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Catherine Morton-Jones  
52 Kauri Point Road  
Laingholm  
AUCKLAND 0604



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<b>Applicant</b>	Catherine Morton-Jones
<b>LIM address</b>	52 Kauri Point Road Laingholm
<b>Application number</b>	8270270256
<b>Customer Reference</b>	
<b>Date issued</b>	23-Nov-2020
<b>Legal Description</b>	LOT 402 DP 17523
<b>Certificates of title</b>	NA899/143

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

Wind Zone(s) for this property: Specific engineering design (not covered by NZS 3604:2011)

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

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

### Soil Issues

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

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

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

### 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.

### s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

### s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

## s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

## s44A(2)(c) Information relating to any rates owing in relation to the land

<b>Billing Number/ Rate Account:</b>	12341878105
<b>Rates levied for the Year 2020/2021 :</b>	\$2,792.99
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$1,679.15

The rates figures are provided as at 8 a.m. 23/11/2020. It is strongly advised these are not used for settlement purposes.


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### Retrofit Your Home Programme

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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

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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

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remains with the Council.

## Resource Management

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### Planning

52 Kauri Point Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-2014-2043	Land Use Consent Extensions to the existing dwelling to create two new bedrooms and an enclosed entry area and laundry at ground floor level.	Granted (Monitoring Complete)	23/02/2015

### Subdivisions

There are **NO** Subdivision resource consents recorded.

### Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

### Further Information

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The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

### Building

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52 Kauri Point Road Laingholm

Application No.	Description	Issue Date	Status
BPM-1958-9199	Garage	15/12/1958	Issued (See Note 1)
BPM-1982-19483	Addition to dwelling	25/03/1982	Issued (See Note 1)
ABA-2011-754	Res.2 alteration and extension of the first floor, move stairwell to the southern side and add new deck to northern side of first floor.	28/07/2011	CCC Issued 16/10/2014 (See Note 2)
ABA-2015-664	RBW-RES2 Addition of 2 new bedrooms, 1 to the east of existing house, the other to the west western wing to house, new laundry.	21/07/2015	CCC Issued 10/08/2017 (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**

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

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property.

### **Auckland Unitary Plan - Operative in Part (AUP:OP)**

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

### **Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)**

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

### **Plan Changes and Notices of Requirement**

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

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

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

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a

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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**

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

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

### **Waitākere Ranges Heritage Area**

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

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

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

Underground Services and District Plan maps are attached.

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

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



## Attachments

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

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

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

- Consent Conditions : LUC-2014-2043

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

### Address

52 Kauri Point Road Laingholm

### Legal Description

LOT 402 DP 17523

### Appeals

### Modifications

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

### Overlays

Natural Heritage: High Natural Character Overlay [rcp/dp] - AREA 42 - Big Muddy creek

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

Natural Heritage: Ridgeline Protection Overlay - Modified

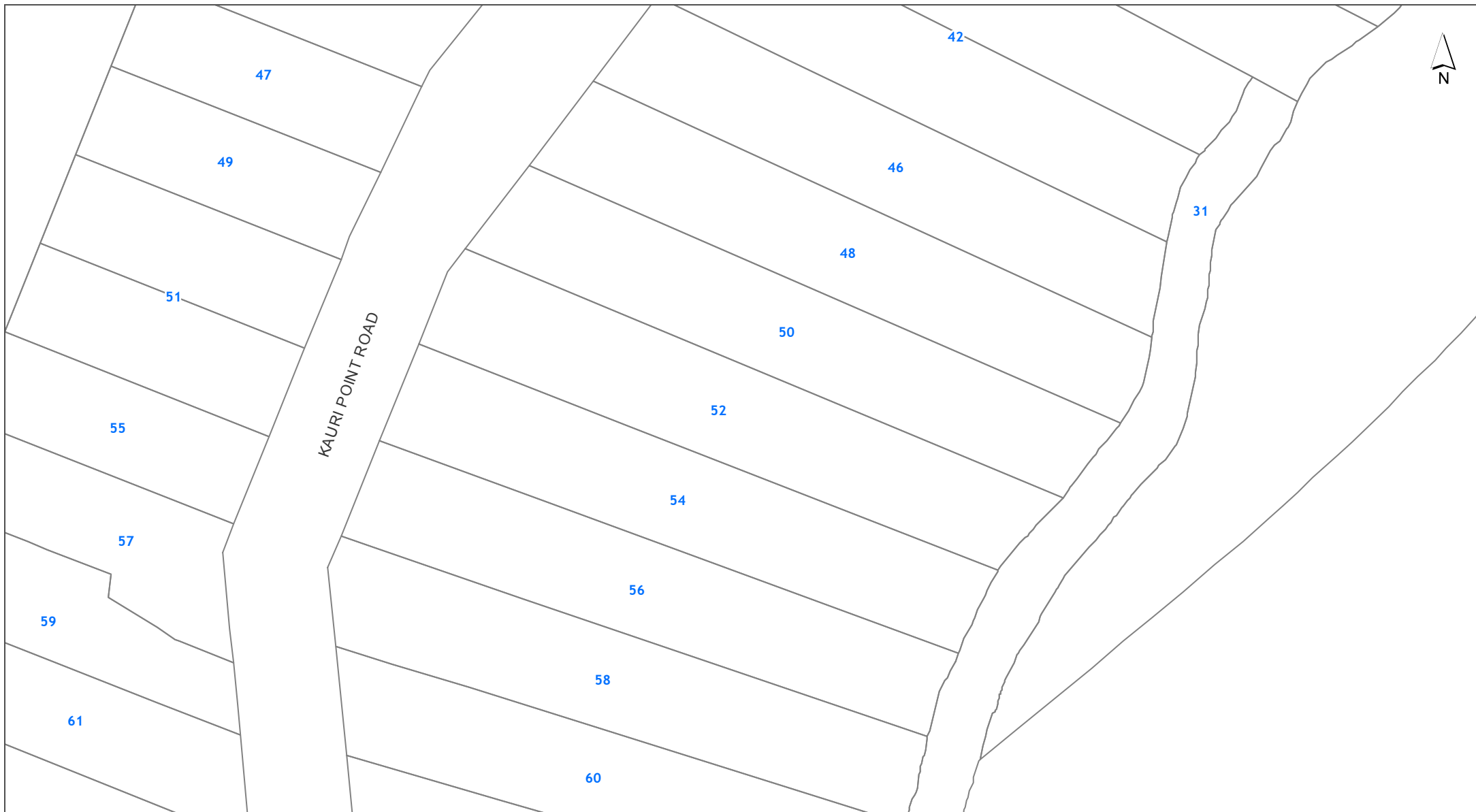
Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA\_07 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_5539 - Terrestrial

