

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 LOSE OUT.

22 November 2021

Re: 21 Landing Road, Titirangi

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

21 Landing Road is 3207m² more or less fee simple estate NA123A/659 Lot 5 Deposited Plan 194203.
Zoning: Residential – Large Lot Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Low wind speed of 32 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>

Coastal Inundation	The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.
Flood Plain	This site (property parcel) spatially intersects with a Flood Plain,
Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths.
Exposure Zones	This property is classified as: Zone D High – Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets.
Planning	LUC-1978-708 To erect a garage/workshop Granted 14/08/1978 SUB-2009-212 Right of Way Right of way application, Section 348 Local Govt. Granted 22/04/2009
Subdivision	SUB-2000-534 Subdivision Consent 4 Lot Residential Subdivision Granted 11/11/1994
Building	BPM-1975-1543 Dwelling and garage 26/05/1975 Issued BPM-1978-10150 Garage/workshop 31/12/1978 Issued BPM-1981-17483 Install wood stove 09/07/1981 Issued BPM-1989-5729 Addition to dwelling - Pergola 03/10/1989 Issued COM-2004-2244 Convert cottage to minor unit 13/09/2004 CCC Issued 15/11/2010
Vehicle Crossing	29/12/2010 Vehicle crossing notification Vehicle Crossing Notification The Council has found the following items are not compliant with Legacy Waitakere City Council's Code of Practice for City Infrastructure and Land Development and therefore substandard: Due to minor existing decompression failure in the left hand side. Vehicle crossing deemed non-hazardous, no further action required by Council at this time. The Council is requesting that you upgrade your Vehicle Crossing to the above mentioned standard. Until such time the Vehicle Crossing is upgraded, the substandard Vehicle Crossing will be noted against the Council file on your property.
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: As soon as possible

Disclosures:

- Note: The Council has noted that the vehicle crossing is substandard due to minor existing decompression failure on the left hand side. Vehicle crossing deemed non-hazardous, no further action required by Council at this time.



The ProAgent Team

P R E M I E R
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

The PRO AGENT.CO.NZ
Team

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 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 **P R E M I E R**
MEMBER 19 - 20

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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 to us by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Austar Realty Ltd
PO Box 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	21 Landing Road Titirangi
Application number	8270343260
Customer Reference	
Date issued	1-Oct-2021
Legal Description	LOT 2 DP 194203, LOT 5 DP 194203
Certificates of title	NA123A/659

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: Low wind speed of 32 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.

Coastal Inundation

The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.

Predicted coastal inundation is modelled on three scenarios:

- 1% AEP coastal-storm surge inundation (to demonstrate present day risk in alignment with the Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 1m sea level rise (in alignment with Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 2m sea level rise (to demonstrate longer term risk with ongoing sea-level rise).

The Coastal Inundation shown in the Auckland Unitary Plan – Operative in Part “Controls” map corresponds to the 1% AEP plus 1m sea-level rise Coastal Inundation scenario calculated at the time the Unitary Plan was established. The Coastal Inundation data shown in the “Special Land Features – Natural Hazards - Coastal Inundation” map is also shown on the Auckland Council Online map viewer (Geomaps) and is subject to updates to reflect our latest, best available understanding of coastal inundation and sea-level rise processes.

Storm surge is the rise in sea-level due to meteorological effects. The 1% AEP coastal-storm inundation is at a level that has a 1% chance of being equalled or exceeded per year.

Sea-level rise values are based on the projections by the Intergovernmental Panel on Climate Change fifth assessment report (2015). One meter sea-level rise is representative of the upper bound scenario to 2115. Two meter sea-level rise is representative of potential, longer term sea-level rise (2120 to approximately 2200).

Any proposed development on this site may be subject to Auckland Unitary Plan activity controls or require a detailed coastal hazard assessment report to be completed by a qualified expert.

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 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone D

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

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:	12341930195
Rates levied for the Year 2021/2022 :	\$3,523.74
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,642.80

The rates figures are provided as at 8 a.m. 01/10/2021. 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

21 Landing Road Titirangi

Application No.	Description	Decision	Decision Date
LUC-1978-708	To erect a garage/workshop	Granted	14/08/1978
SUB-2009-212	Right of Way Right of way application , Section 348 Local Govt.	Granted	22/04/2009

Subdivisions

21 Landing Road Titirangi

Application No.	Description	Decision	Decision Date
SUB-2000-534	Subdivision Consent 4 Lot Residential Subdivision	Granted	11/11/1994

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

21 Landing Road Titirangi

Application No.	Description	Issue Date	Status
BPM-1975-1543	Dwelling and garage	26/05/1975	Issued (See Note 1)
BPM-1978-10150	Garage/workshop	31/12/1978	Issued (See Note 1)
BPM-1981-17483	Install wood stove	09/07/1981	Issued (See Note 1)
BPM-1989-5729	Addition to dwelling - Pergola	03/10/1989	Issued (See Note 1)
COM-2004-2244	Convert cottage to minor unit	13/09/2004	CCC Issued 15/11/2010 (See Note 2)

1/21 Landing Road Titirangi

Application No.	Description	Issue Date	Status
COM-2004-2244	Convert cottage to minor unit	13/09/2004	CCC Issued 15/11/2010 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Vehicle Crossings - Other Issues

Effective Date	Description	Details
29/12/2010	Vehicle crossing notification	Vehicle Crossing Notification The Council has found the following items are not compliant with Legacy Waitakere City Council's Code of Practice for City Infrastructure and Land Development and therefore substandard: -.,Due to minor existing decompression failure in the left hand side. -.,Vehicle crossing deemed non-hazardous, no further action required by Council at this time. The Council is requesting that you upgrade your Vehicle Crossing to the above mentioned standard. Until such time the Vehicle Crossing is upgraded, the substandard Vehicle Crossing will be noted against the Council file on your property.

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 : 21 Landing Road, Titirangi
- Consent Conditions : LUC-1978-708
- Consent Conditions : SUB-2009-212

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

Address

21 Landing Road Titirangi

Legal Description

LOT 2 DP 194203

Appeals

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Rural

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

Overlays

Natural Heritage: Outstanding Natural Landscapes Overlay [rcp/dp] - Area 72 - South Titirangi

