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



Applicant	Austar Realty Ltd
LIM address	18 Victory Road Laingholm
Application number	8270199001
Customer Reference	18 Victory Road
Date issued	4-Dec-2019
Legal Description	LOT 487 DP 20309
Certificates of title	NA51D/429

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.

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:	12341727497
Rates levied for the Year 2019/2020 :	\$2,033.42
Total rates to clear for the current year (including any arrears):	\$1,016.70

The rates figures are provided as at 8 a.m. 04/12/2019. 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

18 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-1982-211	Land Use Consent Earthworks & Tree Clearance	Granted	02/11/1982
LUC-1997-449	Land Use Consent C.W.NH 1.1(a) 'Natural Hazard' N.A.G 3.2 'Earthworks' IE on "Sensitive Ridge" H.E.BL 2.1'Building Location' IE on "Sensitive Ridge"	Granted	11/08/1997
LUC-2016-616	Land Use Consent Convert the open poled basement area under the existing house into a habitable ground level to create a 2 storey home	Granted(Constructi on Monitoring Underway)	06/04/2016

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

18 Victory Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1988-1098	Dwelling	31/12/1988	Issued (See Note 1)
COM-1997-3140 ABA-1997-3997	Retaining wall and deck Amended plans to building consent 97003140	19/08/1997	CCC Issued 22/07/2005 (See Note 2)
COM-2001-3162	Additions/alterations to dwelling	05/11/2001	CCC Issued 18/07/2005 (See Note 2)
ABA-2015-2467	RBW - RES 2: Development of basement under existing house including plumbing / drainage, and proposed new deck area to rear of house.	11/12/2015	CCC Refused (See Note 10)

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.
10	Code Compliance Certificate (CCC) refused as result of Building Industry Authority/Department for Building and Housing determination

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 : BPM-1988-1098
- Consent Conditions : LUC-2016-616
- Consent Conditions : LUC-1982-211
- Consent Conditions : LUC-1997-449

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

Address

18 Victory Road Laingholm

Legal Description

LOT 487 DP 20309

Appeals

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

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

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_06 - Subdivision Schedule

Designations



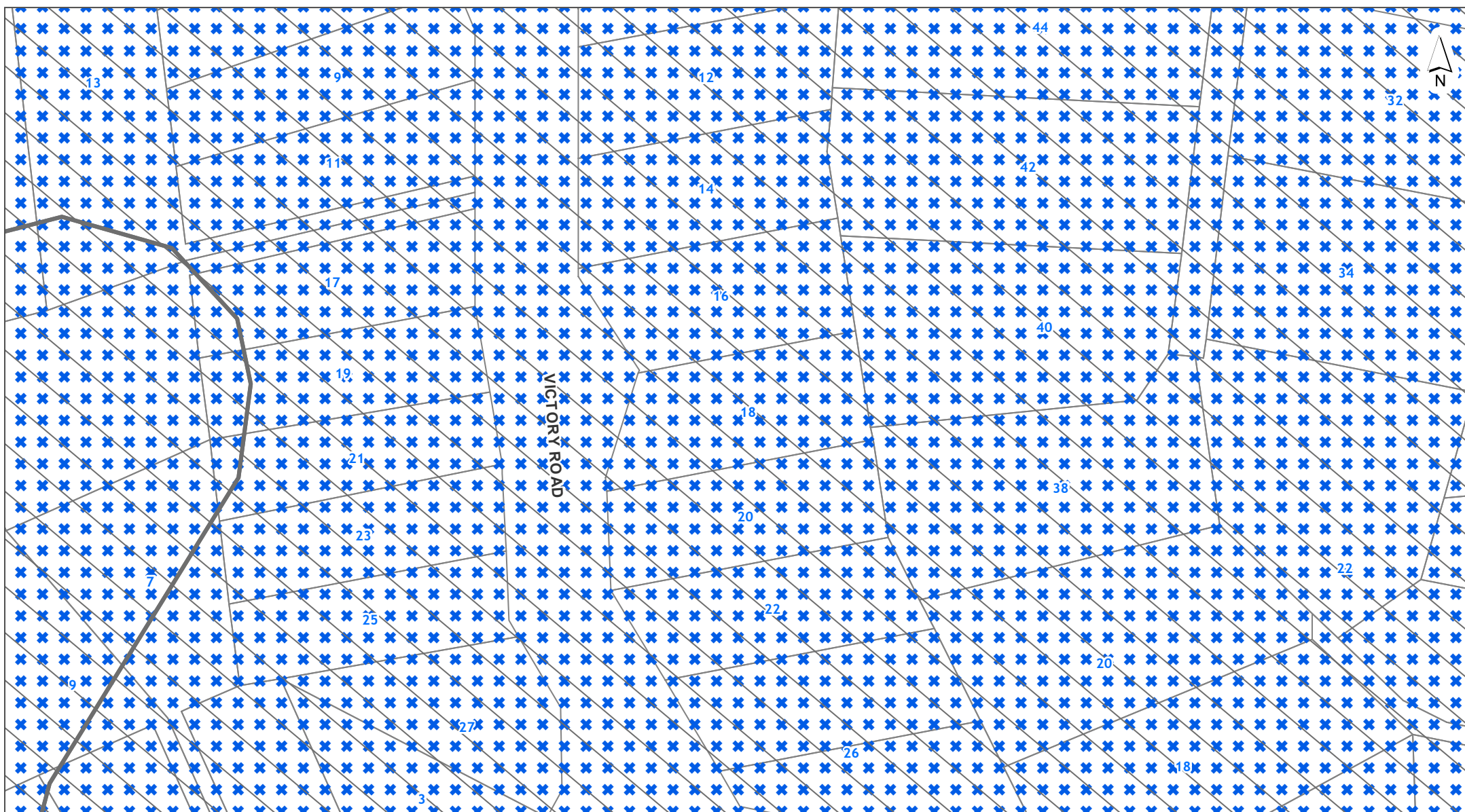
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Built Environment
18 Victory Road Laingholm
LOT 487 DP 20309

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

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Controls

18 Victory Road Laingholm

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Designations

18 Victory Road Laingholm

LOT 487 DP 20309

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Historic Heritage and Special Character

