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Austar Realty Ltd
36 Te Atatu Road
Te Atatu South
AUCKLAND 0610



| | |
|------------------------------|---------------------------------|
| Applicant | Austar Realty Ltd |
| LIM address | 55 Warner Park Avenue Laingholm |
| Application number | 8270163574 |
| Customer Reference | 55 Warner Park Avenue |
| Date issued | 4-Jun-2019 |
| Legal Description | LOT 187 DP 19098 |
| Certificates of title | NA1584/87 |

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, 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.

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

Special Features - General

| Effective Date | Description | Details |
|----------------|----------------------------|---|
| 16/12/2009 | Section affected by stream | The section is potentially at risk of flooding during heavy rainfall events due to the fact that the property is adjacent to a stream or stream run through it. Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of the flood risk and action required. Proposed development must have regard for established flood levels and the need to ensure that flood plains and flow paths are not impeded. This information is provided pursuant to s.44A (2)(a) Local Government Official Information and Meetings Act 1987. |

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: | 12341865585 |
| Rates levied for the Year 2018/2019 : | \$2,296.60 |
| Total rates to clear for the current year (including any arrears): | \$578.27 |

The rates figures are provided as at 8 a.m. 04/06/2019. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

55 Warner Park Avenue Laingholm

| Application No. | Description | Decision | Decision Date |
|-----------------|--|----------|---------------|
| LUC-1997-70722 | Land Use Consent To erect a two storey pole dwelling | Granted | 01/10/1996 |

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

55 Warner Park Avenue Laingholm

| Application No. | Description | Issue Date | Status |
|-----------------|--------------|------------|--|
| ABA-1997-349 | New Dwelling | 17/03/1997 | CCC Issued 04/02/1998 (See Note 2) |

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

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

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

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>

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- As Built Drainage Plan : ABA-1997-349
- Consent Conditions : LUC-1997-70722

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

Address

55 Warner Park Avenue Laingholm

Legal Description

LOT 187 DP 19098

Appeals

Seeking changes to zones or management layers - ENV-2017-AKL-000167 - Waitakere Ranges Heritage Area Overlay - [View PDF](#)

Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

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

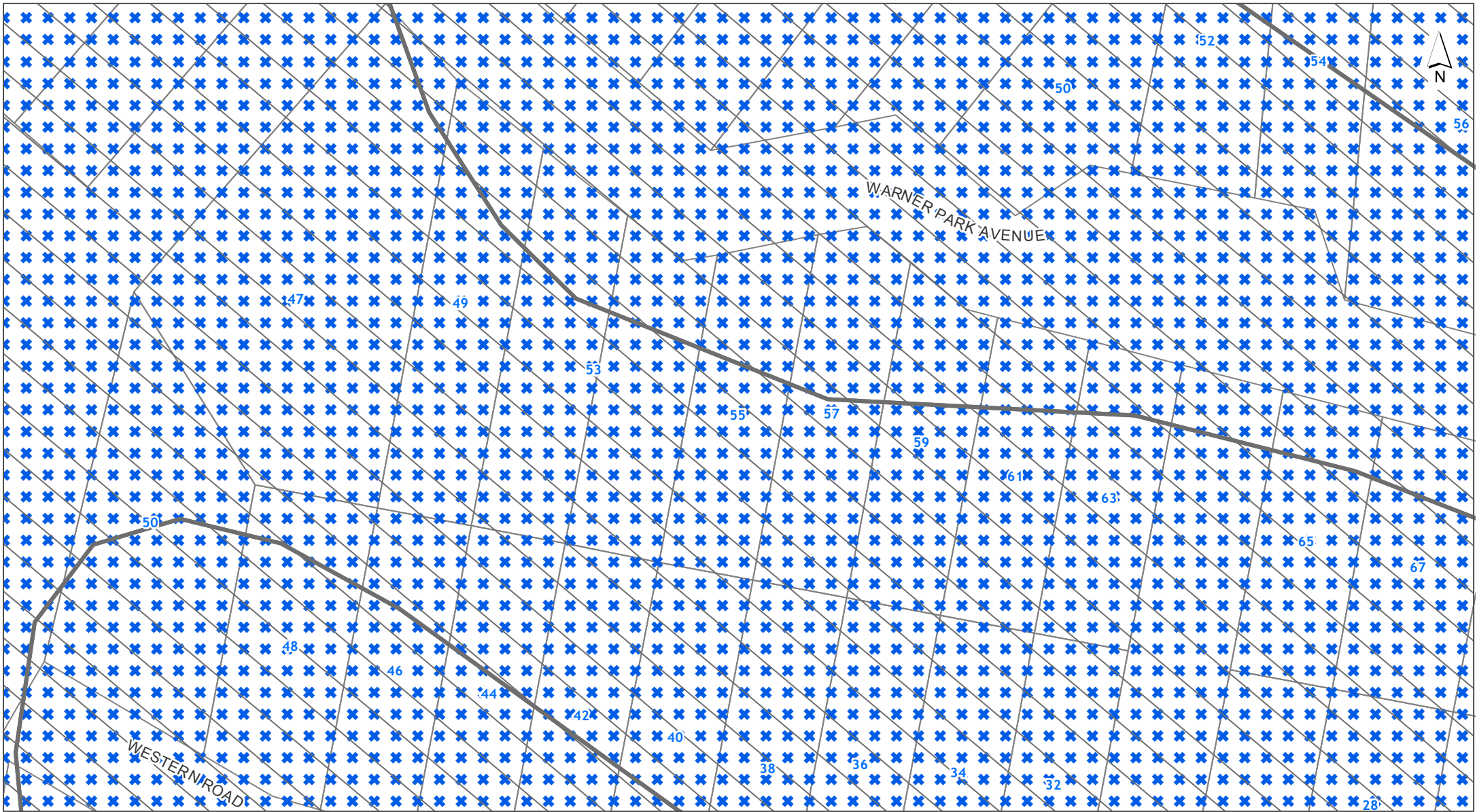


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Built Environment
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

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 Scale @ A4
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 Date Printed:
 4/06/2019



