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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.

Jonathan Davidson



Applicant	Jonathan Davidson
LIM address	137 Victory Road Laingholm
Application number	8270001573
Customer Reference	
Date issued	14-Nov-2016
Legal Description	LOT 1 DP 156090
Certificates of title	NA93B/141

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.

PLEASE NOTE THIS LIM WAS ISSUED IN 2016 AND IS PROVIDED FOR YOUR INFORMATION. IF YOU WISH TO SEE A CURRENT VERSION PLEASE ORDER THIS FROM AUCKLAND COUNCIL.

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: Unknown or unassessed wind zone

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.

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.

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) 422 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:	12341718825
Rates levied for the Year 2016/2017 :	\$1,587.75
Total rates to clear for the current year (including any arrears):	\$1,190.82

The rates figures are provided as at 8 a.m. 14/11/2016. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 367 4305 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

There are **NO** Planning resource consents recorded.

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

There is **NO** Building Work recorded.

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 Fencing

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

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.

Zoning:	Bush Living
Proposed Modifications	No site specific modification recorded

Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplans.aspx>.

Waitakere Ranges Heritage Area

This property is located within the Waitakere Ranges Heritage Area as defined in the Waitakere Ranges Heritage Area Act 2008. The Act can be found at www.legislation.govt.nz while a supporting non-statutory design guide for development in the Waitakere Ranges Heritage Area (entitled 'Waitakere Ranges Foothills Design Guide') is on Council's web site www.aucklandcouncil.govt.nz.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

Proposed Unitary Plan

Please note that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached.

The Auckland Unitary Plan can be viewed online at:

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

and the (legacy) regional and district plans can be viewed online at

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

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

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

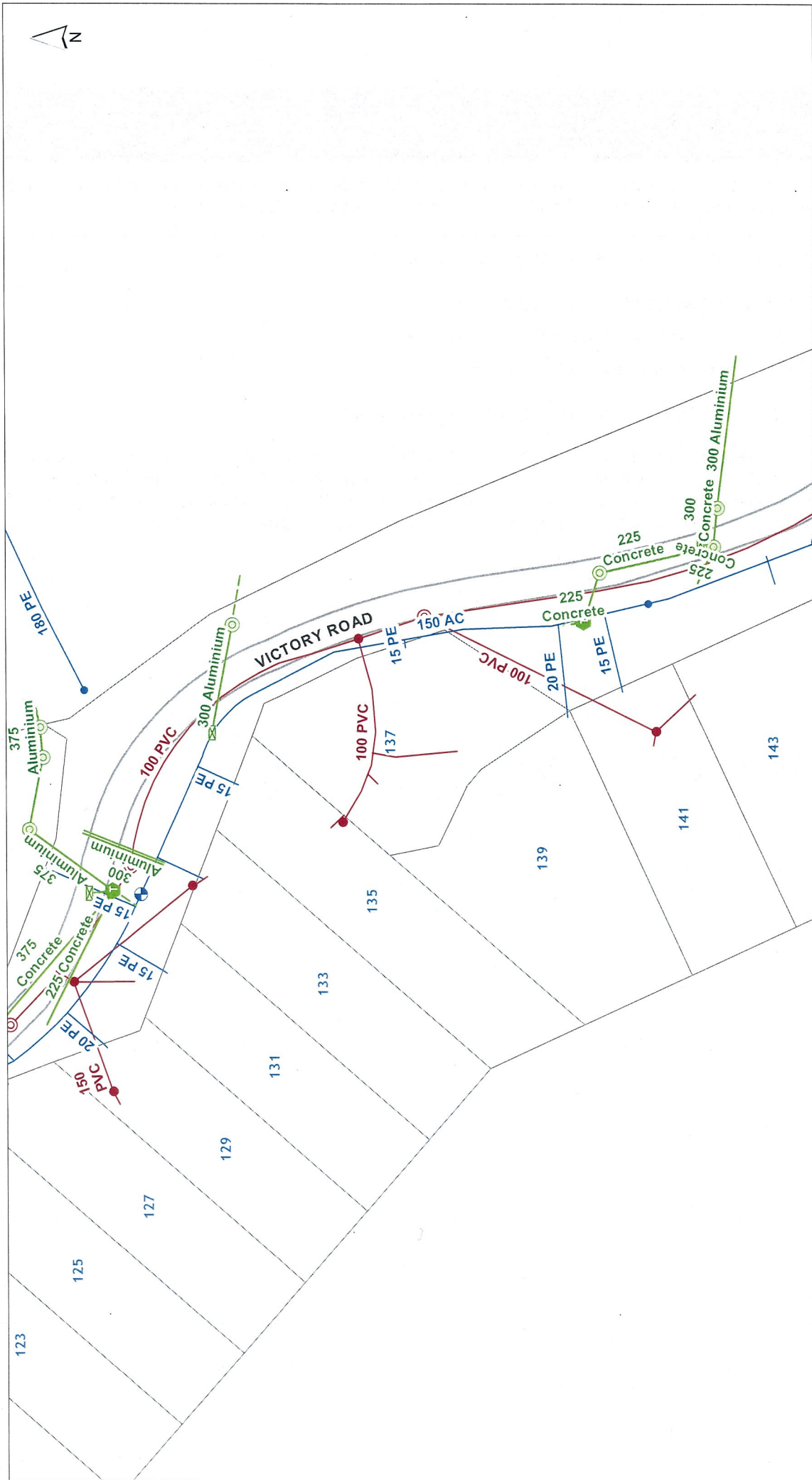
Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

Attachments

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

-
- Underground Services & Utilities Map and Map Legend
 - Special Land Features Map and Map Legend
 - The Proposed Auckland Unitary Plan - Decisions version
 - District Plan Excerpt Map and Map Legend
 - Proposed Auckland Unitary Plan Property Summary Report

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.



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Meters

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Date Printed:
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Underground Services

137 Victory Road Laingholm

LOT 1 DP 156090

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Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by 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		
	Channel		
	Watercourse		

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Bulk)
	Local Pipe (In Service)
	Local Pipe (Abandoned)
	Transmission Pipe (In Service)
	Transmission Pipe (Out of Service)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

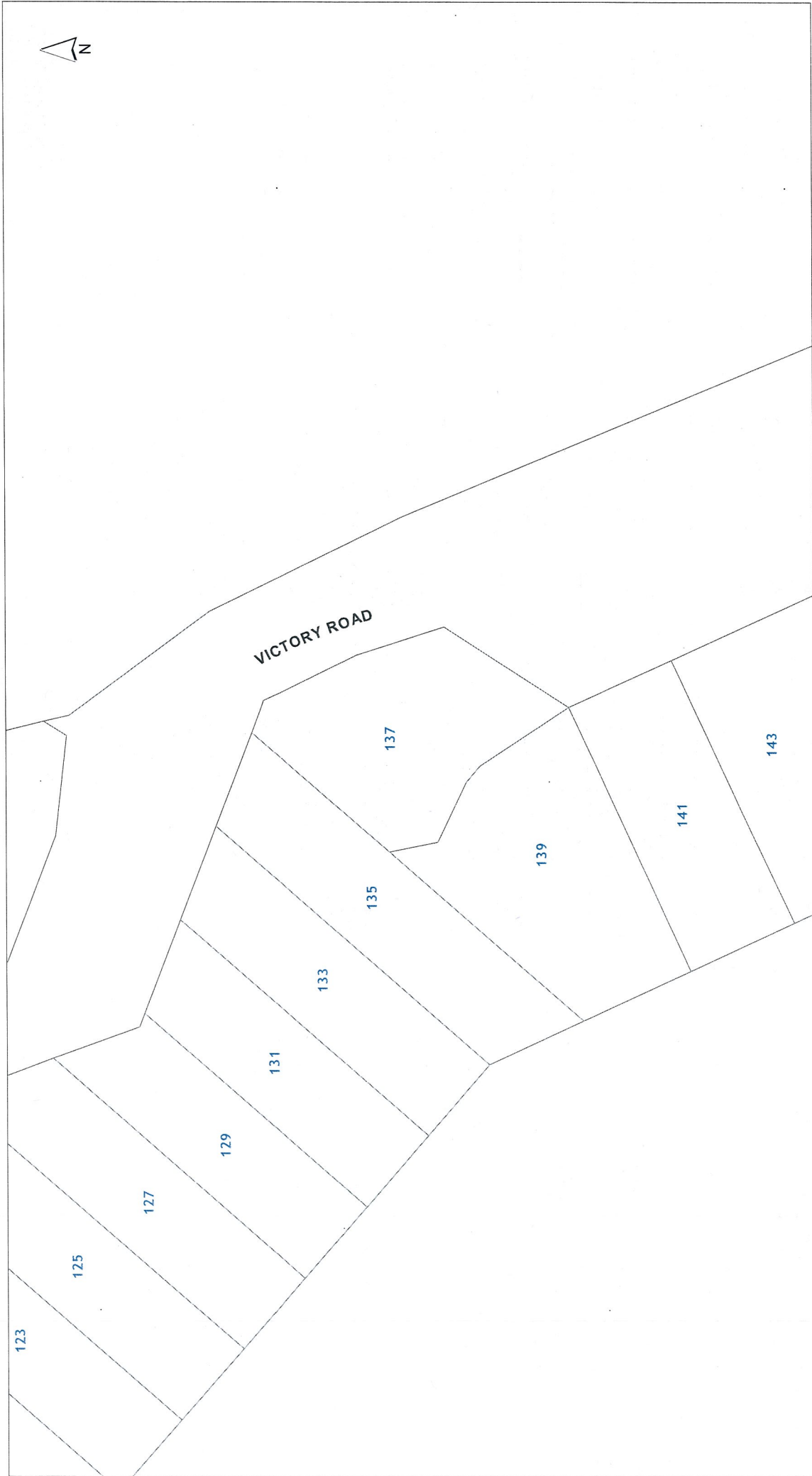
Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Main / Service Line)
	Local Pipe (Abandoned)
	Local Pipe (Future)
	Transmission Pipe (In Service)
	Transmission Pipe (Out Of Service)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment
	Waitakere (WCC) only:
	Septic Tank Hi-Tech
	Septic Tank Standard
	Caravan Dumping Point
	Chemical System
	Composting Toilet
	DEVONBLUE - Treatment Plant
	Recirculation Textile Filter
	Wastewater Disposal Bed or Field

