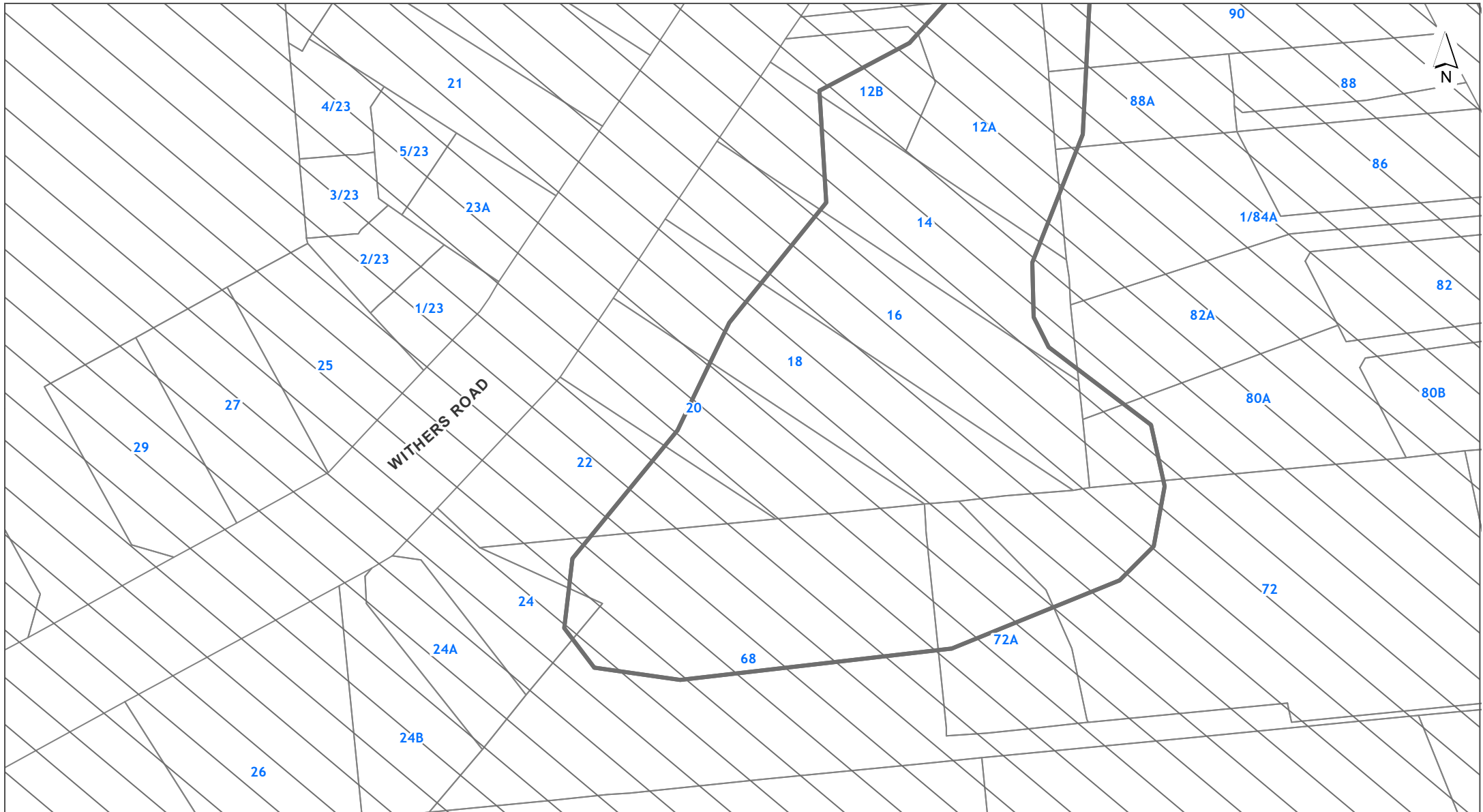


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Built Environment
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
26/07/2022





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Controls
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
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Designations
 20 Withers Road Glen Eden
 LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022





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Historic Heritage and Special Character
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
26/07/2022





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Infrastructure
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022





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Mana Whenua
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
26/07/2022





