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This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Austar Realty Ltd
PO Box 151098
New Lynn
AUCKLAND 0640



Applicant	Austar Realty Ltd
LIM address	33 Warner Park Avenue Laingholm
Application number	8270239359
Customer Reference	33 Warner Park Avenue
Date issued	22-Jul-2020
Legal Description	LOT 176 DP 19099
Certificates of title	NA1584/65

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.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled “Special Land Features - Natural Hazards - Flooding”, and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a ‘1 in 100-year event’.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms “Flood Plain” and “Floodplain” are used interchangeably.

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.

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.

Effective Date	Description	Details
07/04/2009	Manhole on site	Council's as-built records indicate there is a manhole(s), for wastewater or stormwater services, located on your property. It is the property owners' responsibility to ensure that these manholes are accessible by maintenance staff at all times, and that each manhole lid is level with the adjacent ground. If you are unable to locate the manhole(s) or a lid level needs raising or lowering, please contact EcoWater - Council's Drainage Department who can arrange for the necessary work to be carried out. The property owner may be liable for the cost of this work.

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:	12341851287
Rates levied for the Year 2019/2020 :	\$2,212.02
Total rates to clear for the current year (including any arrears and postponed rates):	\$-1,106.04

The rates figures are provided as at 8 a.m. 22/07/2020. 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

33 Warner Park Avenue Laingholm

Application No.	Description	Decision	Decision Date
LUC-1978-1707	To erect a dwelling	Granted	17/07/1978
LUC-2009-490	Land Use Consent To construct a new in ground pile retaining wall, construct a car parking space, repair a section of driveway and replace a retaining wall, involving earthworks and vegetation alteration in a Stability Sensitive area	Granted	11/08/2009

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

33 Warner Park Avenue Laingholm

Application No.	Description	Issue Date	Status
BPM-1962-201195	Bach (Removed)	31/12/1962	Issued (See Note 1)
BPM-1978-9934	Dwelling	31/12/1978	Issued (See Note 1)
BPM-1979-12231	Heater Installation (Superseded by 1998-2605)	31/12/1979	Issued (See Note 1)
BPM-1983-22067	Alteration to dwelling - roof	31/12/1983	Issued (See Note 1)
ABA-1998-2605	Heater installation	15/06/1998	CCC Issued 10/11/1998 (See Note 2)
COM-2003-643	House alterations	25/09/2003	CCC Issued 06/05/2004 (See Note 2)
COM-2009-574	Construction of an 8m long pallisade wall, which continues across 31 Warner Park.	02/06/2009	CCC Issued 07/04/2010 (See Note 2)

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.

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

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

Compliance Schedules (Building Warrant of Fitness)

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

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building,

the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

Waitākere Ranges Heritage Area

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the council's website at:

<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- As Built Drainage Plan : 33 Warner Park Avenue
- Consent Conditions : LUC-2009-490

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

Address

33 Warner Park Avenue Laingholm

Legal Description

LOT 176 DP 19099

Appeals

Modifications

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

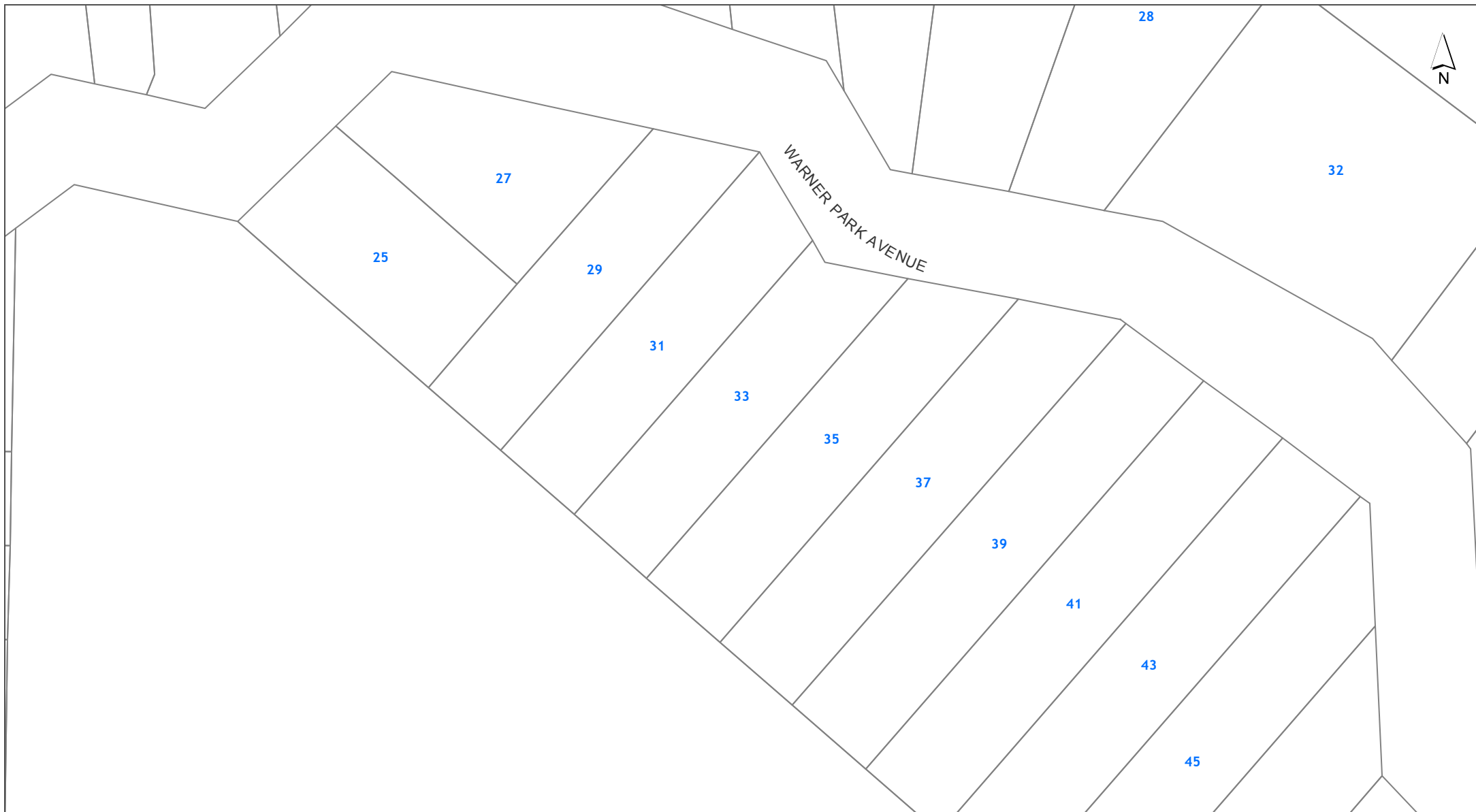
Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces -
Auckland International Airport Ltd - Confirmed



