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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 69139  
AUCKLAND 0645



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	179 Laingholm Drive Laingholm
<b>Application number</b>	8270302489
<b>Customer Reference</b>	
<b>Date issued</b>	30-Mar-2021
<b>Legal Description</b>	LOT 828 DP 35363
<b>Certificates of title</b>	NA1584/75

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#### 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](http://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 3604:2011 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: Zone D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed". For further information refer to NZS 3604:2011 Section 4 — Durability.

### 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


<b>Billing Number/ Rate Account:</b>	12341718188
<b>Rates levied for the Year 2020/2021 :</b>	\$1,066.86
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$266.70

The rates figures are provided as at 8 a.m. 30/03/2021. 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

179 Laingholm Drive Laingholm

Application No.	Description	Decision	Decision Date
LUC-1997-70727	Land Use Consent Building of dwelling	Granted	23/01/1997
LUC-1997-70732	Land Use Consent Construction of garage (no copy on file)	Granted	07/02/1997
LUC-2013-1249	Land Use Consent New house on vacant site	Granted(Construction Monitoring Underway)	22/11/2013

## **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**

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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**

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There is **NO** Building Work recorded.

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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)**

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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**

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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**

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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/haurakigulfislands>

**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/haurakigulfislands>

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.

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

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

- Consent Conditions : LUC-2013-1249
- Consent Conditions : LUC-1997-70727

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

### Address

179 Laingholm Drive Laingholm

### Legal Description

LOT 828 DP 35363

### Appeals

### Modifications

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Native

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



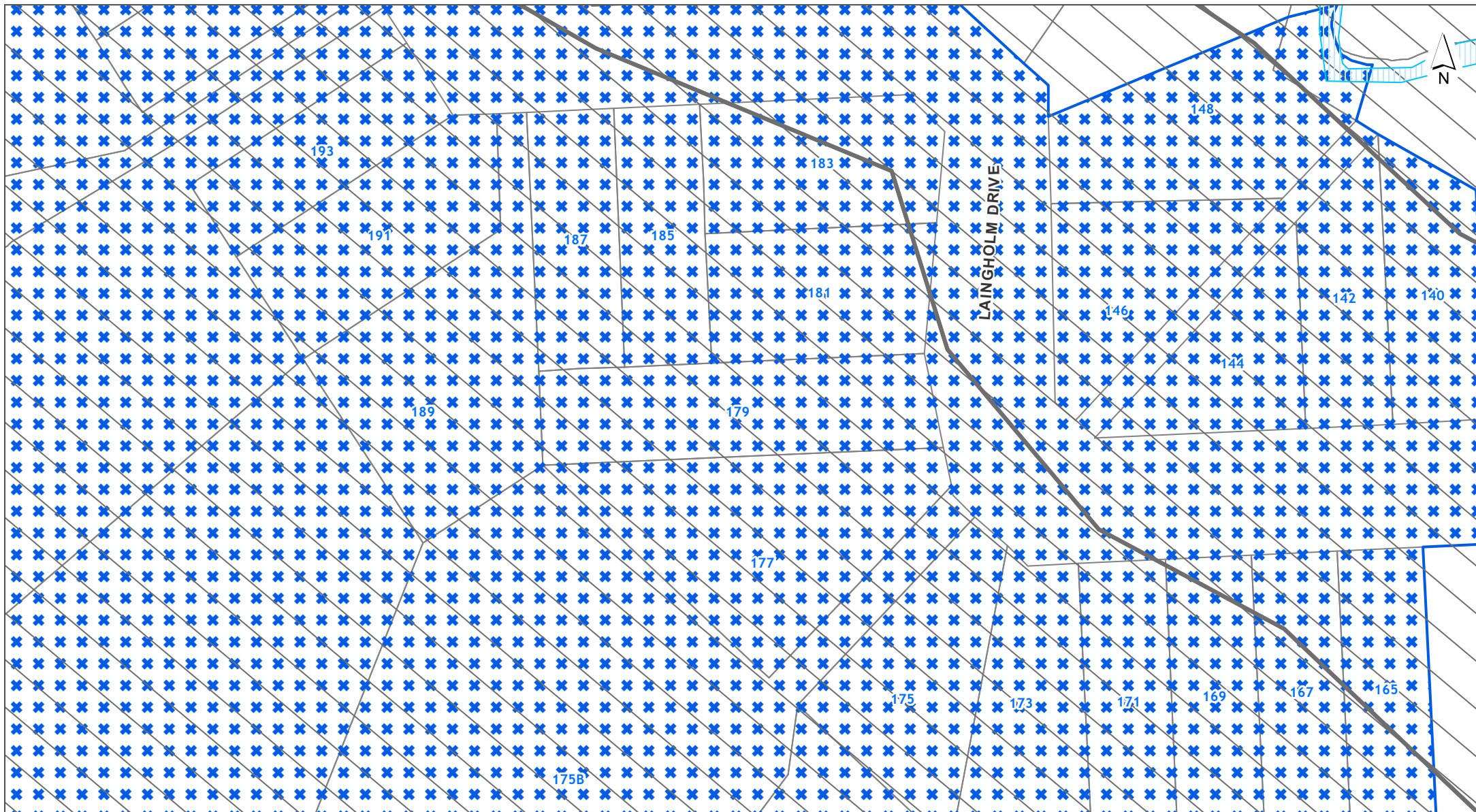
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**Built Environment**  
**179 Laingholm Drive Laingholm**  
**LOT 828 DP 35363**

