

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

INTEREST: DURING MARKETING CAMPAIGNS, DATES AND TIMEFRAMES SOMETIMES CHANGE. PLEASE REGISTER YOUR INTEREST WITH US AS EARLY AS POSSIBLE SO YOU DON'T MISS OUT ON PURCHASING THE PROPERTY.

16 July 2023

Re: 91 Victory Road, Laingholm

Thank you for your interest in the above property currently listed with us and for 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

91 Victory Road, Laingholm 1019m2 Lot 55 DP 19099 NZ467/119. Zoning: Residential – Residential Large Lot Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

We have summarised what we believe are the important points in the LIM however we strongly recommend that you read the entire document and seek legal advice.

Wind Zones for this property	Very high wind speed of 50 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>

Planning	LUC-1988-500 Land Use Consent Erect a garage within the 3m side yard Granted 01/01/1900 LUC-1981-14100 Land Use Consent Additions to dwelling Granted 14/10/1981 87429 Erect garage Granted 18/05/1987
Building	BPM-1967-17483 Enclosing carport 31/12/1967 Issued BPM-1967-16449 Carport 31/12/1967 Issued BPM-1969-6329 Tool shed 31/12/1969 BPM-1981-18526 Addition to dwelling - Bedroom and Lounge 19/11/1981 Issued BPM-1988-2750 Garage 25/08/1988 Issued ABA-2000-1600 Heater installation 10/05/2000 CCC Issued 22/05/2000 ABA-2002-1665 Heater Installation 28/05/2002 CCC Issued 10/06/2002 BCO10318517 RBW - Bathroom on ground level, Renovation and new entry on mid-level. New deck doors on upper level. 03/02/2021 CCC Not Issued
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: 2 weeks – 2 months

Disclosures:

- An aerial photo has been provided. This is an indicative boundary. The only way to accurately determine the boundary of a property is by obtaining a survey.
- The final inspection has been undertaken twice for the downstairs bathroom (BCO10318517 RBW). We have the document from Council saying it is being processed currently. The vendor will supply the CCC document before settlement.
- The roof in the lounge upstairs had a tiny leak when the wind blows a particular direction and there is heavy rain, this has been repaired.
- The garage spouting will be repaired and the roof will be painted.

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.



The ProAgent Team

Bronwyn Scott-Woods
021 613 632 | bronwyn.scott-woods@raywhite.com
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Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

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Regards

Bronwyn Scott-Woods & Adrian Gomez



The ProAgent Team

The PRO AGENT.CO.NZ Team

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Steve McGowan
91 Victory Road
Laingholm
AUCKLAND 0604



Applicant	Steve McGowan
LIM address	91 Victory Road Laingholm
Application number	8270458704
Customer Reference	
Date issued	8-Jun-2023
Legal Description	LOT 55 DP 19099
Certificates of title	NA467/119

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Very high wind speed of 50 m/s

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

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

Soil Issues

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

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

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No Information has been notified to Council.

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

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

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

Billing Number/ Rate Account:	12341768274
Rates levied for the Year 2022/2023 :	\$2,612.71
Total rates to clear for the current year (including any arrears and postponed rates):	\$718.49

The rates figures are provided as at 8 a.m. 08/06/2023. 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

91 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-1988-500	Land Use Consent Erect a garage within the 3m side yard	Granted	01/01/1900
LUC-1981-14100	Land Use Consent Additions to dwelling	Granted	14/10/1981
87429	Erect garage	Granted	18/05/1987

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

91 Victory Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1967-17483	Enclosing carport	31/12/1967	Issued (See Note 1)
BPM-1967-16449	Carport	31/12/1967	Issued (See Note 1)
BPM-1969-6329	Tool shed	31/12/1969	Issued (See Note 1)

Application No.	Description	Issue Date	Status
BPM-1981-18526	Addition to dwelling - Bedroom and Lounge	19/11/1981	Issued (See Note 1)
BPM-1988-2750	Garage	25/08/1988	Issued (See Note 1)
ABA-2000-1600	Heater installation	10/05/2000	CCC Issued 22/05/2000 (See Note 2)
ABA-2002-1665	Heater Installation	28/05/2002	CCC Issued 10/06/2002 (See Note 2)
BCO10318517	RBW - Bathroom on ground level, Renovation and new entry on mid level. New deck doors on upper level.	03/02/2021	CCC Not Issued (See Note 3)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

Waitākere Ranges Heritage Area

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the council's website at:
<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : LUC-1988-500
- Consent Conditions : LUC-1981-14100
- Consent Conditions : 87429

