

**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.**

31 January 2022

**Re: 174 Woodlands Park Road, Titirangi**

Thank you for your interest in the above property currently listed with us and for sale by **DEADLINE SALE**.

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 & Purchase Agreement

174 Woodlands Park Road 839m<sup>2</sup> Lot 5 DP 50733 NA3B/979. Zoning: Residential – Large Lot Zone

**THINGS WE WANT TO DRAW YOUR ATTENTION TO:**

**Land Information Memorandum (LIM)**

<b>Wind Zones</b> for this property	High speed of 44 m/s
<b>Soil Issues</b>	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>
<b>Planning</b>	LUC-1993-206 Land Use Consent To erect a Dwelling and Garage on site Granted 26/03/1993

	LUC-2015-477 Tree Consent Vegetation - alteration remove puriri & rimu impeding access Granted (Monitoring Complete) 24/04/2015
<b>Building</b>	ABA-1993-442 Dwelling & Garage 06/04/1993 CCC Issued 25/01/1994
<b>Waitakere Ranges Heritage Area</b>	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

**Settlement Date on Offer:** As soon as possible

**Disclosures:**

- 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.
- A portion of carpet has been removed in the upstairs master bedroom. This is due to a historic leak from the doors to the balcony which has been fixed. The flooring below the removed carpet is available for buyer to inspect to ensure there is not further damage. No issues arose during the weather event on Friday 27 January 23.

We recommend that you get a building inspection report. We also recommend that 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 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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Adrian Gomez  
021 839 499 | adrian.gomez@raywhite.com

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



**STATEMENT OF PASSING OVER INFORMATION:**

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 151098  
New Lynn  
AUCKLAND 0640



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	174 Woodlands Park Road Titirangi
<b>Application number</b>	8270430011
<b>Customer Reference</b>	RAY WHITE TITIRANGI
<b>Date issued</b>	19-Dec-2022
<b>Legal Description</b>	LOT 5 DP 50733
<b>Certificates of title</b>	NA3B/979

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### Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

## s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

### Site Contamination

No land contamination data are available in Council's regulatory records.

### Wind Zones

Wind Zone(s) for this property: High wind speed of 44 m/s

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

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

### Soil Issues

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

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

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

## Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

## Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

**s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956**

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

**s44A(2)(bb) Information Council holds regarding drinking water supply to the land**

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

**s44A(2)(c) Information relating to any rates owing in relation to the land**

<b>Billing Number/ Rate Account:</b>	12341710756
<b>Rates levied for the Year 2022/2023 :</b>	\$2,393.65
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$1,430.03

The rates figures are provided as at 8 a.m. 19/12/2022. It is strongly advised these are not used for settlement purposes.

**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

174 Woodlands Park Road Titirangi

Application No.	Description	Decision	Decision Date
LUC-1993-206	Land Use Consent To erect a Dwelling and Garage on site	Granted	26/03/1993
LUC-2015-477	Tree Consent Vegetation - alteration remove puriri & rimu impeding access	Granted (Monitoring Complete)	24/04/2015

### 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

174 Woodlands Park Road Titirangi

Application No.	Description	Issue Date	Status
ABA-1993-442	Dwelling & Garage	06/04/1993	CCC Issued 25/01/1994 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

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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)**

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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**

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The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

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

### **Licences**

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There are NO current licences recorded

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

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

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

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

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

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



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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>

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## 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>

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## 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.

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

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

- Consent Conditions : LUC-1993-206
- Consent Conditions : LUC-2015-477
- As Built Drainage Plan : ABA-1993-442 \_ Site-Drainage