0 7 14 21  
 Meters

Scale @ A4  
 = 1:1,000

Date Printed:  
 30/03/2021

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**Controls**

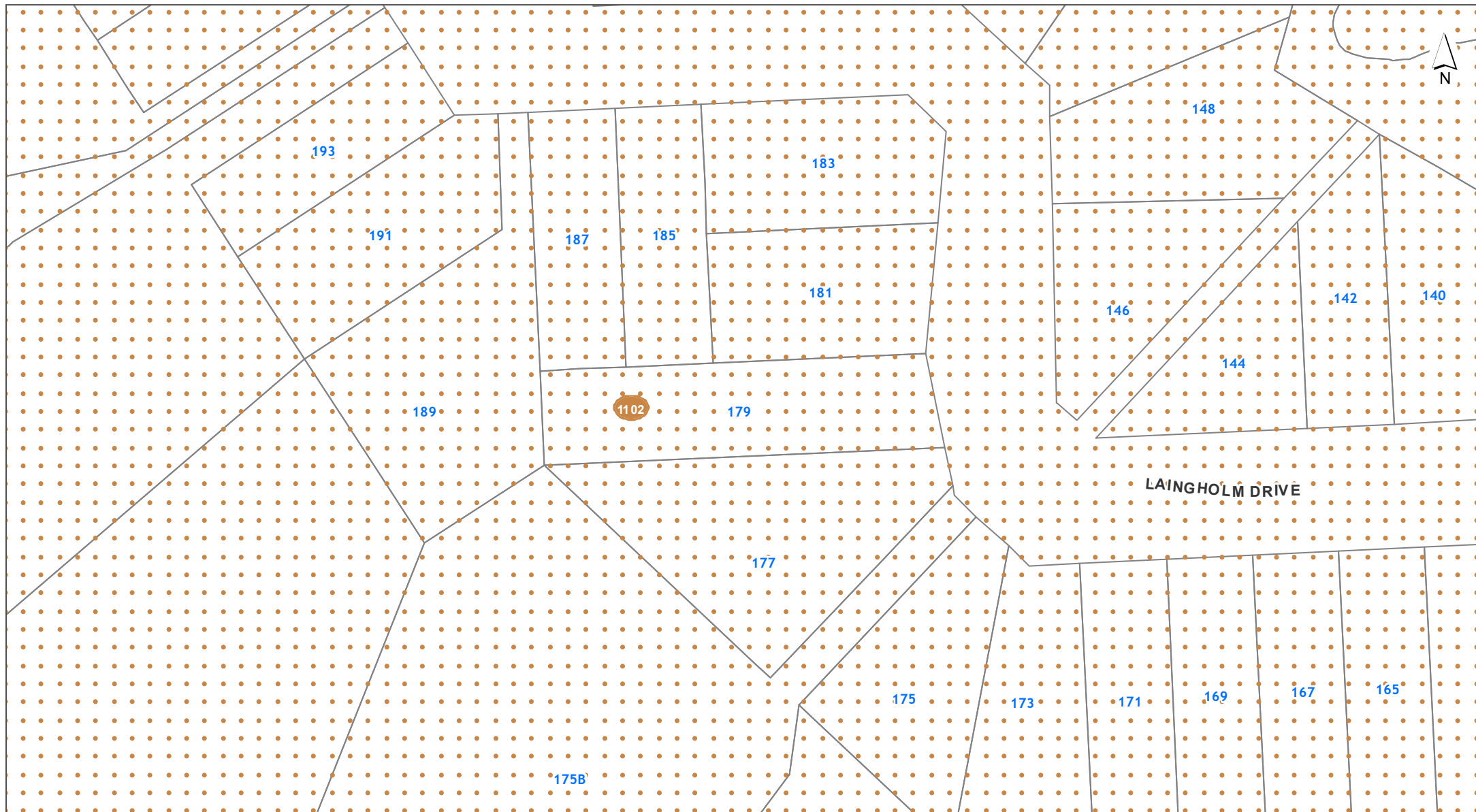
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#### Designations

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#### Historic Heritage and Special Character