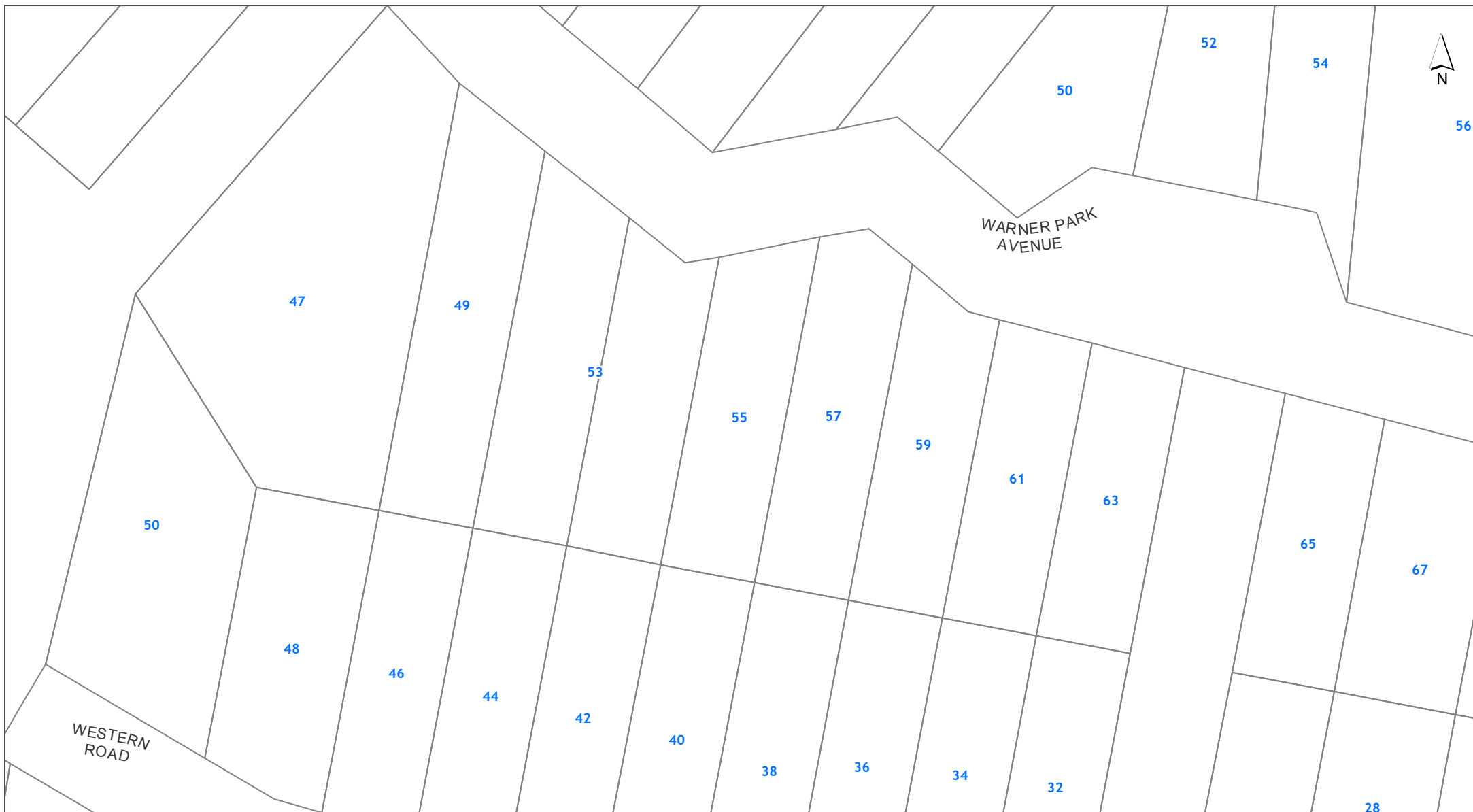


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Controls
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LOT 187 DP 19098

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Designations
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LOT 187 DP 19098

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Historic Heritage and Special Character
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

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 Date Printed:
 4/06/2019



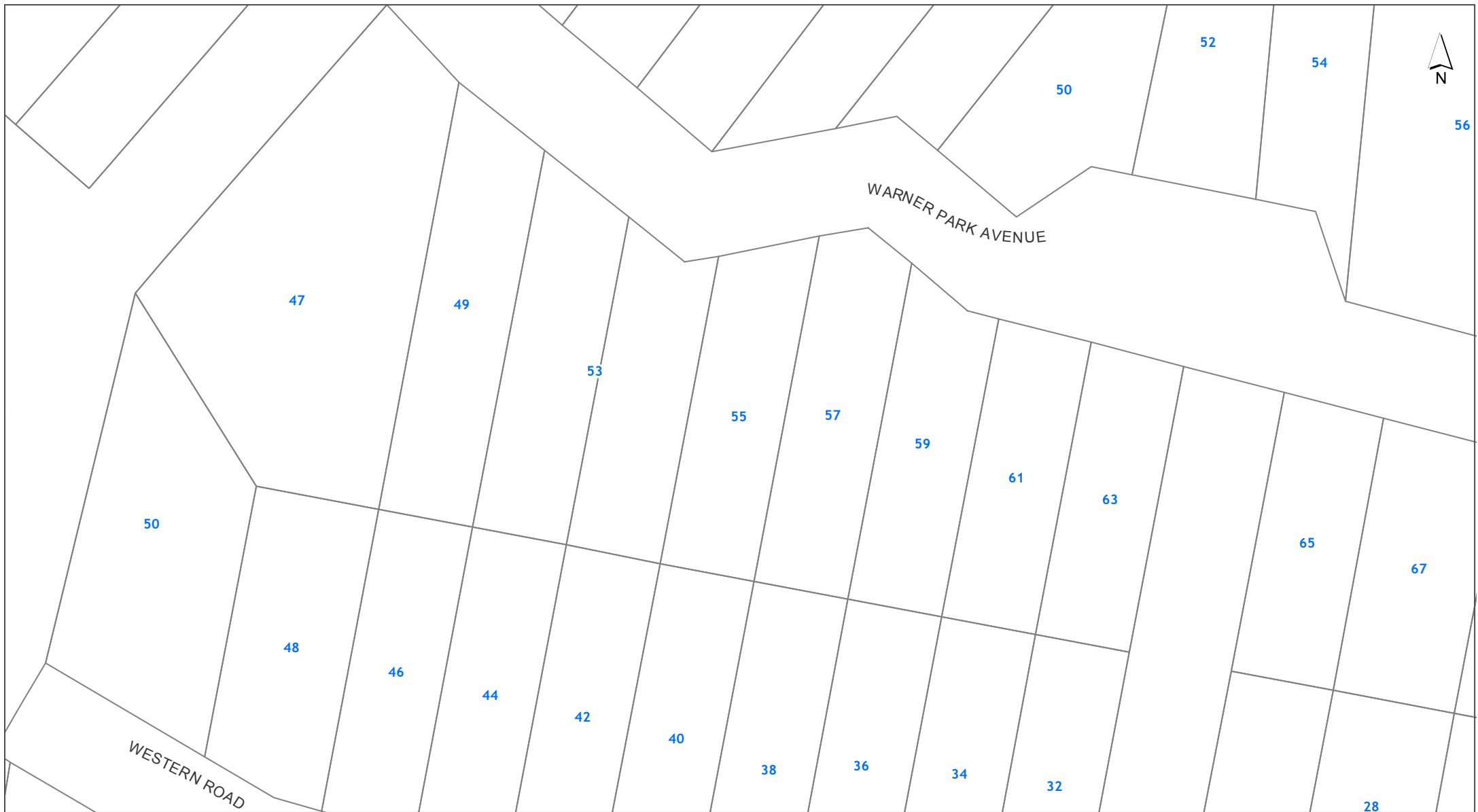


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Infrastructure
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

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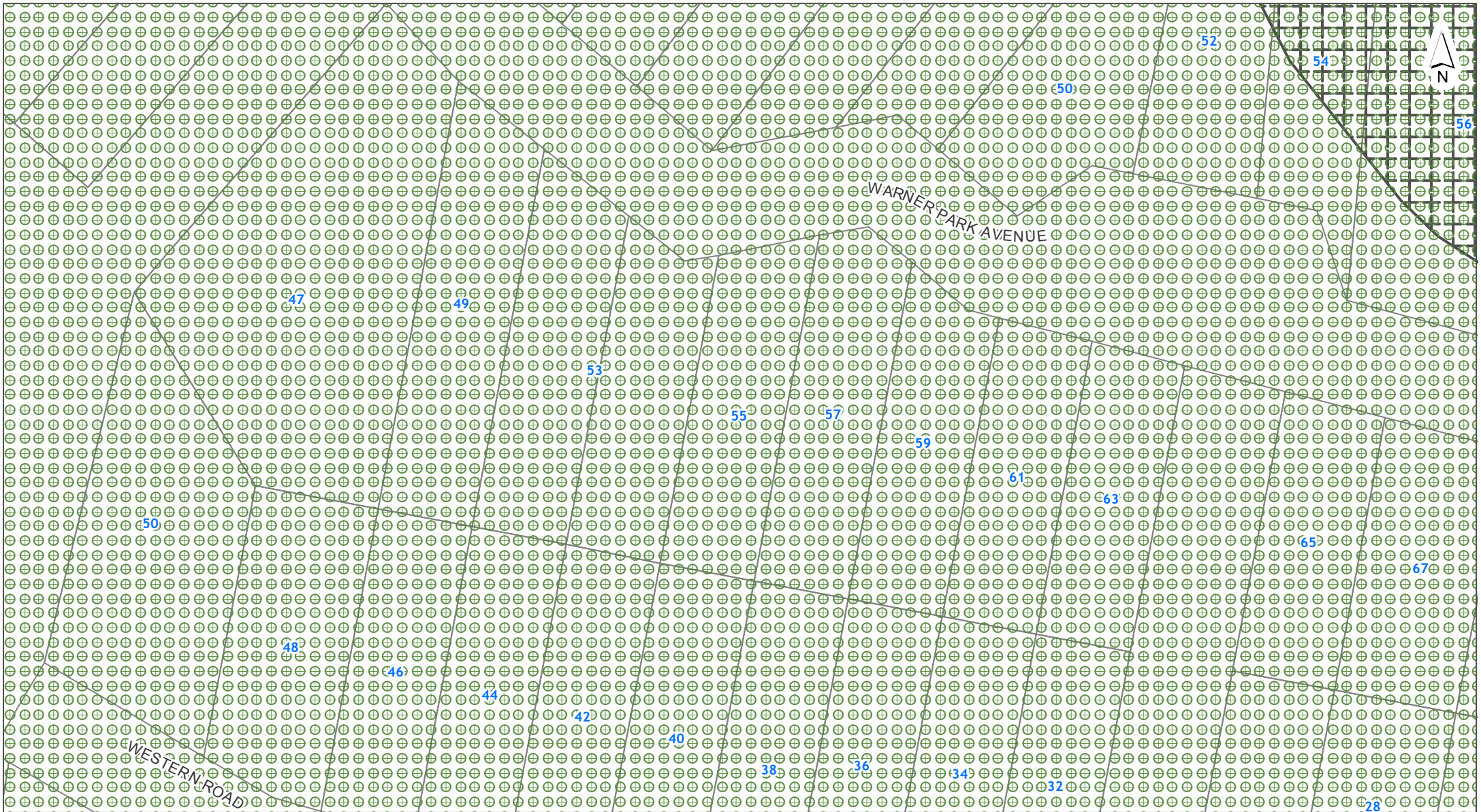