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

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

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

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

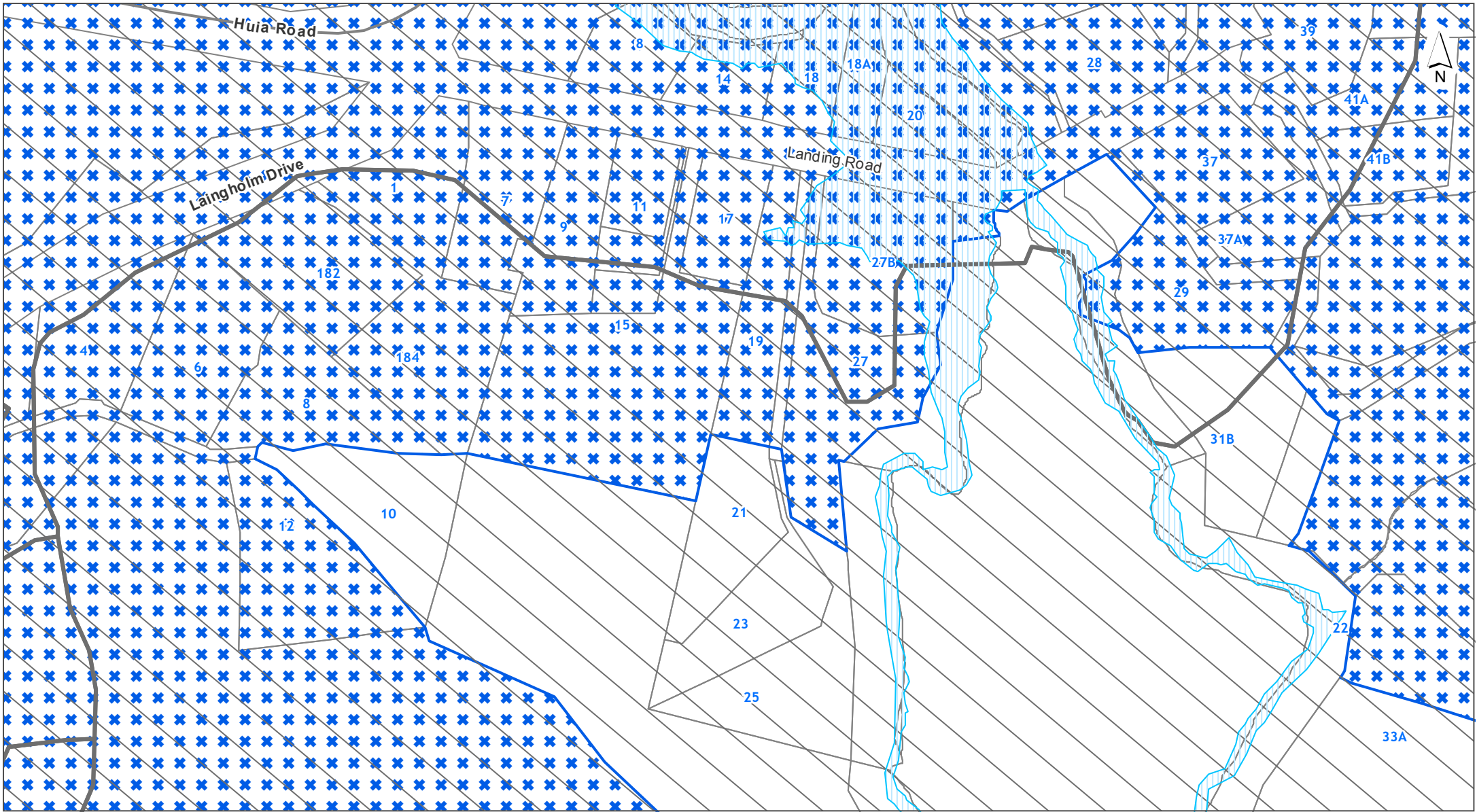


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Built Environment
21 Landing Road Titirangi
LOT 2 DP 194203

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 1/10/2021





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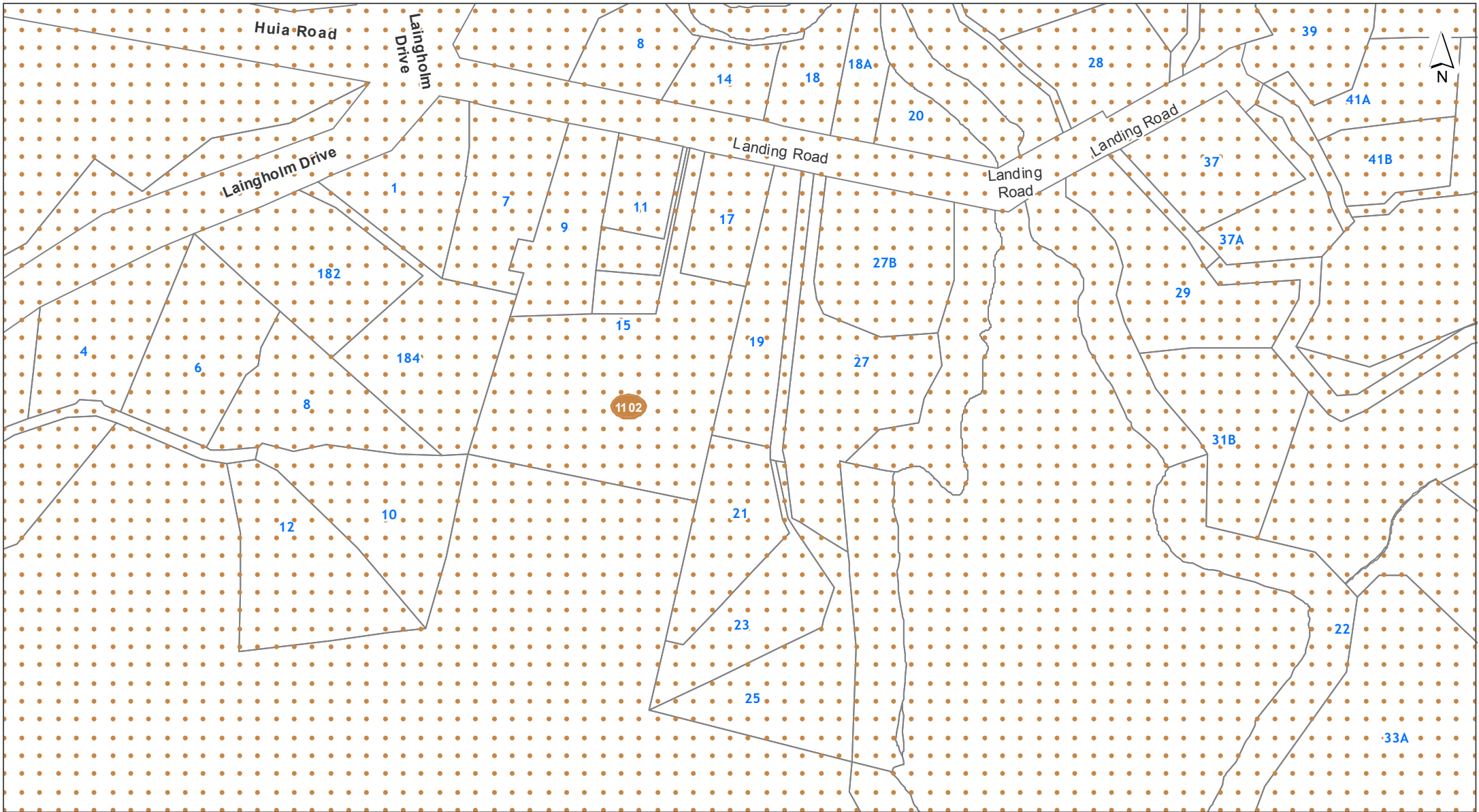
Controls
21 Landing Road Titirangi
LOT 2 DP 194203



Scale @ A4
= 1:2,500

Date Printed:
1/10/2021





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Designations
21 Landing Road Titirangi
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Scale @ A4
= 1:2,500

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1/10/2021





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Historic Heritage and Special Character
21 Landing Road Titirangi
LOT 2 DP 194203

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 1/10/2021





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Infrastructure
21 Landing Road Titirangi
LOT 2 DP 194203