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#### Infrastructure

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Mana Whenua

179 Laingholm Drive Laingholm

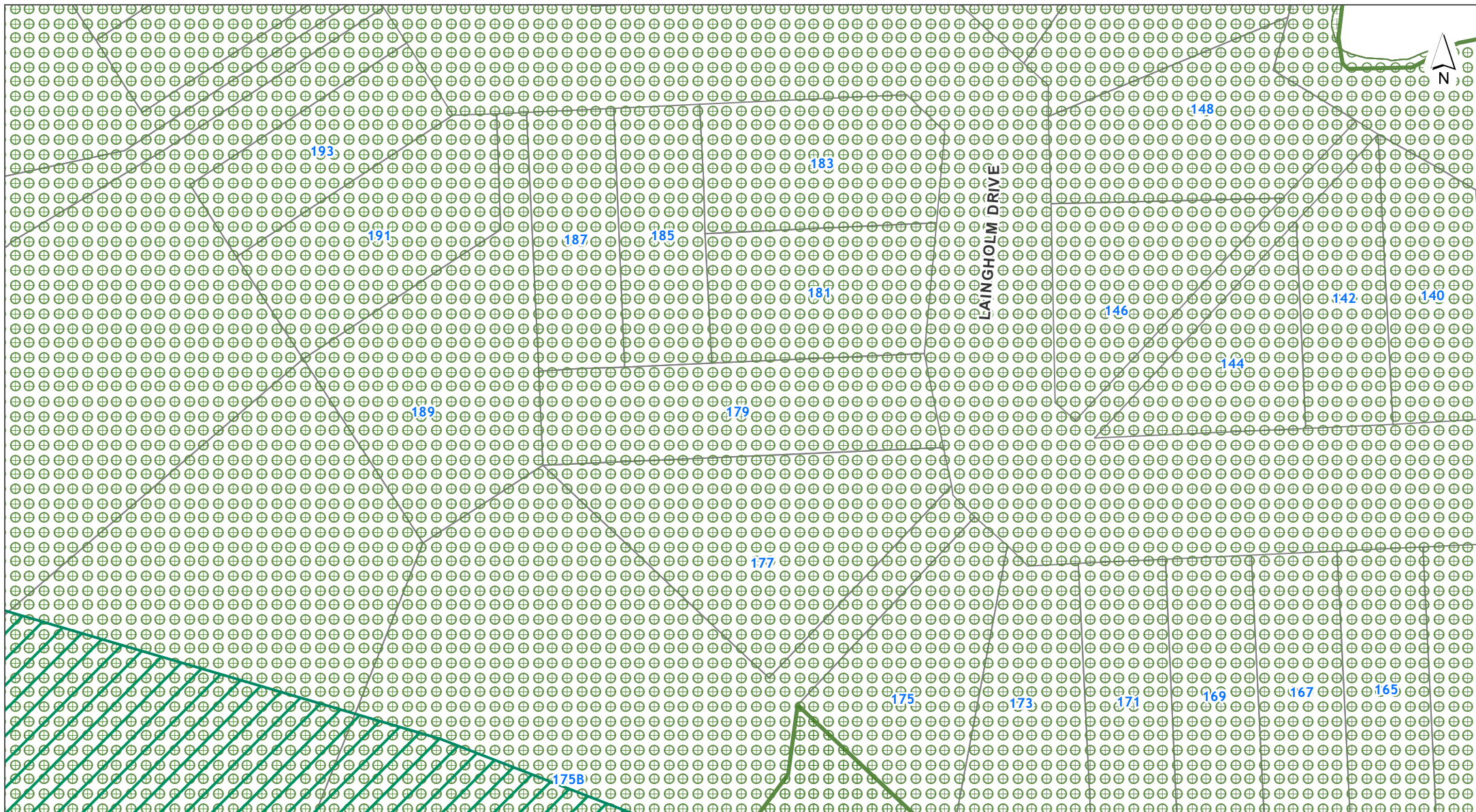
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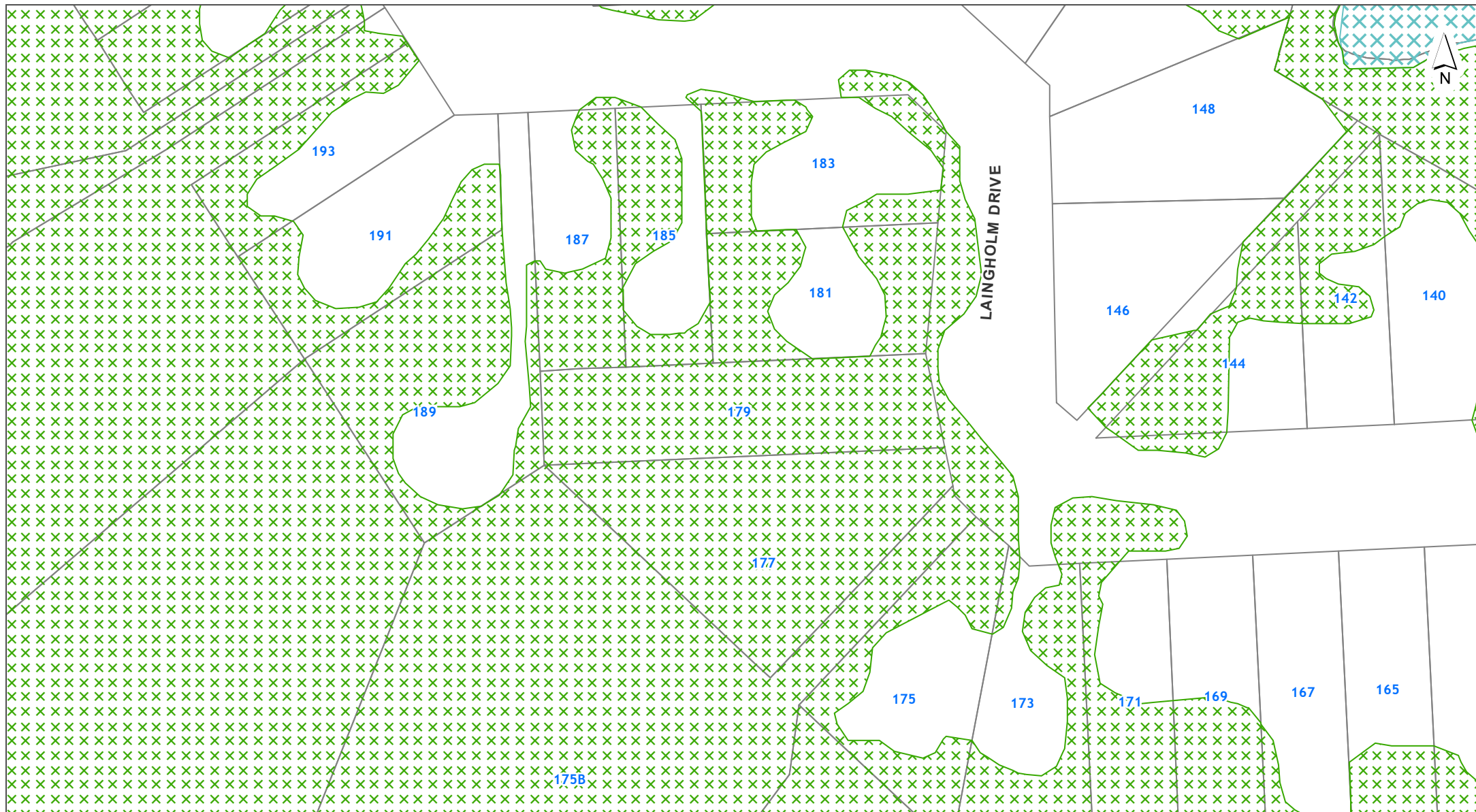
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**Natural Heritage****179 Laingholm Drive Laingholm****LOT 828 DP 35363**

