

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.

INTEREST: DURING MARKETING CAMPAIGNS DATES AND TIMEFRAMES SOMETIMES CHANGE. IF YOU HAVE NOT MADE US AWARE THAT YOU ARE INTERESTED IN PURSUING THE PROPERTY, WE WILL NOT BE ABLE TO INFORM YOU OF ANY CHANGES AND YOU MAY LOOSE OUT.

10 September 2021

Re: 20 Laingfield Terrace, Laingholm

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

20 Laingfield Terrace is 2000m² more or less fee simple estate NA47D/933 Lot 9 DP 90944 and 1/3 share of 338m² Lot 67 DP 90665. Zoning: Residential Large Lot. Land Use: Single Unit, excluding bach

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Very high wind speed of 50 m/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>

Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths. <i>Based on the overland flow path reference in the LIM it would appear that this is only applicable to the part of the driveway adjacent to number 18.</i>
Planning	LUC-2005-1747 Land Use Consent Proposed new garage - sensitive ridge Granted 28/11/2005 LUC-1999-709 Land Use Consent New garage, on sensitive ridge, earthworks Lapsed 07/11/2011 LUC-2011-1136 Land Use Consent Proposed additions and alterations to existing dwelling - sensitive ridge Granted 09/11/2011
Building	BPM-1990-8902 Dwelling 27/11/1990 Issued CER-1999-1677 Garage (not built) 13/04/1999 CCC Not Issued COM-2005-2959 Garage 06/12/2005 CCC Issued 16/05/2007 ABA-2011-1243 ABA-2011-1243/A RES 3: RECLAD External wall; minor roof (addition of eave) and Deck extension. New aluminium joinery. New Internal Services Layout. RES 3: Amendment: 1.Kitchen rearranged & terrace window revised. 2.Shower in bathroom to be proprietary unit. Window size amended. 3.Door to study relocated & window removed. 4.Bifold doors to dining 23/12/2011 CCC Issued 02/11/2012
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: One month from unconditional date.

DISCLOSURES:

- The bar stools and shelving in the living room are not part of the chattels. Therefore, they will not be staying.

We recommend that when purchasing a property, you seek legal advice, complete due diligence including getting a building report and arrange your finance.

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 therefor 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

ALAN WHITE
ELITE
PERFORMER 20-21

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:

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Austar Realty Ltd
PO Box 151098
New Lynn
AUCKLAND 0640



Applicant	Austar Realty Ltd
LIM address	20 Laingfield Terrace Laingholm
Application number	8270334582
Customer Reference	
Date issued	16-Aug-2021
Legal Description	LOT 9 DP 90944, LOT 67 DP 90665
Certificates of title	NA47D/933

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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

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

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

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.

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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:	12341744758
Rates levied for the Year 2021/2022 :	\$2,430.67
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,430.67

The rates figures are provided as at 8 a.m. 16/08/2021. 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

20 Laingfield Terrace Laingholm

Application No.	Description	Decision	Decision Date
LUC-2005-1747	Land Use Consent Proposed new garage - sensitive ridge	Granted	28/11/2005
LUC-1999-709	Land Use Consent New garage, on sensitive ridge, earthworks	Lapsed	07/11/2011
LUC-2011-1136	Land Use Consent Proposed additions and alterations to existing dwelling - sensitive ridge	Granted	09/11/2011

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

20 Laingfield Terrace Laingholm

Application No.	Description	Issue Date	Status
BPM-1990-8902	Dwelling	27/11/1990	Issued (See Note 1)
CER-1999-1677	Garage (not built)	13/04/1999	CCC Not Issued (See Note 3)
COM-2005-2959	Garage	06/12/2005	CCC Issued 16/05/2007 (See Note 2)
ABA-2011-1243 ABA-2011-1243/A	RES 3: RECLAD External wall; minor roof (addition of eave) and Deck extension. New aluminium joinery. New Internal Services Layout. RES 3: Amendment: 1.Kitchen rearranged & terrace window revised. 2.Shower in bathroom to be proprietary unit. Window size amended. 3.Door to study relocated & window removed. 4.Bifold doors to dining	23/12/2011	CCC Issued 02/11/2012 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.
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/aurakigulfislands>

Plan Changes and Notices of Requirement

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

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:
<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:
<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

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

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

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

Information on all current notices of requirement can be found on the modifications page here:
<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:
<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Unitary Plan

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

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

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

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

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

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

Waitākere Ranges Heritage Area

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

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

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : LUC-2011-1136
- Consent Conditions : LUC-2005-1747
- As Built Drainage Plan : COM-2005-2959

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

Address

20 Laingfield Terrace Laingholm

Legal Description

LOT 9 DP 90944

Appeals

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1

Overlays

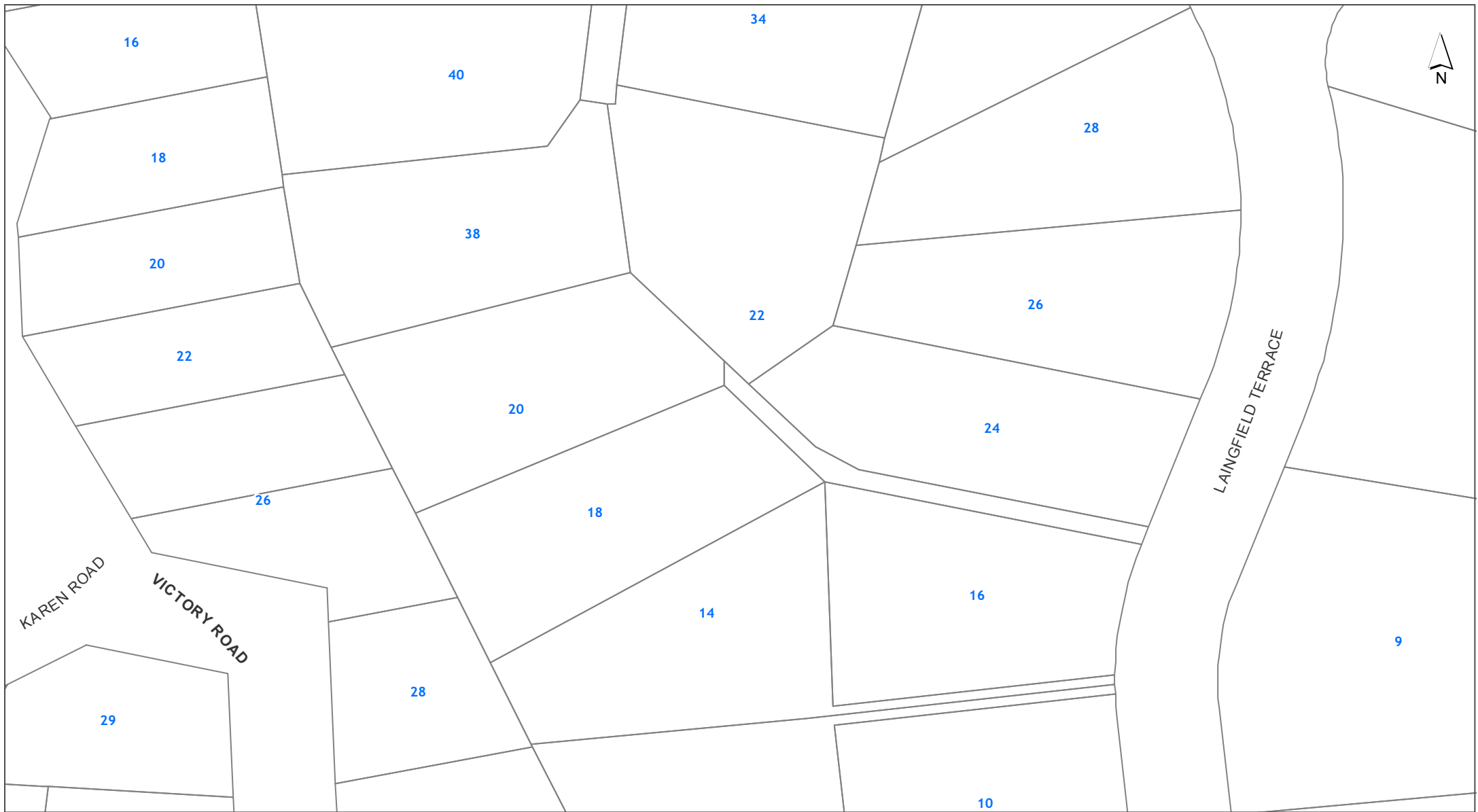
Natural Heritage: Ridgeline Protection Overlay - Modified