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Mana Whenua
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

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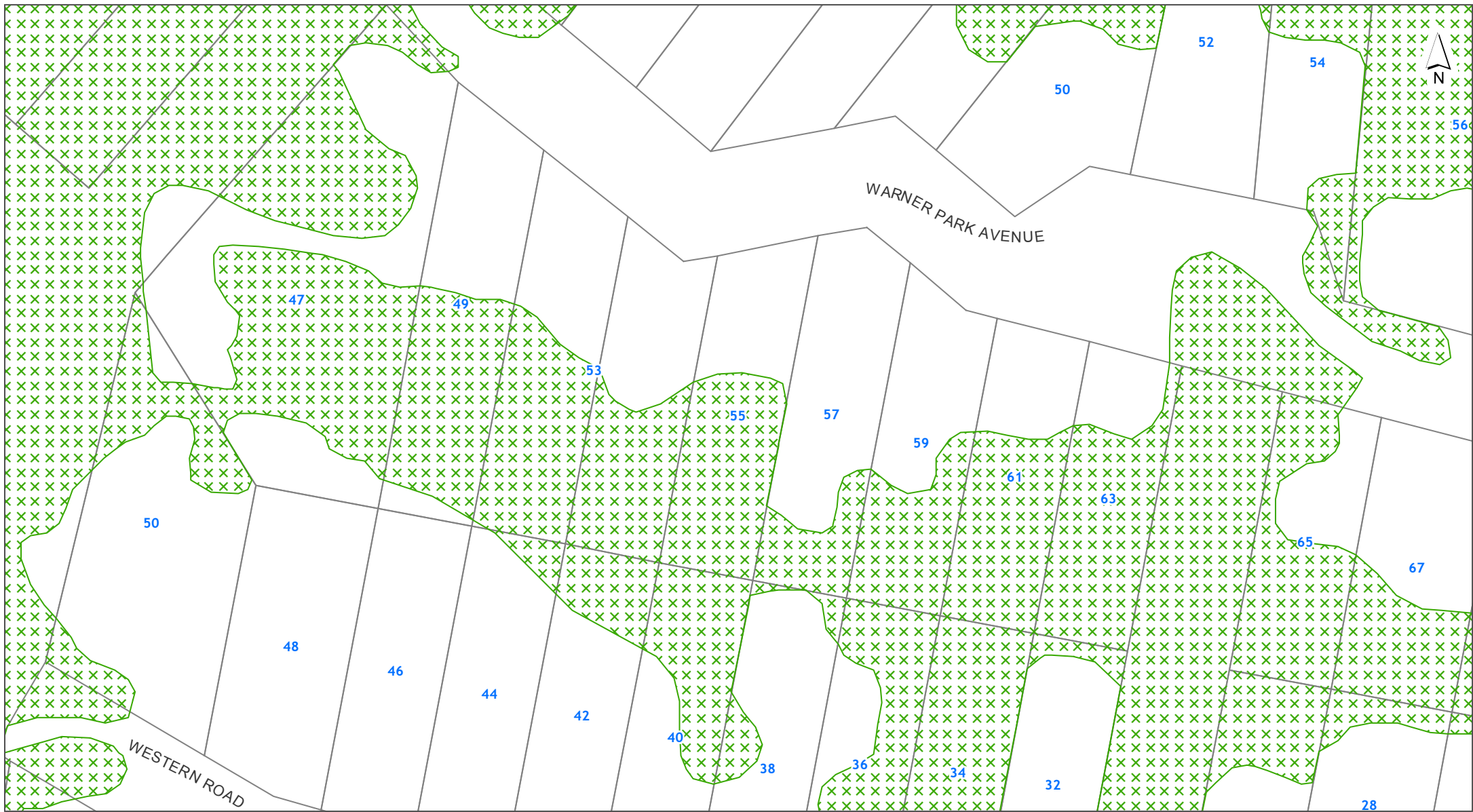


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Natural Heritage
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

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4/06/2019





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Natural Resources
55 Warner Park Avenue Laingholm
LOT 187 DP 19098



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4/06/2019



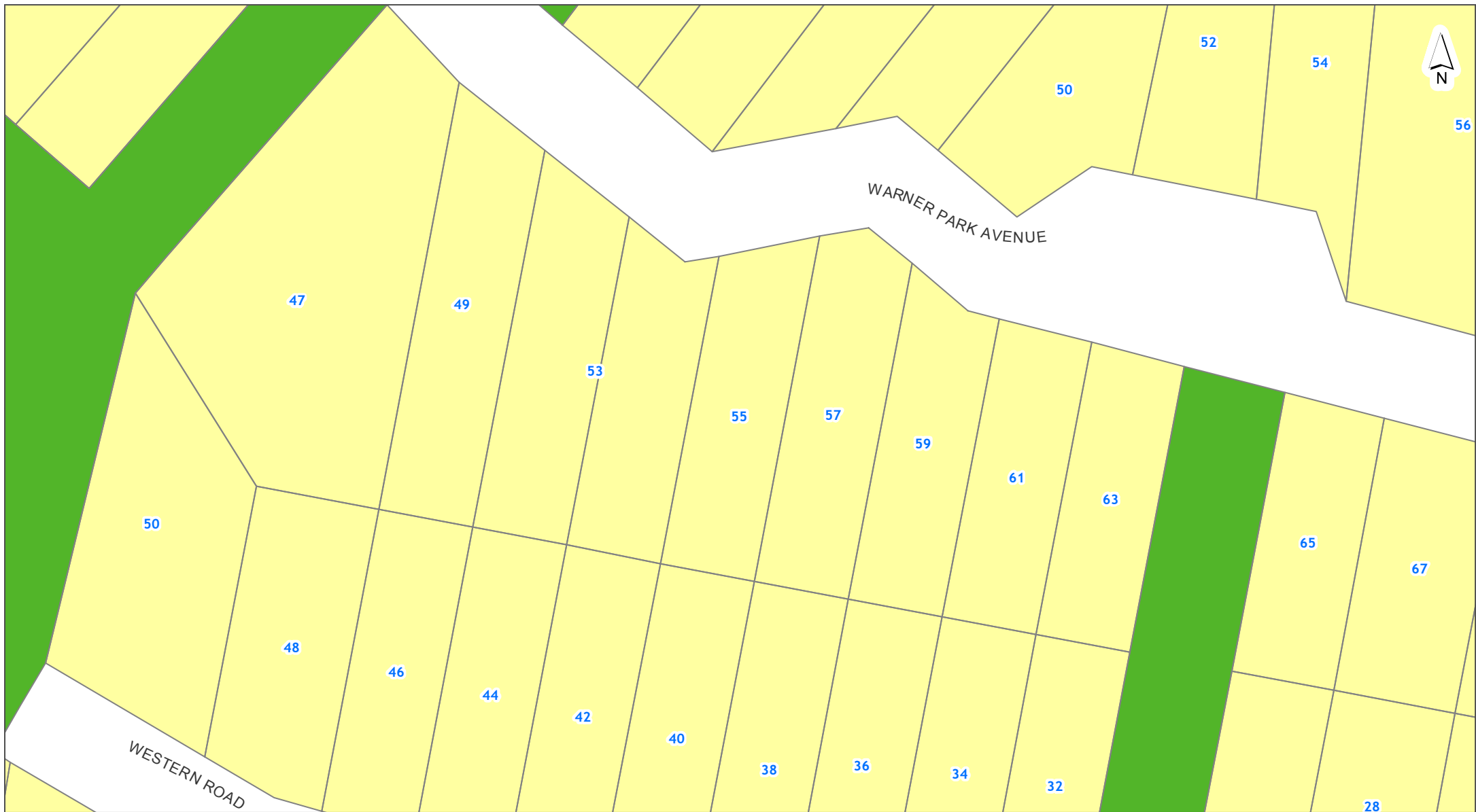


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Precincts
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

