

Barfoot & Thompson Epsom
C/O CDM Ltd
Hayden Pirie
PO Box 100180
North Shore
AUCKLAND 0745



Applicant	Barfoot & Thompson Epsom
LIM address	12 Alderley Road Mount Eden Auckland 1024
Application number	8270404827
Customer Reference	
Date issued	26-Jul-2022
Legal Description	PT ALLOT 9 SEC 10 Suburbs AUCKLAND, PT ALLOT 9 SEC 10 Suburbs A
Certificates of title	NA593/290, NA593/292

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

The Auckland Council is not aware of any soil issues in relation to this land. 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 or via the property file product services.

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.

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 C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. 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:	12343987224
Rates levied for the Year 2022/2023 :	\$4,823.80
Total rates to clear for the current year (including any arrears and postponed rates):	\$4,823.80

The rates figures are provided as at 8 a.m. 26/07/2022. 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

12 Alderley Road Mount Eden Auckland 1024

Application No.	Description	Decision	Decision Date
LUC20040926601	Land Use Consent Additions and Alterations in Residential 1	Granted	10/01/2005
R/TRC/2011/1519	Tree Consent Remove Tulip tree.	Granted	11/05/2011
R/LUC/2012/1947	Land Use Consent Install new inground swimming pool.	Granted	20/09/2012

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

12 Alderley Road Mount Eden Auckland 1024

Application No.	Description	Issue Date	Status
O/3279/01	Alterations	28/12/1921	Issued (See Note 1)

Application No.	Description	Issue Date	Status
O/4673/01	Shed & brick wall	01/09/1924	Issued (See Note 1)
O/14713/01	Install fittings	15/02/1973	Issued (See Note 1)
O/35019/01	Deck	22/07/1983	Issued (See Note 1)
RC/93/04880	x	24/09/1993	CCC Issued 24/05/1999 (See Note 2)
BLD20041984801	Extension to roof over deck alteration to lower deck roof conversion of carport to pergola	14/12/2004	CCC Issued 09/06/2005 (See Note 2)
B/2012/1076	Installation of inground preformed ceramic composite swimming pool.	08/10/2012	CCC Issued 13/01/2014 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

12 Alderley Road Mount Eden Auckland 1024

Pool Type	Reference	Last inspection date	Status
Permanent Outdoors Swimming Pool	L/SWP/2012/49	08/04/2022	Compliant

It is the owner's, occupier's, operator's, purchaser's and/or lessee's (whichever is relevant under 162C(4) of the Building Act 2004) responsibility to ensure that any residential pool barrier complies with the requirements of the Building Act 2004 at all times when the pool is filled or partly filled with water.

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:

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

No information has been notified to Council.

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 : Consent Conditions - R LUC 2004 9266
- Consent Conditions : Consent Conditions - R LUC 2012 1947
- As Built Drainage Plan : Drainage Plan

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

Address

12 Alderley Road Mount Eden Auckland 1024

Legal Description

PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND

Appeals

Modifications

Zones

Residential - Single House Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Residential Isthmus A

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Western Springs Volcanic Aquifer

Designations



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Built Environment
 12 Alderley Road Mount Eden Auckland 1024
 PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022