18 Victory Road Laingholm

LOT 487 DP 20309



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Infrastructure**18 Victory Road Laingholm****LOT 487 DP 20309**

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Meters

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Mana Whenua

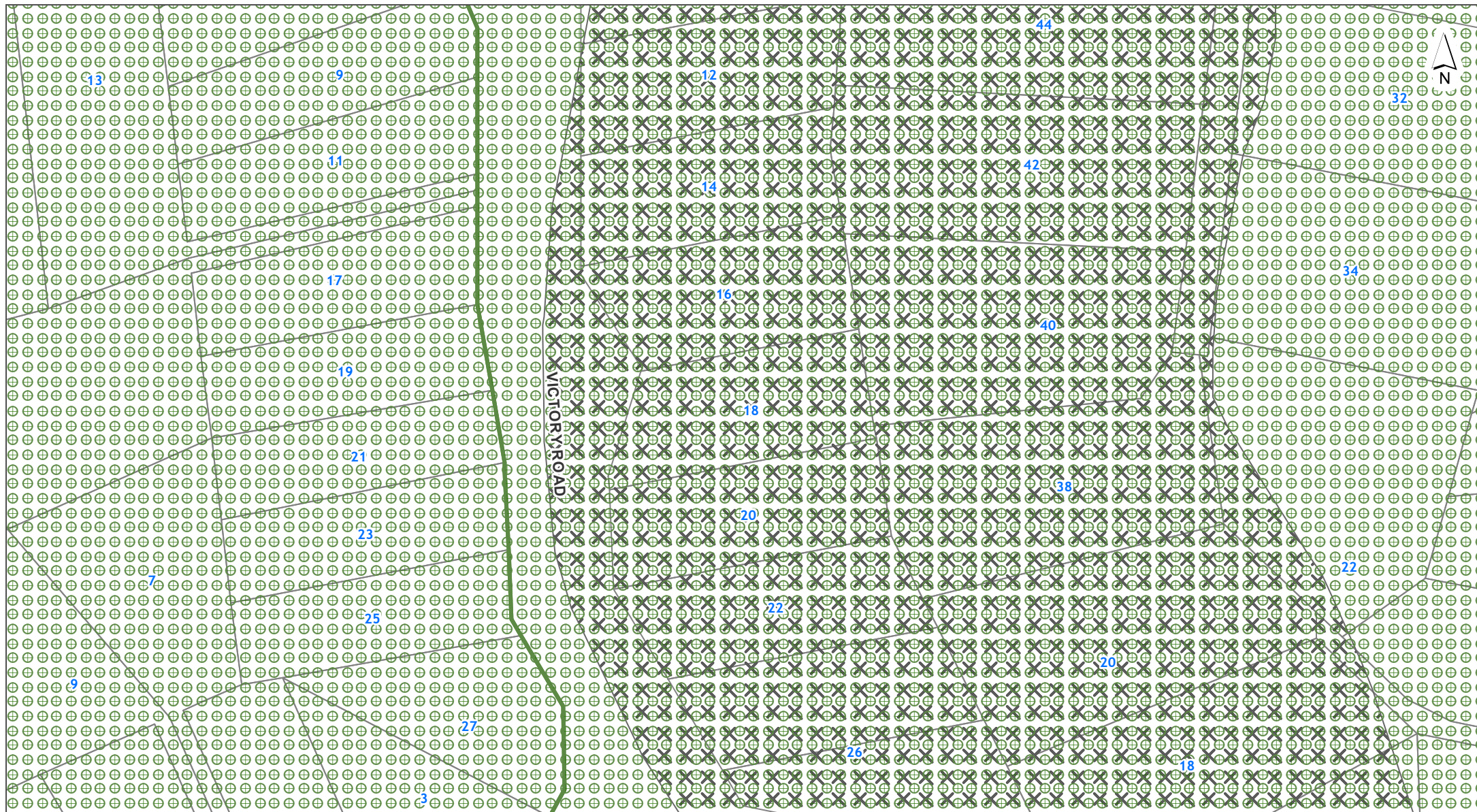
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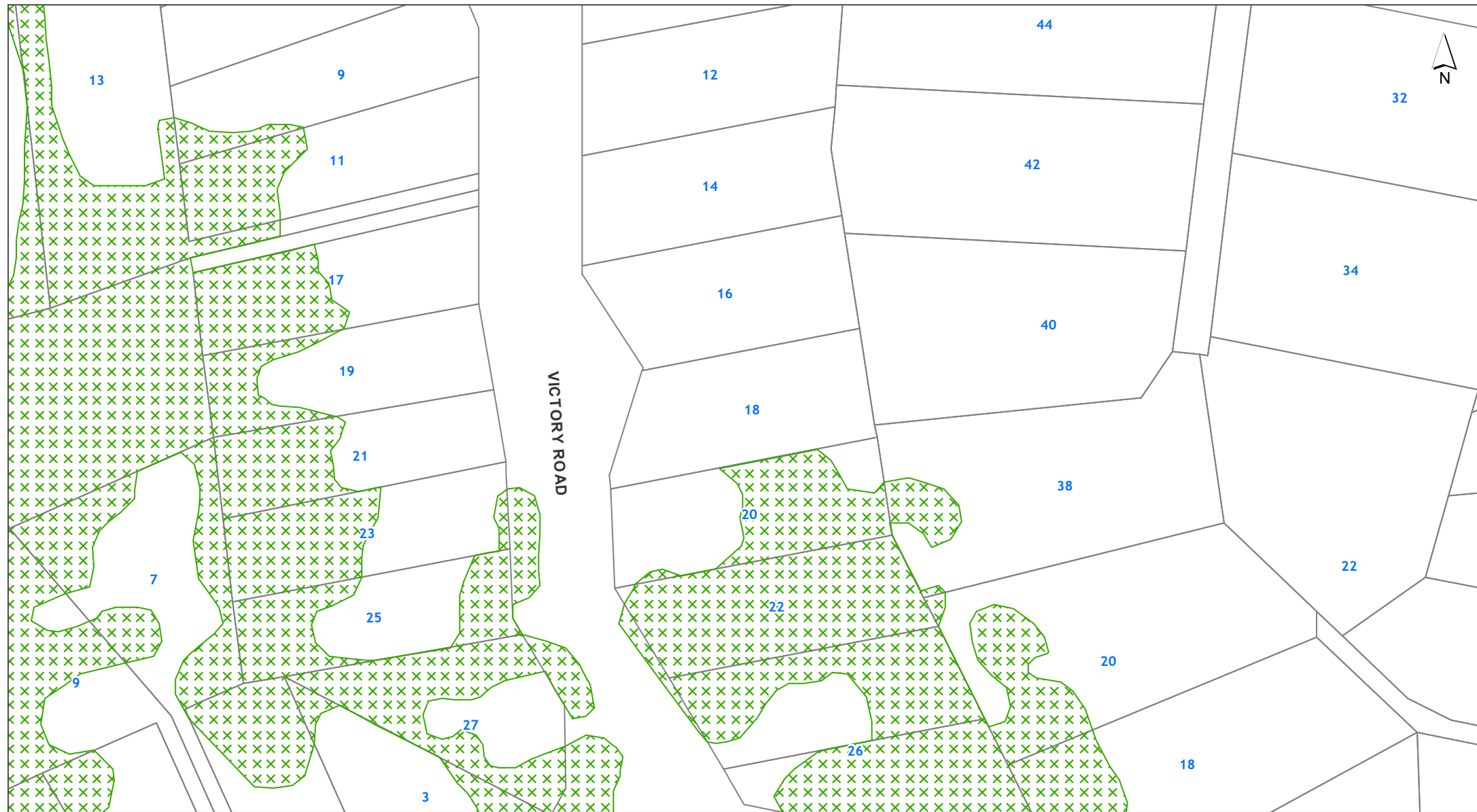
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Natural Heritage**18 Victory Road Laingholm****LOT 487 DP 20309**