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 1/10/2021



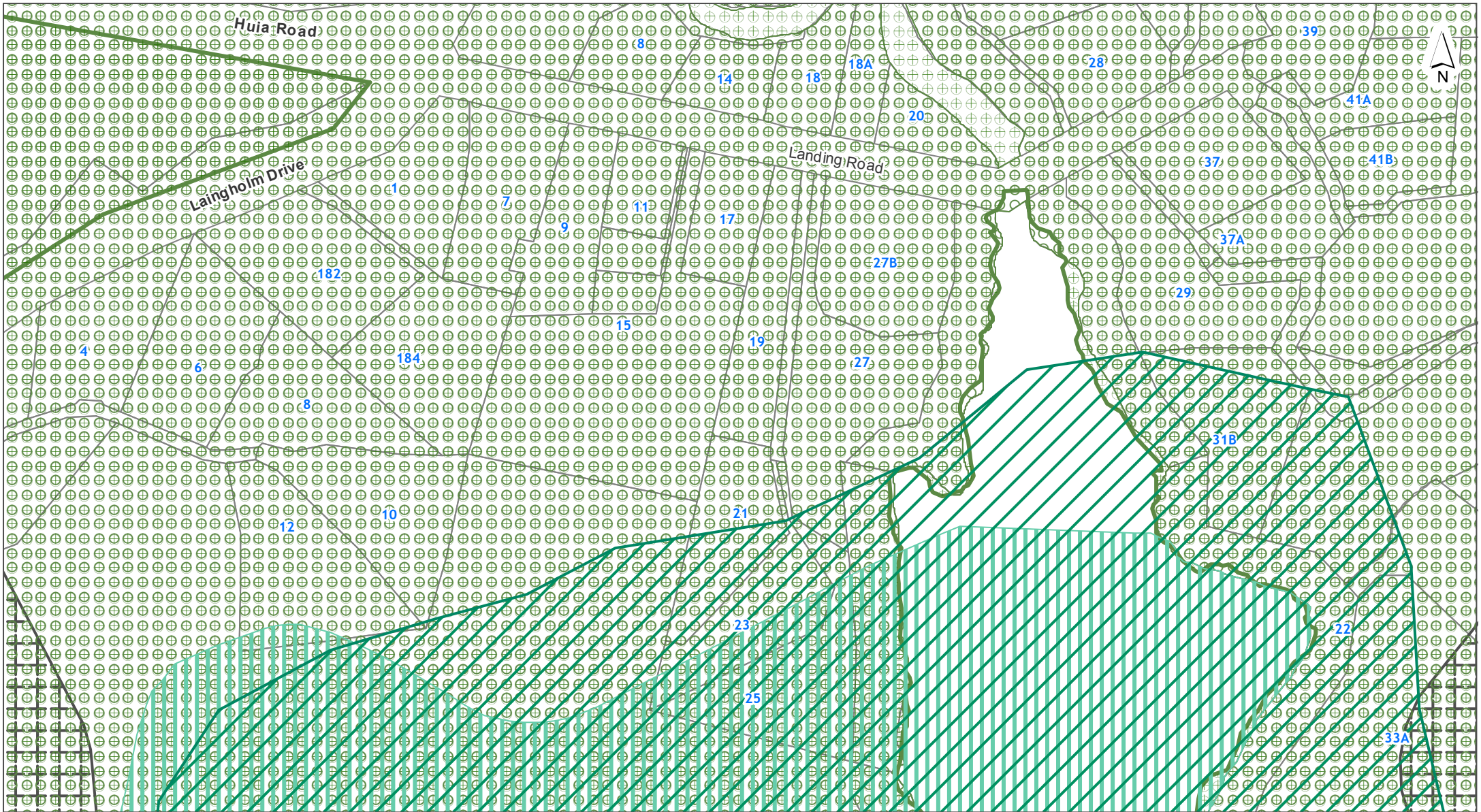


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Mana Whenua
21 Landing Road Titirangi
LOT 2 DP 194203

0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
1/10/2021





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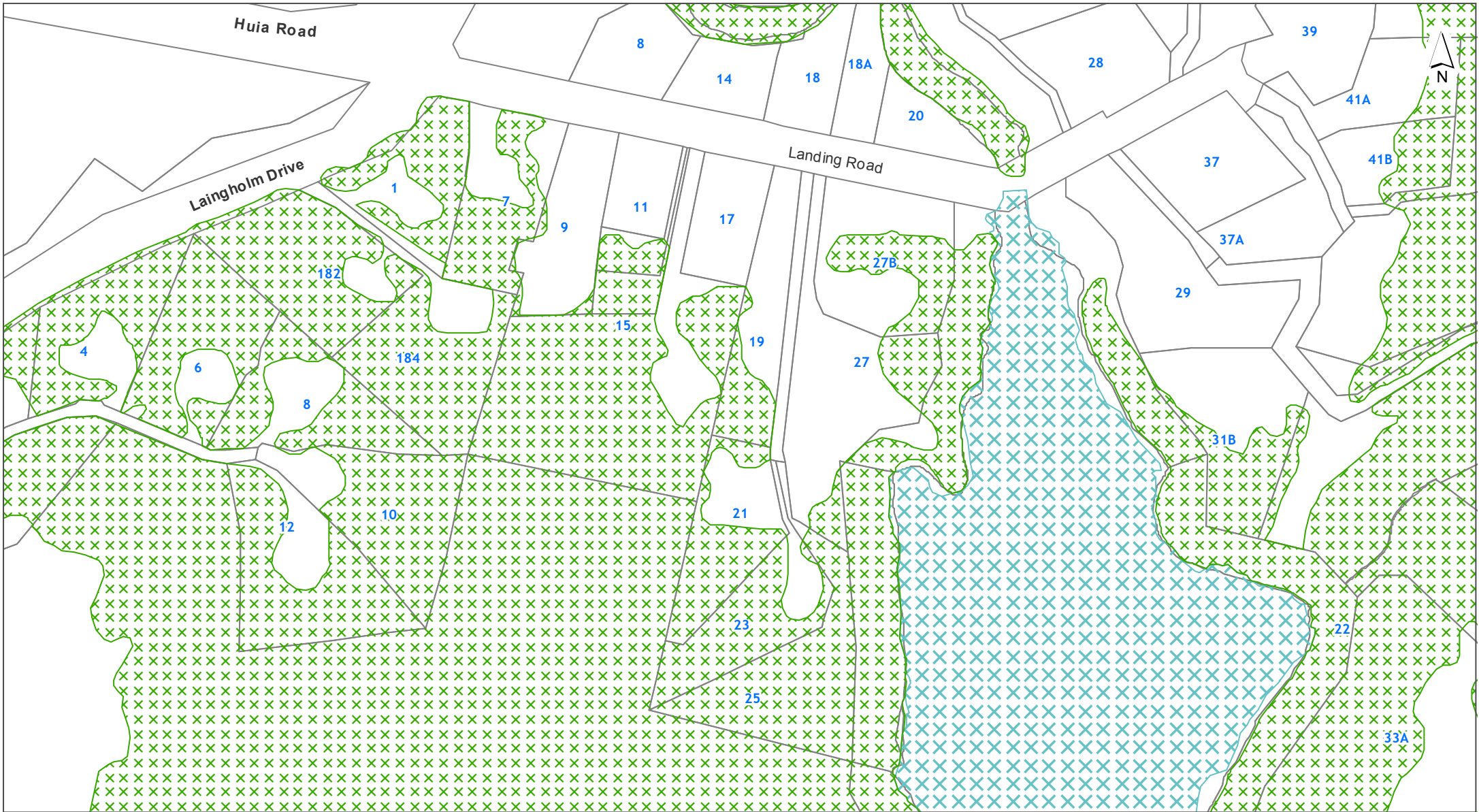
Natural Heritage
 21 Landing Road Titirangi
 LOT 2 DP 194203



Scale @ A4
 = 1:2,500

Date Printed:
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Natural Resources
21 Landing Road Titirangi
LOT 2 DP 194203



Scale @ A4
 = 1:2,500

Date Printed:
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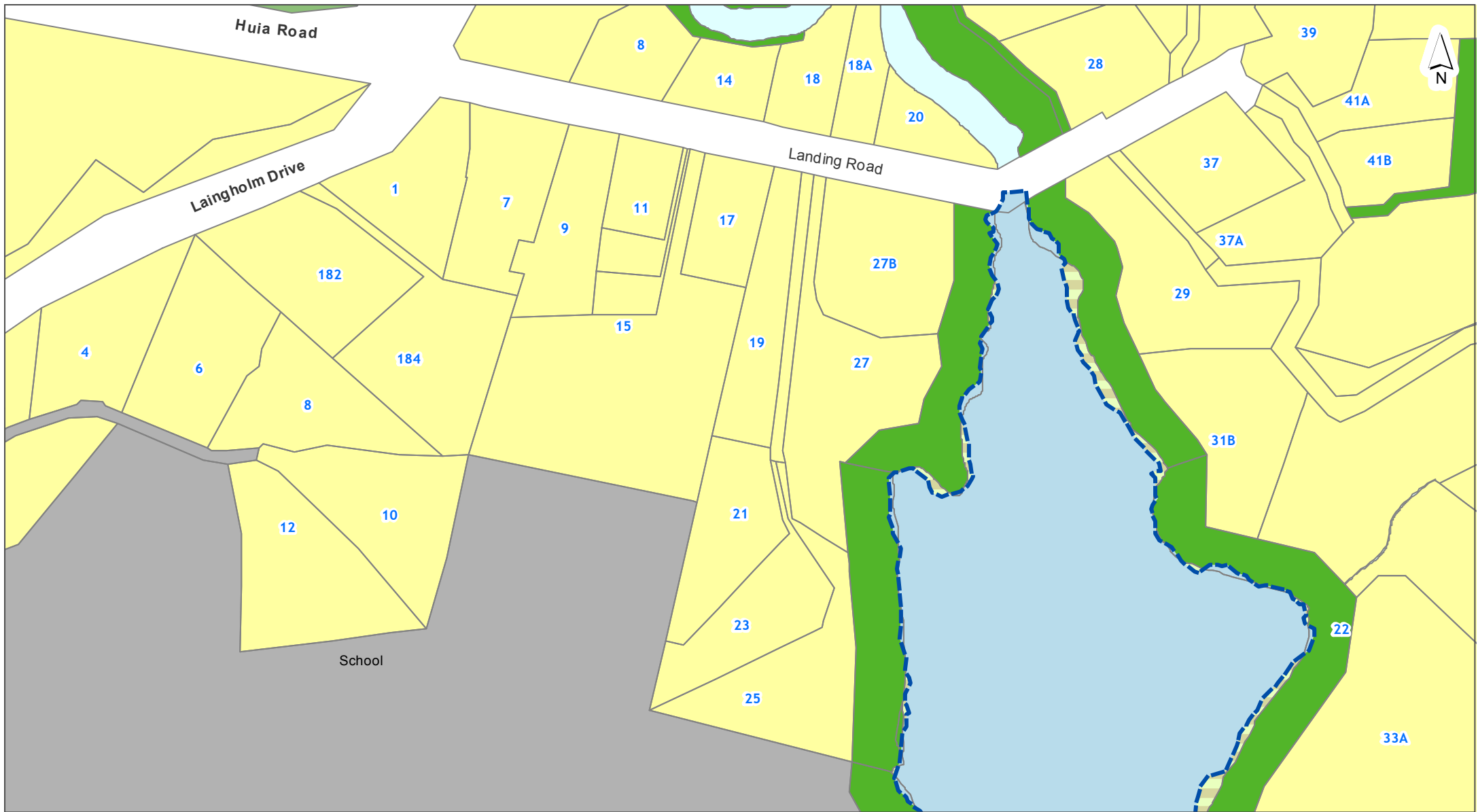