Utilities

	Transpower Site
	Pylon (Transpower)
	220kv Line (Transpower)
	110kv Line (Transpower)
	33kv Line (Transpower) & Underground Line (Mercury)
	Transmission Line (Vector)
	Oil Services Pipeline [Wiri]
	Liquid Fuels Pipeline [Wiri to Marsden]
	High Pressure Gas Pipeline (Vector)
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)

Legend
updated:
19/09/2016



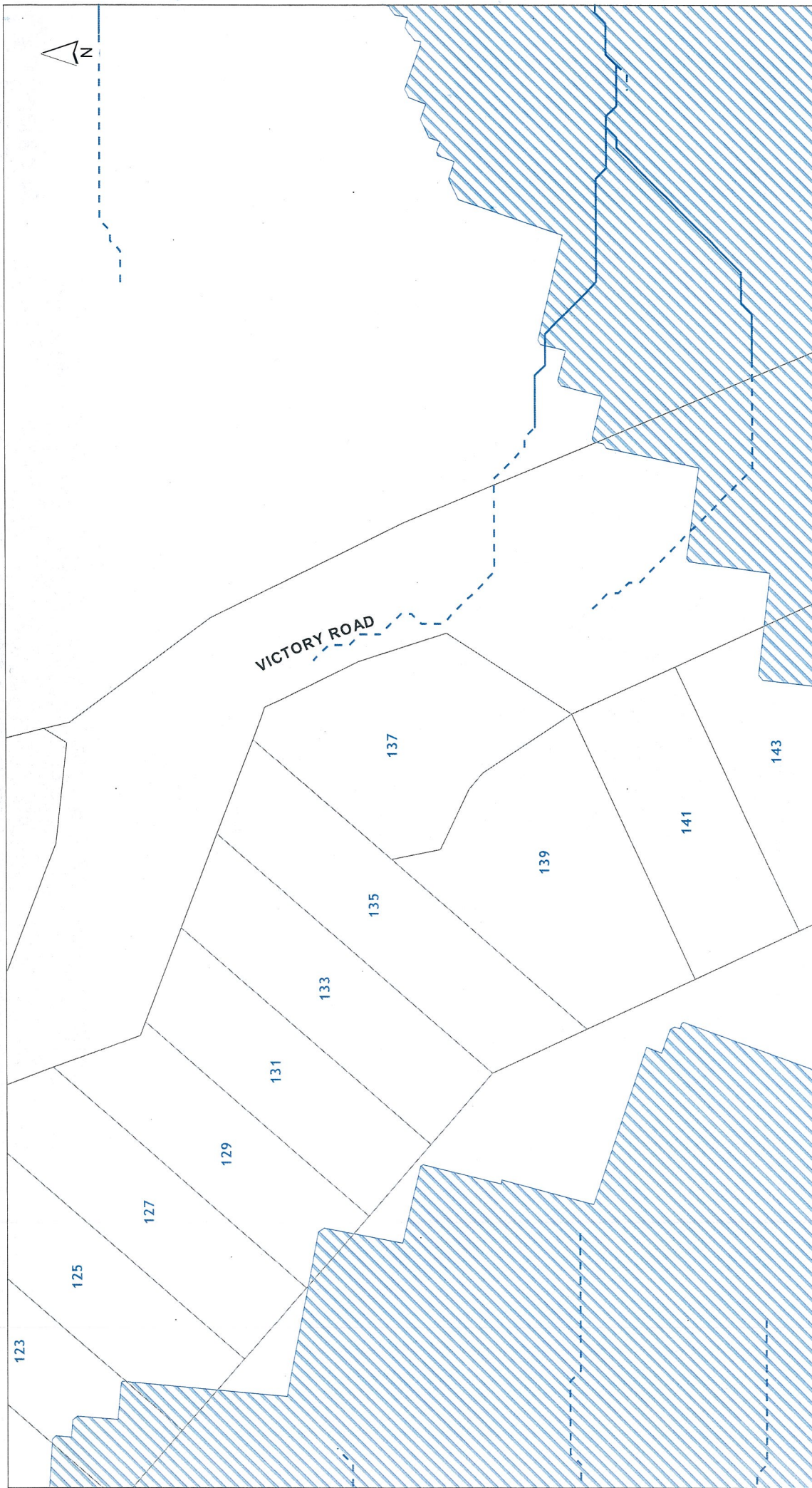
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1 - Hazards
137 Victory Road Laingholm
LOT 1 DP 156090

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Meters

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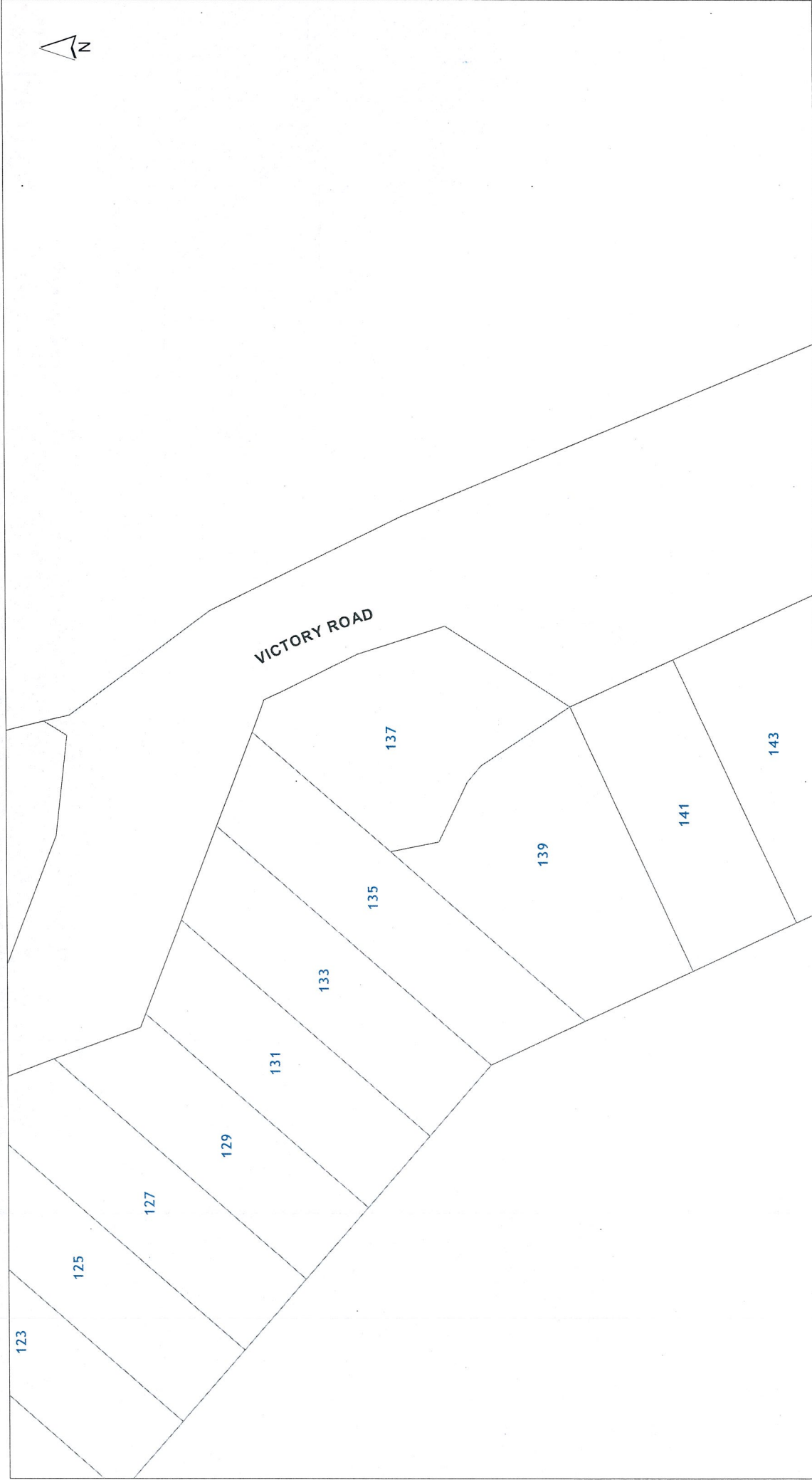
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2 - Natural Hazards
137 Victory Road Laingholm
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0 6.5 13 19.5
Meters

