76 Alford St & 73 Alverston Street Property Information Memorandum

Tender Closes: 4pm, Tuesday 11 April 2017 (unless sold prior)

Bayleys – 305 Ponsonby Road, Ponsonby, Auckland

Table of Contents

- Introduction
- Executive Summary
- Photos
- Location
- Contact Disclaimer
- Certificate of Titles
- 3D Renders & Concepts
- Rates
- Rental Appraisals
- LIM Reports
- School Zones
- Tender Guide
- Agent Profile
- REAA Guide

Introduction

DEVELOPMENT OPPORTUNITY – PRIME INNER AUCKLAND SUBURB

Investment / Land / Development Site / Residential For Sale

73 Alverston Street & 76 Alford Street, Waterview

Offering two titles in the "real estate hotspot" of Waterview totalling 4,805m² (more or less) with added bonus of dual street access.

Under the Auckland Unitary Plan (operative in part) both sites are zoned Mixed Housing Suburban, opening the way for the possibility of terraced housing or low rise apartments (subject to Auckland Council planning approval). The outlook is to the Waitakere Ranges and the western reaches of the Waitemata Harbour.

With an easy commute to the Auckland CBD, main transport hubs and being well served by motorways heading north, south and west this is a one of a kind opportunity in Waterview.

Development concepts for over 50 units (subject to Auckland Council approval) developed by award-winning Auckland based architects Leuschke Group are available.

A property report including LIM's, titles, 3D renders and concept drawings is available upon request.

For further information, please contact the undersigned Sole Agents:

Chris Batchelor

Mob. 021 217 7026

chris.batchelor@bayleys.co.nz

Bayleys Real Estate Limited

Licensed Under the REAA 2008

Peter Tanner

Mob. 021 379 379

peter.tanner@bayleys.co.nz

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Licensed Under the REAA 2008

Executive Summary

ADDRESS

76 Alford Street & 73 Alverston Street, Waterview

LEGAL DESCRIPTION

Alford – Lot 1 DP 38023

Alverston – Lot 6 DP 38023

CERTIFICATE OF TITLE

Alford – NA1019/20

Alverston – NA8A/978

CAPITAL VALUE

Alford - $2,050,000 (2014)

Alverston - $2,155,000 (2014)

LAND TENURE

Both properties are Freehold

LAND AREA

Alford – 2352 sqm more or less

Alverston – 2453 sqm more or less

RATES

Alford - $5,936.06 (2016/2017) incl GST

Alverston - $6,202.18 (2016/2017) incl GST

CHATTELS

Alford - To Be Advised

Alverston – To Be Advised

METHOD OF SALE

Tender (unless sold prior)

4pm, Tuesday 11th April 2017

Bayleys – 305 Ponsonby Road, Ponsonby, Auckland

Location

Formal Address: 76 Alford Street and 73 Alverston Street, Waterview

About Waterview:

Transport links

Oakley Creek Bridge:
Waterview Shared Path is around 2.5km long. From Alan Wood reserve off New North Road, it follows the route of Te Auaunga/Oakley Creek to connect with Great North Road. It will be accessible from several points along the way, including Phyllis Reserve and the Unitec campus. Three new bridges will be built along the route. The path will add to Auckland's growing cycling and walking network, connecting with the north-western cycle route along SH16 and with shared paths to Onehunga and New Lynn.
(Reference link https://at.govt.nz/projects-roadworks/waterview-shared-path/)

Waterview Connection (Opening April 8th):
The Waterview Connection will complete the Western Ring Route, a 48km motorway route between Manukau in the south and Albany north of Auckland via state highways 20, 16 and 18. It will bypass central Auckland to the west (ending Auckland's reliance on a single motorway spine), SH1 and the Auckland Harbour Bridge for road travel through and within the region.
(Reference link https://www.nzta.govt.nz/projects/the-western-ring-route/waterview-connection/)

Education

Waterview Primary $17 million redevelopment:
Significant investment in rebuilding the local primary school. Key facilities and underground infrastructure will also be designed to enable capacity to be increased to 800 if necessary in the future. According to relab.co.nz Waterview Primary is ranked 7/10, i.e. same as Grey Lynn, Westmere, Remuera and better than Pt Chevalier. This rating is not just decile, it also takes into account actual performance. Expected to rise following the new $17m investment.
Reference articles: http://www.stuff.co.nz/national/education/75090932/waterview-primary-school-begins-17-million-redevelopment

Early Childhood

The Rumpus Room:
A purpose built private early learning childhood centre catering for preschool kids starting from 3 months to 6 years.
http://therumpusroom.co.nz/waterview-centre/

Waterview Kindy:
The kindergarten operates as part of the Auckland Kindergarten Association (AKA)

Unitec:
One of NZ's leading tertiary education providers

Recreational pursuits

Waterview Reserve is a community and family-friendly park located near the Waterview Connection

- skate and BMX park
- splash park/water play area
- slides, swings, roundabouts, and plenty of things to climb on

http://ourauckland.aucklandcouncil.govt.nz/articles/news/2016/12/waterview-reserve-playground-review/

Community Park:
Just off Alford Street at Saxon and Oakley (only 5 minutes walk from the house)

Shared walking and cycle path:
A shared walking and cycling path is proposed to link Waterview with Mt Albert and several other suburbs along the State Highway 16 cycle route. This includes the current building of the Oakley Creek Bridge

The Coffee Project:
Community owned gathering spot where you can get to enjoy a coffee while meeting local residents

Mind Lab:
http://themindlab.com/
The Mind Lab by Unitec is unique education collaboration between a public education provider and a specialist education lab dedicated to enhancing digital literacy capability and the implementation of contemporary practice in the teaching profession.

As well as postgraduate studies, Mind Lab offers full day camps for 7 to 12 year olds during school holidays.

Contact and Disclaimer

Sole Agents:

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Personal Assistant:

Lydia Harris
Ph. 09 375 8672
lydia.harris@bayleys.co.nz

Disclaimer:

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the Land and Buildings and then make their own valuation of the Land and Buildings. The technical info provided (incl. the floor & section sizes) has been sourced from organisations such as RPNZ, Property Guru, Mapometer, & the Council; & are broad guides for general information only. They are solely intended to provide a general understanding of the subject matter & to help you assess whether you need more detailed information. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this memorandum.

Certificate of Title

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA1019/20**
Land Registration District	**North Auckland**
Date Issued	22 November 1951

Prior References
NA994/165

Estate	Fee Simple
Area	2352 square metres more or less
Legal Description	Lot 1 Deposited Plan 38023

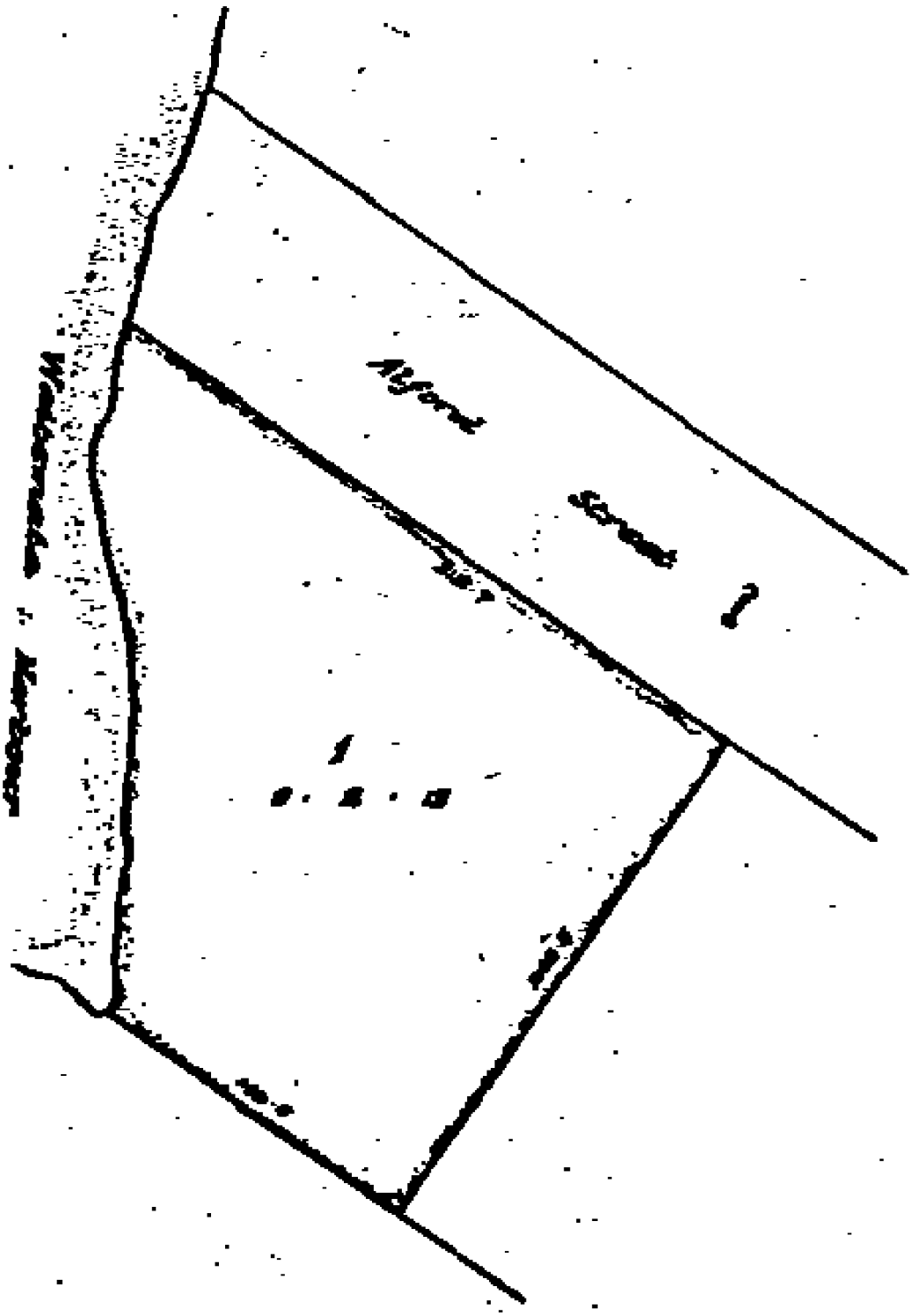
Proprietors
Simon Nicholas Mabin, Chantelle Ernestine Joseph and Bassett Trustees 3 Limited