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Precincts
21 Landing Road Titirangi
LOT 2 DP 194203

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
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Zones and Rural Urban Boundary
21 Landing Road Titirangi
LOT 2 DP 194203

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 1/10/2021





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

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

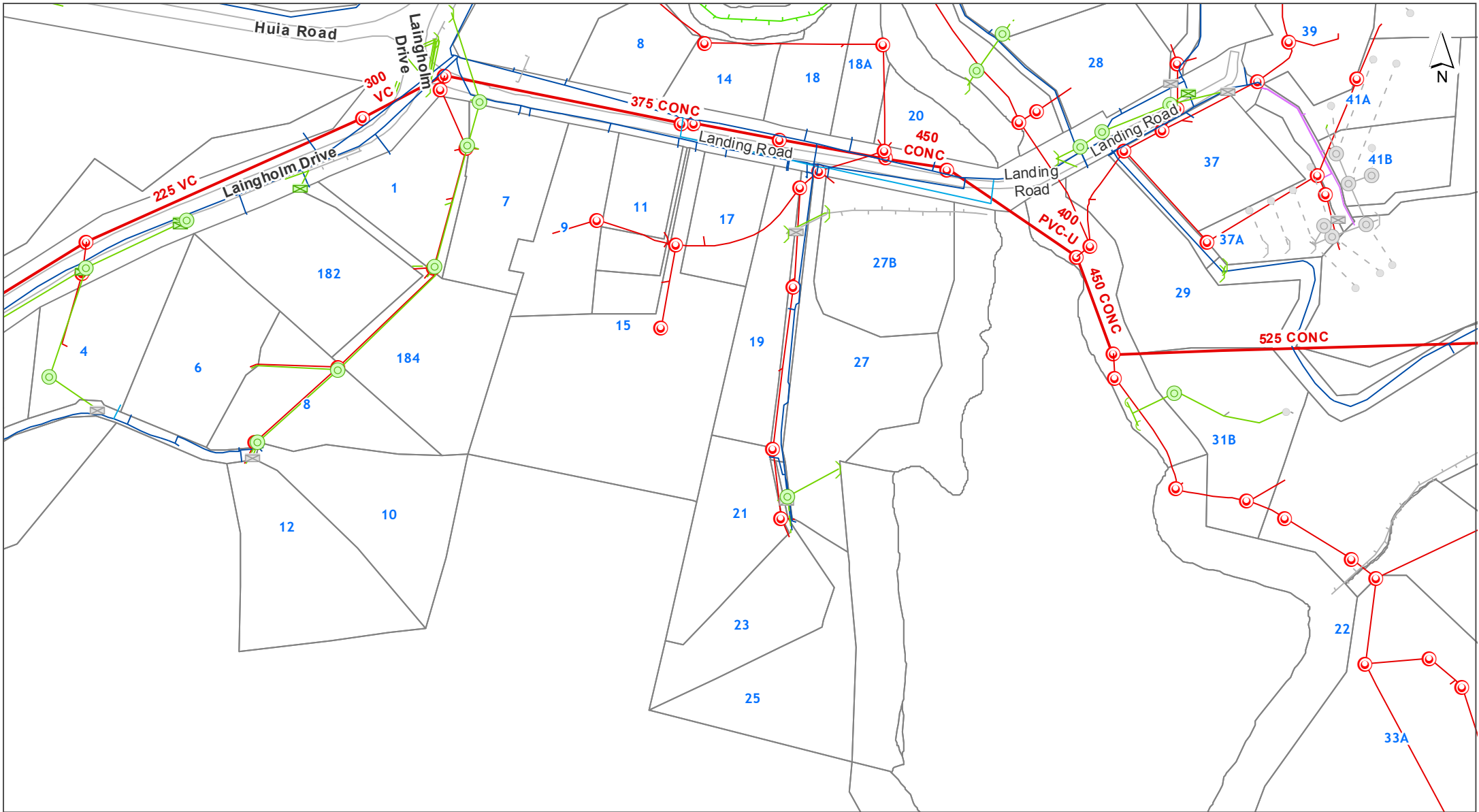
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office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

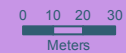
- Designations

- Airspace Restriction Designations



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Underground Services
21 Landing Road Titirangi
LOT 2 DP 194203