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

Address

91 Victory Road Laingholm

Legal Description

LOT 55 DP 19099

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: Ridgeline Protection Overlay - Modified

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

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_07 - Subdivision Schedule

Designations

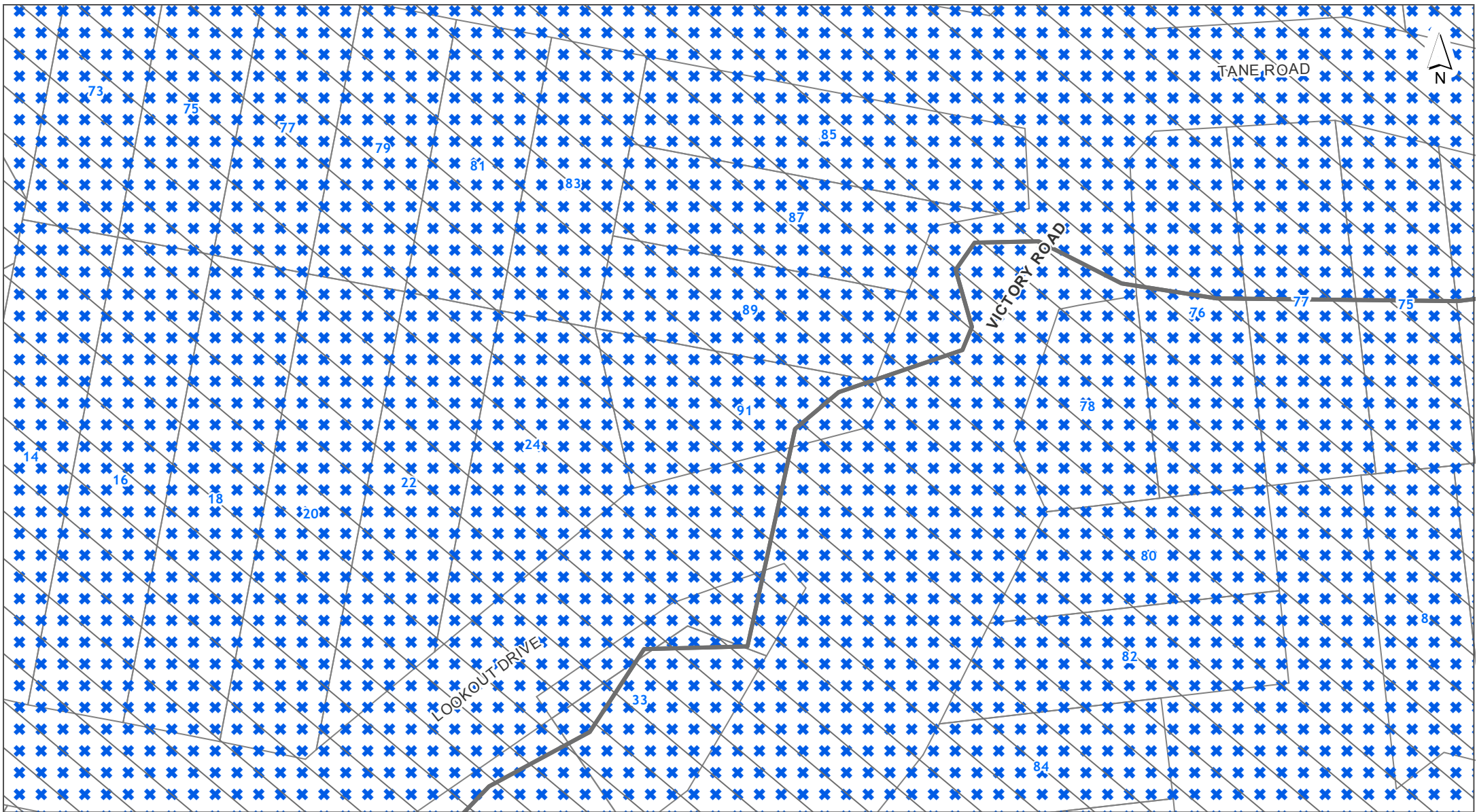


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Built Environment
91 Victory Road Laingholm
LOT 55 DP 19099

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
8/06/2023





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Controls
 91 Victory Road Laingholm
 LOT 55 DP 19099



Scale @ A4
 = 1:1,000

Date Printed:
 8/06/2023





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Designations
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 LOT 55 DP 19099

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Historic Heritage and Special Character

91 Victory Road Laingholm

LOT 55 DP 19099



Scale @ A4
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Date Printed:
8/06/2023