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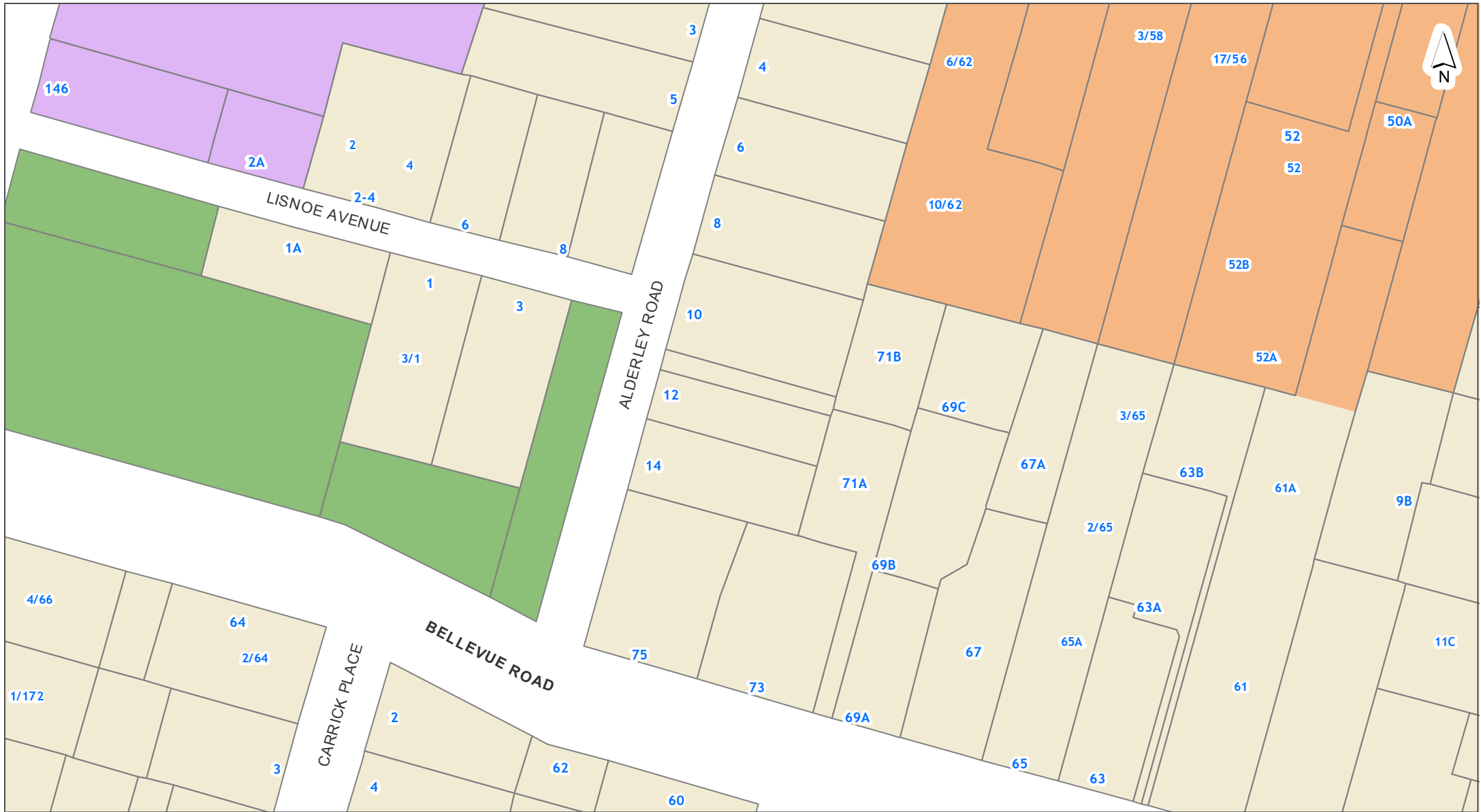


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Zones and Rural Urban Boundary
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 Meters
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NOTATIONS

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

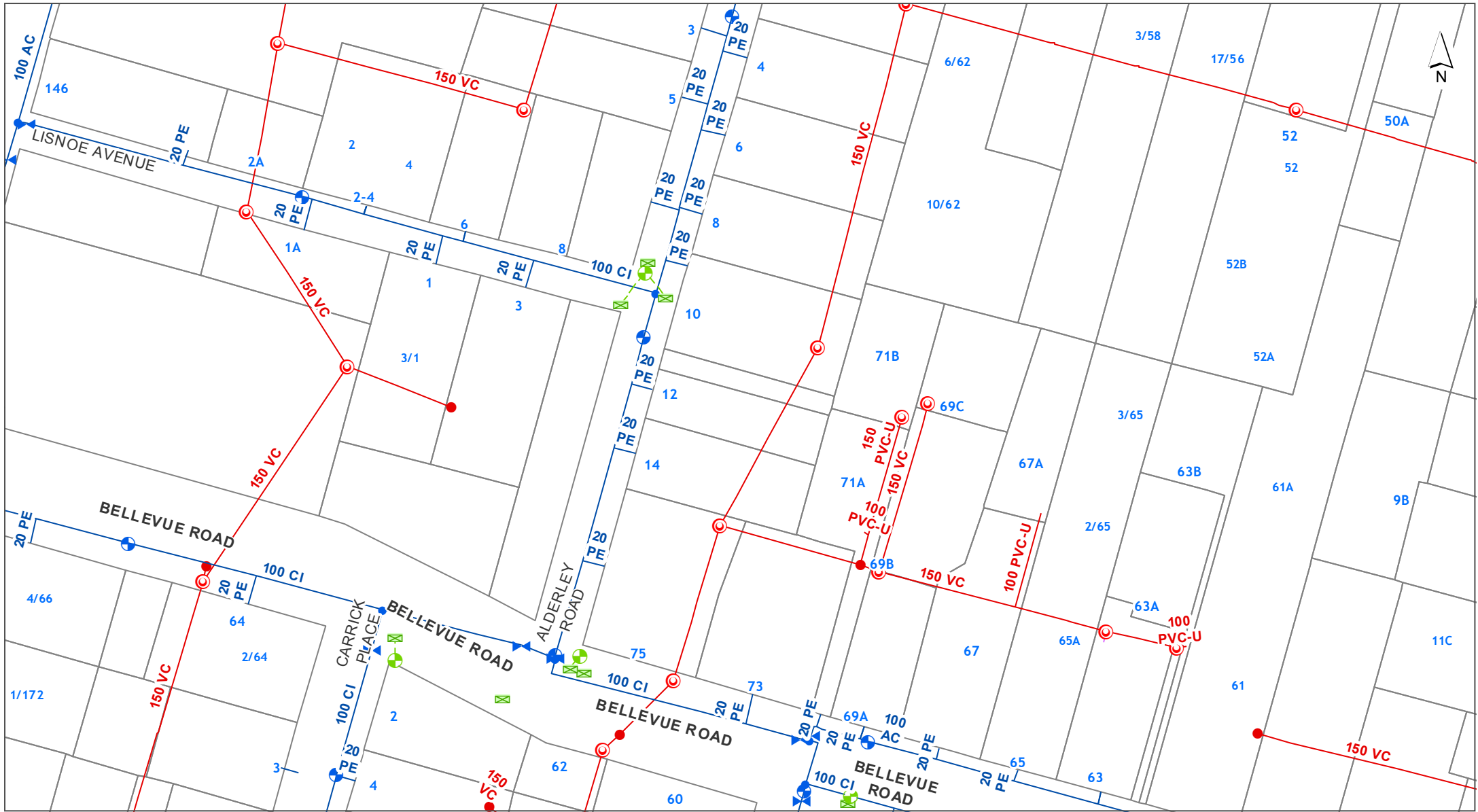
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office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