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Natural Resources

18 Victory Road Laingholm

LOT 487 DP 20309

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Meters

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Precincts

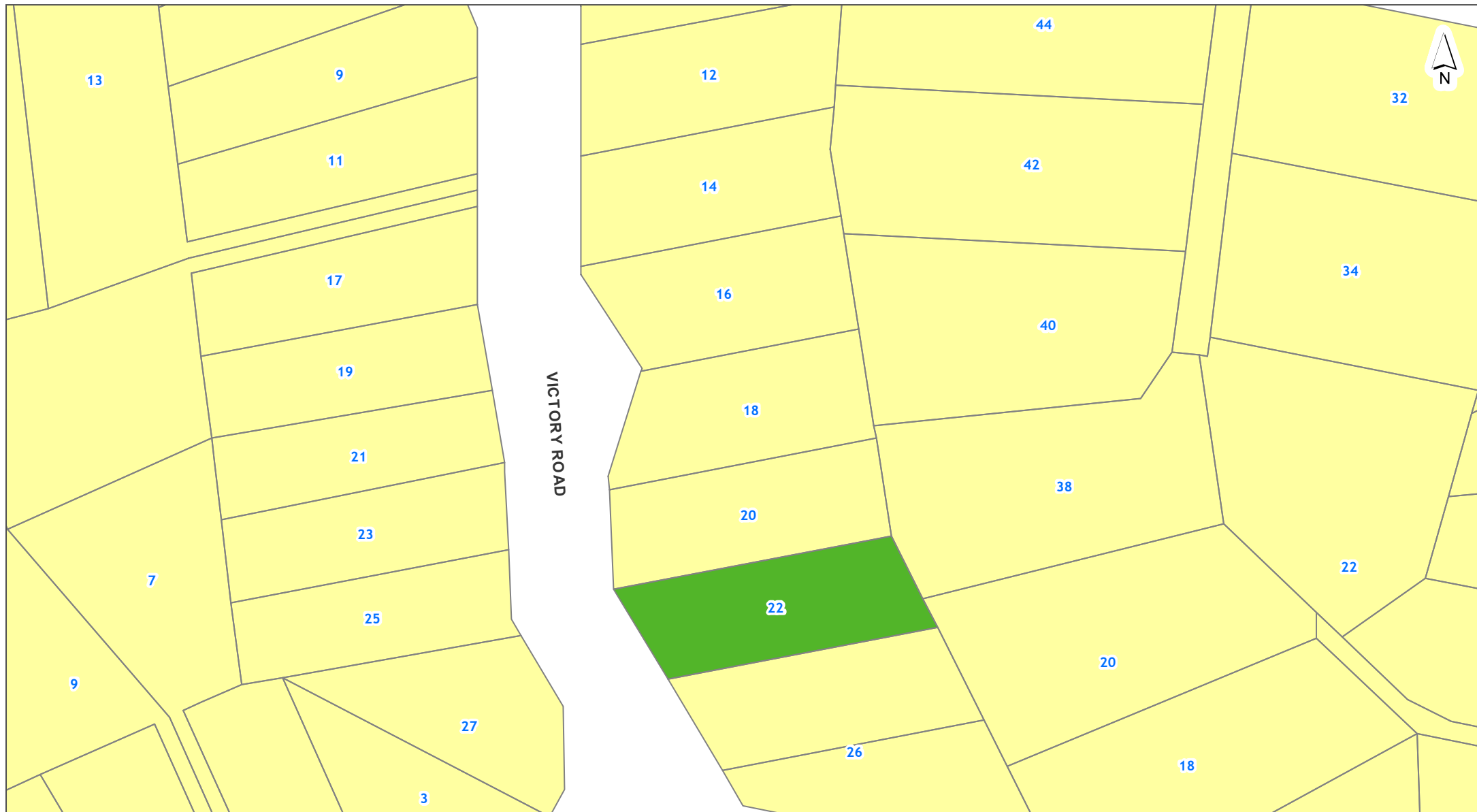
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Zones and Rural Urban Boundary

18 Victory Road Laingholm

LOT 487 DP 20309

0 7 14 21
Meters

Scale @ A4
= 1:1,000

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4/12/2019

NOTATIONS

Appeals

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

Proposed Plan Modifications

-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

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

Business

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

Open space

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

Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

	Terrestrial [rp/dp]	} Significant Ecological Areas Overlay
	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	} Lake Management Areas Overlay (Natural Lake and Urban Lake)
	Urban	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	