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Built Environment

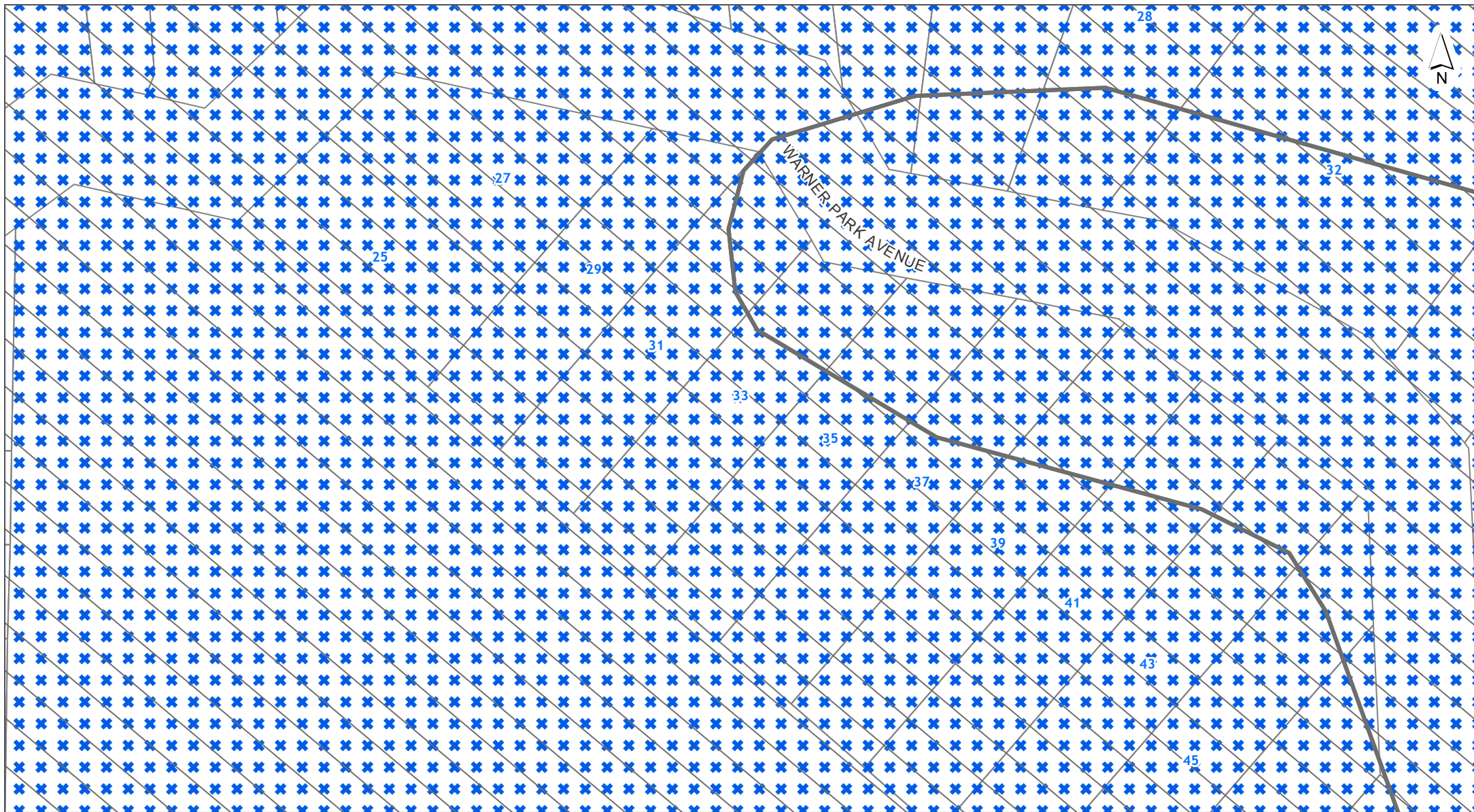
33 Warner Park Avenue Laingholm

LOT 176 DP 19099

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Scale @ A4
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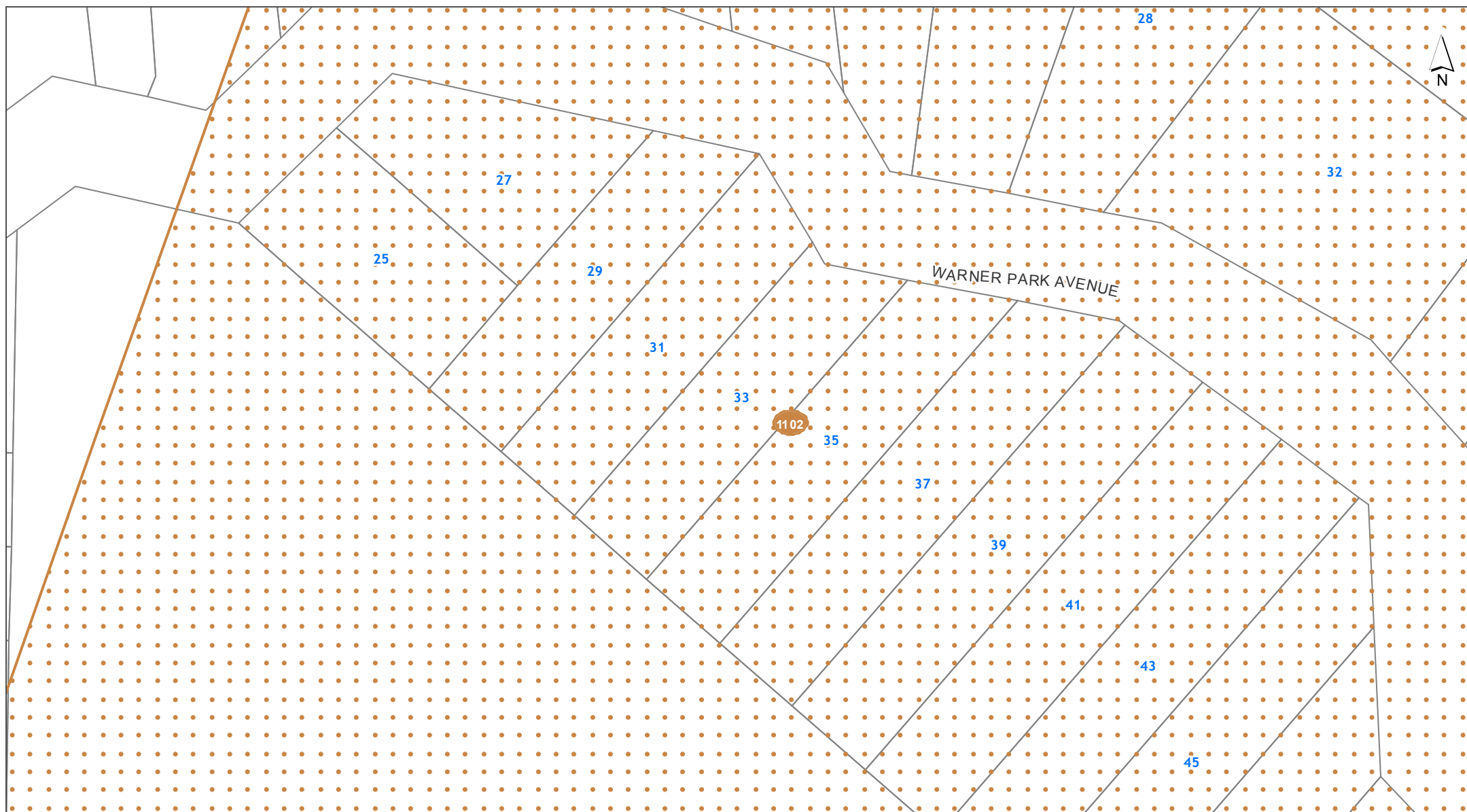
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Controls**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

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Designations

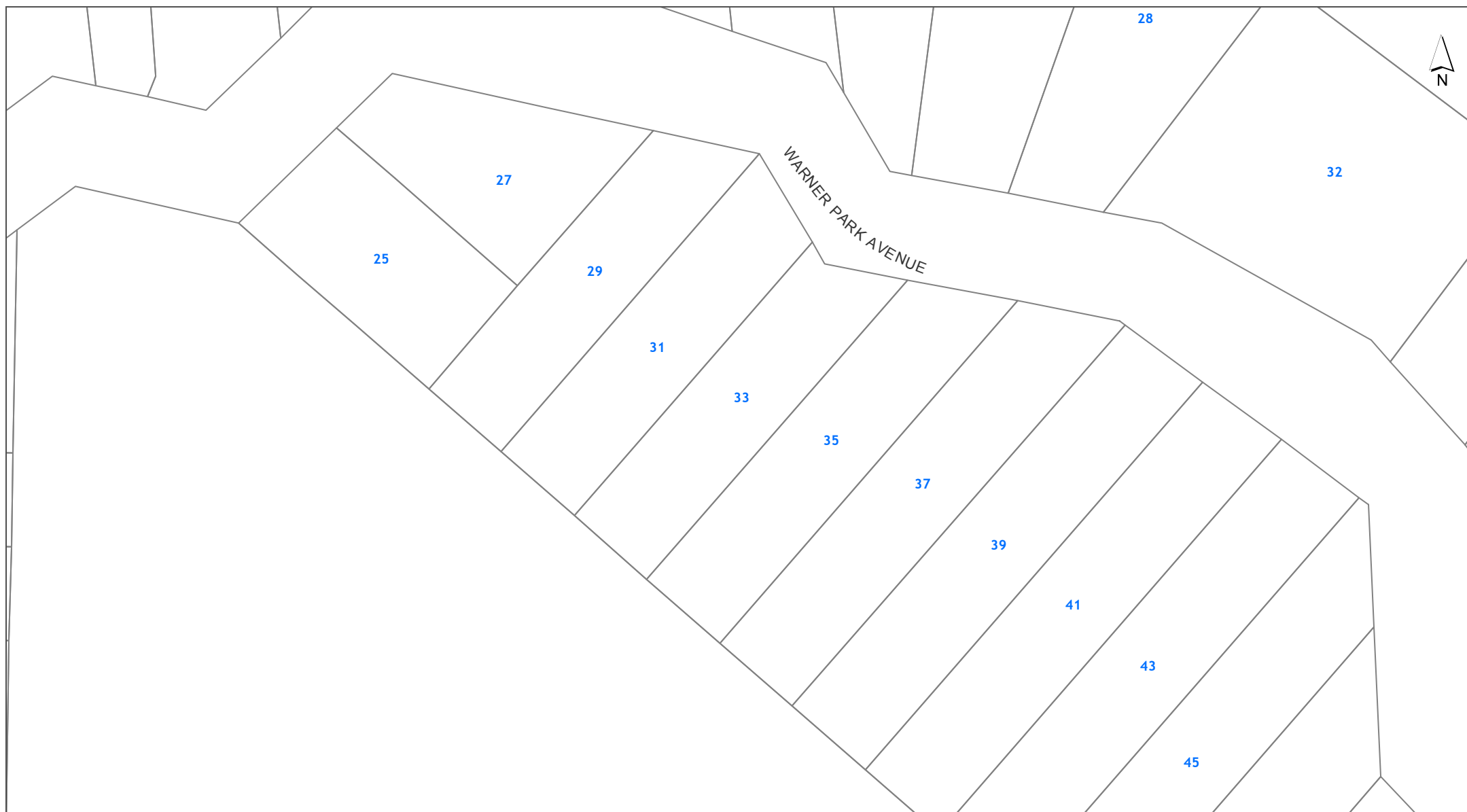
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Historic Heritage and Special Character**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

