

NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKE AN OFFER OR ATTENDING AN AUCTION

RayWhite

10 May 2021

Re: 13 Victory Road

Thank you for your interest in the above property currently listed with us for sale by Auction.

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of sale

13 Victory Road is 2324m² more or less fee simple estate NA9B/72 Lot 1102 Deposited Plan 39700.

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Very high wind speed of 50m/s
Soil issues recorded. 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. <i>Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineer's report.</i>
Watercourses	This site has a watercourse passing through or beside it.
Flood Plain	This site spatially intersects with a Flood Plain.
Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths.
Planning	LUC-2013-520 Tree consent removal of 2 x kauri and 1 x tanehaka Granted 17/05/2013

Building	BPM-1979-12037 Dwelling 31/12/1979 Issued BCO10317839 RBW – Minor internal alterations, new doors and windows 21/12/2020 CCC Not Issued
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Disclosures:

- Vendors applied for building consent in 2020 but have never undertaken the work. They are happy to leave the documents with the property.
- Please note that there is a ROW access to the adjacent section (as per title and view all supporting documents supplied including transfer documents provided) – address 15 Victory Road, Laingholm which is owned by property 488 Huia Road, Laingholm. Please seek legal advice regarding this and the implications in terms of future development of the section at 15 Victory Road.
- A building inspection at the property as indicated a leak in the downstairs toilet. The vendor has had the toilet replaced.

We recommend that when purchasing a property, you seek legal advice.

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 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

Regards

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team **PREMIER**
MEMBER 19 - 20

Gaston Coma
021 234 3788 | gaston.coma@raywhite.com

Bronwyn Scott-Woods
021 613 632 | bronwyn.scott-woods@raywhite.com

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

STATEMENT OF PASSING OVER INFORMATION:

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	13 Victory Road Laingholm
Application number	8270308364
Customer Reference	
Date issued	30-Apr-2021
Legal Description	LOT 1102 DP 39700
Certificates of title	NA9B/72

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Site Contamination

No land contamination data are available in Council's regulatory records.

Wind Zones

Wind Zone(s) for this property: Very high wind speed of 50 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
30/06/2000	Stability Sensitive	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre.

Watercourses

This site has a watercourse passing through or beside it, as shown on the attached public drainage and water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or alongside of.

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.

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:	12341672749
Rates levied for the Year 2020/2021 :	\$2,370.99
Total rates to clear for the current year (including any arrears and postponed rates):	\$592.71


The rates figures are provided as at 8 a.m. 30/04/2021. 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

13 Victory Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-2013-520	Tree Consent Removal of 2 x kauri and 1 x tanehaka	Granted	17/05/2013

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

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

13 Victory Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1979-12037	Dwelling	31/12/1979	Issued (See Note 1)
BCO10317839	RBW - Minor internal alterations, new doors and windows.	21/12/2020	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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/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.

- 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 : 13 Victory Road Laingholm
- Consent Conditions : LUC-2013-520

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

Address

13 Victory Road Laingholm

Legal Description

LOT 1102 DP 39700

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

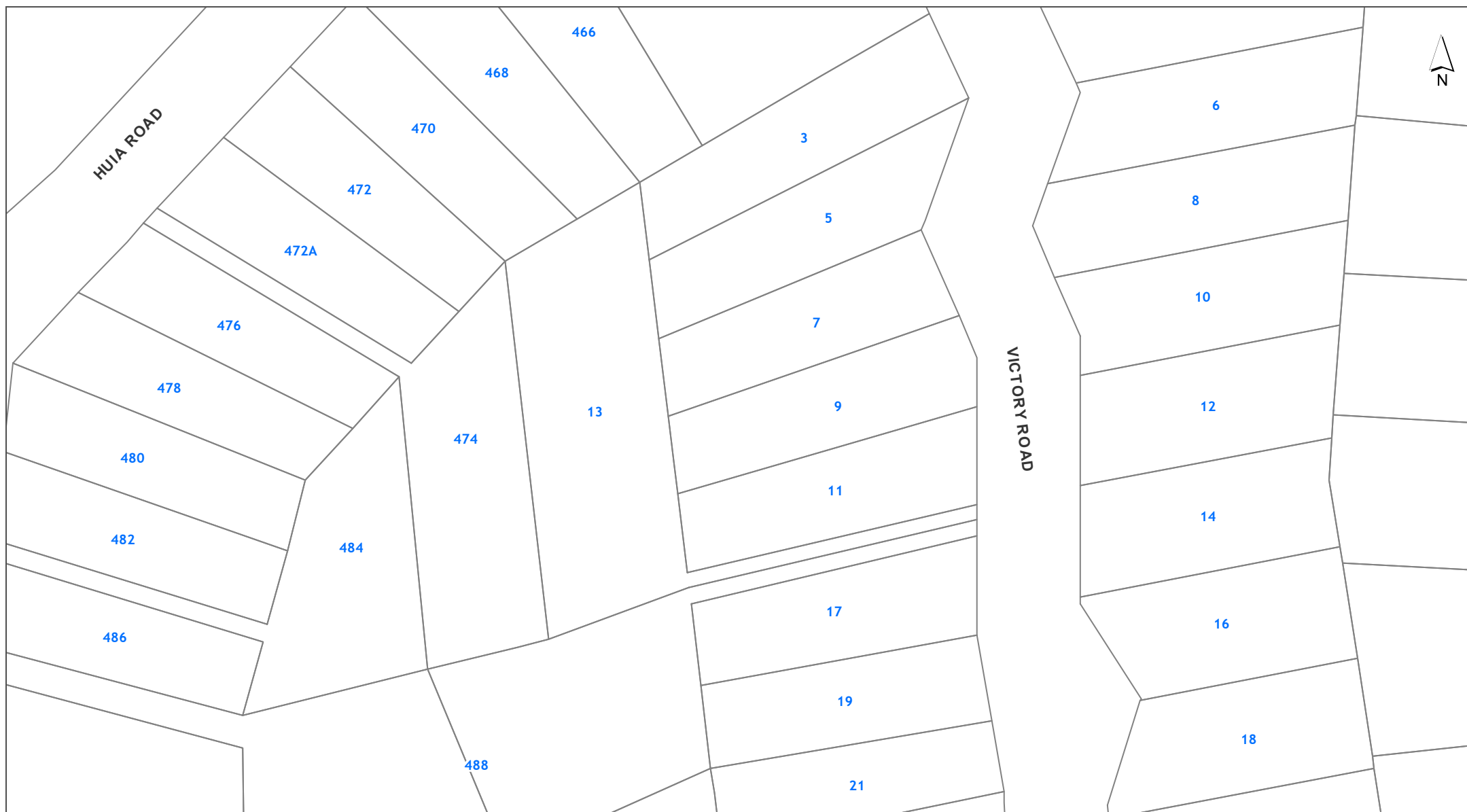
Overlays

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

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_07 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

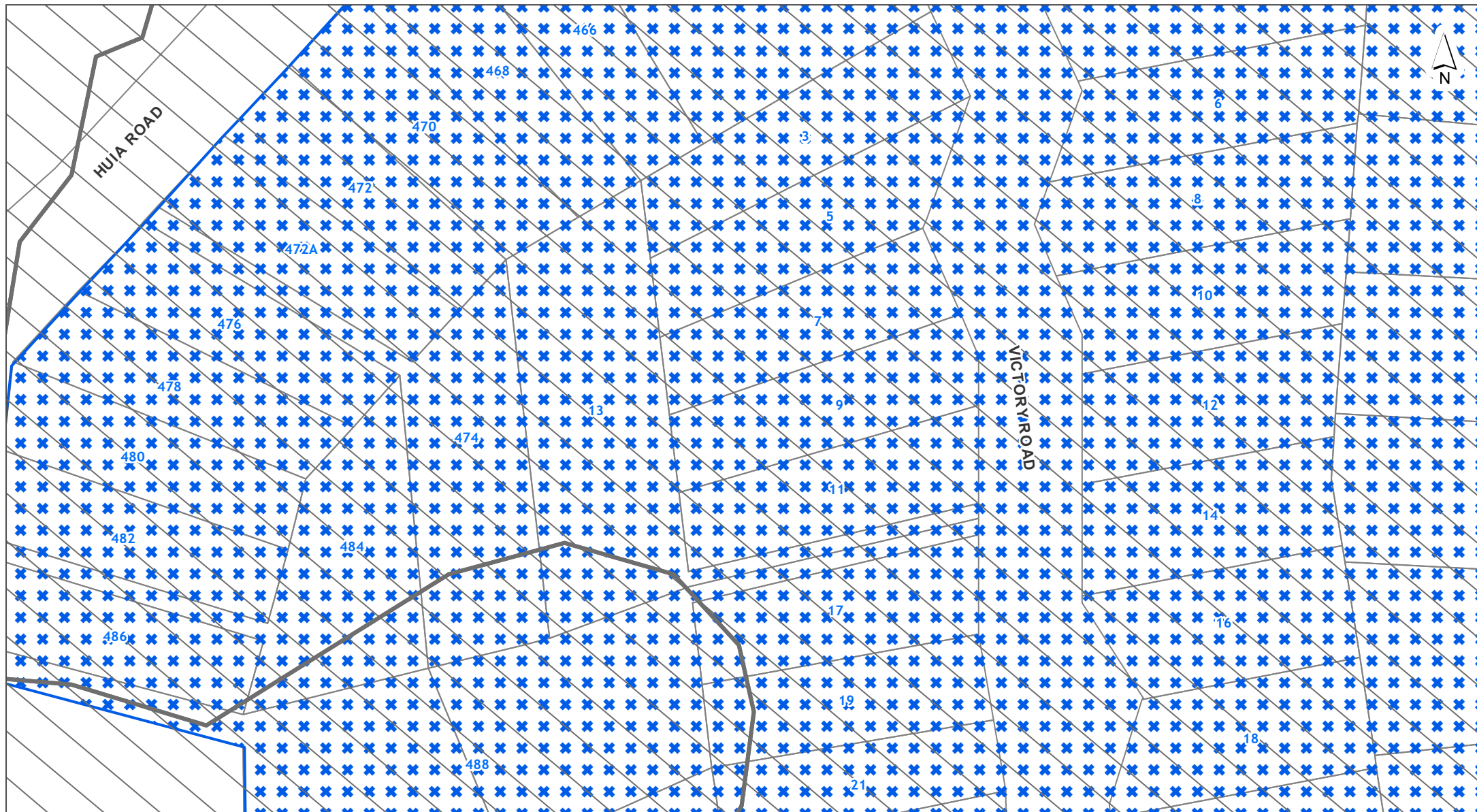
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Built Environment**13 Victory Road Laingholm****LOT 1102 DP 39700**