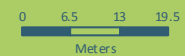
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
 12 Alderley Road Mount Eden Auckland 1024
 PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND



Scale @ A4
 = 1:1,000

Date Printed:
 26/07/2022





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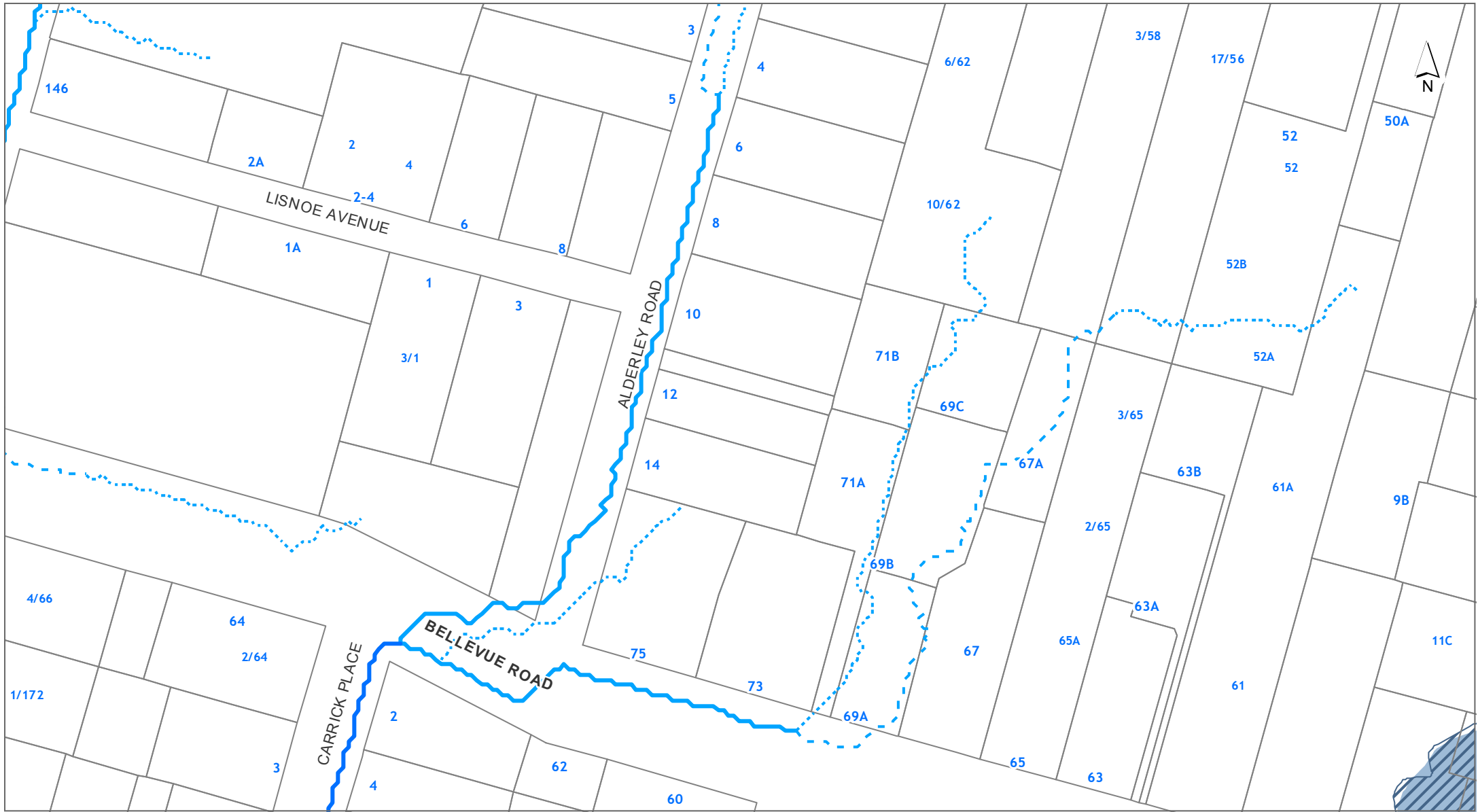
Natural Hazards - Coastal Inundation
12 Alderley Road Mount Eden Auckland 1024
PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND



Scale @ A4
= 1:1,000

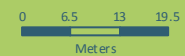
Date Printed:
26/07/2022





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Natural Hazards - Flooding
 12 Alderley Road Mount Eden Auckland 1024
 PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND



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Natural Hazards - Sea Spray
 12 Alderley Road Mount Eden Auckland 1024
 PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND

0 6.5 13 19.5
 Meters
 Scale @ A4 = 1:1,000
 Date Printed: 26/07/2022





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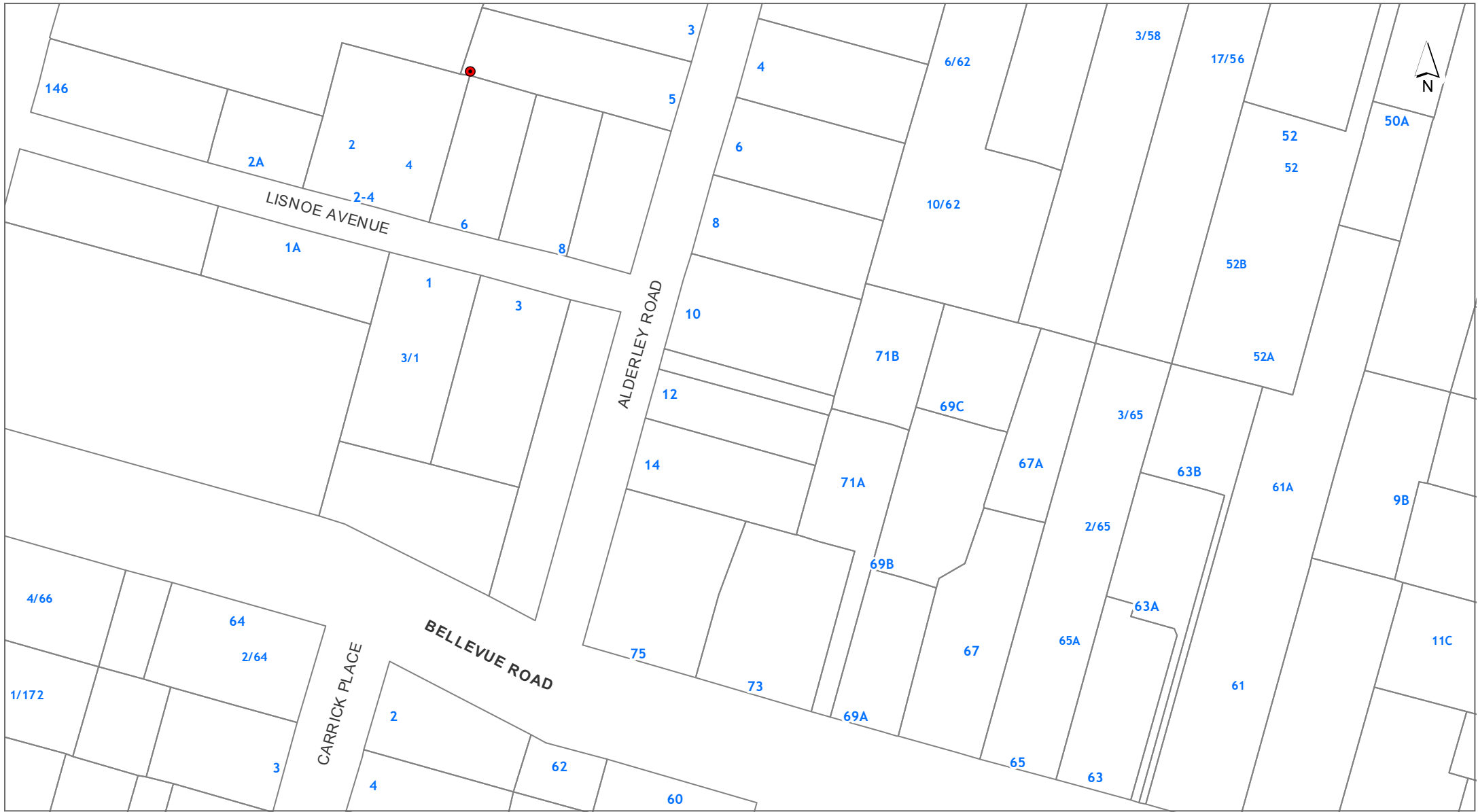
Natural Hazards - Volcanic Cones
 12 Alderley Road Mount Eden Auckland 1024
 PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND



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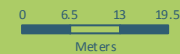
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Other
12 Alderley Road Mount Eden Auckland 1024
PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND



Scale @ A4
= 1:1,000

Date Printed:
26/07/2022









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

13 January 2005

M J Horton
12 Alderley Road
MOUNT EDEN
AUCKLAND
1003

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 12 Alderley Road, Mount Eden BY M J Horton
(TCS REF: LUC20040926601)**

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator on 10-01-2005.