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

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

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

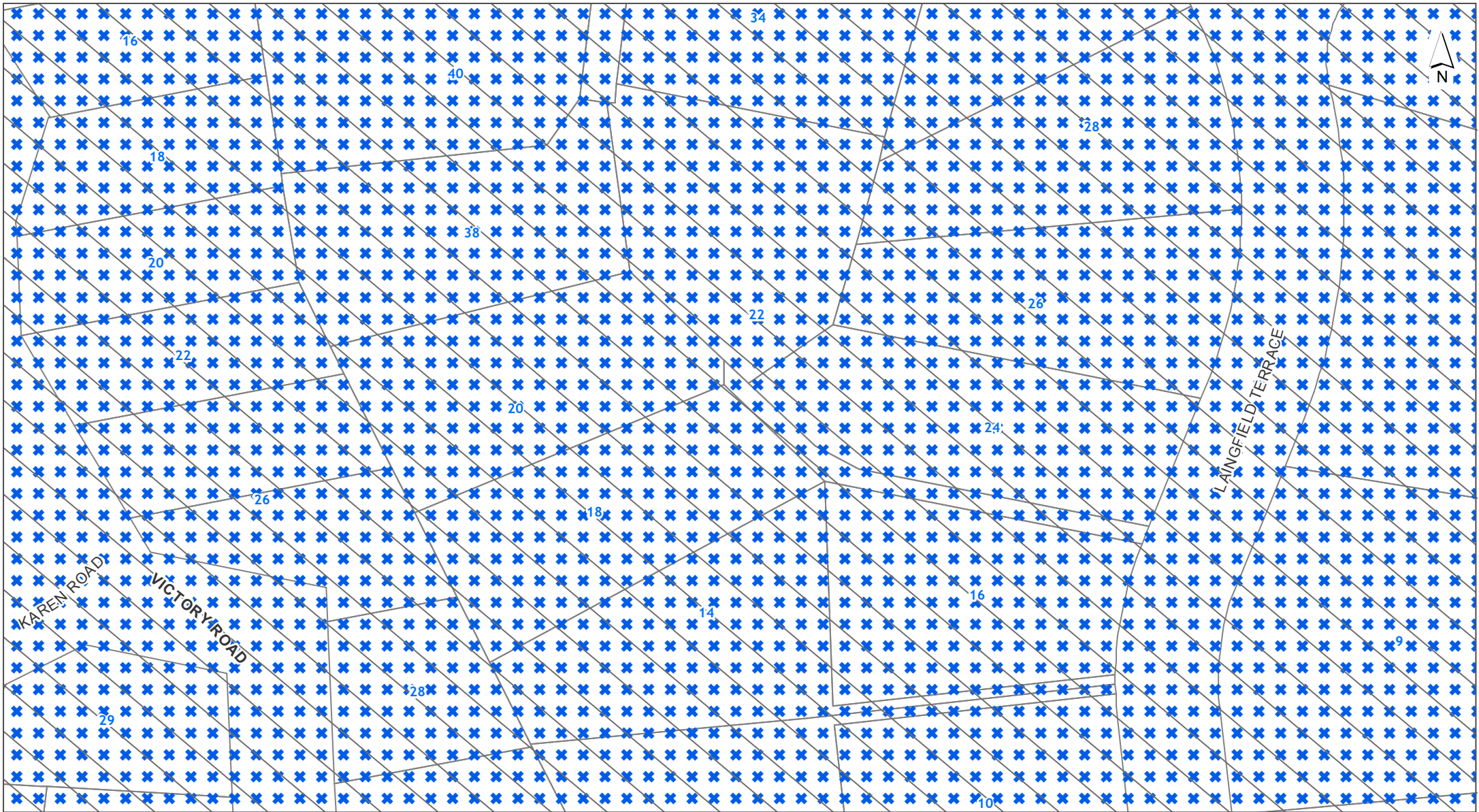


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Built Environment
 20 Laingfield Terrace Laingholm
 LOT 9 DP 90944

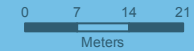
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 16/08/2021





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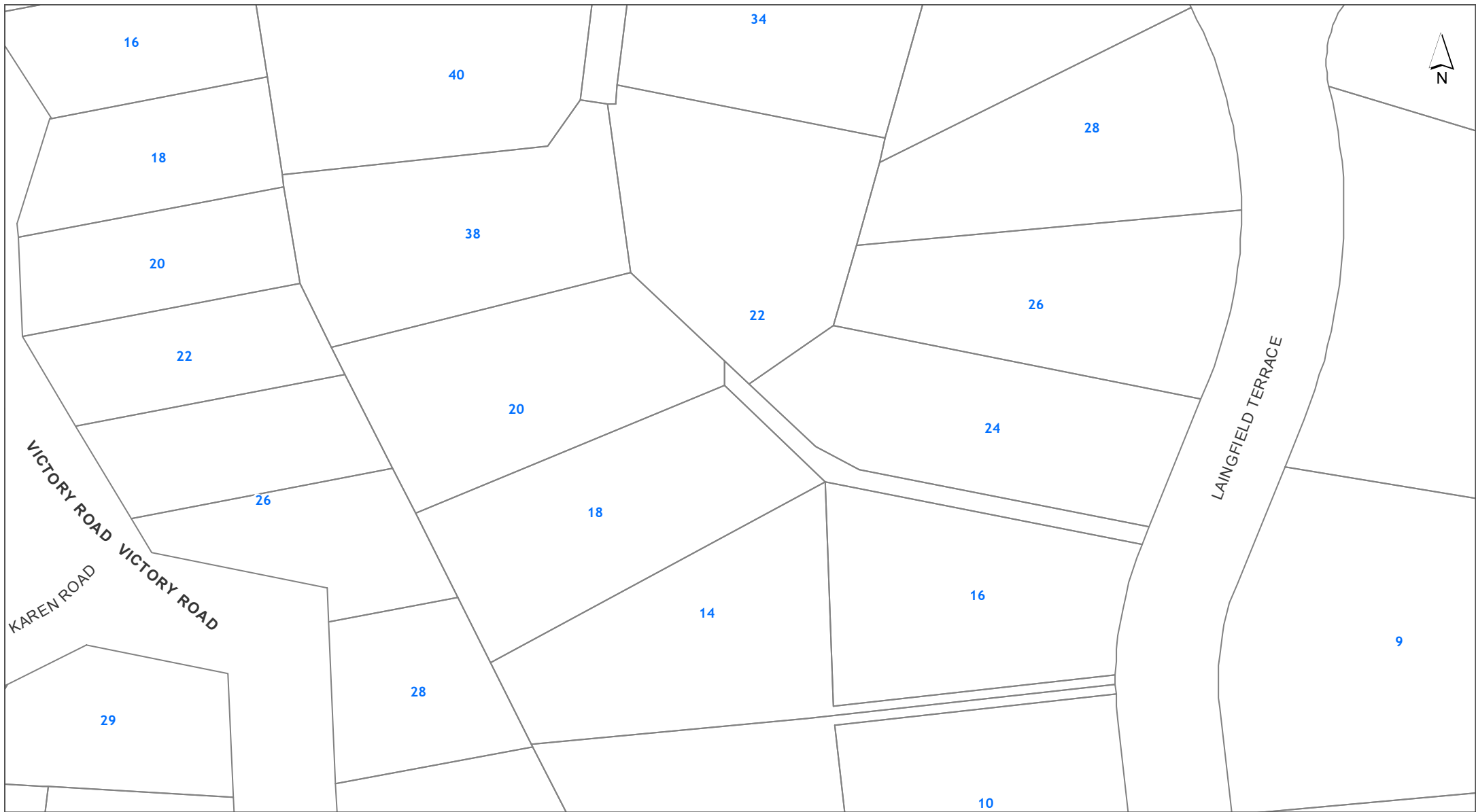
Controls
20 Laingfield Terrace Laingholm
LOT 9 DP 90944



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16/08/2021



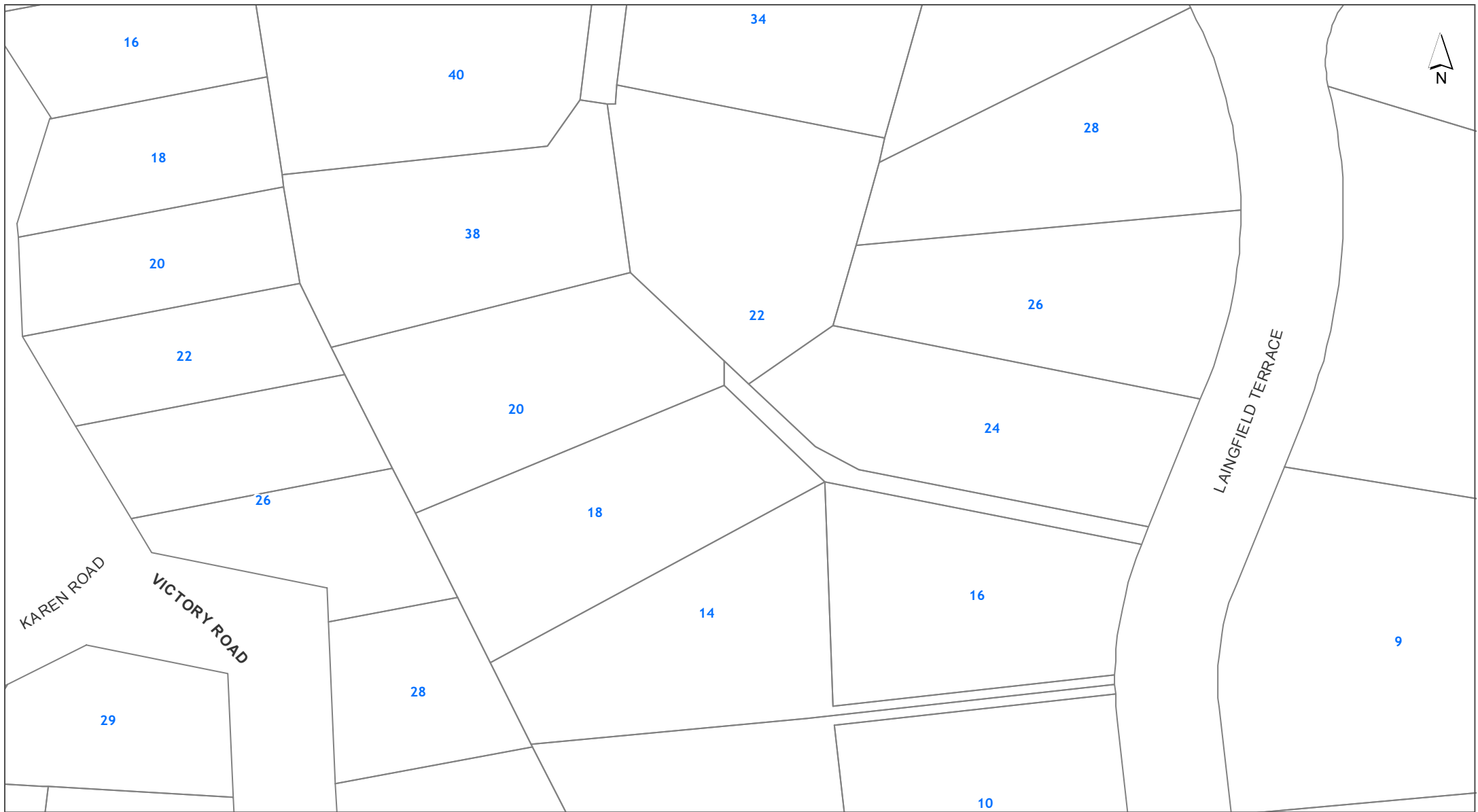


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Designations
 20 Laingfield Terrace Laingholm
 LOT 9 DP 90944