### Designations

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

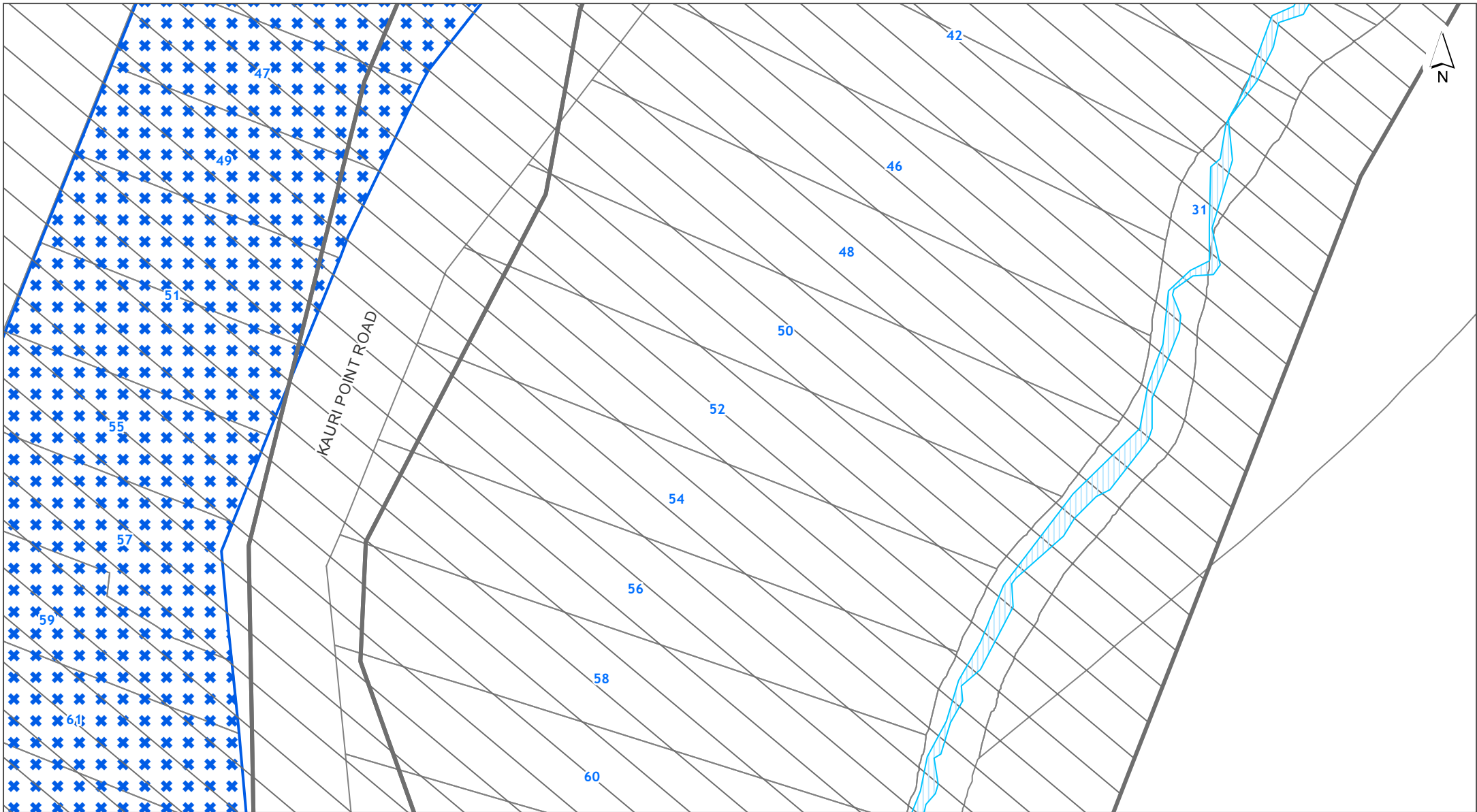


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**Built Environment**  
**52 Kauri Point Road Laingholm**  
**LOT 402 DP 17523**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
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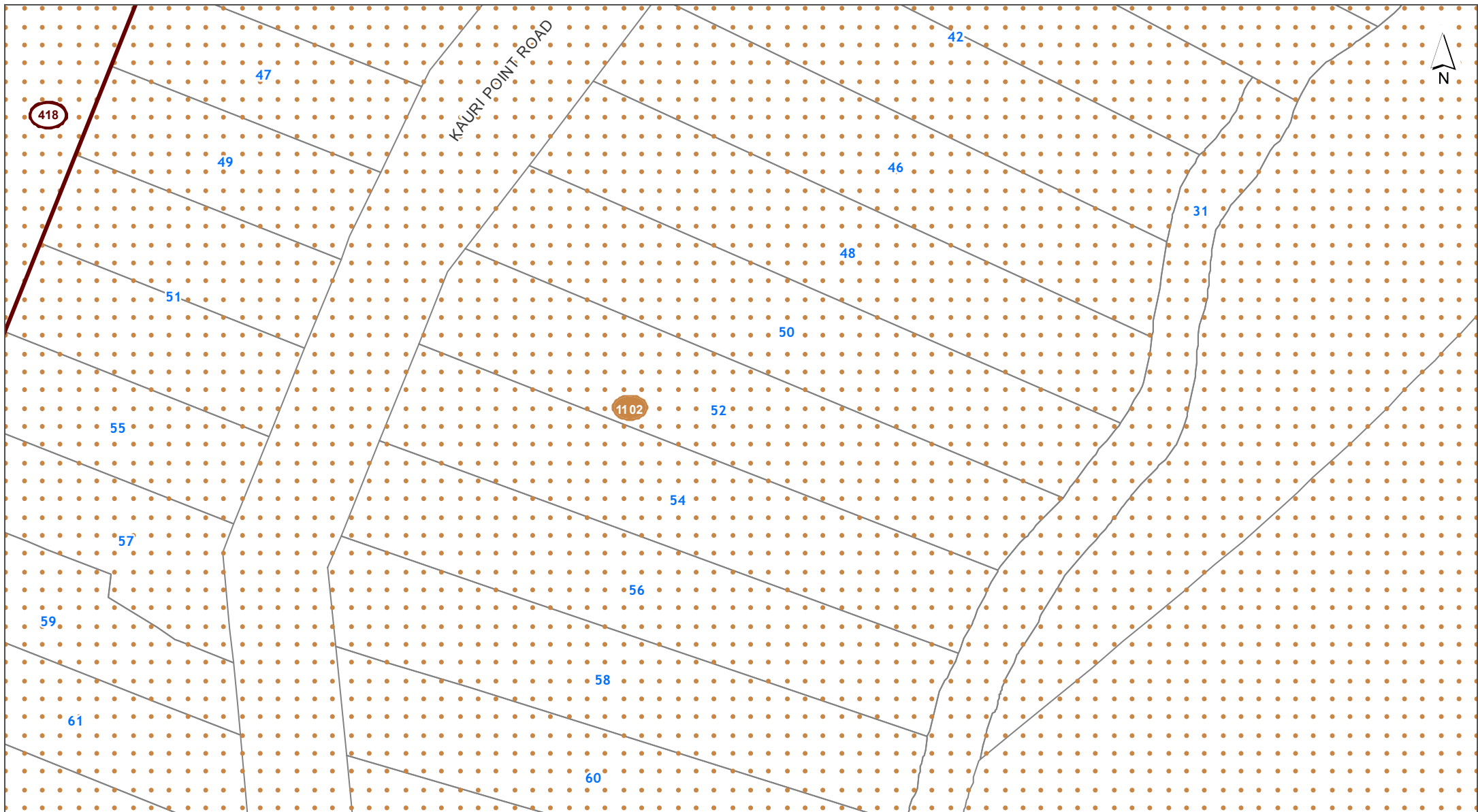
**Controls**  
**52 Kauri Point Road Laingholm**  
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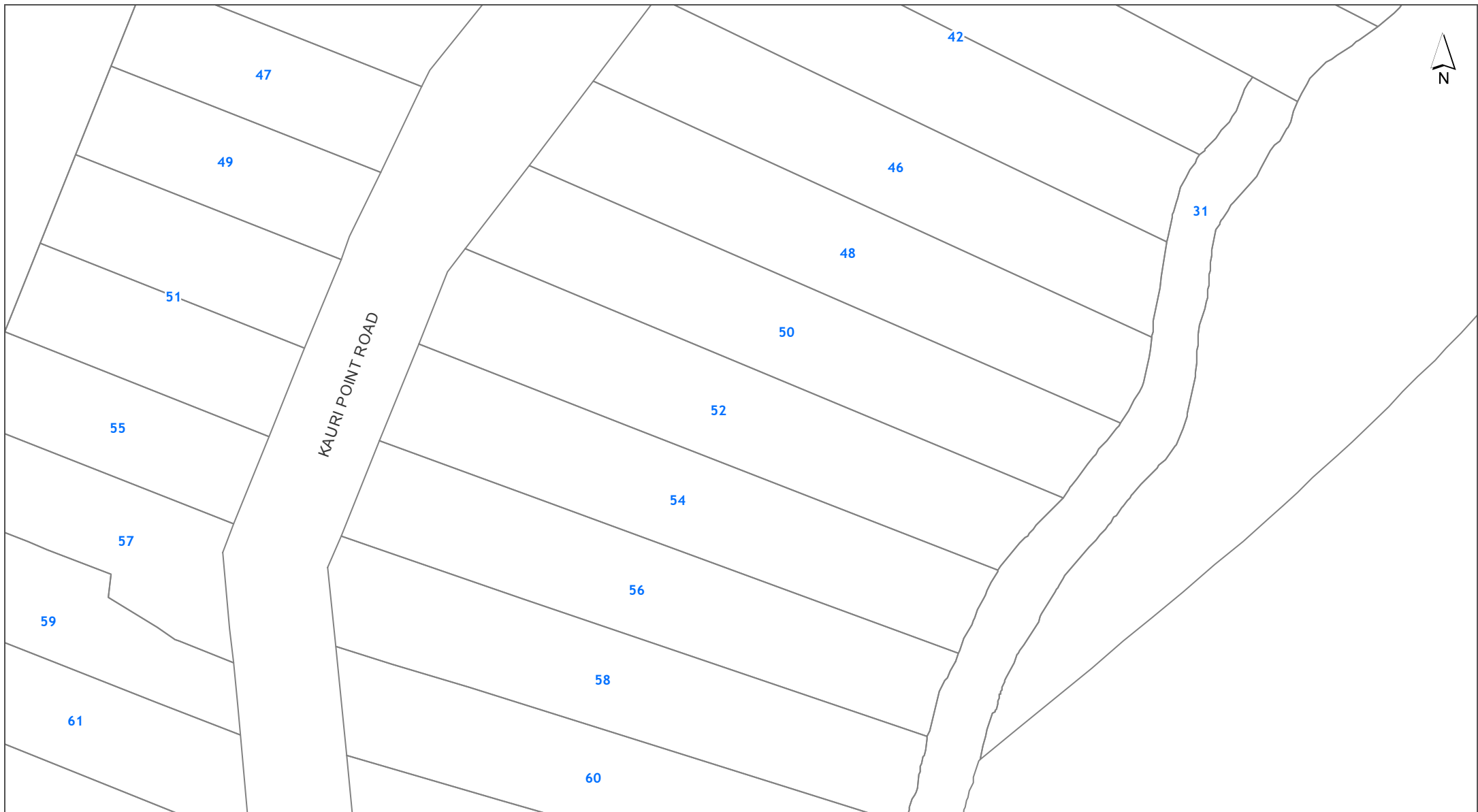


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**Designations**  
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**Historic Heritage and Special Character**

**52 Kauri Point Road Laingholm**

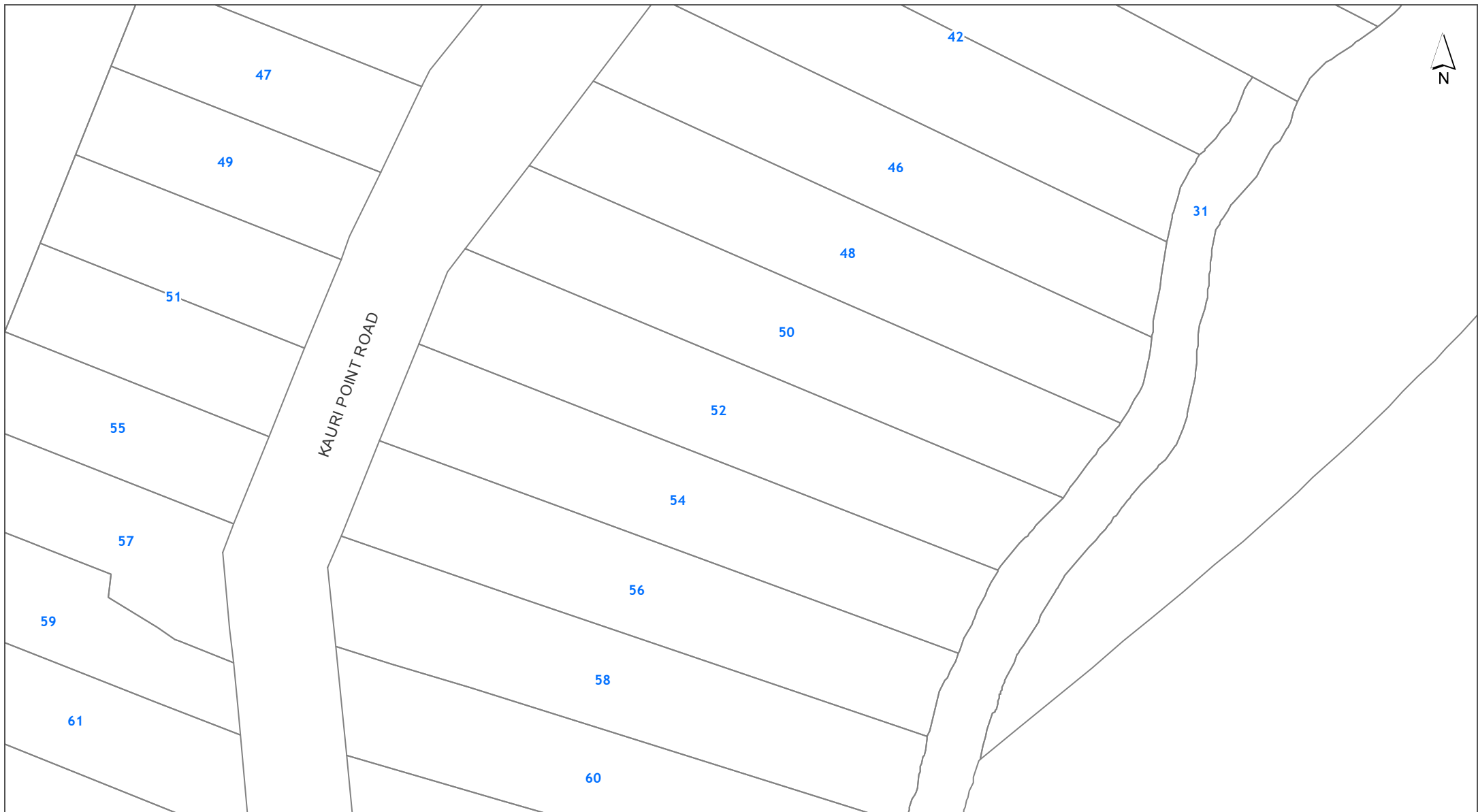
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**23/11/2020**