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

### Address

174 Woodlands Park Road Titirangi

### Legal Description

LOT 5 DP 50733

### Appeals

### Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

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

### Overlays

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

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

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

### Designations

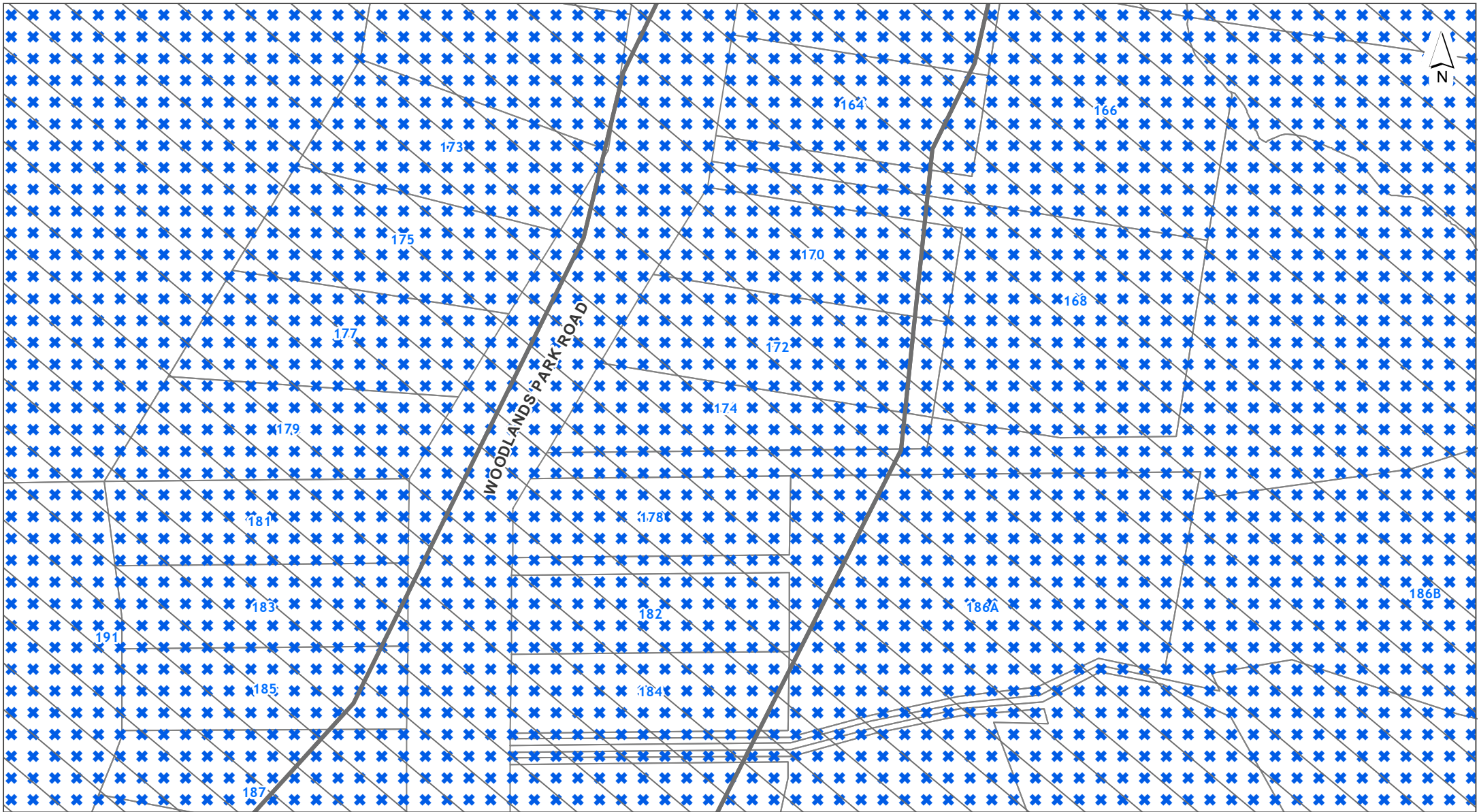


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**Built Environment**  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/12/2022





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**Controls**  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733



Scale @ A4  
 = 1:1,000

Date Printed:  
 19/12/2022





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**Designations**  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733

0 7 14 21  
 Meters  
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 19/12/2022





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**Historic Heritage and Special Character**  
**174 Woodlands Park Road Titirangi**  
**LOT 5 DP 50733**

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/12/2022







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**Infrastructure**  
**174 Woodlands Park Road Titirangi**  
**LOT 5 DP 50733**

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 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/12/2022