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 Date Printed:
 16/08/2021



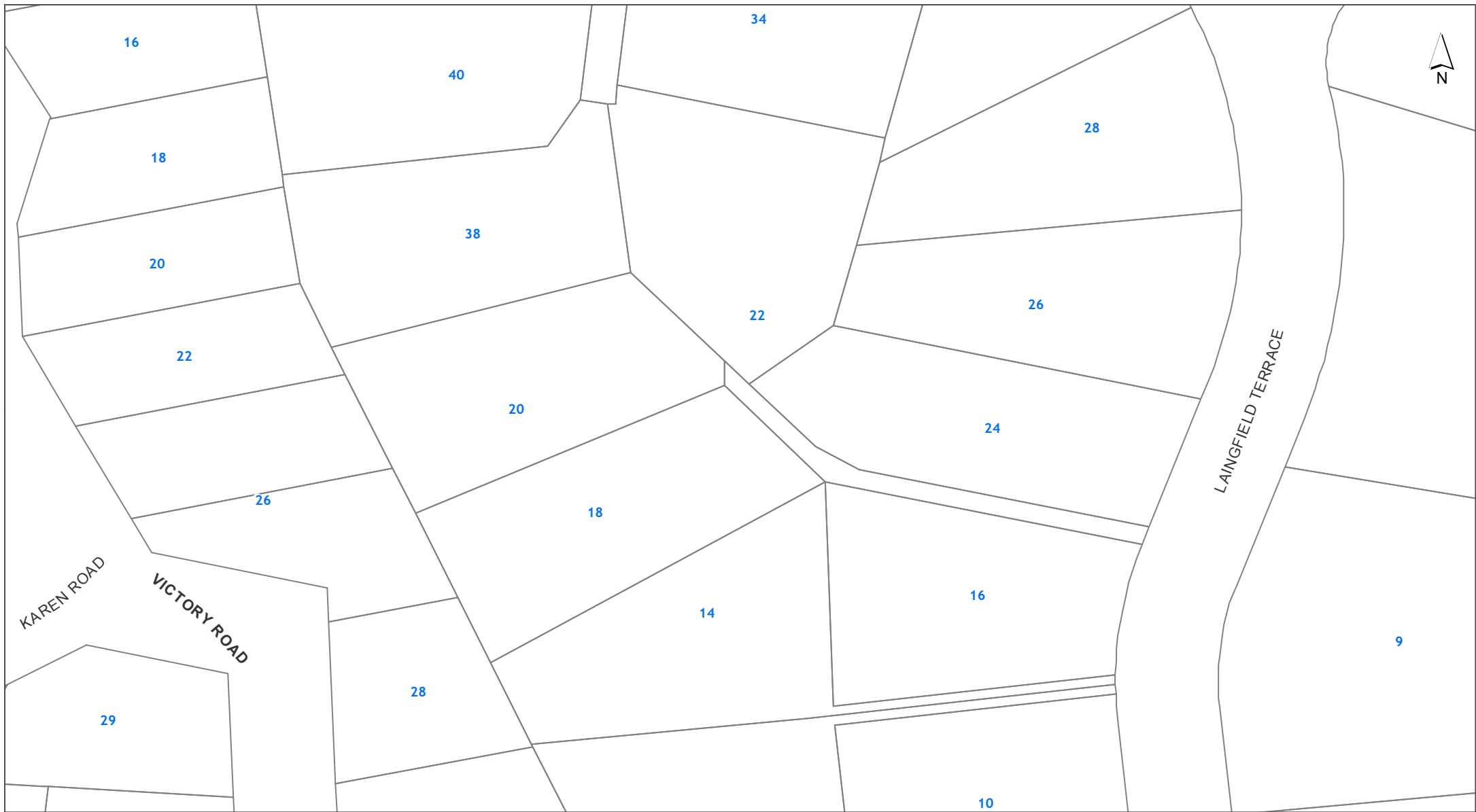


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Historic Heritage and Special Character
20 Laingfield Terrace Laingholm
LOT 9 DP 90944

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Date Printed:
16/08/2021



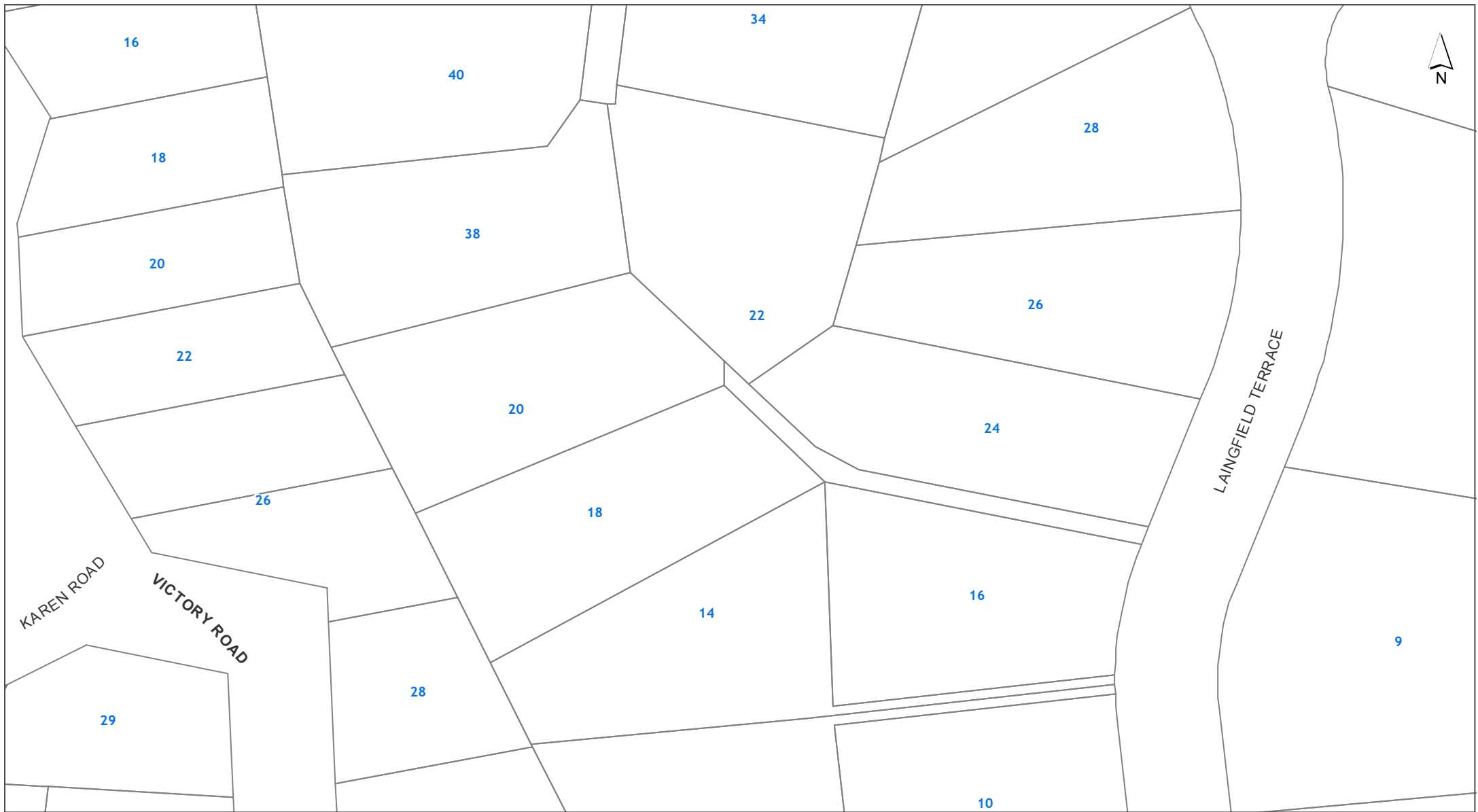


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Infrastructure
20 Laingfield Terrace Laingholm
LOT 9 DP 90944

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
16/08/2021



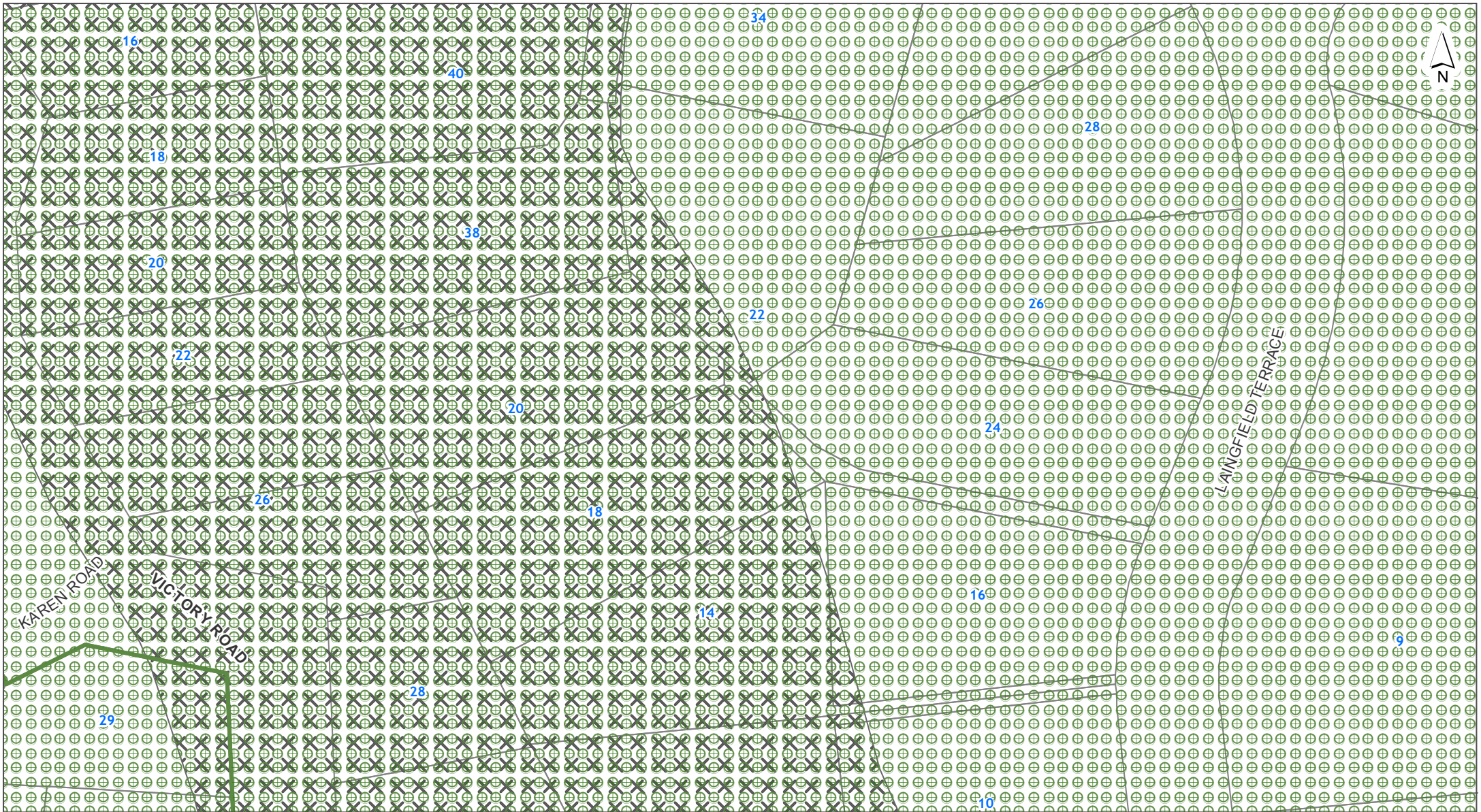


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Mana Whenua
20 Laingfield Terrace Laingholm
LOT 9 DP 90944