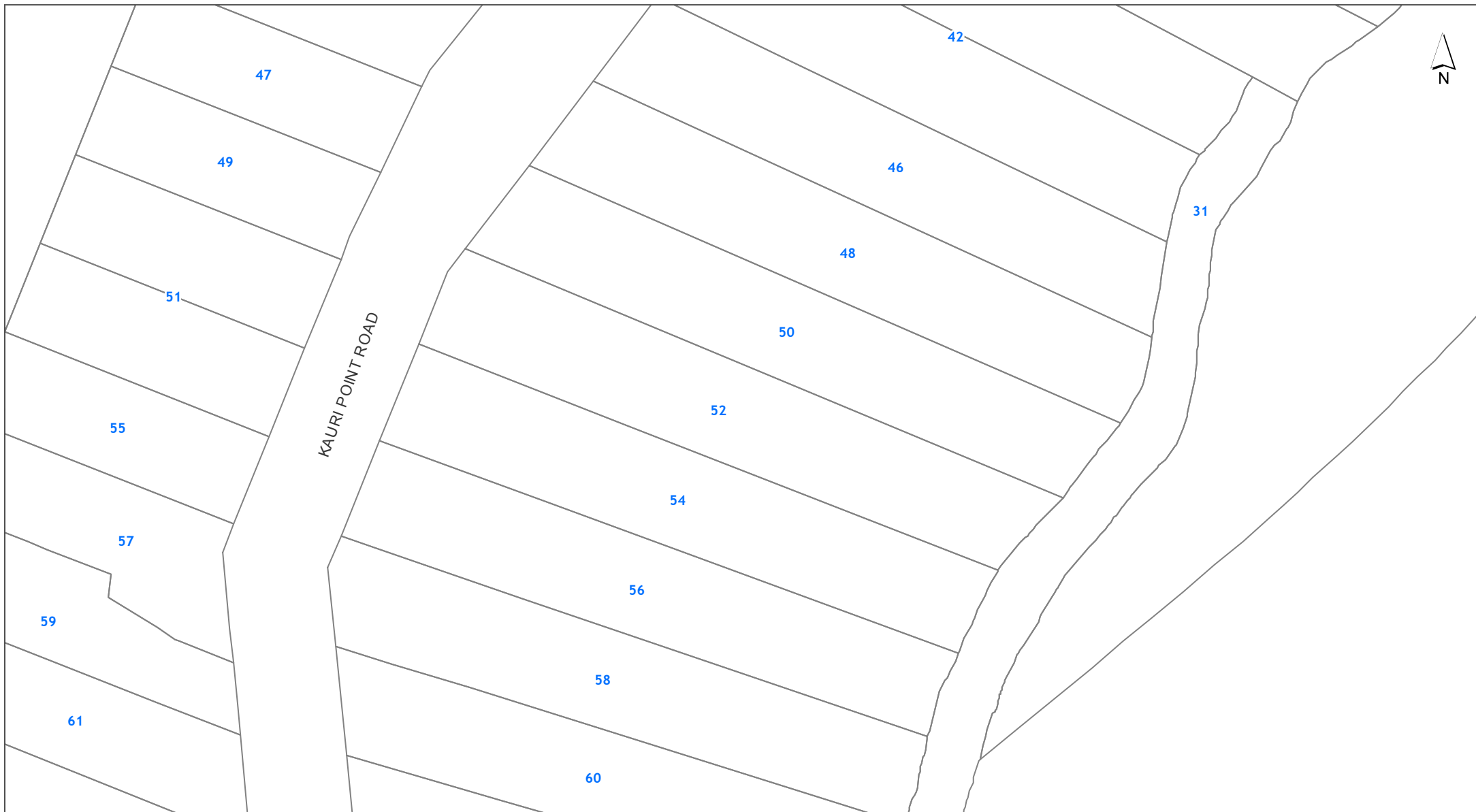


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**Infrastructure**  
**52 Kauri Point Road Laingholm**  
**LOT 402 DP 17523**

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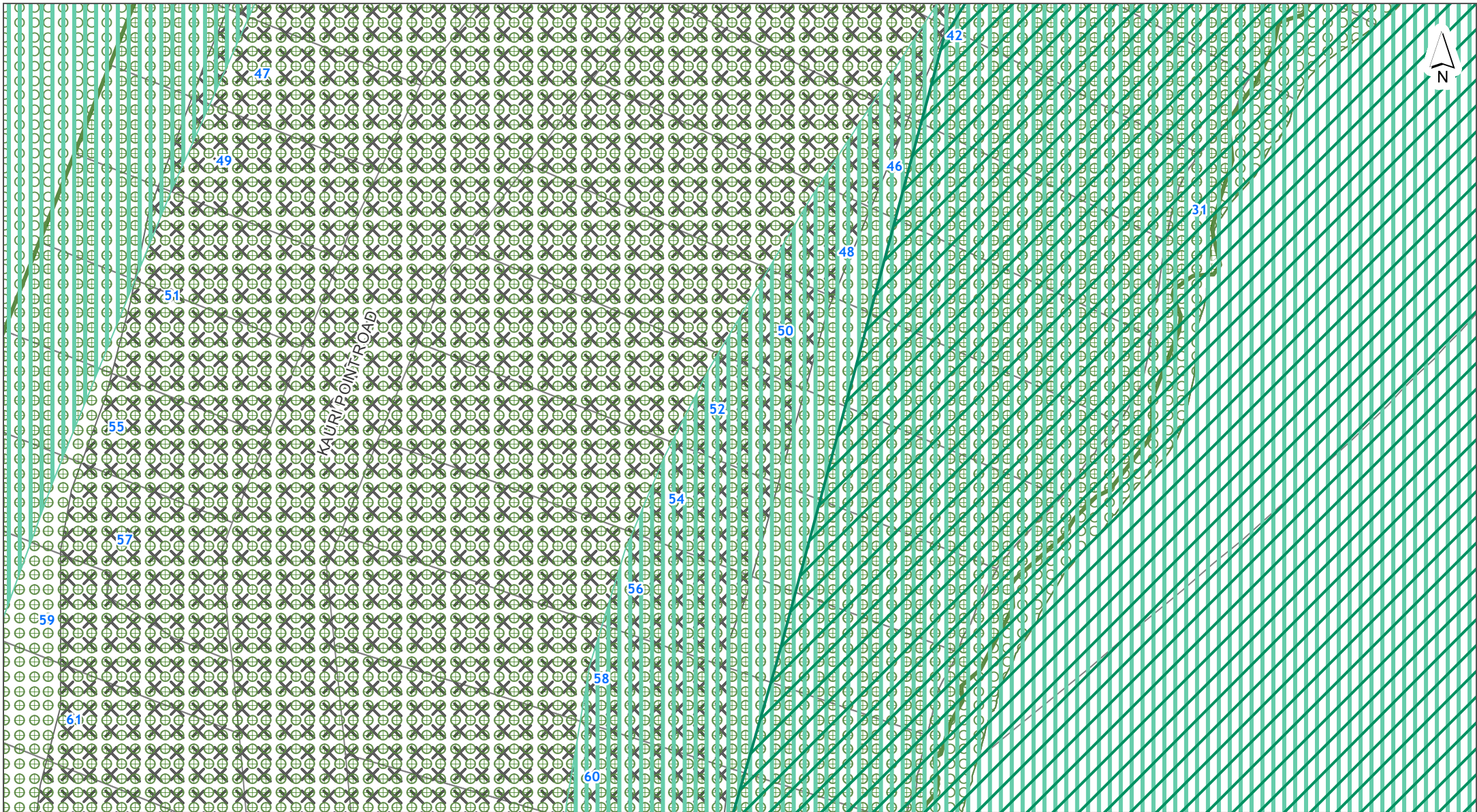
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Mana Whenua  
52 Kauri Point Road Laingholm  
LOT 402 DP 17523