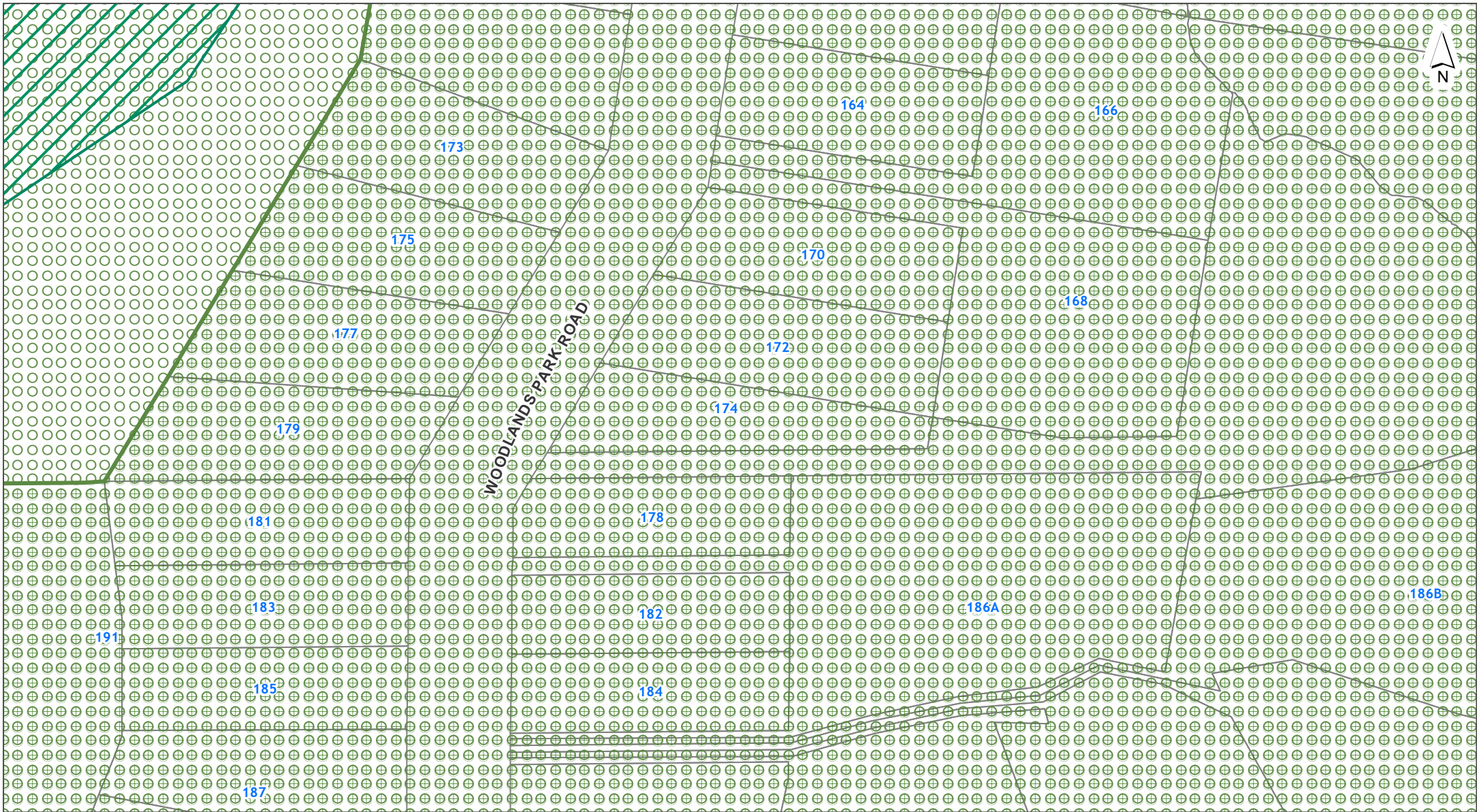


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Mana Whenua  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/12/2022





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**Natural Heritage**  
**174 Woodlands Park Road Titirangi**  
**LOT 5 DP 50733**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 19/12/2022





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**Natural Resources**  
**174 Woodlands Park Road Titirangi**  
**LOT 5 DP 50733**

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Meters  
**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**19/12/2022**