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
16/08/2021



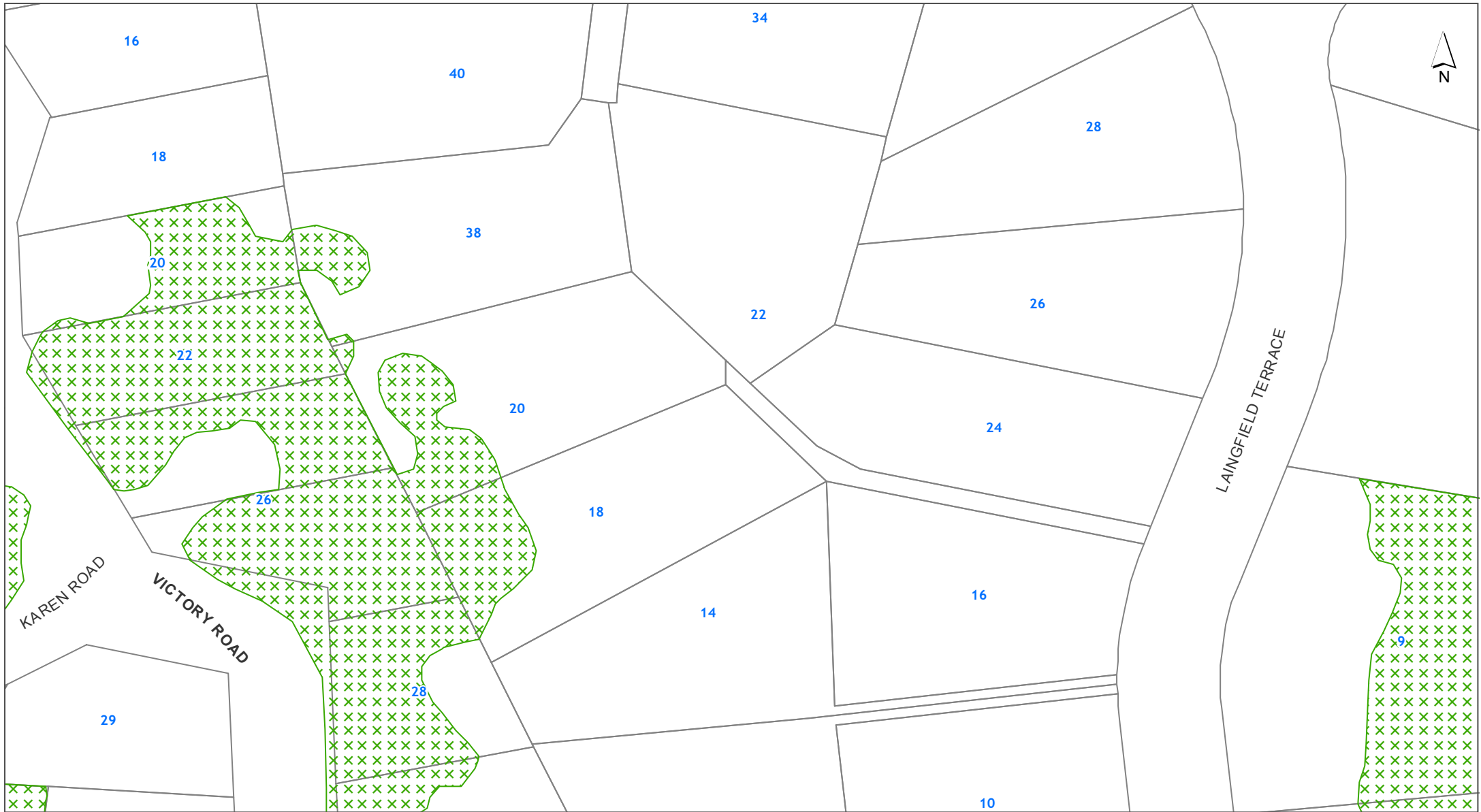


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Natural Heritage
 20 Laingfield Terrace Laingholm
 LOT 9 DP 90944

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 16/08/2021





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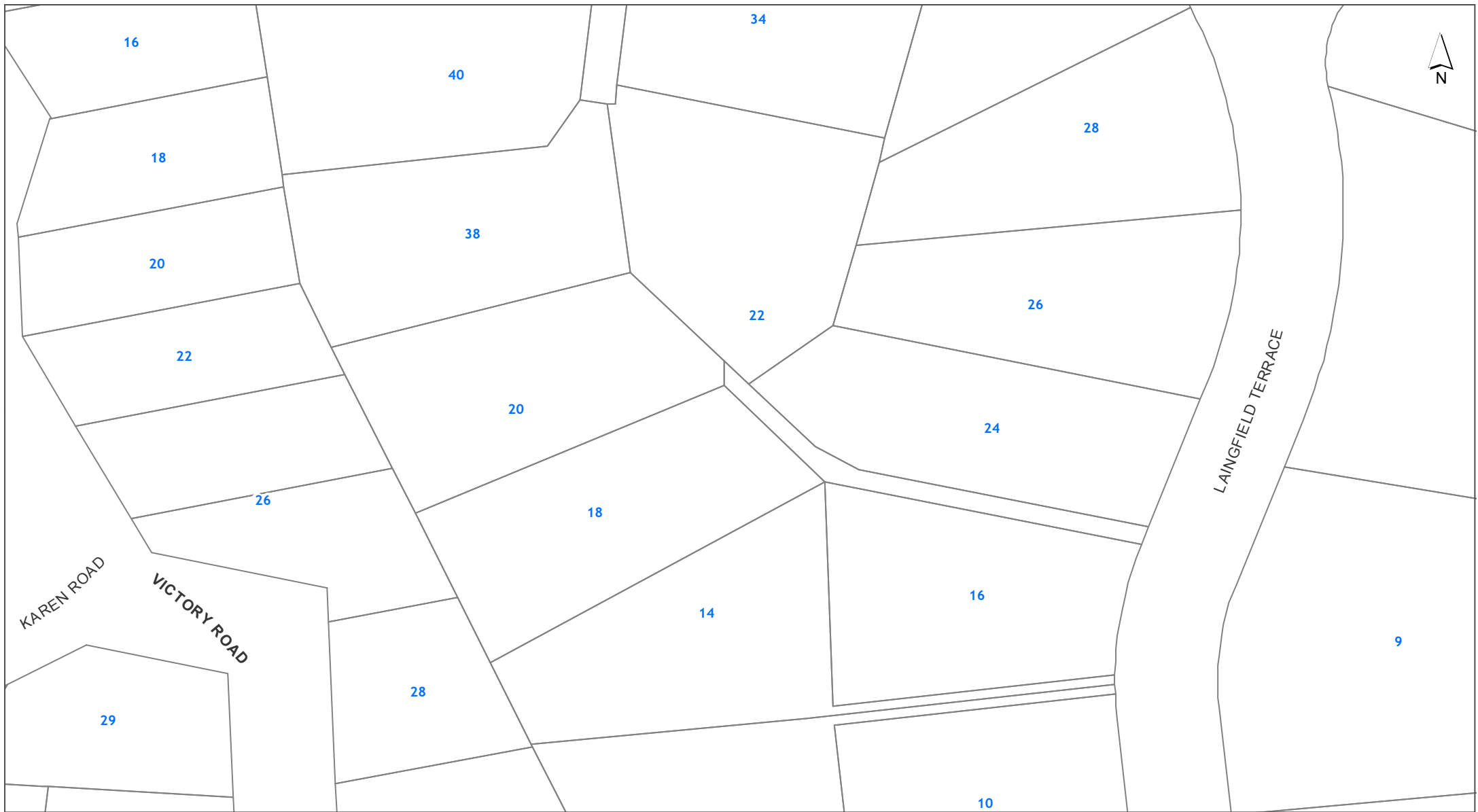
Natural Resources
20 Laingfield Terrace Laingholm
LOT 9 DP 90944



Scale @ A4
= 1:1,000

Date Printed:
16/08/2021



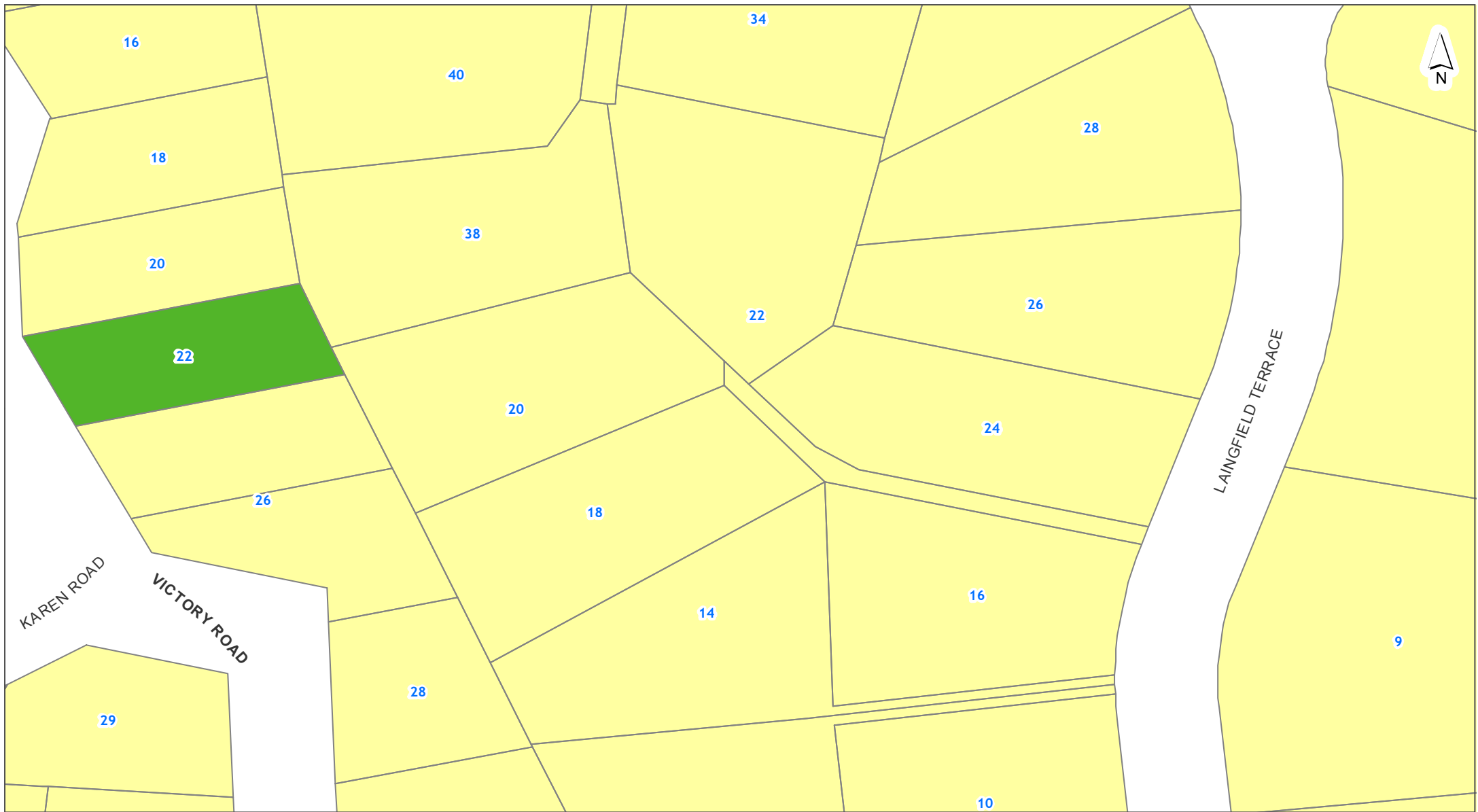


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Precincts
 20 Laingfield Terrace Laingholm
 LOT 9 DP 90944