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Zones and Rural Urban Boundary
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

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 Meters
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 Date Printed:
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Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals **Plan Modifications**

- Properties affected by Appeals seeking change to zones or management layers
- Properties affected by Appeals seeking reinstatement of management layers

- Notice of Requirements
- Plan Changes

| | |
|--|--|
| | 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 - 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 - Conservation Zone |
| | Open Space - Informal Recreation Zone |
| | Open Space - Sport and Active Recreation Zone |
| | Open Space - Civic Spaces Zone |
| | Open Space - Community Zone |

| | |
|--|--|
| | 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 Zone |
| | Green Infrastructure Corridor (Operative in some Special Housing Areas) |
| | 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 |
| | Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School |
| | Strategic Transport Corridor Zone |
| | Water [i] |

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)

| | |
|--|-----------------------------------|
| | Designations |
| | Airspace Restriction Designations |

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

DESIGNATIONS

| | | |
|--|--|---|
| | Terrestrial [rp/dp] | Significant Ecological Areas Overlay |
| | Marine 1 [rcp] | |
| | Marine 2 [rcp] | |
| | Natural | Lake Management Areas Overlay (Natural Lake and Urban Lake) |
| | Urban | |
| | Water Supply Management Areas Overlay [rp] | |
| | Natural Stream Management Areas Overlay [rp] | |
| | High-Use Stream Management Areas Overlay [rp] | |
| | High-Use Aquifer Management Areas Overlay [rp] | |
| | Quality-Sensitive Aquifer Management Areas Overlay [rp] | |
| | Wetland Management Areas Overlay [rp] | |
| | Airport Approach Surface Overlay | Infrastructure |
| | Aircraft Noise Overlay | |
| | City Centre Port Noise Overlay [rcp / dp] | |
| | Quarry Buffer Area Overlay | |
| | National Grid Subdivision Corridor | National Grid Corridor Overlay |
| | National Grid Substation Corridor | |
| | National Grid Yard Compromised | |
| | National Grid Yard Uncompromised | |
| | Sites & Places of Significance to Mana Whenua Overlay [rcp/dp] | Mana Whenua |

Natural Heritage

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

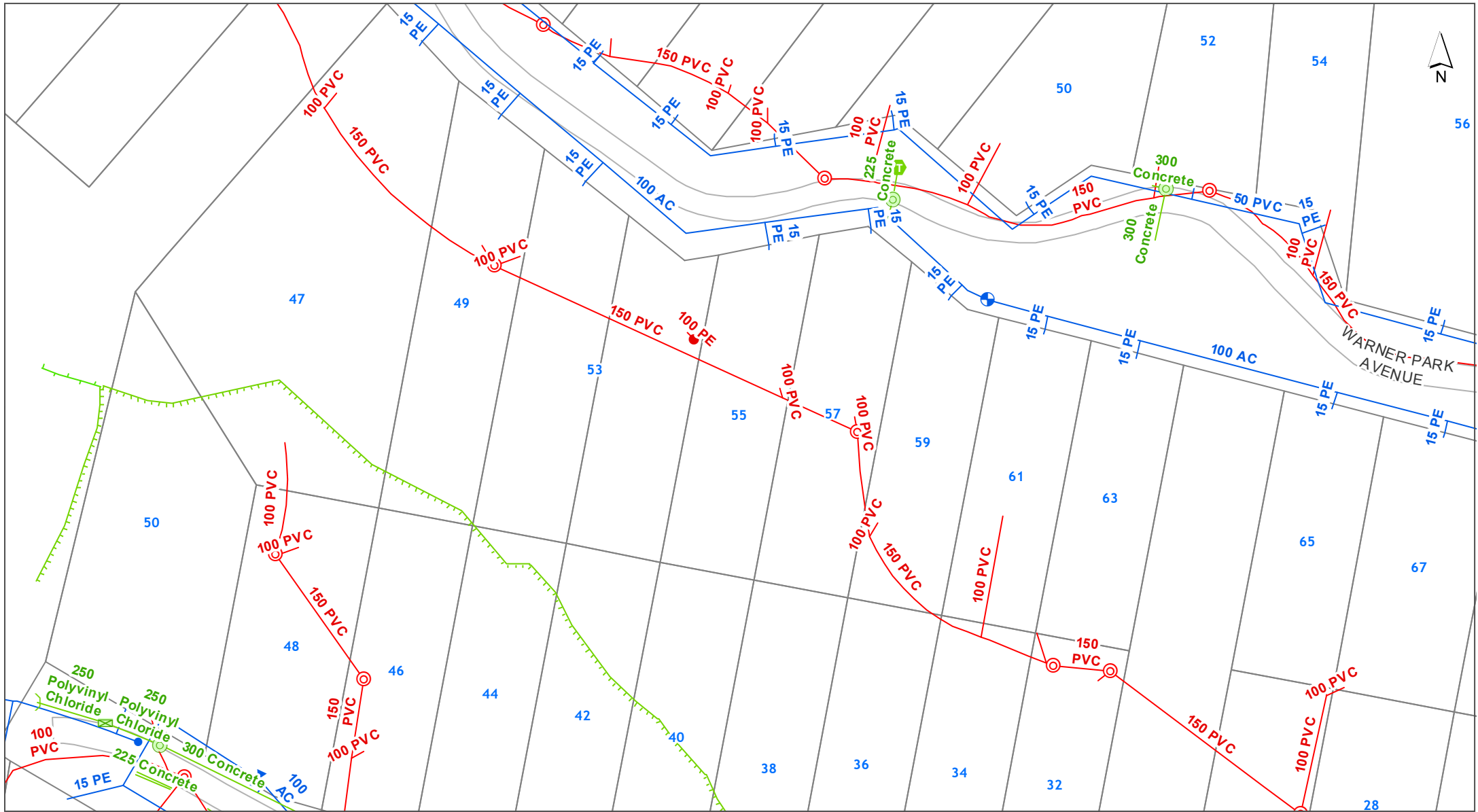
OVERLAYS

| | | |
|--|--|---------------------------------------|
| | Historic Heritage Overlay Place [rcp/dp] | Historic Heritage & Special Character |
| | 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 [rcp/dp] | |

| | | |
|--|---|------------------------------------|
| | Key Retail Frontage | Building Frontage Control |
| | General Commercial Frontage | |
| | Adjacent to Level Crossings | Vehicle Access Restriction Control |
| | General | |
| | Motorway Interchange Control | |
| | Coastal Inundation 1 per cent AEP Plus 1m Control | |
| | Business Park Zone Office Control | |
| | Cable Protection Areas Control [rcp] | |
| | Centre Fringe Office Control | |
| | Height Variation Control | |
| | Arterial Roads | |

Built Environment

| | | |
|--|---|------------------------------------|
| | Hazardous Facilities | Emergency Management Area Control |
| | Infrastructure | |
| | Flow 1 [rp] | Stormwater Management Area Control |
| | Flow 2 [rp] | |
| | Level Crossings With Sightlines Control | |
| | Macroinvertebrate Community Index | |
| | Parking Variation Control | |
| | Subdivision Variation Control | |
| | Surf Breaks [rcp] | |