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Infrastructure
 91 Victory Road Laingholm
 LOT 55 DP 19099

0 7 14 21
 Meters
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 = 1:1,000
 Date Printed:
 8/06/2023





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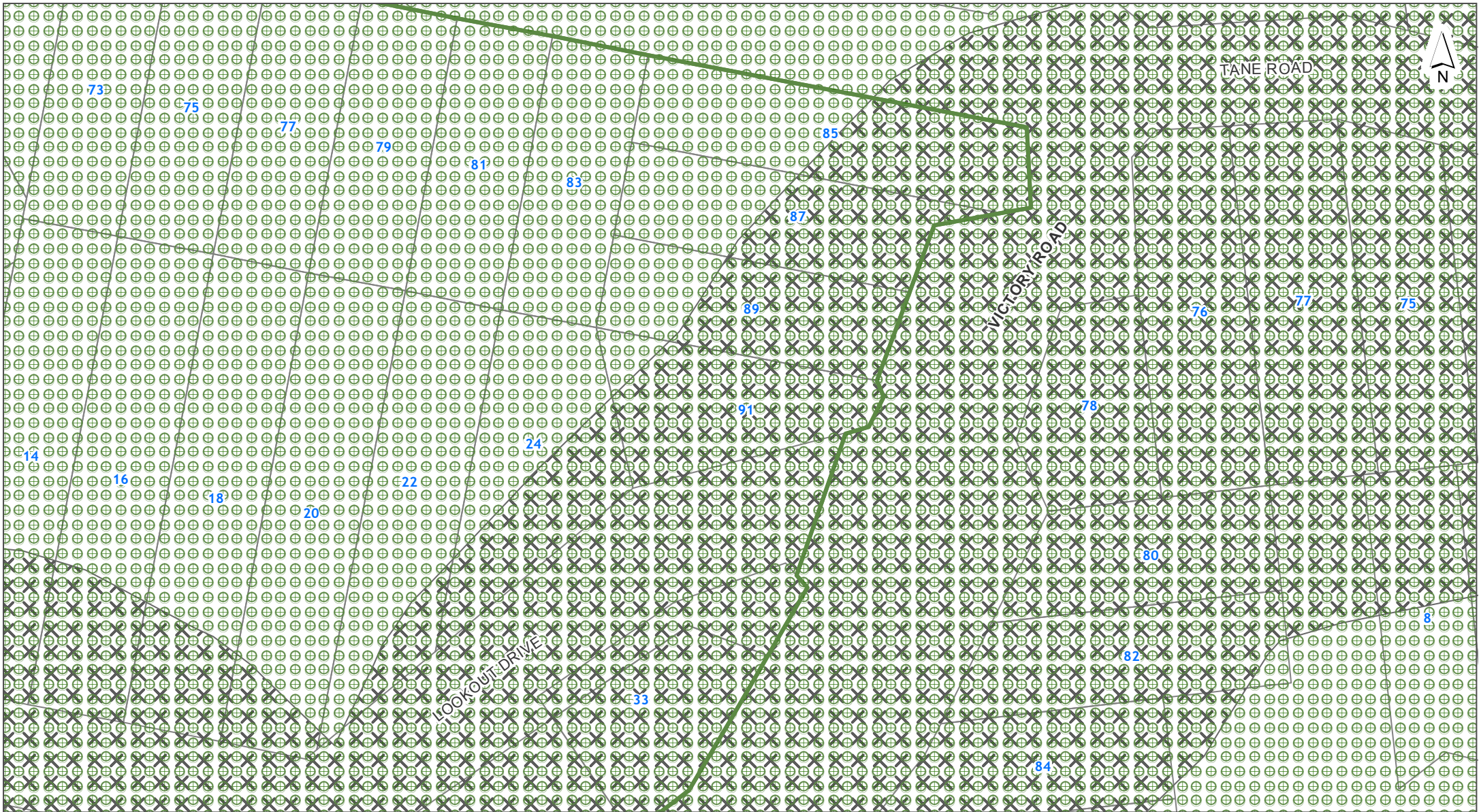
Mana Whenua
 91 Victory Road Laingholm
 LOT 55 DP 19099