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3 - Other
137 Victory Road Laingholm
LOT 1 DP 156090

0 6.5 13 19.5
Meters

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Other



Special Housing Areas

Cultural Heritage Index

Archaeological Site

Hayward and Diamond

Historic Botanical Site

Historic Structure

Maori Heritage Area

Maritime Site

Reported Historic Site

Natural Hazards

Overland Flow Path

 2000m² to 4000m²

 4000m² to 3ha

3ha and above

Flood Plains

Flood Prone Area

Flood Sensitive Area

Coastal Inundation

Sea Spray

Volcanic Cones

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)



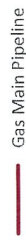
Soil B (Rodney District only)



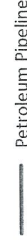
within 150m of Soil B (Rodney District only)



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)



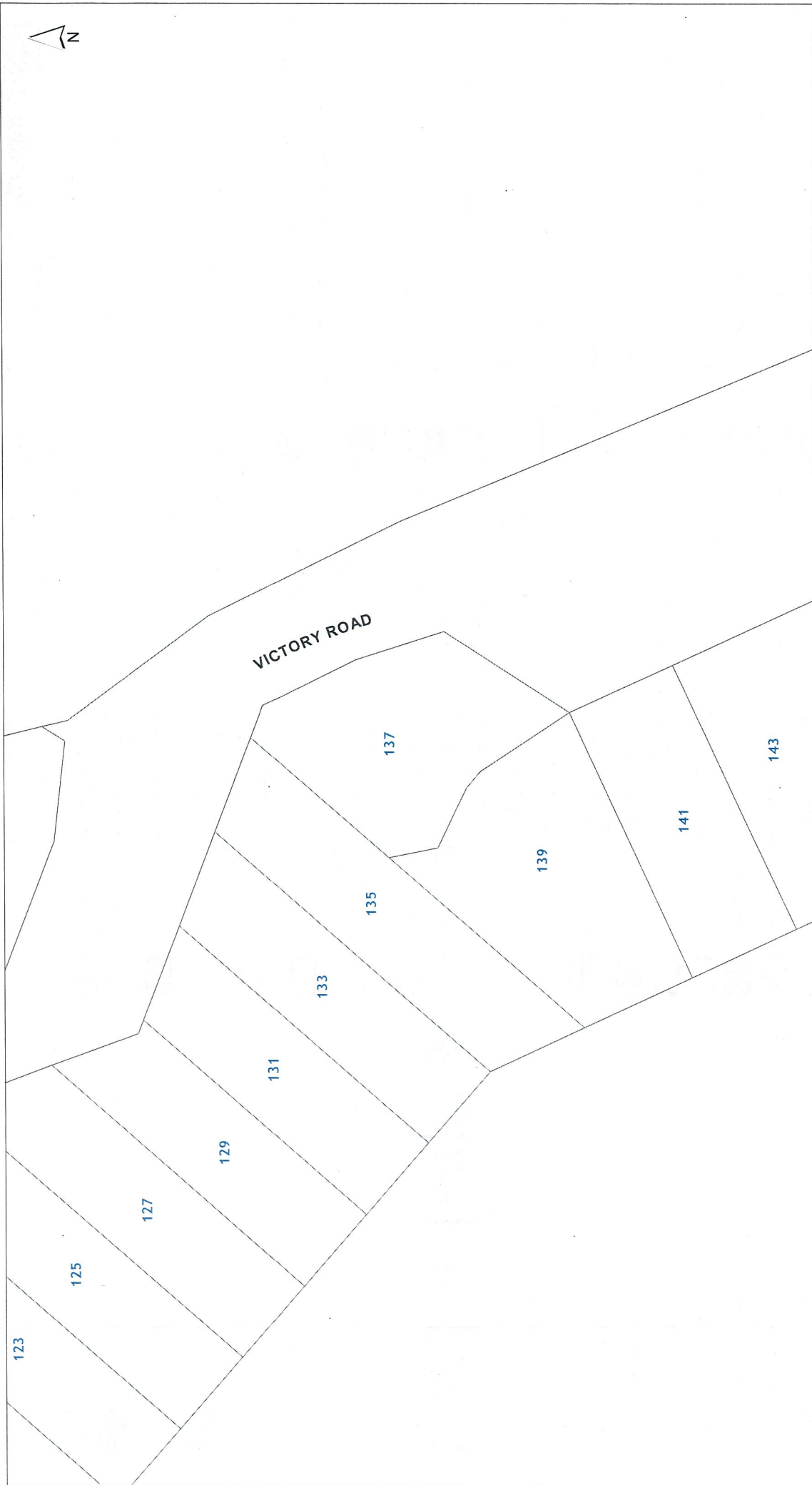
Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)



Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Legend updated: 9/03/2016

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.

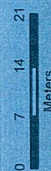


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Decisions version Built Environment

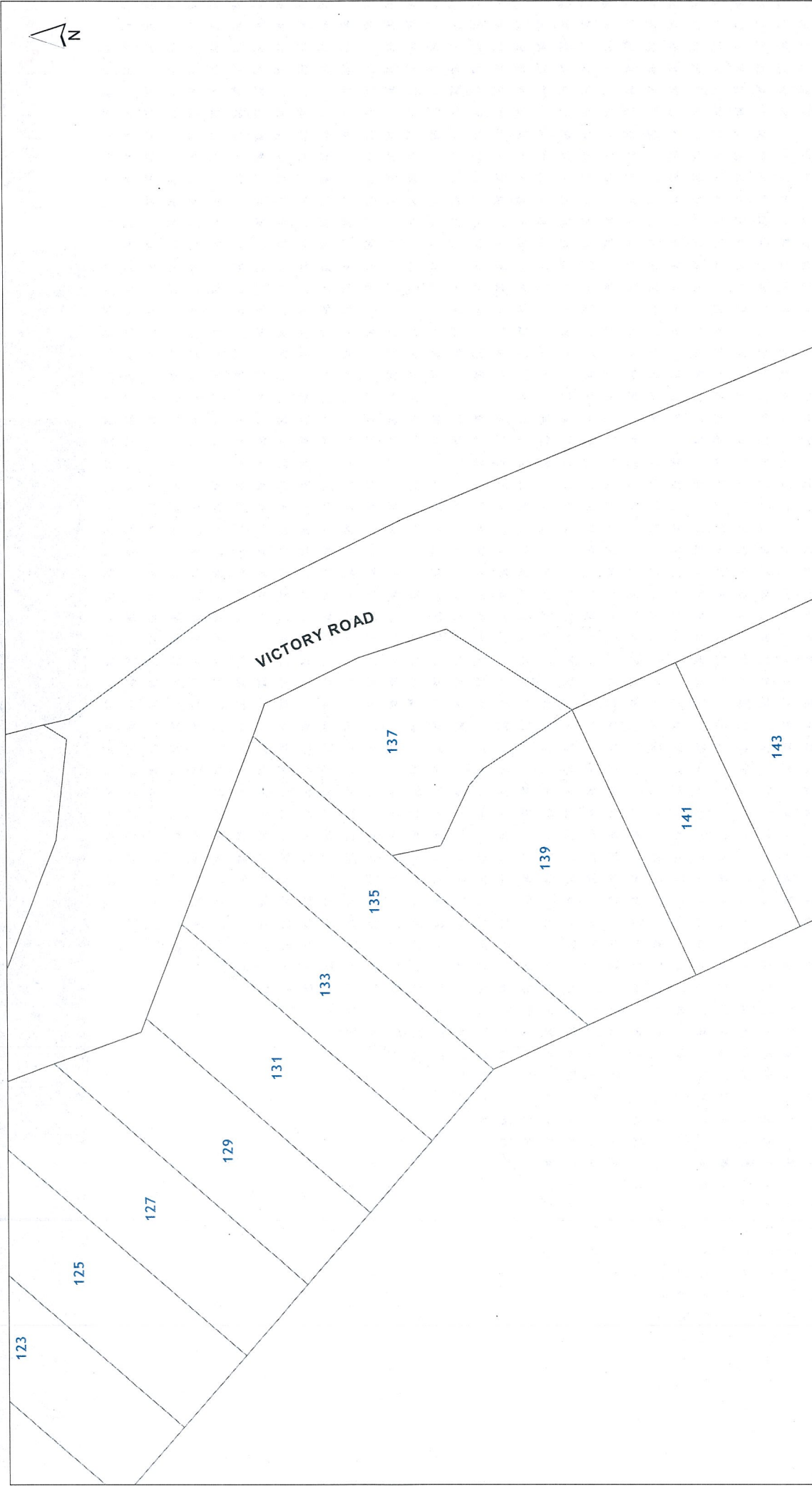
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Decisions version Built Heritage and Character