Interests

10137502.3 Mortgage to Westpac New Zealand Limited - 25.9.2015 at 6:31 pm

1 Acre = 40..6m²
1 Perch = 25..m²
1 Link = 2012 metres

Auckland City



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA8A/978**
Land Registration District	**North Auckland**
Date Issued	23 March 1966

Prior References
NA994/165

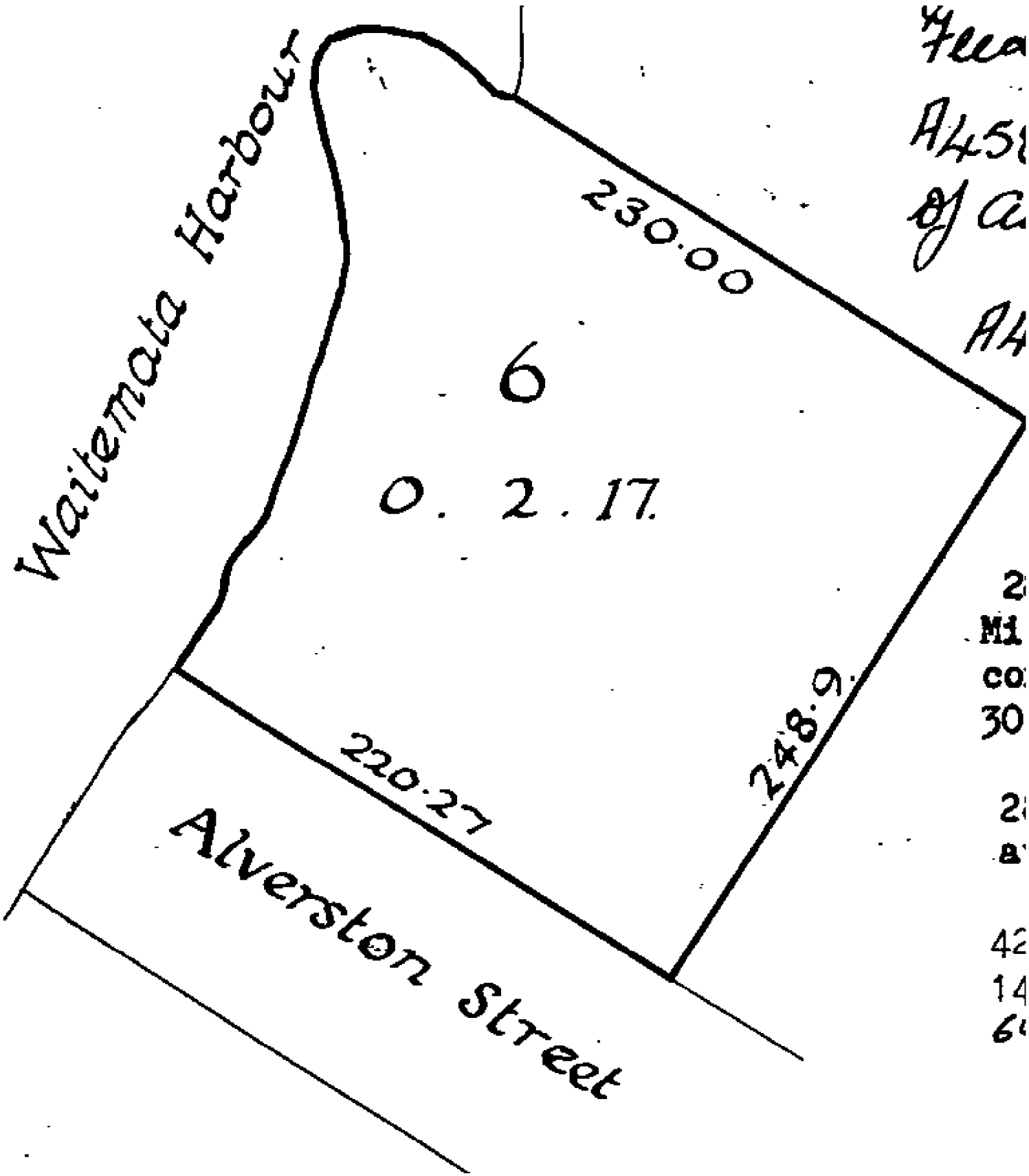
Estate	Fee Simple
Area	2453 square metres more or less
Legal Description	Lot 6 Deposited Plan 38023

Proprietors
Wolf Trust Holdings Limited

Interests

C855695.1 Notice under Section 36(2)(b) Building Act 1991 - 20.6.1995 at 10.36 am

10705003.3 Mortgage to Westpac New Zealand Limited - 28.2.2017 at 1:06 pm


Waitemata Harbour
230.00
6
0. 2. 17.
220.27
248.9
Alverston Street

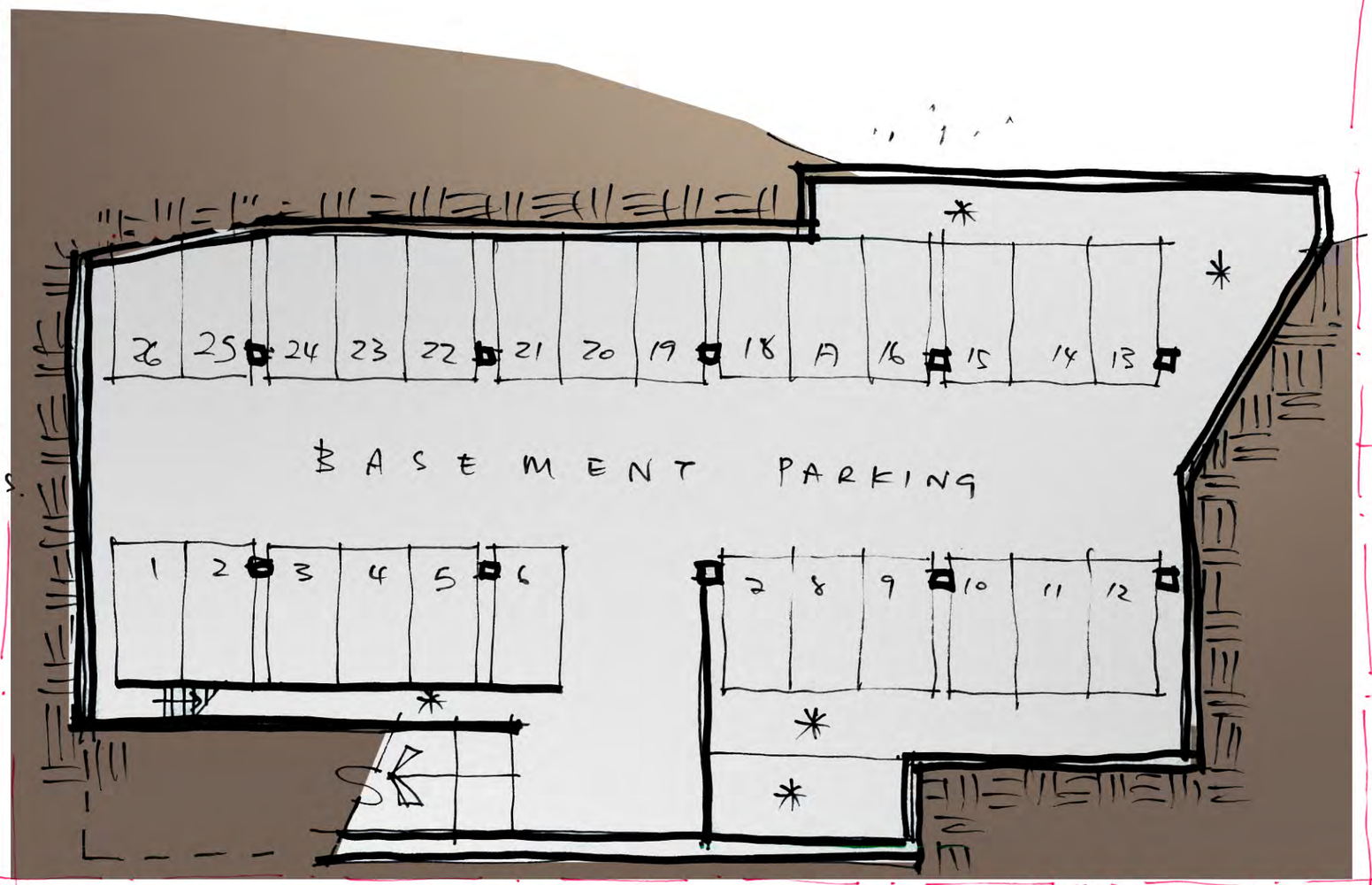
3D Renders and Concepts

sketch impression

73 Alverston PAUP bulking concept - 01 january 2017 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP



* STORE, PLANT, BIKES + SCOOTERS.

floor area approx 980m²

basement level plan

73 Alverston PAUP bulking concept - 01 january 2017 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP

2.5M+45°

6x4 OUTLOOK TO LIVING (3x3 TO B1 & 1x1 TO OTHER)