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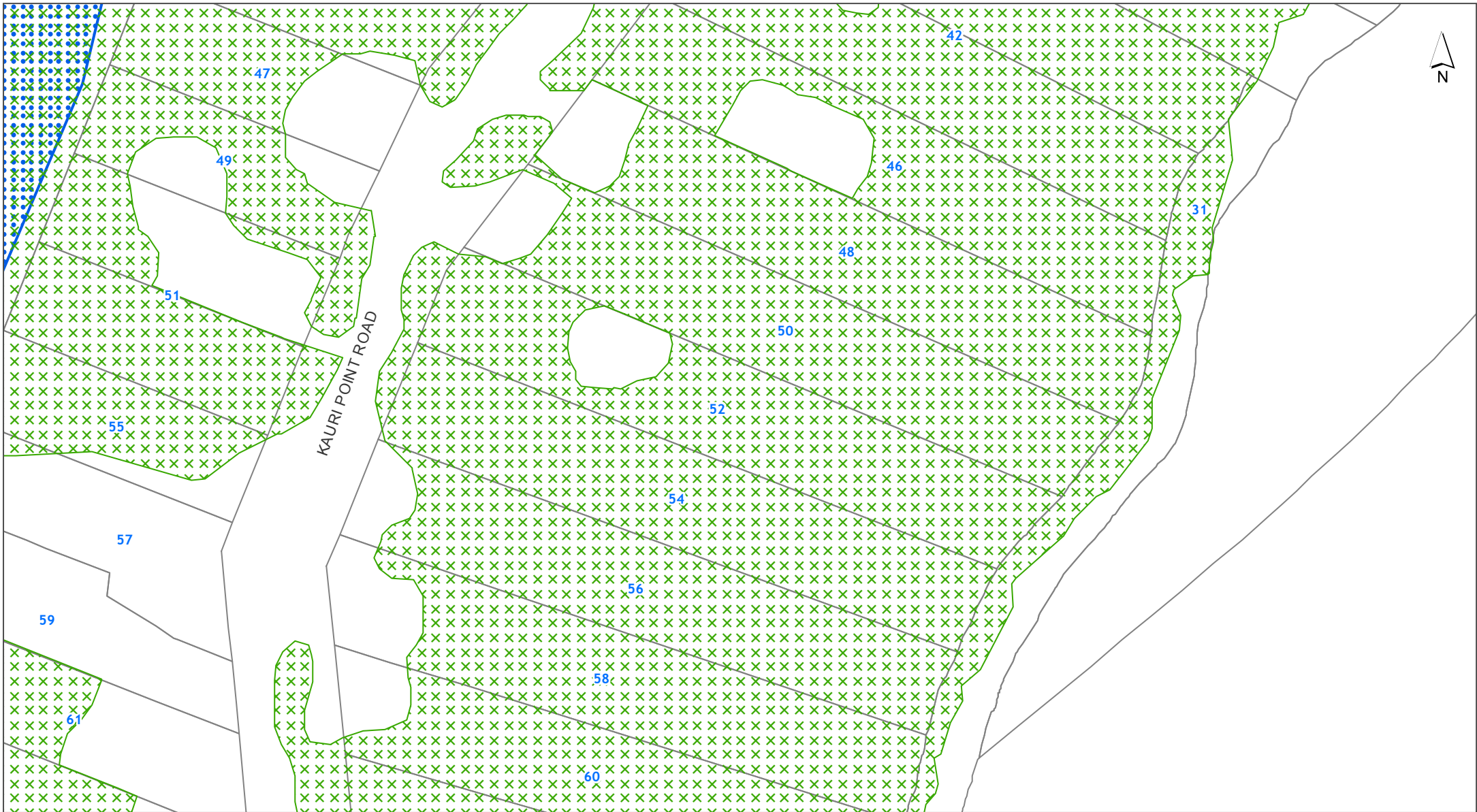
Natural Heritage  
52 Kauri Point Road Laingholm  
LOT 402 DP 17523



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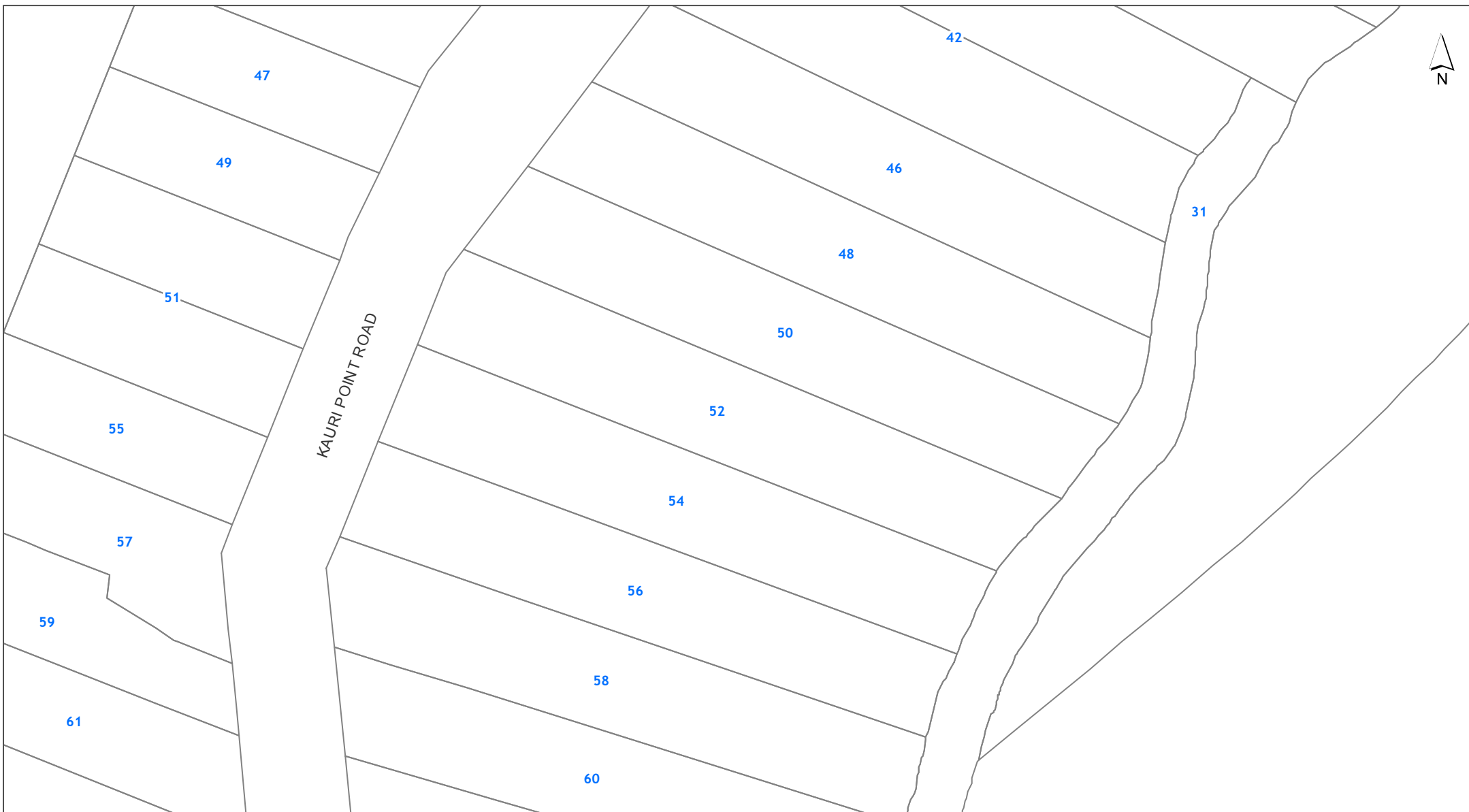
Natural Resources  
52 Kauri Point Road Laingholm  
LOT 402 DP 17523



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23/11/2020



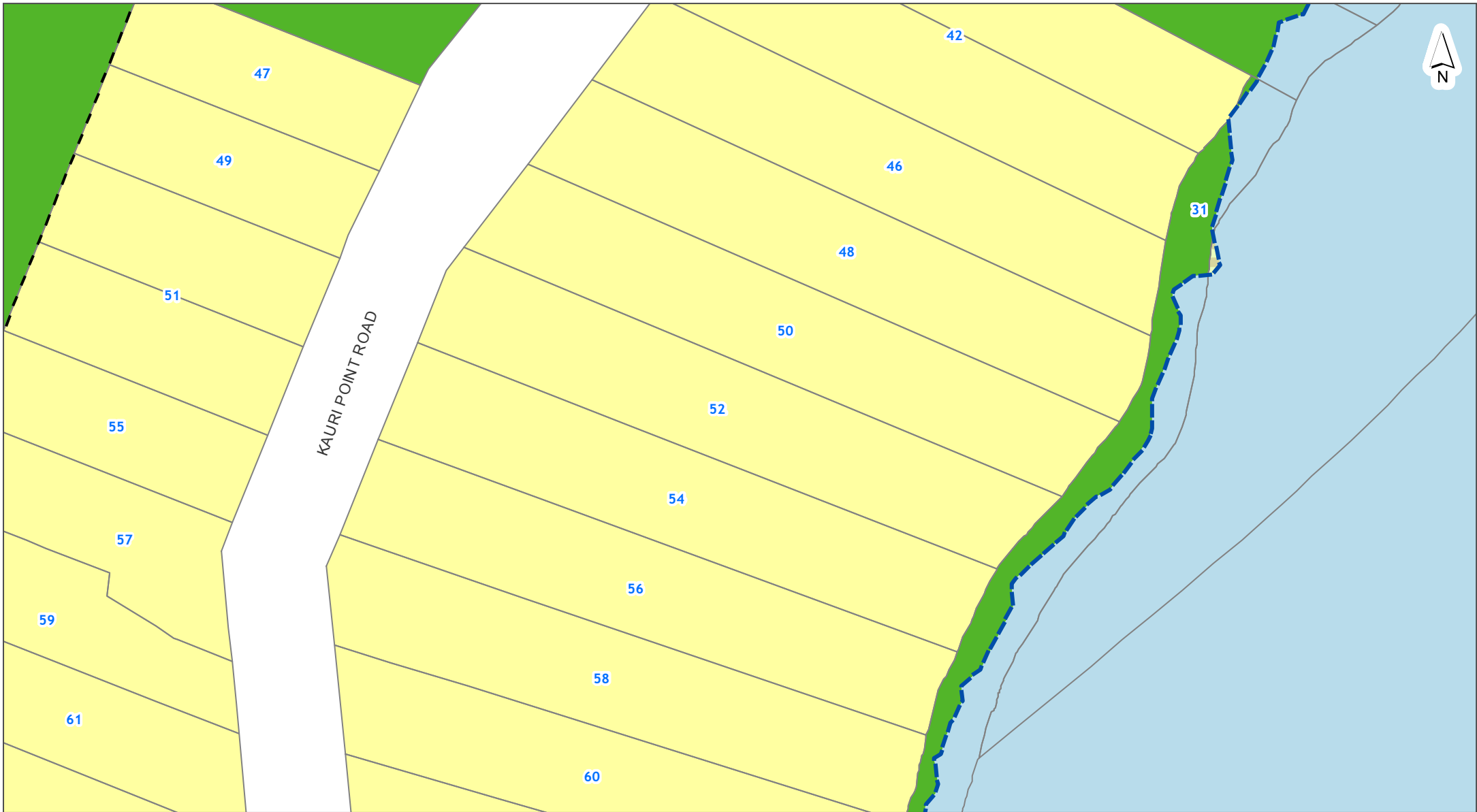


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**Precincts**  
**52 Kauri Point Road Laingholm**  
**LOT 402 DP 17523**