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Controls

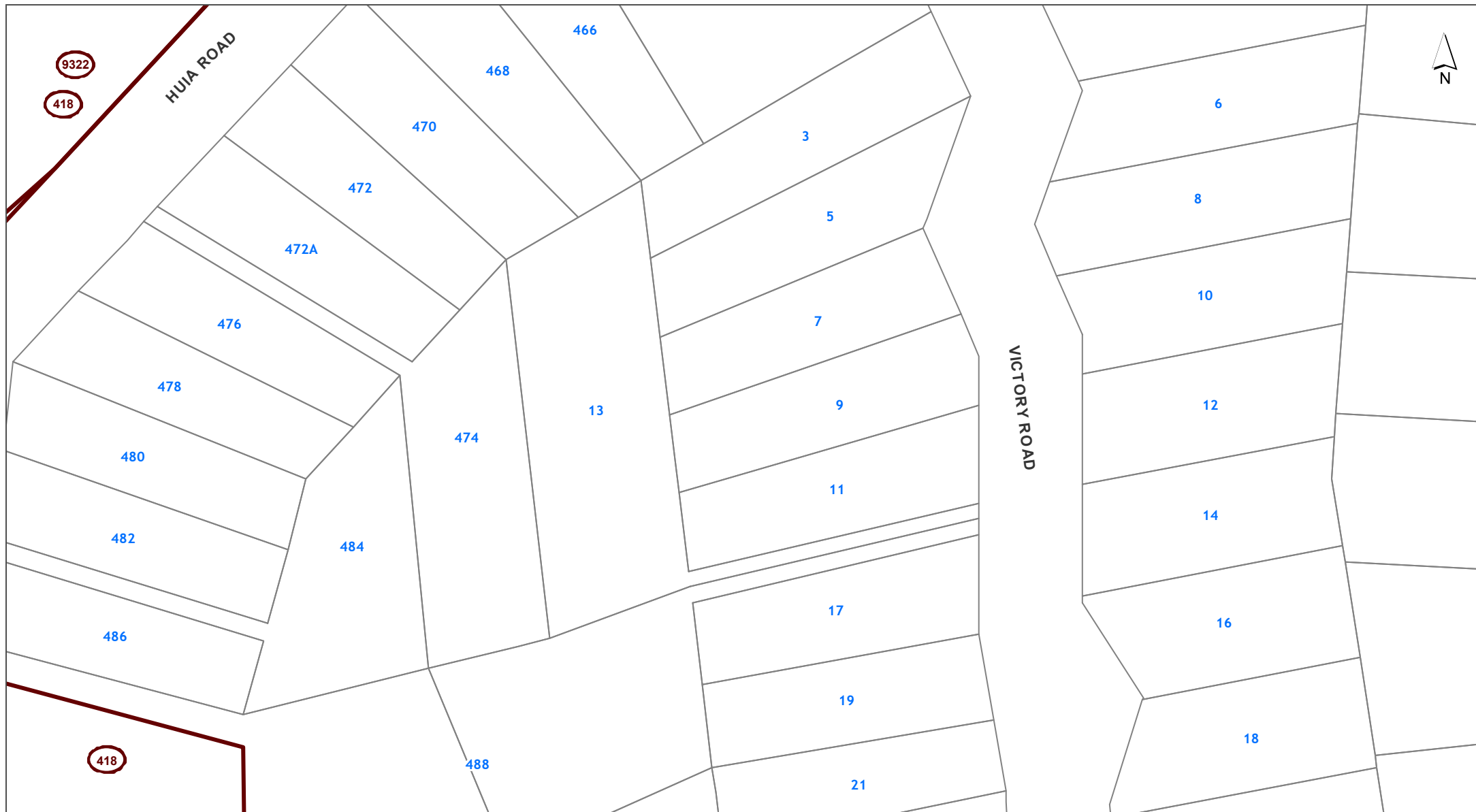
13 Victory Road Laingholm

LOT 1102 DP 39700



Scale @ A4
= 1:1,000

Date Printed:
30/04/2021



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Designations

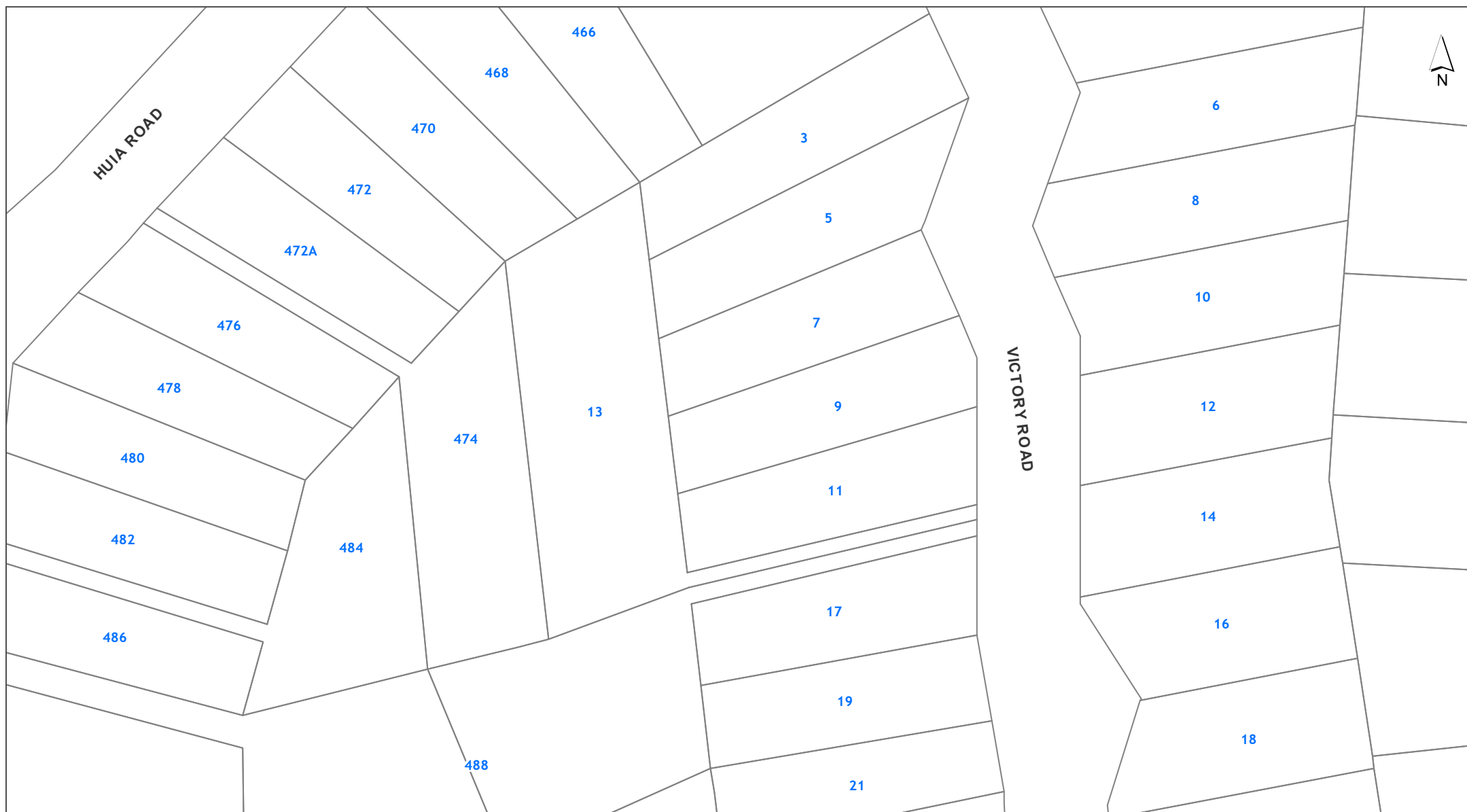
13 Victory Road Laingholm

LOT 1102 DP 39700

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Historic Heritage and Special Character