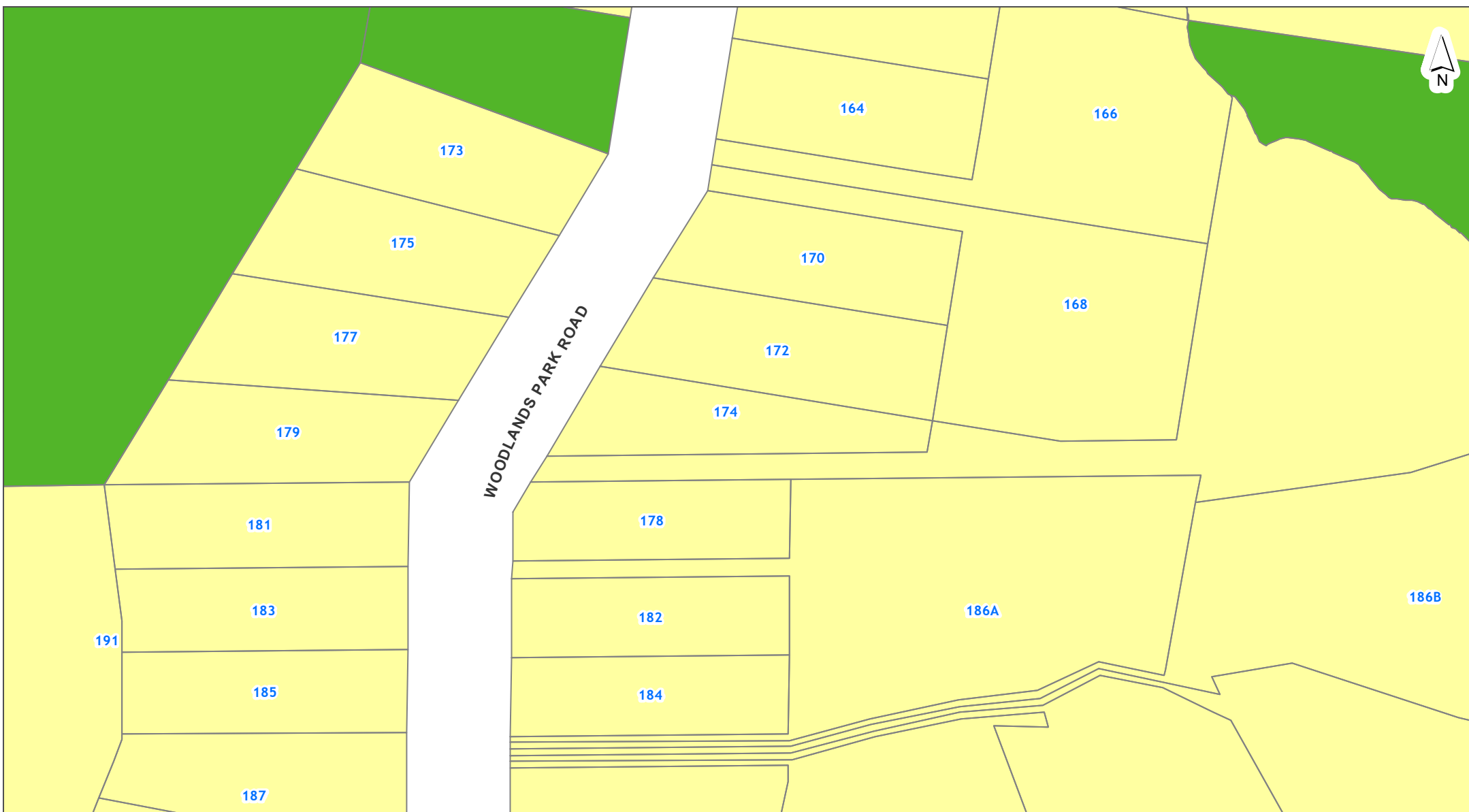


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**Precincts**  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733

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 19/12/2022





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Zones and Rural Urban Boundary