NORTH

3M YARD

ALVERSTON STREET

1	2	3	4	5	6	7	8	9
47+5	60+5	33+5	34+5	30+5	30+5	47+5	52+5	60+5

10	11	12	13	14	
57+5	45+5	37+5	37+5	56+5	

LOBBY

RAMP TO BASEMENT

PATIO

ALT H.I.R.T.B

2.5+45°

1m YARD

2.5M+45°

POSSIBLE ALFORD ST DEVELOPMENT

floor area approx 720m² plus decks 70m²

ground level plan

73 Alverston PAUP bulking concept - 01 january 2017 - ref:1178 - 1:200@A3

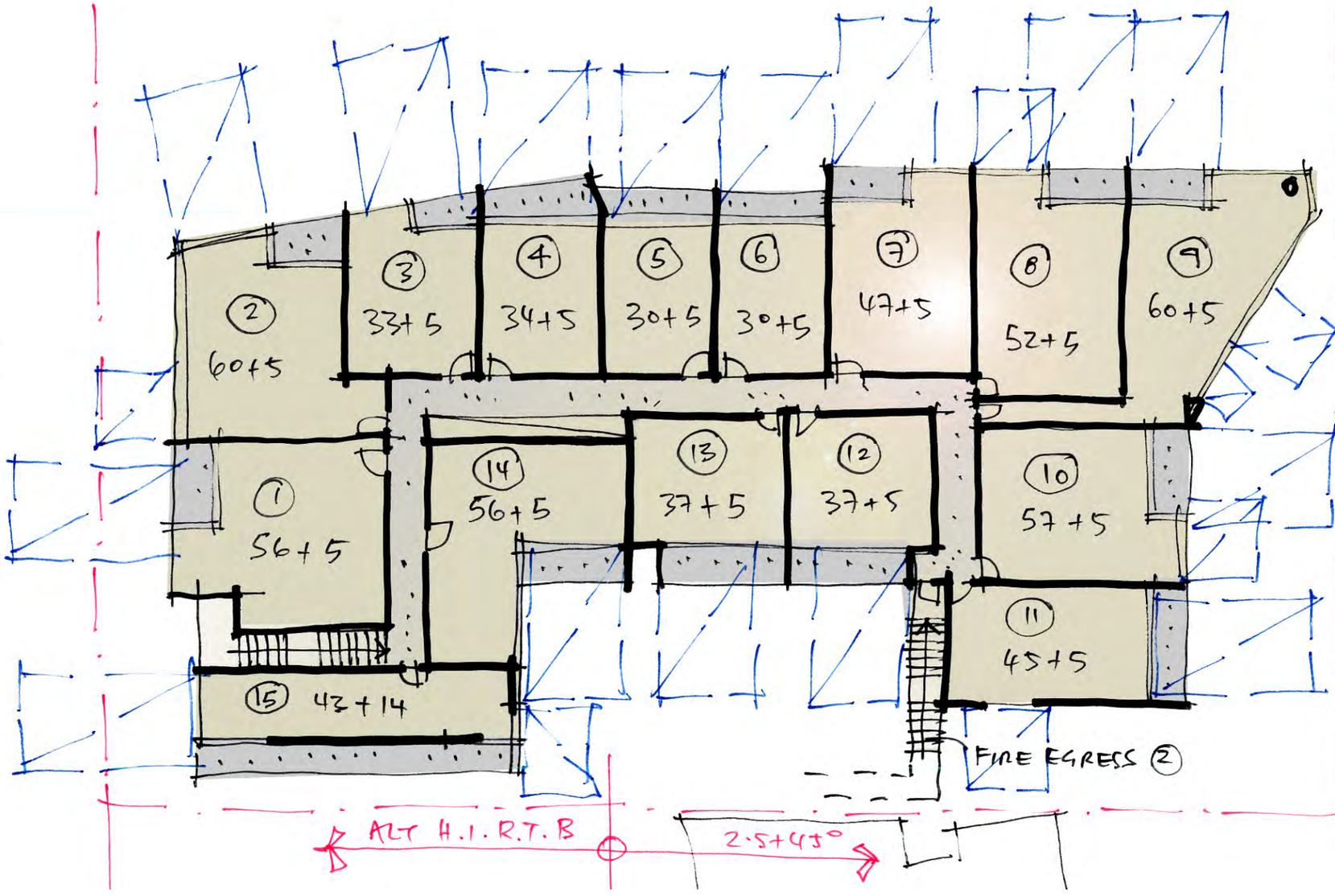
based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP

ALVERSTON STREET

NORTH

POSSIBLE ALFORD ST DEVELOPMENT.



floor area approx 763m² plus decks 84m²

first level plan

73 Alverston PAUP bulking concept - 01 january 2017 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

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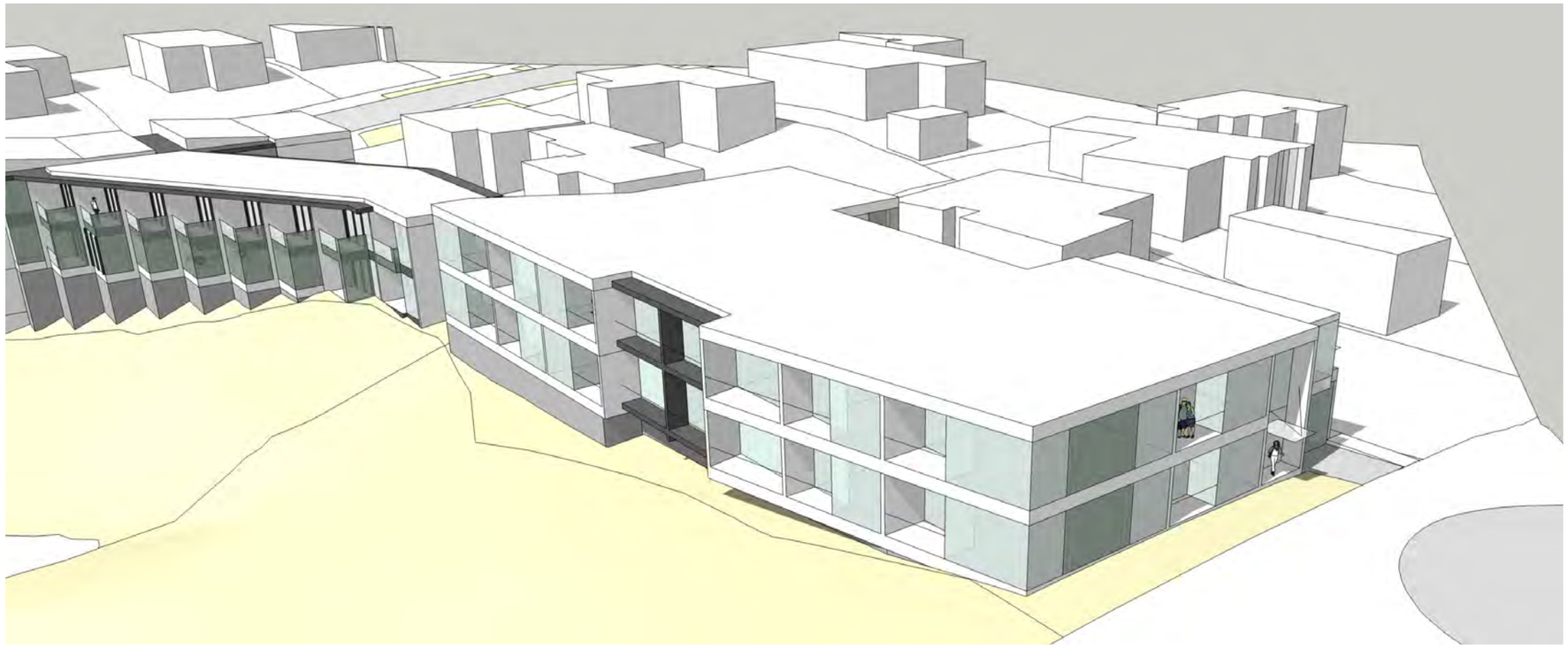