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**Natural Resources**

**179 Laingholm Drive Laingholm**

**LOT 828 DP 35363**

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#### Precincts

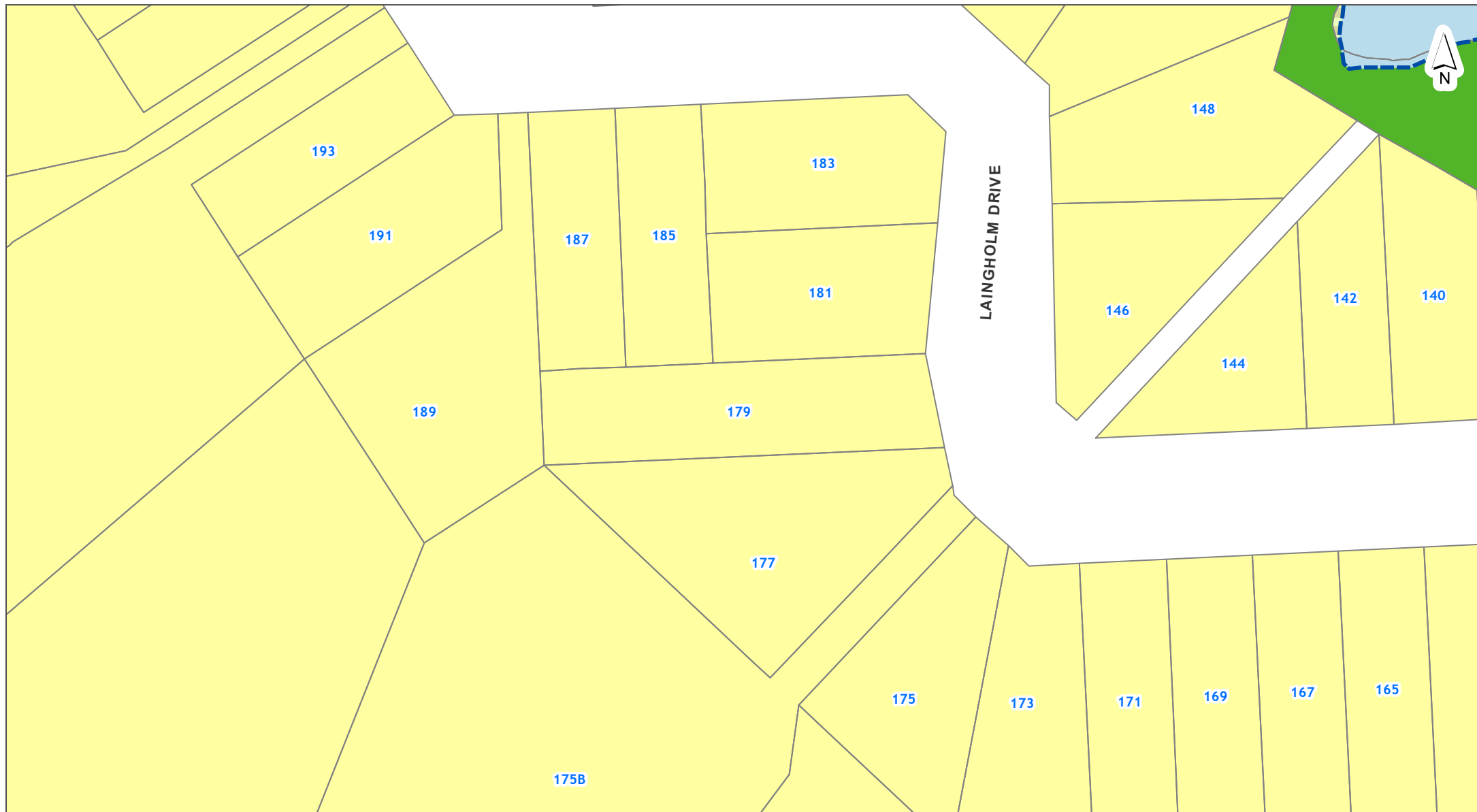
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### Zones and Rural Urban Boundary

179 Laingholm Drive Laingholm

LOT 828 DP 35363



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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]
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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	

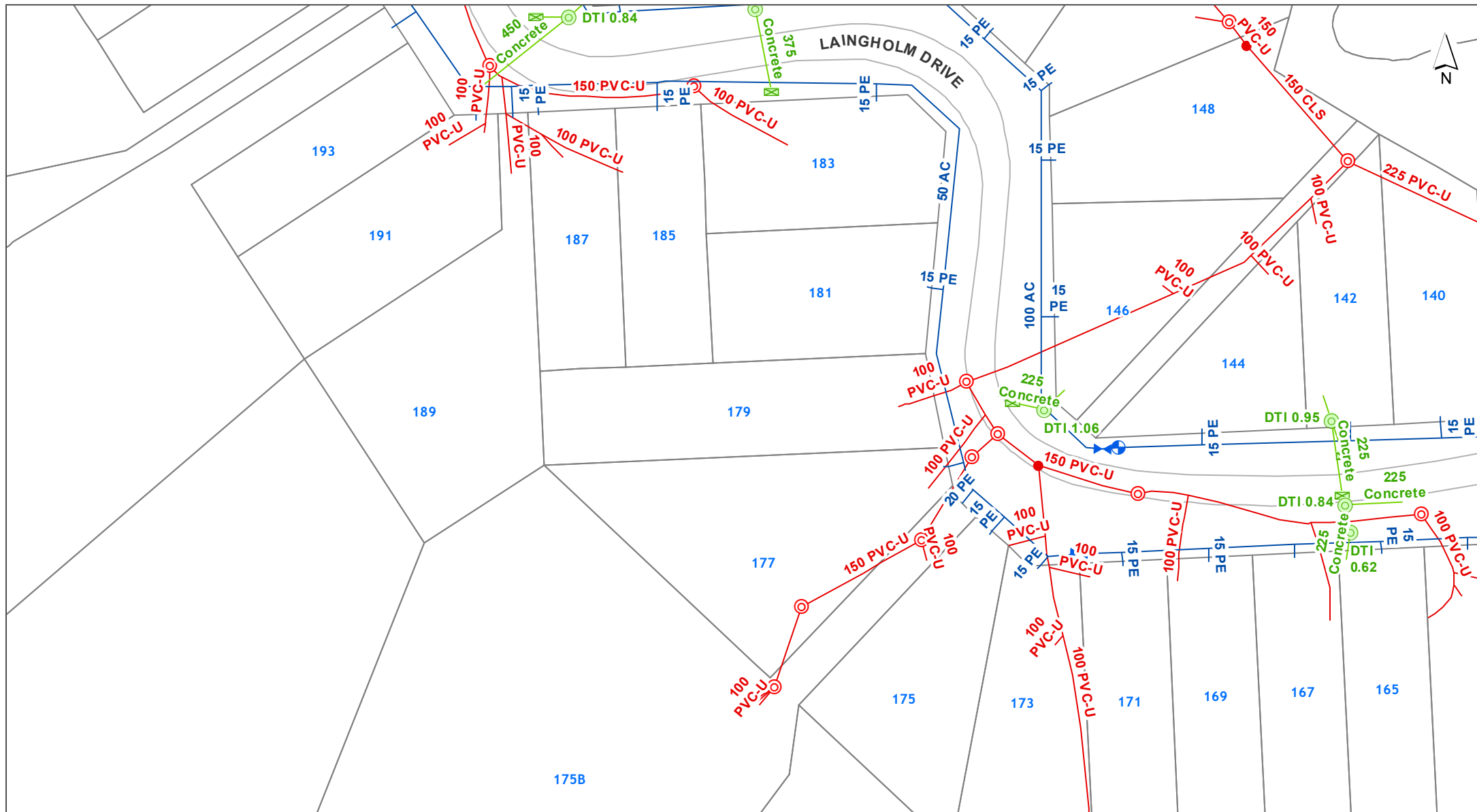
## Designations



Designations



Airspace Restriction Designations

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**Underground Services**

179 Laingholm Drive Laingholm

LOT 828 DP 35363

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
30/03/2021



## Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

**Public**, **Private** or **Abandoned**

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

## Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational-NonPotable)
	Local Pipe (Operational-Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational-NonPotable)
	Transmission Pipe (Operational-Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

## Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment

## Utilities

	Transpower Site
	Pylon (Transpower)
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation Jet A1 Fuel Pipeline
	Liquid Fuels Pipeline [Marsden to Wiri]
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour Interval

Legend  
updated:  
21/09/2020



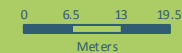
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**Hazards**

179 Laingholm Drive Laingholm

LOT 828 DP 35363

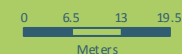


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30/03/2021

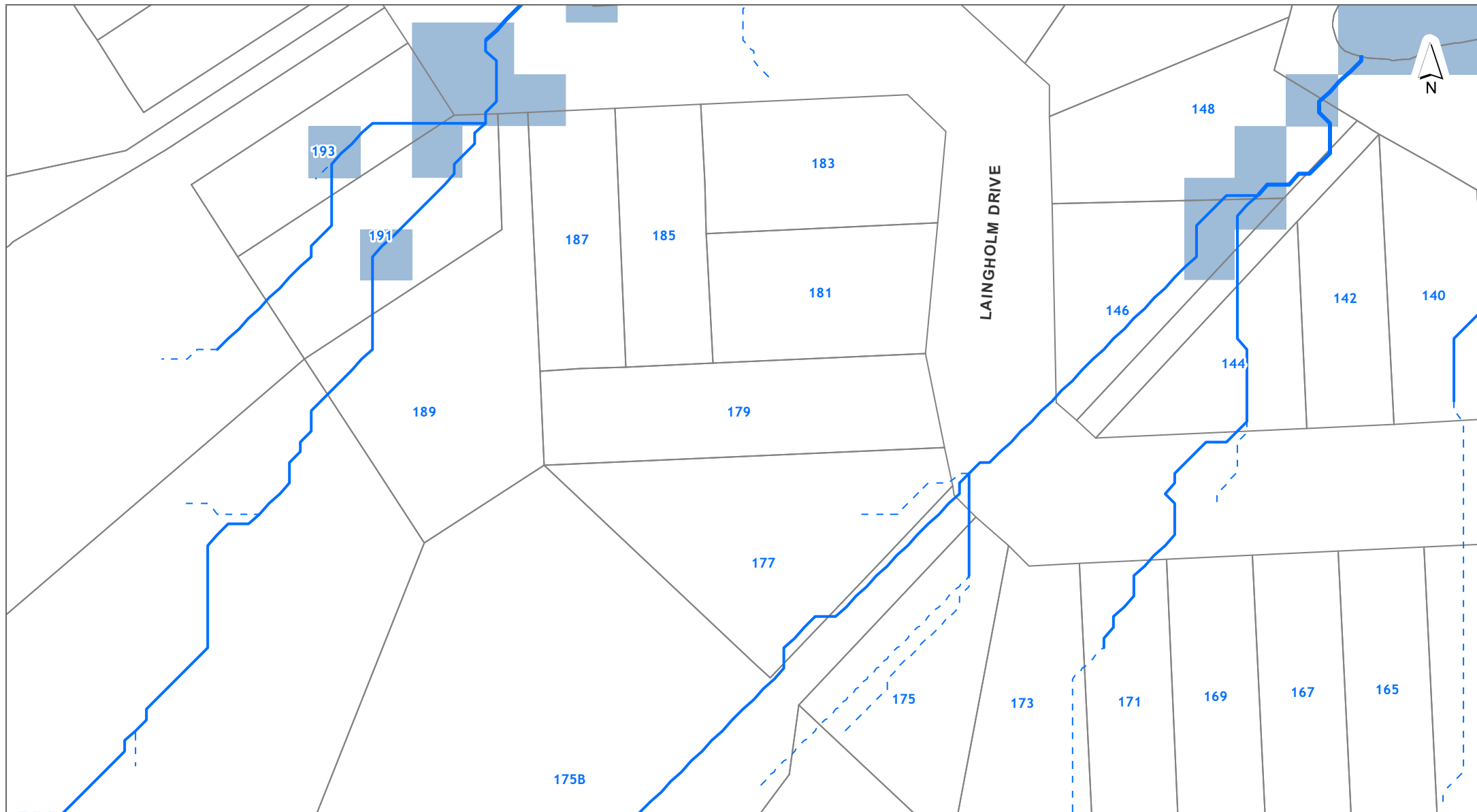
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**Natural Hazards - Coastal Inundation****179 Laingholm Drive Laingholm****LOT 828 DP 35363**

**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**30/03/2021**

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**Natural Hazards - Flooding**