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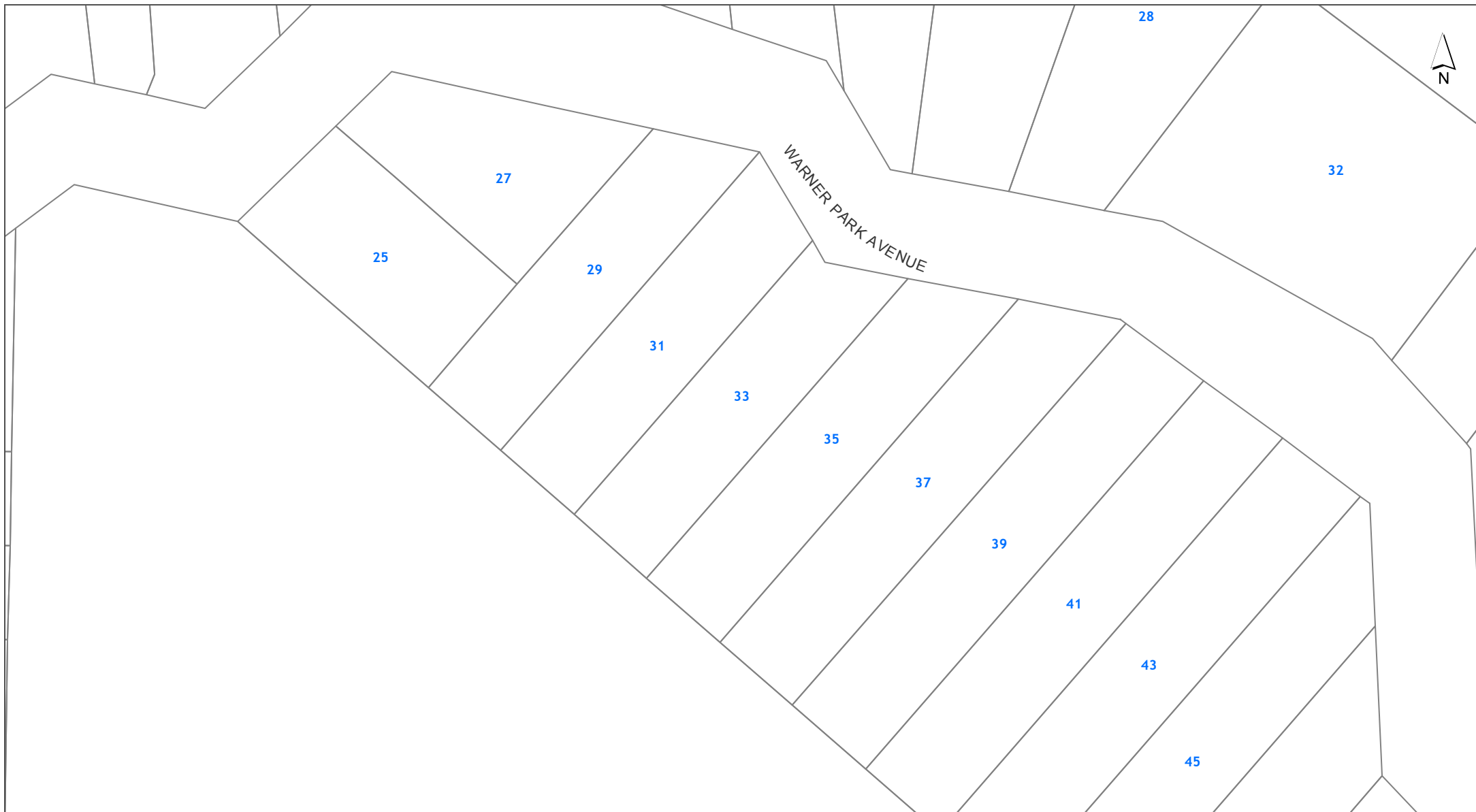
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Infrastructure**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

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Mana Whenua

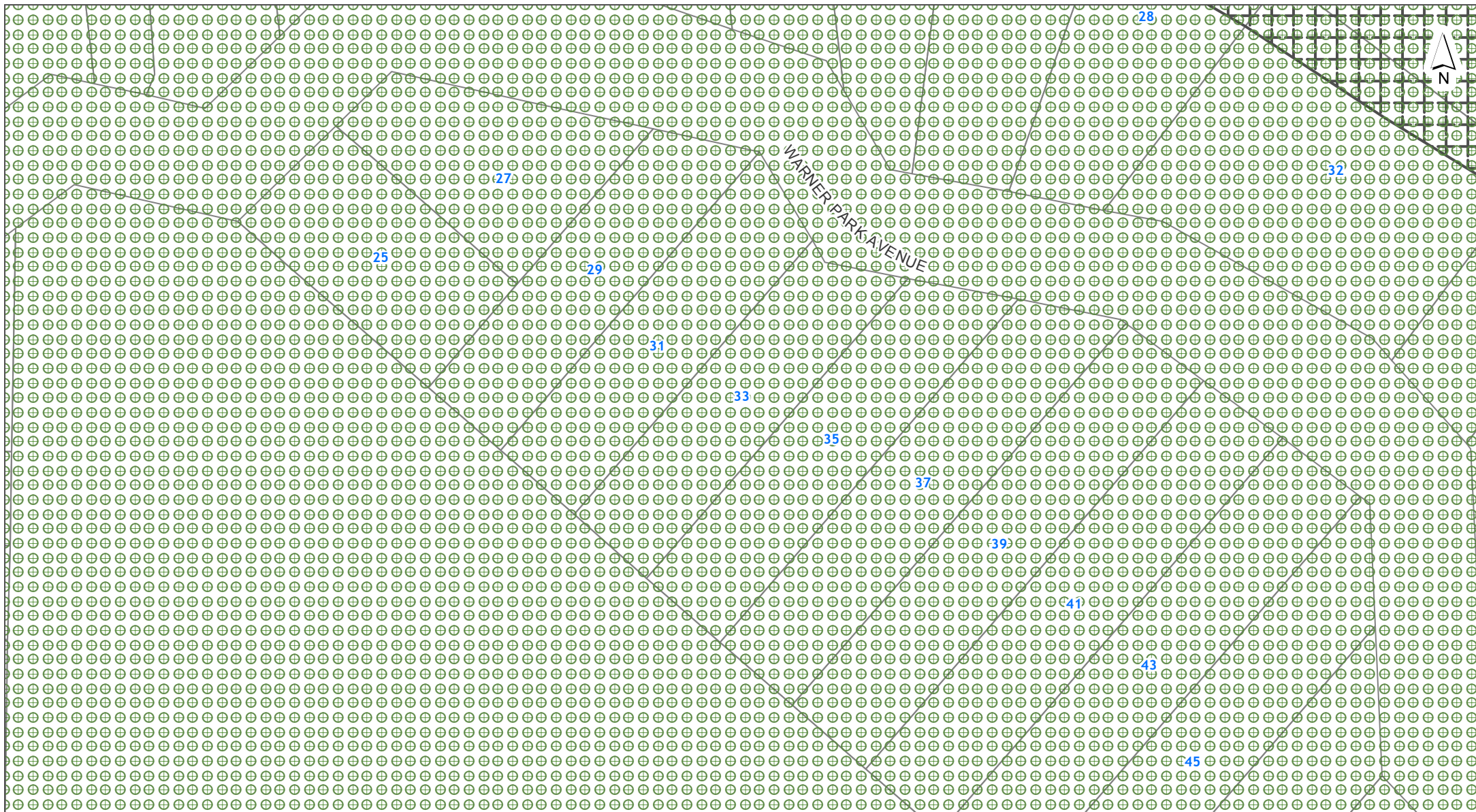
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Natural Heritage

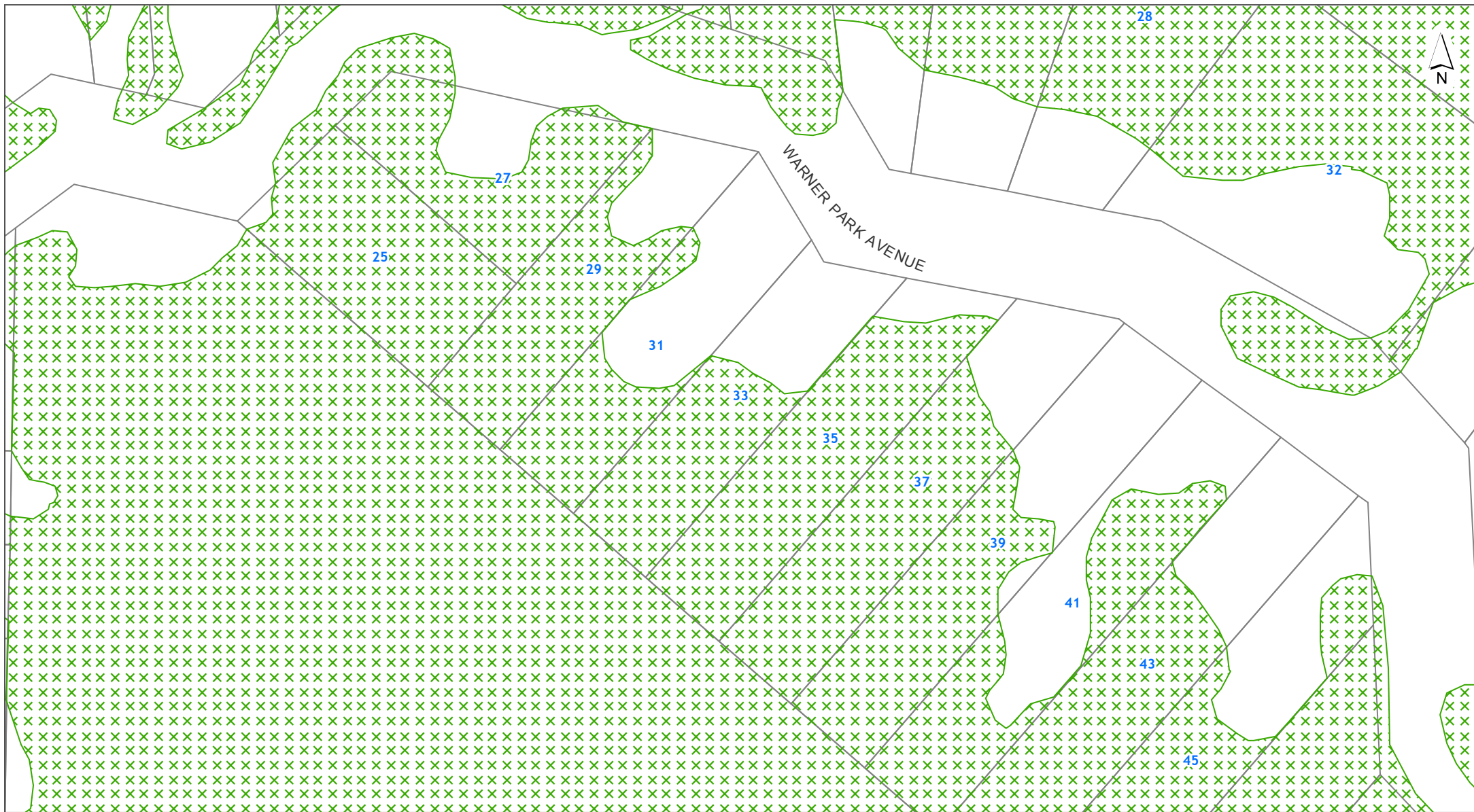
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Natural Resources