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 Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	

Mana Whenua

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

	Identified Growth Corridor Overlay
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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]	
	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]	
	Modified	} Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	} Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

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]	

Controls

	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	} Vehicle Access Restriction Control
	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	
	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

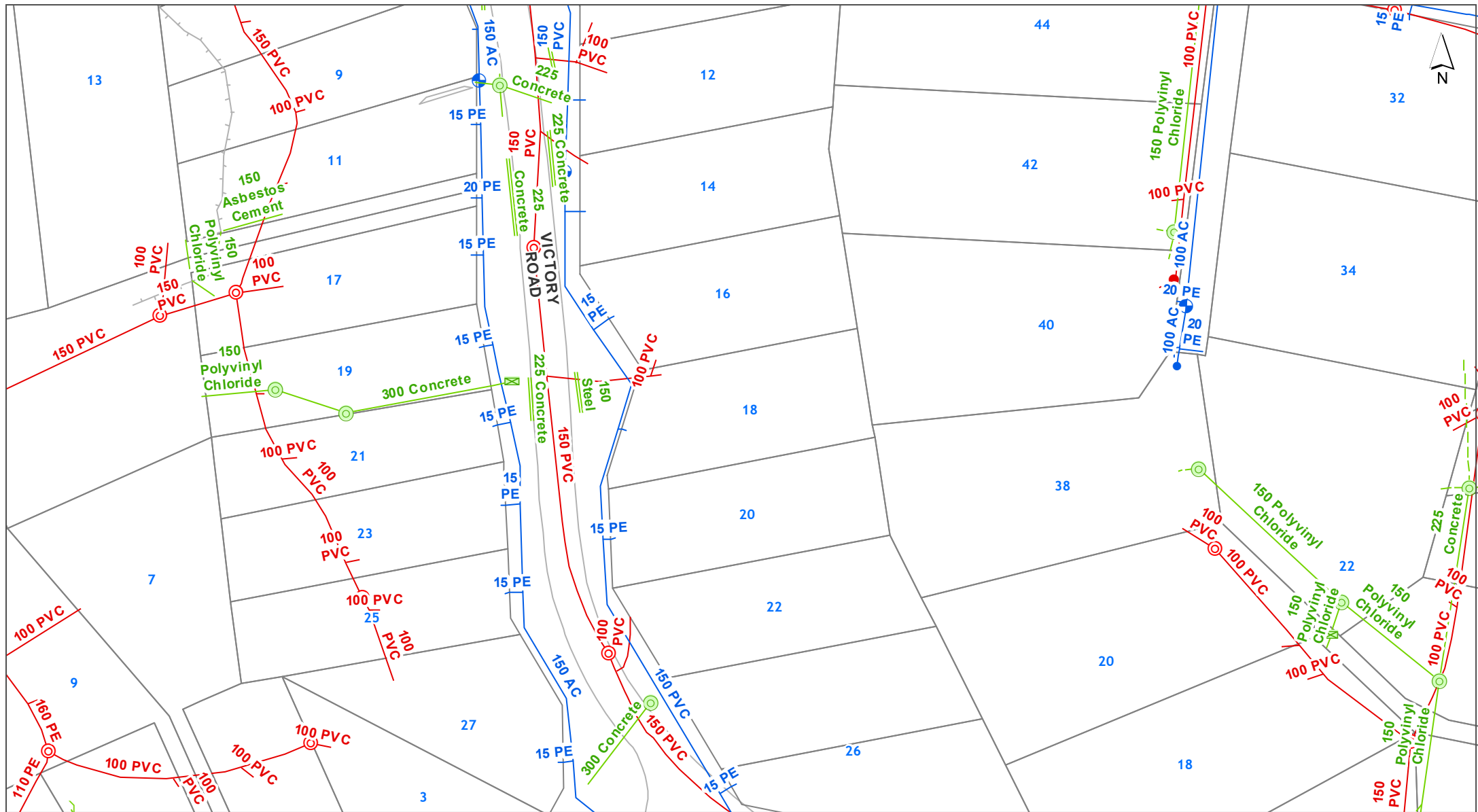
Designations



Designations



Airspace Restriction Designations

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Underground Services

18 Victory Road Laingholm

LOT 487 DP 20309

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

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)
	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:
15/08/2019

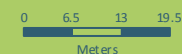
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Hazards

18 Victory Road Laingholm

LOT 487 DP 20309



Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

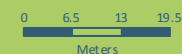
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Natural Hazards - Coastal Inundation

18 Victory Road Laingholm

LOT 487 DP 20309



Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

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Natural Hazards - Flooding**18 Victory Road Laingholm****LOT 487 DP 20309**

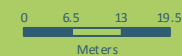
0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

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Natural Hazards - Sea Spray**18 Victory Road Laingholm****LOT 487 DP 20309**

Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

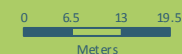
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Natural Hazards - Volcanic Cones

18 Victory Road Laingholm

LOT 487 DP 20309



Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

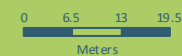
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Other

18 Victory Road Laingholm

LOT 487 DP 20309



Scale @ A4
= 1:1,000

Date Printed:
4/12/2019

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

 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

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

WAITAKERE CITY COUNCIL

'AS BUILT' DRAINAGE PLAN

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 fittings.