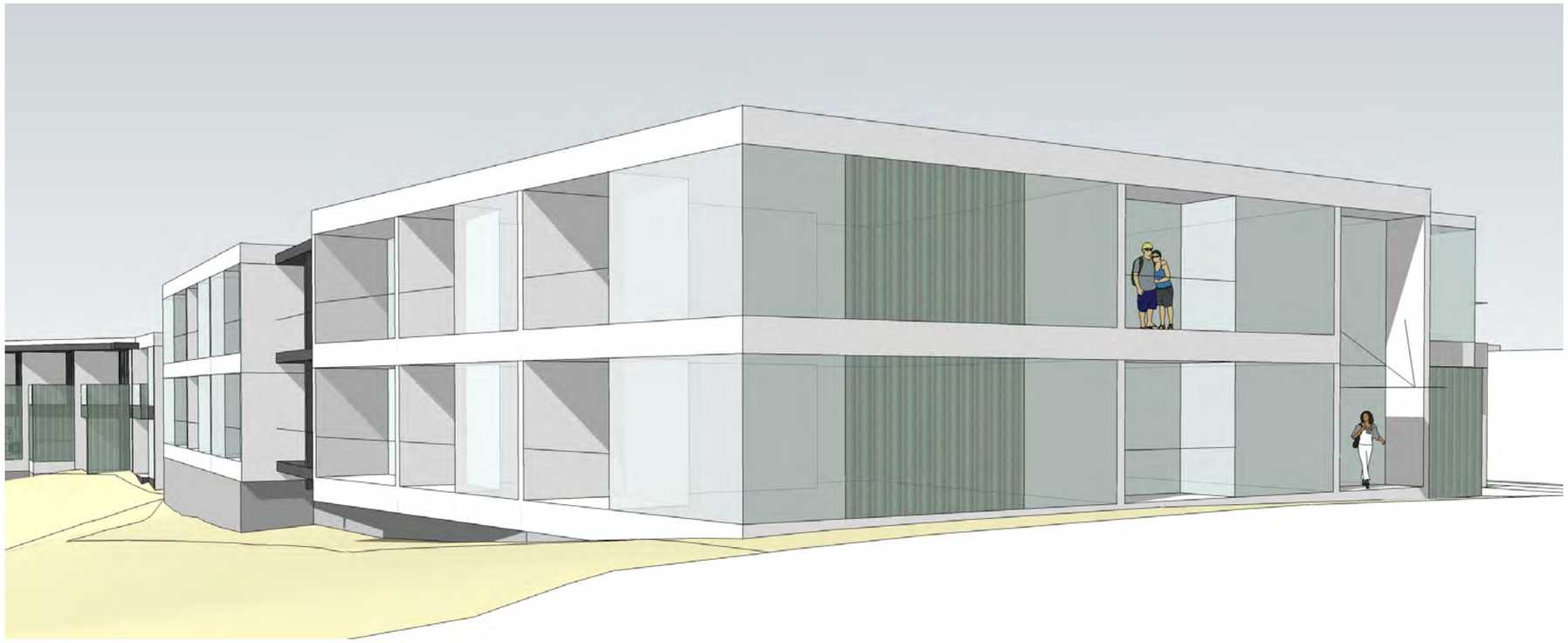
sketch from west

sketch from east

73 Alverston PAUP bulking concept - 01 january 2017 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP



sketch from south west

sketch from south

73 Alverston PAUP bulking concept - 01 january 2017 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP

sketch impression

76 Alford PAUP bulking concept - 08 september 2016 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

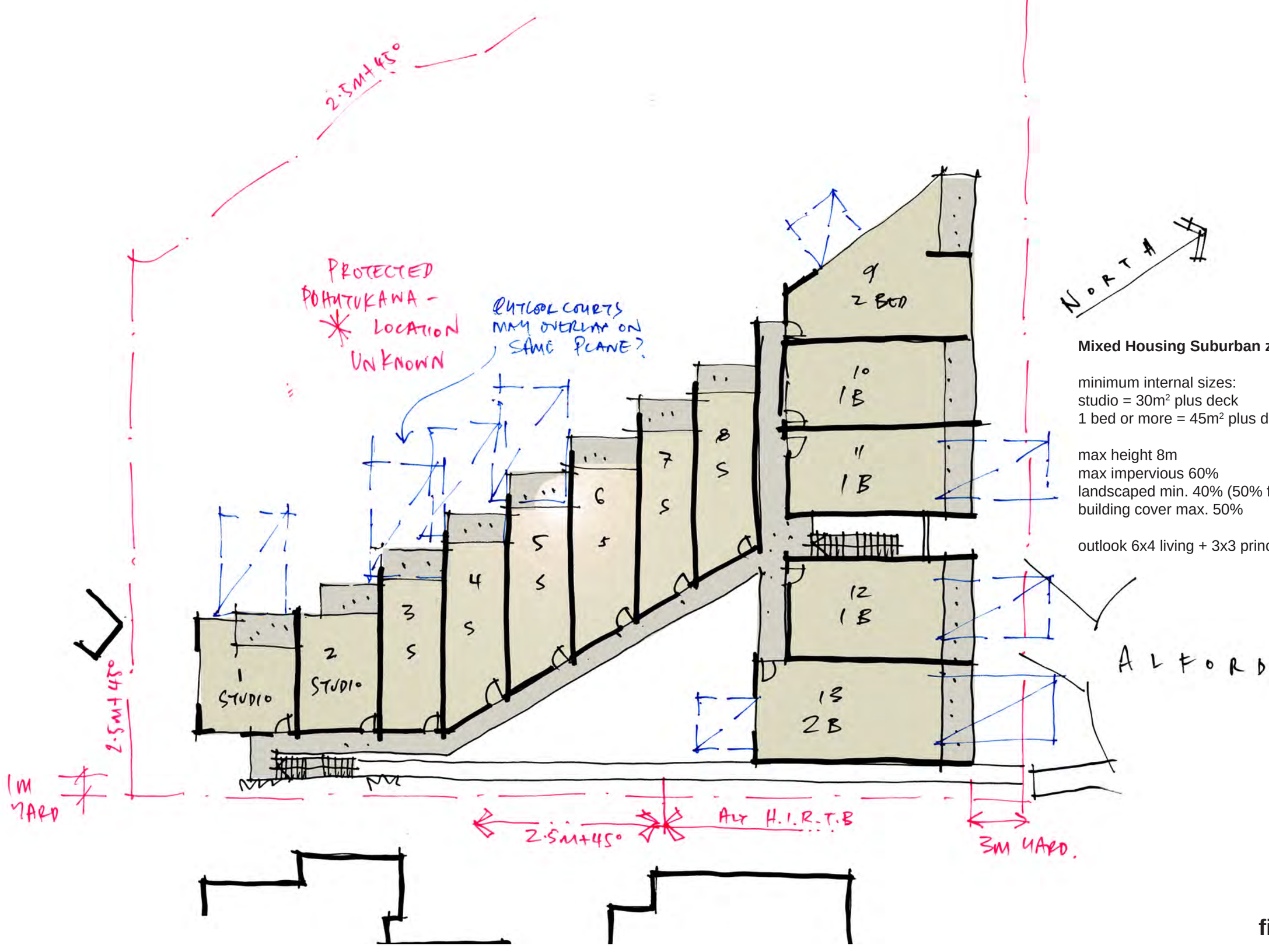
ARCHITECTS LEUSCHKE GROUP

20 units
15 carparks
bike parks @ 1/unit + visitors

ground level plan

76 Alford PAUP bulking concept - 08 september 2016 - ref:1178 - 1:200@A3
based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP



Mixed Housing Suburban zone:

minimum internal sizes:
studio = 30m^2 plus deck
1 bed or more = 45m^2 plus deck

max height 8m
max impervious 60%
landscaped min. 40% (50% front yard)
building cover max. 50%

outlook 6x4 living + 3x3 principal bed + 1x1 other

first level plan

76 Alford PAUP bulking concept - 08 september 2016 - ref:1178 - 1:200@A3
based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP

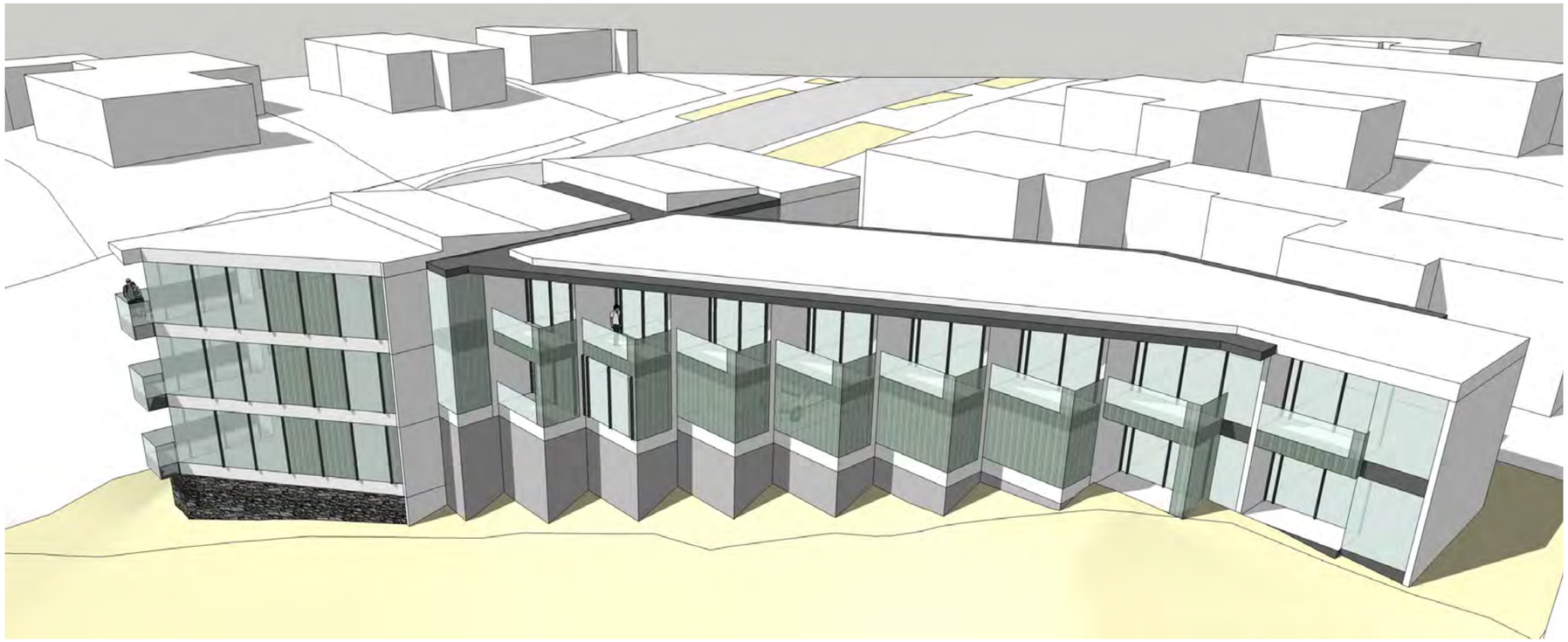
sketch from north west

sketch from north east

76 Alford PAUP bulking concept - 08 september 2016 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP



sketch from south west

sketch from south

76 Alford PAUP bulking concept - 08 september 2016 - ref:1178 - 1:200@A3

based on PAUP bulking rules - 3+ units therefore subect to Council approval & Resource Consent

ARCHITECTS LEUSCHKE GROUP

Rates

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Rates and property search

New search

Pay rates online

Order a LIM report

Rates and valuations glossary of terms

76 Alford Street Waterview

Rates

Assessment number:
00000334250

Total annual rates (2016/2017)
$5,936.06 (GST inclusive)

The following information and values were used to assess the 2016/17 rates. The valuation displayed is an assessment of the value of the property as at 1 July 2014 based on sales.

Land value (used for 2016/2017 rates)
$1,950,000

Capital value (used for 2016/2017 rates)
$2,050,000

The above information is based on the property factors as at 30 June 2016.

Pay your rates »

Valuation

Latest capital value
$2,050,000

Latest land value:
$1,950,000

Latest improvement value:
$100,000

Valuation as at date:
01 July 2014

Land area:
2,352 Square Metres

Certificate of title number:
CT-1019/20

Legal description:
Lot 1 DP 38023 2352m2

The valuation displayed is an assessment of the value of the property as at 1 July 2014 based on sales. It is not a current market valuation.
These values are subject to change due to objections, subdivisions or changes to improvements.

New search

View full details for this property

View GIS maps of this property

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Rates and property search

New search

Pay rates online

Order a LIM report

Rates and valuations glossary of terms

73 Alverston Street Waterview

Rates

Assessment number:
00000335166

Total annual rates (2016/2017)
$6,202.18 (GST inclusive)

The following information and values were used to assess the 2016/17 rates. The valuation displayed is an assessment of the value of the property as at 1 July 2014 based on sales.

Land value (used for 2016/2017 rates)
$2,050,000

Capital value (used for 2016/2017 rates)
$2,155,000

The above information is based on the property factors as at 30 June 2016.