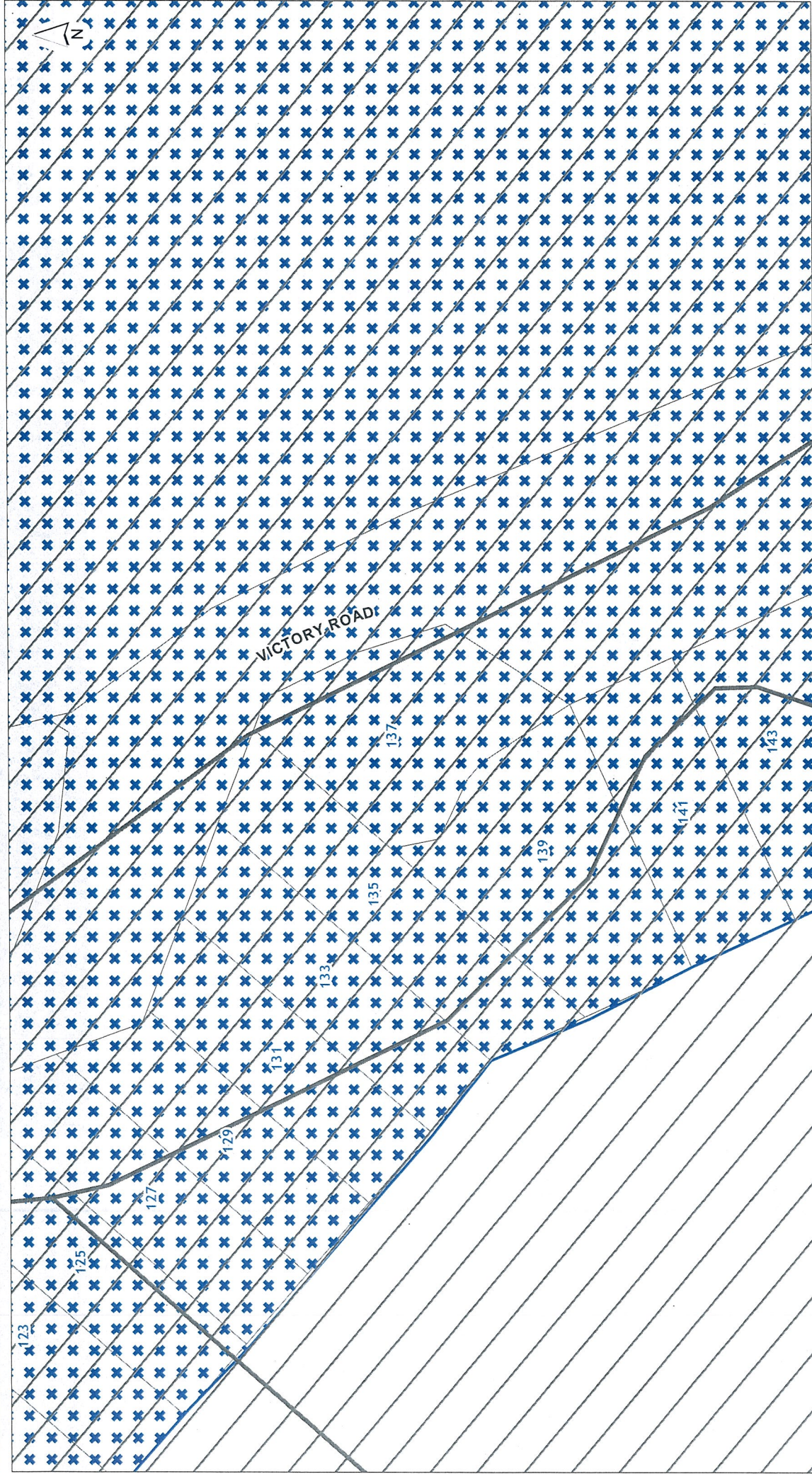
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Decisions version Controls

137 Victory Road Laingholm

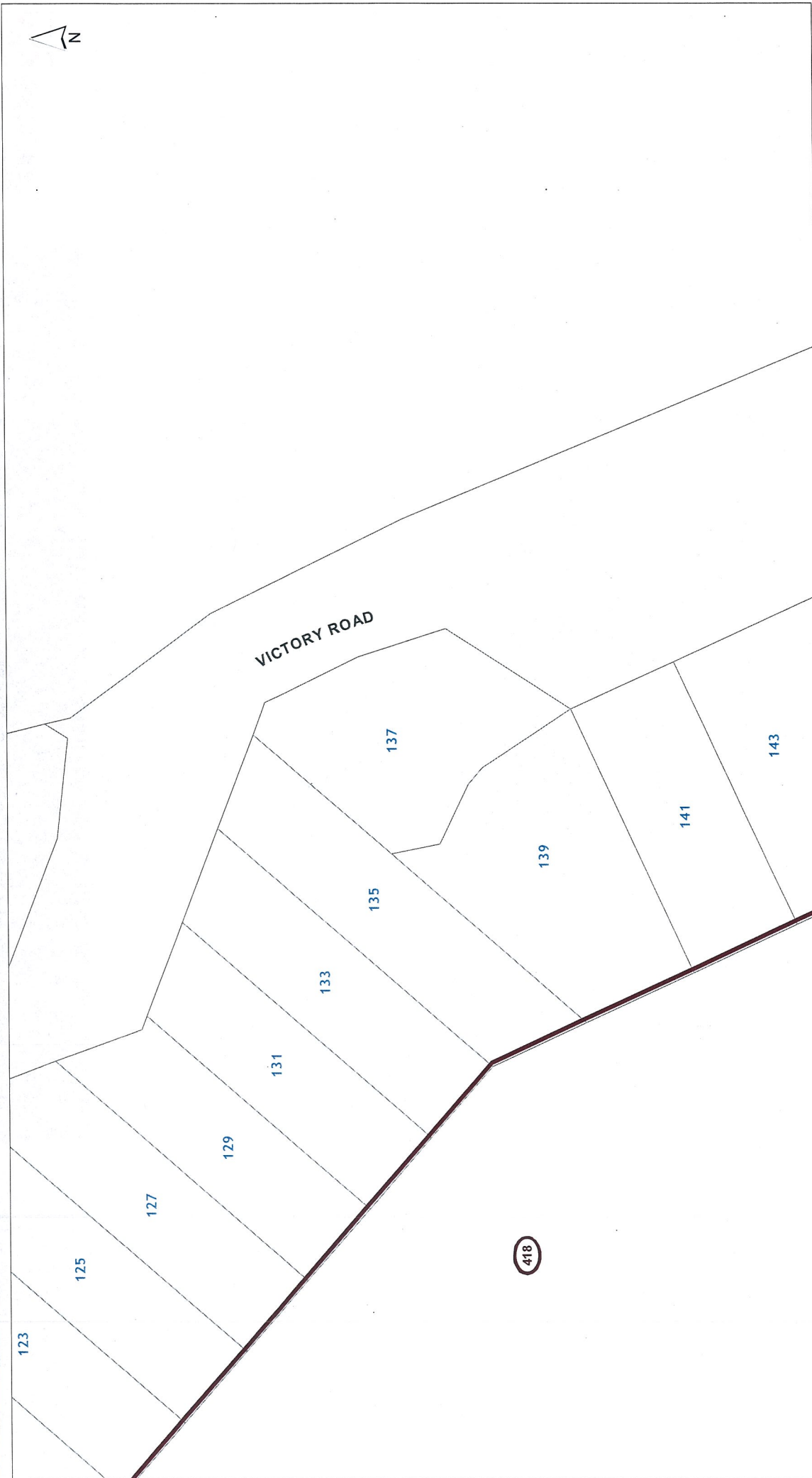
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Decisions version Designations