174 Woodlands Park Road Titirangi

LOT 5 DP 50733




Scale @ A4  
= 1:1,000

Date Printed:  
19/12/2022





## NOTATIONS


### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Modifications

 Notice of Requirements

 Plan Changes

 Future Coastal Hazards Plan Change

### 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

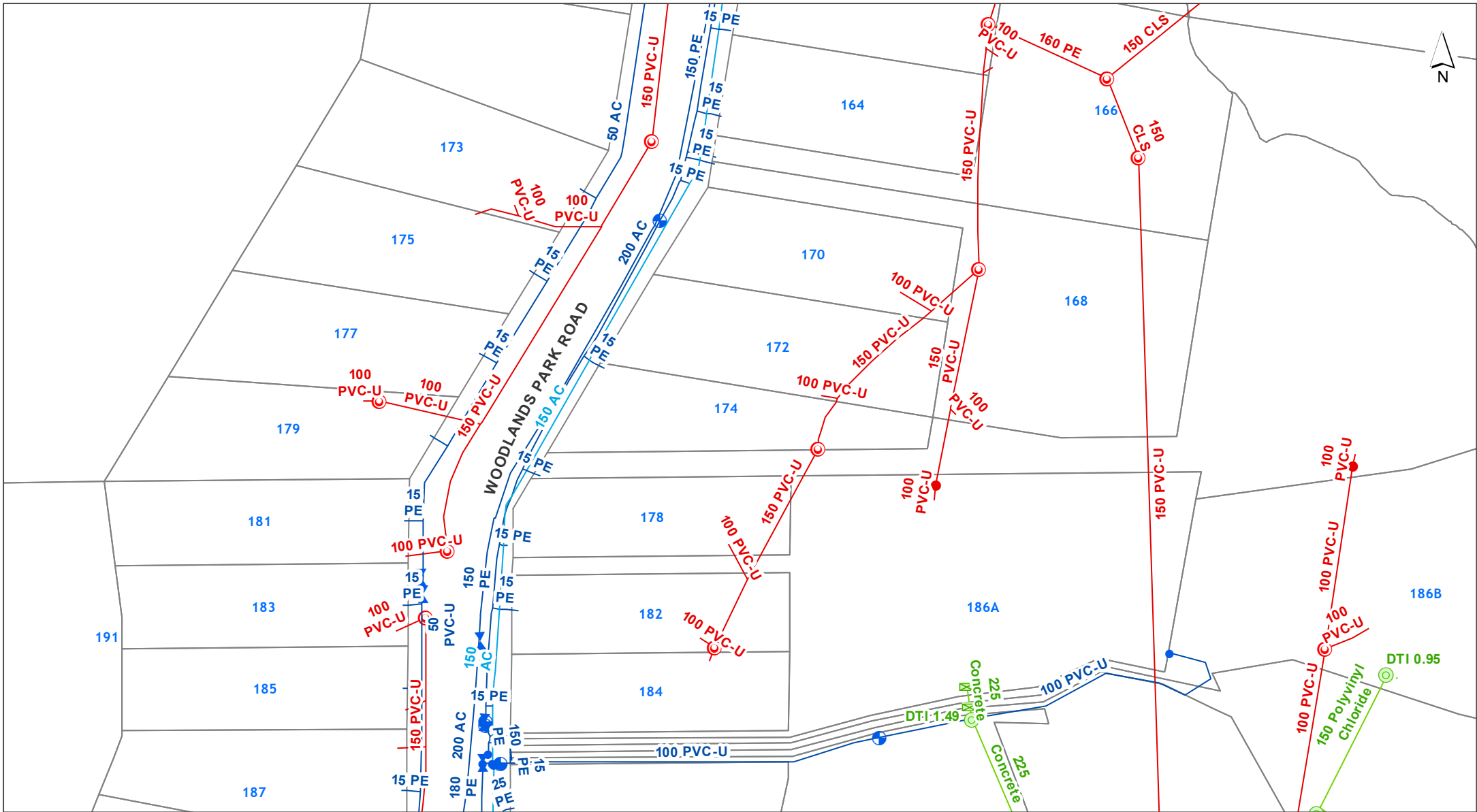
- Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Indigenous Vegetation 749.7 ha
  - Freshwater Wetland 14.6 ha
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per 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**  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 19/12/2022



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**  
174 Woodlands Park Road Titirangi  
LOT 5 DP 50733