0 7 14 21
 Meters
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Zones and Rural Urban Boundary
20 Laingfield Terrace Laingholm
LOT 9 DP 90944

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
16/08/2021





NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed 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]
 - 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
 - Urban
 - High-Use Aquifer Management Areas Overlay [rp]
 - Quality-Sensitive Aquifer Management Areas Overlay [rp]
 - Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay

Natural Heritage

- Verified position of tree
 - Unverified position of tree
 - Group of Trees
 - 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
 - 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
 - Natural
 - Local Public Views Overlay [rcp/dp]
 - Extent of Overlay
 - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection Overlay

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

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]

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

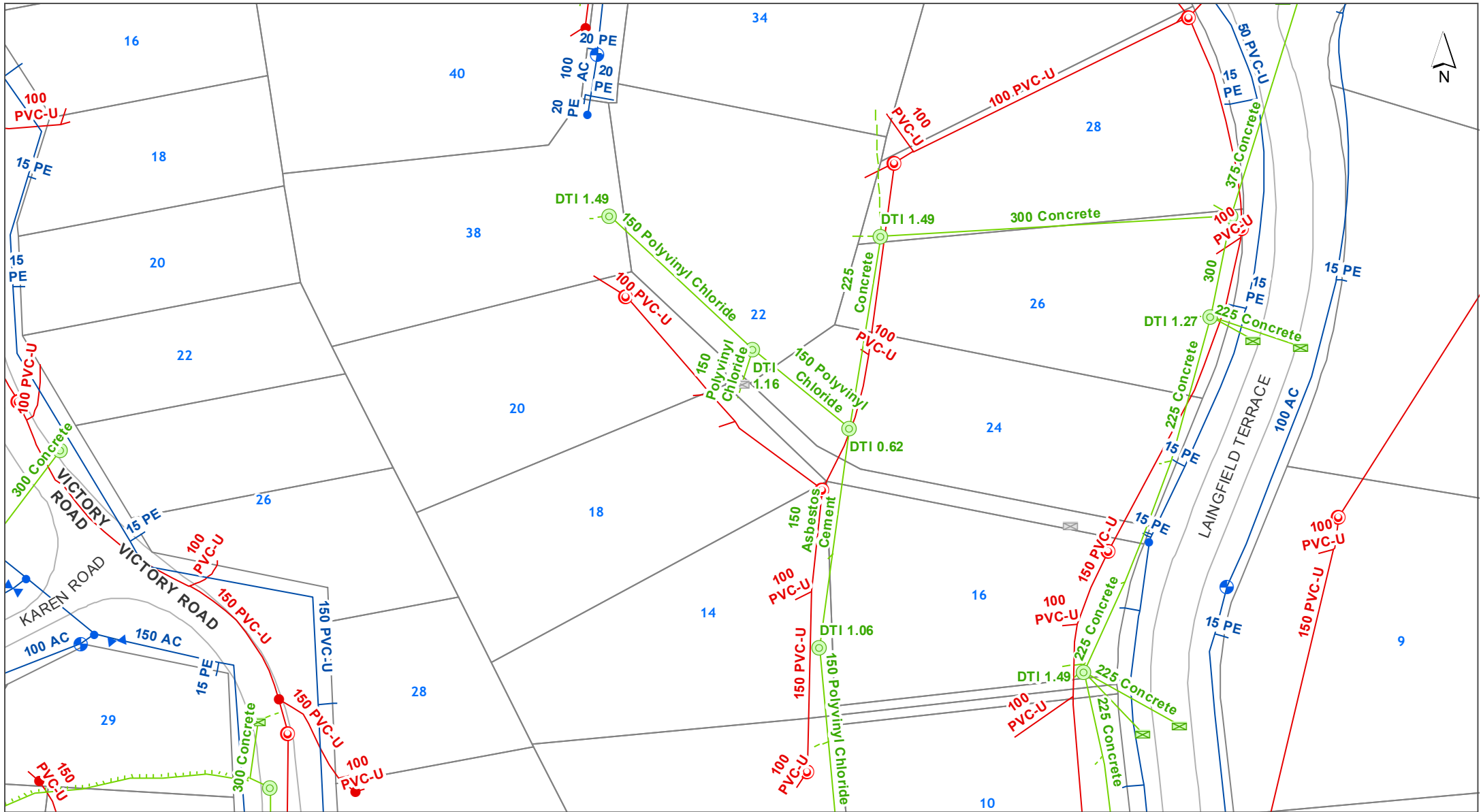
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office Control
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - Indigenous Vegetation 749.7 ha
 - Freshwater Wetland 14.6 ha
 - Surf Breaks [rcp]
 - Cable Protection Areas Control [rcp]
 - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
20 Laingfield Terrace Laingholm
LOT 9 DP 90944