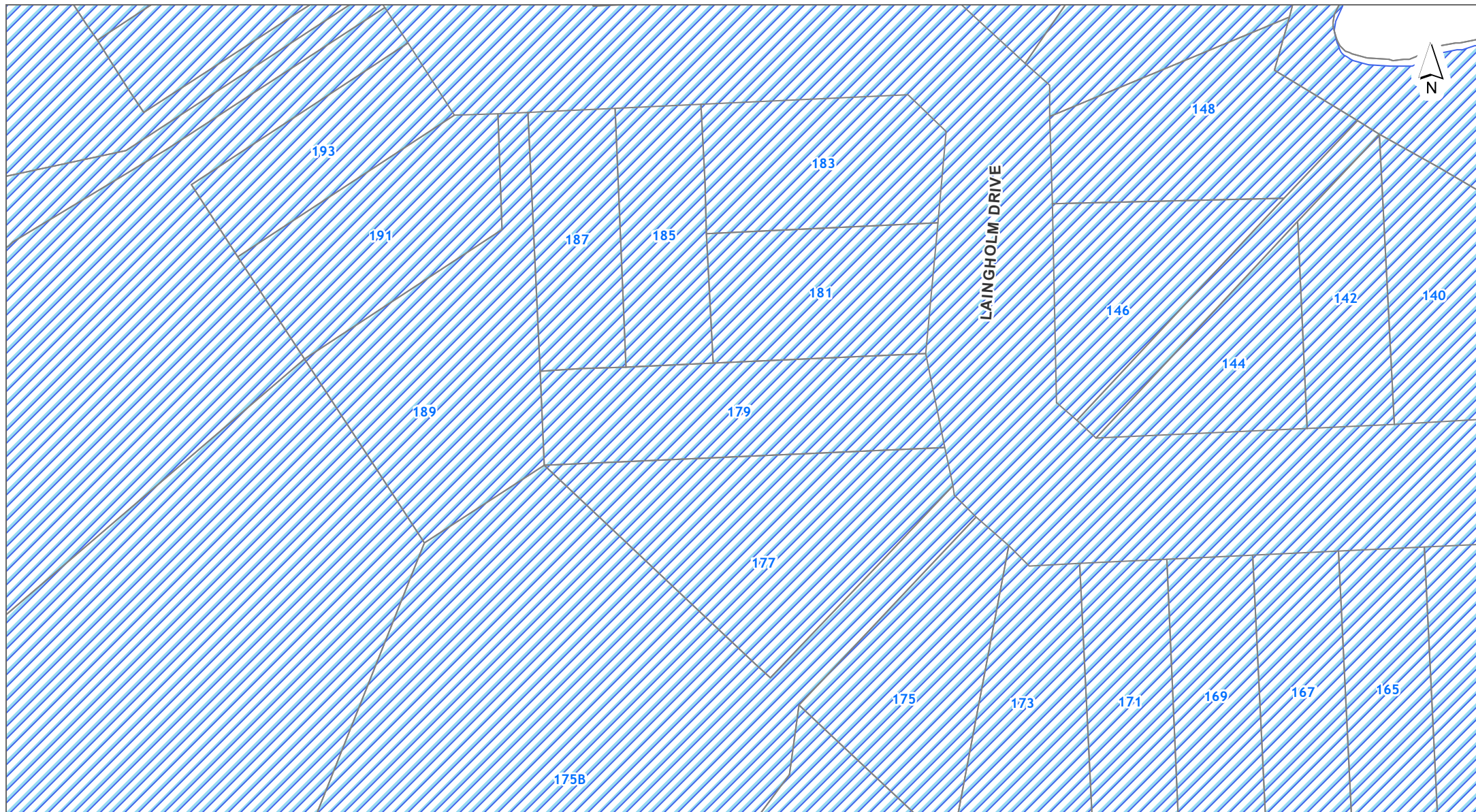
**179 Laingholm Drive Laingholm**

**LOT 828 DP 35363**

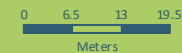
0 6.5 13 19.5  
Meters

**Scale @ A4**  
**= 1:1,000**

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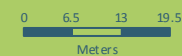
**Natural Hazards - Sea Spray****179 Laingholm Drive Laingholm****LOT 828 DP 35363**

**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**30/03/2021**

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**Natural Hazards - Volcanic Cones****179 Laingholm Drive Laingholm****LOT 828 DP 35363**

**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**30/03/2021**

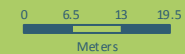
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**Other**

179 Laingholm Drive Laingholm

LOT 828 DP 35363





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= 1:1,000

Date Printed:  
30/03/2021
















## Hazards

## Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAII) (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

## 10.0 RECOMMENDATION

### 10.1 Recommendation

It is recommended that pursuant to sections 104, 104B and 108 of the RMA, consent is **granted** to the discretionary activity application by Sarah Glen on behalf of Yunqing Zhu to authorise the development of a new dwelling on a vacant site at 179 Laingholm Drive, Laingholm being Lot 828 DP 35363 (Consent Application LUC 2013-1249)

The reasons for granting this discretionary activity consent are as follows:

7. In terms of section 104(1)(a) of the Resource Management Act 1991, Any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent.

In particular, the following is noted:

- The owners of the adjoining sites at 177 and 181 Laingholm Drive have provided their written approval to the development and as such any effects on these persons has been disregarded.
  - The proposed development will blend into the surrounding residential environment which are characterised by similar style dwellings
  - The height in relation to boundary, maximum height and elevation height and building coverage infringements are also of a scale that it would not be noticeable viewed from beyond the site due to the mature vegetation that is remaining on the side
- (b) In terms of section 104(1)(b)(vi) of the Resource Management Act 1991, would be consistent with the relevant Objectives and Policies of the Plan ,and regard has been had to the relevant assessment criteria.
- (c) The proposal will be consistent with the purpose and objectives of the Waitakere Ranges Heritage Act and will detract from the protection and enhancement of its heritage features for present and future generations
- (d) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application
- (e) The proposal would be consistent with Part II of the Resource Management Act 1991

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



## **ALL CHARGES PAID**

- (ACP 1) This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the council's decision is notified, have been paid in full:
- (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
  - (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
  - (c) All development contributions relating to the development authorised by this consent, unless the Manager Resource Consents has otherwise agreed in writing to a different payment timing or method.
- (ACP 2) The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

## **ACTIVITY IN ACCORDANCE WITH THE PLANS**

- (GEN 1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being
- Drawings
    - Site Plan, Prepared by Zhiping Sheng dated 19/09/2013
    - Elevation Plan, Prepared by Zhiping Sheng dated 19/09/2013
    - Floor Plan, Zhiping Sheng dated 19/09/2013

and referenced by Council as LUC-2013-1249

## **TERM OF CONSENT**

- (TER 1) This consent lapses five years after the date it is granted unless:
- (a) The consent is given effect to; or
  - (b) The council extends the period after which the consent lapses.

## **MONITORING CHARGES**

- (MON 1) The consent holder shall pay the Council an initial consent compliance monitoring charge of \$ 512 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.
- (MON 2) The \$ 512 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

## INFRASTRUCTURE

- (DE 1) Prior to occupation of the dwelling, the Consent Holder shall design, provide and install on-site stormwater management devices to mitigate against adverse effects on the environment, increased downstream flooding, increased stream channel erosion, or adverse effects on public infrastructure systems to the satisfaction of Auckland Council's Development Engineering Team Leader.. Specific Requirements:
- (i) Maintain stormwater runoff flows, volumes, and timing to permitted (10%) levels for the 5 year storm event(s).
  - (ii) Rainwater runoff from the proposed dwellings must be collected and reused for toilet, laundry and garden use. Tanks of suitable capacity shall be provided for stormwater detention and to enable reuse.

Note: Construction of private drainage requires a building consent. The proposed stormwater outlet to the public road reserve requires a permit known as a Corridor Assess Request (CAR) from Auckland Transport.