The full text of the decision is as follows.

Pursuant to section 104 of the Resource Management Act 1991, the restricted controlled activity land use application by M J Horton to carry out additions and alterations to a residential dwelling that:

- Involves external additions and alterations to an existing building on the subject site. Under Rule 7.7.1 of the Operative District Plan this is a restricted controlled activity in the Residential 1 zone.

at 12 Alderley Road, Mount Eden described as PT ALLOTS 9-10 SEC 10 SUBS OF AUCKLAND, CT 593/290 be **granted consent**.

Pursuant to Section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;

- (a) the consent is given effect to; or
- (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this restricted controlled activity consent are as follows:

- (a) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for restricted controlled activities, and in particular will maintain the historic form and proportions of the existing residential building, whilst enhancing the indoor living conditions of the occupiers.
- (b) The imposition of the following conditions will ensure the work will be carried out in accordance with the plans submitted.

- (c) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

Pursuant to section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

Activity in Accordance with Application and Plans

- (1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:
- Covering Letter and Assessment of Effects by Margaret Barriball dated 26th November 2004 and titled *Resource Consent Application – Assessment of Effects: Proposed Extensions to Roof Over Deck, Alteration to Lower Deck Roof and Conversion of Carport to Pergola at 12 Alderley Road Mt Eden For Dennis and Michal Horton. (being 1 page).*
 - Application Plans dated October 2004 showing site plan and elevation plans prepared by Margaret E Barriball labelled DWNG 1 and DWNG 2 and titled *Proposed Alterations to House at 12 Alderley Road, Mt Eden, Auckland – for Dennis and Michal Horton (being 2 pages).*

and referenced by Council as **LUC20040926601**.

Monitoring

- (2) The consent holder shall pay to the Council a consent compliance monitoring charge of \$31 (inclusive of GST) plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (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).

It is noted that a consent compliance monitoring fee of \$31 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly this condition is deemed to be satisfied in so far as the payment of the \$31 fee.

The consent holder will be advised of any further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

External Appearance

In order to retain a residential appearance and character in keeping with other residential building in the surrounding area, all exterior surfaces shall be painted:

- (3) All timberwork shall be painted to match the existing dwelling.
- (4) The colour scheme shall be compatible with the existing house and its neighbours.

ADVICE NOTES

- (1) *The applicant is advised that there are trees on the property which come within the tree protection rules set out in 5C7.3 of the Isthmus District Plan, and these cannot be cut, trimmed or have work undertaken below the dripline without a prior Resource Consent. Any work undertaken near protected trees should be done in accordance with Annexure 5 of the Plan.*
- (2) *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.*
- (3) *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
- (4) *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification shall be sent to the Team Leader, Compliance Monitoring and shall include the following details:*
 - **name and telephone number of the project manager and site owner**
 - **site address to which the consent relates**
 - **activity to which the consent relates**
 - **expected duration of works.**
- (5) *If you disagree with any of the above or with any additional charges relating to the processing of the application, you have a right of objection pursuant to section 357 of the Resource Management Act 1991 and which shall be made in writing to Council within 15 working days of notification of the decision. Council will, as soon as practicable, consider the objection at a hearing. Pursuant to section 116, the consent may not commence until such time as any objection or appeal has been decided or withdrawn.*

Yours faithfully,

Snezana Davidovic-Serafin
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS



20 September 2012

S Knott
127 Rosier Road
Glen Eden
Auckland 0602

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application Number(s):	R/LUC/2012/1947
Applicant:	Mr R P Hellens
Proposed Activity(s):	To construct a swimming pool
Address:	12 Alderley Road, Mount Eden, Auckland 1024

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference the Auckland Council Plan (Auckland City Isthmus Plan), a decision has been made to approve your application.

For your reference, a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court/environment-court.

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact Katrina Hunt, by phone 09 353 9528 or email katrina.hunt@aucklandcouncil.govt.nz, and quote the application number above.