0 7 14 21  
 Meters  
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**Zones and Rural Urban Boundary**

**52 Kauri Point Road Laingholm**

**LOT 402 DP 17523**





Scale @ A4  
= 1:1,000

Date Printed:  
23/11/2020





## NOTATIONS

### Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

### Proposed Plan Modifications


-  Notice of Requirements
-  Plan Changes

### Tagging of Provisions:

- [ i ] = Information only
- [ rp ] = Regional Plan
- [ rcp ] = Regional Coastal Plan
- [ rps ] = Regional Policy Statement
- [ dp ] = District Plan (only noted when dual provisions apply)

## ZONING


### Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








### Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

### Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



### Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

### Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

# Overlays

## Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban }
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

## Infrastructure

- Airport Approach Surface Overlay
  - Aircraft Noise Overlay
  - City Centre Port Noise Overlay [rcp / dp]
  - Quarry Buffer Area Overlay
  - National Grid Subdivision Corridor
  - National Grid Substation Corridor
  - National Grid Yard Compromised
  - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

## Mana Whenua

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

## Built Environment

- Identified Growth Corridor Overlay

## Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- 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
- Waitakere Ranges Heritage Area 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]

# Controls

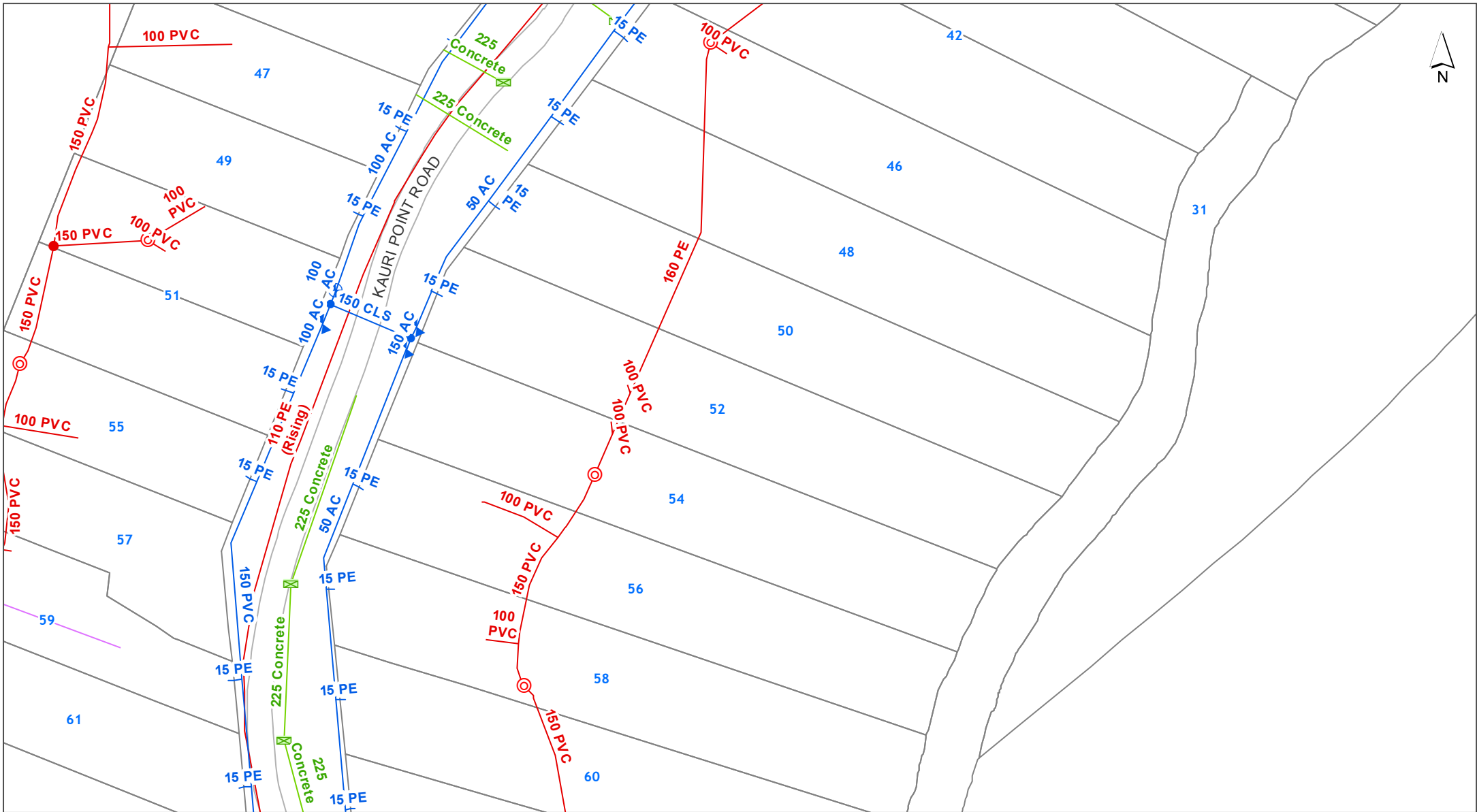
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
- } Building Frontage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

- Business Park Zone Office Control
  - Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - 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

# Designations

- Designations

- Airspace Restriction Designations



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Underground Services  
52 Kauri Point Road Laingholm  
LOT 402 DP 17523



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= 1:1,000

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23/11/2020



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 (Bulk)                    |
|  | Local Pipe (In Service)              |
|  | Local Pipe (Abandoned)               |
|  | Transmission Pipe (In Service)       |
|  | Transmission Pipe (Out of Service)   |
|  | Transmission Pipe (Proposed)         |
|  | Pump Station                         |
|  | Reservoir                            |
|  | Other Structure (Local)              |
|  | Chamber (Transmission)               |
|  | Water Source (Transmission)          |
|  | Other Watercare Structures and Areas |

Wastewater

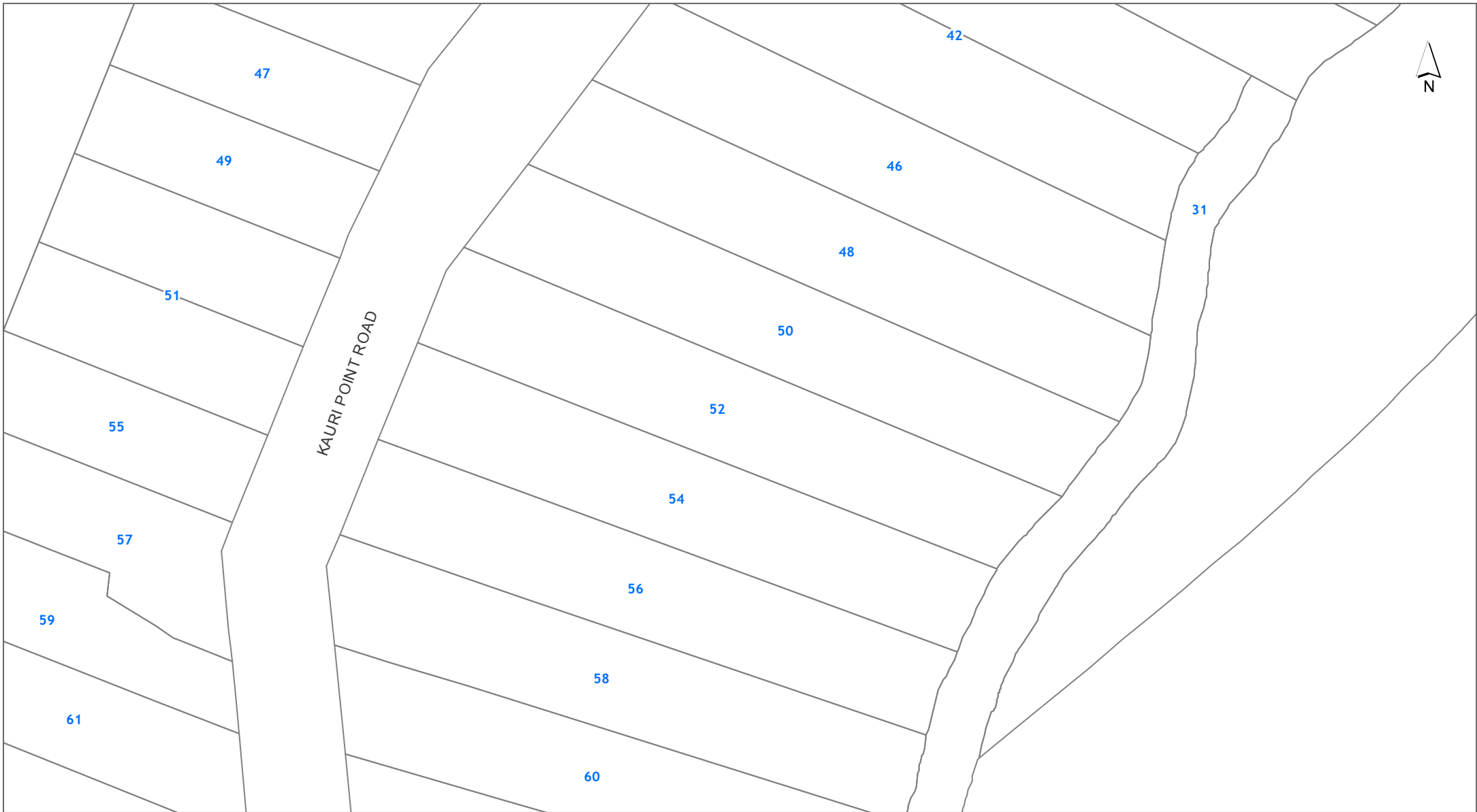
- |  |                                    |
|--|------------------------------------|
|  | Fitting                            |
|  | Fitting (Non Watercare)            |
|  | Manhole                            |
|  | Pipe (Non Watercare)               |
|  | Local Pipe (Main / Service Line)   |
|  | Local Pipe (Abandoned)             |
|  | Local Pipe (Future)                |
|  | Transmission Pipe (In Service)     |
|  | Transmission Pipe (Out Of Service) |
|  | 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                        |