Scale @ A4
= 1:2,500

Date Printed:
1/10/2021



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 |

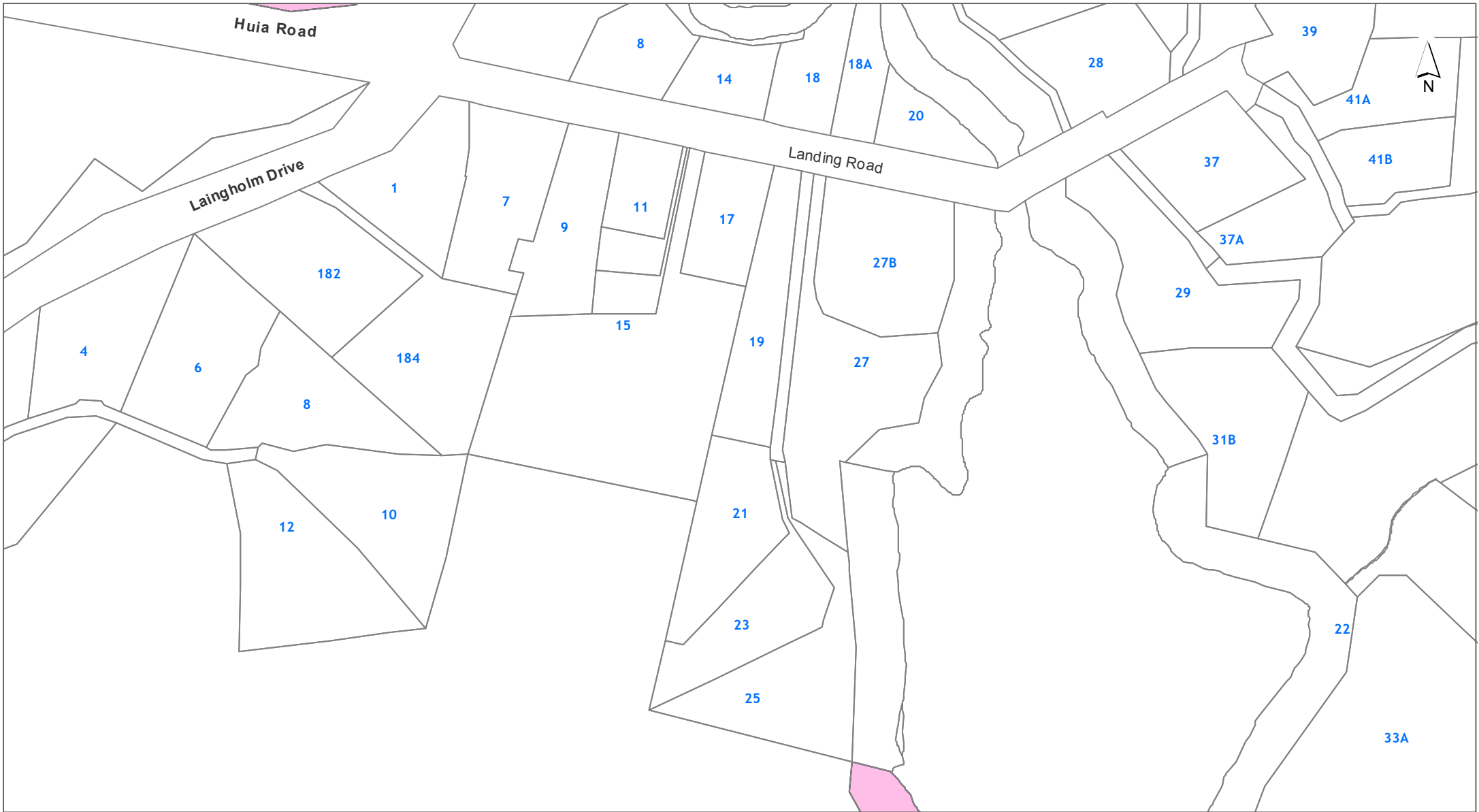
Wastewater

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

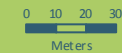
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
21 Landing Road Titirangi
LOT 2 DP 194203



Scale @ A4
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Date Printed:
1/10/2021



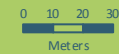


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Natural Hazards - Coastal Erosion ASCIE

21 Landing Road Titirangi

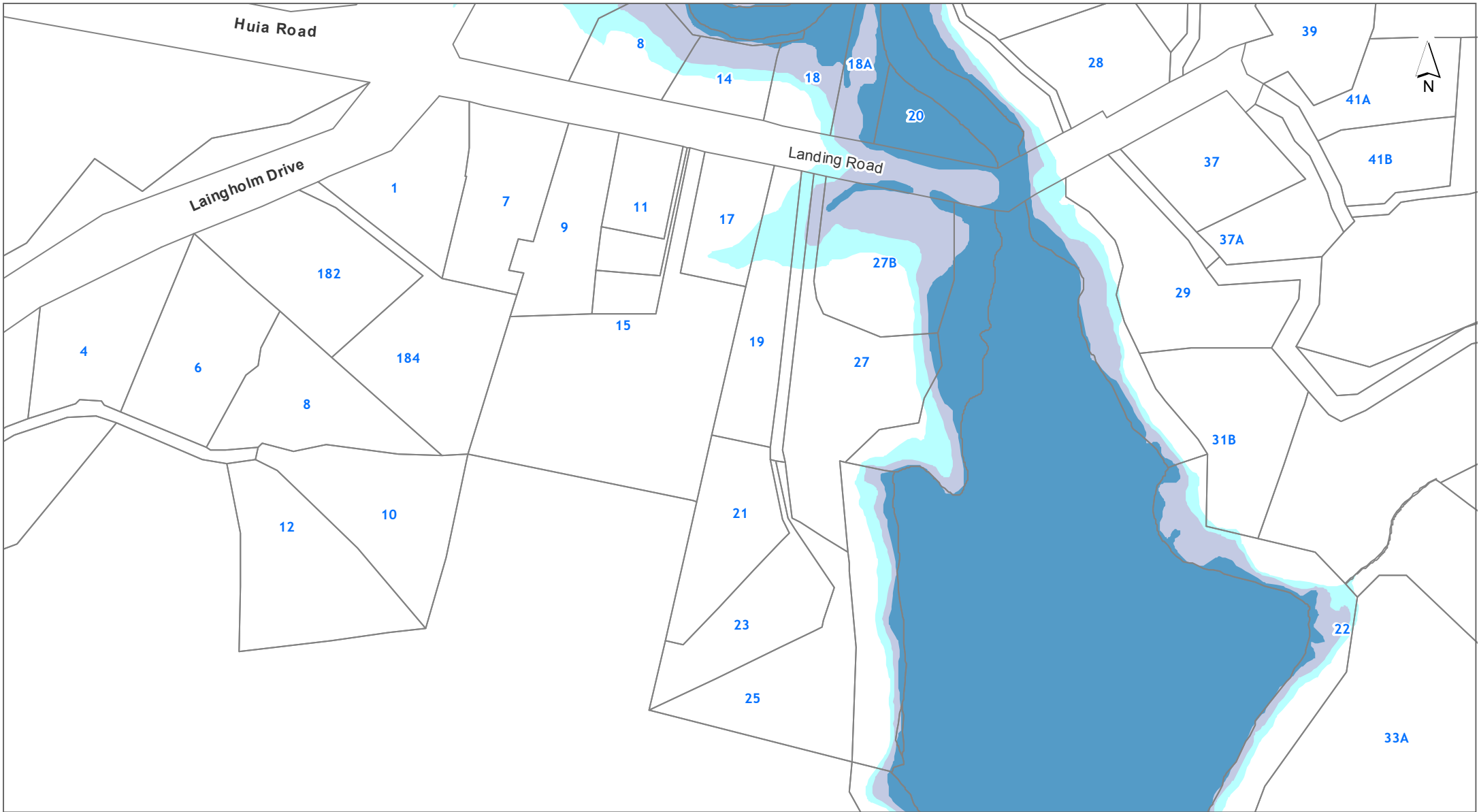
LOT 2 DP 194203



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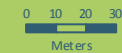


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Natural Hazards - Coastal Inundation

21 Landing Road Titirangi

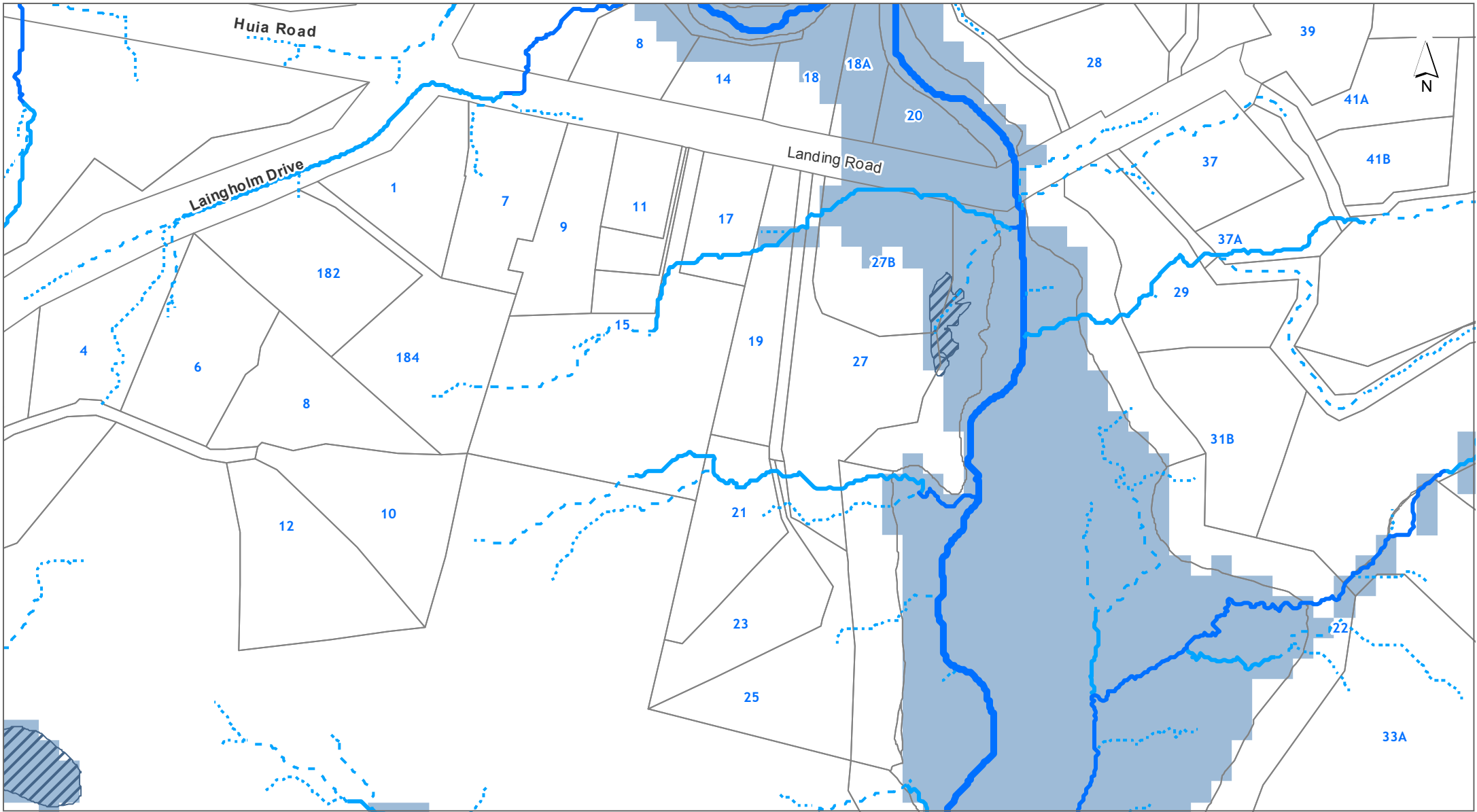
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Scale @ A4
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Date Printed:
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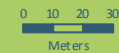