- (DE 2) Once installed, the on-site stormwater management devices shall be maintained in perpetuity. Regular maintenance (no less than once every two years) of the stormwater management device shall be carried out by the owner as required to ensure efficient operation.

- (DE 3) Pursuant to Section 108(2)(d) a covenant is to be entered into, in favour of Council, to record that to mitigate against adverse effects on the environment, increased downstream flooding, increased stream channel erosion, or adverse effects on public infrastructure systems, on-site stormwater management systems are required on a on-going basis and meet the following specific requirements:
- (i) Maintain stormwater runoff flows, volumes, and timing to permitted (10%) levels for the 5 year storm event(s).
  - (ii) Rainwater runoff from the proposed dwellings must be collected and reused for toilet, laundry and garden use. Tanks of suitable capacity are to be provided for stormwater detention and to enable reuse.
  - (iii) The covenant shall also state that:
    - a. There is a stormwater management device on the affected property.
    - b. The owner must operate, monitor and maintain the stormwater management device in accordance with the conditions below:
      - Regular maintenance (no less than once every two years) of the stormwater management device shall be carried out by the owner as required to ensure efficient operation.
      - Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the detention system and; to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
      - Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the stormwater management device. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
    - c. The owner must not modify or remove the stormwater management device without express written permission of Auckland Council.

Note: Council's Hazards and Special Features Register will be advised of the above requirements.

(LC1) Covenant Instrument

The Covenant Instrument resulted by (DE3) will be prepared by Auckland Council's solicitors at the cost of the consent holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:

A copy of the consent condition;

A recent copy of the Certificate of Title.

**GEOTECHNICAL**

(GEO1) The construction of the proposed driveway and foundation of the proposed dwelling 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 4404, NZS 1190, NZS 3604, "Code of Practice: City Infrastructure and Land Development" and the following reports:

- *Geotechnical Investigation Report by **Geoconsult**, dated 29<sup>th</sup> August 2013.*
- *Geotechnical Review by **Geoconsult**, dated 17<sup>th</sup> October 2013*

**SHARED DRIVEWAY**

(VXG1) The consent holder shall form and construct/upgrade the existing vehicle crossing at 181 Laingholm Drive, Laingholm to provide a shared access point to service the existing dwelling at number 181 and the new dwelling at number 179 ; all works to the satisfaction of Auckland Council.

Advisory Notes:

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport RCA Administration on Ph 440 7426 or 440 7427 for requirement and standards.

An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this clause is considered fulfilled.

**VEGETATION ALTERATION**

(VEG1) All works beneath the dripline of protected vegetation shall be undertaken in accordance with best arboricultural practices.

(VEG2) Subject to the conditions outlined below, the vegetation alteration shall proceed in accordance with the information submitted with the application, dated 25th September 2013 and referenced by Council as LUC 2013-1249. The only vegetation to be subject to works within the dripline shall be that identified in the attached Arborist Report by Hubert Cheftel for Trees and Landscape Limited, dated 12th August 2013.

(VEG3) All works beneath the dripline of protected vegetation shall be undertaken in accordance with the Arborist Report by Hubert Cheftel for Trees and Landscape Limited, dated 12th August 2013.

- (VEG4) 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 Auckland Council District Plan (Waitakere Section), shall proceed without further resource consent/s.
- (VEG5) The works Arborist shall submit a final completion report to the Council's Environmental Monitoring Advisor within one month of completion of the works. The arboricultural report will include a statement on effects of the development on the tree/trees; that works were carried out in accordance with the provided methodology, including photographic evidence, and recommendations for any further remedial work to remedy any detrimental effects.
- (VEG6) If during excavations and/or activities within or adjacent to the dripline of protected vegetation which in the opinion of the Works Arborist may generate more than minor adverse effects to the health and well being of the tree, all work shall cease and Council's Environmental Monitoring Advisor shall be contacted immediately.
- (VEG7) The removal of the vegetation highlighted in the attached Arborist report 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 alongside the subject trees.
- (VEG8) Within the planting season (typically Apr–Sept) immediately following the removal of the subject vegetation the applicant shall plant any cleared or disturbed areas (this includes areas where weed species have been removed) within the subject site with native replacement vegetation of PB Grade\* 8 or equivalent at 0.5 metre intervals evenly spaced until the cleared or disturbed areas are full with replacement tree of PB Grade\* 60 or equivalent. 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.
- [\*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].*
- (VEG9) The replacement native vegetation 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 the replacement tree dies within this period, it shall be replaced and maintained as per the stated conditions.
- (VEG10) A copy of these conditions and the Attached Arborist Report attached as Appendix A shall be kept on site throughout the duration of the works on site.

## Advice notes

- 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.
- 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.
- This resource consent will lapse five years after the date of Council's decision **unless**:
  - 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
  - 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.

- 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](mailto: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.
  6. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
  7. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant



## REPORT FOR NON-NOTIFIED APPLICATION

**PLANNER:** A. Adjei : jc(January) **DATE RECEIVED:** 15.07.96

**APPLICANT:** Fraser Martin **BUILDING CONSENT NO.:** -

**FILE ADDRESS:** 179 Laingholm Drive, Laingholm **WARD:** New Lynn

**LEGAL DESCRIPTION:** LOT 828 DP 35363

**SITE AREA:** 1404 m<sup>2</sup>

**TRANSITIONAL PLAN ZONING:** N.U.R. 1 **SECTION:** Waitemata

**PROPOSED PLAN:** HUMAN ENVIRONMENTS: Bush Living  
NATURAL AREA: Managed  
LANDSCAPE ELEMENTS: -  
HAZARDS: Site subject to potential soil instability

**ADDRESS FOR SERVICE:** 97 Astley Ave, New Lynn

Further Information Required	Yes	Date Received: 18.12.96
Any Affected Persons	Yes	See Attached Section 94 Report
Approval Given	Yes	

### Type of application required and why:

- Transitional Plan:
  - Discretionary activity for side yard infringement.
  - Discretionary activity for height in relation to boundary infringement
  - Discretionary activity for building coverage.
  - Discretionary activity for earthworks.
  - Discretionary activity for vegetation clearance.
- Proposed Plan:
  - Discretionary activity for yard infringement.
  - Discretionary activity for height in relation to boundary infringement.
  - Limited Discretionary activity for buildings located in areas with potential natural hazards.
  - Limited Discretionary activity for vegetation clearance.
  - Non-complying activity for earthworks.