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Underground Services
55 Warner Park Avenue Laingholm
LOT 187 DP 19098

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 4/06/2019



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 (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 |

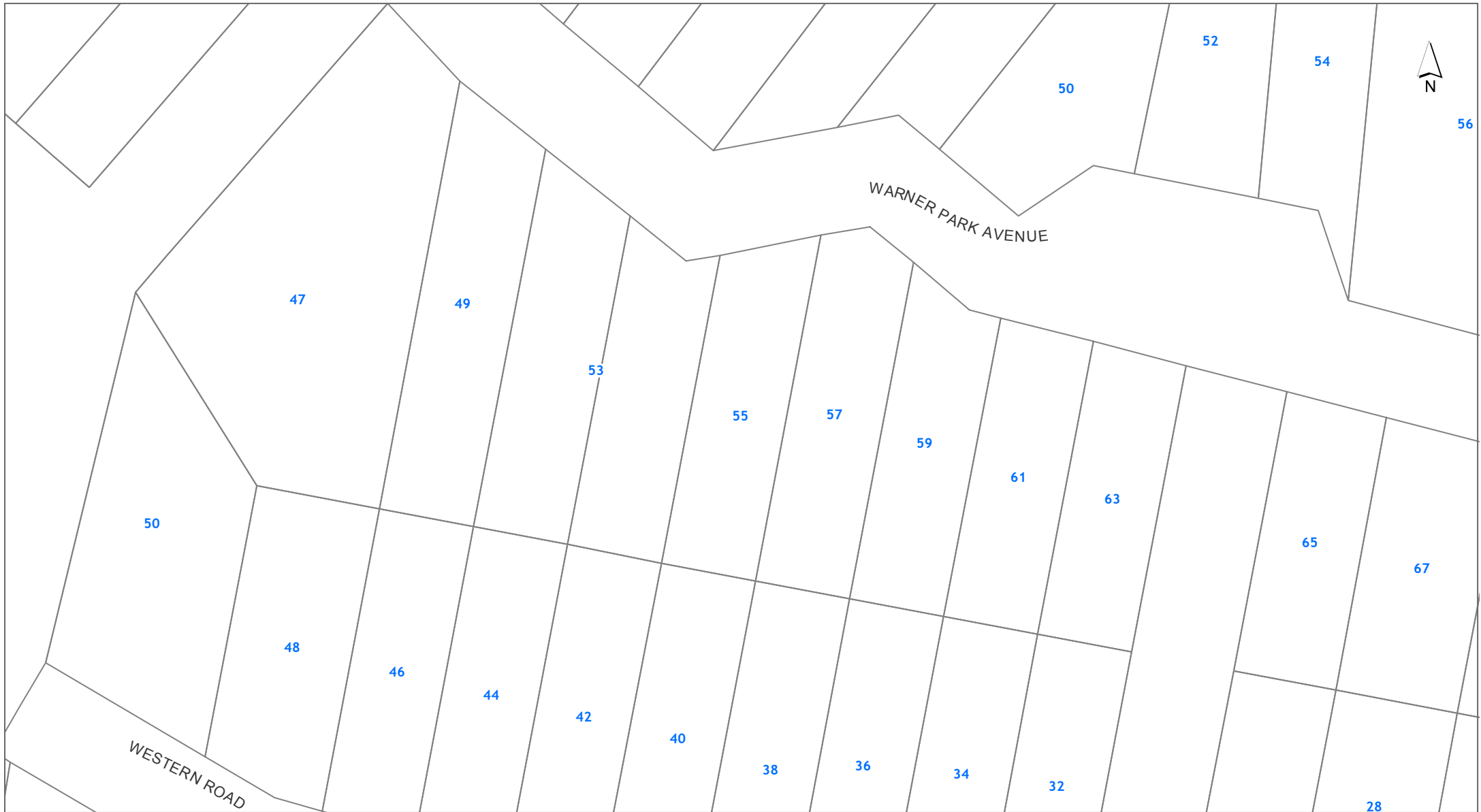
Wastewater

- | | |
|--|------------------------------------|
| | 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 |

Utilities

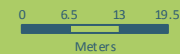
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure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

Legend updated: 9/05/2018



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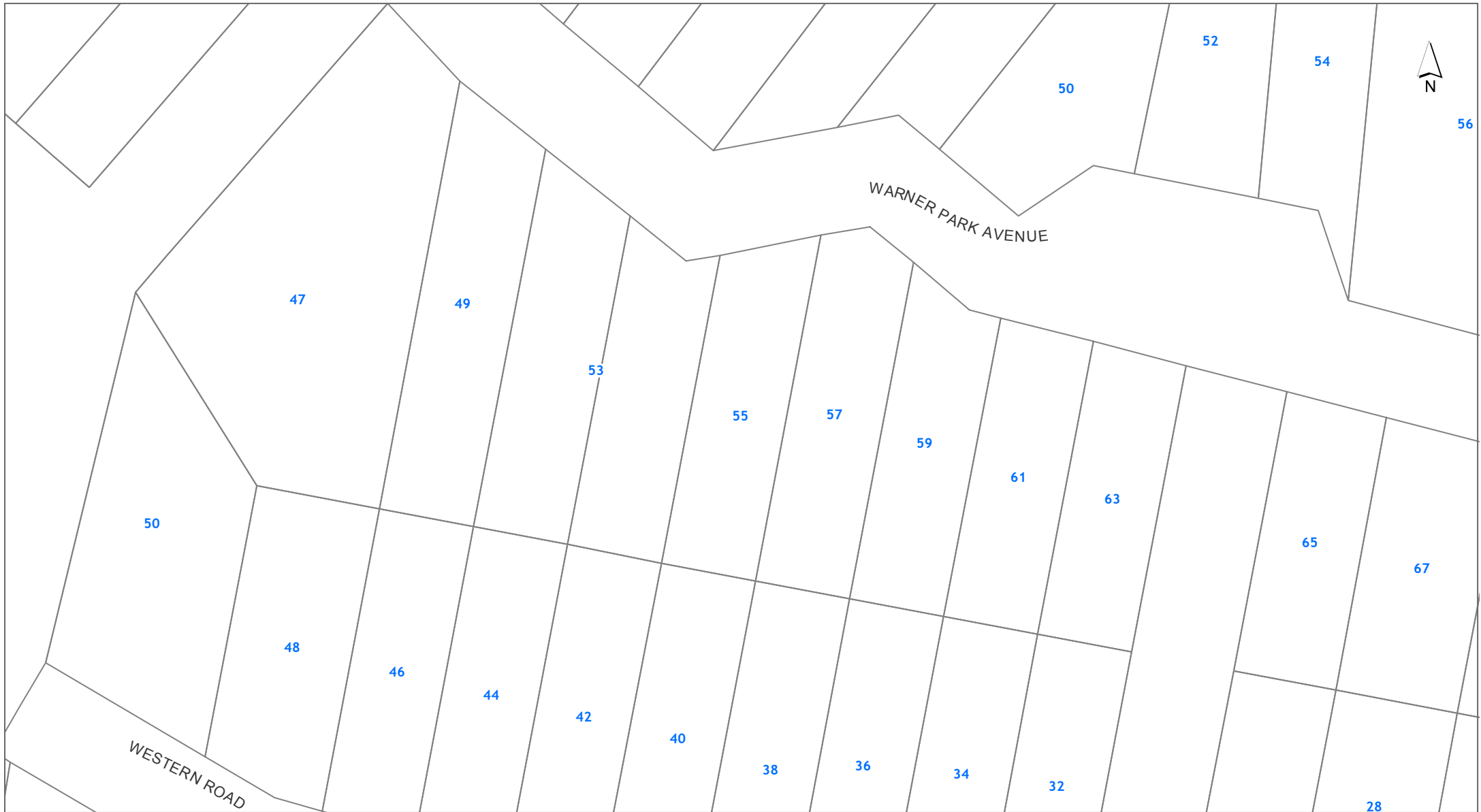
Hazards
55 Warner Park Avenue Laingholm
LOT 187 DP 19098