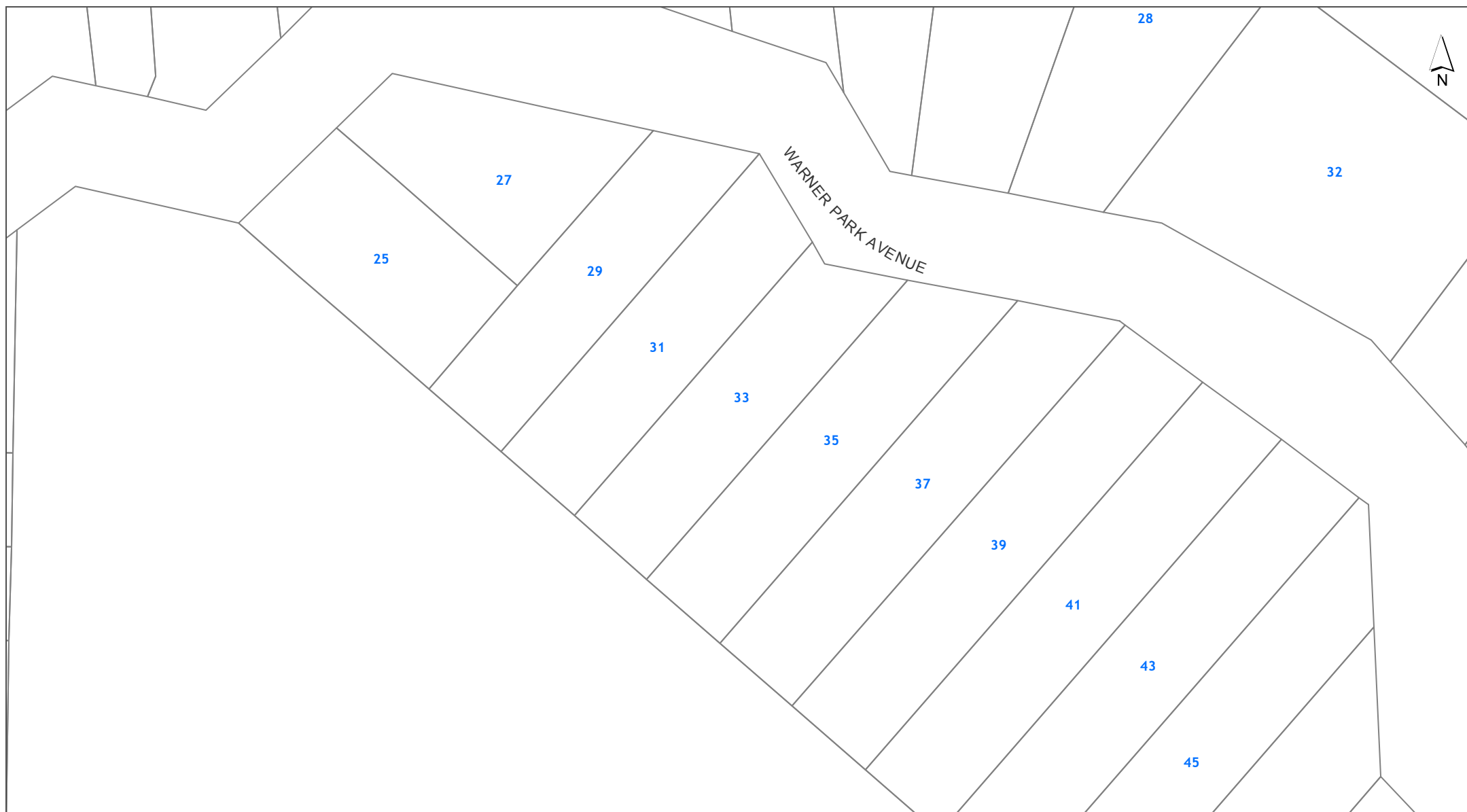
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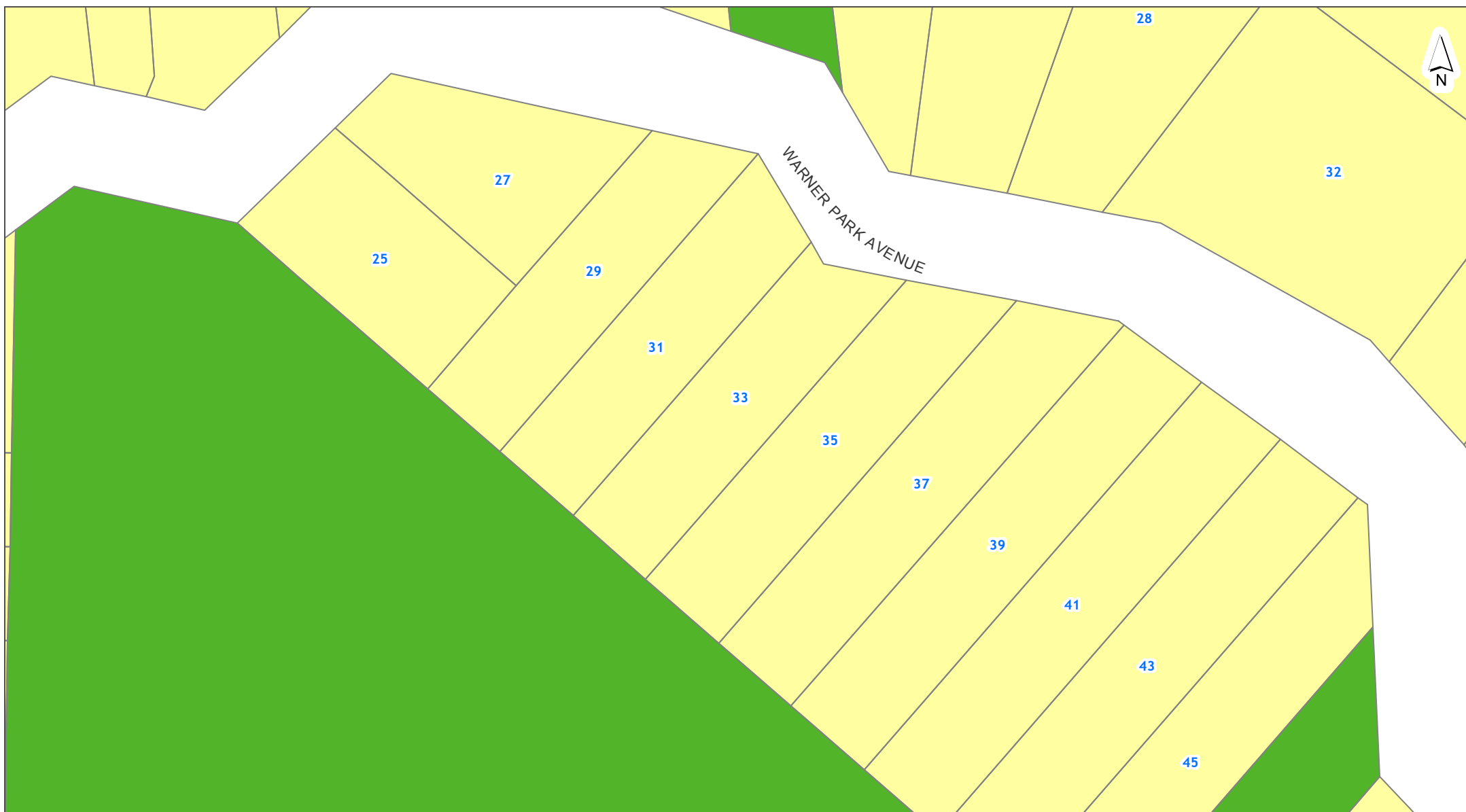
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Precincts**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

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Zones and Rural Urban Boundary

33 Warner Park Avenue Laingholm

LOT 176 DP 19099



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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]
------------------------------------------------------------------------------------	----------------------------------------------------------------








Built Environment

	Identified Growth Corridor Overlay
------------------------------------------------------------------------------------	------------------------------------





