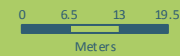
Legend updated: 15/08/2019





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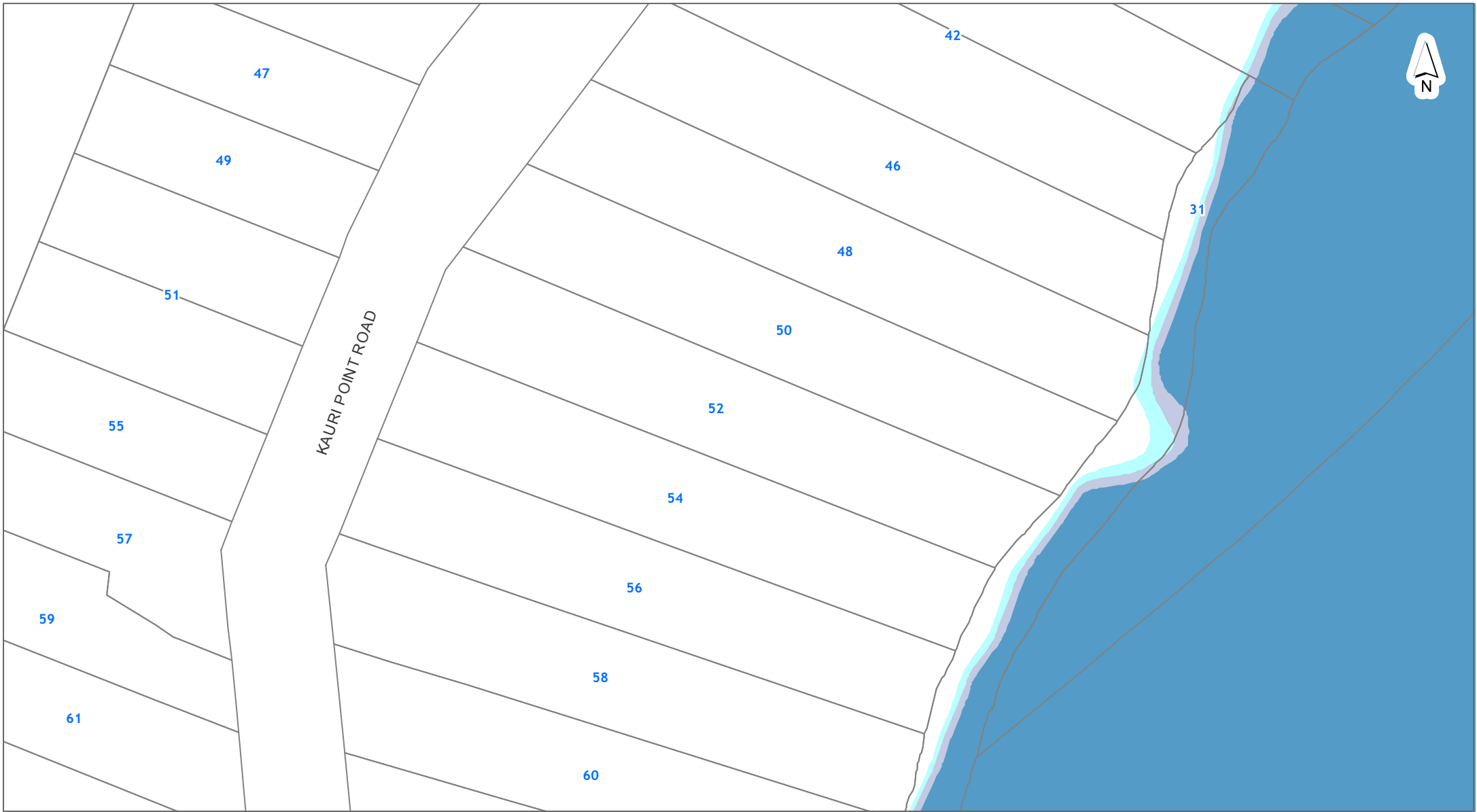
**Hazards**  
**52 Kauri Point Road Laingholm**  
**LOT 402 DP 17523**



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

**Date Printed:**  
**23/11/2020**



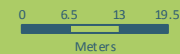


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**Natural Hazards - Coastal Inundation**

**52 Kauri Point Road Laingholm**

**LOT 402 DP 17523**



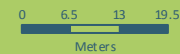
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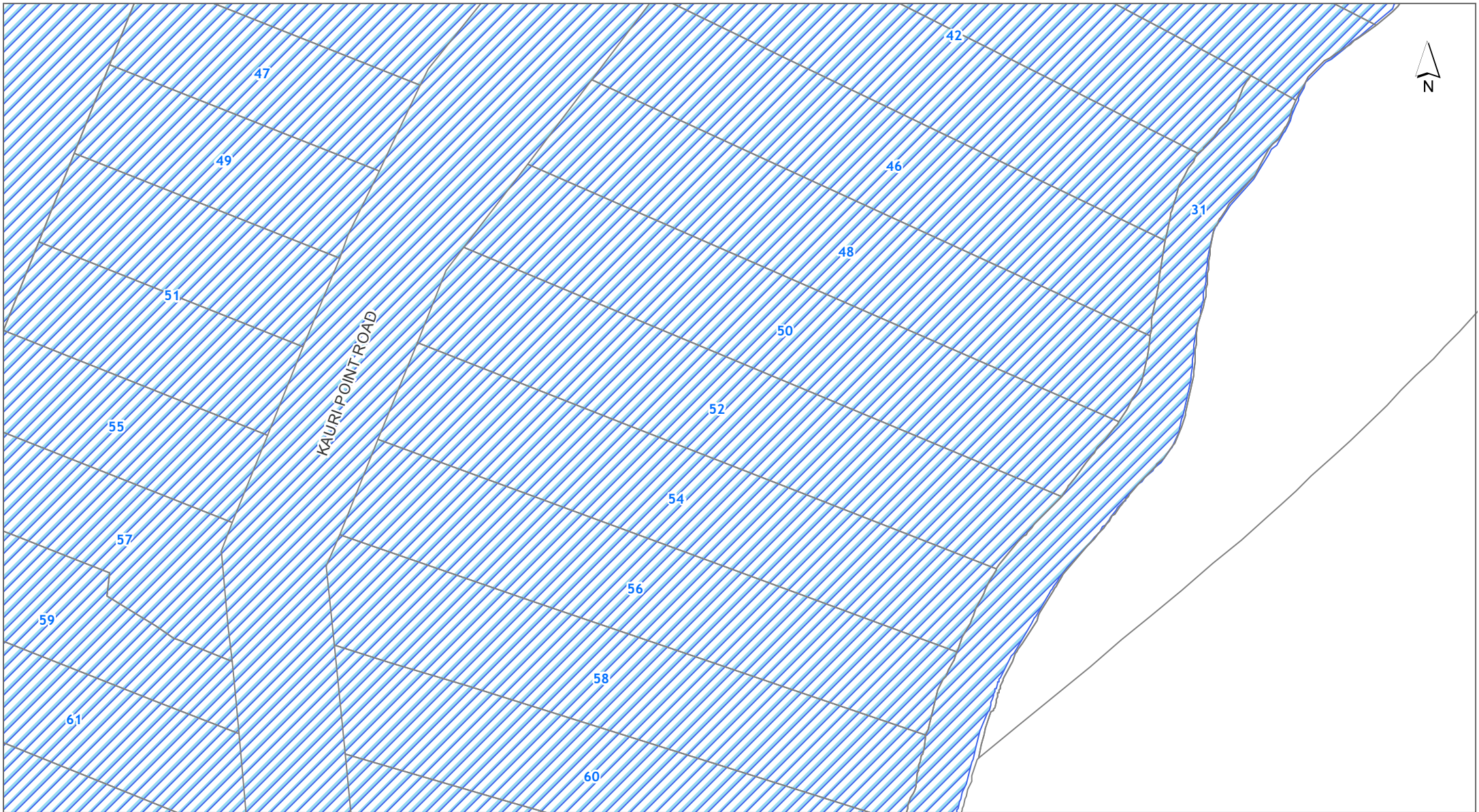
**Natural Hazards - Flooding**  
**52 Kauri Point Road Laingholm**  
**LOT 402 DP 17523**



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

**Date Printed:**  
**23/11/2020**



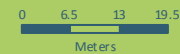


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**Natural Hazards - Sea Spray**