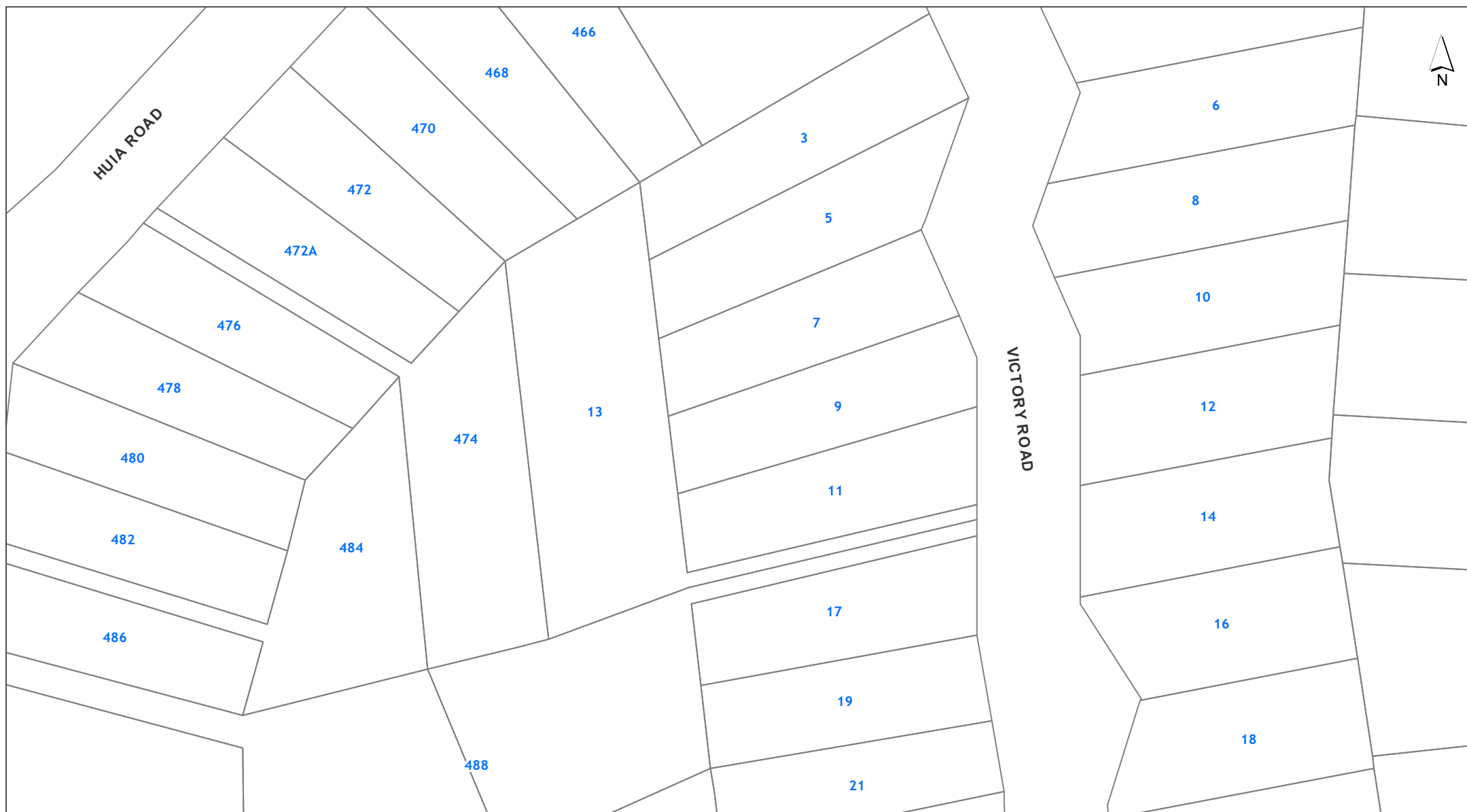
13 Victory Road Laingholm

LOT 1102 DP 39700



Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

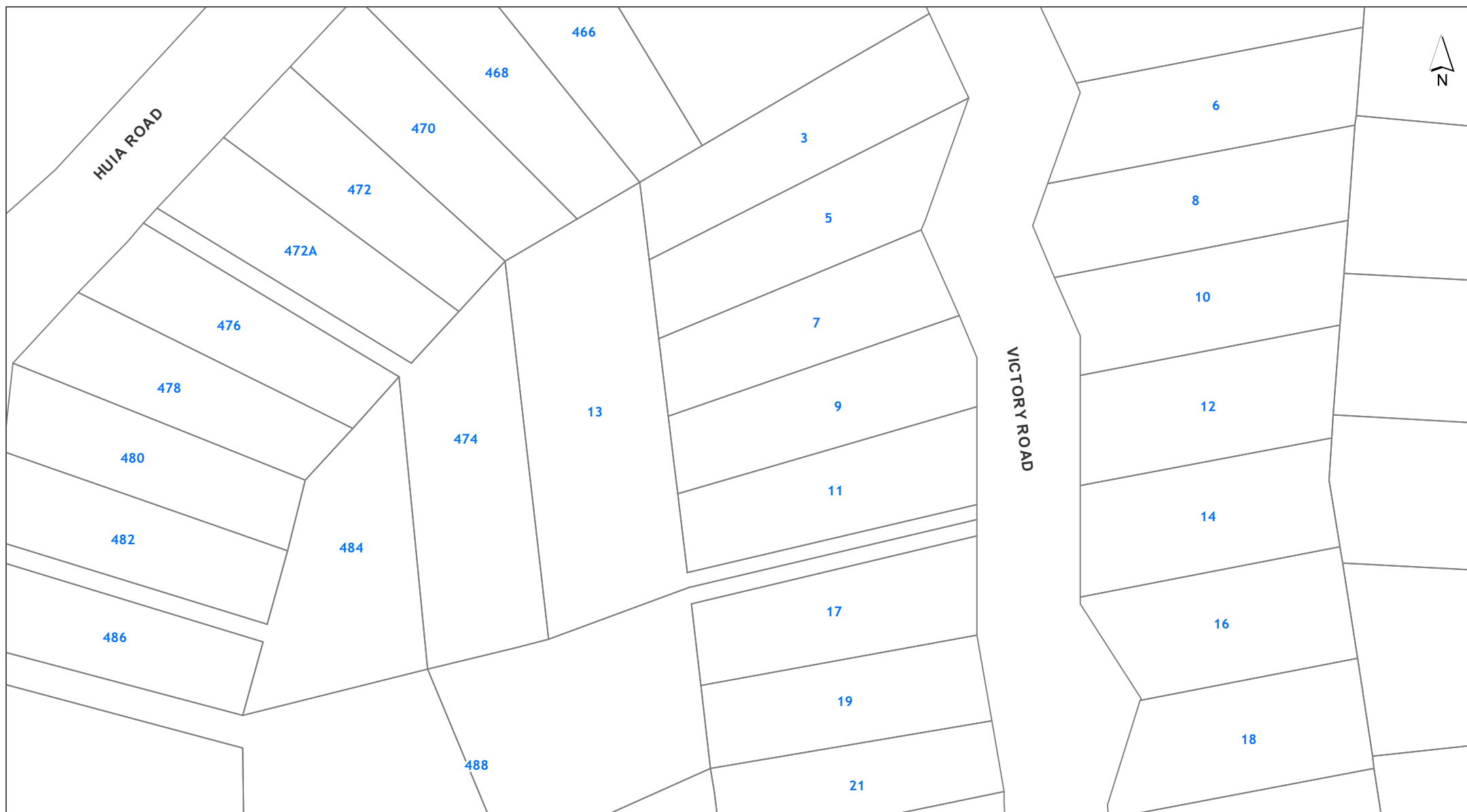
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Infrastructure**13 Victory Road Laingholm****LOT 1102 DP 39700**

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Mana Whenua

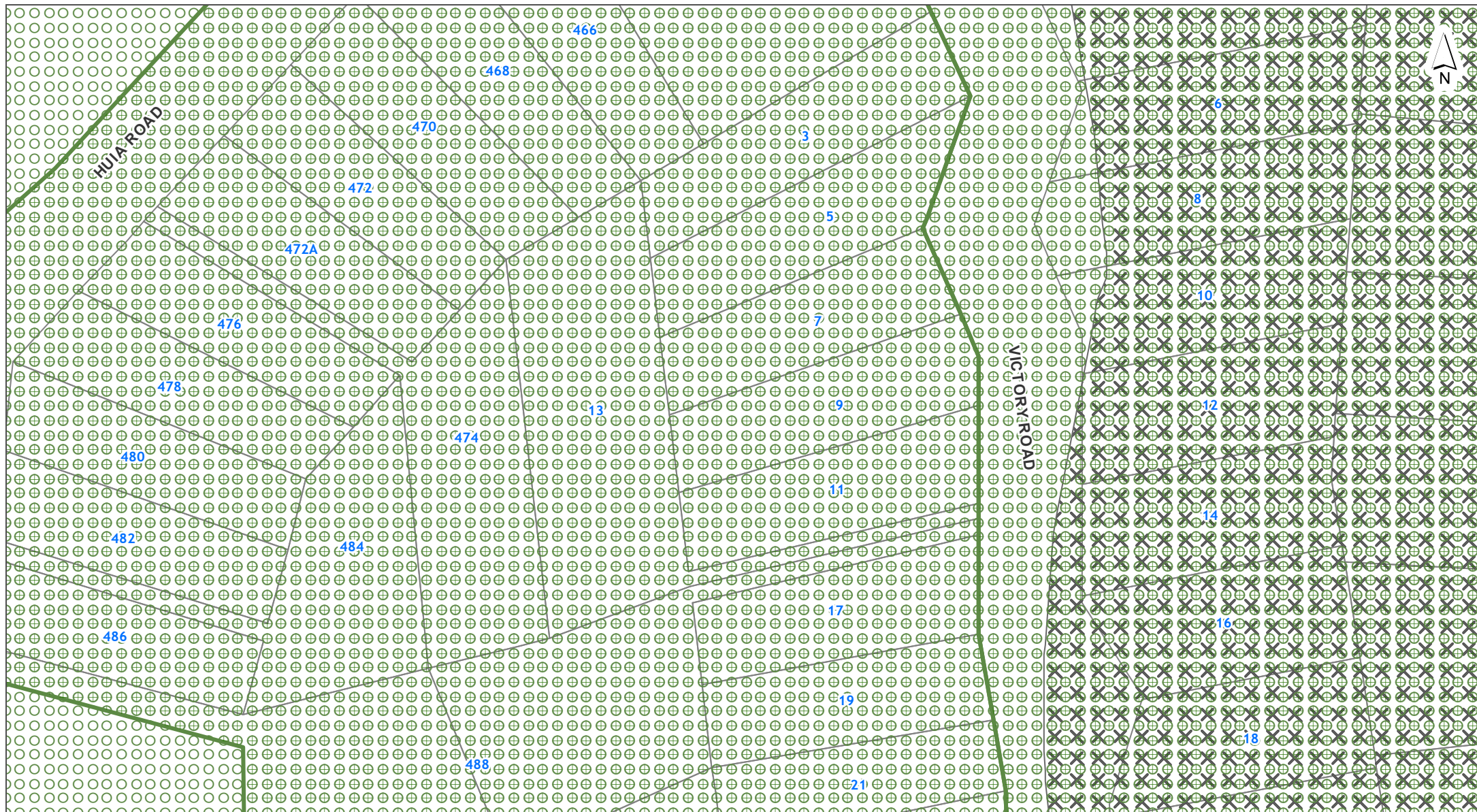
13 Victory Road Laingholm

LOT 1102 DP 39700



Scale @ A4
= 1:1,000

Date Printed:
30/04/2021



DISCLAIMER:

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Heritage

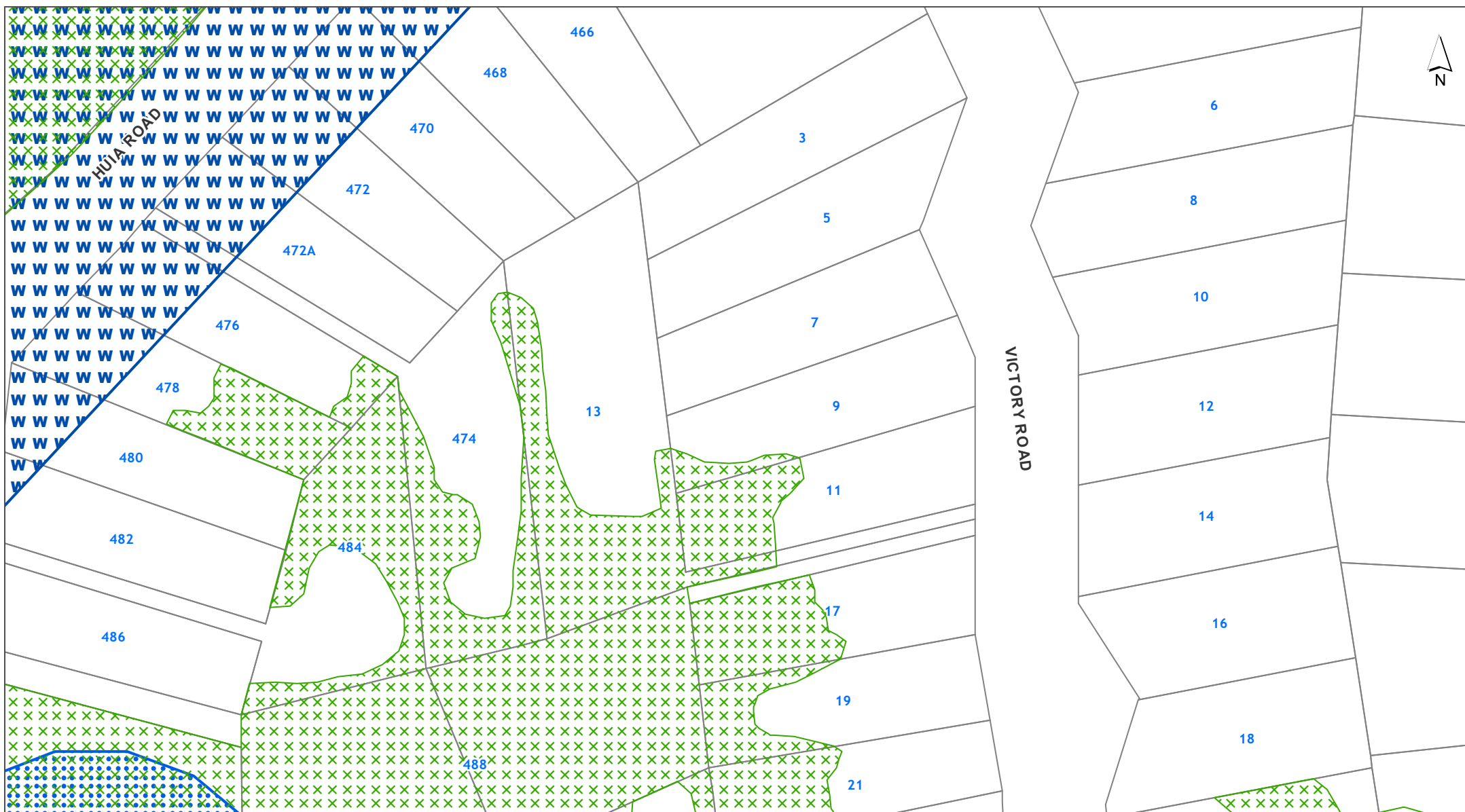
13 Victory Road Laingholm

LOT 1102 DP 39700



Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Resources

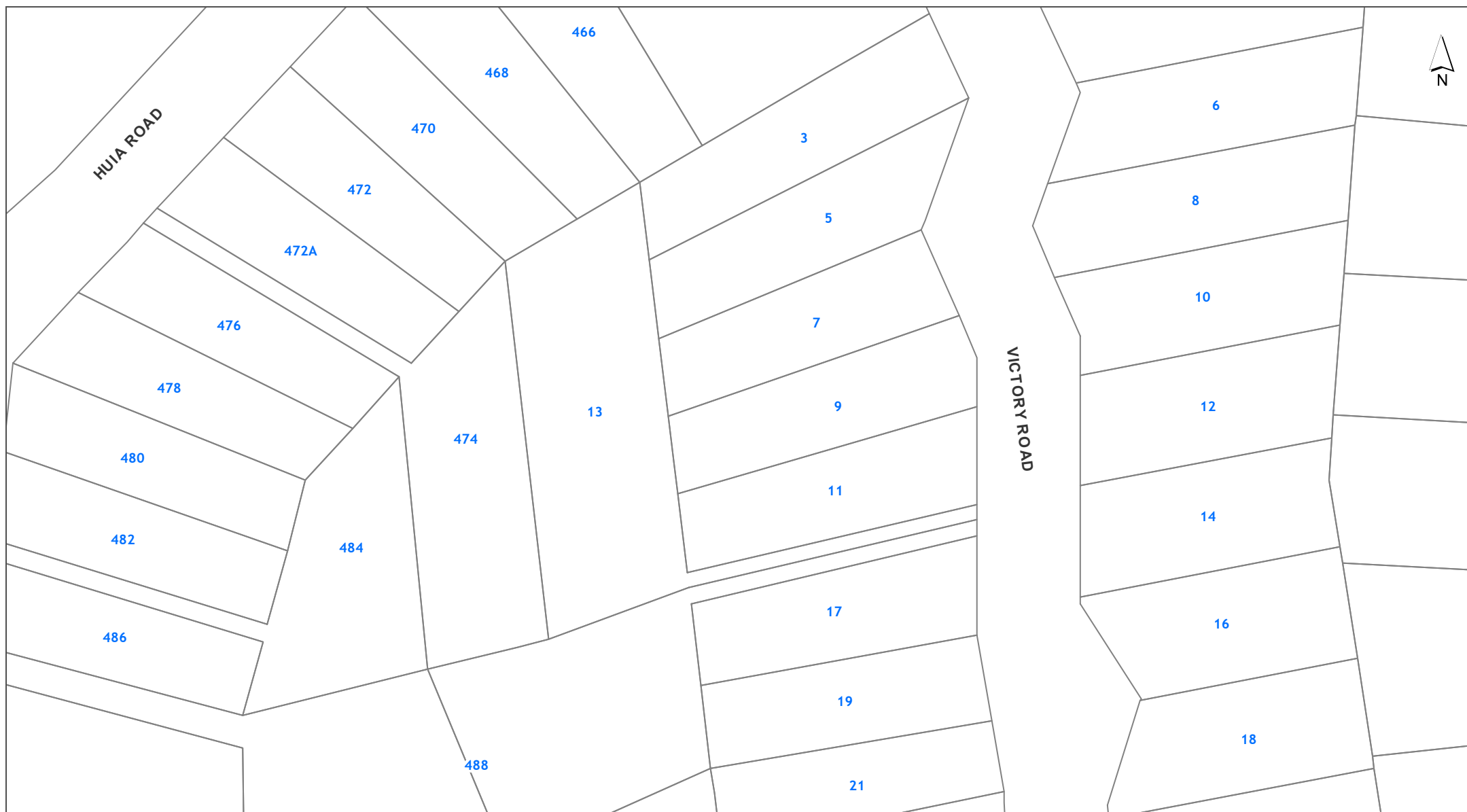
13 Victory Road Laingholm

LOT 1102 DP 39700

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

**DISCLAIMER:**

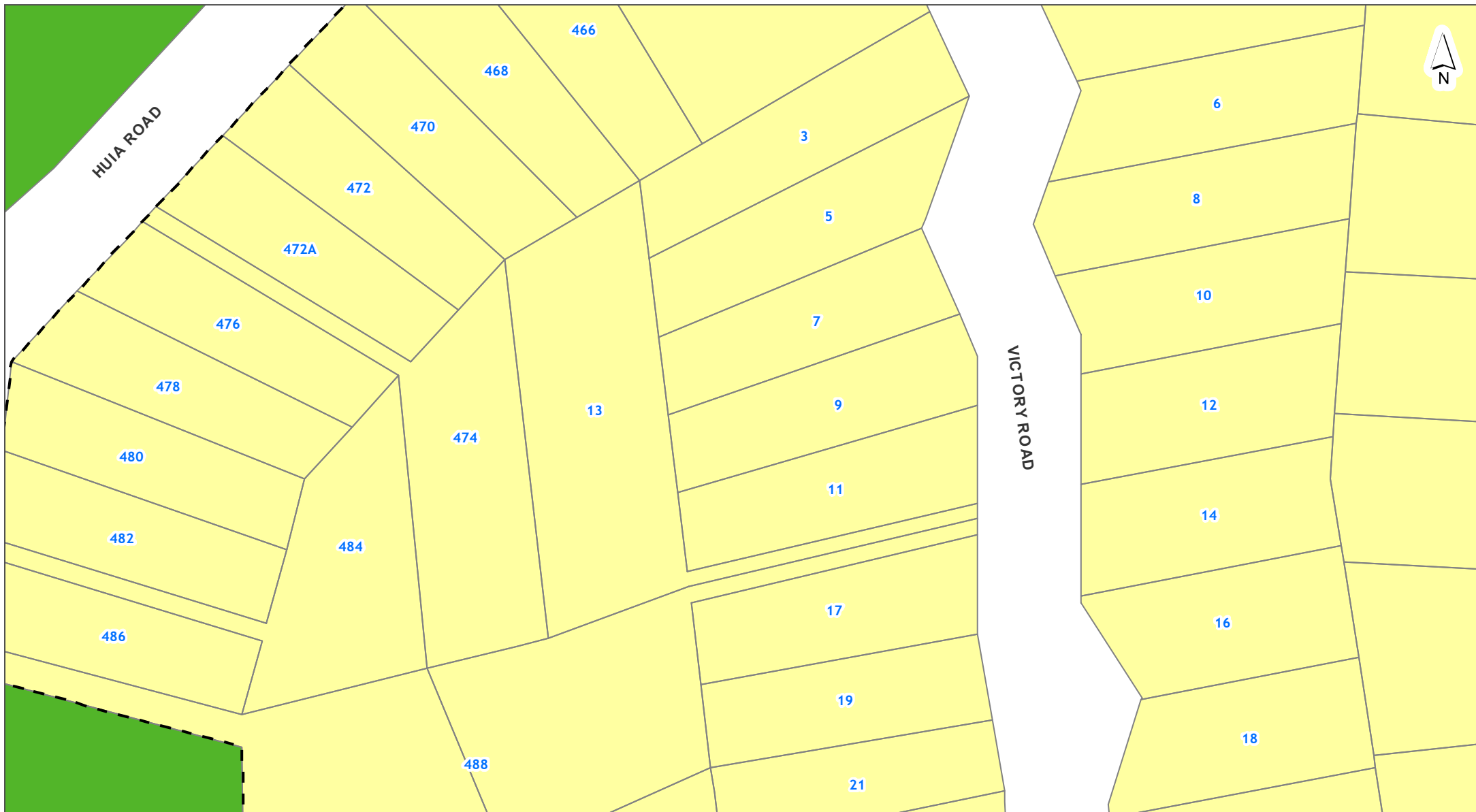
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Precincts**13 Victory Road Laingholm****LOT 1102 DP 39700**

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Zones and Rural Urban Boundary