Scale @ A4
= 1:1,000

Date Printed:
4/06/2019



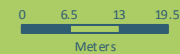


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Natural Hazards - Coastal Inundation

55 Warner Park Avenue Laingholm

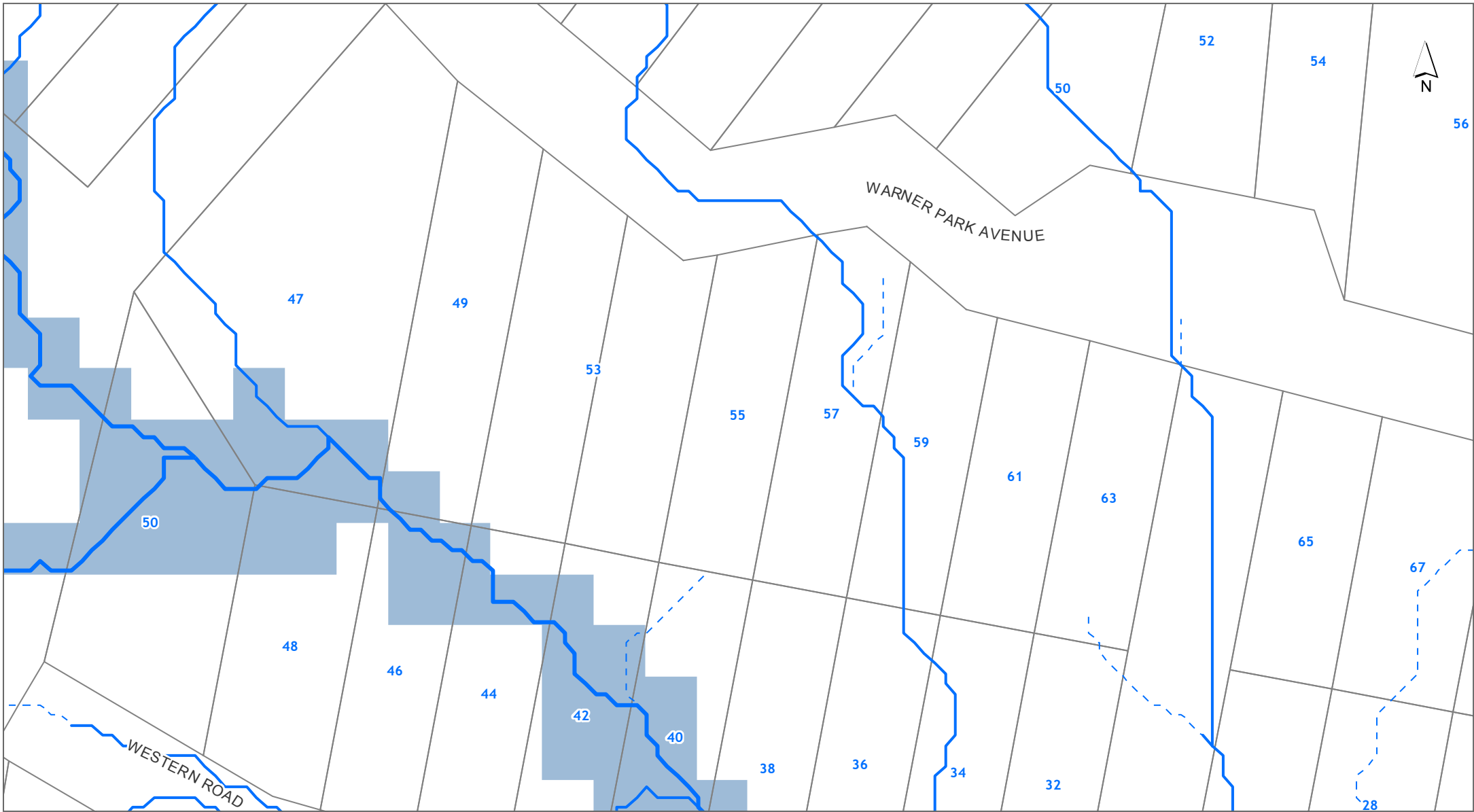
LOT 187 DP 19098



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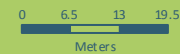
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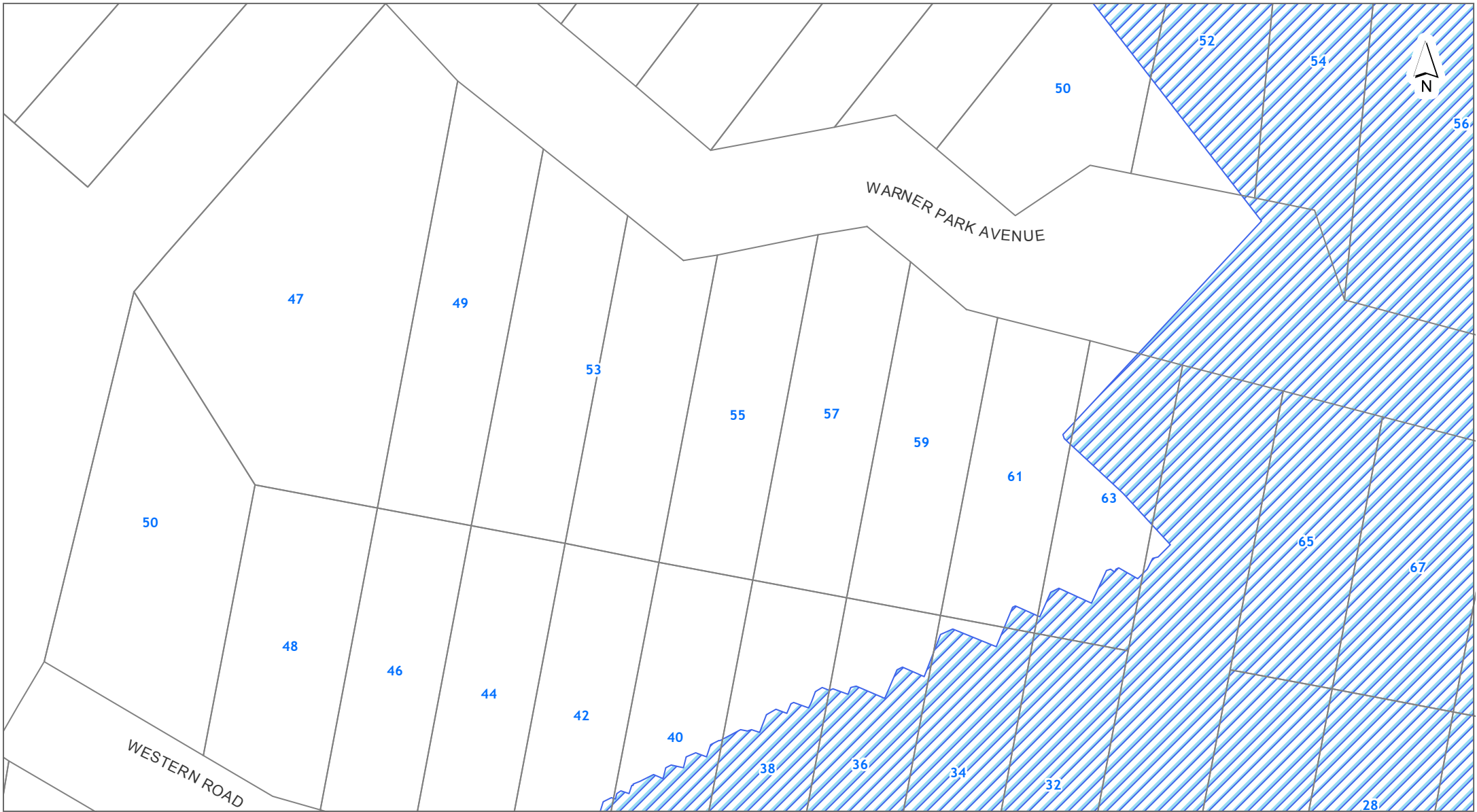
Natural Hazards - Flooding
55 Warner Park Avenue Laingholm
LOT 187 DP 19098



Scale @ A4
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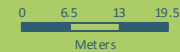
Date Printed:
4/06/2019