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	

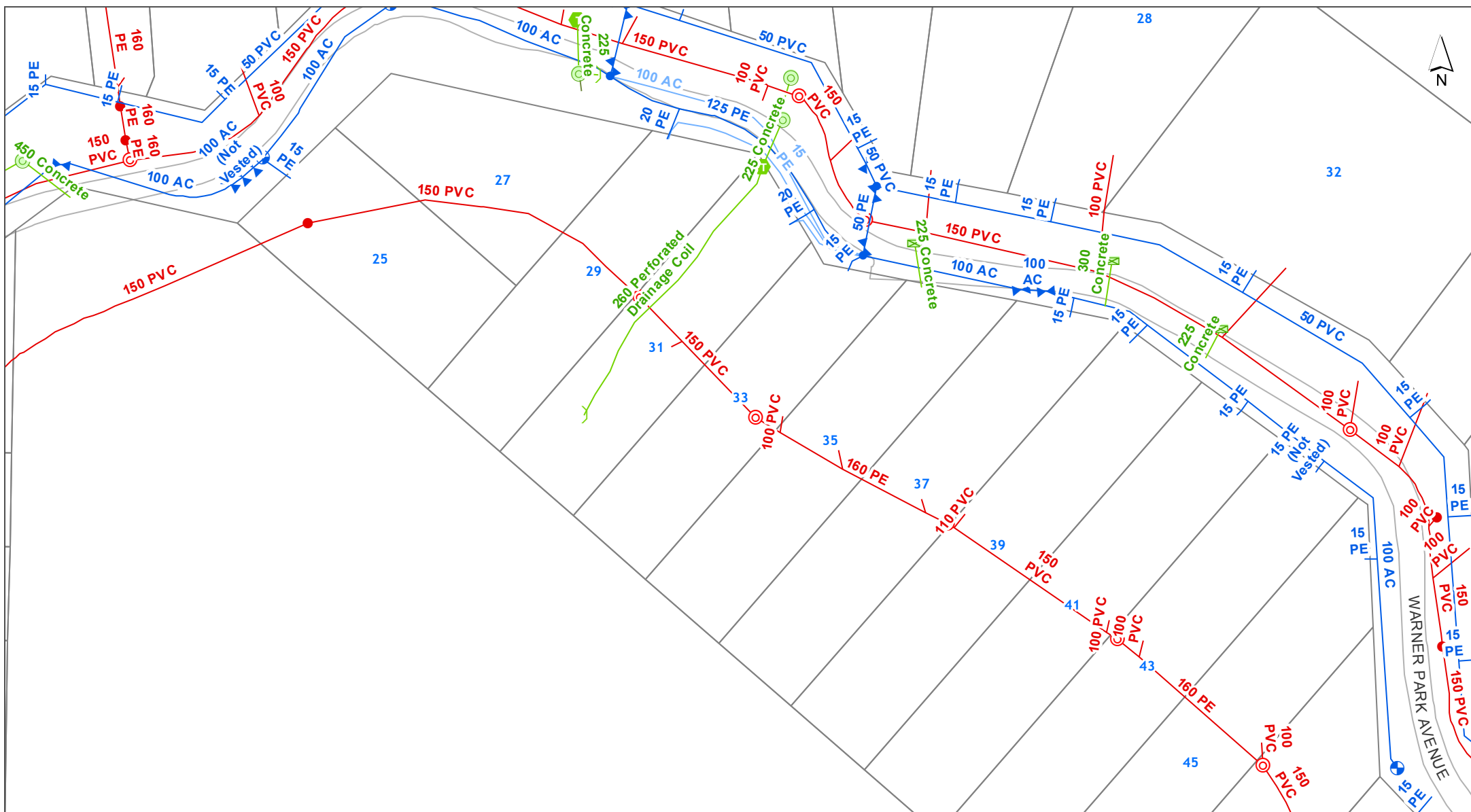
Designations



Designations



Airspace Restriction Designations



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Underground Services

33 Warner Park Avenue Laingholm

LOT 176 DP 19099

Scale @ A4
= 1:1,000

Date Printed:
22/07/2020

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

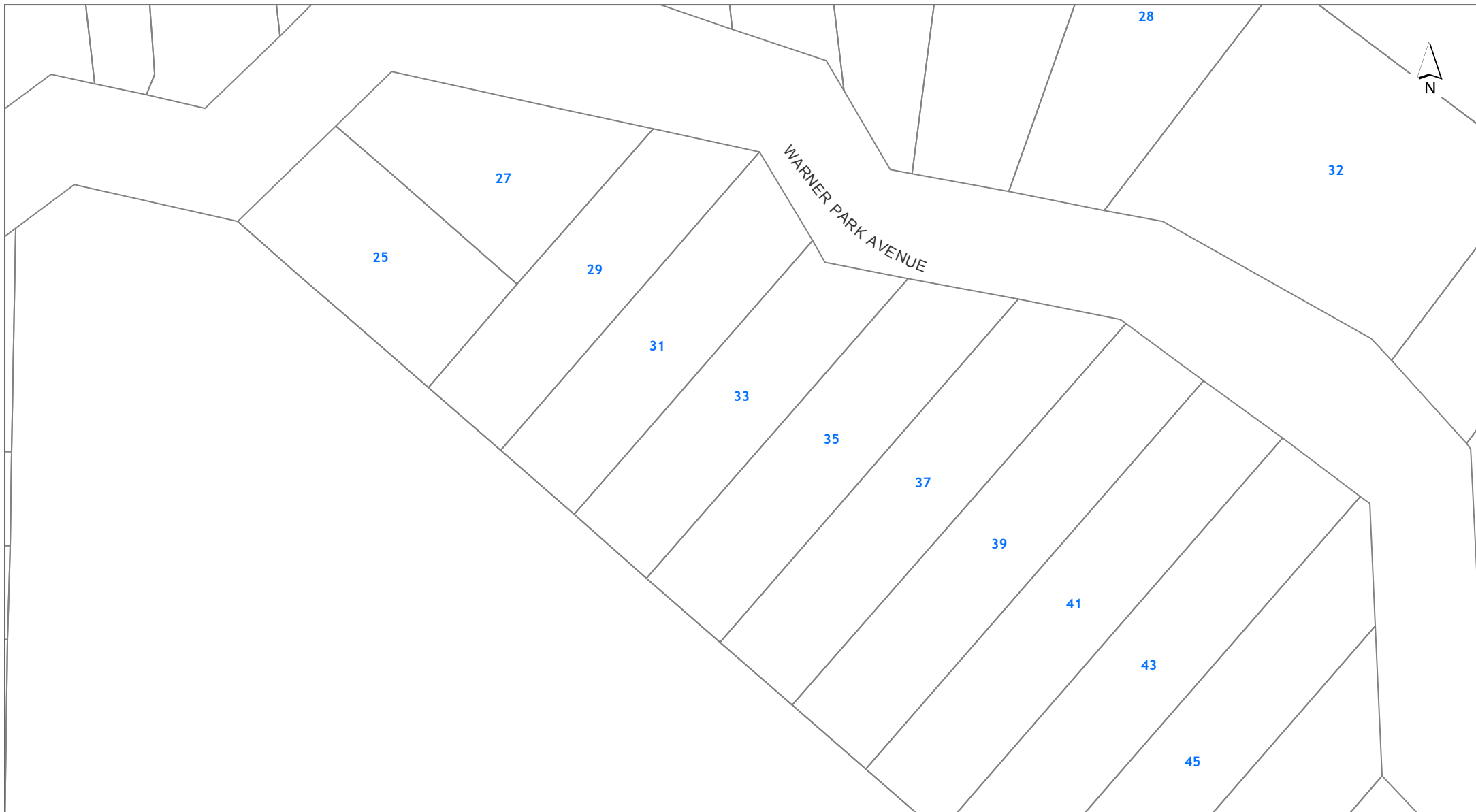
Wastewater

	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

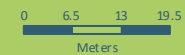
Utilities

	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

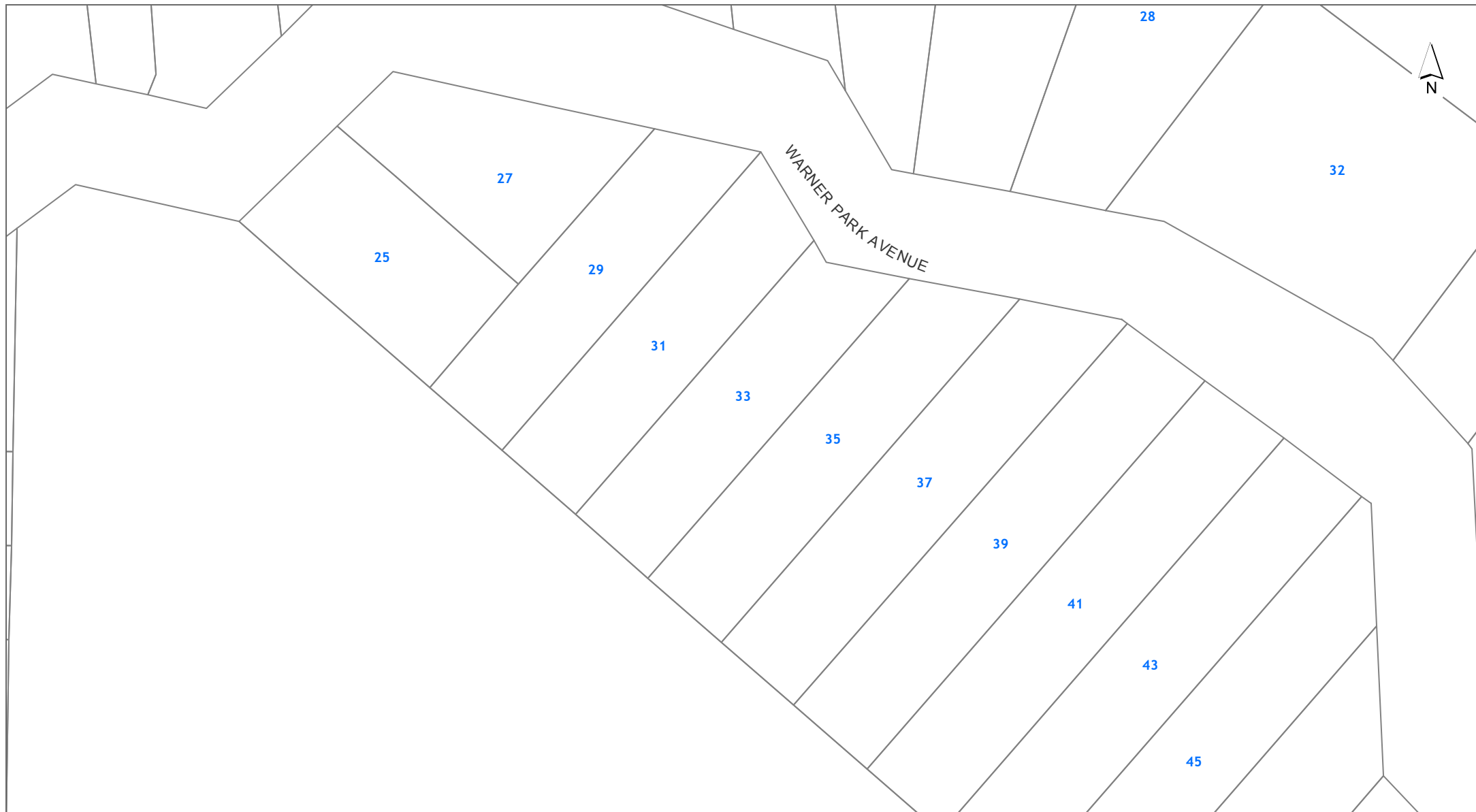
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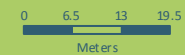
Hazards**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