Pay your rates »

Valuation

Latest capital value
$2,155,000

Latest land value:
$2,050,000

Latest improvement value:
$105,000

Valuation as at date:
01 July 2014

Land area:
2,453 Square Metres

Certificate of title number:
CT-8A/978

Legal description:
Lot 6 DP 38023 2453m2

The valuation displayed is an assessment of the value of the property as at 1 July 2014 based on sales. It is not a current market valuation.
These values are subject to change due to objections, subdivisions or changes to improvements.

New search

View full details for this property

View GIS maps of this property

Rental Appraisals

Rental appraisals have been ordered and will be available shortly.

LIM Reports

Land Information Memorandum

Disclaimer: This LIM Report has been obtained on behalf of the vendor and copies have been made available to prospective and interested parties for general information purposes only. However, neither the Vendor nor Bayleys Real Estate Limited, Licensed under the REA Act 2008, warrant the accuracy of this copy and we accept no liability for any errors or omissions in the report. All parties are urged to take legal advice and it is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own report for any decision to purchase the property.

Applicant	Bayleys Ponsonby
LIM address	76 Alford Street Waterview Auckland 1026
Application number	P/LEU/2017/4342
Client name/ref	
Date issued	09/03/2017
Legal description	Lot 1 DP 38023 2352m2
Certificates of title	CT-1019/20

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 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 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.

Financial obligations

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.

Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address	**76 Alford Street, Waterview, Auckland 1026**
Billing number	33425
Land area	2352m2
Previous year's rates	5,783.33
Current rates	5,936.06
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	5936.06
Receipts	-3,938.76
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 09/03/2017	1,997.30

Auckland Council (09) 301 0101 if you require further information.

Rates information is available for viewing
http://www.aucklandcouncil.govt.nz

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.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.

Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

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

Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 76 Alford Street Waterview Auckland 1026

Summary description	Application number	Decision	Life span	Status
Convert existing roof to form terrace	O/20301/03	Approved 21/01/1960		Note (1)
Add verandah	O/9815/09	Approved 31/08/1956		Note (1)

Summary description	Application number	Decision	Life span	Status
Erect dwelling	O/2434/24	Approved 05/04/1954		Note (1)

Status notes:

1. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that 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 Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Auckland Council (09) 301 0101 if you require further information.

Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.

Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.

Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 76 Alford Street Waterview Auckland 1026

Summary description	Application number	Decision	Decision date
Additions and alterations (Land use consent)	R/LUC/2010/4182	Lapsed	20/10/2015

Summary description	Application number	Decision	Decision date
pruning of trees (Ace Tree)	LUC20031149801	Approved	08/12/2003

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.

Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

No subdivision consents recorded.

Special Housing Area (SHA)

A number of Special Housing Areas Created under the provisions of the HASHAA 2013 are in operation around Auckland.

Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Maps and other information on SHAs can be found on the following internet page: http://www.aucklandcouncil.govt.nz/en/ratesbuildingproperty/housingsupply/pages/specialhousingareas.aspx

Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Swimming/spa pools

No swimming/spa pools recorded.

Auckland Council (09) 301 0101 if you require further information.

Pool fencing information is available for viewing http://www.aucklandcouncil.govt.nz

Other issues or actions required

No other issues or actions recorded.

Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Residential - 6a
Limitations	Coastal Management Areas - Coastal Management Areas - Coastal Management Area. See Rule 5B.7 Tree Scheduled for Protection
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.

Auckland Council Planning helpdesk (09) 353 9356 for further information.

District Plan maps are available for viewing
http://www.aucklandcouncil.govt.nz

Please note that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached. The Auckland Unitary Plan can be viewed online at:
http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx
and the (legacy) regional and district plans can be viewed online at:
http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx
Unitary plan documentation on last attachment.

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:
http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.aspx

Special land features

The council knows the following special features or characteristics of this land.

Note that 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.

Soil issues	Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soils report must be submitted with any building and/or resource consent application. Auckland Council (09) 301 0101 for further information. No soil reports held.
Flood risk	This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath". The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take. The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland. Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded. Auckland Council (09) 301 0101 for further information.
Contamination issues	No Contamination Issues Recorded. **General issues** **Reports** No reports are held about issues specific to this site.
Wind zone	High Medium This wind classification from New Zealand Standards (NZS 3604:1999) will apply for new structures under Approved Document B1 of the New Zealand Building Code. Auckland Council building helpdesk (09) 301 0101 for further details of the Building Code.

Corrosion exposure zone

Sea spray zone and Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.

Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)

No documents attached.

Consent conditions

6 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

Other issues or actions required

No documents attached.

Private drainage plans

1 plan attached.

Public drainage and water services map

Attached map indicates public drainage and water services.

District Plan maps

District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map

Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Unitary Plan Documentation

Unitary plan document(s) attached.
(Unitary Plan Map legend on last page)

UDC House, 35 Graham Street, Auckland Central
Private Bag 92516, Wellesley Street, Auckland 1141
Ph 09 379 2020 DX CP25502 www.aucklandcity.govt.nz

AUCKLAND City Council

18 October 2010

McElroy Architecture
9D Kirk Street
Grey Lynn
Auckland 1021

Dear Sir/Madam

Application For Resource Consent R/LUC/2010/4182
76 Alford Street, Waterview, Auckland 1026

This is to advise you that resource consent was granted under delegated authority by the Team Leader, Resource Consents David Oakhill on 18/10/2010.

The reporting officer for the application was Janelle Smith. If you have any questions relating to this decision, please contact the reporting officer via Council's customer call centre on (09) 379 2020.

A full copy of the decision, including conditions of consent, is attached. A copy of the conditions of consent and approved plans are to be held on site at all times during the works to which this consent relates. Please ensure that all contractors implementing the development associated with this resource consent are aware of their obligations to comply with the conditions of consent.

Please note that you are required to contact Council prior to any works commencing, by completing, the attached works commencement form and either fax it to (09) 353 9186, emailing to rcmadmin@aucklandcity.govt.nz, or phone the resource consent monitoring administrator via Council's customer call centre on (09) 379 2020.

You will need to submit a copy of this decision and the stamped approved resource consent plans with any building consent application that is lodged for this proposal.

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

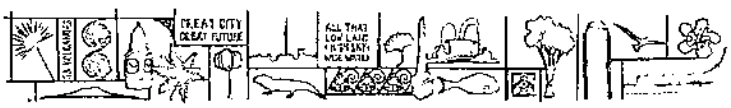
The Resource Management Act provides certain objection (and appeal rights) from the Council's decision on an application.

Pursuant to section 357A of the Resource Management Act, you have a right of objection to the Council decision and conditions, which must be lodged in writing with the Council within 15 working days of receipt of the decision.

Pursuant to section 357B of the Resource Management Act 1991, you have a right of objection to additional charges relating to the processing of this application, which shall be lodged in writing with the Council within 15 working days of receipt of the invoice.

Yours faithfully

Isabel Braganza
Senior Administration Officer
REGULATORY PLANNING



AUCKLAND City Council

Find out more: phone 379 2020 or visit www.aucklandcity.govt.nz

DECISION ON RESOURCE CONSENT APPLICATION R/LUC/2010/4182 AT 76 ALFORD STREET, WATERVIEW, AUCKLAND 1026

Application R/LUC/2010/4182 has been made by C A and P D Roberts for a discretionary activity land use consent to construct a rear addition and deck at 76 Alford Street, Waterview, Auckland 1026 on land described as Lot 1 DP 38023 CT NA 1019/20. This requires resource consent for the following reasons:

Operative Auckland City District Plan 1999 – Isthmus Section

- The 2m + 35° building in relation to boundary control (Rule 7.8.1.3b of the Operative District Plan 1999 – Isthmus Section) as it applies in this zone is infringed by a maximum vertical height of 1.1 metres over a maximum horizontal length of 2.7 metres as it relates to the Southern boundary. This is a discretionary activity pursuant to Rule 4.3.1.2B (Development Control Modification).
- Under Rule 5B.7.1 of the Operative District Plan 1999 – Isthmus Section all buildings and structures located in the Coastal Management Area are restricted controlled activities, except where they are located within a Coastal Protection Yard. The applicant proposes to construct and extension to an existing dwelling on a site within the Coastal Management Area.
- The site is identified on Council records as being potentially subject to instability. Pursuant to Rule 5D.6.1.1 of the Operative District Plan 1999 – Isthmus Section, any use, development or subdivision of land known to be subject to instability is a restricted discretionary activity in accordance with Clause 4.3.2.6 of the Operative District Plan.
- Under Rule 5B.7.3(b) of the Operative District Plan 1999 – Isthmus Section the undertaking of more than $5m^3$ of earthworks on a site located within the Coastal Management Area is a discretionary activity. It is proposed to undertake a total of $11m^3$ on the site.

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 adverse effects. In particular the following:

- The site is well screened from the coast by large trees and vegetation located on the west of the slope and the addition will not be highly visible from the water.
- The proposed addition to the existing dwelling is considered to be of a scale and design that is appropriate in the Coastal Marine Area and for the size of the site and the surrounding residential area.
- The colour of the extension will be similar to the existing dwelling and will not adversely effect the character of the Coastal Management Area

- The proposed addition and deck extension are to the rear of the site and will not be highly visible from the street
- The alterations will be of a design, style and scale that is appropriate in this residential area
- Only minor excavations are required for the proposal. The geotechnical report has been reviewed by Council engineer Scott Paton and no issues have been identified.
- The proposal will result in a more suitable dwelling for the applicant and provide for their social well being in a sustainable manner.

(b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria of the Auckland City Operative District Plan 1999 - Isthmus Section. In particular, it is considered that the proposal is appropriate for a residential urban environment. In the case of the Residential 6 zone, the proposal will not impact any sites outside of the subject site. As such, the proposal represents an appropriate form of median intensity urban intensification. Additionally the proposal ensures the addition to the dwelling is designed in such a way that will no result in any adverse effects on the landscape value of the Coastal Management Area nor will it adversely effect the publics access to the coast.

(c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application.