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Natural Hazards - Sea Spray
55 Warner Park Avenue Laingholm
LOT 187 DP 19098



Scale @ A4
= 1:1,000

Date Printed:
4/06/2019



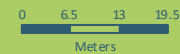


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Natural Hazards - Volcanic Cones

55 Warner Park Avenue Laingholm

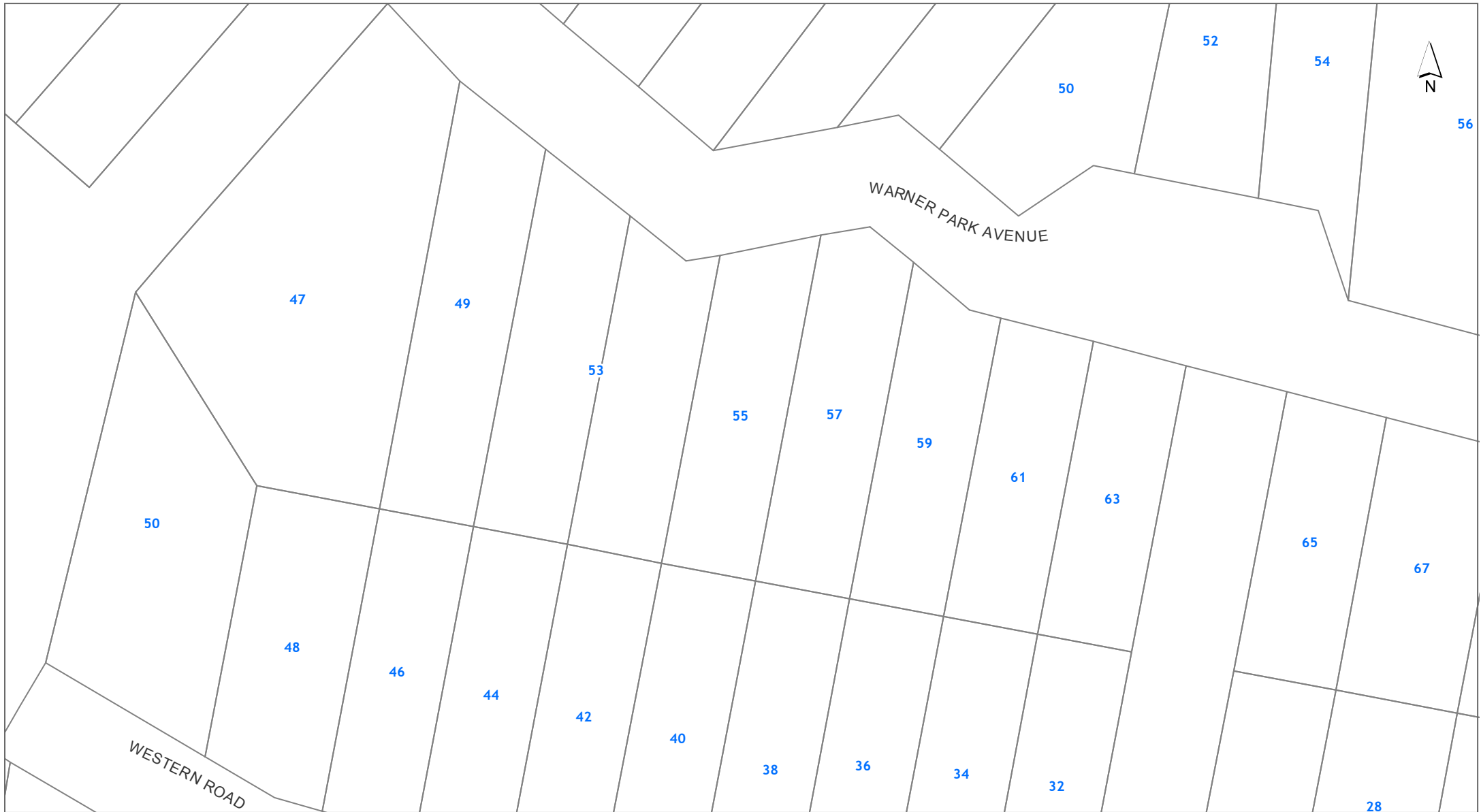
LOT 187 DP 19098



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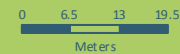
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Other
55 Warner Park Avenue Laingholm
LOT 187 DP 19098




Scale @ A4
= 1:1,000

Date Printed:
4/06/2019


















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 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

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: 12/06/2018

WAIKARE CITY COUNCIL - Civic Centre

'AS BUILT' DRAINAGE PLAN

W521

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fillings.

1. Please ensure that this 'As Built' Plan is completed prior to the inspection of the drainage work by the Inspector.

Failure to comply may delay the approval of your work.

BUILDING CONSENT NO: _____

Owners Name: E. A. McMillan

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

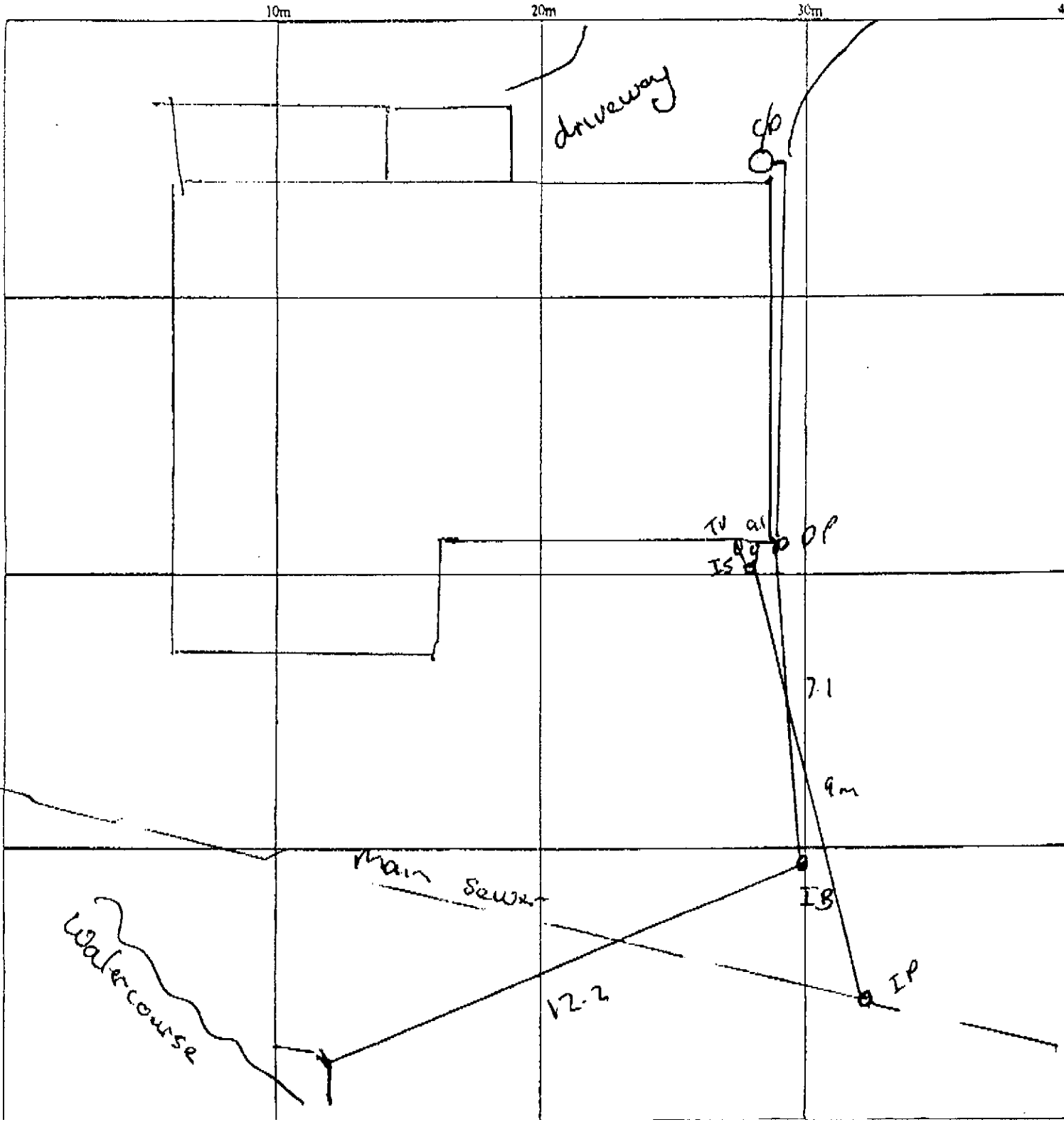
Address of Property: (No.) 55 (Street) WARNER PARK