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Natural Heritage
 20 Withers Road Glen Eden
 LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022



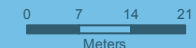


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Natural Resources

20 Withers Road Glen Eden

LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616



Scale @ A4
= 1:1,000

Date Printed:
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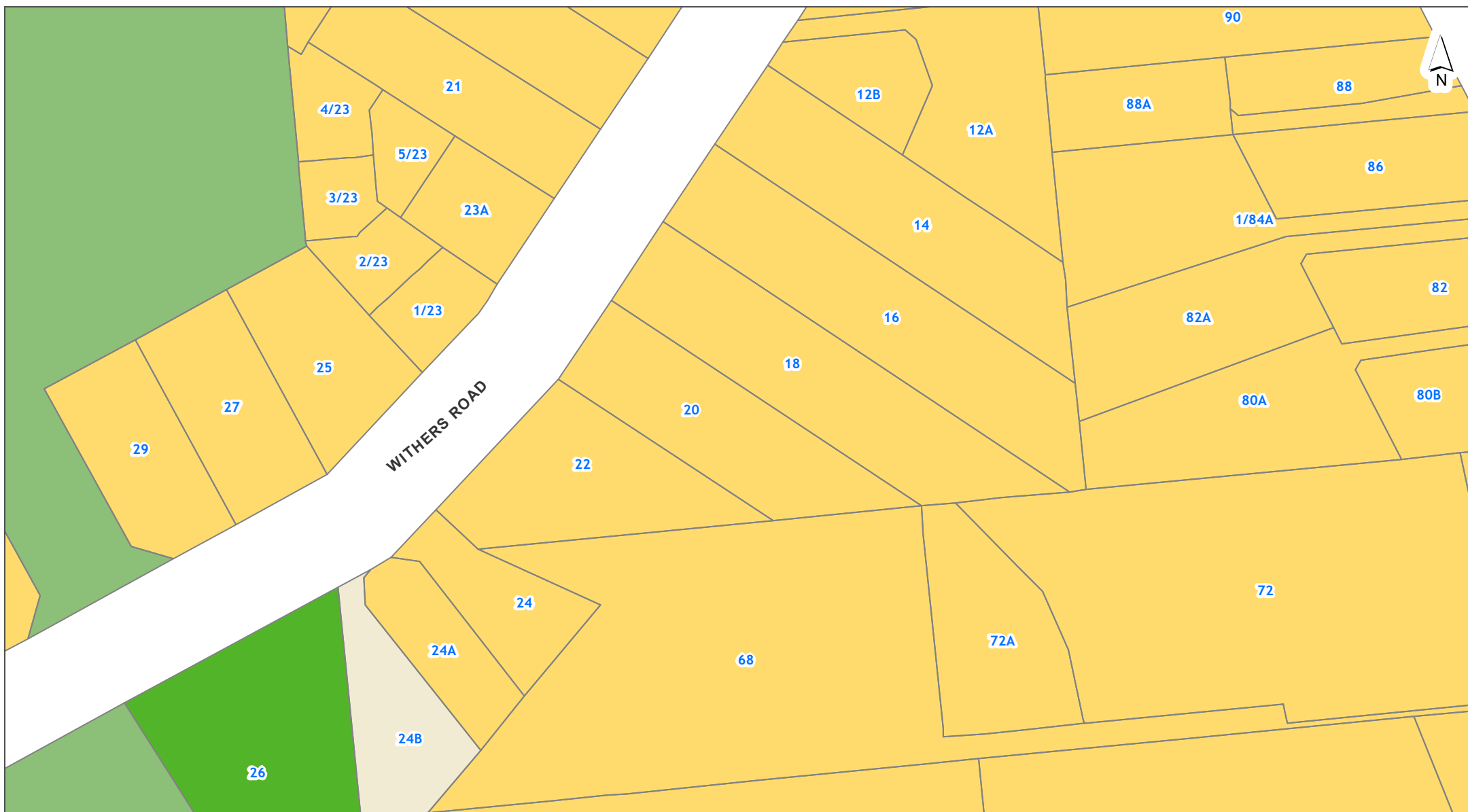


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Precincts
 20 Withers Road Glen Eden
 LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022