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 16/08/2021



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 |

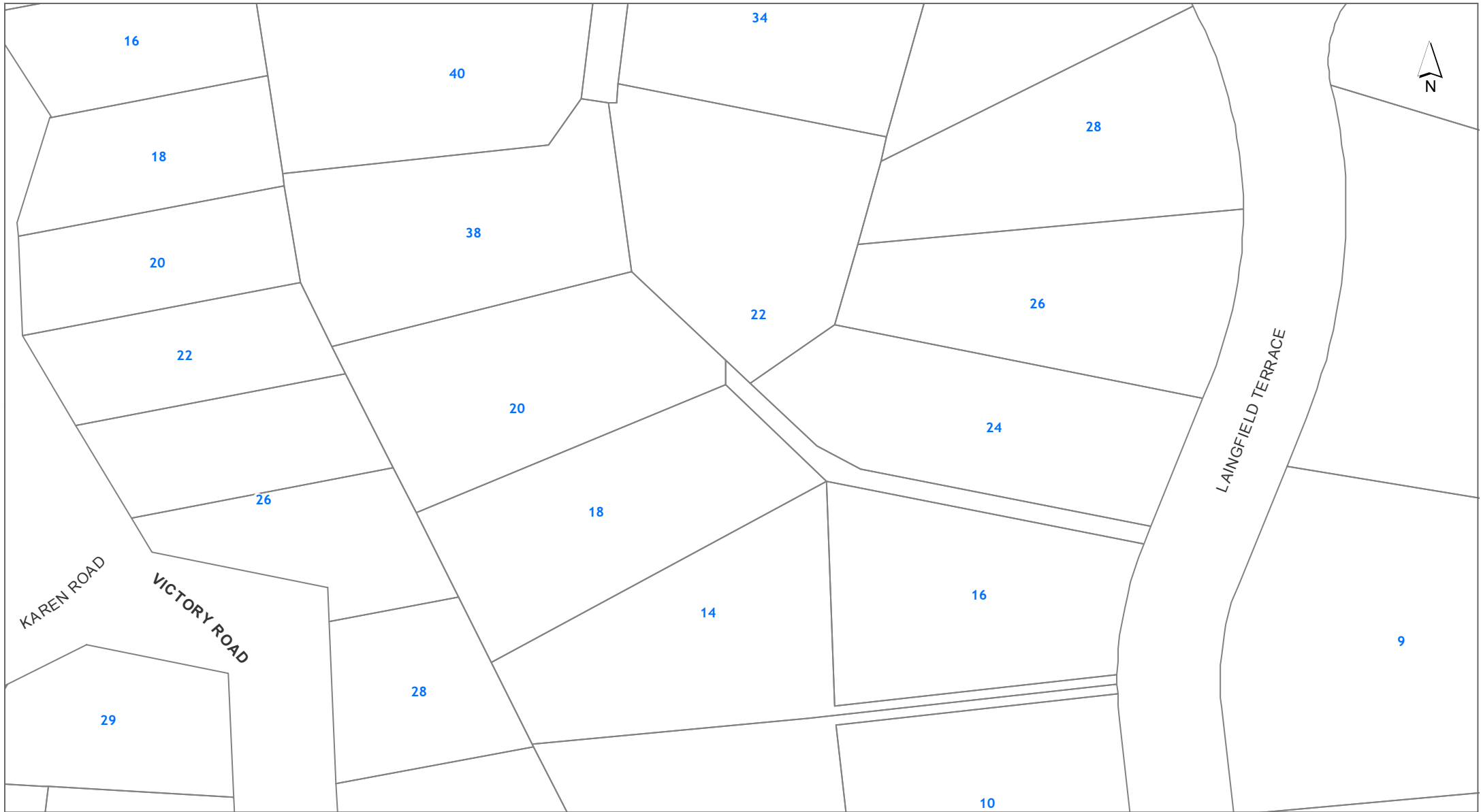
Wastewater

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

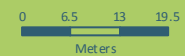
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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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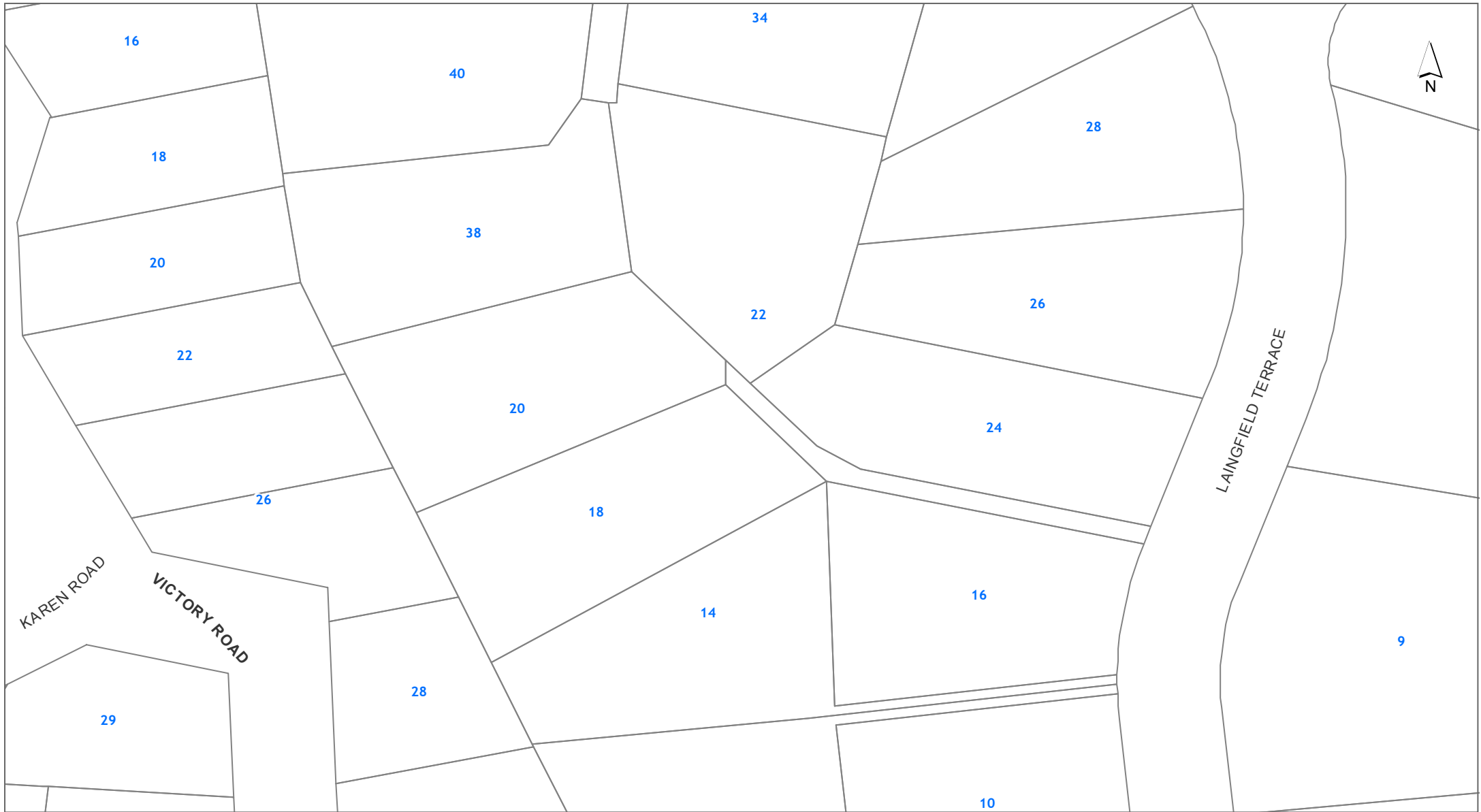
Hazards
20 Laingfield Terrace Laingholm
LOT 9 DP 90944



Scale @ A4
= 1:1,000

Date Printed:
16/08/2021



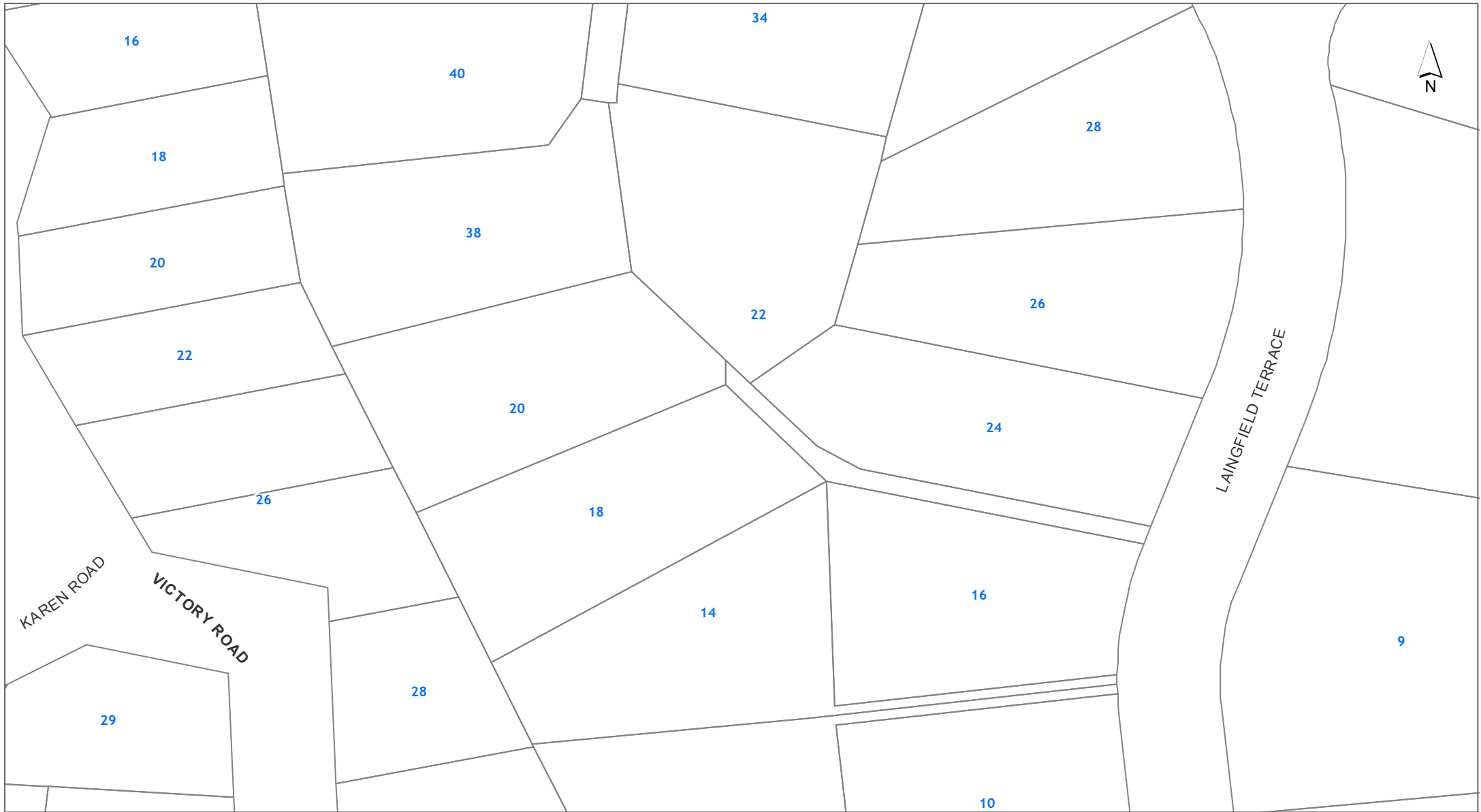


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Natural Hazards - Coastal Erosion ASCIE
20 Laingfield Terrace Laingholm
LOT 9 DP 90944

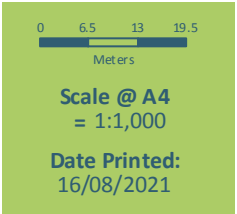
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Meters
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Date Printed: 16/08/2021

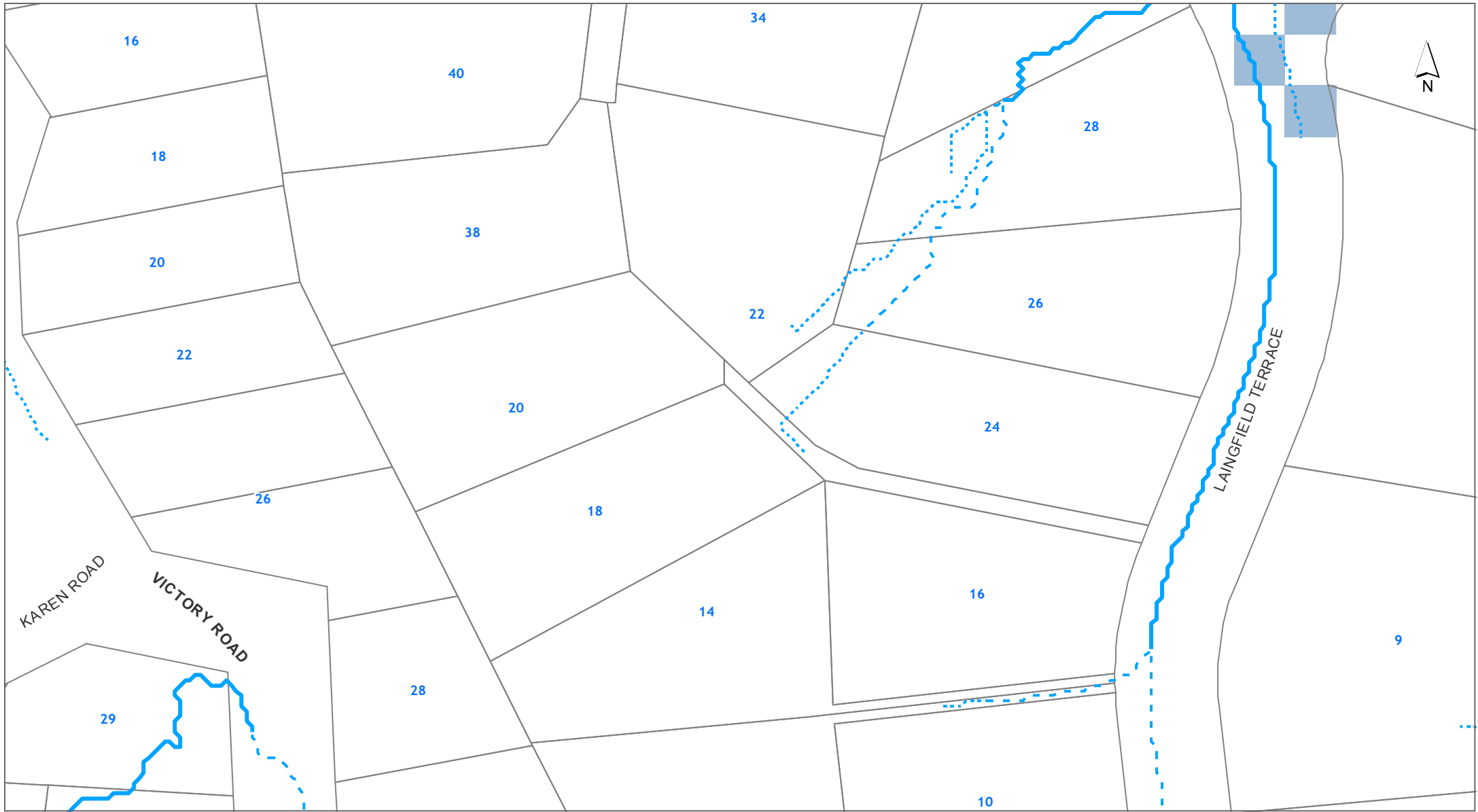




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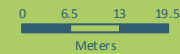
Natural Hazards - Coastal Inundation
20 Laingfield Terrace Laingholm
LOT 9 DP 90944