Owner's Name: J. McLAUGHLIN

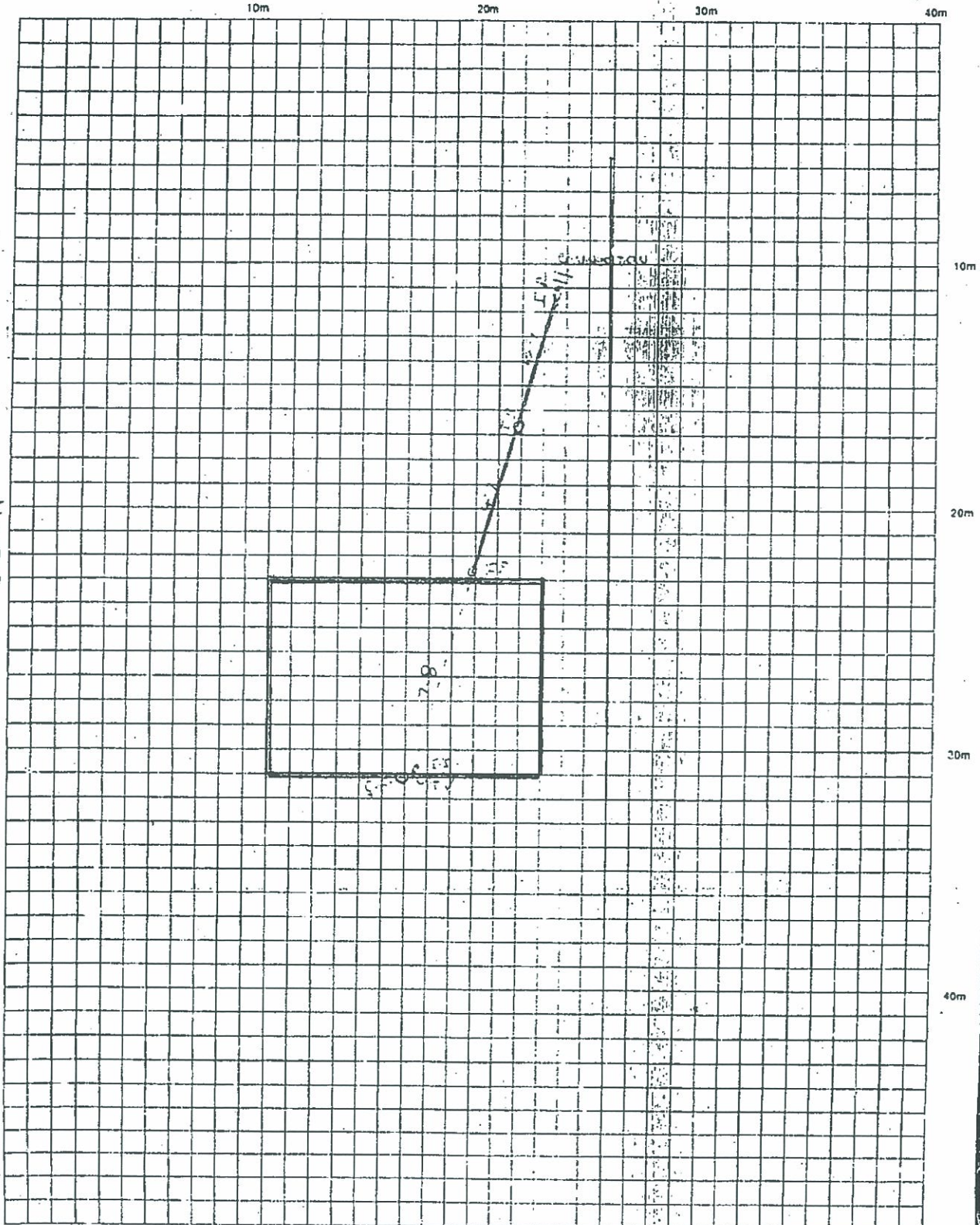
Address of Property: (No.) 18 (Street) VICTORY ROAD

Lot 487 D.P. 20309

Drainlayer's Name: M. ORLEY

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 overleaf.

ROAD BOUNDARY



For Office Use Only:—

Drainage Permit No.

Building Permit No.

Date inspected 23-4-92

Inspector

W. McLAUGHLIN

WCC:131

Decision on application for resource consent under the Resource Management Act 1991



Discretionary activity

Application number(s): LUC-2016-616

Applicant: Ian Openshaw and Gillian Wood

Site address: 18 Victory Road, Laingholm

Legal description: LOT 487 DP20309 (CT: NA51D/429)

Proposal:

The applicant proposes to undertake alterations to the existing house on the property. The nature of the proposal involves the enclosing of the lower level pole foundations of the house to create a new habitable ground floor for the dwelling with single internal access garage; the installation of a new internal stairway to the existing upper living level of the dwelling; the extending of an upper level deck on the eastern side of the dwelling; and the construction of new stairs along the southern side of the dwelling to access the rear decking.

The resource consents required are:

Land use consents (s9) – LUC-2016-616

Auckland Council District Plan (Waitakere section)

City Wide Rules

- Consent is sought pursuant to Rule 1.1 (City Wide Natural Hazards) as a **Limited Discretionary Activity** as the site is located within a Stability Sensitive zone.

In this instance the earthworks required for the lower level foundations and the piled support structure for the upper level deck will be minimal. A geotechnical investigation and structural design has been completed for this element of the proposal and has been granted building consent.

Bush Living Environment Rules

- Consent is sought pursuant to Rule 2.3 (Building Location) as a **Limited Discretionary Activity** as the proposal involves building or development on land identified as a modified sensitive ridge.

In this instance the proposal involves alterations to the existing dwelling and the construction of a new external staircase and deck area which is on land listed as a modified sensitive ridge. The alterations will not be visible from Victory Road looking up at the ridgeline as they

are contained in the lower portion of the dwelling, or in the case of the new deck contained at the rear of the dwelling and not visible from public view.

- Consent is sought pursuant to Rule 6.2 (Yards) as a **Discretionary Activity** as the proposal involves construction of the new external timber stair case and a small portion of the timber deck to the rear of the dwelling, within the three metre yard setback from the southern boundary.

In this instance the effects of this activity have been considered to be less than minor for reasons outlined above.

General Natural Area Rules

- Consent is sought pursuant to Rule 3.3 (Earthworks) as a **Limited Discretionary Activity** as the proposal involves earthworks located on a sensitive ridge as shown on the Natural Areas Maps, which do not exceed 300m³ and are not associated with clean fill activity.