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Zones and Rural Urban Boundary
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
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NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan




[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING


Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone


Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

- Terrestrial [rp/dp]
 - Marine 1 [rcp]
 - Marine 2 [rcp]
 - Water Supply Management Areas Overlay [rp]
 - Natural Stream Management Areas Overlay [rp]
 - High-Use Stream Management Areas Overlay [rp]
 - Natural
 - Urban
 - High-Use Aquifer Management Areas Overlay [rp]
 - Quality-Sensitive Aquifer Management Areas Overlay [rp]
 - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

Natural Heritage

- Verified position of tree
 - Unverified position of tree
 - Group of Trees
 - Outstanding Natural Features Overlay [rcp/dp]
 - Outstanding Natural Landscapes Overlay [rcp/dp]
 - Outstanding Natural Character Overlay [rcp/dp]
 - High Natural Character Overlay [rcp/dp]
 - Viewshafts
 - Height Sensitive Areas
 - Regionally Significant Volcanic Viewshafts Overlay Contours [i]
 - Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
 - Locally Significant Volcanic Viewshafts Overlay Contours [i]
 - Modified
 - Natural
 - Local Public Views Overlay [rcp/dp]
 - Extent of Overlay
 - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay

Infrastructure

- Airport Approach Surface Overlay
 - Aircraft Noise Overlay
 - City Centre Port Noise Overlay [rcp / dp]
 - Quarry Buffer Area Overlay
 - National Grid Subdivision Corridor
 - National Grid Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

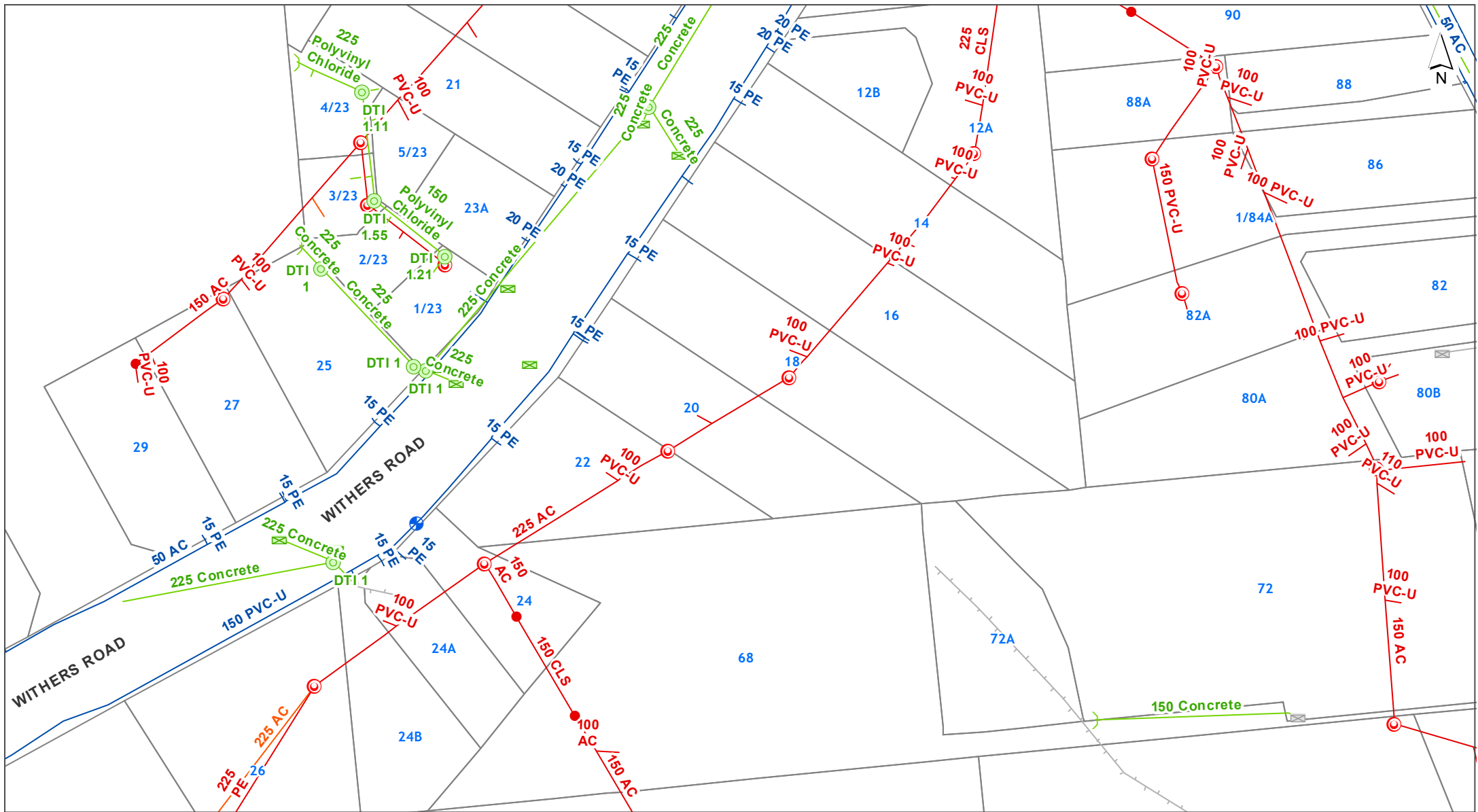
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office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