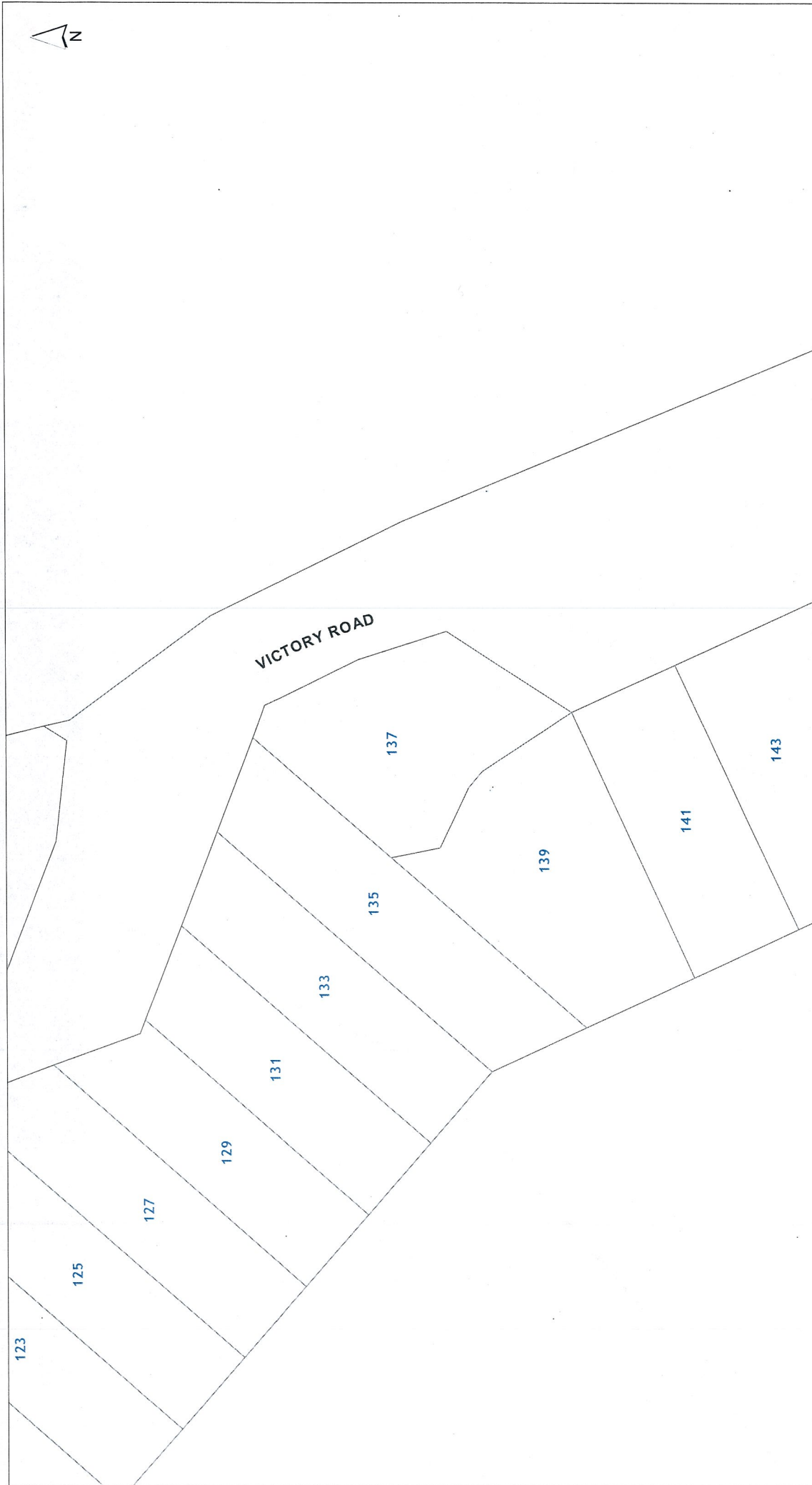
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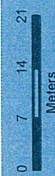


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Decisions version Infrastructure

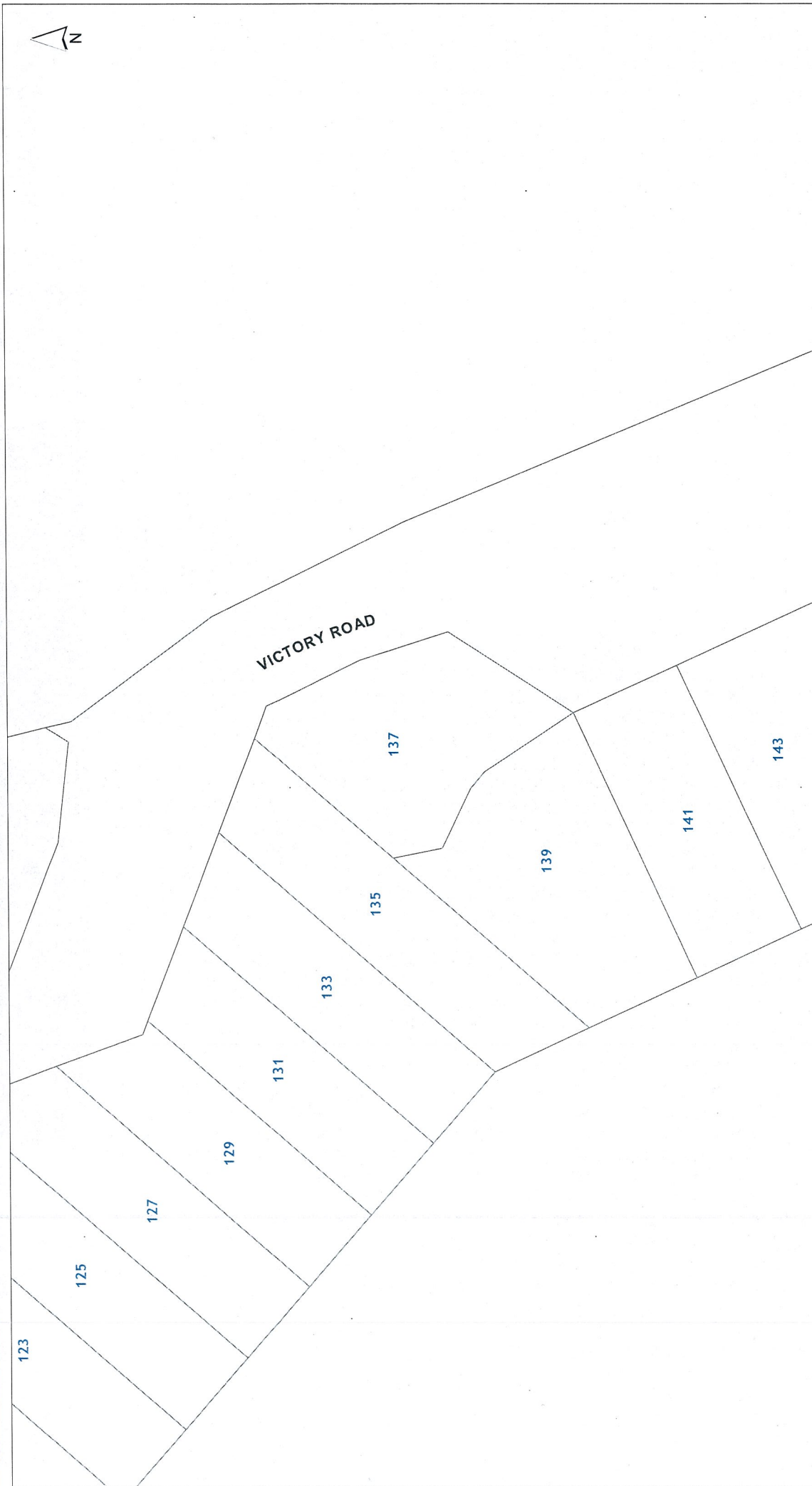
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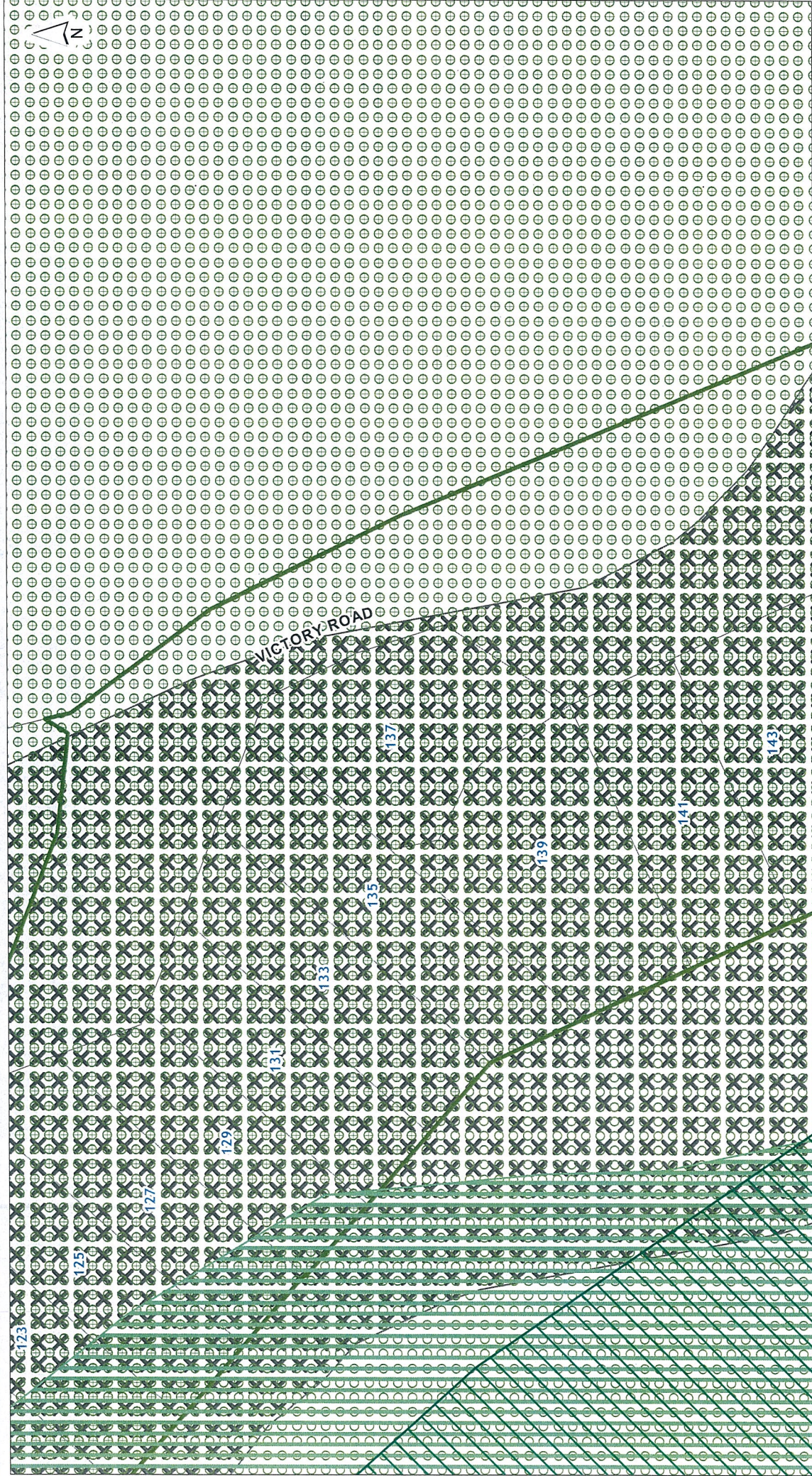
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Decisions version Mana Whenua