In this instance earthworks will be required for novacoil drainage to be installed between the dwelling and the existing rear retaining wall; the piles required for the new deck and stair case; and the shallow footings for the enclosing of the basement area. Council's Development Engineer, Mr Sam Sarah has reviewed the proposal and has requested conditions of consent around the management of the earthworks be imposed as appropriate.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority under sections 104 and 104B, the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - The nature of the alterations are similar in style and character to the existing dwelling and are of such a size and scale along with their onsite location to be considered as generating less than minor effects on the neighbourhood character and the natural landscape of the Bush Living Environment of the District Plan.
 - The final constructed alterations will not change the scale and bulk of the building and its overall visual impact on adjacent properties, such that any adverse building dominance, privacy and outlook effects will be less than minor.

- Construction and noise effects generated by the proposal will be temporary in nature as would be expected with construction activities, and will be restricted in terms of hours and noise levels.
- Any matters relating to mitigating any effects of the stability sensitive nature of the site have been addressed through a building consent process which required a geotechnical investigation and appropriate foundation design.

In terms of positive effects:

- The proposal provides for a positive increase in amenity and living space for the dwelling's inhabitants through alterations that extend the functional area of the upper level deck and habitable living space on the lower level. The design and scale of the alterations will be in keeping with the existing dwelling, and will provide for a development in keeping with the existing environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.

Auckland Council District Plan (Waitakere Section)

The following is relevant for the district land use consent under the operative district plan.

Relevant objectives and policies

The following objectives and policies of the Auckland Council District Plan (Waitakere Section) are considered relevant:

Objective	10
Policies	10.4, 10.6

The objective and policies seek to maintain and enhance those natural and physical characteristics (amenity values) that contribute to the wellbeing of residents and workers.

The proposal seeks to provide an improved amenity space for outdoor use for the occupants (Policy 10.4) via the use of a new and enlarged deck on the eastern side of the dwelling, which at the same time maintains the existing privacy and onsite amenity of adjacent properties (Policy 10.6).

Objective	11
Policies	11.2, 11.3, 11.8

The objective and policies seek to achieve a quality of settlement and associated activities within each of the City's Human Environments which is sympathetic to, and protects and enhances, the dominant natural and physical (including building) features which contribute to the amenity value and the neighbourhood character of an area.

The proposal avoids needing to clear any vegetation to undertake the development thereby maintaining the visual dominance of trees on private property within neighbourhoods of the Living Environment (Policy 11.2). The character and visual amenity of the existing neighbourhood is preserved through the style and character of the proposed alterations which

are in keeping with the existing dwelling (Policy 11.3). The nature of the alterations ensures that the form, height and scale of the dwelling avoids physically dominating the surrounding sites and buildings, and does not adversely affect the landscape character and other amenity values of the area (Policy 11.8).

Overall, for the reasons considered above in this section, it is considered that the proposal is consistent with these objectives and policies of the Auckland Council District Plan (Waitakere Section).

Part	5B (Waitakere Ranges Heritage Area)
Objectives	5B.1.2.4, 5B.1.2.6, 5B.1.2.9

Part 5B of the District Plan sets out the objectives, policies and methods that specifically relate to the Waitakere Ranges Heritage Area. The objectives relate to the purpose and objectives of the Waitakere Ranges Heritage Area Act 2008 and seek to protect, restore and enhance the Waitakere Ranges Heritage Area.

The proposal satisfies objective 5B.1.2.4 by recognising and avoiding adverse potential, or adverse cumulative, effects of activities on the Waitakere Ranges Heritage Area's environment (including its amenity), by limiting the building coverage extension to that of the new upper level deck on the eastern side of the dwelling, and containing all increased floor area of the alterations within the current building envelope.

The proposal seeks to undertake an alteration to the dwelling which is of an appropriate character, scale and intensity for the surrounding environment of the Waitakere Ranges Heritage Area, thereby meeting objective 5B.1.2.6.

The proposal recognises that people live and work in the Waitakere Ranges Heritage Area by enabling the occupiers of 18 Victory Road to provide for their social, economic, environmental, and cultural wellbeing through the improvements, thereby meeting objective 5B.1.2.9.

Overall, any effects on those features which the Waitakere Ranges Heritage Area intended to be protected and enhanced would be acceptable.

Relevant assessment criteria

The relevant District Plan Rules that require consent have been previously identified within this report. The District Plan Assessment Criteria have been developed to address the issues covered in the objectives and policies and are a useful guide in assessing the effect of an activity. It is considered that the relevant Assessment Criteria associated with City Wide Rules - Natural Hazards; Bush Living Environment Rules - Building Location, Yards, and Building Coverage; and General Natural Area – Earthworks have been addressed accordingly.

In particular, the following assessment criteria are noted:

Natural Hazards - Assessment Criteria

Natural Hazards 1(a) – 1(g)

- The site is listed as being in a Stability Sensitive zone and therefore consideration needs to be given to the scale of the alterations and the manner of undertaking the works in this

environment. In this case the works involve footings for the upper level deck extension and appropriate shallow footings for the basement development. Council's Development Engineer Mr Sarah is satisfied that consideration of a suitable foundation design based on a geotechnical investigation and report can be appropriately managed through the building consent stage. This will ensure that the stability features of the site are appropriately considered.

Bush Living Environment – Assessment Criteria

Building Location 2(a) - 2(g)

- The proposed alterations will not be obtrusively visible on or above the modified sensitive ridgeline from a public place.
- It is not considered the proposal will compromise the visual landscape qualities of the sensitive ridgeline and other natural landscape elements, as the alterations are predominantly contained within the existing building envelope at ground level.

Yards 6(a) – 6(f)

- The timber staircase and portion of the deck extension to the rear of the dwelling are set back from the boundary despite the yard infringement, sufficiently, to avoid more than minor adverse effects on the natural landscape. No vegetation removal is required, and the existing vegetation along the boundary will continue to provide adequate screening from the adjacent property.
- The structures are located in a position which maintains opportunities to retain vegetation around the edges of the site.
- The proposed alterations are located a sufficient distance back from the site boundaries of adjoining sites to provide a degree of privacy. Considering the proximity of the timber staircase along the southern boundary, privacy can be maintained through the existing vegetation within the site boundary providing sufficient screening.