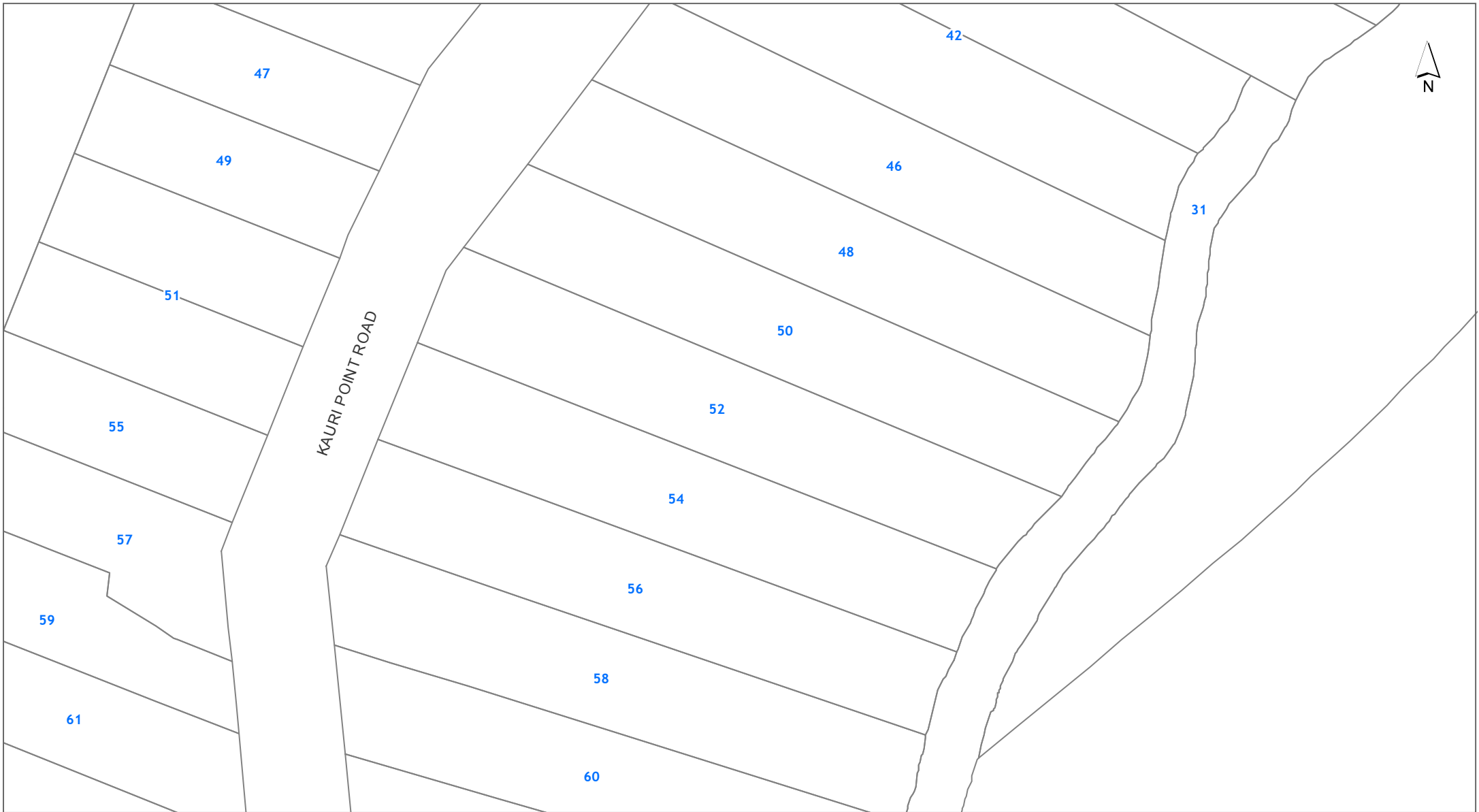
**52 Kauri Point Road Laingholm**

**LOT 402 DP 17523**



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

**Date Printed:**  
**23/11/2020**

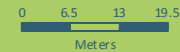


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**Natural Hazards - Volcanic Cones**

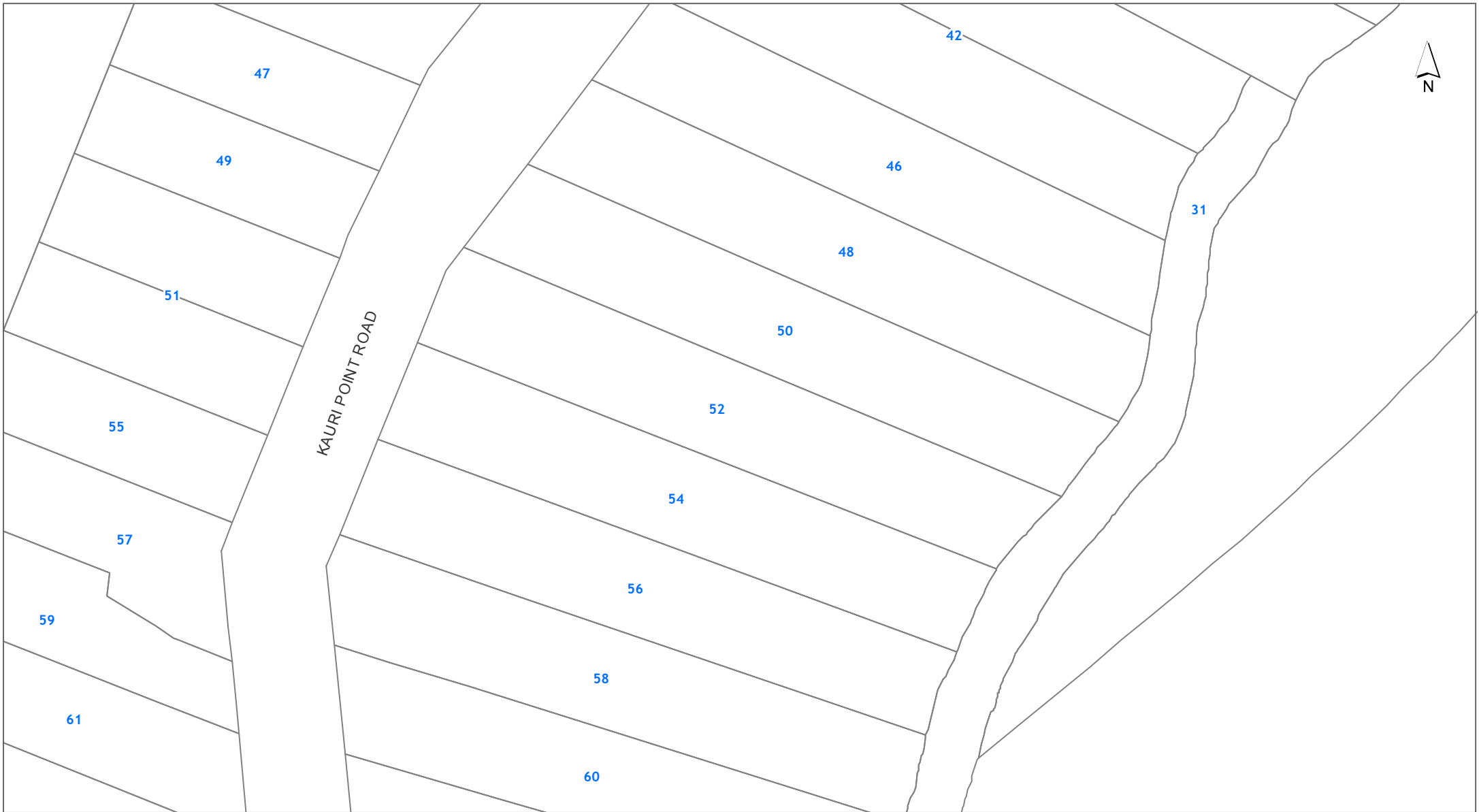
**52 Kauri Point Road Laingholm**

**LOT 402 DP 17523**



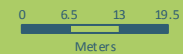
**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
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Other  
52 Kauri Point Road Laingholm  
LOT 402 DP 17523



Scale @ A4  
= 1:1,000

Date Printed:  
23/11/2020
















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 2000m<sup>2</sup> to 3999 m<sup>2</sup>
-  Catchment area 4000 m<sup>2</sup> to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

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

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

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

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

Legend updated: 12/06/2018

# Decision on Application for Resource Consent under the Resource Management Act 1991



**Application number:** LUC 2014 2043  
**Applicant's name:** Blair & Catherine Morton-Jones  
**Site address:** 52 Kauri Point Road, Laingholm  
**Legal description:** LOT 402 DP 17523

**Proposal:** Extensions to the existing dwelling to create two new bedrooms and an enclosed entry area and laundry at ground floor level.

The resource consents required are:

## Land use consents (s9)

### Auckland Council District Plan (Waitakere Section)

- Consent is sought for a *Controlled Activity* pursuant to Rule 2.2 of the Bush Living Environment Rules, as development is proposed on land identified as a sensitive ridge with the building not being visible in front of the sea or above the skyline as viewed from a road or other public place
- Consent is sought for a *Controlled Activity* pursuant to Rule 2.2(b) of the General Natural Rules, by reason that the development includes work within the dripline of native vegetation which is more than 6m in height or 600mm in girth.

### Proposed Auckland Unitary Plan

- Regional land use consent for a *Discretionary Activity* pursuant to Rule H.4.3.1.2 of the Proposed Auckland Unitary Plan (PAUP), by reason that the development includes vegetation alteration and removal within the defined Significant Ecological Area (SEA).

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104 and 104B the application is **GRANTED**.

## 1. Reasons

Under section 113 of the RMA the reasons for this decision are:



- In accordance with an assessment under s104(1)(a) of the Resource Management Act the actual and potential effects from the proposal will be less than minor for the following reasons:
  - The receiving environment is an area characterised by residential activities. The additions to the existing dwelling and the associated activities will be entirely consistent with this existing environment and modest in scale and extent.
  - The proposed development will form a sympathetic and unobtrusive addition to the existing building and wider built form within the context of the sensitive ridge designation, by virtue of its sensitive design, modest scale, use of appropriate materials and natural screening from existing vegetation.
  - The proposed development will not adversely affect the two existing Puriri trees identified on plan reference A002 Rev A, by virtue of its sensitive design, low impact construction method and use of appropriate conditions.
  - The small scale loss of existing vegetation within the SEA will be adequately compensated for by the removal of pest plants that are currently located on-site. Such compensation is to be secured by condition and is to be carried out in accordance with the Auckland Regional Council Pest Management Strategy (ARPMS).
  - Local Iwi have been approached in respect of the proposals: those that have responded have advised that a Cultural Impact Assessment (CIA) is not required. As such, the development will maintain Mana Whenua values.
  - The submitted Geotechnical Report by Design Management Consultants Limited dated 30 January 2015 demonstrates that there are no ground stability issues of concern such that resource consent should not be granted.
  - The development will result in a dwelling that will provide more suitable residential accommodation for the existing and future occupiers.
- Council's Development Engineer, Mr Ravinesh Chand, has reviewed the application and is satisfied with the proposals, subject to appropriate conditions being attached. The Engineer concludes that the application can be supported.
- Council's consultant Arborist, Mr Andrew Benson, has reviewed the application from an Arboricultural perspective and is satisfied with the proposals, subject to appropriate conditions being attached. The Arborist concludes that the application can be supported.
- In accordance with an assessment under s104(1)(b) of the Resource Management Act the proposal will be consistent with the relevant statutory documents. In particular, the development will;
  - maintain the life supporting capacity of water and the City's land resource;
  - protect the quality and resilience of the native vegetation resource;
  - manage the effects of land use on the environment;

- protect and maintain those aspects of the environment that are of significance to tangata whenua; and
- maintain the amenity values that contribute to the wellbeing of residents.
- In accordance with an assessment under s104(1)(c) of the Resource Management Act, monitoring is also relevant in relation to the proposal.
- Under the Proposed Auckland Unitary Plan (PAUP), a regional land use consent for a discretionary activity is required for vegetation alteration and removal in the SEA. As noted above, such alteration and removal will be compensated for by the removal of existing pest plants that are present on the site.
- This application is considered to be consistent with Part 2 of the Resource Management Act by reason that the development will ensure the efficient use of natural and physical resources; the maintenance of amenity values; and the protection of ecosystems of intrinsic value.