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
19/12/2022



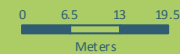


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**Natural Hazards - Coastal Erosion ASCIE**

**174 Woodlands Park Road Titirangi**

**LOT 5 DP 50733**



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

**Date Printed:**  
 19/12/2022

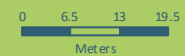


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**Natural Hazards - Coastal Inundation**

**174 Woodlands Park Road Titirangi**

**LOT 5 DP 50733**



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

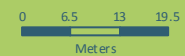
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**Natural Hazards - Flooding**  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733



Scale @ A4  
 = 1:1,000

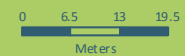
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**Natural Hazards - Sea Spray**  
 174 Woodlands Park Road Titirangi  
 LOT 5 DP 50733



Scale @ A4  
 = 1:1,000

Date Printed:  
 19/12/2022

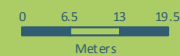


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**Natural Hazards - Volcanic Cones**

**174 Woodlands Park Road Titirangi**

**LOT 5 DP 50733**



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

**Date Printed:**  
 19/12/2022











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 m<sup>2</sup> to 1 Ha
-  Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
  -  1% AEP plus 1m sea level rise
  -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
  -  ASCIE 2080 (RCP8.5)
  -  ASCIE 2130 (RCP8.5)
  -  ASCIE 2130 (RCP8.5+)
  -  Marine Area (Based on MHWs10, from Unitary Plan)

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 22/07/2021

**Other:** The nearest neighbouring dwelling is some 1.2m off the northern boundary; single storey and with service windows facing the applicants boundary. A 4.5m wide access to a rear site runs adjacent to the applicants southern boundary. The 2.0m drop to the applicants site occurs as a result of the road batter generally at about 40° slope.

## **PROPOSAL**

The applicant proposed to establish 58m<sup>2</sup> dwelling and a separate 43m<sup>2</sup> double garage centrally on the site, the dwelling 3.0m and 3.5m off the side boundaries and the garage 3.0m and 2.0m off the side boundaries. To provide vehicle access into the site minimal bush clearance is proposed some 3.2m wide and about 14.0m in length.

## **INFRINGEMENT**

### **Side Yard**

With the garage positioned 2.0m off the northern boundary adequate open space will still be maintained between the neighbouring dwelling and being on the neighbours southern boundary sunlight to their property is not affected. No physical domination will be created by the garage and it will not be visible from the street.

To keep garage and dwelling within the existing cleared area of the site and achieve reasonable on-site car manoeuvring minor infringement into the side yard is not unreasonable.

### **Conservation of Landscape**

Given the whole frontage of the site is bush clad and the need for some vehicle access to the site the applicants proposal is in the most logical position with the minimal amount of clearance proposed to achieve this. Due to the physical configuration of the site reinstatement of some native bush is not in this instance applicable.

## **RECOMMENDATION**

That pursuant to Section 104, 105 and 108 of the Resource Management Act 1991, and being satisfied that the interests of no body or person are prejudiced, consent be granted to the application by Hunt Residential to extend a garage 1.0m into a side yard and clear an additional 50m<sup>2</sup> of bush to form an access drive at 174 Woodlands Park Road being Lot 5 DP 50773 for the following reasons:-

- (i) It is considered that with no effect discernible on daylight or sunlight admission to neighbouring properties and with adequate separation between the garage and the neighbouring dwelling there will be no detracting from the amenities of the neighbourhood and that it is unreasonable to enforce the provision in this instance.

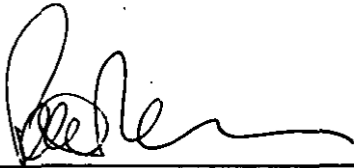
- (ii) With regard to the additional bush clearance it is considered that the proposal is generally in accordance with the basic purpose of the bush clearance controls and with the overall objectives and policies of the Non-Urban Residential 1 zone, in that the bush clearance is restricted to the minimum practical.