13 Victory Road Laingholm

LOT 1102 DP 39700



0 7 14 21
Meters

Scale @ A4
= 1:1,000



Date Printed:
30/04/2021

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	

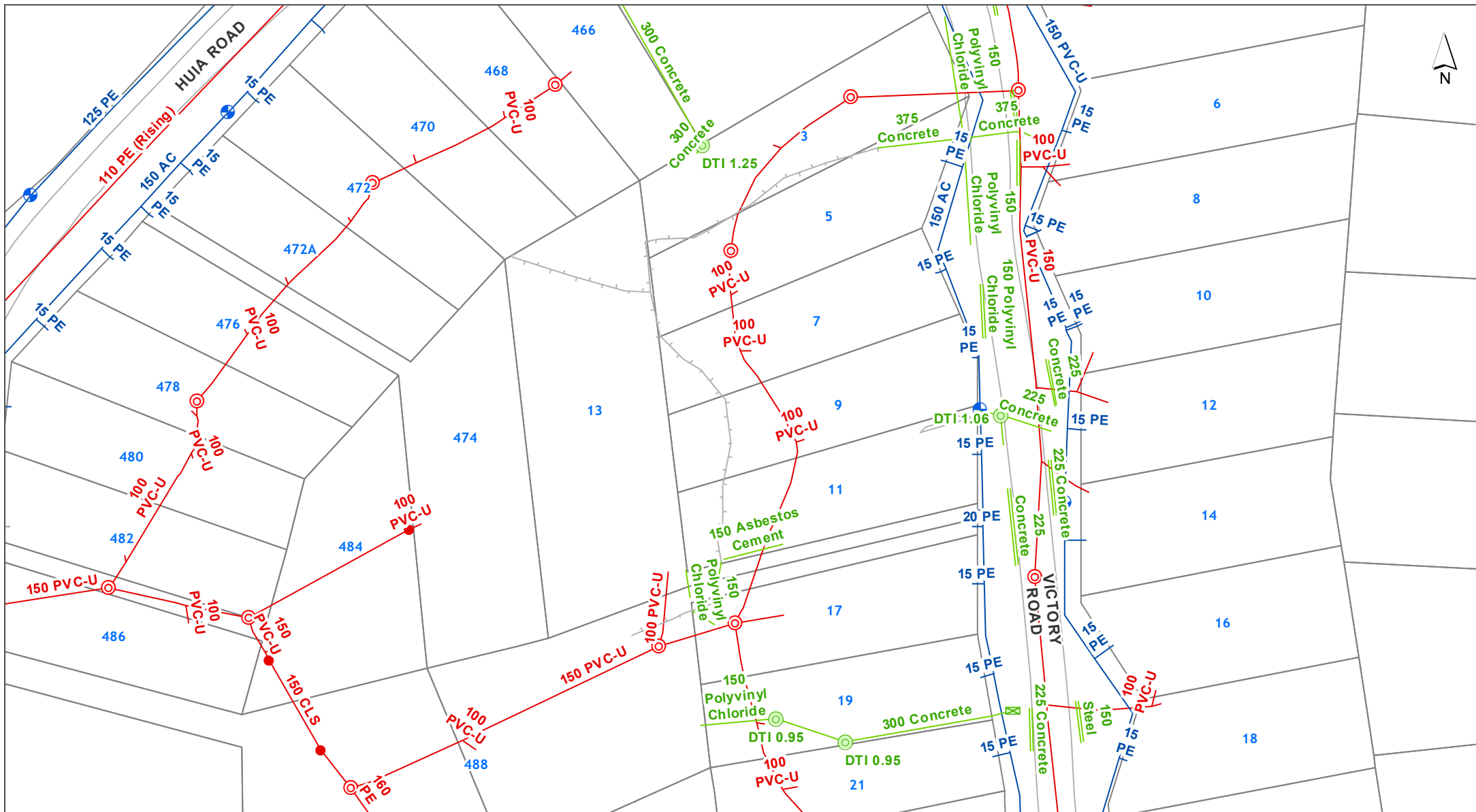
Designations



Designations



Airspace Restriction Designations



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action.
Copyright Auckland Council, Land Parcel Boundary Information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Underground Services

13 Victory Road Laingholm

LOT 1102 DP 39700



Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

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

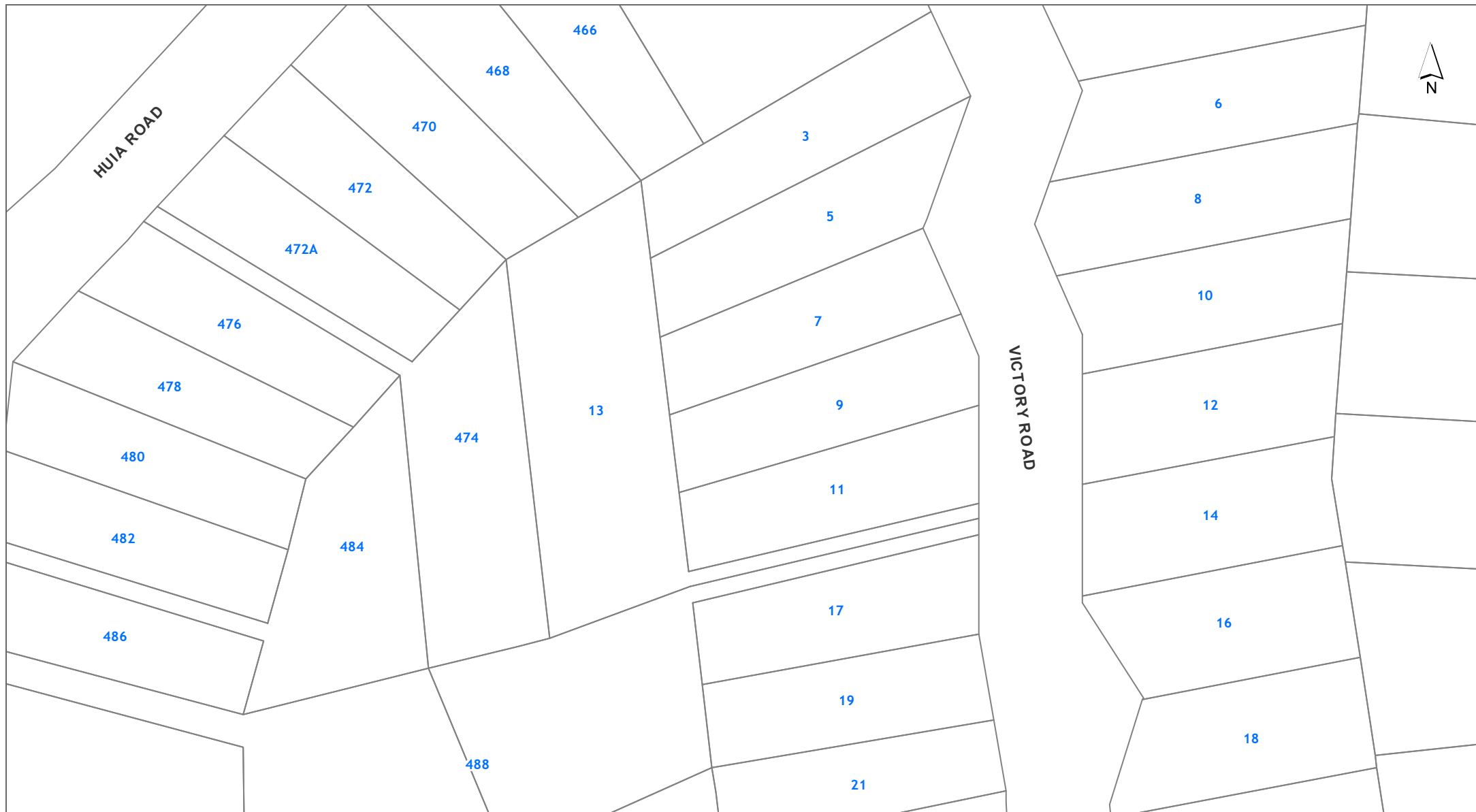
Wastewater

	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

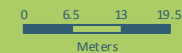
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Hazards