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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022



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

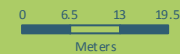
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616



Scale @ A4
= 1:1,000

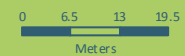
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Natural Hazards - Coastal Erosion ASCIE
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616



Scale @ A4
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Date Printed:
26/07/2022



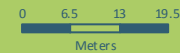


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Natural Hazards - Coastal Inundation

20 Withers Road Glen Eden

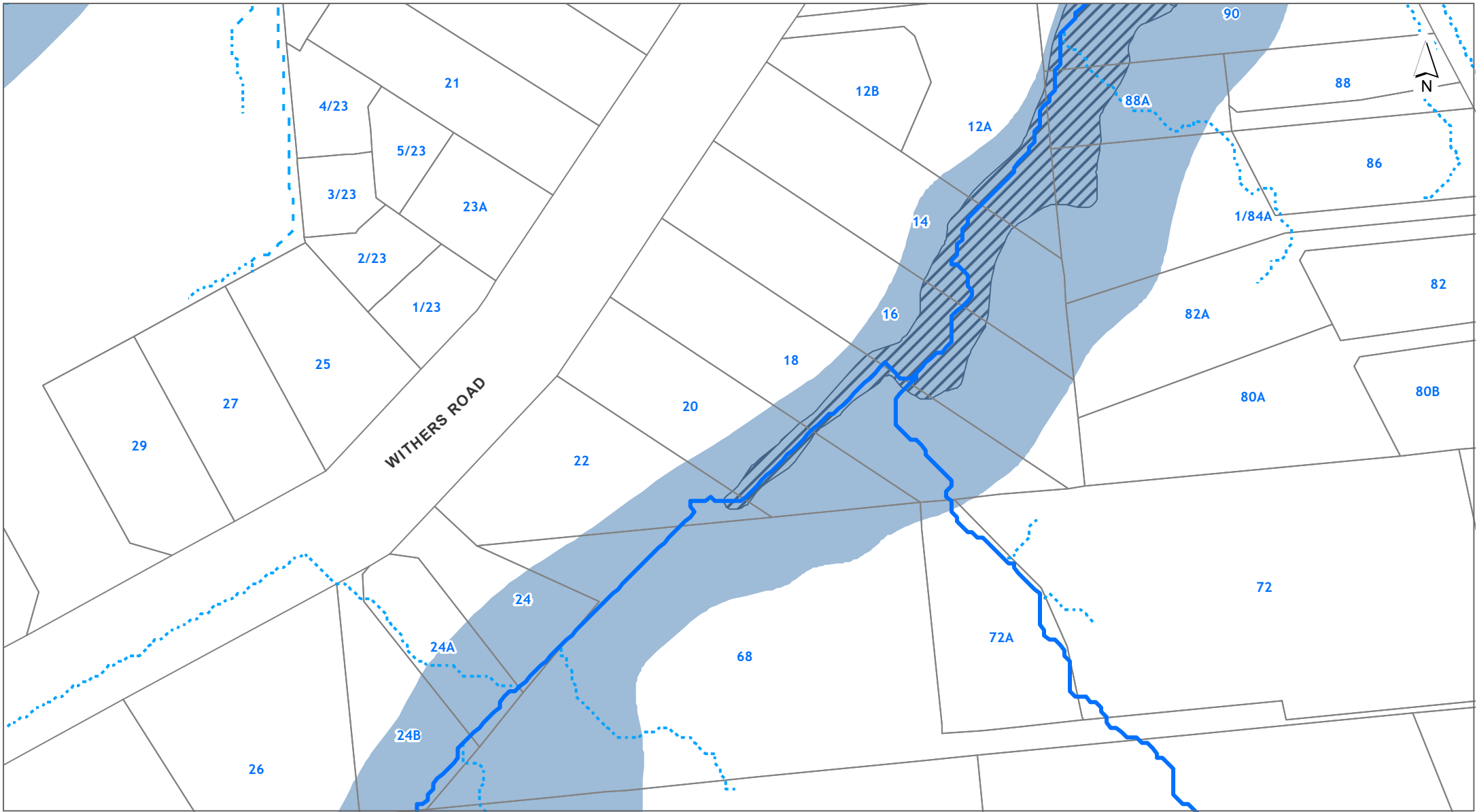
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616