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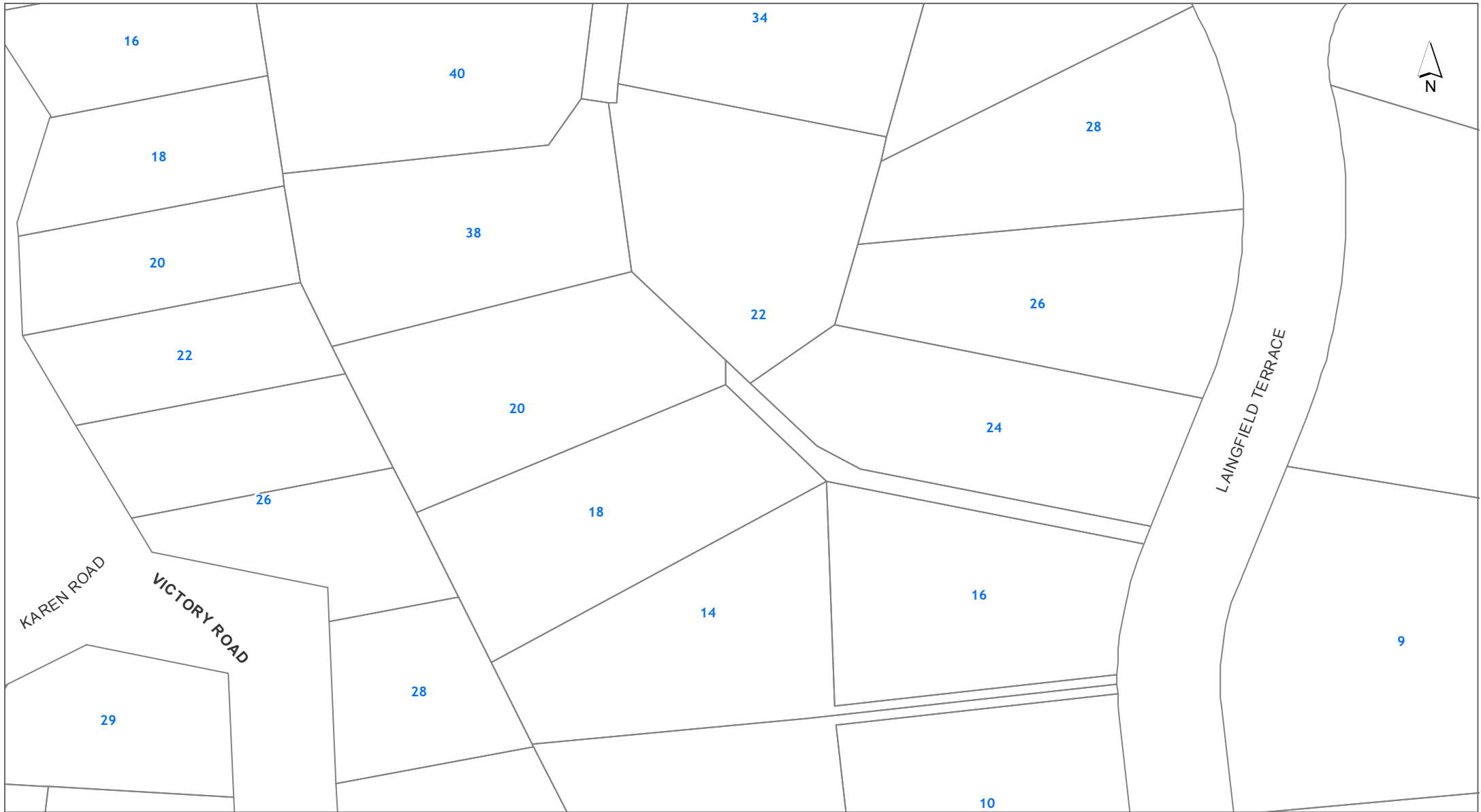
Natural Hazards - Flooding
20 Laingfield Terrace Laingholm
LOT 9 DP 90944



Scale @ A4
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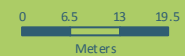
Date Printed:
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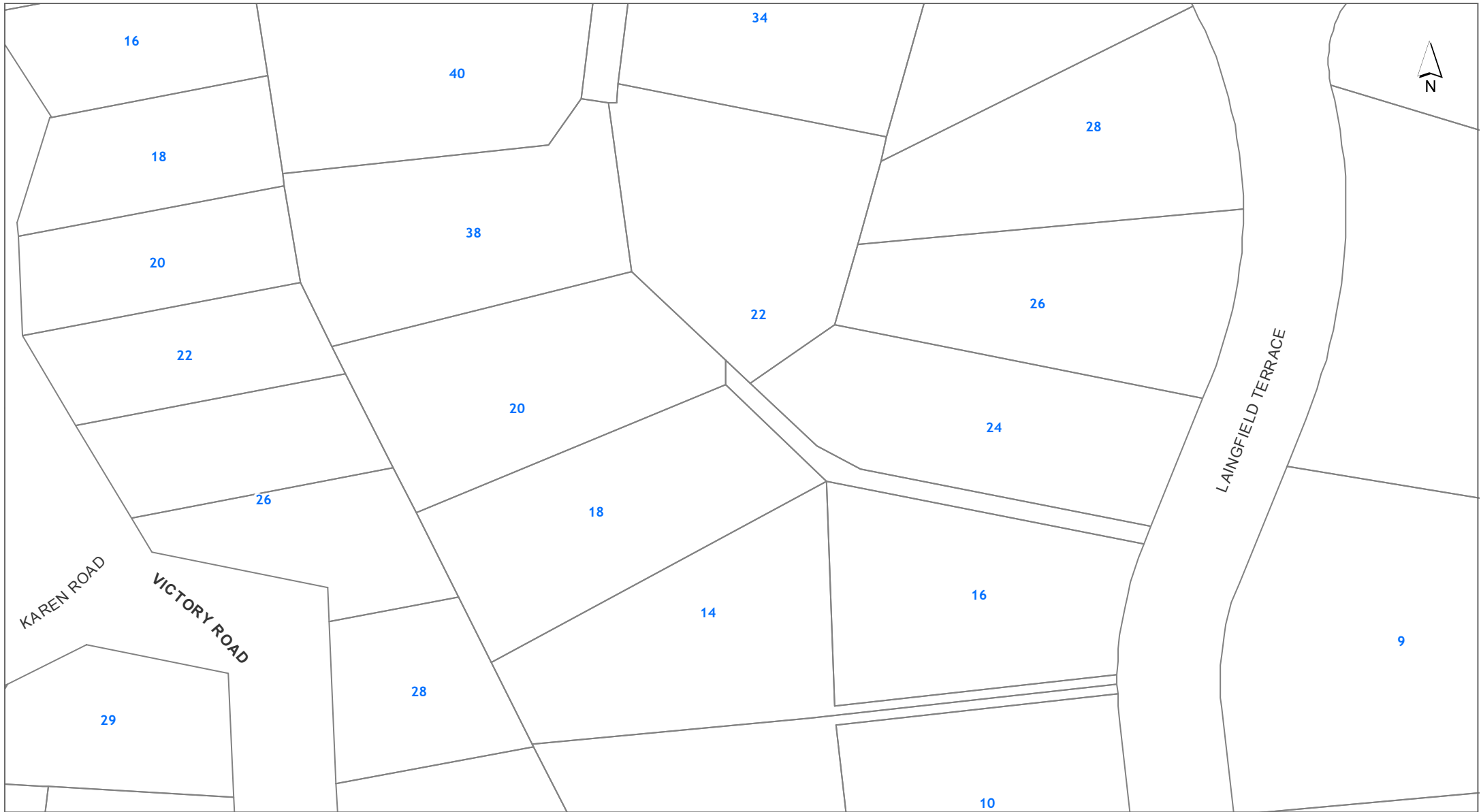
Natural Hazards - Sea Spray
20 Laingfield Terrace Laingholm
LOT 9 DP 90944



Scale @ A4
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Date Printed:
16/08/2021



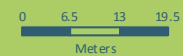


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Natural Hazards - Volcanic Cones

20 Laingfield Terrace Laingholm

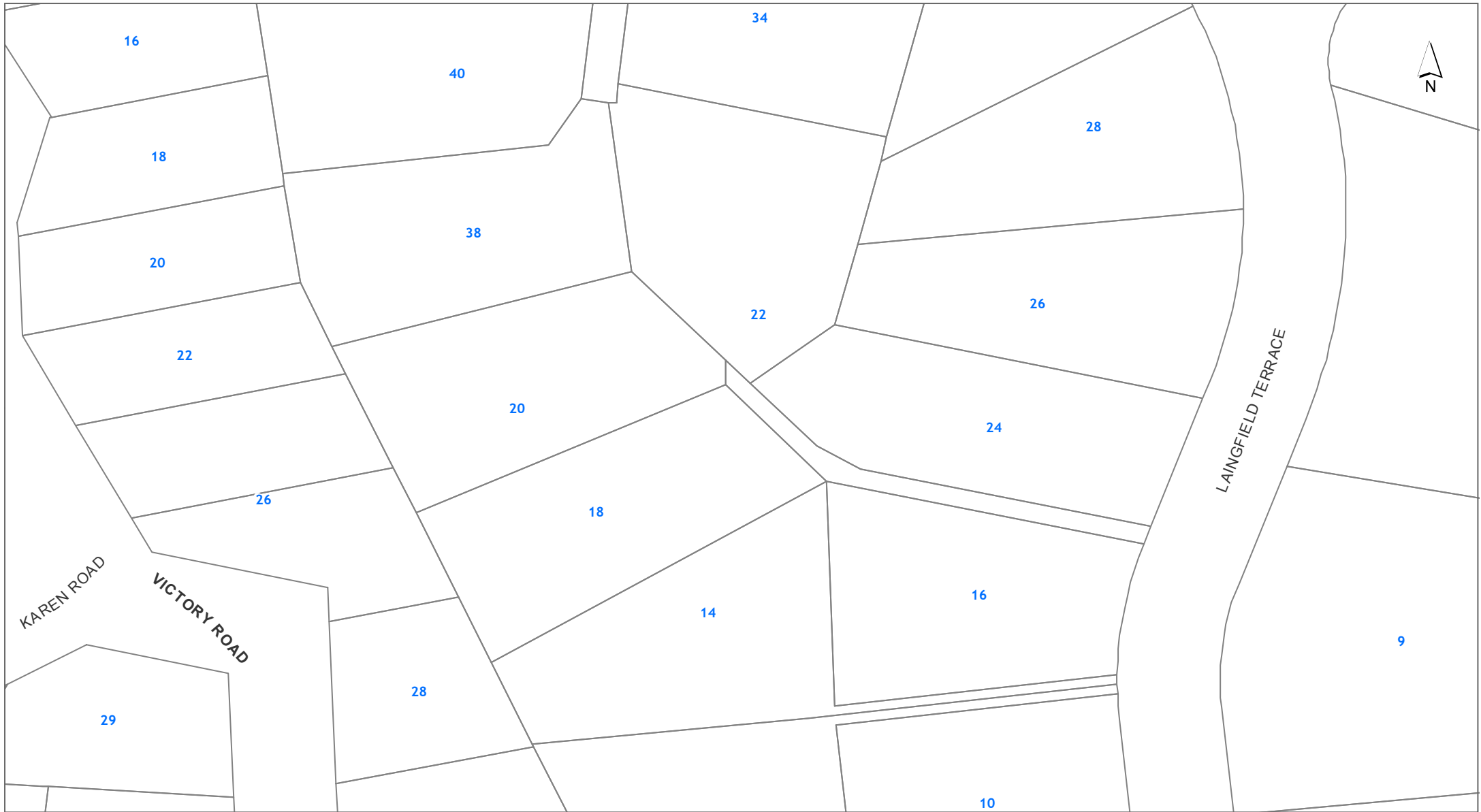
LOT 9 DP 90944



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Other
20 Laingfield Terrace Laingholm
LOT 9 DP 90944