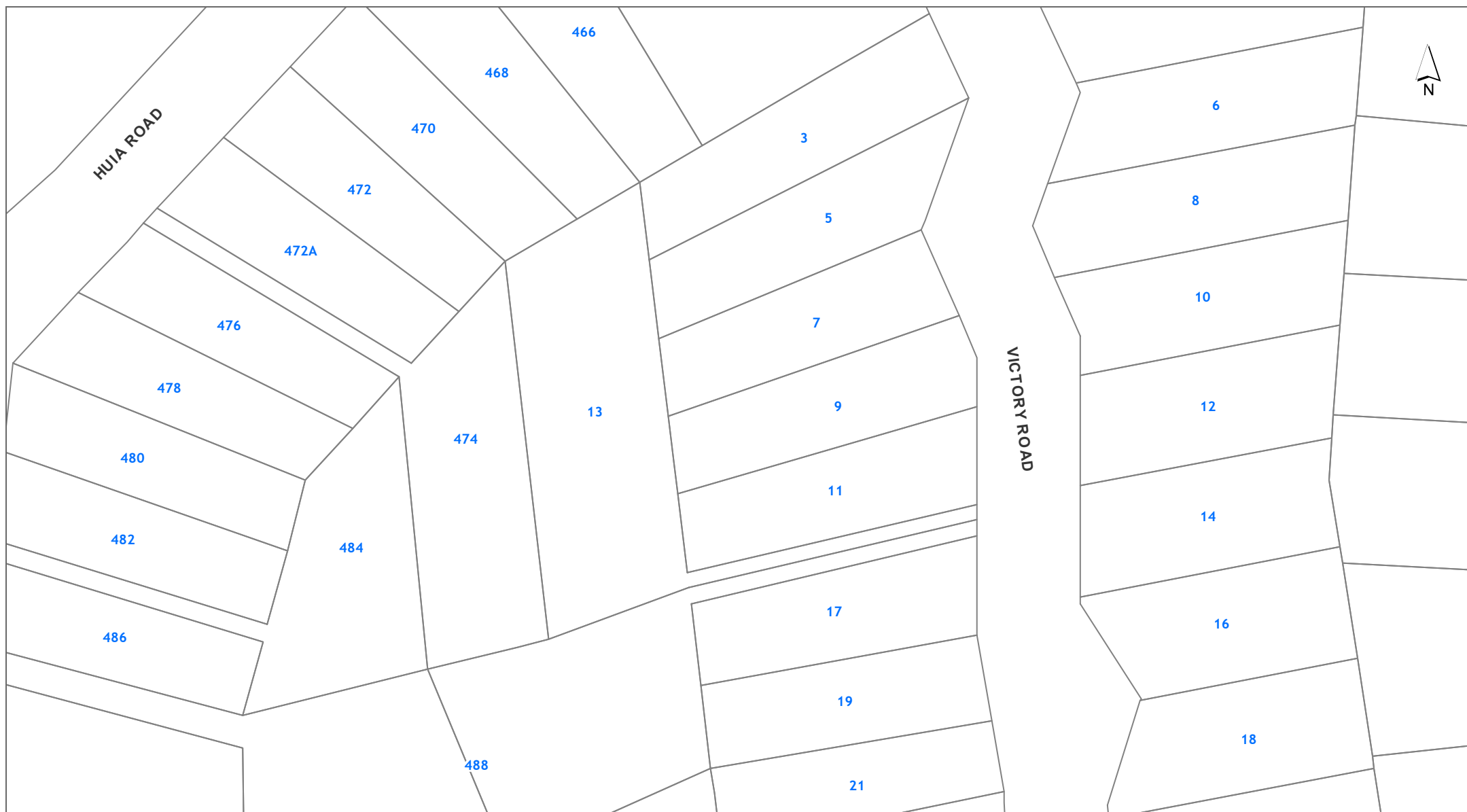
13 Victory Road Laingholm

LOT 1102 DP 39700

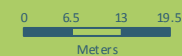


Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

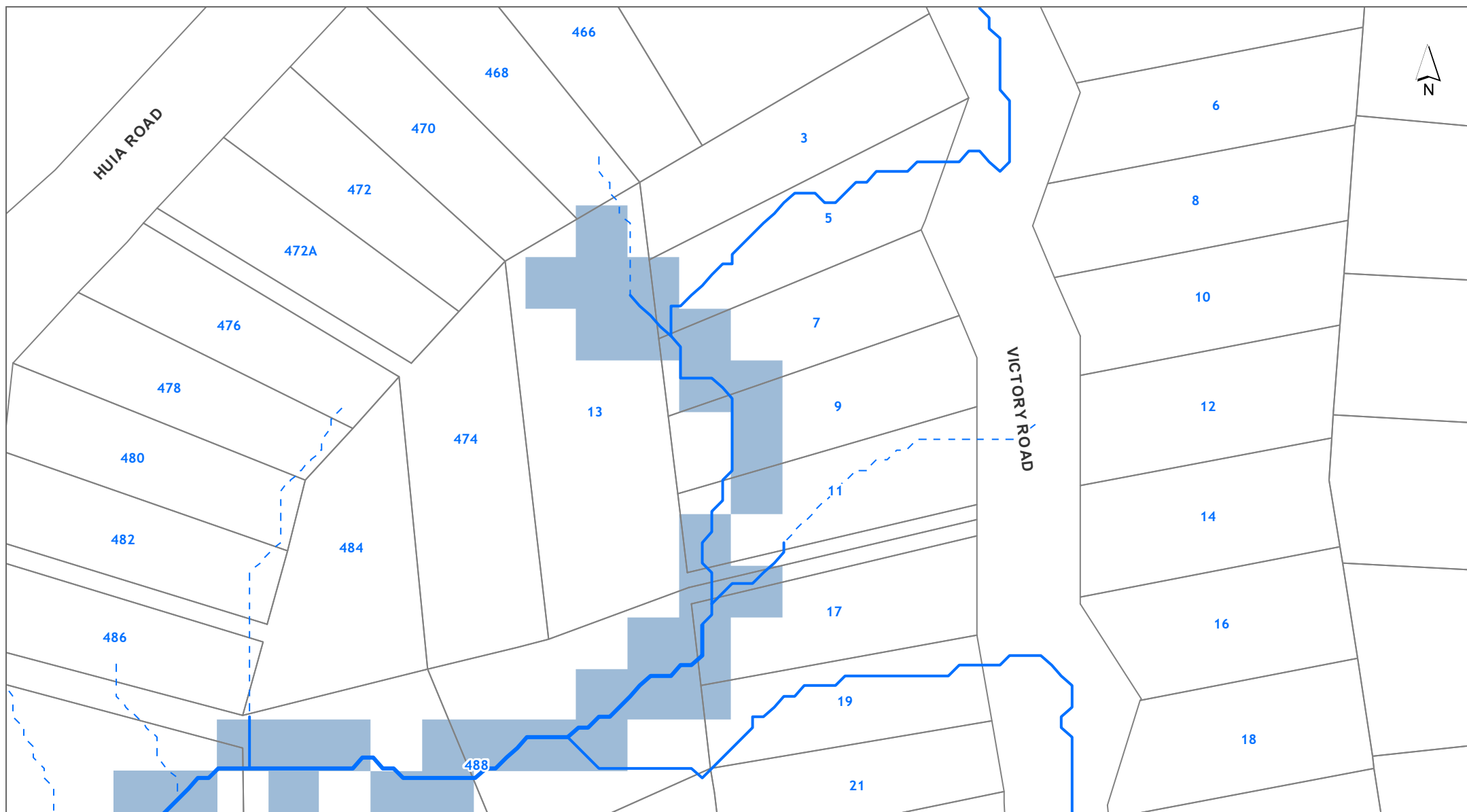
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

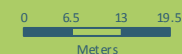
Natural Hazards - Coastal Inundation**13 Victory Road Laingholm****LOT 1102 DP 39700**

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

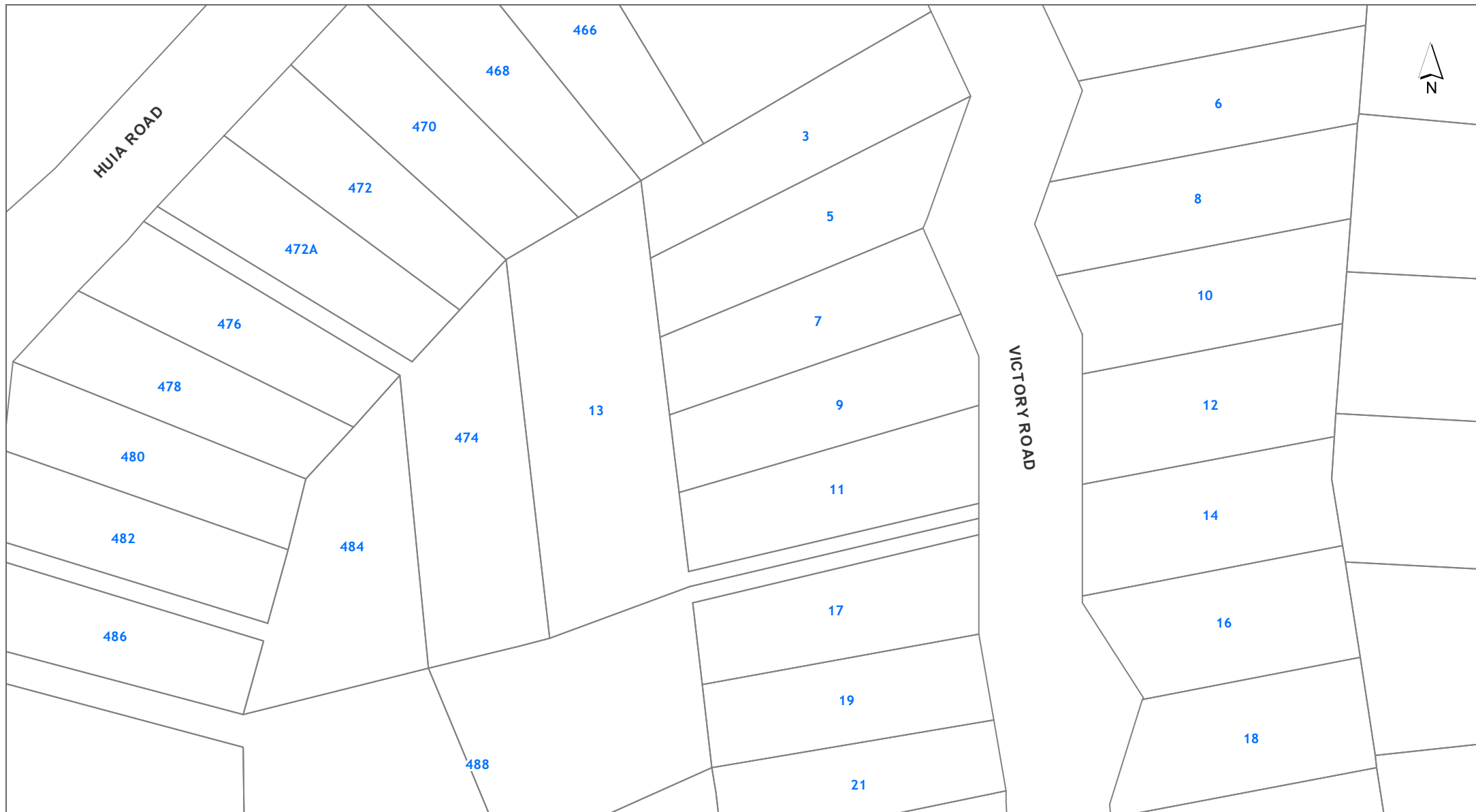
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

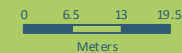
Natural Hazards - Flooding**13 Victory Road Laingholm****LOT 1102 DP 39700**

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

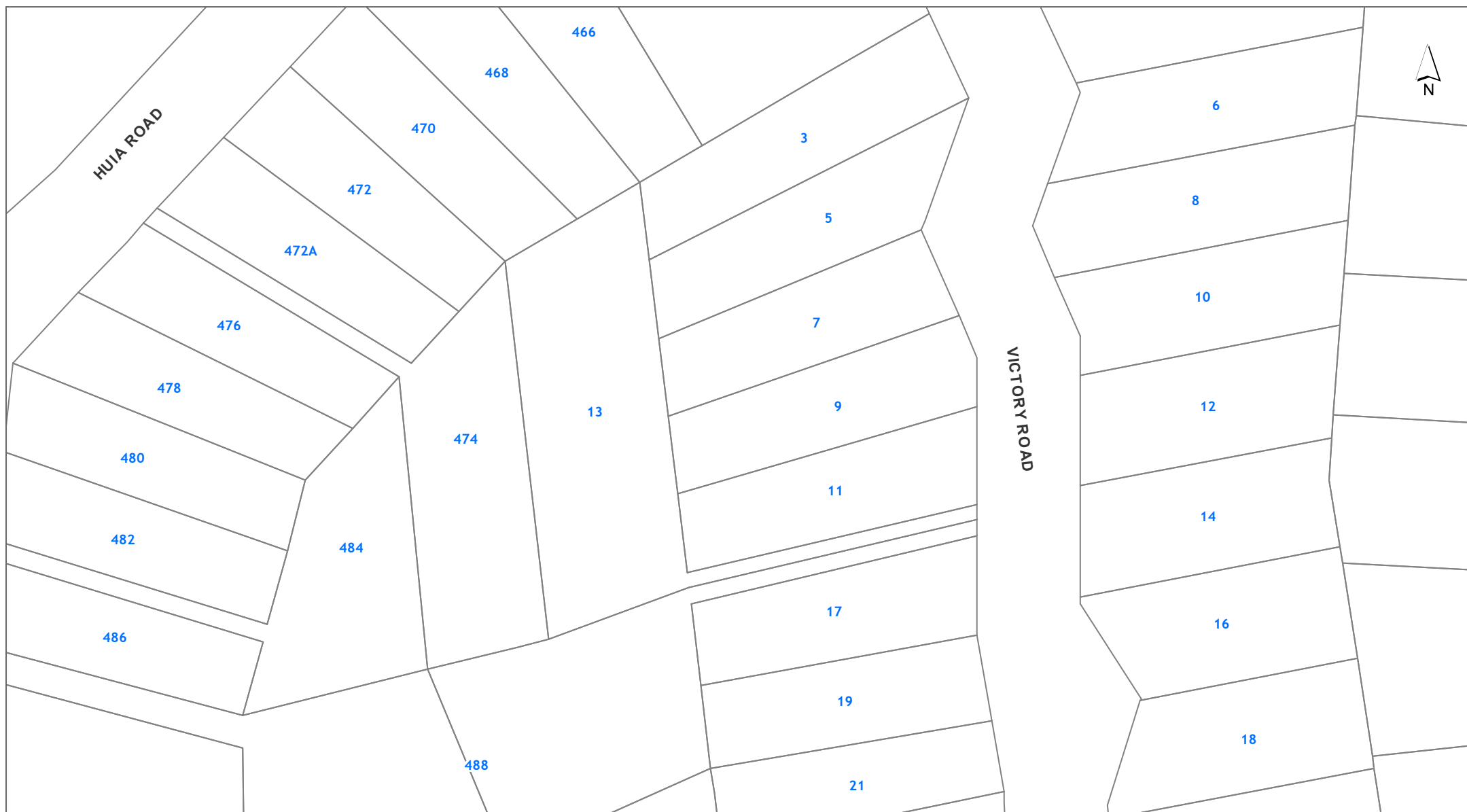
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Sea Spray**13 Victory Road Laingholm****LOT 1102 DP 39700**

Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

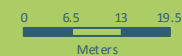
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Volcanic Cones

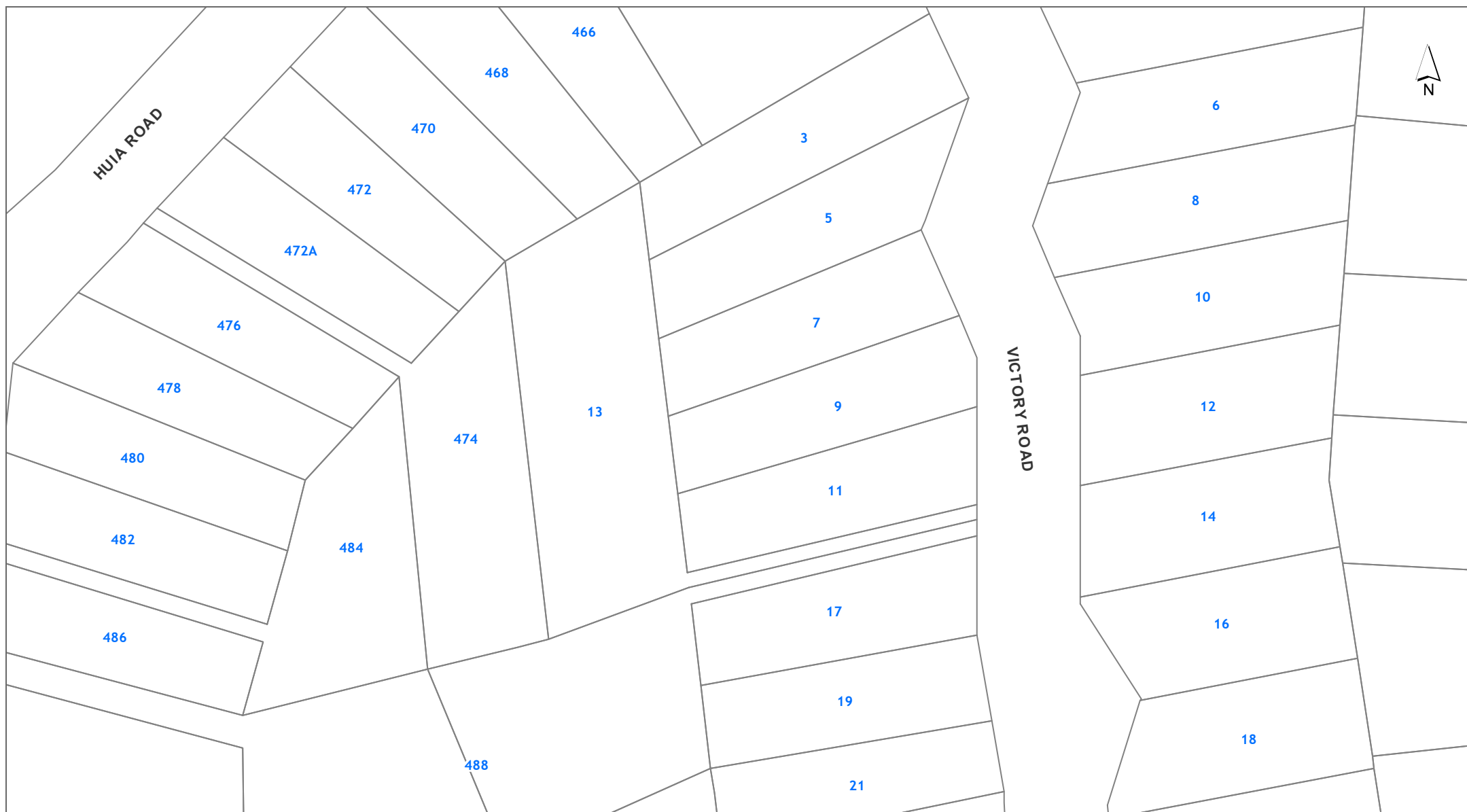
13 Victory Road Laingholm

LOT 1102 DP 39700



Scale @ A4
= 1:1,000

Date Printed:
30/04/2021

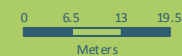
**DISCLAIMER:**

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Other

13 Victory Road Laingholm

LOT 1102 DP 39700



Scale @ A4
= 1:1,000

Date Printed:
30/04/2021
















Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)




Hazards

Soil Warning Area continued

-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)


Natural Hazards

Overland Flow Path

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

 1% AEP Flood Plain




 Flood Prone Areas

 Flood Sensitive Areas

 Sea Spray








 Volcanic Cones

Coastal Inundation

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

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018

WAITAKERE CITY COUNCIL

'AS BUILT' DRAINAGE PLAN

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

Owner's Name:

M. McCARDELL

Address of Property: (No.)

13

(Street)

VICTORY RD.

Laingholm

Lot 1102

D.P.

39700

Drainlayer's Name:

G ANDERSEN

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.

COPY

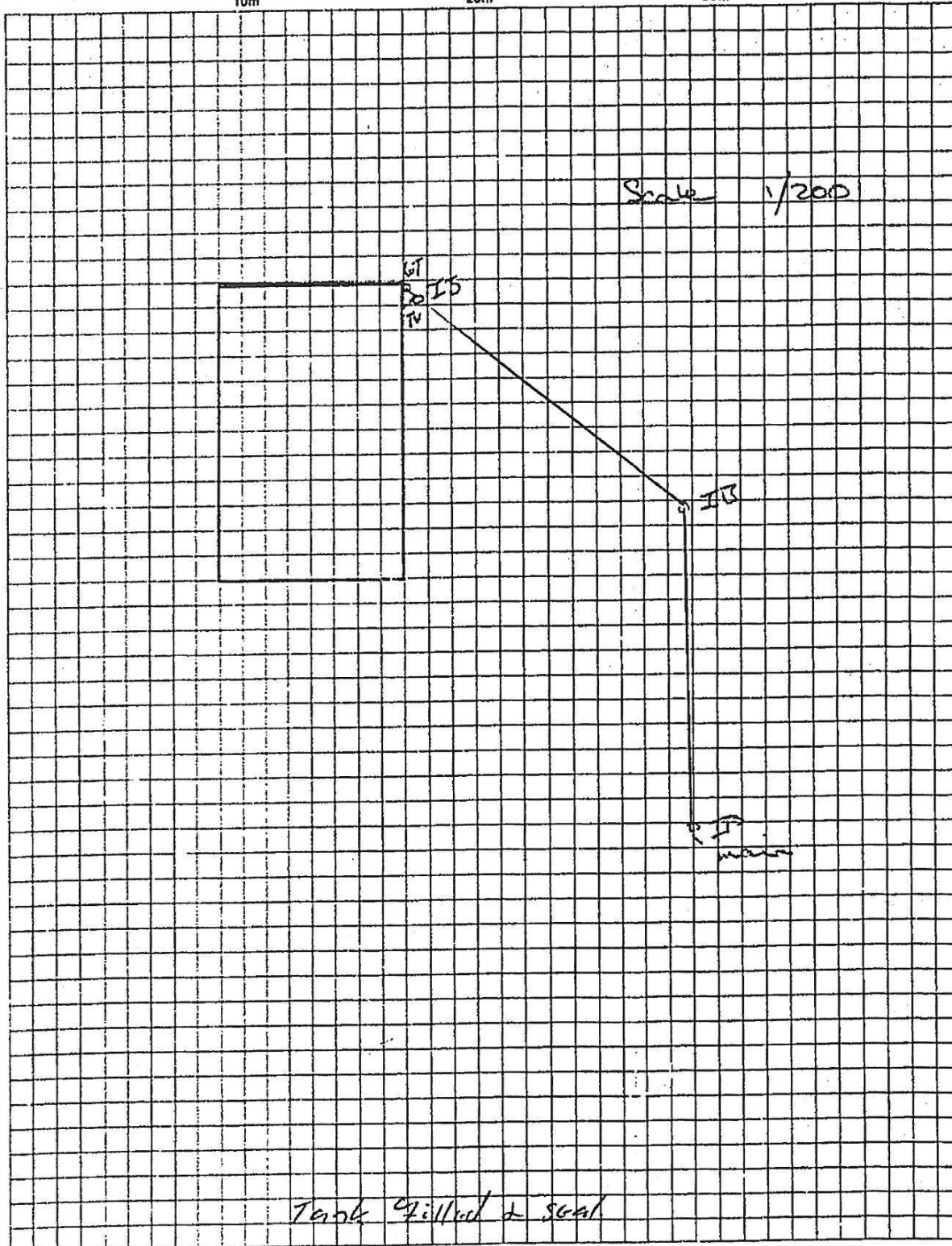
ROAD BOUNDARY

10m

20m

30m

40m



10m

20m

30m

40m

Tank Gillnet & Seal

For Office Use Only:—

Drainage Permit No.

Building Permit No.

Date inspected

30/10/20

Inspector



**LIMITED DISCRETIONARY ACTIVITY RESOURCE CONSENT APPLICATION UNDER
THE RESOURCE MANAGEMENT ACT 1991**

1. THE APPLICANT AND PROPERTY DETAILS

Consent Application Number	2013-0520
Reporting Officer	Natalie Marsden
Site Address	13 Victory Road, Laingholm
Applicant's Name	Francis McCardell and Yvonne Bowkett
Lodgement Date	29 April 2013
Site Area	0.2324
Operative District Plan	Auckland Council District Plan (Waitakere Section)
Human Environment	Bush Living
Natural Area	General, Managed
Landscape Elements	N/A
Hazards	Stability Sensitive, Stormwater Issues
Date of Site Visit	07 May 2013
Other Acts	Waitakere Ranges Heritage Area Act

2. PROPOSAL, SITE DESCRIPTION AND REASONS FOR THE APPLICATION

2.1 Proposal and Site Description

The property is located to the west of Victory Road, which is accessed mainly from Huia Road. The subject trees are 2x Kauri (*Agathis australis*) and 1x Tanekaha (*Phyllocladus trichomanoides*) trees located alongside the dwelling, and within the General Natural Area on the property.