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 external dwelling addition and deck shall be carried out in accordance with the plans and all information submitted with the application, being:

Reference number	Title	Architect/Author	Date
	Existing Site Plan		
DWG No A2	*Proposed Site Plan*	McElroy Architecture	August 2010
DWG No A3	*Existing Floor Plans*	McElroy Architecture	August 2010
DWG No A4	*Proposed Floor Plan*	McElroy Architecture	August 2010
DWG No A5	*Existing Elevations*	McElroy Architecture	August 2010
DWG No A6	*Proposed Elevations*	McElroy Architecture	August 2010

- *Proposed Residential Additions at 76 Alford Street Waterview, Geotechnical Investigation, Geotek Services Limited, 6 September 2010*

and referenced by Council as *R/LUC/20104182.*

(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.

Predevelopment conditions

Administrative Charges

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

Monitoring Charges

(3) The consent holder shall pay the Council a consent compliance monitoring charge of $230 (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 $230 (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.

Sediment control

(4) The Consent Holder shall provide silt control on site to protect lower sloping ground from silt runoff. Guidance for acceptable methods can be obtained from Annexure 14 of the ACC Operative District Plan or ARC Technical Publication 90. This shall be implemented on site to the satisfaction of ACE Resource Monitoring Team Leader.

Development in progress conditions

(5) The building works shall:

- Be constructed in accordance with the approved plans and
- Not exceed the building in relation to boundary infringements hereby approved

The consent holder shall employ a licensed cadastral surveyor at his/her own expense. The consent holder shall ensure that the licensed cadastral surveyor certifies to Council's Resource Consents Monitoring Leader in writing prior to work progressing beyond the completion of the roof and framing stage whether the building works have been set out in accordance with the approved plans in terms of levels, position and dimensions: Pages A2-A6 drawn by McElroy Architects dated August 2010.

The certificate prepared by the licensed cadastral surveyor shall state the land use consent application number and the site address. Work shall not proceed beyond this stage until receipt of the above required certificate to the satisfaction of Council (Resource Consents Monitoring Leader).

Other conditions

(6) Earthworks, foundations and retaining construction shall follow the recommendations of Geotek Services Ltd dated 6 September 2010. The Consent Holder shall provide verification in writing from an engineer to ACE Resource Monitoring Team Leader, that the recommendations of the Geotek report have been implemented on site. This shall be provided within one month of completion of all building works.

(7) The colour scheme of the rear extension to the dwelling shall recessive and compatible with the existing dwelling on the site and agreed with Council's Resource Consent Monitoring Leader prior to commencement of the addition and alteration to the dwelling.

Advice notes

1. *This resource consent will lapse five years after the date of commencement* ***unless:***
   (a) it is given effect to before the end of that period; or
   (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the Resource Management Act 1991.

2. *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.*

3. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*

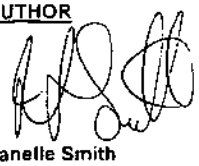
4. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Resource Consent Monitoring Team Leader (email: rcmadmin@aucklandcity.govt.nz or fax: 353 9186) and include the 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*

5. *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 Regional 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.*

6. *The scope of this resource consent is defined by the application made to Auckland City Council and all documentation supporting that application.*

7 *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.*

AUTHOR

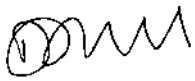


Janelle Smith
Planner, Regulatory Planning

DATE: 15/10/10.

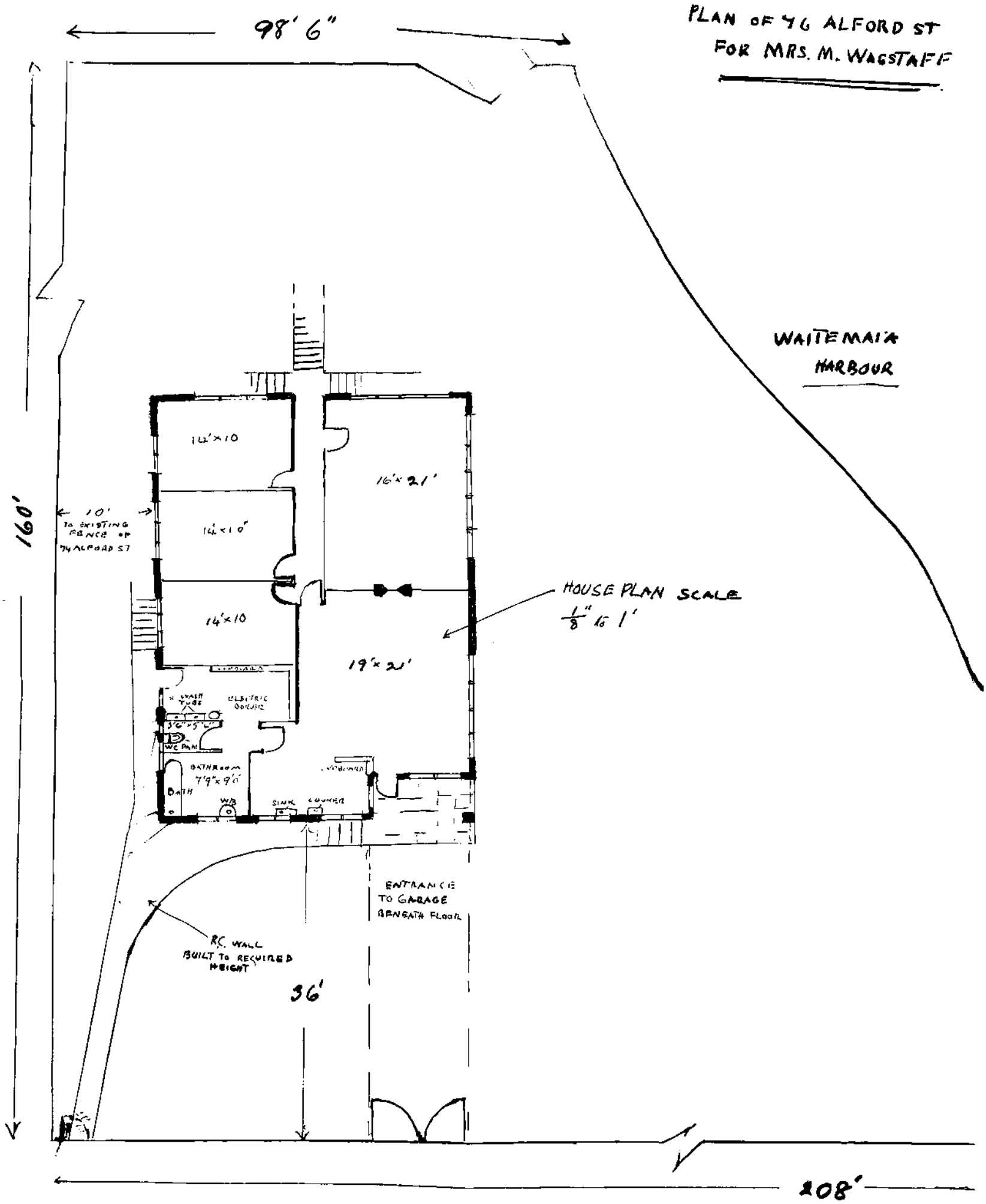
SECTION 104B DETERMINATION

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 76 Alford Street, Waterview, Auckland 1026 for resource consent shall be granted consent.



David Oakhill
Team Leader, Regulatory Planning

DATE: 15/10/10



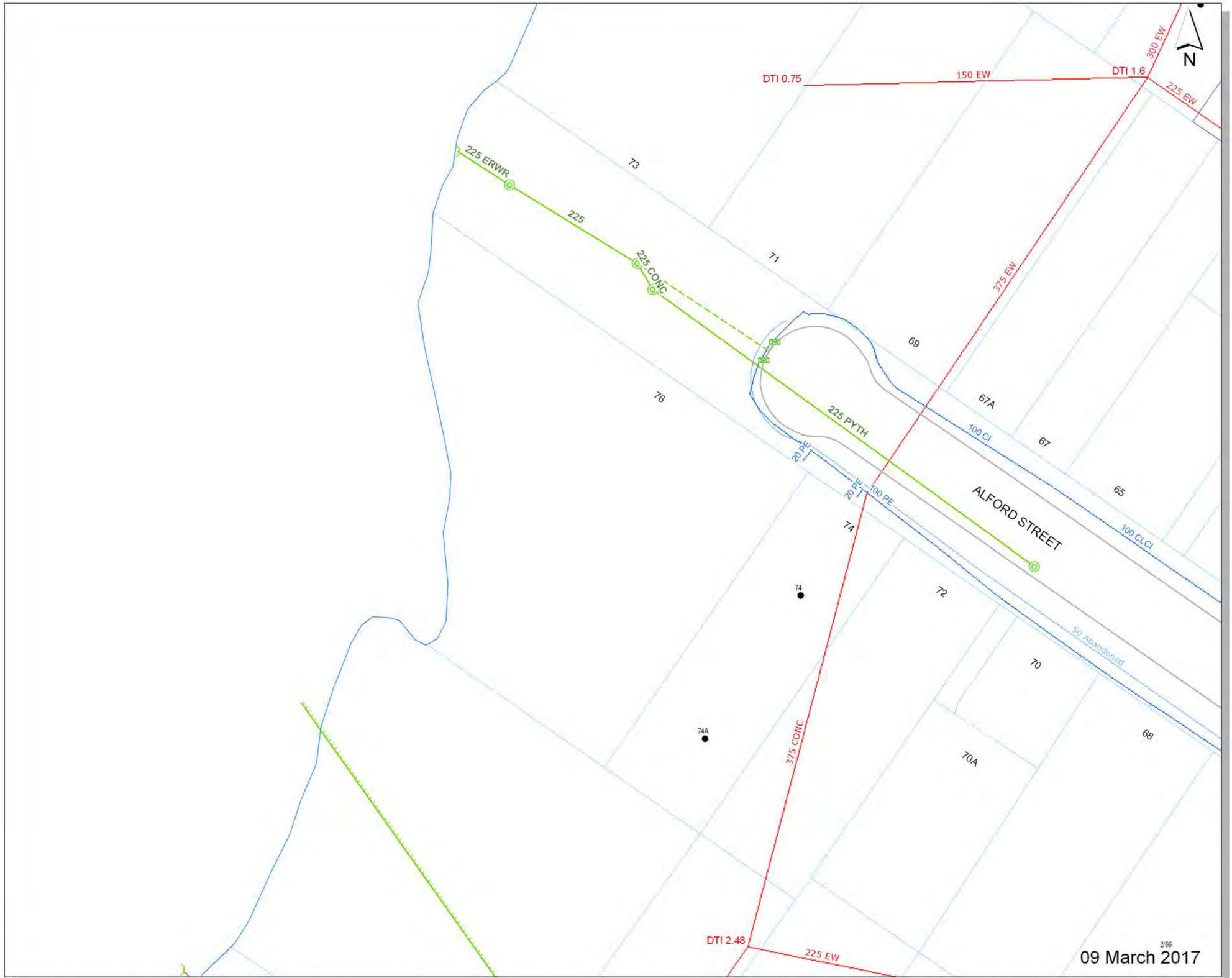
A2

PRIVATE DRAINAGE PLAN

Site Address: 76 Alford Street Waterview Auckland 1026
Date Printed: 09/03/2017
Page: 1 of 1
Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.