Scale @ A4
 = 1:1,000

Date Printed:
 8/06/2023



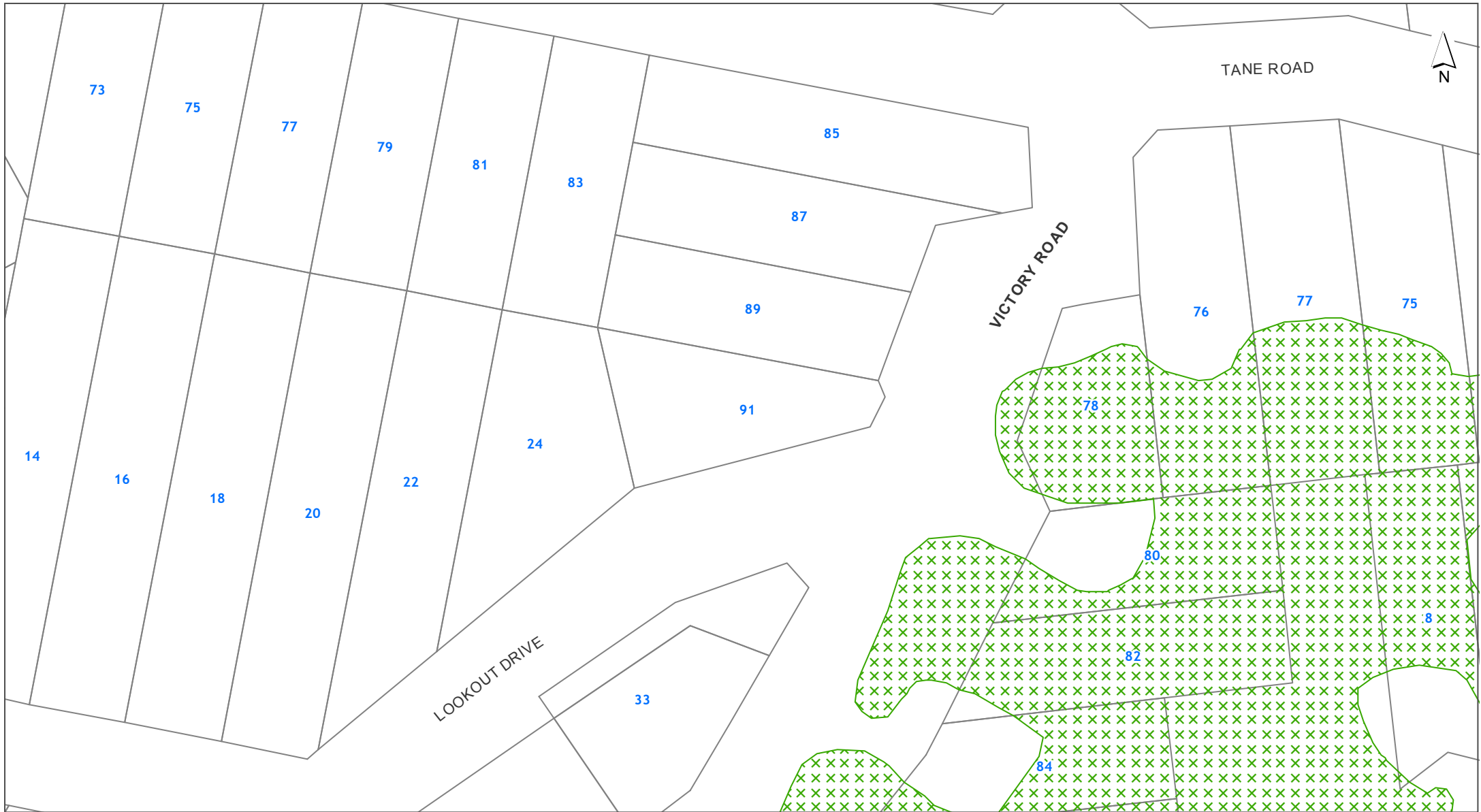


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Natural Heritage
 91 Victory Road Laingholm
 LOT 55 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/06/2023





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Natural Resources
91 Victory Road Laingholm
LOT 55 DP 19099

0 7 14 21
Meters
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Date Printed:
8/06/2023