Vegetation on site consists of an area of garden plantings, and mixed specimen vegetation surrounding the dwelling, and an area of dense native bush to the south of the dwelling.

The proposed works are to remove to ground-level the 2x Kauri (*Agathis australis*) and 1x Tanekaha (*Phyllocladus trichomanoides*) trees that have been identified within the application.

Reasons for removal proposed by the applicant include:

- The trees are damaging the sunroof and deck
- Have caused a crack on the inside kitchen wall
- Tanekaha tree trunk has now cracked

One of the subject Kauri trees is located in direct conflict with the carport roof structure on site. The subject Tanekaha tree is located against the deck edge and the second Kauri tree is located within an open gap in the deck structure and in very-close proximity to the house.

Subsequent enlargement of the gap, sunroof and adjacent deck over time has allowed the trees to continue growing. These structures can now no longer be enlarged due to encroachment on supporting joists. Damage to surface deck-boards is currently evident on site. It is also evident a large crack has appeared in the adjacent internal kitchen wall.

The subject trees are now causing concern for the owners due to their close-proximity to the dwelling and damage to the deck and house. These issues will continue to exacerbate over time as the trees mature.

The subject trees have now outgrown their current location and require removal to ensure the safety and integrity of the existing development on site. The applicant has agreed to undertake the replanting of replacement native trees as mitigation post-removal.



Location of 2x Kauri (*Agathis australis*) and 1x Tanekaha (*Phyllocladus trichomanoides*) trees to be removed

2.1.1 Waitakere Ranges Heritage Area

The purpose of the Waitakere Ranges Heritage Area Act 2008 is to:

- recognise the national, regional, and local significance of the Waitakere Ranges Heritage Area; and
- promote the protection and enhancement of its heritage features for present and future generations.

Waitakere Ranges Heritage Area Heritage Features (s7)

The heritage area is of national significance and the heritage features described below, individually or collectively, contribute to its significance.

The heritage features of the heritage area are:

- (a) its terrestrial and aquatic ecosystems of prominent indigenous character that—

- (i) include large continuous areas of primary and regenerating lowland and coastal rainforest, wetland, and dune systems with intact ecological sequences:
 - (ii) have intrinsic value:
 - (iii) provide a diversity of habitats for indigenous flora and fauna:
 - (iv) collect, store, and produce high quality water:
 - (v) provide opportunities for ecological restoration:
 - (vi) are of cultural, scientific, or educational interest:
 - (vii) have landscape qualities of regional and national significance:
 - (viii) have natural scenic beauty:
- (b) the different classes of natural landforms and landscape within the area that contrast and connect with each other, and which collectively give the area its distinctive character:
- (d) the naturally functioning streams that rise in the eastern foothills and contribute positively to downstream urban character, stormwater management, and flood protection:
- (e) the quietness and darkness of the Waitakere Ranges and the coastal parts of the area:
- (f) the dramatic landform of the Ranges and foothills, which is the visual backdrop to metropolitan Auckland, forming its western skyline:
- (i) the subservience of the built environment to the area's natural and rural landscape, which is reflected in—
- (i) the individual identity and character of the coastal villages and their distinctive scale, containment, intensity, and amenity; and
 - (ii) the distinctive harmony, pleasantness, and coherence of the low-density residential and urban areas that are located in regenerating (and increasingly dominant) forest settings; and
 - (iii) the rural character of the foothills to the east and north and their intricate pattern of farmland, orchards, vineyards, uncultivated areas, indigenous vegetation, and dispersed low-density settlement with few urban-scale activities:
- (l) its distinctive local communities:

Waitakere Ranges Heritage Area Objectives (s8)

The relevant objectives (Section 8) of establishing the heritage area are:

- (a) to protect, restore, and enhance the area and its heritage features
- (b) to ensure that impacts on the area as a whole are considered when decisions are made affecting any part of it:
- (c) to adopt the following approach when considering decision that threaten serious or irreversible damage to a heritage feature:
 - (i) carefully consider the risks and uncertainties associated with any particular course of action; and
 - (ii) take into account the best information available; and
 - (iii) endeavour to protect the heritage feature:
- (d) to recognise and avoid adverse potential, or adverse cumulative, effects of activities on the area's environment (including its amenity) or its heritage features:
- (g) to maintain the quality and diversity of landscapes in the area by—
 - (i) protecting landscapes of local, regional, or national significance; and

- (ii) restoring and enhancing degraded landscapes; and
- (iii) managing change within a landscape in an integrated way, including managing change in a rural landscape to retain a rural character
- (h) to manage aquatic and terrestrial ecosystems in the area to protect and enhance indigenous habitat values, landscape values, and amenity values:
- (i) to recognise that people live and work in the area in distinct communities, and to enable those people to provide for their social, economic, environmental, and cultural well-being:

3. NOTIFICATION ASSESSMENT (SECTIONS 95A TO 95E)

Public Notification

Pursuant to section 95A(3) of the Resource Management Act 1991, Rule 1.2 of the Natural Area/s states that limited discretionary activities can be considered without the need for public notification.

Further, the applicant has not requested that the application be publicly notified.

Pursuant to section 95A(4), there are no special circumstances to warrant public notification because the District Plan envisages what is proposed, and as such, it cannot be described as being out of the ordinary and giving rise to special circumstances.

Limited Notification

Pursuant to section 95B, a rule exists within the Auckland Council District Plan (Waitakere Section) where written approvals of affected persons will not be required, nor in terms of limited notification will notice to adversely affected persons need to be served for Limited Discretionary Activities.

As such, in accordance with sections 95A and 95B, the application is not required to be either publicly or limited notified. Accordingly, I recommend that the application proceed on a non-notified basis.

Report Prepared by: Natalie Marsden
Title: Arborist/Ecologist

Signed: _____

Date: _____

[Signature]
14/05/2013

SECTIONS 95A AND 95B DETERMINATION

Acting under delegated authority, and for the reasons set out in the above assessment, this application for resource consent shall be processed on a non-notified basis.

Team Leader: _____

Title: _____

Matthew Wright

Team Leader- Resource Consents

Signed: _____

Date: _____

[Signature]
17/5/17

DECISION ON RESOURCE CONSENT APPLICATION 2013-0520 at 13 Victory Road, Laingholm.

Consent Application **2013-0520** has been made by **Francis McCardell and Yvonne Bowkett** for a limited discretionary activity consent to authorise the removal of 2x Kauri (*Agathis australis*) and 1x Tanekaha (*Phyllocladus trichomanoides*) trees at 13 Victory Road, Laingholm on land described as LOT 1102 DP 39700. This requires resource consent for the following reasons:

Operative District Plan

General Natural Area

Rule 2.3 – Limited Discretionary

The clearance of native and exotic vegetation which is more than 6.0m in height or more than 600mm in girth (measured at 1.4m above the ground).

Required for the removal of three protected trees greater than 6m in height or 600mm in girth as measured 1.4m above ground level and located within the General Natural Area of the property.

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

- (a) The application is for a limited discretionary activity resource consent, as such only those matters over which council has restricted its discretion have been considered. In addition, conditions have been recommended only in relation to those matters.
- (b) 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 subject trees require removal in order to ensure the continued safety and integrity of existing development on site.
- The subject trees are not considered to be notable examples of their species.
- The loss of vegetation will not detract from either the visual or landscape amenities associated with the site and the wider locality. The proposal will not undermine prevailing amenity values and neighbourhood character.
- The removal of the subject trees in a controlled careful manner will ensure that any surrounding/adjacent vegetation is not damaged in the process.

- Any short-term loss of tree-cover in the area that may occur will be mitigated by replacement replanting. Adverse effects will diminish once replacement planting becomes established.
- Replacement planting with eco-sourced native species, that are capable of providing food sources for birds, will enhance range and linkages between habitats and natural features.
- Any short-term loss of tree-cover in the area that may occur will be mitigated by replacement replanting. Adverse effects will diminish once replacement planting becomes established.
- Other vegetation on-site shall be retained. This will help maintain the neighbourhood character that prevails and ensure that the neighbourhood's amenity values are not compromised.
- Further assessment, that expands upon the matters raised above is contained in Attachment A.

(c) In terms of section 104(1)(b) of the Resource Management Act 1991, would be consistent to the relevant Objectives and Policies of the Plan, and regard has been had to the relevant assessment criteria.

(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) Under section 125 of the Resource Management Act 1991, unless it is given effect to, a consent lapses either on the date that is specified in the consent or if no date is specified, five years after the date of commencement of the consent.

A standard five-year period in which to give effect to a consent is not considered appropriate in relation to vegetation because a five-year period would allow a substantial change in the size and status of the vegetation due to natural growth, to the point where it should more appropriately be reassessed. As such, two years is considered appropriate.

(f) The proposal would be consistent with Part II of the Resource Management Act 1991.

(g) 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

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

ACTIVITY IN ACCORDANCE WITH THE PLANS

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, and referenced by Council as 2013-0520.

TERM OF CONSENT

2. This consent will lapse 2 years after the date of Council's decision unless the consent is given effect to or the Council decides to grant an extension to the period after which the consent lapses.

VEGETATION ALTERATION

3. The removal of the trees shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices to avoid damage to or death of any other protected vegetation growing beneath or alongside.
4. A copy of this Resource Consent shall be held on site throughout the period of work.
5. Within the planting season (typically Apr – Sept) current or immediately following the proposed tree removals the resource consent holder shall plant a minimum of three native trees within a sustainable location on the property (of a minimum of PB* Grade 60). To ensure that effects continue to be mitigated on an ongoing basis, the consent holder shall be required to maintain the trees planted in accordance with this consent condition and may not, without variation or cancellation of this condition, fell, damage or remove the trees.
6. The replacement trees shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of two years from the date of planting. If the replacement trees die within this period, they shall be replaced and maintained as per the stated condition. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Advisor in the form of a photo and invoice or similar.

*[*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].*

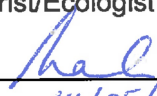
Advice notes

1. If you disagree with any of the above conditions, relating to the processing of the application you have a right of objection pursuant to section 357A of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.

2. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
3. This resource consent will lapse two years after the date of Council's decision **unless:**
 - (a) it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or
 - (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

Authorised by: Natalie Marsden
Title: Arborist/Ecologist

Signed:
Date:



14/05/2013

SECTION 104C DETERMINATION

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application 2013-0520 for resource consent shall be granted consent.

Team Leader: 
Title: Team Leader- Resource Consents

Signed:
Date:



17/5/12