Overall the proposal is acceptable in the context of the relevant statutory documents and the effects on the environment resulting from the development will be less than minor for the reasons set out above.

## 2. Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

### General Conditions

These conditions apply to all resource consents.

1. The extensions to the existing dwelling shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC 2014 2043.
  - Application Form and Assessment of Environmental Effects prepared by Aaron Barratt of The Draughting Machine, dated 1 December 2014 and 3 November 2014 respectively.

Report title and reference	Author	Rev	Dated
Arboricultural Report	Seth Thompson, Senior Consultant Arborist at Tree Fellas Ltd	-	20 November 2014
Geotechnical Assessment For House Extensions	Design Management Cojnsultrants Limited	-	30 January 2015

<b>Plan title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
A000 Cover Index Sheet	Aaron Barratt, The Draughting Machine	A	8 December 2014
A001 Existing Overall Site Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A002 Proposed Overall Site Plan	Aaron Barratt, The Draughting Machine	B	2 February 2015
A011 Existing / Demo Ground Floor Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A012 Existing / Demo First Floor Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A013 Existing Roof Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A021 Existing / Demo Elevations	Aaron Barratt, The Draughting Machine	B	8 December 2014
A101 Proposed Ground Ref Floor Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A102 Proposed Ground Dim Floor Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A103 Proposed First Ref Floor Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A104 Proposed First Dim Floor Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014

A105 Proposed Roof Plan	Aaron Barratt, The Draughting Machine	A	8 December 2014
A201 Proposed Elevations	Aaron Barratt, The Draughting Machine	A	8 December 2014
A202 Proposed Elevations	Aaron Barratt, The Draughting Machine	A	8 December 2014
<b>Other additional information</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
Letter from agent to Council	Aaron Barret, The Draughting Machine	-	2 February 2015

2. 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.
3. 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.
4. Under 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.
5. The consent holder shall pay the council an initial consent compliance monitoring charge of \$540.00 (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.

**Advice Note**

*The initial monitoring 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. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. 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. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.*

## **Specific conditions – land use consent**

### **Pre-Commencement Conditions**

6. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre start meeting that:
  - a. is located on the subject site
  - b. is scheduled not less than 5 days before the anticipated commencement of earthworks
  - c. includes all relevant officer[s] e.g. Monitoring officer, Arborist and etc.
  - d. includes representation from the contractors who will undertake earthworks and suitably qualified professionals
  - e. The following information shall be made available at the pre-start meeting including specific references to all relevant documentation, such as resource consent conditions, Sediment Control Plan.
  - f. In relation to Arboriculture; the consent holder and / or their representative shall confirm with the Council's Officer the following:
    - The vegetation to be removed will be clearly identified and agreed upon
    - The proposed methodology and timing of the works to be undertaken
    - The location of site access and stockpiling/storage of equipment
    - The location of protective fencing and root protection areas
    - Biosecurity/hygiene requirements

The consent holder shall minute this meeting and a copy of these minutes shall be forwarded to Council's environmental monitoring advisor within 5 working days' of the meeting.

### **Advice Note**

*To arrange the pre-start meeting required by Condition 1 please contact the Team Leader, Compliance Monitoring – West and/or Consents and Compliance - West Team Manager on +64 9 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided at least 2 days prior to the meeting.*

### **General Earthworks Conditions**

7. The Team Leader, Compliance and Monitoring – West shall be notified at least two (2) working days prior to earthwork activities commencing on the subject site.

### **Advice Note:**

*In order to comply with Condition 9, please fill out the "Notice of Works Commencing" form supplied with your Resource Consent pack and forward this to Council as noted on the form to advise of the start of works.*

8. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out.

**Advice Note**

*It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring – West and/or Consents and Compliance – West Team Manager on +64 9 301 0101 for more details. Alternatively, please refer to "Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region".*

9. All earthworks shall be managed to ensure that no debris, soil, silt, dust, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance & Monitoring – West and/or Consents and Compliance – West Team Manager.
10. The site shall be progressively stabilised against erosion at all stages of the earthwork activity.
11. All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise. The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site shall be restricted to between the following hours:

Monday to Friday:	7:30am to 7:00pm
Saturday:	8:00am to 5:30pm

There is to be no operation of noise-generating, motorised equipment and vehicles associated with earthworks activity on the subject site on Sundays or public holidays.

12. There shall be no damage to, or obstruction of, public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader, Compliance Monitoring – West and/or Consents and Compliance – West Team Manager, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

**Advice Note**

*In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate.*

*If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader, Compliance & Monitoring – West and/or Consents and Compliance – West Team Manager on +64 9 301 0101*

13. Notice shall be provided to the Team Leader, Compliance & Monitoring – West and/or Consents and Compliance – West Team Manager, at least two (2) working days prior to the removal of any erosion and sediment control works.

### **Geotechnical Conditions**

14. All construction associated with foundation and drainage shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitable qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with the geotechnical report prepared by Design Management Consultants Limited Ref: 9006-2011 and dated 30 January 2015.

### **Arboricultural Conditions**

15. Prior to works commencing, the applicant shall engage a suitably qualified and experienced Council approved works arborist to manage and coordinate all site works in the drip lines of protected vegetation. The applicant shall forward details of the works arborist to Council's Environmental Monitoring Advisor (ph 3010101 - please give a minimum of 48hours notice) at least 10 working days prior to the commencement of works.
16. Prior to works commencing, a suitable wash station shall be installed on site and shall remain in place for the duration of works. The wash station shall contain suitable quantities of Trigene (or other suitable agent to be approved by Council in advance), and any cleaning equipment which may be required to ensure that all equipment be suitably cleaned both prior to and after works taking place.
17. All equipment which is to be used as part of this project, including but not limited to, excavator buckets and tracks, shovels, picks, wheel barrows, any other ground penetrating tools or equipment, and footwear shall be thoroughly cleaned and all loose soil material removed prior to arrival on site. All equipment and footwear shall be cleaned with Trigene (or other suitable agent) to the satisfaction of the works arborist prior to works commencing, and again when works are complete. This will need to include any drilling apparatus and augurs.
18. Any soil material which is required to be removed from within 30 metres of a New Zealand kauri shall either remain on site, or otherwise be transported to a landfill site (not transfer station) and buried within the ground as a controlled bury. Where the material is to be loaded onto the back of an open top vehicle, the material shall be covered with a tarpaulin (or similar) to prevent the soil from leaving the vehicle whilst it is in motion, and the tarpaulin should be buried with the soil material at the same time. After the material has been emptied from the truck, the areas of the truck which were previously exposed to the soil material shall be washed with Trigene (or other suitable agent) in the same manner as condition 3.
19. A pest plant control programme shall be implemented at the site to bring under control all formal pest plants (for example wandering jew, woolly nightshade and kahili ginger). The method of control shall involve manual removal and careful treatment with a suitable herbicide. The control

of the pest species shall be undertaken in accordance with the Auckland Regional Council Pest Management Strategy (ARPMS).

Note, this document is available online at

[http://www.arc.govt.nz/environment/biosecurity/search-for-plants/regional-plants\\_home.cfm](http://www.arc.govt.nz/environment/biosecurity/search-for-plants/regional-plants_home.cfm)

Where there is any confusion as to how to control the pest species, the consent holder is to contact Council's environmental monitoring officer.

20. A protective fence of robust construction shall be erected around all vegetated areas of the site where works are not required to take place. A string line or equivalent shall be strung at the time of the pre-start meeting. All protective fencing shall be erected to the satisfaction of Council's Environmental Monitoring Advisor prior to works commencing.
21. No tools, vehicles or machinery are to be allowed to enter the area enclosed by the protected fence. Nothing is to be stored, emptied or disposed of in the area enclosed by the protective fence unless otherwise authorised to do so by Council's environmental monitoring officer.
22. If at any time it becomes necessary to move the protective fence, then the area previously enclosed by the protective fence shall be regarded in the same manner as if the protective fence were still in place.
23. If for any reason it becomes necessary to store, manoeuvre or temporarily place any vehicle, equipment or machinery within the permeable area of the root zone of protected vegetation, then those vehicles, machinery or pieces of equipment shall be supported on a temporary load bearing hard surface such as "Trak Mats", ply wood or similar.
24. If machinery/vehicles are to be operated or stored within the root zone area on an existing or temporary load bearing surface, then the machinery/vehicle shall not cause any detrimental effect to the tree(s) through compaction, physical damage, spillage of lubricants and fuels or discharge of waste emissions.
25. All excavations which are to take place in or around the root zone of any of the trees shall be done so in conjunction with the works arborist. The first 600mm of the excavation shall be dug by hand and at the discretion of the works arborist, may proceed with light machinery.
26. Any roots which are encountered during any part of the process are to be retained where possible. Every effort shall be made to retain all roots 35mm in diameter or greater. The severance of any root less than 35mm shall be done so at the discretion of the works arborist. Where roots are to be severed, they shall be cut cleanly by the works arborist with a sharp hand saw or loppers, and the area around the root shall be backfilled with the original material.
27. Where roots to be retained are encountered and there is need for these roots to remain exposed in order that works are not impeded, then those roots shall be covered with a suitable protective material (such as moist Hessian, or a wool mulch) in order to protect them from desiccation and/or mechanical damage, until such a time as the area around the root can be back filled with



the original material. The wrapping or covering of any roots shall be undertaken by the works arborist.

28. If during the works, it becomes necessary to pour concrete and/or lay asphalt directly over exposed roots (for example during reinstatement, or footpath construction), then all exposed roots shall first be covered with a layer of fine sand not less than 75mm thick and a layer geotextile fabric shall be placed over the roots prior to pouring the concrete/asphalt.

### 3. Advice notes

1. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.*
2. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

**Delegated decision maker:**

Name:

*Kristin Spjve*

Title:

Team Leader, Resource Consents

Signed:



Date:

*23/2/15.*