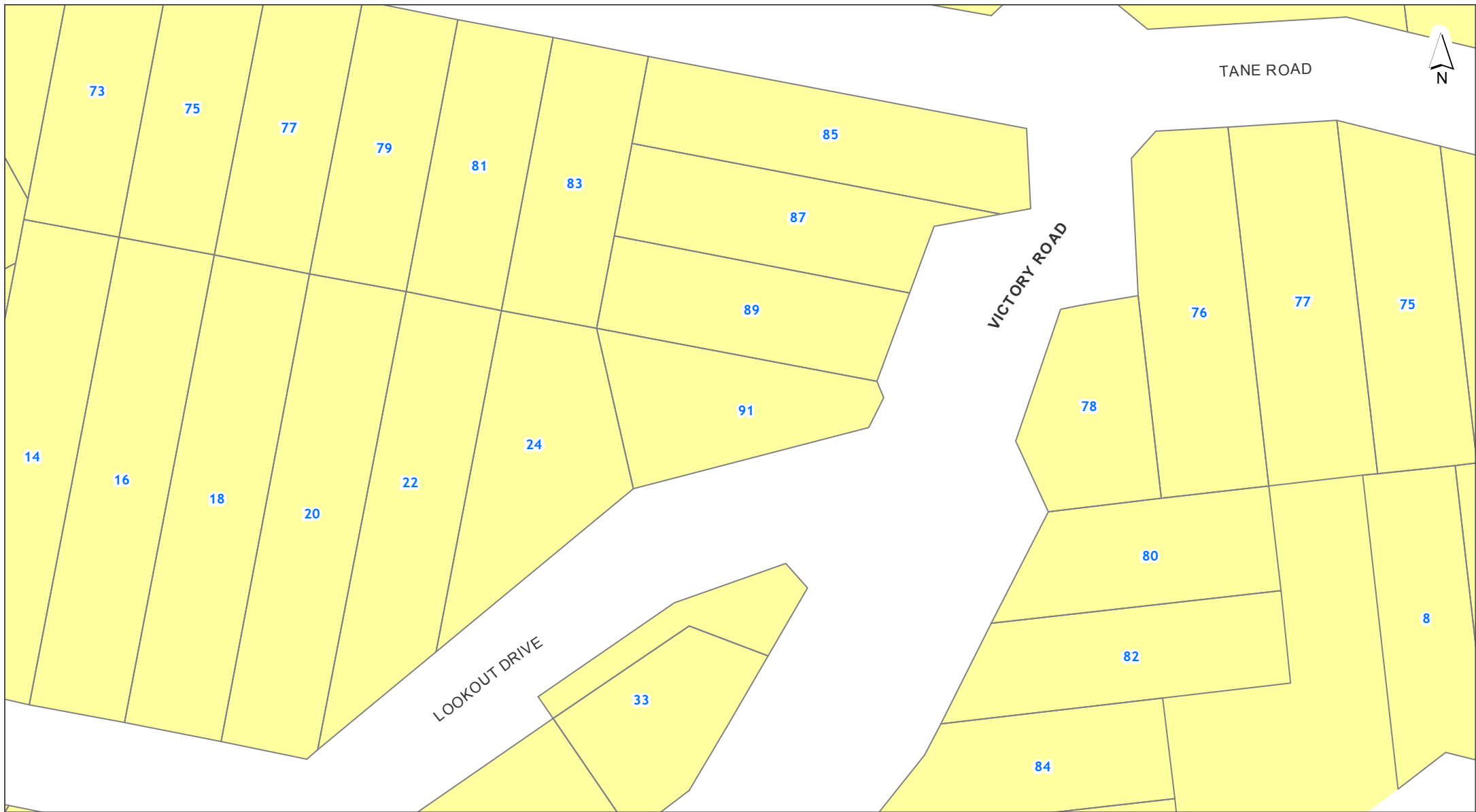


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Precincts
 91 Victory Road Laingholm
LOT 55 DP 19099

0 7 14 21
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Zones and Rural Urban Boundary
91 Victory Road Laingholm
LOT 55 DP 19099