Yours faithfully,

Michael Falkner
Administrator
Central Resource Consenting and Compliance



DECISION ON RESOURCE CONSENT APPLICATION R/LUC/2012/1947 AT 12 ALDERLEY ROAD, MOUNT EDEN, AUCKLAND, 1024

Application R/LUC/2012/1947 has been made by Roger Paul Hefens for a discretionary activity land use consent to construct a swimming pool at 12 Alderley Road, Mount Eden, Auckland, 1024 on land described as Part Allotment 9, Section 10, Suburbs of Auckland, CT NA 593/292 & 593/290 This requires resource consent for the following reasons:

Operative District Plan

- The proposal involves the construction of a swimming pool and surrounding decking and paving which are over 1m in height (defined as buildings), a retaining wall and pool pump shed, which under Rule 7.7.1 of Operative District Plan requires consent as a restricted controlled activity;
- The proposal involves works within the dripline of a Maidenhair tree for the construction of the pool, pursuant to Rule 5C.7.3.3C(ii) this requires consent as a restricted discretionary activity;
- The proposal infringes the building in relation to boundary control for retaining walls (Rule 7.8.1.3v) by a maximum vertical height of 1.1m over a maximum horizontal length of 4.1m along the southern boundary. This is a discretionary activity under Rule 4.3.1.2B of the Operative District Plan;
- The proposal infringes the maximum building coverage (Rule 7.8.1.4) by 4% or 19.64m², where 174.36m² or 36.1% is allowed and 194m² or 40.1% is proposed. This is a discretionary activity under Rule 4.3.1.2B of the Operative District Plan; and
- The proposal infringes the minimum landscaped permeable surface (Rule 7.8.1.4) by 2.32% or 10.91m², where is 39.32% or 189.91m² is required and 179m² or 37% is proposed. This is a discretionary activity under Rule 4.3.1.2B of the Operative District Plan; and

Plan Modification 163

- The proposal involves the construction of a swimming pool and surrounding decking and paving which are over 1m in height (defined as buildings), a retaining wall and pool pump shed, which under Rule 7.7.1 of Plan Modification 163 requires consent as a restricted discretionary activity.

Pursuant to section 104B of the Resource Management Act 1991, this application is **granted consent**.

The reasons for this discretionary activity consent are as follows:

- (a) In terms of section 104(1)(a) of the Resource Management Act 1991, the proposed development may result in actual and potential effects. The bulk of the new pool, retaining wall and paving and decking will not be overly visible from the surrounding area or adjacent properties due to the existing and proposed screening and separation distances. Further, the adjoining sites to the north and east are elevated above the level of the site. The magnolia hedge and fencing will restrict any views from the pool and deck into the adjacent site to the south at 14 Alderley Road. The site will maintain a landscaped appearance and works will not detract from the character of the site. The works within the dripline of the tree will be carried out in accordance with accepted arboriculture practice. The runoff from the site will be largely contained within the site and the pool will not have a direct connection to the public stormwater system. The excavations, filling and pool foundation construction will

be supervised by an engineer to ensure that the integrity of retaining wall on the eastern boundary is maintained. As such, any adverse effects of the proposal are less than minor. The proposal will have the positive effect of providing improved outdoor living areas for the occupiers of the dwelling.

- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with relevant objectives, policies and assessment criteria of the Auckland Council District Plan (Auckland City Isthmus Section 1999) and Plan Modification 163.

With regard to Proposed Plan Change 163, when considering an application for resource consent, regard must be had to relevant provisions of both an operative district plan and a proposed plan (including a plan change). The weighting of plans only becomes relevant in the event different outcomes are achieved from assessments under the plans. In this case, following an assessment under the relevant operative District Plan provisions and Proposed Plan Change 163 provisions, the outcome is the same. Accordingly, no weighting is required.

The proposal is considered to be consistent with the objectives and policies for the Residential 1 zone as the pool, retaining wall and pool shed are at the rear of the site and will not be overly visible from the surrounding area. The pool shed will be small scale. The works are considered to be consistent with the relevant assessment criteria as the site will maintain its open landscaped appearance and the bulk of the pool and decks and retaining wall will be generally screened by the existing fencing and proposed screening. The tree works will be carried out in accordance with accepted arboricultural practice. An engineer will supervise the excavations, foundation and filling construction to ensure that the structural integrity of retaining wall on the eastern boundary is maintained.

- (c) In terms of section 104(1)(c) of the Act matters relevant to the application have been considered and conditions in respect of construction, tree works and engineering supervision and earthworks and are required to be imposed on this consent to offset any adverse effects. A monitoring fee is imposed to ensure these conditions are met.
- (d) The proposal is consistent with Part 2 of the Resource Management Act 1991, as the works will enhance the amenity of the site for the occupiers whilst maintaining the character of the area.
- (e) Overall, the application is considered to achieve the sustainable management purpose of the Act, whilst being consistent with the objectives and policies of the Operative District Plan.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

Activity in Accordance with Plans

- (1) (a) The construction of the swimming pool activity shall be carried out in accordance with the plans and all information submitted with the application, being:

Reference number	Title	Architect/Author	Date
01	Site & Drainage Plan	Steve Knott	29 March 2012
	Landscaping Planting-12 Alderley Road		August 12

- The Assessment of Effects titled *'New Inground Swimming Pool For Andrea & Roger Hellens 12 Alderley Road, Mt Eden'*
- The email titled *'12 Alderley Road R/LUC/2012/1947'* from Sue Rolf, dated 16 August 2012,

- The email titled '*RE: 12 Alderley Road R/LUC/2012/1947*' from Steve Knott, dated 5 September 2012,
- The letter titled '*(Limited Titles) at 12 Alderley Road, Mount Eden*' from Stephen Anderson of Trig Consultants, dated 24 May 2012,
- The arborist report titled '*Tree Report for the Hellens Residence 12 Alderley Road, Mt Eden*' prepared by Sue Rolf, dated June 2012, and
- Photographs showing the pump shed titled Pump Shed 04 & 05.

and referenced by Council as **R/LUC/2012/1947**

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.
- (c) 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.