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Natural Hazards - Flooding

21 Landing Road Titirangi

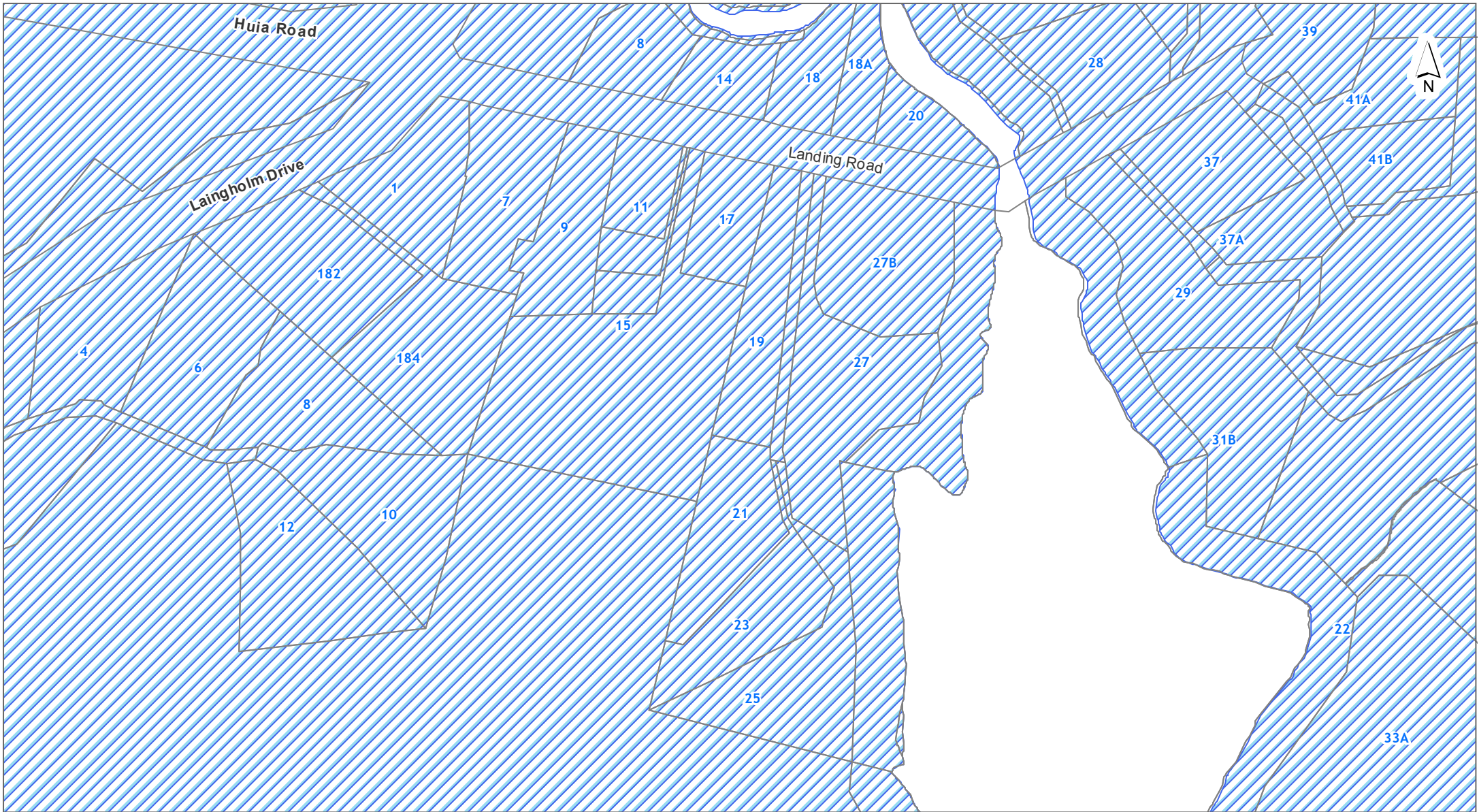
LOT 2 DP 194203



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Date Printed:
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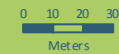


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Natural Hazards - Sea Spray

21 Landing Road Titirangi

LOT 2 DP 194203



Scale @ A4
= 1:2,500

Date Printed:
1/10/2021



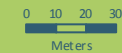


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Natural Hazards - Volcanic Cones

21 Landing Road Titirangi

LOT 2 DP 194203



Scale @ A4
 = 1:2,500

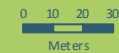
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Other
21 Landing Road Titirangi
LOT 2 DP 194203



Scale @ A4
= 1:2,500
Date Printed:
1/10/2021














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

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.