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/06/2023




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

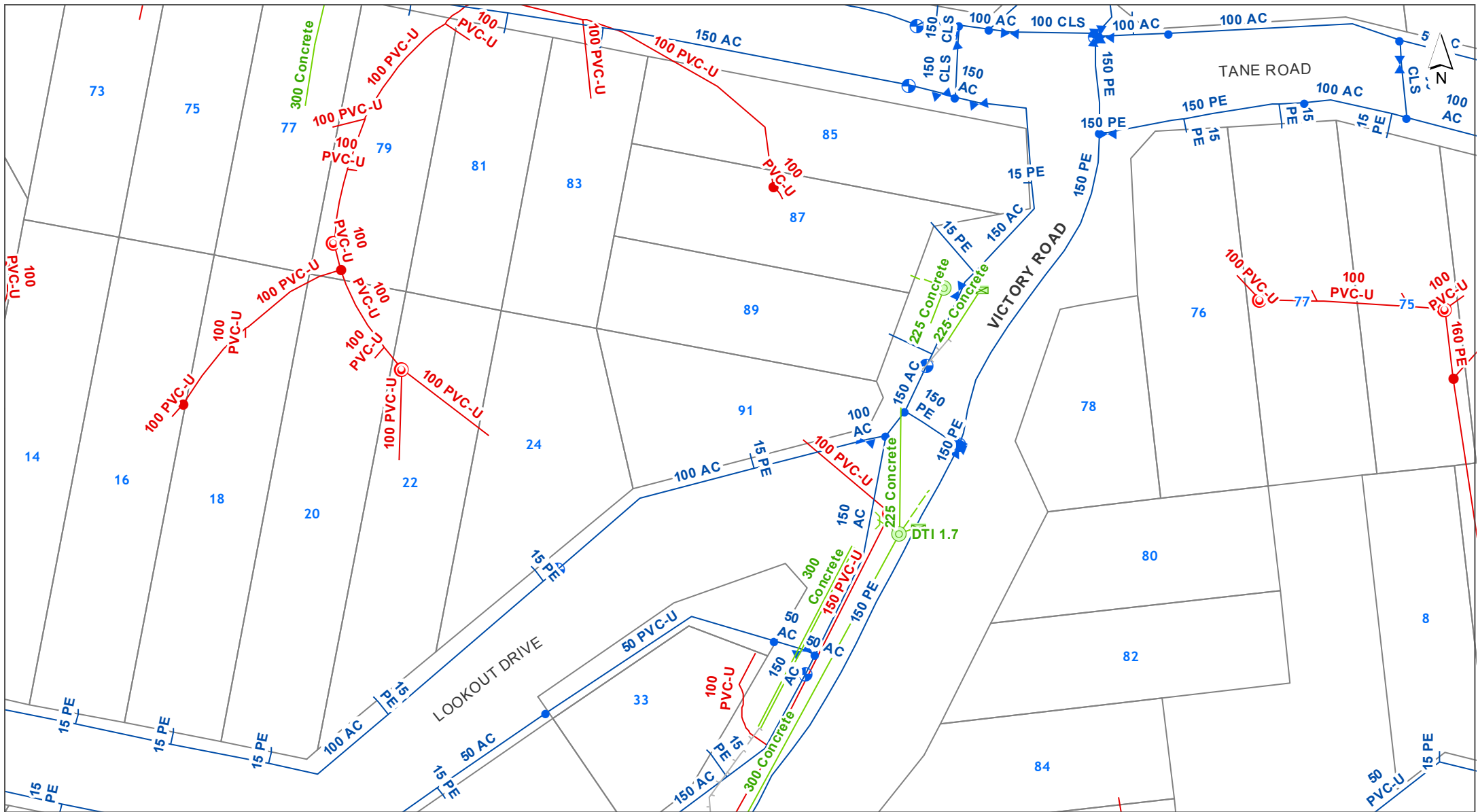
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office 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
91 Victory Road Laingholm
LOT 55 DP 19099

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/06/2023



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

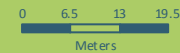
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
91 Victory Road Laingholm
LOT 55 DP 19099



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Date Printed:
8/06/2023



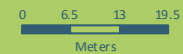


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Natural Hazards - Coastal Erosion ASCIE

91 Victory Road Laingholm

LOT 55 DP 19099



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**Date Printed:
8/06/2023**



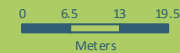


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Natural Hazards - Coastal Inundation