Scale @ A4
= 1:1,000

Date Printed:
22/07/2020

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Natural Hazards - Coastal Inundation**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

Scale @ A4
= 1:1,000

Date Printed:
22/07/2020

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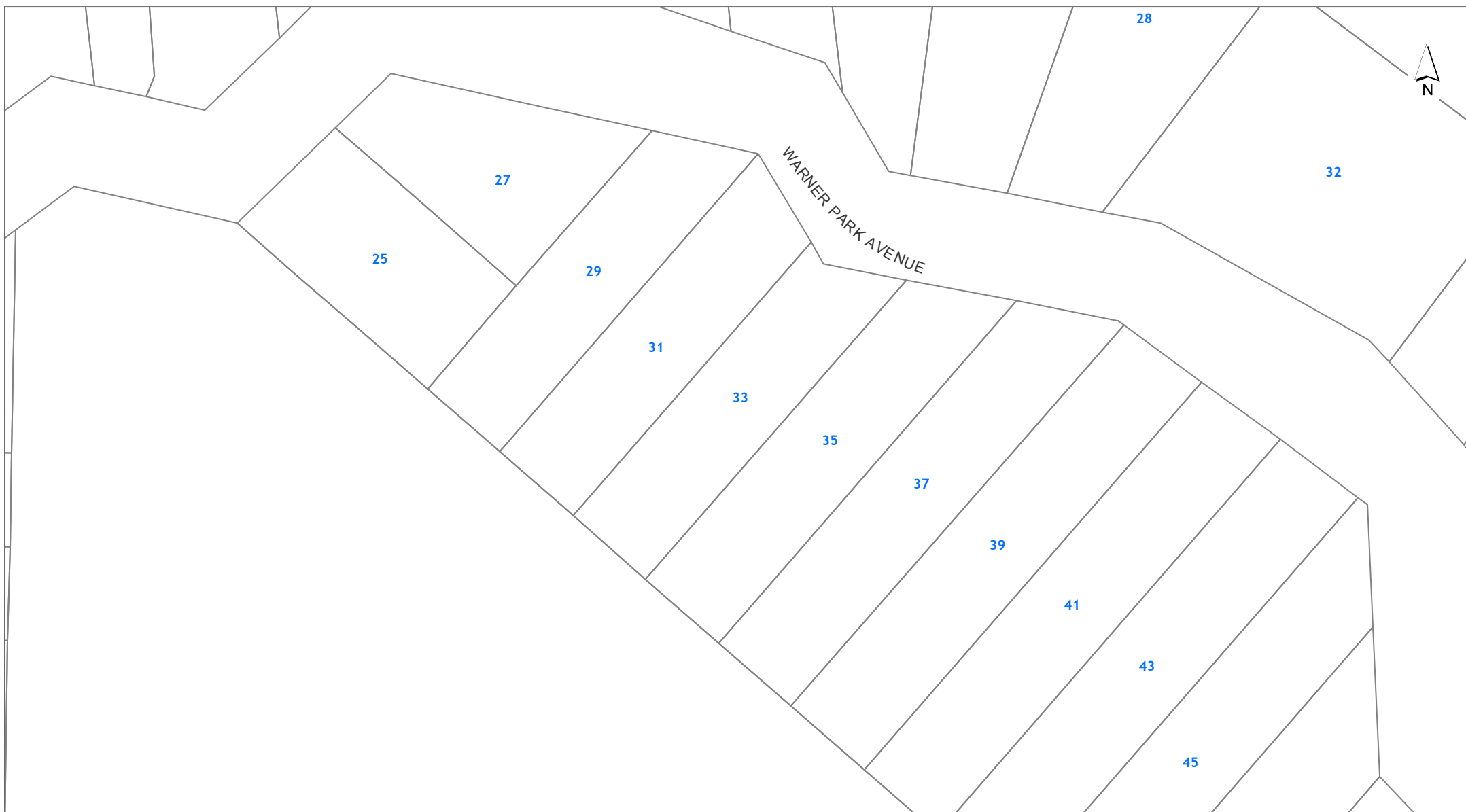
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Natural Hazards - Flooding**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/07/2020

**DISCLAIMER:**

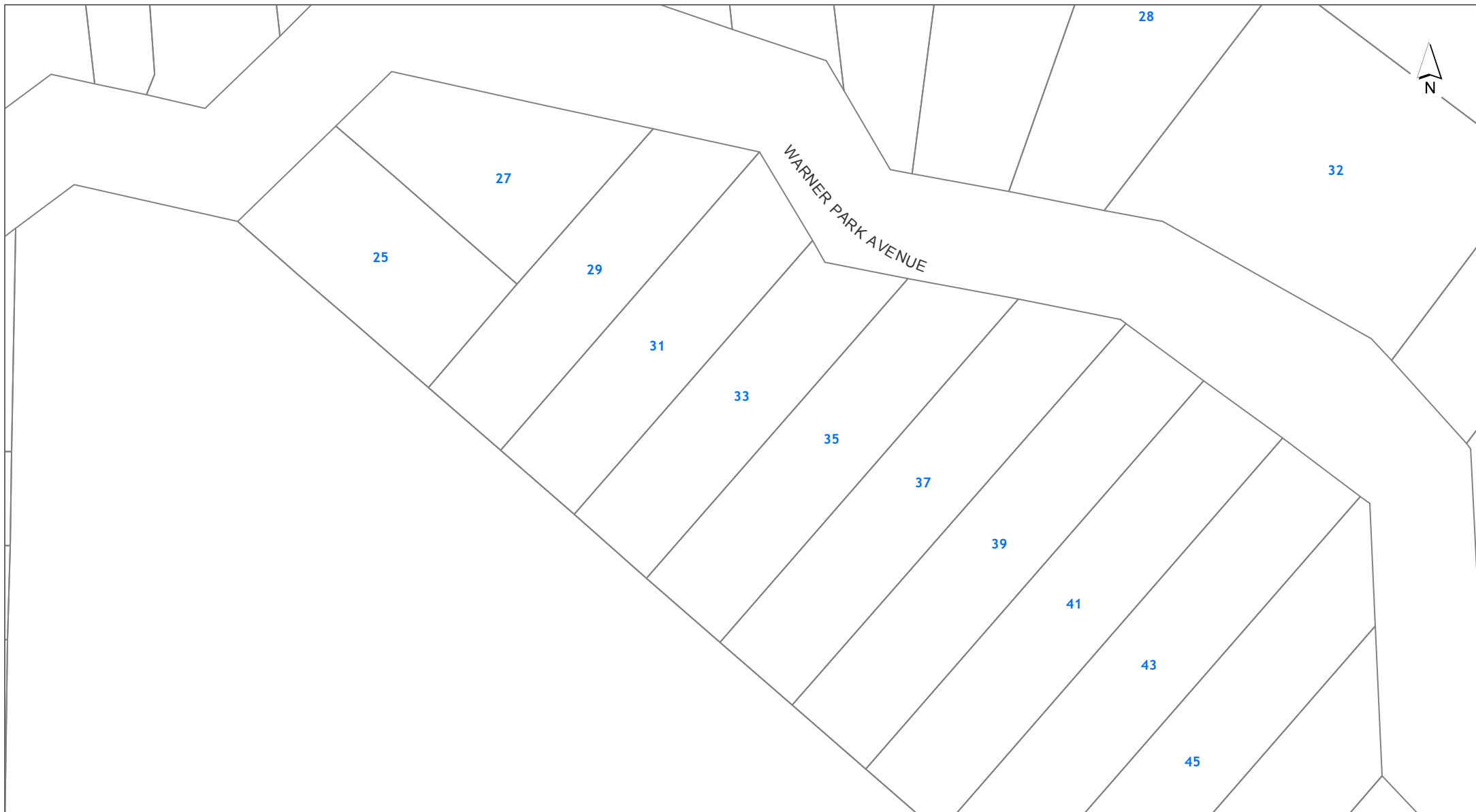
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Natural Hazards - Sea Spray**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/07/2020