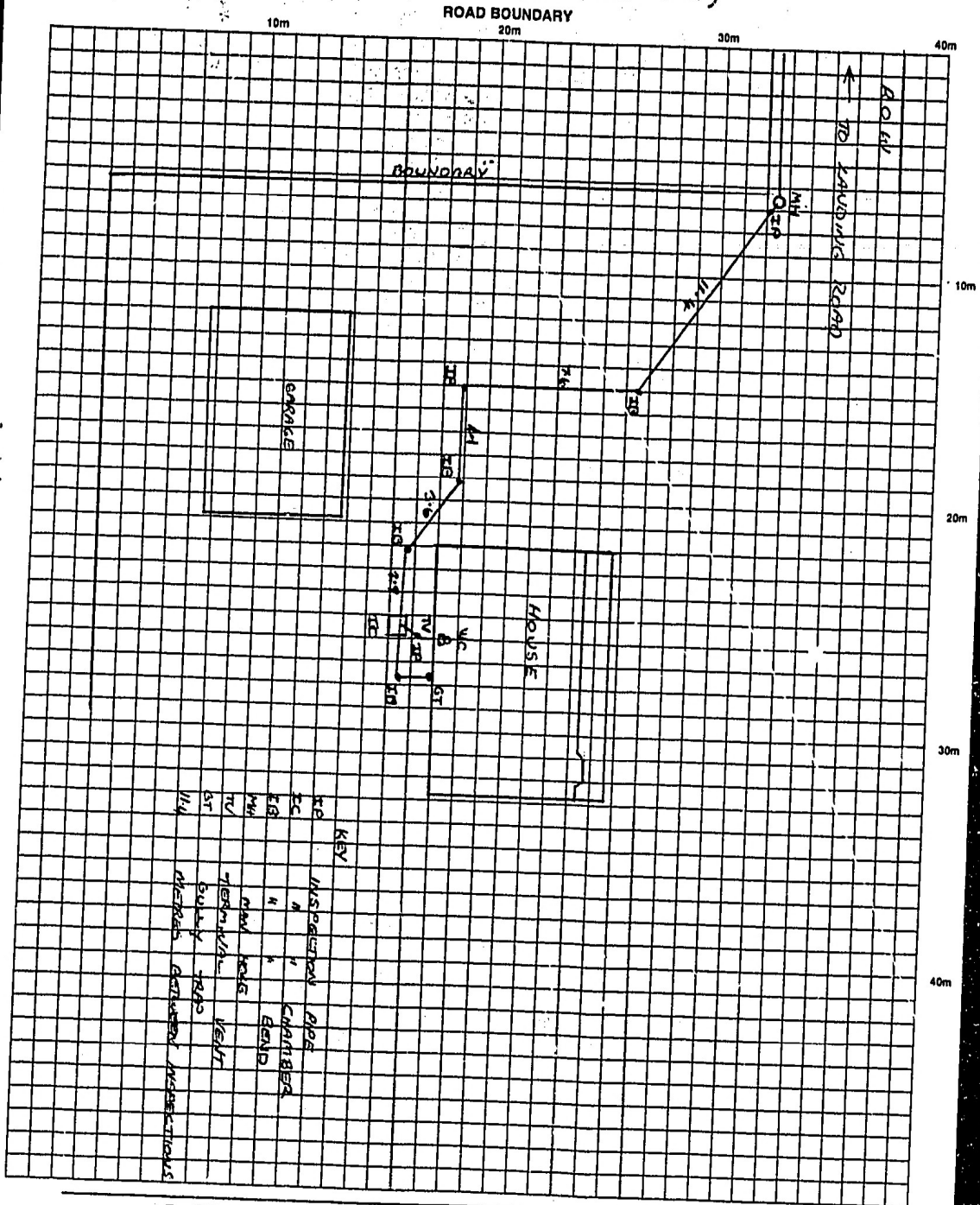
Owner's Name: MR. O KIRADSI

Address of Property: (No.) 21 (Street) LANDING RD

Lot: 2 D.P. 73724

Drainlayer's Name: B. MURTON (G. MURTON)

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.



For Office Use Only:—

Drainage Permit No. _____

Building Permit No. _____

Date inspected 7.6.91 Inspector Lawler

MON

'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.

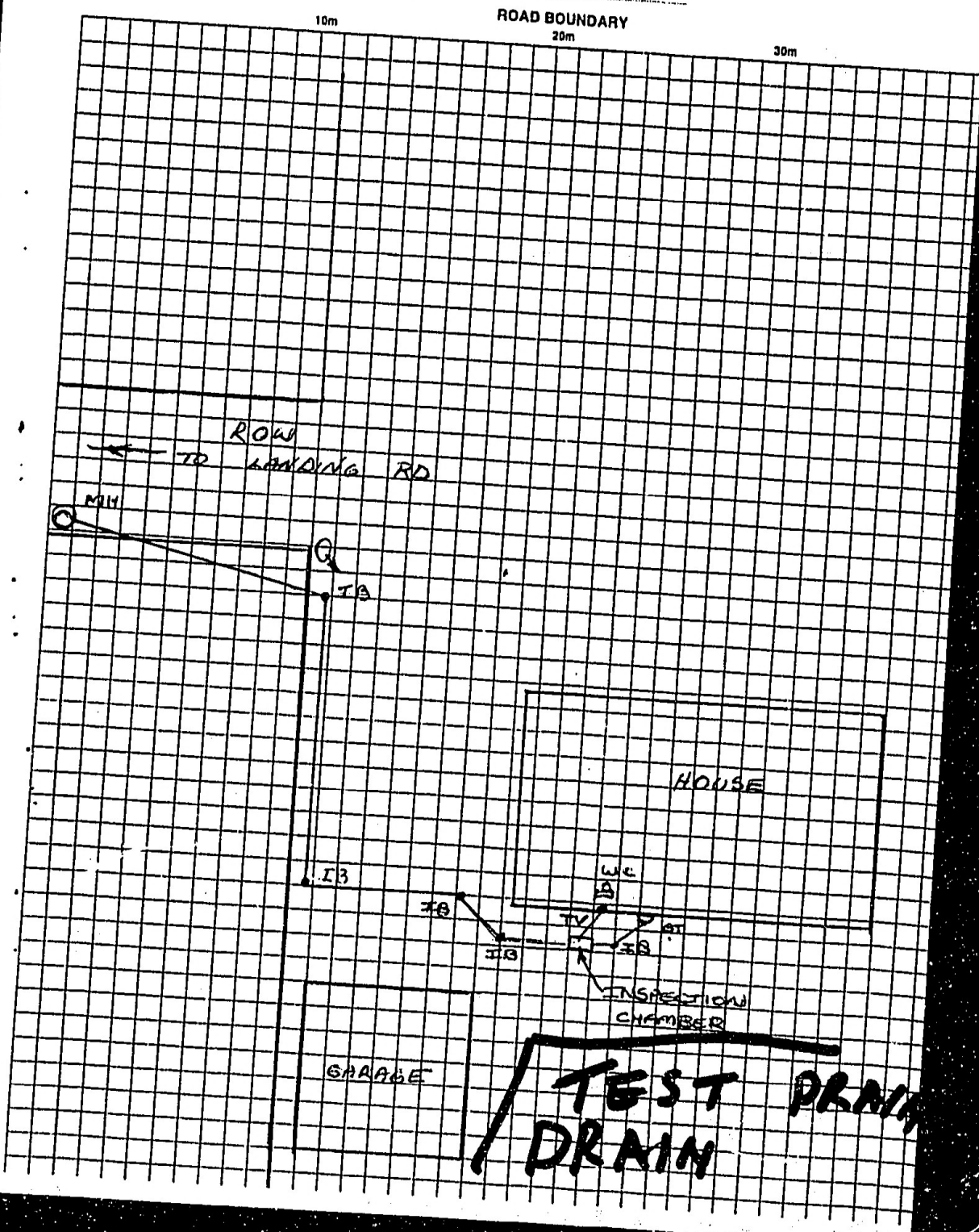
Owner's Name: O.H. KIRADSI

Address of Property: (No.) 21 (Street) LANDING RD.

Lot 2 D.P. 73724

Drainlayer's Name: GEOFF MURTON

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.



PLANNING REPORT FOR TOWN PLANNING DISPENSATION

REPORT BY: S.ooi B.P.A. NO. 58/5
DATE: 11/8/78 T.P. FILE: 641/79 H9/28

APPLICANT: O.H & J.S. Kiradji
ADDRESS OF PROPERTY: 21, Landing Rd
Titarangi (ROAD NAME AND NUMBER)

LEGAL DESCRIPTION: LOT 2 D.P. 73724 AREA: _____

ZONE: Res A PROPOSED ZONE: _____ MAP NO. 625

PROPOSAL: To erect a garage/workshop

DISPENSATION IS REQUIRED FROM THE BULK AND LOCATION REQUIREMENTS OF ORDINANCE 9 FOR THE FOLLOWING REASONS:

Area of accessory building exceeds 600 sqft (56m²).

THE MODIFICATION IS/~~IS NOT~~* OF A MINOR CHARACTER AND ~~WILL~~/WILL NOT* SIGNIFICANTLY EFFECT THE ADJOINING/ADJACENT* SITES OR THE NEIGHBOURHOOD.

COMMENT: Site is a right of way section.
Proposed garage/workshop will be about 71m². Proposal will not affect any of the adjoining neighbours because the proposed garage will be suitably screened from the adjoining neighbourhood by bush.

THE WRITTEN CONSENT OF THE FOLLOWING ADJOINING NEIGHBOURS HAS BEEN WAIVED/~~HAS~~ NOT* BEEN OBTAINED.

COMMENT: _____

IT IS/~~IS NOT~~* REASONABLE OR PRACTICABLE TO ENFORCE THE REQUIREMENTS.

COMMENT: Because of the nature of the site it is not reasonable to enforce the requirements.

RECOMMENDATION: That this application by Mr & Mrs Kiradji to erect a garage/workshop in area of 600 sqft on Lot 2 DP 73724 be approved in accordance with the submitted plans.