91 Victory Road Laingholm

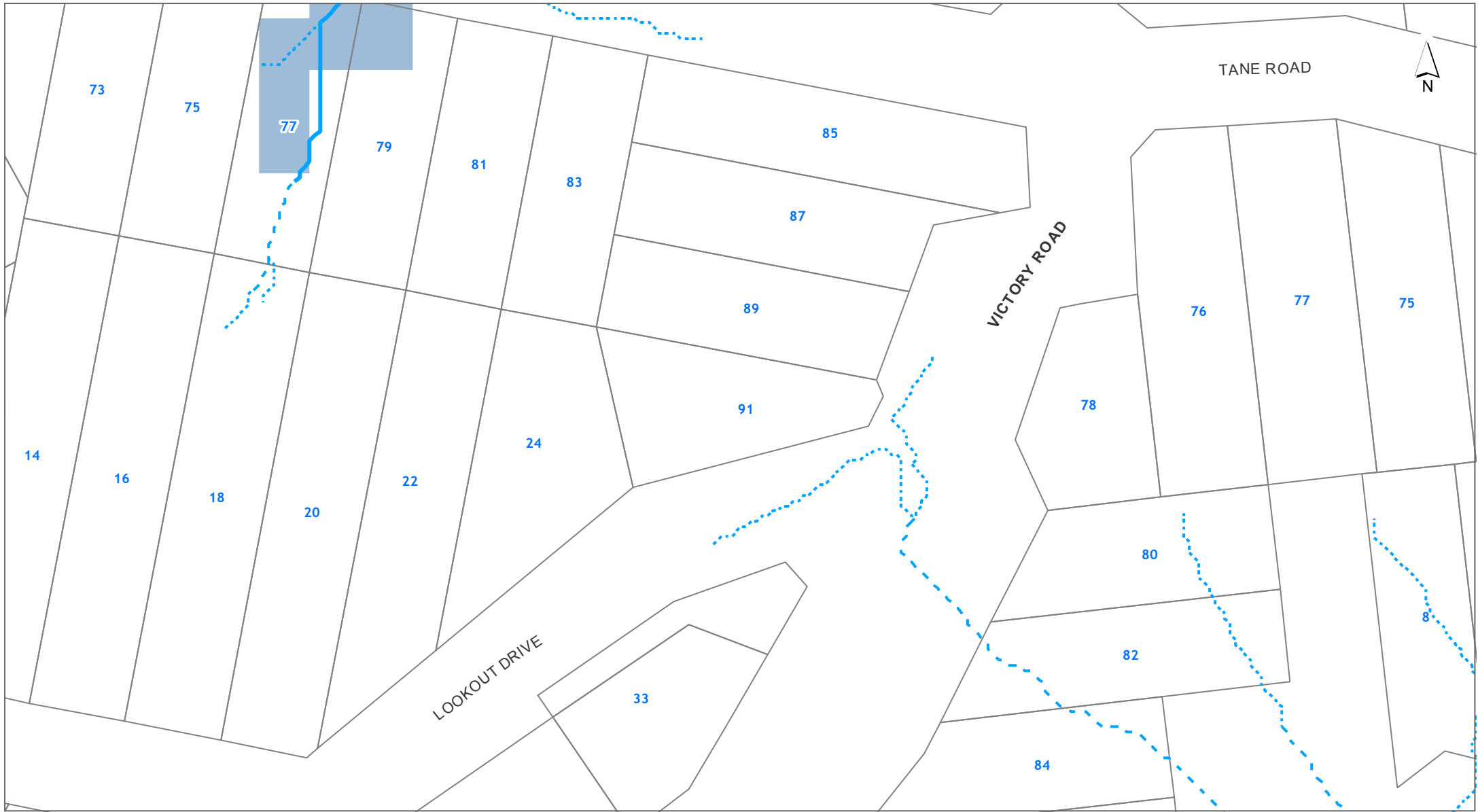
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Date Printed:
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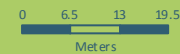


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Natural Hazards - Flooding

91 Victory Road Laingholm

LOT 55 DP 19099



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Date Printed:
8/06/2023



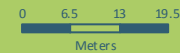


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Natural Hazards - Sea Spray

91 Victory Road Laingholm

LOT 55 DP 19099



Scale @ A4
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Date Printed:
8/06/2023

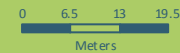


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Natural Hazards - Volcanic Cones

91 Victory Road Laingholm

LOT 55 DP 19099



Scale @ A4
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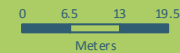
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Other
91 Victory Road Laingholm
LOT 55 DP 19099



Scale @ A4
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Date Printed:
8/06/2023






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

Mr Diprose:BMCD
H8/10110

24 August 1988

Mr & Mrs C. Lorigan
91 Victory Road
LAINGHOLM 7

Dear Mr & Mrs Lorigan,

RE: APPLICATION TO ERECT A NEW GARAGE

I would advise that your application has been considered and the following decision reached:-

That pursuant to Section 76 of the Town & Country Planning Act 1977 being satisfied that no body or persons interests are prejudiced consent be granted to the application by C. & W. Lorigan to erect a garage at 9 Victory Road, Laingholm (being Lot 55 DP 19099) which infringes the 3m minimum side yard requirement by up to 1.8m for the following reasons:-

- (i) It would not be reasonable to enforce the provisions of the District in this instance given the irregular shape of the site and the location of the existing dwelling on the property.
- (ii) The proposal would have no effect on the amenities of the adjoining site (24 Lookout Drive).
- (iii) The proposal can satisfy the objectives and policies of the District Scheme relating to minimum yard requirements.

but subject to the following condition:-

- (1) That the work be undertaken generally in accordance with the plans and information submitted in support of this application.