Auckland Council
Te Kaunihera o Tāmaki Makaurau



Site Address: 76 Alford Street Waterview Auckland 1026
Legal Description: Lot 1 DP 38023 2352m2
Title Description: CT-1019/20
Date Printed: 09 March 2017 8:27 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Auckland Council
Te Kaunihera o Tamaki Makaurau

Public Drainage and Water Services Map

DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. while providing an indication of the District Plan provisions in the area shown, it does not constitue the legal District Plan document.
Please consult Council if you have any queries.

Legend

- District Boundary
- Parcel Boundaries
- Rail Area

Wastewater
- W'sale Connections
- W'sale Built
- W'sale Out of Service
- W'sale Proposed
- W'sale Chamber
- Pumping Station
- Retail Pipe
- Connection
- Meter
- Air Vent
- Control Valve
- Gate Valve
- Reflux Valve
- Air Control Valve
- Air Valve
- Scour Valve
- Lamphole
- Online Valve
- JoinT
- Manhole
- Nodal Change
- Horizontal Bend
- Vertical Bend
- Strainer
- Reducer
- Anti Vacuum
- Backflow Preventor
- Node

Water
- Cross Junction
- Horizontal Bend
- Vertical Bend
- Test Point WQ
- Test Point Pressure
- Water Pipe
- T Junction
- End Cap
- Node
- Nodal Change
- Hydrant
- Peat Valve
- Control Valve
- Butterfly Valve
- Ball Valve
- Sluice Valve
- Air Valve
- Non Return Valve
- Gate Valve
- Reflux Valve
- Hydrant Scour
- Hydrant Air
- Pump
- Reducer
- Access Hole Bolt Down
- Access Hole Weld Down
- Sample Point
- Joint
- Probe Flow Point
- Water Wholesale Meter
- Strainer
- Tap
- W'sale Treated Built
- W'sale Raw Built
- W'sale Proposed
- W'sale Out of Service
- W'sale Tunnel
- Reservoir
- Treatment Plant

Stormwater
Treatment Device
- Public
- Private

Septic Tank
- Public - Hi-Tech
- Private - Hi-Tech
- Public - Other
- Private - Other

Soakage System
- Public
- Private

Manhole And Chamber
- Public - Standard/Custom
- Private - Standard/Custom
- Public - Inspection Chamber
- Private - Inspection Chamber

Inlet And Outlet
- Public - No Structure
- Private - No Structure
- Public - Structure
- Private - Structure

Catchpit
- Public
- Private

Spillway
- Public
- Private

Pipe
- Public - Gravity Mains
- Private - Gravity Mains
- Public - Culvert/Tunnel
- Public - Rising Main
- Private - Culvert/Tunnel
- Private - Rising Main
- Public - Subsoil Drain
- Private - Subsoil Drain

Fence
- Public
- Private

Watercourse
- Public
- Private

Channel
- Public
- Private

PumpStation
- Public
- Private

Planting
- Public
- Private

Erosion And Flood Control
- Public - Wall Structure
- Private - Wall Structure
- Public - Other Structure
- Private - Other Structure

Connection
- Public
- Private

Overland Flowpath
- Public
- Private

Viewing Platform
- Public
- Private

Embankment
- Public
- Private

Stormwater Treatment Facility
- Public
- Private

Forebay
- Public
- Private

Bridge
- Public
- Private

Safety Benching
- Public
- Private

Abandoned Connection
- Public

Abandoned Pipe
- Public - Gravity Mains
- Public - Culvert/Tunnel
- Public - Rising Main
- Public - Subsoil Drain

Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning

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Authorised Dsitrict Plan Maps are located here:
http://www.aucklandcity.govt.nz/council/documents/district/default.asp

Legend

Isthmus Zoning Activities

Activity Zone

- Residential
- Business
- Open Space
- Special Purpose
- Isthmus Zoning Boundary
- P — Special Parking Zone locations

District Plan Modification Affected line

Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

District Plan Modification Area

Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

Site Address: 76 Alford Street Waterview Auckland 1026
Legal Description: Lot 1 DP 38023 2352m2
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Date Printed: 09 March 2017 8:27 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

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Auckland Council
Te Kaunihera o Tamaki Makaurau

Operative District Plan - 1999
Isthmus Section
Map 2
Additional Limitation

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Legend

Heritage
- Buildings
- Groups of Trees (two or more)
- Tree (singular)
- Archaeological
- Cliffline Tree Amenity
- Geological
- Interchange Control
- Maori Heritage
- Tamaki Scenic Way
- Significant Site Line (Geological Features)
- Electricity Tunnel
- Microwave Transmission Corridor Location

Building Line Control
Class
- Building Line Restriction
- Interchange Control Area
- Retail Frontage and Verandah Control
- Special Yard Requirement
- Vehicular Access Restriction
- Verandah Control
- Centre Plan
- Structure Plan
- Cliffline Tree Amenity Area
- Tamaki Drive Scenic Way

Significant Site Extent
Class
- Archaeological Features
- Archaeological and Geological Features
- Geological Features
- Maori Heritage
- Significant Ecological Area

Site Development Controls
Class
- Designated Works
- Additional Developement Controls
- Former Landfill Areas

Road Designations
- Arterial Roads
- Collector Roads
- District Arterial Roads
- Footways
- Pedestrian Malls
- Regional Arterial Roads
- Service Lanes
- Strategic Routes

Operative District Plan - 1999
Isthmus Section
Map 3
Other Additional Limitation

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Legend

Other Addition Limitations

- Airport Approach Slope Inner Edge
- Coastal Management Areas

Special Height Controls

View Protections

- Airport Approach
- Dilworth Terrace Houses
- Newmarket Viaduct Affected Areas - Harbour and Gulf
- Newmarket Viaduct Affected Areas - Mt. Hobson
- Onehunga Motorway Affected Areas
- Special Height Limit
- Sunlight Admission Control - Broadway
- Volcanic Cones
- War Memorial Museum

Site Address: 76 Alford Street Waterview Auckland 1026
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10 0 10 20 30 40 50
Meters

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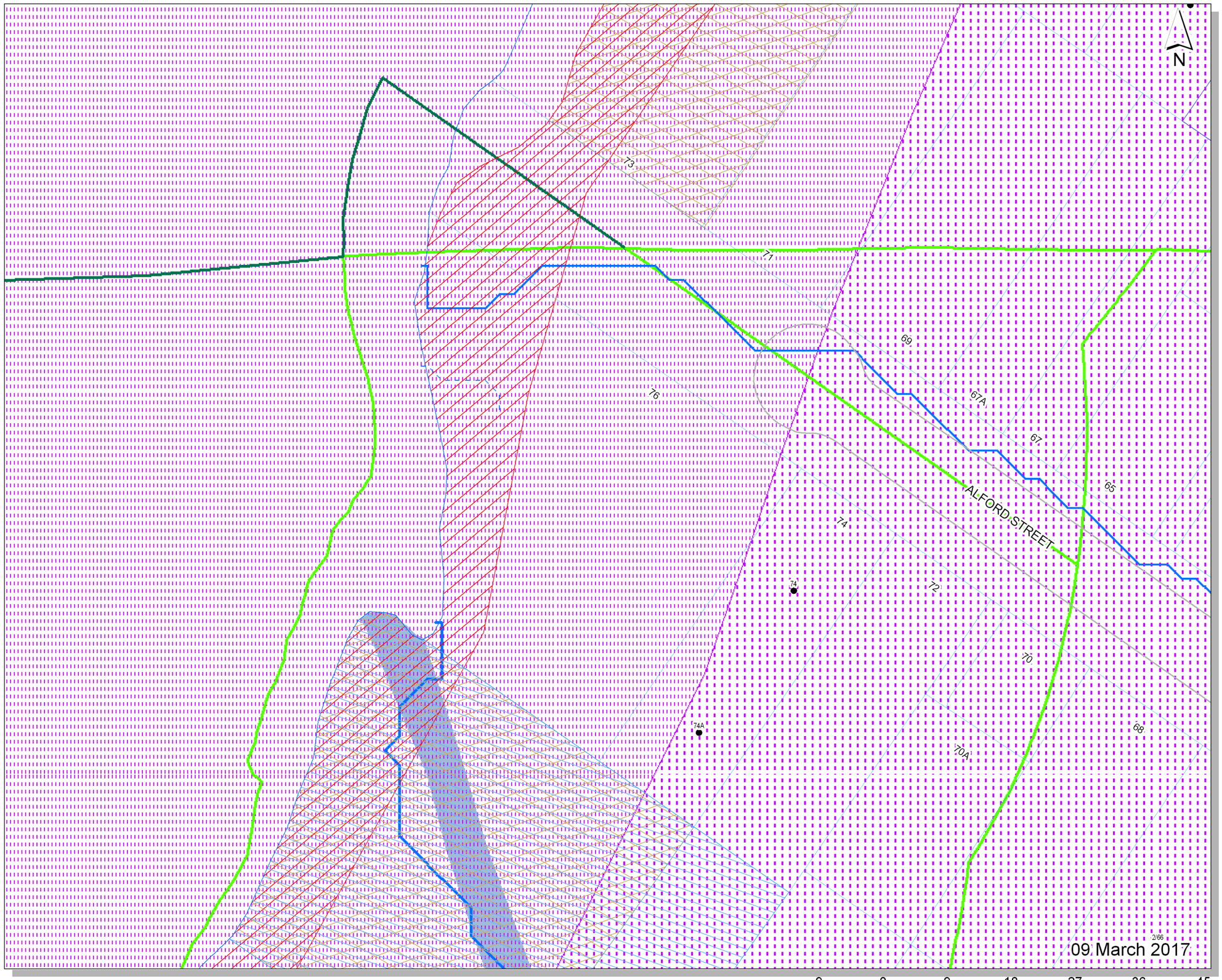
Property boundary positions derived from aerial photography