0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
16/08/2021














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 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  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
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
 -  ASCIE 2080 (RCP8.5)
 -  ASCIE 2130 (RCP8.5)
 -  ASCIE 2130 (RCP8.5+)
 -  Marine Area (Based on MHWs10, from Unitary Plan)

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: 22/07/2021

9.0 RECOMMENDATION

9.1 Recommendation

It is recommended that pursuant to sections 104, 104C and 108 of the RMA, consent is **granted** to the limited discretionary activity application by K A Looker and G M Covich to authorise proposed additions and alterations to an existing dwelling that would be within a stability sensitive site and on a (modified) sensitive ridge at 20 Laingfield Terrace, being Lot 67 DP 90665 (JOAL) and Lot 9 DP 90944. (Consent Application LUC 2011-1136).

The reasons for this decision are as follows:

- (i) Any actual and potential effects on the environment by the proposal are considered to be no more than minor and will be adequately avoided, remedied or mitigated by appropriate conditions of consent.
- (ii) The proposal would be consistent / not contrary to the relevant Objectives and Policies of the Plan, and regard has been had to the relevant assessment criteria.
- (iii) The proposal would be consistent / not contrary, to Part II of the Resource Management Act 1991.
- (iv) The proposal will be consistent with the purpose and objectives of the Waitakere Ranges Heritage Act and will not 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 subject to the following conditions:

ALL CHARGES PAID

- (ACP 1) Pursuant to section 116 of the RMA, this consent (or any part thereof) shall not commence until such time as all charges pursuant to section 36 of the RMA, owing at the time the Council's decision is notified are paid in full to the Council.**

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 (Project: Proposed House Alteration 20 Laingfield Terrace Laingholm, Waitakere, K Looker & G Covich, all dated October 2011, Project No 2011-1043 by D J Design Ltd, P O Box 21 402, Henderson 0650.
 - Sheet No: 1043/BP/01A Site Plan

- Drawing 1043/BP/02A Existing Floor Plan
- Drawing 1043/BP/03A Existing Elevations
- Drawing 1043/BP/04A Existing Elevations
- Drawing 1043/BP/05A Proposed Floor Plan
- Drawing 1043/BP/06A Proposed Elevations
- Drawing 1043/BP/07A Proposed Elevations

and referenced by Council as LUC 2011-1136.

MONITORING CHARGES

- (MON 1) The consent holder shall pay the Council a consent compliance monitoring charge of \$112.00 (inclusive of GST) as part of the resource consent fee. The consent holder will be advised of 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. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent). Such further charges are to be paid within one month of the date of invoice.

Advice notes

1. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
3. This resource consent will lapse five years after the date of Council's decision **unless:**
 - (a) it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or
 - (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.
4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act

1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.

5. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works at least 14 days prior to work starting on the consented development. A "Notice of Works Starting" Form is included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to rcmadmin@aucklandcouncil.govt.nz, faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.
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 hourly rate applicable at the time. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.

9.0 DECISION UNDER DELEGATED AUTHORITY

9.1 Adequacy of Information

It is considered that the information submitted with the application is sufficiently comprehensive to determine the application is a limited discretionary activity under the Auckland Council District Plan (Waitakere Section)

Report Prepared by: Gordon Griffin
Title: Resource Consents Planner

Signed: Gordon Griffin
Date: 9. 11. 2011

9.2 Decision

Acting under delegated authority and as recommended in section 8.1 Consent Number LUC 2011-1136 shall be granted subject to the conditions of consent specified.

Team Leader: Robert Buck
Title: Team Leader- Resource Consents

Signed: R-D
Date: 9/11/2011

BUSH LIVING ENVIRONMENT

Rule 2 – Building Location – Natural Landscape Elements

- *Assessment of Controlled Activity shall be limited to matters of height, location, design, landscape treatment and scale and will be considered in accordance with Assessment Criteria 2(a) – 2(f).*

The scale and design of the garage is considered to be in keeping with and sympathetic to the appearance of the site and character of the surrounding Bush Living Environment. The garage is modest in height, having been designed with a pitched roof, 3.75m ridge height, 2.5m at eaves. The sloped roof design matches that of the main dwelling and the modest floor area of the garage (42m²) would not detract from the open appearance of the site.

The garage would be sited within an area currently utilised for parking and manoeuvring. This area is in concrete and is set forward of the naturally sloping bank to the rear. In this location the garage does not require the removal of vegetation and is well screened from neighbouring properties. The visual landscape qualities of the sensitive ridgeline would not be compromised as the garage is sited lower than the ridgeline and does not comprise views of the skyline. The existing bank to the rear would act to soften the appearance of the garage.

For the reasons stated above the proposal is considered to comply the Assessment Criteria 2(a) – 2(f) having no undue effect on the visual appearance of the site or surrounding Bush Living Environment.

It should be noted that any adverse effect of the activity on the environment that does not relate to the above matters has been disregarded.

7.0 POLICIES AND OBJECTIVES

The District Plan Assessment Criteria, developed to address the issues covered in the relevant objectives and policies, have already been discussed in section 6.0.

The proposed development is considered to be consistent with these assessment criteria. For this reason the proposed development is also considered to be consistent with the relevant Objectives and Policies.

8.0 SPECIAL CIRCUMSTANCES

Having regard to the matters discussed in this report it is considered that no special circumstances arise under Section 94C(2) of the Act.

9.0 TIME PERIOD IN WHICH TO IMPLEMENT THE CONSENT

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, 5 years after the date of commencement of the consent.

A standard five year period in which to give effect to this consent is not considered appropriate because the works are small in scale and nature (42m² gfa). The applicant has applied for Building Consent and therefore works on the development must start within 12 months.

A two year consent period is therefore recommended allowing sufficient time to give effect to the consent whilst ensuring a timely completion. A two year lapse date is therefore recommended.

10.0 MONITORING

The proposal will be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

11.0 DECISION

Pursuant to Sections 93, 94, 94A – 94D, 104, 104C and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by K Looker & G Covich for the construction of a garage on land identified as a sensitive ridge and known to

Council to be likely to be subject to slope instability (as more accurately defined in Sections 3 and 4 of this report) at 20 Laingfield Terrace being Lot 9 DP 90944 for the following reasons:

- (i) No persons may be adversely affected by the proposal.
- (ii) Geotechnical investigations have confirmed the suitability of the site for the intended development.
- (iii) The proposal does not require the removal of vegetation and will not interrupt views of the skyline as viewed from a road or other public place. The natural values associated with the sensitive ridge would remain
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

Conditions imposed on the consent are as follows:

GENERAL

- 1. The development shall proceed in accordance with the plans titled *K. Looker & G Covich – 20 Laingfield Tce, Laingholm, Waitakere City, Lot 9 DP 90944 sheets 1 & 2* prepared by *Tri-Beca Design* and dated 01/08/05 & 24/08/04 and all referenced by Council as RMA 20051747 and the information, including further information, submitted with the application.
- 2. Pursuant to section 125 of the Resource Management Act 1991, this consent shall lapse after a period of two (2) years after the commencement of the consent.
- 3. No works shall be carried out or materials placed within the dripline of 'protected trees' without prior written approval of the Manager Resource Consents.

GEOTECHNICAL

- 4. Cuts of fills for the building shall be battered to no steeper than 1V on 3H or be retained. Filling in the building platform exceeding 600mm in depth shall be undertaken only under geotechnical engineering advice.
- 5. Foundations shall be embedded 300mm into stiff natural ground or 600 mm below final ground level which ever is the greater. Foundation excavations adjacent to the existing retaining wall shall be subject to the advice of the supervising geotechnical engineer.
- 6. Subgrades under slab on ground floors shall be undercut of all topsoil and fill. Filling under slabs shall consist of clean free draining hard fill compacted as directed by the supervising engineer. Exposed subgrades beneath slabs shall be protected from wetting or drying during construction.
- 7. Retaining walls shall be designed by an experienced engineer familiar with the geotechnical report
- 8. Stormwater from roofs and paved areas shall be collected and piped to disposal off-site.


MONITORING

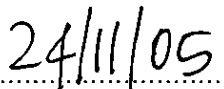
- 9. A consent compliance monitoring fee of \$390.00 (inclusive of G.S.T.) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If on inspection, all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time of reinspection.

The monitoring fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required.

Advice Notes:

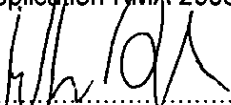
1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 849 0400.
2. An experienced geotechnical engineer familiar with the geotechnical report prepared by Soil and Rock Consultants (ref 05611) dated September 2005, and with the design shall be engaged to inspect foundations and slab sub-grades as exposed, and any retaining walls, and shall provide the Council with a such reports as are required by the consent under the Building Act relating to the foundation construction and if required by the consent under the Building Act, inspection by the Council staff shall be arranged.

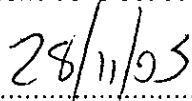

.....
Planner
Jade Hunt


.....
Date:

12.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation this application RMA 20051747 shall be granted subject to the conditions set out in Section 11.0 above.


.....
Team Leader Consents


.....
Date:

Please contact Jade Hunt (Ph 836 8000 ext. 8379 853) if you have any queries about this resource consent and associated report.

20 LANGFIELD TERRACE, LANGHOLM

20 Langfield Tce Langholm
Lot 9 DP 90944
Building Consent 184 2005/2959
Michael Stewart
Registration NO: 211518
Phone 021 996146

Prop ID 50237

23/2/06
Michael