Report prepared by:



D.D. Jagger  
**PLANNING OFFICER**

APPLICATION GRANTED/DECLINED



*File  
30.3*  
P.D. Reaburn  
**PLANNING MANAGER**

30/3/93

DATE

**Note:** Please contact Dean Jagger (Ph 836-8000 extension 8622) with any queries about this report.

**DECISION ON RESOURCE CONSENT APPLICATION LUC 2015-0477 at 174 Woodlands Park, Titirangi.**

Consent Application **LUC 2015-0477** has been made by **Kelli Allison** for a limited discretionary activity consent to authorise the removal of 1x Puriri (*Vitex lucens*) and 1x Rimu (*Dacrydium cupressinum*) trees at 174 Woodlands Park, Titirangi. This requires resource consent for the following reasons:

**Operative District Plan**

**General Natural Area**

**Rule 2.3 – Limited Discretionary**

*The clearance of native and exotic vegetation which is more than 6.0m in height or more than 600mm in girth (measured at 1.4m above the ground).*

Required for the removal of two protected trees greater than 6m in height or 600mm in girth as measured 1.4m above ground level and located within the General Natural Area of the property.

The reasons for granting this limited discretionary activity consent are as follows:

- (a) The application is for a limited discretionary activity resource consent, as such only those matters over which council has restricted its discretion have been considered. In addition, conditions have been recommended only in relation to those matters.
- (b) In terms of section 104(1)(a) of the Resource Management Act 1991, Any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent.

In particular, the following is noted:

- The subject tree removal is now proposed to ensure the continued integrity of existing development on site and allow reasonable site-use.
- The subject trees are not considered to be notable examples of their species.
- The loss of vegetation will not detract from either the visual or landscape amenities associated with the wider locality in the long-term due to their location amongst other vegetation to be retained on site. The proposal will not undermine prevailing amenity values and neighbourhood character.
- The removal of the subject trees in a controlled careful manner will ensure that any surrounding/adjacent vegetation is not damaged in the process.
- Further assessment that expands upon the matters raised above is contained in Attachment A.

- (c) In terms of section 104(1)(b) of the Resource Management Act 1991, would be consistent to the relevant Objectives and Policies of the Plan, and regard has been had to the relevant assessment criteria.
- (d) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application.
- (e) All of the matters where discretion is restricted are included in the Operative Plan. There are no new relevant matters that require consideration under the Proposed Auckland Unitary Plan.
- (f) Under section 125 of the Resource Management Act 1991, unless it is given effect to, a consent lapses either on the date that is specified in the consent or if no date is specified, five years after the date of commencement of the consent.

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

- (g) The proposal would be consistent with Part II of the Resource Management Act 1991.
- (h) The proposal will be consistent with the purpose and objectives of the Waitakere Ranges Heritage Act and will not detract from the protection and enhancement of its heritage features for present and future generations.

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

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

- 1. The activity shall be carried out in accordance with the plans and all information submitted with the application, and referenced by Council as LUC 2015-0477.

#### **TERM OF CONSENT**

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

#### **VEGETATION ALTERATION**

- 3. The removal of the trees shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices to avoid damage and/or death of any other protected vegetation growing beneath or alongside.

4. A copy of this Resource Consent shall be held on site throughout the period of work.
5. Within the planting season (typically Apr – Sept) immediately following the proposed tree removal the resource consent holder shall plant a minimum of one native tree within a sustainable location on the property (of a minimum of PB\* Grade 60). To ensure that effects continue to be mitigated on an on-going basis, the consent holder shall be required to retain the tree planted in accordance with this consent condition and may not, without variation or cancellation of this condition, fell, damage or remove the tree.
6. The replacement tree shall be of good quality eco-sourced nursery stock. The tree shall be maintained and the planting area kept weed-free to the satisfaction of Council for a period of two years from the date of planting. If the replacement tree dies within this period, it shall be replaced and maintained as per the stated condition. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Advisor in the form of a photo and invoice or similar.

*[\*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].*

#### **Advice notes**

1. If you disagree with any of the above conditions, relating to the processing of the application you have a right of objection pursuant to section 357A of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
3. This resource consent will lapse two years after the date of Council's decision **unless:**
  - (a) it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or
  - (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

Authored by:  
Title:

Natalie Marsden  
Arborist/Ecologist