### District Plan Rule(s) not complied with and extent of non-compliance:

- Transitional Plan:
  - Rule 11.4.4(c) - Yards - 3m.
  - Rule 11.4.4(d) - Building height in relation to boundary 3m plus 37° for all boundaries



- Rule 11.4:4(b) - Building coverage - 10% or 150 m<sup>2</sup> of the net site area whichever is the greater.
  - Rule 11.4:8 - Earthworks - no excavation of more than 50m<sup>3</sup> shall be undertaken.
  - Rule 11.5:8 - Vegetation Clearance - No more than 300 m<sup>2</sup> of vegetation shall be removed for building and driveway.
- Proposed Plan:
    - Rule 6.1 - Building set back by a minimum of 3m from all boundaries.
    - Rule 5.1 - Building which do not project beyond the recession plane as set out in the Plan.
    - Rule 2.1(a) - The cutting and clearance of exotic vegetation and vegetation appearing in the environmental damaging plants appendix.
    - Rule 3.3 - Earthworks not confined to an approved building platform and exceeding 100m<sup>3</sup>.

The proposed dwelling would involve the removal of 314 m<sup>2</sup> of native vegetation for the dwelling and driveway. Earthworks in excess of 300 m<sup>3</sup> would be removed outside the building platform due to the nature of slope and building coverage would be 8 m<sup>2</sup> more than required under the Plan. There would be side yard infringement on the northern boundary by approximately 1m and the southern boundary would infringe daylight and sunlight controls.

## **PROPOSAL**

The applicant proposes to erect a two storey, partially constructed pole dwelling with basement double garage. The proposal would involve the removal of approximately 314 m<sup>2</sup> of native regenerative bush and 300 m<sup>3</sup> of soil.

## **SITE AND NEIGHBOURHOOD DESCRIPTION**

The 1404 m<sup>2</sup> bush clad site is located on the western side of Laingholm Drive. It is a relatively steep to moderate sloping site, with the slope rising upwards from the road towards the rear. The site is clad with mainly regenerative bush, some of which are significant native trees. The properties adjoining the site on the north and south are developed.

## **Statutory Criteria**

## **ENVIRONMENTAL ASSESSMENT**

## **TRANSITIONAL PLAN**

- |     |  |     |
|-----|--|-----|
| 1.  | Topography limits compliance.                      | Yes |
| 2.  | Position of existing building limits compliance.   | N/A |
| 3.  | Location of existing trees/bush limits compliance. | Yes |
| 4.  | Position of boundaries limits compliance.          | N/A |
| 5.  | It is unreasonable to insist on compliance.        | Yes |
| 6.  | Affected parties consent is given.                 | Yes |
| 7.  | General neighbourhood amenities are not affected.  | Yes |
| 8.  | Daylight and sunlight admission OK.                | Yes |
| 9.  | Privacy OK.  | Yes |
| 10. | Physical domination effect OK.                     | Yes |
| 11. | Minor impacts on neighbourhood OK.                 | Yes |

12.	Adequate building separation maintained.	Yes
13.	Adequate open space maintained.	Yes
14.	No affect on servicing (effluent systems/stormwater).	See Building
15.	Safe movement of traffic maintained.	Yes
16.	Sufficient provision for parking/manoeuvring demonstrated.	Yes
17.	Adequate screening exists/is to be/can be provided.	Yes

### **Comments**

As has been noted previously, the site slopes upwards and the nature of the topography has been taken into consideration in designing the dwelling. Despite this, there are yard and height in relation to boundary infringements. The applicant would remove approximately 300 m<sup>3</sup> of soil due to the topography of the site however, bush clearance has been limited to the building platform area and driveway. The design of the dwelling limits environmental effects on what is a difficult site on which to develop.

### **PROPOSED PLAN:**

### **Environmental Assessment**

For assessment of yard, height in relation to boundary, vegetation removal and earthworks please refer to attached assessment criteria.

### **Comments**

Due to the constraining nature of the site, the proposal is infringing on a number of rules. The applicant's proposal has minimised the amount of bush to be cleared but by doing so has required the removal of over 300 m<sup>3</sup> of soil. Council's Environmental Protection Officer has proposed conditions which would be imposed to ensure that none of the remaining trees are damaged through construction or deposition of soil. With regards to sunlight and daylight admission, there is adequate separation between the dwelling and adjoining properties. A geotechnical report prepared by a registered engineer has been prepared for this proposal and applicant would be required to adhere strictly to the recommendations contained in it.

### **Monitoring**

The proposal would be subject to Council's standard monitoring processes.

### **RECOMMENDATION**

That, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by Fraser Martin to remove 314 m<sup>2</sup> of vegetation, undertake approximately 300 m<sup>3</sup> of earthworks and erect a two-storey dwelling at 179 Laingholm Drive being Lot 828 DP 35363 for the following reasons:-

- i) The proposed design of the dwelling is the logical one to minimise the volume of earthworks and removal of trees given the steep topography of the site.
- ii) Minor effects likely to be generated by the proposal can be mitigated through imposition of conditions.
- iii) The proposal would not negate the purpose of the controls which are being infringed.
- iv) Adjoining neighbours written approval have been obtained pursuant to Section 92(2)(b)



**Conditions imposed on the consent are as follows:-**

- (1) That all native trees and bush clearance shall be limited to the building platform and driveway areas only. No other bush clearance shall be undertaken on site. Bush clearance shall be undertaken in such a manner as to ensure that no damage occurs to peripheral vegetation.
- (2) All fill and debris resulting from earthworks shall be removed from site within 3 months of the completion of the dwelling. There shall be no deposition of fill in the remaining bush.
- (3) Any replanting on the site shall be done to the satisfaction of the Planning manager within 6 months of the completion of the development. All plants should be eco-sourced.
- (4) That the exterior finish of the dwelling shall comply with Council's requirements regarding reflective surfaces.
- (5) That recommendations from the geotechnical report prepared by Soil & Rock Consultants in June 1996 shall be strictly adhered to.
- (6) That all bush clearance and earthworks shall be supervised to ensure compliance of the above conditions.


Planner:.....  
(A. Adjei, Planner)

Date:.....20.1.97.....

Checked by:.....  
(R Quinton - Senior Planner)

Date:.....23/1/97.....

**Consent Granted as Recommended**

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.....

**Peter Reaburn**  
**Planning Manager**

Date:.....30/1/07.....

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