General Natural Area - Assessment Criteria

Earthworks 3(a) – 3(t)

- The scale of earthworks is consistent with the scale of development, both being relatively minor in nature.
- The area of earthworks is confined to either within the basement area which will become enclosed dwelling space, or to the supported pile structure foundations, which will not be visible after construction. Therefore the earthworks will not adversely affect the potential for restoration or enhancement around the area of earthworks.
- Pile foundations have been designed by a geotechnical engineer, and therefore earthworks will not exacerbate or contribute to instability of the land or create the potential to do so.
- As the earthworks will be contained within the building envelope or under the finished deck structure, the earthworks will not affect the visual amenity of the site or adjoining sites.
- The earthworks proposed are minor in nature and will not harm the health and safety of residents.

- Appropriate conditions of consent will be imposed to ensure that the required earthworks activities do not contribute to heavy vehicle traffic creating physical damage to a road, or a situation unsafe or hazardous to road users.

Overall, and on balance, the proposal is considered to be consistent with the provisions of the District Plan.

3. In accordance with an assessment under s104(1)(c) of the Resource Management Act the other matter considered relevant to this application is monitoring, as the consent will be subject to monitoring to ensure compliance with the application, approved plans, and consent conditions, to ensure that adverse effects are limited to those considered under the current application. No other matters are considered relevant.
4. Under the Proposed Auckland Unitary Plan (PAUP) the subject site is zoned Large Lot, with the Waitakere Ranges Heritage Area sub-precinct C (Titirangi-Laingholm) character overlay under the PAUP.

The Large Lot zone provides for residential development on the periphery of urban areas that typically consists of high quality landscape areas and containing physical limitations such as topography, ground conditions, instability or natural hazards. The objectives and policies of this zone (**D1.1.2**) seek to ensure that developments are designed to respond to any high quality landscapes or natural features, avoid exacerbation of any physical limitations such as land instability, and maintain the amenity of adjoining sites. The proposal is considered to be consistent with the objectives and policies of the Large Lot zone, in particular:

- The proposal has been sympathetically designed and is of a height and bulk that is compatible with the existing dwelling and surrounding area's landscape character.

The objectives and policies of the Waitakere Ranges Heritage Area sub-precinct C (**F7.9.3**) seek to maintain and enhance the unique density pattern and landscape qualities of Titirangi - Laingholm and ensure that the built development is subservient to the heritage values of the bush setting. The proposal is considered to be consistent with the objectives and policies of this sub-precinct, in particular:

- The proposal requires no vegetation clearance and maintains the dominance of the natural environment over human modifications.

It is noted that the weighting of plans only becomes relevant in the event different outcomes are achieved from assessments under the plans. In this case, an assessment under the relevant operative District Plan provisions compared to the PAUP provisions above, would result in broadly the same outcomes, as the objectives and policies of the Large Lot zone and Waitakere Ranges Heritage Area sub-precinct overlay are broadly similar to those of the Bush Living Environment.

5. **Part 2 (Purpose and Principles)**

This proposal achieves the sustainable management purpose of the RMA under Part 2 as the development will:

- Maintain the subservience of built form to natural features with the development nestled within existing vegetation

- Ensure the size, scale, and design of the alterations would maintain visual coherence and integrity of the landscape
 - Ensure that significant areas of vegetation are left untouched
6. Overall, I recommend that this non-notified discretionary activity application is granted, subject to the following conditions.

2. Conditions

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

- The non-complying activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC-2016-616.
 - Application Form, and Assessment of Environmental Effects prepared by Donna Johnston of Johnston Design Ltd., entitled "Assessment of Effects", dated 17 March 2016.
 - Email record of meeting with Council Resource Consent Planners, entitled "FW: ABA2015-2467 18 Victory Road – Draft s37 certificate", dated 8 February 2016.
 - Geotechnical Investigation Report, entitled "Proposed Additions and Alterations – 18 Victory Road, Laingholm" Ref: GG459 by Geoconsult, dated 8 May 2015.

<u>Plan title and reference</u>	<u>Author</u>	<u>Rev</u>	<u>Dated</u>
1 – Locality Plan	Johnston Design Ltd.	-	10/10/2015
2 – Site Plan	Johnston Design Ltd.	-	10/10/2015
3 – Plumbing Schematic	Johnston Design Ltd.	-	10/10/2015
4 – Existing Upper Floor Plan	Johnston Design Ltd.	-	10/10/2015
5 – Proposed Ground Floor	Johnston Design Ltd.	-	10/10/2015
6 – Proposed Upper Floor Plan	Johnston Design Ltd.	-	10/10/2015
7 – Proposed Elevations	Johnston Design Ltd.	-	10/10/2015
10 – Stairwell Cross Section B	Johnston Design Ltd.	-	10/10/2015

- Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - The consent is given effect to; or
 - The council extends the period after which the consent lapses.
- The consent holder shall pay the council an initial consent compliance monitoring charge of \$280 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource

consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

4. The building works shall:
 - a) be constructed in accordance with the approved plans; and
 - b) not exceed the degree of infringement/s approved.

General Earthworks Conditions:

5. The Team Leader West Monitoring & Incidents shall be notified **at least two (2) working days prior** to earthwork activities commencing on the subject site.

Advice Note:

In order to comply with Condition 5, please fill out the "Notice of Works Commencing" form supplied with your Resource Consent pack and forward this to Council as noted on the form to advise of the start of works.

6. **Prior to the commencement of earthworks activity**, all required erosion and sediment control measures on the subject site shall be constructed and carried out.

Advice Note

It is recommended that you discuss any potential measures with Council's Monitoring Inspector who will guide you on the most appropriate approach to take. Please contact the Team Leader West Monitoring & Incidents on +64 9 301 0101 for more details. Alternatively, please refer to "Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region".

7. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader West Monitoring & Incidents.
8. All noise generating activities associated with the implementation of this resource consent on, or in the vicinity of, the subject site (which can include (but is not limited to) any demolition, earthworks and construction activities, and ancillary activities such as deliveries, loading and unloading goods, transferring tools, etc.) shall not exceed the noise limits stipulated within NZS 6803:1999 Acoustics - Construction Noise (or any subsequent revision), and may only be carried out:

Monday to Friday: 8:00 a.m. to 6:00 p.m.