APPLICATION GRANTED/~~REFUSED~~
CHAIRMAN, TOWN PLANNING COMMITTEE

City of Waitakere District Plan

APPLICATION FOR A RIGHT OF WAY EASEMENT UNDER SECTION 348 OF THE LOCAL GOVERNMENT ACT 1974

1.0 SUMMARY OF PROPOSAL Right of Way easement to legalise an existing situation

2.0 APPLICATION DETAILS

Resource Planner:	Garrick Yearsley / Jeffie Mulder
Site Address:	21 – 27 Landing Rd, Laingholm
Applicant:	Landing Estate Ltd
Date Received:	26 February 2009
Resource Consent No:	SUB 2009-212
Legal Description:	Lots 1, 2, 3 and 4 DP 194203 and JOAL Lot 5 DP 194203 - CT NA123A/658, NA 123A/659, NA123A/660 and NA123A/661
Address for Service:	C/- Thornley & Associated Ltd PO Box 15 438 New Lynn 0640 Attention: John Hunt
Total Area:	Lot 1: 5313m ² ; Lot 2: 3207m ² ; Lot 3: 3208m ² ; Lot 4: 4350m ² ; Lot 5 (JOAL): 847m ²
Operative Plan:	Human Environment: Waitakere Ranges Natural Area: Managed/General Landscape Elements: N/A Hazards: Stability Sensitive Roading Hierarchy: Local road
Further Information Requested:	No
Date Requested:	NA
Date Received:	NA
Site Visit:	8 March 2009
Section 37 Applied:	No
SUB 2009-212 – 21–27 Landing Rd, Laingholm	

Any Affected Persons: No

Approval Given: NA



3.0 REASON FOR APPLICATION

Council consent is sought for the creation of right of way easements under section 348 of the Local Government Act 1974. It is proposed to provide the following right of way easements:

- Lot 3 DP 194203 (23 Landing Rd) – right of way easement C over Lot 2 DP 194203 (21 Landing Rd)
- Lot 3 DP 194203 (23 Landing Rd) – right of way easements E over Lot 4 DP 194203 (25 Landing Rd)
- Lots 3 and 4 DP 194203 (23 and 25 Landing Rd) – right of way easement D over Lot 1 DP 194203 (27 Landing Rd).

4.0 SITE AND PROPOSAL

4.1 SITE DESCRIPTION

The sites are irregularly shaped rear lots, located on the southern side of Landing Rd, and were created as part of a subdivision in 1997 – 1998. All sites have been developed, and

SUB 2009-212 (ROW) – 21–27 Landing Rd, Laingholm

III

contain dwellings. Lots 2, 3 and 4 DP 194203 have access via JOAL Lot 5, while Lot 1 DP 194203 has separate access. All driveways have been concreted.

Some of the driveways have been diverted around native trees, and as a result are located within adjoining sites.

4.2 PROPOSAL

It is proposed to legalise the access over the existing concrete driveways serving 23 & 25 Landing Rd (Lots 3 and 4). The creation of the rights of way does not require any construction or tree removal.

The following right way easements are proposed:

- Lot 3 DP 194203 (23 Landing Rd) – right of way easement C over Lot 2 DP 194203 (21 Landing Rd). This easement is required because the driveway serving Lot 3 crosses a small triangular shaped area within Lot 2. The driveway was constructed in this way to avoid a group of nikau.
- Lot 3 DP 194203 (23 Landing Rd) – right of way easements E and F over Lot 4 DP 194203 (25 Landing Rd). This easement is required because the driveway to Lot 4 also provides access to a minor household unit constructed within Lot 3 (easement E). It is also proposed to provide parking for the minor unit in Lot 3 within Lot 4 (easement F).
- Lots 3 and 4 DP 194203 (23 and 25 Landing Rd) – right of way easement D over Lot 1 DP 194203 (27 Landing Rd). This easement is required because the driveway serving Lot 4 crosses a triangular area within Lot 1. This driveway was constructed in this way to avoid a group of nikau.
- Note that the proposed 'parking easement' shown F on the application plan is not part of this consent. The 'parking easement' F for 2 cars is located at the end of ROW 'E' for the use of the minor household unit on adjoining No. 23 (Lot 3 DP 194203). The 'parking easement' does not restrict the use of ROW E.

The sites are all in one ownership. The applicant advises that all concrete driveways have a minimum width of 2.8m and are 150mm thick. The concrete driveways within the proposed ROWs are all in good condition. A passing bay is provided within Easement E, which provides access to Lot 4 and the minor unit within Lot 3. The applicant advises that services are provided underground, and within the appropriate easement boundaries.

STATUTORY ASSESSMENT

With respect to the Section 348 of the Local Government Act 1974, the following is noted:

Subject to section 347 of this Act, in granting any such permission the council may

- (a) Impose such conditions as to widths, levels, entrances, courses, formation, cost of formation, maximum number of buildings to be erected fronting any such private road or private way, minimum distances between any 2 buildings, position of building line, and otherwise in all respects whatsoever as the council thinks fit; and
- (b) Require the owner or owners to whom permission is given to enter into a bond to comply with any conditions imposed by the council.

The relevant driveways have been formed to a width of 2.8m minimum, with passing bays, and are constructed with a cross fall to allow stormwater runoff to disperse into the bush..

Some work would be required to improve the safety and usability of the driveway. This includes the following:

- There is a gap in the concrete with a width of approximately 150mm within easement D (Lot 1). This is required to be repaired.
- The fig tree overhanging the passing bay needs to be pruned back to a height of 3.6m. Liaison with the adjoining neighbour may be required.
- A sighting rail with a height of 0.8m is required along the passing bay within easement E (Lot 4)
- The trees overhanging the driveway within easement D and E (Lots 1 and 4) need to be pruned back to 0.5m from the edge of the concrete.

6.0 CONCLUSION

The right of way easements legalise an existing situation, and are acceptable subject to conditions. All sites are in one ownership.

7.0 RECOMMENDED DECISION

That Right of Way Application Plan SUB 2009-212 being:

- right of way C in favour of Lot 3 DP 194203 comprised in CT NA123A/660 situated at 23 Landing Rd Laingholm over Lot 2 DP 194203 (21 Landing Rd, Laingholm);
- rights of way E and F in favour of Lot 3 DP 194203 comprised in CT NA123A/660 situated at 23 Landing Rd, Laingholm over Lot 4 DP 194203 (25 Landing Rd, Laingholm)
- right of way D in favour of Lots 3 and 4 DP 194203 comprised in CT NA123A/660 and NA123A/661 (23 and 25 Landing Rd, Laingholm) –over Lot 1 DP 194203 (27 Landing Rd).

by Landing Estate Ltd be approved pursuant to Section 348 of the Local Government Act 1974, and that:-

CONDITIONS

A survey plan of the ROW's will be certified pursuant to Section 348 of the Act provided that the advertised survey plan signing fee has been paid and that the following conditions have been complied with to the satisfaction of Council.

(1) The Survey Plan shall be in accordance with the plans titled

- "Plan of Proposed Rights of Way over 21 – 23 Landing Rd, Laingholm (Lots 1 – 4 DP 194203)" Sheets 1 and 2 Ref 6911 prepared by Thornley & Associates Ltd and dated Feb 09.

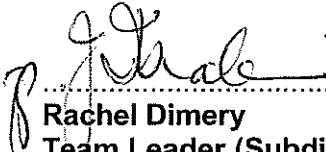
and all referenced by Council as SUB 2009-212 and the information submitted with the application (including further information).

Notes:


- (i) The application requesting the 348 certification shall be in writing, shall state the LINZ allocated number, shall have attached a cheque for the advertised processing fee, shall address how each of the following conditions have been satisfied. The surveyor

shall submit for TA certification and the Landonline documentation shall include the S.348 certificate.

- (ii) The TA Ref. is SUB 2009-212
- (2) The gap in the concrete 150mm within easement D (Lot 1) is to be repaired to the satisfaction of the Manager: Resource Consents
- (3) The fig tree overhanging the passing bay shall be pruned back to a height of 3.6m to the satisfaction of the Manager: Resource Consents. Liaise with the adjoining neighbour if required.
- (4) A sighting rail with a height of 0.8m above the driveway surface is required to be installed along the eastern side of the passing bay within easement E (Lot 4). This rail shall be painted white.
- (5) The trees overhanging the driveway within easement D and E (Lots 1 and 4) shall be pruned back to 0.5m from the edge of the concrete driveway to the satisfaction of the Manager: Resource Consents.


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Rachel Dimery
Team Leader (Subdivisions)

Date: 22 April 2009


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Garrick Yearsley / Jeffie Mulder
Resource Planner (Subdivisions)

Date: 1 April 2009