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Natural Hazards - Flooding
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616

0 6.5 13 19.5
Meters
Scale @ A4
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Natural Hazards - Sea Spray
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616



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Natural Hazards - Volcanic Cones
20 Withers Road Glen Eden
LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616



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Other
 20 Withers Road Glen Eden
 LOT 5 DP 40150 1/2 SH BG FLAT 1 DP 143616



Scale @ A4
 = 1:1,000

Date Printed:
 26/07/2022









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



Waitakere City Council

Refer: Matt Heale :C Shaw
16 July, 1997

Ext: 8621

Civic Centre

K & B Byles
20 Withers Road
GLEN EDEN

Dear Sir

DECISION ON RESOURCE CONSENT

I refer to your application for a development at 20 Withers Road. Your application has been considered and consent has been granted pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991.

The report considering your application and the decision which has been made is attached. Please read the decision part of the report (under the heading "Resource Consent" very carefully. The conditions in particular must be met for your consent to be valid.

Please note also that you must establish the development within two years. If that does not happen, the consent lapses and you may need to apply for an extension or a new consent.

If you are dissatisfied with the decision, or conditions of consent, you have an opportunity to object to the Council. If you want to do this, you will need to write a letter outlining your concerns. You should refer to Section 357 of the Resource Management Act 1991 which covers objections to decisions (see the guideline attached). Any objections must be made in writing within 15 working days of your receipt of this letter.

If you have any general queries about the report or decision, please contact the author of the enclosed report.

If you are dissatisfied with the decision and are considering lodging an objection, you may wish to discuss the matter first with Peter Reaburn, Planning Manager (8368014).

Yours sincerely

Peter Reaburn
PLANNING MANAGER

Private Bag 93109
Henderson
WAITAKERE CITY
NEW ZEALAND

Civic Centre
6 Waipareira Avenue
WAITAKERE CITY
NEW ZEALAND

Telephone (64) (09) 836 8000
Facsimile (64) (09) 836 8001
DX CX 10250 Auckland Mail Centre
Internet: waitakere.govt.nz

Address all correspondence
to the Chief Executive Officer

CITY OF WAITAKERE DISTRICT PLAN

RESOURCE CONSENT

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent is granted to the application by K & B Byles to erect a second dwelling being served by a steep driveway that would encroach into a riparian margin at 20 Withers Road being Lot 5 DP 40150 for the following reasons:

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to Section 94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and will not create any significant adverse effects on the environment. (Relevant assessment criteria are attached).