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Natural Hazards - Volcanic Cones**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/07/2020

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Other**33 Warner Park Avenue Laingholm****LOT 176 DP 19099**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
22/07/2020
















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

'AS BUILT' DRAINAGE PLAN

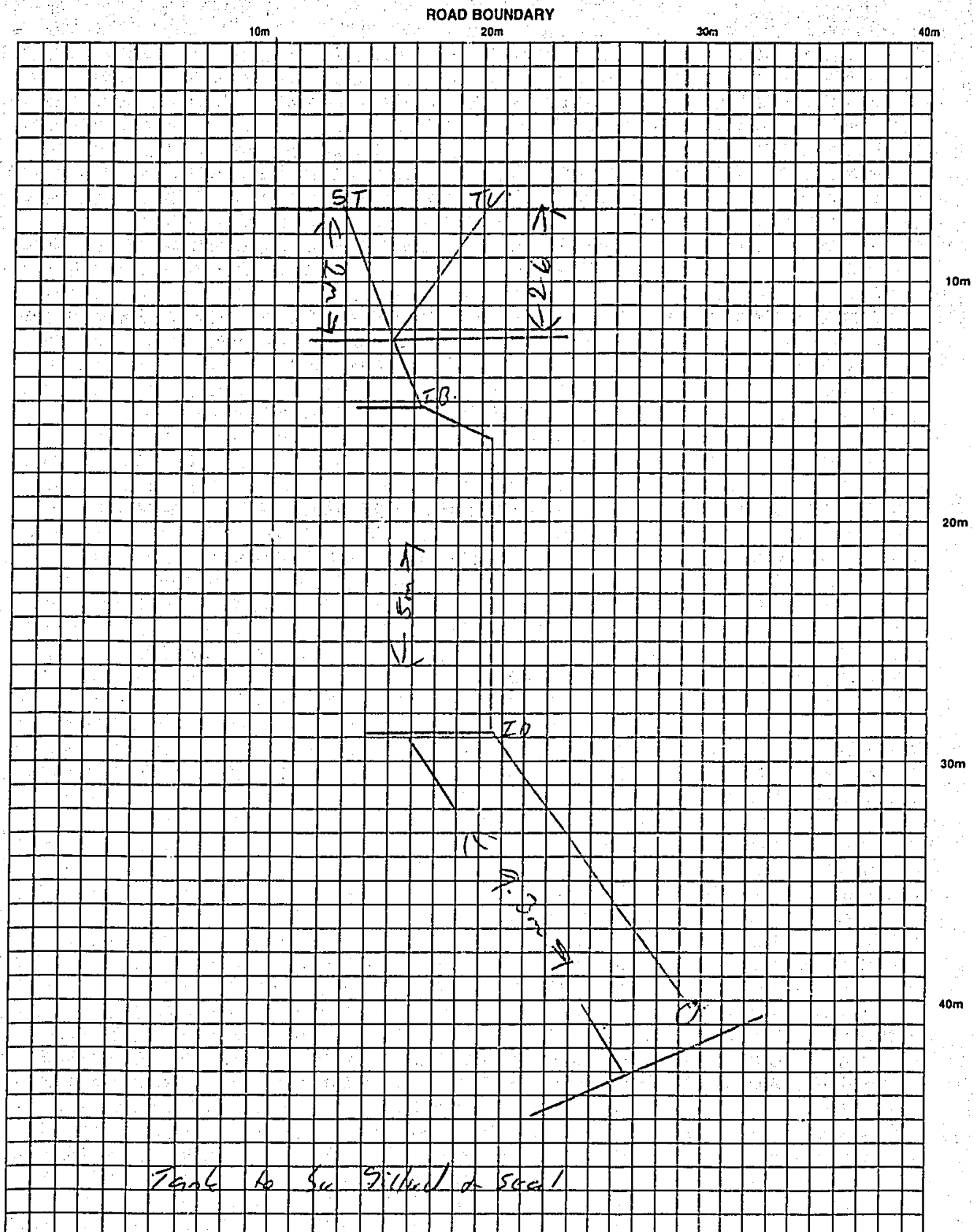
Owner's Name: Mackenzie

Address of Property: (No.) 33 (Street) Warner Park Ave

Lot 176 D.P. 19099

Drainlayer's Name: B Jackson

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.



Drainage Permit No.

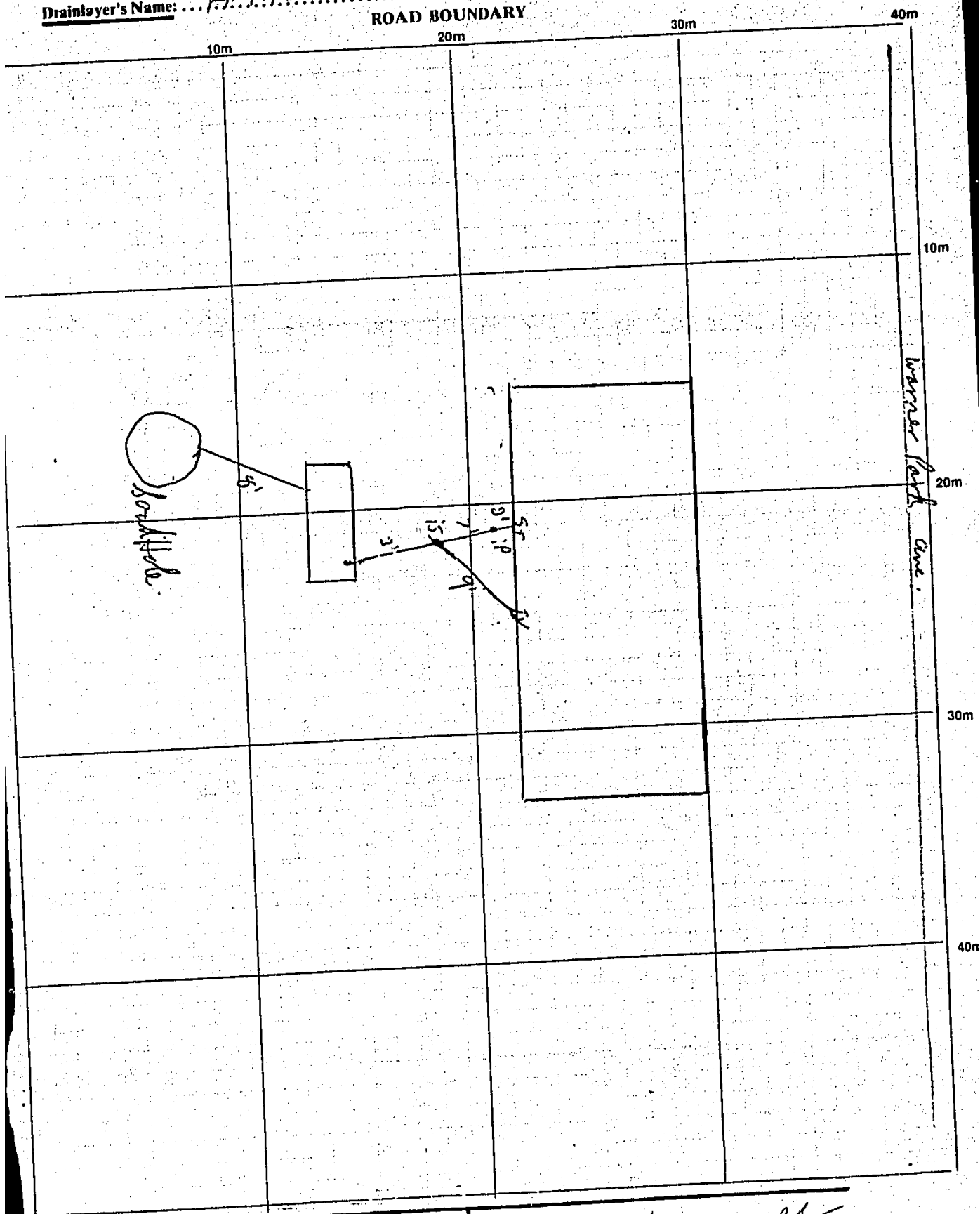
Building Permit No.

Date inspected 2/14/20 Inspector _____

GRAPH FOR PLAN:—

Where drainage plans are necessary (see page 2) the graph below 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: Mr. Danilo Scale;
 Address of Property: 334 17th. Warner Park Ave. Longhorne. Where possible use 1:200 (one square equals one meter)
 Lot: 126 D.P. 19099 Otherwise
 Drainlayer's Name: A. M. L. Please Indicate Scale Used.



For Office Use Only:—
 Drainage Permit No. 9488
 Building Permit No.
 Remarks:

Date inspected 3/5/74 Inspector R.S.