Lapsing of Consent

- (2) Pursuant to section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - (a) The consent is given effect to; or
 - (b) The Council extends the period after which the consent lapses.

Predevelopment Conditions

Commencement of Consent

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

Monitoring Charges

- (5) The consent holder shall pay the Council a consent compliance monitoring charge of \$500.00 (exclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (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).

The \$500.00 (exclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Trees

- (6) Prior to the commencement of works, a protective fence shall be erected around the Maidenhair tree. The fence shall be erected under the supervision of the site arborist and there shall be no storage of product, materials, spoil or machinery within the area of the protective fence. The fence shall be maintained until the end of the works.

Development in Progress Conditions

- (7) All construction work including demolition, earthworks and any noisy activities in the vicinity of the site associated with the proposed development shall only be carried out between the hours of 7.30am to 6.00pm, Monday to Saturday. No such work may be carried out on Sundays or Public Holidays. This includes noise generating activities associated with the preparation for the commencement of works including deliveries, loading and unloading of goods, transferring of tools etc.

Excavations

- (8) All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such a collapse or instability does occur, it shall be immediately rectified.
- (9) The consent holder shall engage an engineer to supervise excavations, filling and pool foundation construction to ensure the integrity of the stonewall on the eastern boundary is maintained at all times. The supervising engineers contact details shall be provided in writing to the Team Leader Compliance & Monitoring –Central at least two weeks prior to the earthworks commencing on the site.
- (10) The consent holder shall **prior to the commencement of any rock breaking on the site (if any rock is encountered)**, submit a Construction Noise Management Plan (CNMP) to the satisfaction of the Team Leader Compliance and Monitoring –Central. The CNMP must include but not be limited to:
 - (a) Description of the rock breaking equipment and removal methodology, including a list of potentially noisy plant and equipment, the estimated noise levels and the approximate locations within the site,
 - (b) Where the predicated noise levels exceed the relevant standard, specific noise mitigation measures must be implemented which may include but not be limited to acoustic screening, alternative equipment etc;
 - (c) A noise monitoring plan. Noise mitigation must be undertaken during the initial rock breaking activities. Additional monitoring shall be undertaken in the event of any complaints received.
 - (d) In the event of the measured noise levels exceeding the relevant standard, the Team Leader Compliance and Monitoring –Central, must be notified immediately and further mitigation options shall be investigated and implemented;
 - (e) A complaints management system must be implemented. It must specify the responsible persons for maintaining the complaints register, procedures to be followed in investigating and resolving complaints and procedures for reporting complaints to Council and
 - (f) The name and contact telephones of the Site Manager or other persons responsible for supervision of the works, implementation of the Noise Management Plan and compliant receipts and investigations.

Trees

- (11) All tree work shall be carried out by a competent arborist in accordance with accepted arboricultural practice

- (12) All excavations within the dripline of the Maidenhair tree or any protected tree shall be under the direct supervision of the consent holder's arborist.
- (13) Excavations for pool shall not be closer than 1.4m from the centre of the trunk of the Maidenhair tree and if excavations need to be closer they must have the approval of the site arborist.
- (14) The initial excavations within the dripline of the Maidenhair tree shall be hand dug with hand held tools to a depth of 500mm.
- (15) All tree roots that require removal shall be cleanly severed 50mm beyond the face of the excavations using a sharp tool.
- (16) A polyethylene root barrier, 2mm thick shall be installed around the south-eastern of the pool extending outside the root zone of the Maidenhair tree. The barrier shall be placed from the top of the cut between the existing soil and drainage material and extend to a minimum depth of 1.2m.
- (17) The Maidenhair tree shall be mulched with a layer of 100mm of good quality composted shredded bark or similar when the works are complete.
- (18) The pruning of the Maidenhair tree shall be carried out by a competent arborist by removing the two side leaders, thinning of the lower limbs and shaping the tree to provide better form.

Post Development Condition

Landscaping

- (19) Within the planting season (April to September) following the completion of the works, the consent holder shall implement the landscape plan set out in condition (1) and confirmation of the implementation of the landscaping plan shall be sent to the Team Leader Compliance and Monitoring-Central. The landscaping shall be maintained and irrigated thereafter.
- (20) Any plants required by condition (19) that do not successfully establish or die shall be replaced with the same species and maintained thereafter in accordance with accepted practices to ensure successful establishment and growth.