Conditions imposed on the consent are as follows:

- (1) Work shall be undertaken in general accordance with the plans and/or information submitted with the application
- (2) Pursuant to Section 108(1)(d) of the Resource Management Act, a further administrative fee of \$100 (inclusive of GST) shall be paid to Council prior to the release of this consent, to cover the costs incurred in the processing of the application. NB: The account code when paying this further fee is PL2. This fee is in addition to the \$250 paid when the application was submitted. A breakdown of the further fee is available on request.
- (3) All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be designed and completed to the satisfaction of Councils Drainage Engineer. (Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition)
- (4) The stormwater disposal system shall be designed and installed in accordance with the system depicted in Appendix 1 to the satisfaction of Councils Drainage Engineer
- (5) Silt control measures are to be undertaken in accordance with Appendix 2. A bond of \$200 is to be paid prior to any work being undertaken. The Resource Consent Planner (Matt Heale) is to be contacted on extension 8621 prior to the moving of any soil for an inspection of the silt protection measures. If the work is deemed to be unsatisfactory a reinspection will be required at a cost of \$45. No work can commence until the silt containment measures have been correctly installed and have been approved by the Resource Consent Planner. The bond will then be refunded (minus the cost of further inspections where appropriate).
- (6) All reticulated services, including power and telephone, shall be provided underground.
- (7) Within 12 months of the issue of the building consent the common access drive shall be formed, sealed and drained to Council standards. In the event that a freehold or cross-lease subdivision is to be carried out, the construction shall be finalised prior to the issue of the subdivision consent.
- (8) Within 3 months of the issue of the building consent all other access, manoeuvring and parking areas shall be formed and finished in an all-weather surface, to the satisfaction of the Planning Manager.


- (9) Planting, as depicted in Appendix 3, shall be established at a height of 50cms between the months of April and September 1998 and maintained to the satisfaction of the Planning Manager. Plants shall be selected from the following list:

flax	<i>Phormium tenax</i>
cabbage tree	<i>Cordyline australis</i>
pate	<i>Schefflera digitata</i>
manuka	<i>Leptospermum scoparium</i>
kanono	<i>Coprosma grandifolia</i>
mingimingi	<i>Coprosma propinqua</i>
pigeonwood	<i>Hedycarya arborea</i>
lacebark	<i>Hoheria populnea</i>
nikau	<i>Rhopalostylis sapida</i>

A bond of \$500 is to be paid prior to any work being undertaken.

- (10) All planting is to be completed within the first planting season following commencement of construction.
- (11) All fill and spoil shall be removed from site or restricted to Area A as depicted in Appendix 3., to the satisfaction of the Planning Manager.
- (12) Screen fencing to a height of 1.8m shall be established and maintained, as depicted in Appendix 3, to the satisfaction of the Planning Manager within 12 months of granting this consent.
- (13) Screening to a height of 1.5m shall be erected on the deck off the living room as depicted in Appendix 3.

Note: The total amount of money owing for bond purposes is \$700. This money will be refunded as compliance with conditions proceeds. The \$100 required under condition 2 will not be refunded. All monies shall be received by Council prior to issue of this consent.

Planner: 
(Matt Heale)

Date: 23/5/97

For Peter Reaburn
PLANNING MANAGER

Bond Paid: \$700 Receipt Number: 9795 Date: 16/7/97

BACKGROUND INFORMATION

Dates: Lodged: 22/4/97

Further info requested: N/A

Further info received: N/A

Any affected persons: No (Refer file)

Zone: Transitional: Residential 2

Section: Waitemata

Ward: New Lynn

Proposed: Natural Area: General & 10.0m Riparian Margin

Human Environment: Living 2 Environment

Building Consent No: N/A

Address for Service: 20 Withers Road, Glen Eden, Waitakere City.

Activity category: Limited Discretionary activity.

Relevant District Plan Rules:

Privacy/Amenity

Outdoor Space

Earthworks

Works and Services

Impermeable surfaces

Carparking and Driveways

Extent of non-compliance:

The driveway would have a slope of 1:3.5 and would be shared by both units. The earthworks required for the driveway would equate 124m³, 10m³ of which would be located in the riparian margin. The impermeable driveway would extend 9.0m² into the riparian margin which equals 2% of the riparian area. Works and services would be required to serve the new unit and the stormwater would be re-routed to the stream. The proposed and existing unit would have a southerly outdoor space. The deck off the living room would be 3.4m from the neighbouring boundary.