Saturday: 8:00am to 5:30pm

There is to be no operation of noise-generating, motorised equipment and vehicles associated with earthworks activity on the subject site on Sundays or public holidays.

9. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.
10. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks activity. In the event that such damage does occur, the Team Leader West Monitoring & Incidents, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice Note:

In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate.

If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader West Monitoring & Incidents on +64 9 301 0101

Geotechnical Conditions:

11. The construction of buildings foundations, retaining structures and all associated earthworks shall be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with NZS 4431:1989 Code of Practice for Earthfill for Residential Development or NZS4404:2004 Code of Practice for Urban Land Development & Subdivision Engineering and "Section 2 of the Code of Practice: City Infrastructure and Land Development" and the following reports:
 - Geotechnical Investigation Report, entitled "Proposed Additions and Alterations – 18 Victory Road, Laingholm" Ref: GG459 by Geoconsult, dated 8 May 2015.

3. Advice notes

1. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
3. This resource consent will lapse five years after the date of Council's decision **unless:**
 - a. it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent

complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or

- b. an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

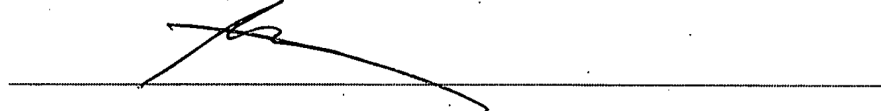
- 4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
- 5. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works **at least 14 days prior** to work starting on the consented development. A "Notice of Works Starting" Form is included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to rcmadmin@aucklandcouncil.govt.nz, faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.

Delegated decision maker:

Name: Sunny Kan

Title: Senior Planner, Resource Consents

Signed:



Date:

06/4/16

Mr Bollard:PT
TP H8/126

November 1982

Mr I F Jenkins & Mrs G E Nolan
77 Tane Road
LAINGHOLM

Dear Sir and Madam,

**NON-NOTIFIED APPLICATION FOR EARTHWORKS AND TREE CLEARANCE
AT 18 VICTORY ROAD, LAINGHOLM - LOT 487 DP 20309**

Consent has been granted to this application under Ordinance 4.2 to permit the clearing of bush exceeding 300 m² in area and excavating and depositing of fill exceeding 15 m³ in volume and 300 mm in depth in a stability sensitive zone for the following reasons:-

- (a) That the earthworks and tree clearance were undertaken without Council consent and reinstatement of the fill and replanting of the site to restore it, to its state prior to the works being carried out would risk the stability of the property.
- (b) Remedial work to create a stable site is more likely to be carried out in conjunction with the development of the site for residential purposes.

This consent is subject to the following conditions:-

- 1 That a soils report on the stability of banks and deposited material on the site be prepared by a Registered Engineer, the report to show remedial works required particularly the effect of the works on the proposed site. It is recommended that the fill surrounding the trunks of the native trees at the front of the section be removed and the ground restored to its original level prior to the depositing of fill provided that this recommendation is subject to confirmation or otherwise by the Applicants Engineer.

The Engineers report shall be submitted to Council prior to the issue of a Building Permit and on completion of the remedial works the Engineer shall provide Council with written certification that the fill has been satisfactorily compacted and that it will remain stable.

2 November 1982

- 2 That the dwelling shall not be occupied until the final engineers report is received and the remedial work carried out to the satisfaction of the City Engineer.
- 3 That full details of the method of disposal of septic tank effluent be provided with the Building Permit Application and in conjunction with the Engineer's report required by condition 1.

Your attention is drawn to the provisions of Section 88(2) of the Town and Country Planning Act 1977 which gives you the right within one month after notification of this decision to apply in writing to Council for a review of this decision. Section 88(3) requires that on receiving such an application Council shall review the decision and shall confirm, modify or reverse it.

Should you have any queries with respect to the matters raised above, please contact Mr R Bollard of Council's Town Planning Department.

Yours faithfully

D G Rees
CITY PLANNER

RESOURCE CONSENT

Pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that the person is adversely affected, consent is granted to the application by T. Hawke / S.

97/0449
3255

to ERECT DOOR ADDITION body or
Dwelling at 18 VICTORIA RD. LAMBHOLM
being Lot 489 DP 20309 for the following reasons:-

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to S94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and will not create any significant adverse effects on the environment. (Relevant assessment criteria are attached).

Conditions imposed on the consent are as follows:

1) NOTATION
Any artificial outdoor lighting must not have more than 10 lux spill (horizontal and vertical) of light as measured at the site boundary of any adjoining site and must be shielded so that light rays are emitted below a horizontal plane set at the centre line of the light source as per rule H.E.4.1.1(c) Waitakere City Proposed District Plan 1995.

2) NOTATION
Building to have exterior colours with a reflectance value of less than 40%, excluding window/door surrounds or similar trim and roof to have non-reflective surface as per rule H.E.4.1.1(c) Waitakere City Proposed District Plan 1995.

Gordon Duggan

Date: 11/08/97

For: Peter Reaburn
PLANNING MANAGER

BACKGROUND INFORMATION

Dates: Lodged: 05/08/97 Further Info. requested: NA Further Info. received: _____
Any Affected Persons: Yes/No (Refer file)
Zone: Operative - NON-URBAN RESIDENTIAL 1 Proposed - GENERAL/RESIDENTIAL
Ward: H/W NL-1M (WAITAKERE) Building Consent No.: 97/3140

Address For Service: 18 VICTORIA RD. LAMBHOLM

Use Category: Cont. ☐ Ltd Disc ☒ Disc. ☐ (Tick Appropriate Box)

District Plan Rules Relevant:- (Tick Appropriate Box)

Height to boundary:	☐	Signage:	☐	Height:	☐
Privacy/Amenity:	☐	Buildings:	☐	Front Yard:	☐
Outdoor Space:	☐	Vegetation Clearance:	☐	Other (Specify below):	☐
Impermeable Surfaces:	☐	Earthworks:	☒		

C.W.N.H 1.1(a)
H.O.B.L 2.1
N.A.6.3.2

Extent of non-compliance: at 18 VICTORIA RD. LAMBHOLM
18 VICTORIA RD. LAMBHOLM
18 VICTORIA RD. LAMBHOLM