A copy of the decision and the supporting report is enclosed for your information. This consent lasts for two years. Please note that this consent does not constitute a building permit.

Should you have any further queries please do not hesitate to contact Mr Colin Diprose of the Town Planning Department.

Yours faithfully,


P.D. Reaburn
SENIOR PLANNER

PLANNING REPORT FOR TOWN PLANNING DISPENSATION

REPORT BY L.A. Cooper TP FILE H8/110
 DATE 14-10-81 B.P.A. 743/12
 APPLICANT Mr & Mrs C.A.P. Lorigan
 ADDRESS OF PROPERTY 91 Victory Road, Laingholm
 LEGAL DESCRIPTION: LOT 55 D.P. 17522 AREA 1087m²
 ZONE Res A PROPOSED ZONE Non Urban Residential 1 MAP NO. H8
 PROPOSAL Additions to dwelling

DISPENSATION IS REQUIRED FROM: Ordinance 11.4:3(b)
 FOR THE FOLLOWING REASONS:

Additions exceed site coverage permissible of 10% by 5%.
SITE AREA = 1087m², TOTAL BUILDING AREA = 165.21m²
TOTAL SITE COVERAGE = 15%.

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

NEIGHBOURS: E. Lewis, owner of lot 54, D.P. 17522

CONSIDERATIONS:

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

COMMENT: The applicants wish to construct a double storey addition onto their existing house. The addition would contain 2 extra bedrooms, a lounge and a rumpus room. The interior of the existing dwelling would be altered to provide a dining area and enlarge of bedroom. One bedroom would be removed altogether from the house. There are no objections from an inspectorial point of view to the proposal, therefore one assumes that the drainage aspect of the proposal is satisfactory. The dwelling is 6.5 metres in height, well within the maximum height limit of 8 metres and it complies with all other planning controls.

RECOMMENDATION: that the dispensation application by Mr & Mrs C.A.P. Lorigan to permit the erection of a double-storey addition to the dwelling which will exceed 10% site coverage at 91 Victory Road, Laingholm being lot 55, D.P. 17522 be granted consent in accordance with the attached plans for BPA 743/12 on the grounds that the modification would encourage better development of the site.

APPLICATION GRANTED/~~DECLINED~~
 CHAIRMAN, TOWN PLANNING COMMITTEE

DATE: 17/10/81

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE
TOWN AND COUNTRY PLANNING ACT 1977 BY C & W LORIGAN
AT 91 VICTORY ROAD, LAINGHOLM BEING LOT 55 DP 19099

The proposal would not detrimentally affect the neighbourhood. The garage would be sited in the position presently occupied by the existing garage, 1.2m from the side boundary. It would be a longer building than that existing but would be screened by a 1.8m close board timber fence erected on the side boundary. The dwelling on the adjoining site is in an elevated position and would have clear outlook over the applicants property, unobstructed by the proposed garage. The garage would be in scale visually with the existing development and surrounding area. The applicants site is fairly open and the buildings are set well back from the road formation giving the impression that the site is larger than it actually is. The reason for this is that the site is on the corner of two roads and there is a substantial road reserve between the site and the formed road.

The proposal would encourage a better development of the site. The siting of the garage within the 3.0m side yard would maintain a 3.0m clearance between the garage and the dwelling. This would allow vehicle access to the rear of the site and would keep the garage clear of the dining room window in the dwelling.

RECOMMENDATION

That consent be granted to the application under Section 76 of the Town and Country Planning Act 1977 by C & W Lorigan to permit the erection of a double garage that would exceed building coverage and encroach upon the 3.0m side yard at 91 Victory Road, Laingholm being Lot 55, DP19099 for the following reasons:

1. The proposal would not have a detrimental affect on the neighbourhood and would be in scale with the existing development and surrounding area.
2. It would be unreasonable to enforce the provisions on the site as the garage would be replacing an existing dilapidated building in the same position and would more adequately meet the needs of the present and future owners of the site.
3. The proposal would encourage a better development of the site as the siting of the garage would enable access to the rear of the site and adequate clearance between the garage and the diningroom windows within the dwelling.

and subject to the following conditions:-

- (i) That the garage be finished in colours to suit the existing dwelling within 6 months of its completion.
- (ii) That development be generally in accordance with the plans submitted for BPA 580/11.

MB

CONSENT GRANTED AS RECOMMENDED


DEP. CHAIRPERSON, PLANNING COMMITTEE

DATE: 18.5.87