137 Victory Road Laingholm

LOT 1 DP 156090

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Decisions version Natural Heritage

137 Victory Road Laingholm

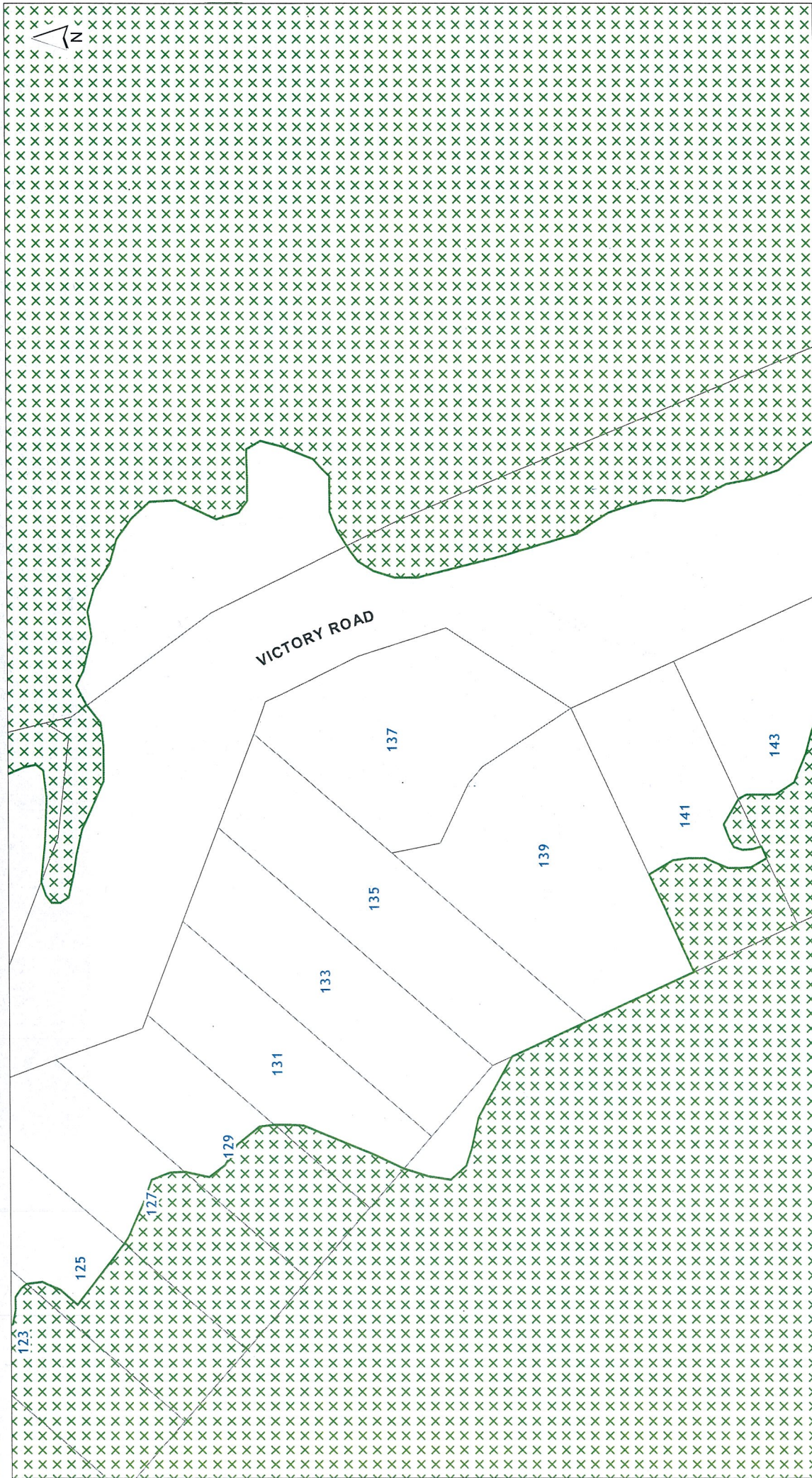
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Decisions version Natural Resources

137 Victory Road Laingholm

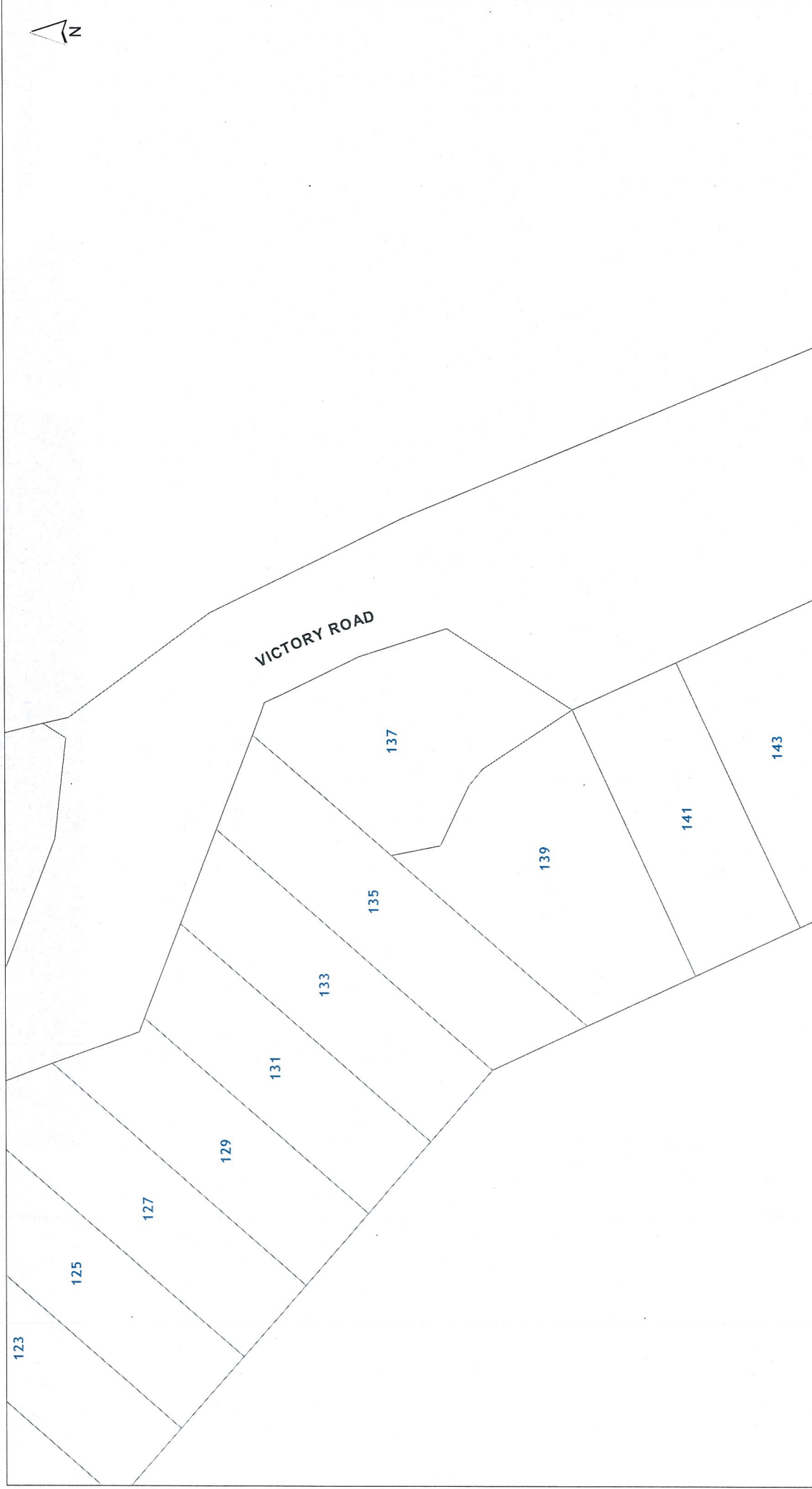
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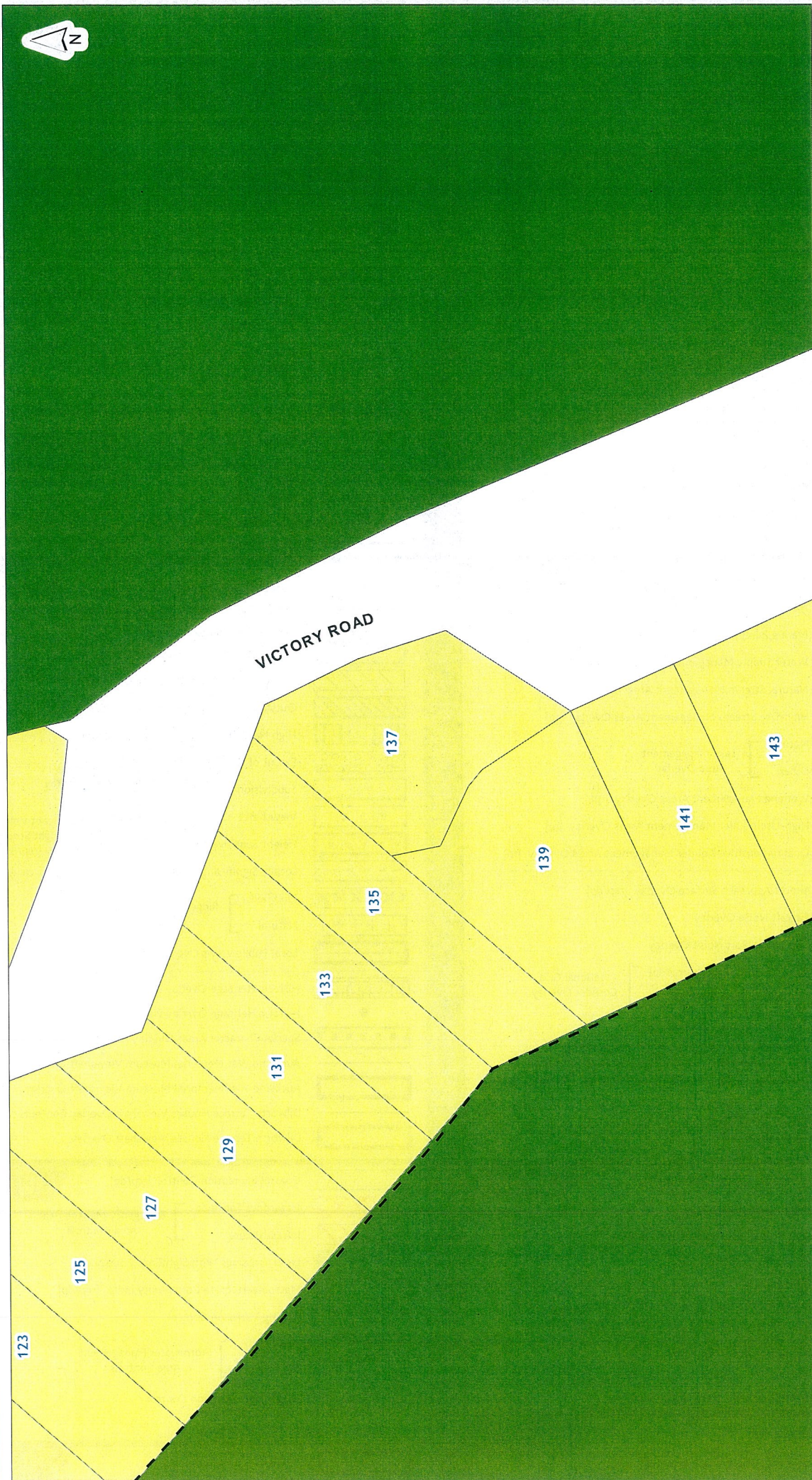
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0 7 14 21
Meters