Advice Notes

1. *The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. 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.*
2. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
3. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader Compliance & Monitoring-Central (email: rcmadmin@aucklandcouncil.govt.nz or fax: 353 9186) and include the following details:*
 - *name and telephone number of the project manager and the site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relates*
 - *expected duration of works*
4. *This consent does not relieve the consent holder of his/her responsibility to apply for any other consents which may be required by the Auckland Council and/or New Zealand Historic Places Trust. This consent is issued under the Resource Management Act 1991 and does not remove the need to comply with all other applicable Acts (including the Property Law Act), regulations, Bylaws, and rules of law.*

- 5 *The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.*
- 6 *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 Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

SECTION 104B DETERMINATION

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application at 12 Alderley Road, Mount Eden, Auckland, 1024 for resource consent shall be granted consent.



Ila Daniels

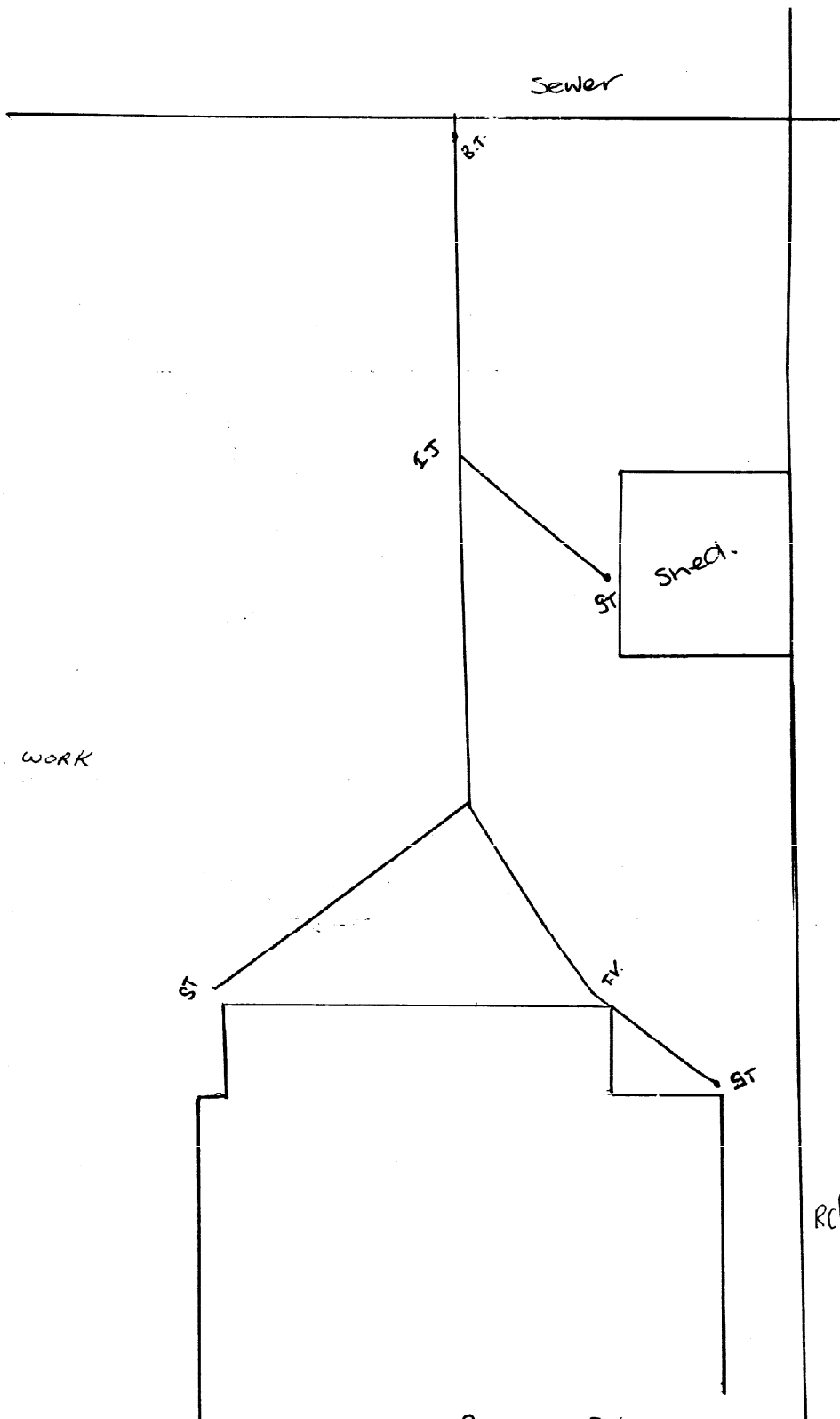
Team Leader-Resource Consents

Auckland Council

DATE: 20/9/12

1335.302

NEW WORK



01 SEP 1993

EM

RC(93)4880

12 Alderley Rd. Mt Eden.