13.0 RECOMMENDED DECISION

Pursuant to Sections 93, 94, 94A – 94D, 104, 104B, and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by Tracey Ashton to construct an in ground pile retaining wall, construct a car parking space, repair a section of driveway and replace a retaining wall, involving earthworks and vegetation alteration in a stability and flood sensitive area (as more accurately defined in Sections 3 and 4 of this report) at 31 & 33 Warner Park Avenue being Lot 175 DP 19099 & Lot 176 DP 19099 for the following reasons pursuant to Section 113 of the RMA:

- (i) The proposal is consistent with sustainable management;
- (ii) is also consistent with the objectives and policies of the District Plan;
- (iii) would have no more than minor adverse effect on the environment;
- (iv) and no person(s) would be adversely affected;
- (v) The application is considered to be *consistent with* the purpose and objectives of the Waitakere Ranges Heritage Area Act 2008 because:

Conditions imposed on the consent are as follows:

GENERAL

1. The development shall proceed in accordance with the plans submitted:
 - Drawings (titled: 'Proposed Reinforced Concrete Pile at 31-33 Warner Park Avenue, Laingholm', dated: 08/04/09, sheets 1-4, author: Bluebam Consulting Limited);
 - Drawing (titled: 'Proposed Wooden Retaining Wall at 31 Warner Park Avenue, Laingholm, dated 08/04/09, Drawing No. PC1000/04 Revision A, author: Bluebam Consulting Limited);

and all referenced by Council as LUC 2009-490 and the information, including further information, submitted with the application.

2. All construction, maintenance, demolition and development works on the site shall be undertaken between the following hours only:-

Monday to Friday: 6.30 am to 8.00 pm
Saturday 7.30 am to 6.00 pm
Sunday and Public Holidays: No work

All noise from such work shall not exceed the levels set out in Table 1 of clause 5.1.1 of NZS 6803P:1984

Measurements to be in accordance with the provisions of NZS 6801:1991 and NZS 6802 :1991

		L10	L95	Lmax
Mon to Fri	6.30 am to 7.30 am	60	45	70
Mon to Fri	7.30 am to 6.00 pm	75	60	90
Mon to Fri	6.00 pm to 8.00 pm	70	55	85
Saturday	7.30 am to 6.00 pm	75	60	90

3. A copy of this Resource Consent shall be held on site throughout the period of work. Prior to works commencing, it shall be the responsibility of the consent holder to **explain**

the Conditions of Consent to all contractors, sub-contractors and work site supervisory staff who are carrying out any works associated with the project.

4. A consent compliance monitoring fee of \$566.00 (inclusive of G.S.T.) has been paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out.
5. The works shall be undertaken in accordance with the Engineering and Geotechnical reports submitted including:
 - Report titled: 'Blue Barn Consulting Ltd Proposed In –Ground Wall at 31-33 Warner Park Avenue, Laingholm Design Calculations Summary', dated: 1 April 2009, author: Hugh Fendall Consultants.
 - Report titled: 'Geotechnical assessment for Retaining Wall Design at 31 and 33 Warner Park Avenue Laingholm', dated: 1 April 2009, author: GCL).
 - Report titled: 'Claim for Natural Disaster (Landslip) Damage Skeleton, 33 Warner Park Avenue, Laingholm EQC Ref: 2008/8088 Revision 1', dated: 12 December 2008, author: Tonkin & Taylor.
 - Report titled: 'Claim for Natural Disaster (Landslip) Damage Ashton, 31 Warner Park Avenue, Laingholm, Auckland EQC Ref: 2008/7290 Revision 1', dated: 10 December 2008, author: Tonin and Taylor.
 - Report titled: "Geotechnical Appraisal For Proposed Carpark Area And Retaining Wall At 31 Warner Park Avenue, Laingholm", dated: 3 July 2009, author GCL.
 - Report titled: 'Proposed Retaining Walls For Blue Barn Consulting at 31 Warner Park Avenue Laingholm', dated: 09 July 2009, author: Hugh Fendall Consultants Limited.
6. All works associated with the slope stabilisation measures/timber retaining walls are to be in accordance with the Arborist Report by Willy Coenradi for *Wilcon Sylvan Parks and Landscape Management* and dated 25th March 2009 except where superseded by conditions 7 – 28.
7. All works beneath the dripline of protected vegetation shall be supervised by an approved Works Arborist and undertaken in accordance with best arboricultural practices.
8. It shall be the responsibility of the resource consent holder to provide evidence of arboricultural supervision to Council's monitoring officer in the form of an invoice or supporting letter, confirming supervision.
9. Prior to any works commencing on site the consent holder shall arrange for a pre-commencement meeting to be held between the consent holder, the Works Arborist, the site supervisor and Council's Environmental Monitoring Officer (ph 8390400 - please give a minimum of 48hours notice).

At the pre commencement meeting the site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including a description of the equipment required.

Jointly the site supervisor and Environmental Monitoring Officer shall confirm the approximate location of where temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing.

Additionally the location of site access routes, material storage and/or stockpiling areas to be required on site shall be agreed and demarcated.

The consent holder shall minute this meeting and a copy of these shall be forwarded to Council's Environmental Monitoring Officer within 5 working days of the meeting.

10. Prior to the undertaking of any construction works all surrounding protected vegetation being retained in proximity to the line of works, shall have temporary protective fences erected on the periphery of the dripline (or within 750mm where this is not possible). The temporary protection fences must be strong and appropriate to the degree of construction works taking place on the site. The temporary tree protection fences can be constructed using orange plastic mesh, but this must be supported by waratahs (or equivalent) placed firmly into the ground at 4 meter centres. The waratahs will have two stands of wire attached to them (top and bottom) and the orange plastic mesh must be fastened to the wires every 1 meter (top and bottom).
11. The Works Arborist shall approve the location of the temporary tree protection fences prior the start of any further site works. The temporary fences shall remain in place for the duration of the works. The location of the temporary tree protection fences shall not be altered without the approval of the Works Arborist.
12. At no time shall any works, trenching or alteration of soil grade, the tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic, or other contamination occur beneath or adjacent to the dripline of protected vegetation unless it is approved by the EMO and is on an existing hard surface or a temporarily constructed hard surface consisting of 200mm of well composted mulch over laid with strong matting and 200mm x 50mm planking that is securely held together over the matting.
13. Washings from concrete trucks and/or associated machinery, such as concrete pumps, shall not contaminate any area within or alongside protection vegetation or areas deemed for planting (or which is likely to result in overland flows contaminating protected vegetation).
14. Where concrete is to be poured in excavations in/near to the dripline of any protected vegetation the area shall be covered with heavy grade polythene sheeting (or equivalent waterproof membrane) in order to prevent any contaminants contacting the roots or soil within the root zone.
15. All open excavation works within the dripline of protected vegetation shall be executed by hand under the supervision of the appointed Works Arborist to a depth of 600mm.
16. The concrete pad for the car park shall not encroach any closer than 1m from the base of any protected vegetation.
17. Pruning of roots shall be undertaken by the Works Arborist, in accordance with documented arboricultural standards. Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled. This work shall be undertaken by the Works Arborist.
18. All roots measuring less than 35mm in diameter, whose removal is required only in order to affect reasonable access to an excavated area shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs.
19. All tree roots measuring 35mm or greater in diameter are to be retained, carefully worked around and protected. In any instance where this is not feasible the Works

Arborist shall only remove selected tree roots where he/she is satisfied that the health and safety of the vegetation will not be compromised.

20. The removal of vegetation for the establishment of the retaining wall, (and other vegetation necessary which can be effectively relocated) shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices so as not to cause damage to/or death of other 'protected' vegetation growing beneath or adjacent to that which is being removed.
21. Wherever possible removed vegetation shall be relocated within the site in accordance with modern arboricultural practice.
22. Within the planting season (typically Apr – Sept) immediately following the completion of the works, the applicant shall replant all disturbed areas within the sites of No.31 & and No.33 in accordance with the proposed mitigation under the section titled Mitigation in the Arborist Report by Willy Coenradi for *Wilcon Sylvan Parks and Landscape Management* and dated 25th March 2009. All replanting shall be to the satisfaction of the EMO. It shall be the responsibility of the resource consent holder to provide evidence of the replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar and sketch showing the location of the replacement trees and includes the details of the resource consent that requires the trees to be planted.
23. The replacement plants shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. If any of the replacement trees die within this period, they shall be replaced and maintained as per the stated conditions.
24. All areas to be replanted shall be evenly covered in well decomposed organic mulch to a depth of at least 75mm which is to be maintained for the first growing season.
25. The replacement trees shall not be removed without the approval of the Manager Resource Consents, Waitakere City or unless removal is necessary to avoid injury to persons or damage to property. In the latter case replacement planting, subsequent maintenance and preservation, in accordance with the conditions of this consent, shall be undertaken.
26. Except as provided for by this consent, no works on or within the dripline of vegetation, or the removal of vegetation which is protected by Council's tree protection rules, contained in the Waitakere District Plan, shall proceed without further resource consent/s.
27. A copy of these conditions shall be kept on site throughout the duration of the works on site.
28. Works for the car parking area shall not encroach an isolated area of 1.2 m from the base of the subject Nikau palm, to the west of this works area. This protected area is to be isolated through the construction of protective fencing.
29. Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. **The consent holder shall notify Council's Monitoring Officer when controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents.** The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off. The construction and maintenance shall be in accordance with the Erosion/Sediment Control Measures Appendix to the Natural Area rules of the Waitakere City Council District Plan (Attached as appendix A to this consent).

30. The earthworked areas shall be stabilised against erosion by approved means as soon as practicable following completion of earthworks to the satisfaction of the Manager Resource Consents.
31. A completion report from a professional engineer experienced in soil geomechanics must be provided, to the satisfaction of the Manager Resource Consents. The report must be provided within 2 months of completion of site construction and earthworks.

Advice Notes:

- (AV 1) Where indicated in the conditions it is the consent holder's responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.

M. F. Sharp
Planner

11/8/09
Date:

16.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation to LUC 2009- 490 shall be subject to the conditions set out in Section 15.0 above.

[Signature]
Team Leader Consents

11/8/09
Date:

Please contact Martin Sharp (Ph 839 0400) if you have any queries about this resource consent and associated report.