Lot: 187 DP: 1705

Drainlayers Name: A. Cathcart Date Inspected: _____ Inspector: _____

50450

ROAD BOUNDARY



CITY OF WAITAKERE DISTRICT PLAN



LIMITED DISCRETIONARY & DISCRETIONARY ACTIVITY REPORT

OFFICER: A A Adjei : jc(September) **DATE RECEIVED:** 14.08.96
APPLICANT: Eric & Fiona McMillan **BUILDING CONSENT NO.:**
FILE ADDRESS: 55 Warner Park Ave, Laingholm **WARD:** New Lynn
LEGAL DESCRIPTION: LOT 187 DP 17105
SITE AREA: 1200 m²
OPERATIVE PLAN ZONING: Non Urban Residential 1 **SECTION:** Waitemata
PROPOSED PLAN: HUMAN ENVIRONMENTS: Bush Living
NATURAL AREA: Managed
LANDSCAPE ELEMENTS: -
HAZARDS: Site subject to potential slope instability.

ADDRESS FOR SERVICE: C/- P O Box 60245, Titirangi

| | | |
|------------------------------|-----|--|
| Further Information Required | Yes | Date Received: 11.09.96 |
| Any Affected Persons | Yes | Names and Addresses Attached |
| Approval Given | Yes | 1. K M Halton, 53 Warner Park Ave 2. Rachel Shearer & G D Paterson 57 Warner Park Ave. |

Type of application required and why:

Operative Plan:

- Discretionary activity for yard infringement.
- Discretionary activity for height in relation to boundary infringement.

Proposed Plan:

- Limited discretionary activity for buildings located on sites identified on Natural Hazards Maps (and as stability sensitive in the Operative Plan).
- Limited Discretionary activity for bush clearance.
- Discretionary activity for building set backs less than 3m.
- Discretionary activity for height in relation to boundary infringement.

District Plan Rule(s) not complied with:

- Rule 11.4.4(c) - Yards - all yards 3m.
Rule 11.4.4(d) - Height in relation to boundary.

Proposed Plan:

- Rule 1.1 - Natural Hazards.
- Rule 2.0 - Bush Living - Managed natural Area - vegetation clearance.
- Rule 6.0 - Yards.
- Rule 5.0 - Buildings which do not project beyond the permitted recession plane.

Extent of non-compliance

The proposed dwelling would require bush clearance of approximately 200 m² of bush. The proposed deck in the front would infringe the front yard boundary for 2m and infringe the eastern and western height in relation to boundary for up to 2.5m for a distance of 6m.

PROPOSAL

To erect a two storey pole dwelling. It would be stepped down to follow the slope. It would be located on the front and on the higher portion of the site to maximise sunlight admission and to minimise volume of earthwork to be undertaken.

SITE AND NEIGHBOURHOOD DESCRIPTION

The 1200 m² rectangular shaped rear site is located on the southern side of Warner Park Ave, west of Laingholm Drive.

The site slopes steeply down from the lot boundary towards the rear. The rear portion falls within a deeply incised gully. The property is covered in regenerative native bush some of which are well established. Properties immediately adjoining the site are developed.

ENVIRONMENTAL ASSESSMENT

- | | | |
|-----|--|----------------------|
| 1. | Topography limits compliance. | Yes |
| 2. | Position of existing building limits compliance. | N/A |
| 3. | Location of existing trees/bush limits compliance. | N/A |
| 4. | Position of boundaries limits compliance. | Yes |
| 5. | It is unreasonable to insist on compliance. | Yes |
| 6. | Affected parties consent is given. | Yes |
| 7. | General neighbourhood amenities are not affected. | Yes |
| 8. | Daylight and sunlight admission OK. | Yes |
| 9. | Privacy OK. | Yes |
| 10. | Physical domination effect OK. | Yes |
| 11. | Maintenance of neighbourhood character OK. | Yes |
| 12. | Adequate building separation maintained. | Yes |
| 13. | Adequate open space maintained. | Yes |
| 14. | No affect on servicing (effluent systems/stormwater). | See Building Consent |
| 15. | Safe movement of traffic maintained. | Yes |
| 16. | Sufficient provision for parking/manoœuvring demonstrated. | Yes |
| 17. | Adequate screening exists/is to be/can be provided. | Yes |

A geotechnical report prepared by a registered engineer specialised in soils shows that the building platform area for the proposal is the only appropriate building area on site. By building a pole house, the removal of trees and earthworks would be minimal. Adjoining neighbours on 53 and 57 Warner Park Ave have given their written approval for the daylight infringement likely to result from the proposal. Encroachment in the front yard would be restricted to 2m by way of resource consent condition to ensure screen planting on the lot boundary with road reservè. Recommendation by Council's Environmental Protection Officer would be incorporated in the resource consent condition.

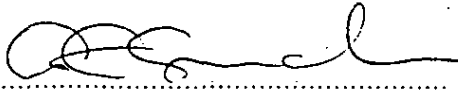
RECOMMENDATION

That, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by Eric & Fiona McMillan to erect a two storey dwelling which infringes the eastern and western height in relation to boundary rule and 3m front yard requirement at 55 Warner Park Ave being Lot 187 DP 17105 for the following reasons:-

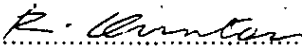
- i) Given the steep south facing slope of the site, the most appropriate positioning of the dwelling would be the close to the front boundary as recommended by the soil engineer. This would ensure better development by maximising sunlight and daylight admission to the dwelling and minimising bush clearance.
- ii) Yard infringement resulting from locating the front deck would have minor impact provided screen planting of native vegetation is undertaken as recommended in the condition.
- iii) There would be no physical domination or reduction of sunlight admission to the two adjoining properties because of existing vegetation in side yards which include tree canopy.
- iv) Subject to condition requiring the dwelling including its roof being finished with materials/colours with reflectance value of less than 40%, the proposal would have minimum impact on the environment.
- v) Adjoining neighbours on 53 and 57 Warner Park Ave who are likely to be affected have given their written approval pursuant to Section 94(2)(b) of the Resource Management Act 1991.

Conditions imposed on the consent are as follows:-

- (1) That all reticulated services, including power and telephone, shall be provided underground.
- (2) That the front deck shall be sited at least 1.0m away from the front boundary.
- (3) Within 12 months of the issue of resource consent, screen planting of native vegetation shall be established between the front boundary and the dwelling. The screening shall provide effective visual barrier between the dwelling and the deck and the adjoining road.
- (4) That clearance of native vegetation shall be limited to the immediate areas of building platform and driveway only. There shall be no other clearance of native bush and trees on the site.
- (5) That all fill and debris (including the spoil generated by post - hole borer) shall be removed from site and shall not be deposited within the area of remaining bush on site.
- (6) The dwelling including roofing and decks shall be finished in materials/colours with reflectance value of less than 40%.
- (7) That the geotechnical report prepared by Soil and Rock Consultants dated June 1996 for the site shall be strictly adhered to.

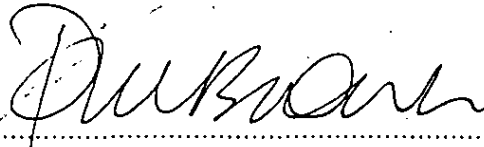
Officer: 
(Afua Adjei, Planner)

Date: 23-09-96


Checked by: 
(R. Quinton - Senior Planner)

Date: 25/9/96

Consent Granted as Recommended



Date: 1/10/06

 Peter Reaburn
Planning Manager

Please contact Afua Adjei (Ph 836 8000 ext 8623) if you have any queries about this report.