Scale @ A4
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Decisions version Zones and Rural Urban Boundary

137 Victory Road Laingholm

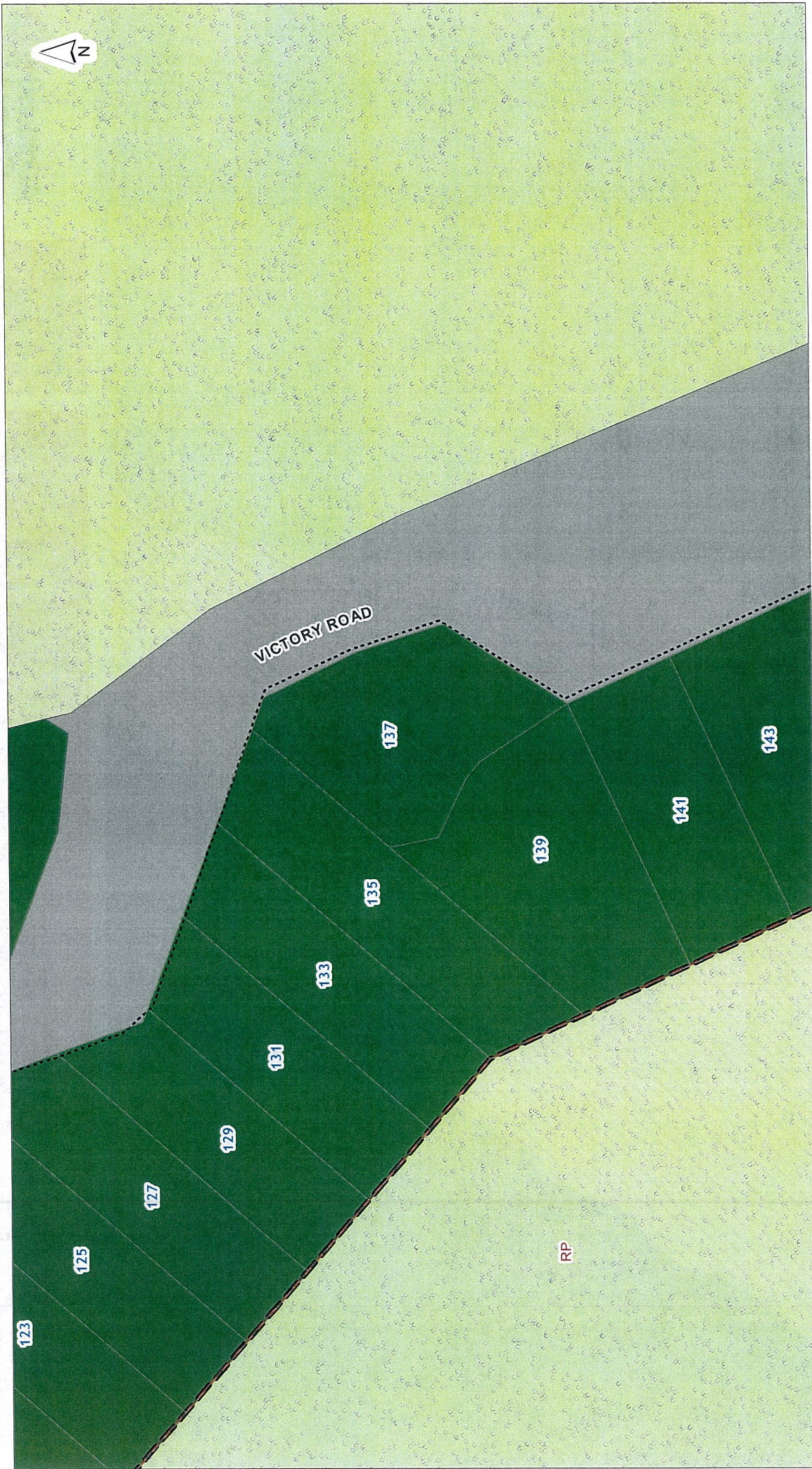
LOT 1 DP 156090

0 7 14 21
Meters

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Residential		Large Lot Zone	ZONING		Rural Production Zone	Auckland Council Te Kaitiaki o Tāmaki Makaurau	Proposed Auckland Unitary Plan Decisions Version (19 August 2016)
		Rural and Coastal Settlement Zone			Mixed Rural Zone		
		Single House Zone			Rural Coastal Zone		
Business		Mixed Housing Suburban Zone		Rural Conservation Zone	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)		
		Mixed Housing Urban Zone		Countryside Living Zone			
		Terrace Housing and Apartment Buildings Zone		Waitakere Foothills Zone			
		City Centre Zone		Waitakere Ranges Zone			
		Metropolitan Centre Zone		General Coastal Marine Zone [rcp]			
		Town Centre Zone		Marina Zone [rcp/dp]			
		Local Centre Zone		Mooring Zone [rcp]			
		Neighbourhood Centre Zone		Minor Port Zone [rcp/dp]			
		Mixed Use Zone		Ferry Terminal Zone [rcp/dp]			
		General Business Zone		Defence Zone [rcp]			
Open Space		Business Park Zone		Coastal Transition Zone			
		Heavy Industry Zone		Future Urban Zone			
		Light Industry Zone		Green Infrastructure Corridor (Operative in some Special Housing Areas)			
		Conservation Zone		Out of Scope Zone Changes			
		Informal Recreation Zone		Strategic Transport Corridor Zone			
Natural Resources		Sport and Active Recreation Zone		Water [i]			
		Civic Spaces Zone		Rural Urban Boundary (RUB)			
		Community Zone		Indicative Coastline [i]			
		Terrestrial [rp/dp]		Special Purpose Zone (Airports & Airfields, Cemetery, Quarry, Healthcare facility & Hospital, School, Tertiary Education, Maori Purpose, Major Recreation Facility)			
		Marine 1 [rcp]					
Infrastructure		Marine 2 [rcp]					
		Water Supply Management Areas Overlay [rp]					
		Natural Stream Management Areas Overlay [rp]					
		High-Use Stream Management Areas Overlay [rp]					
		Natural Urban Lake Management Area Overlay					
		Wetland Management Areas Overlay [rp]					
		High-Use Aquifer Management Areas Overlay [rp]					
		Quality-Sensitive Aquifer Management Areas Overlay [rp]					
		Airport Approach Surface Overlay [rcp/dp]					
		Aircraft Noise Overlay					
Mana Whenua		City Centre Port Noise Overlay					
		National Grid Corridor [rcp/dp]					
Built Environment		National Grid Yard [rcp/dp]					
		Quarry Buffer Area Overlay					
Controls		Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	OVERLAYS		Notable Trees Overlay		
		Identified Growth Corridor Overlay			Locally Significant Volcanic Viewshafts Overlay Contours [i]		
					Regionally Significant Volcanic Viewshafts Overlay Contours [i]		
					Outstanding Natural Features Overlay [rcp/dp]		
					Outstanding Natural Landscapes Overlay [rcp/dp]		
					Outstanding Natural Character Overlay [rcp/dp]		
					High Natural Character Overlay [rcp/dp]		
					Extent of Overlay		
					Subdivision Schedule		
					Viewshafts		
Designations			OVERLAYS		Height Sensitive Areas		
					Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlays [rcp/dp]		
					Locally Significant Volcanic Viewshafts Overlay [rcp/dp]		
					Modified Natural Ridgeline Protection Overlay		
					Local Public Views Overlay [rcp/dp]		
					Historic Heritage Overlay Extent of Place [rcp/dp]		
					Historic Heritage Overlay Place [rcp/dp]		
					Special Character Areas Overlay Residential and Business		
					Auckland War Memorial Museum Viewshaft Overlay Contours		
					Auckland War Memorial Museum Viewshaft Overlay		
Precincts			OVERLAYS		Dilworth Terrace Houses Viewshaft Overlay Contours		
					Dilworth Terrace Houses Viewshaft Overlay		
					Coastal Inundation Control [rcp/dp]		
					Hazardous Facilities Infrastructure Emergency Management Area Controls		
					Level Crossings With Sightlines Control		
					Macroinvertebrate Community Index [rcp/dp]		
					Parking Variation Control		
					Flow 1 [rp]		
					Flow 2 [rp]		
					Stormwater Management Area Controls		
Precincts			OVERLAYS		Subdivision Variation Control		
					Surf Breaks [rcp]		
Precincts			OVERLAYS		Precincts		



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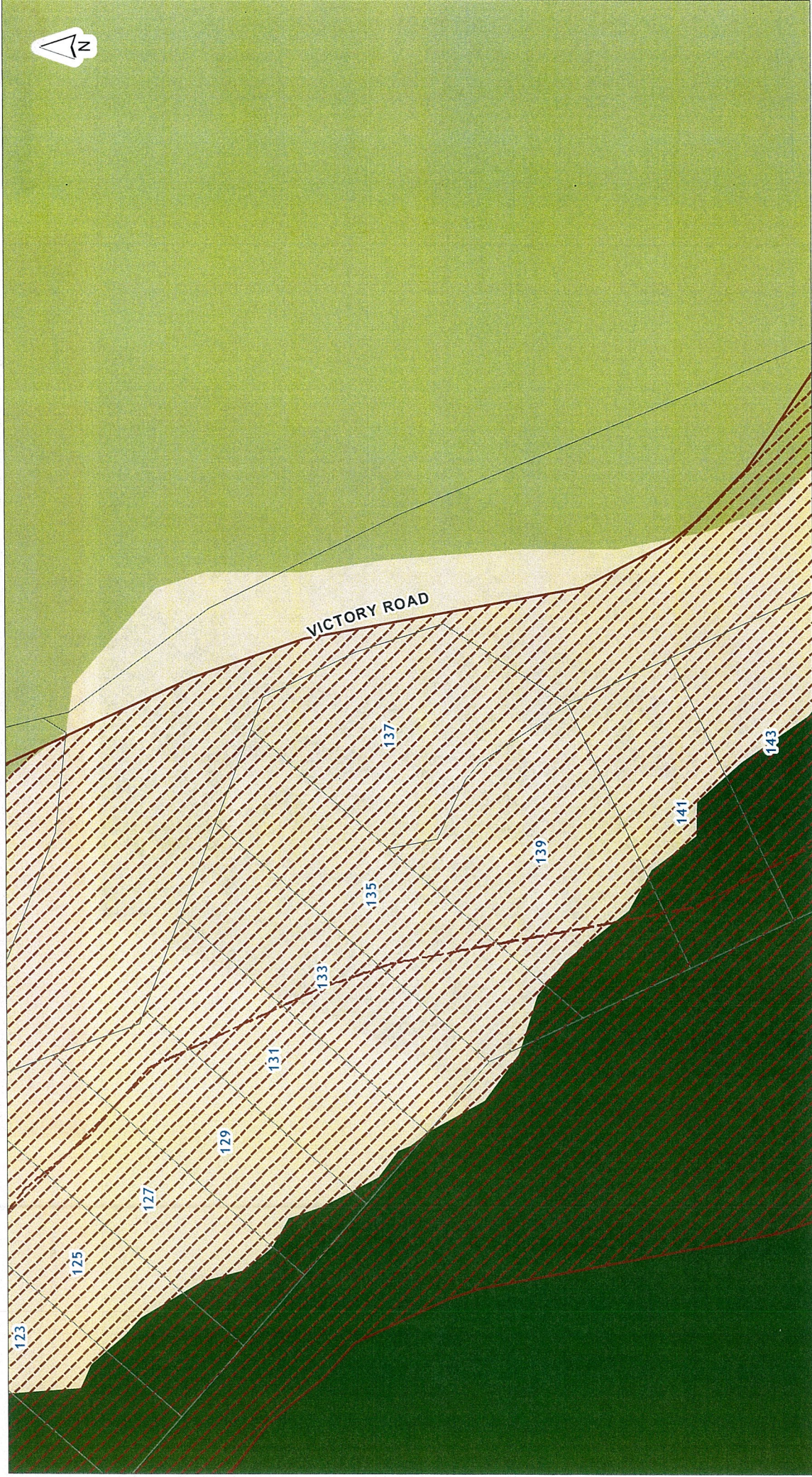
137 Victory Road Laingholm

LOT 1 DP 156090

0 6.5 13 19.5
Meters

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Human Environments

Zones

	Bush Living		Historic Tree
	Coastal Village		Heritage Site
	Community		Protected Point
	Community Periphery		Ecological Linkage Opportunity
	Countryside		Headland, Scarp or Cliff
	Foothills		Local Area
	Living		Oratia
	Living 1		Waiaatarua
	Living 2		
	Living 3		
	Living 4		
	Living 5		
	Living 6		
	Living Penihana North		
	Living 2 Penihana North		
	Open Space		
	Rural Village		
	Special Area		
	Waitakere Ranges		
	Working		
	Working (Lincoln)		
	Transport Environment: / Auckland Transport notice of requirement on formed road		

Designations & Structure Plans

	Waitakere Ranges Heritage Area		Historic Tree
	Proposed New 1km Radius from Central Point / Train Station		Heritage Site
	Medium Density Housing		
	Area of Plan Change		
	Area under Appeal		
	Large Property Management Area		
	Penihana South Land		
	Special Area Boundary		
	Subdivision Proposed (223)		
	Designation Type		
	Designation		
	Requirement		
	Road Widening		
	Structure Plan Area		
	Structure Plan Area Boundary		
	Urban Concept Plan Area Boundary		
	Metropolitan Urban		
	Arterial Roadway		
	High Voltage		
	Electricity Line (Over)		
	District Plan Change Status		
	Proposed Plan Change		
	Decision Notice Plan Change		

Natural Environment

	Riparian Width Classification		Historic Tree
	Non Riparian Stream		Heritage Site
	Riparian Margin (5m)		Protected Point
	Riparian Margin (7m)		Ecological Linkage Opportunity
	Riparian Margin (10m)		Headland, Scarp or Cliff
	Riparian Margin (15m)		Local Area
	Riparian Margin (20m)		Oratia
	Riparian Margin (30m)		Waiaatarua
	Coastal Margin Buffer Extent		
	5 metre Coastal Edge		
	10 metre Coastal Edge		
	15 metre Coastal Edge		
	20 metre Coastal Edge		
	Sensitive Ridge - Centreline		
	Natural Ridge Centreline		
	Modified Ridge Centreline		
	Sensitive Ridge - Buffer		
	Sensitive Ridge - Steep (25m)		
	Sensitive Ridge - Moderate (65m)		
	Sensitive Ridge - Broad (100m)		
	Natural Area Classification		
	Coastal		
	General		
	Managed		
	Natural Water Body		
	Protected		
	Restoration		

Legend updated: 6/10/2016

This property may be affected by designations not shown on this map due to scaling or represented on this Legend. Please refer to the Auckland Council District Plan (Waitakere Section)

Auckland Unitary Plan Decision version (19th August 2016) Property Summary Report

Address

137 Victory Road Laingholm

Legal Description

LOT 1 DP 156090

Appeals

Copies of the appeals to the Decisions version can be viewed online: [here](#)

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Native

Controls: Macroinvertebrate Community Index [rcp/dp] - 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