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9 0 9 18 27 36 45
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Auckland Council
Te Kaunihera o Tamaki Makaurau

Special Land Features

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Legend

- Gas Main Pipeline
- Petroleum Pipeline
- Contaminated Sites
- Soil Register

Soil Warning area

- Slippage/Subsidence/Erosion etc
- Uncertified Fill
- Organic Soil
- Filled/Weak Ground
- Refuse Tips Site/Weak Area
- Unstable/Suspected Ground

Flood Plains

- Flood Plains

Overland Flow Path

- 2000m2 to 4000m2
- 4000m2 to 3ha
- 3ha and above

Corrosion Exposure Zone

TYPE

- Seaspray
- Seaspray baseline
- Seaspray exclusion
- Zone 1
- Zone 1 baseline

Wind Zone

CLASS

- Medium
- High
- Very High
- Specific Design
- Volcanic Cones

Private bag 92300, Victoria Street
Auckland 1142
09 301 0101
www.aucklandcouncil.govt.nz

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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

Address

76 Alford Street Waterview Auckland 1026

Legal Description

Lot 1 DP 38023 2352m2

Appeals

Modifications

Zones

Coastal - General Coastal Marine Zone

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Coastal Inundation Control [rcp/dp] - 1m sea level rise

Controls: Macroinvertebrate Community Index [rcp/dp] - Native

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

Overlays

Natural Heritage: Notable Trees Overlay - 831 - Pohutukawa

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - A13 - Mount Albert - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts Overlay Contours [i]

Natural Resources: Significant Ecological Areas Overlay - SEA-M1-53 - Marine 1

Designations

DISCLAIMER:
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Built Environment

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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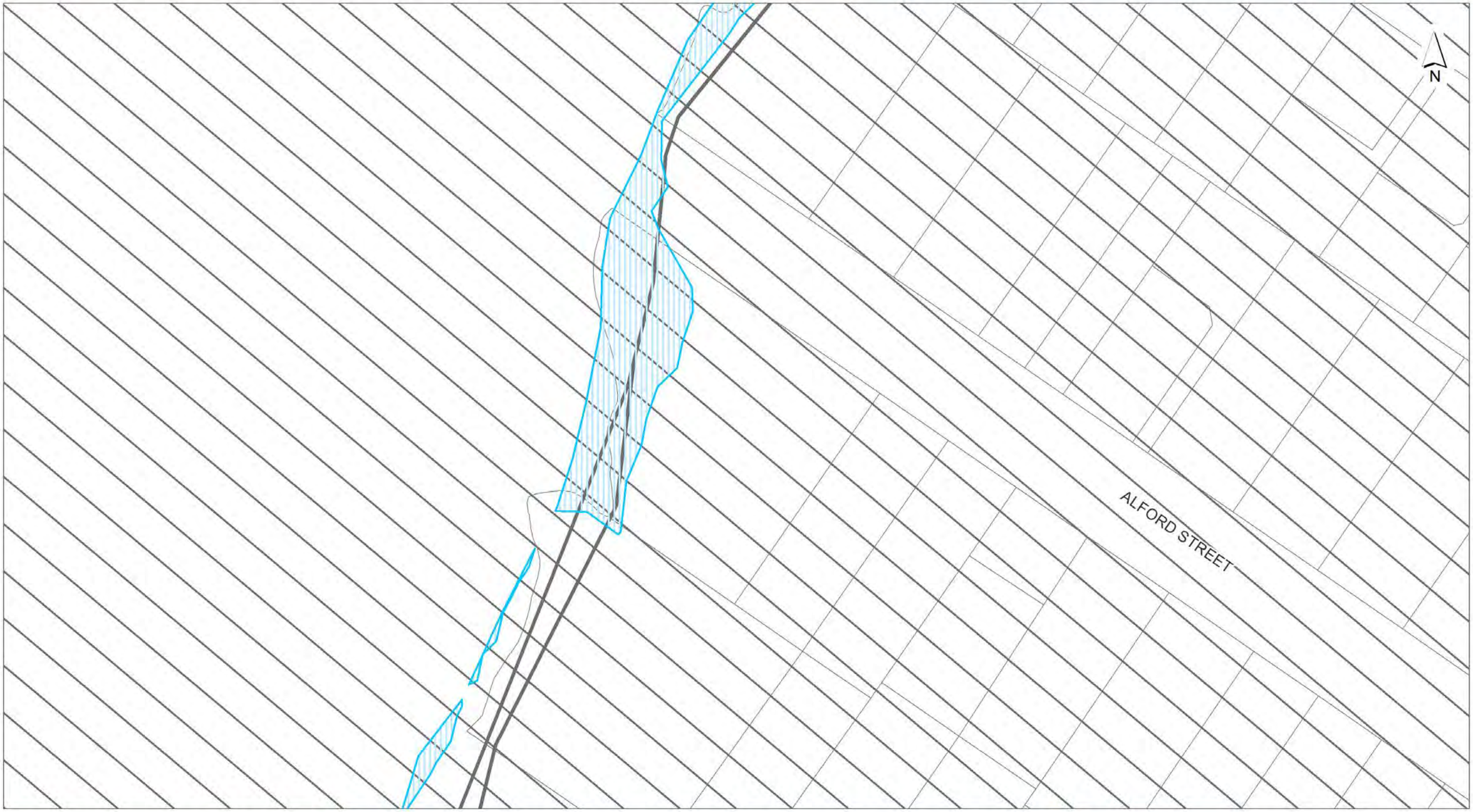
Built Heritage and Character

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Controls

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Te Kaunihera o Tāmaki Makaurau

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Designations

0 7 14 21
Meters

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Te Kaunihera o Tāmaki Makaurau

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Infrastructure

0 7 14 21
Meters

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Te Kaunihera o Tāmaki Makaurau

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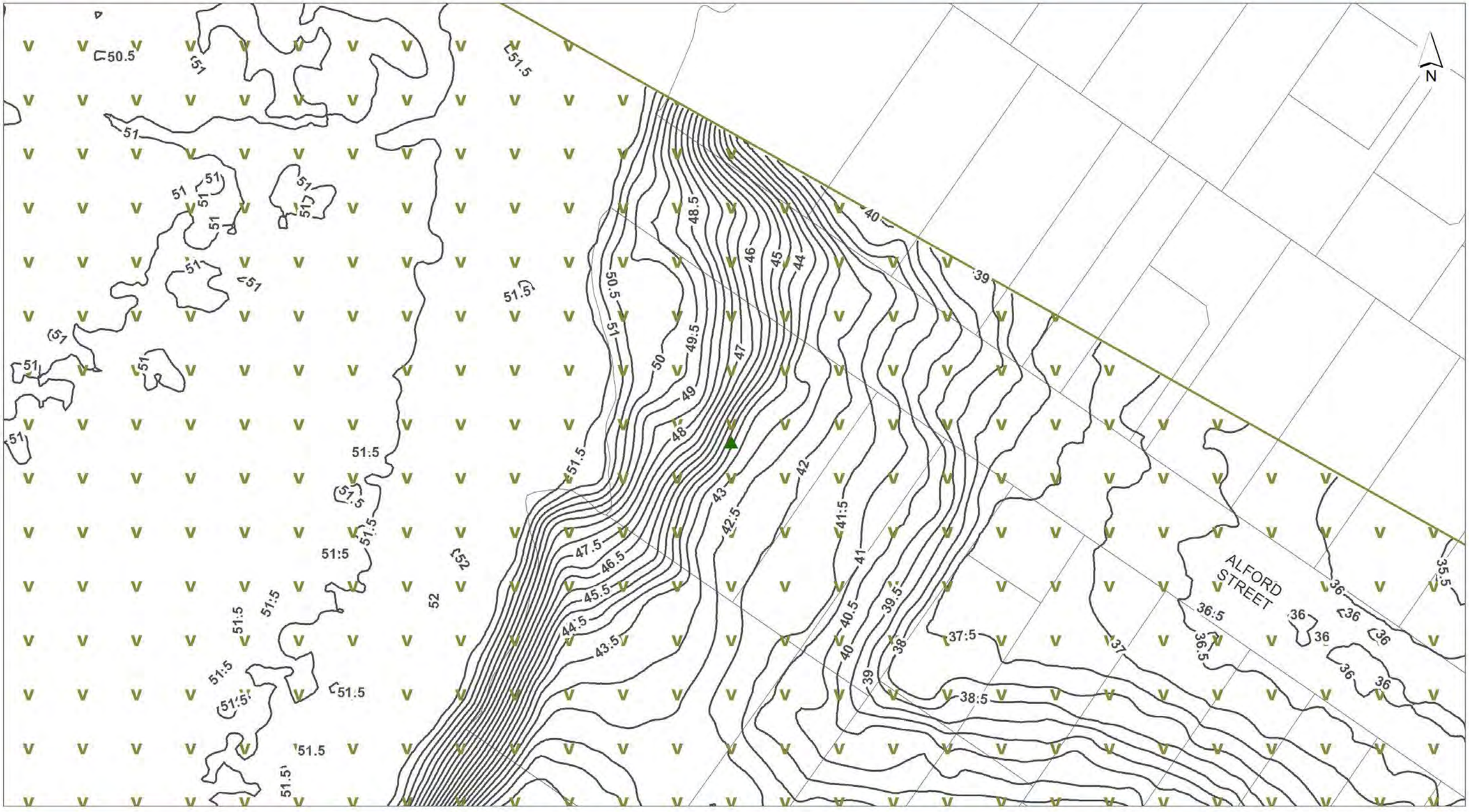
Mana Whenua

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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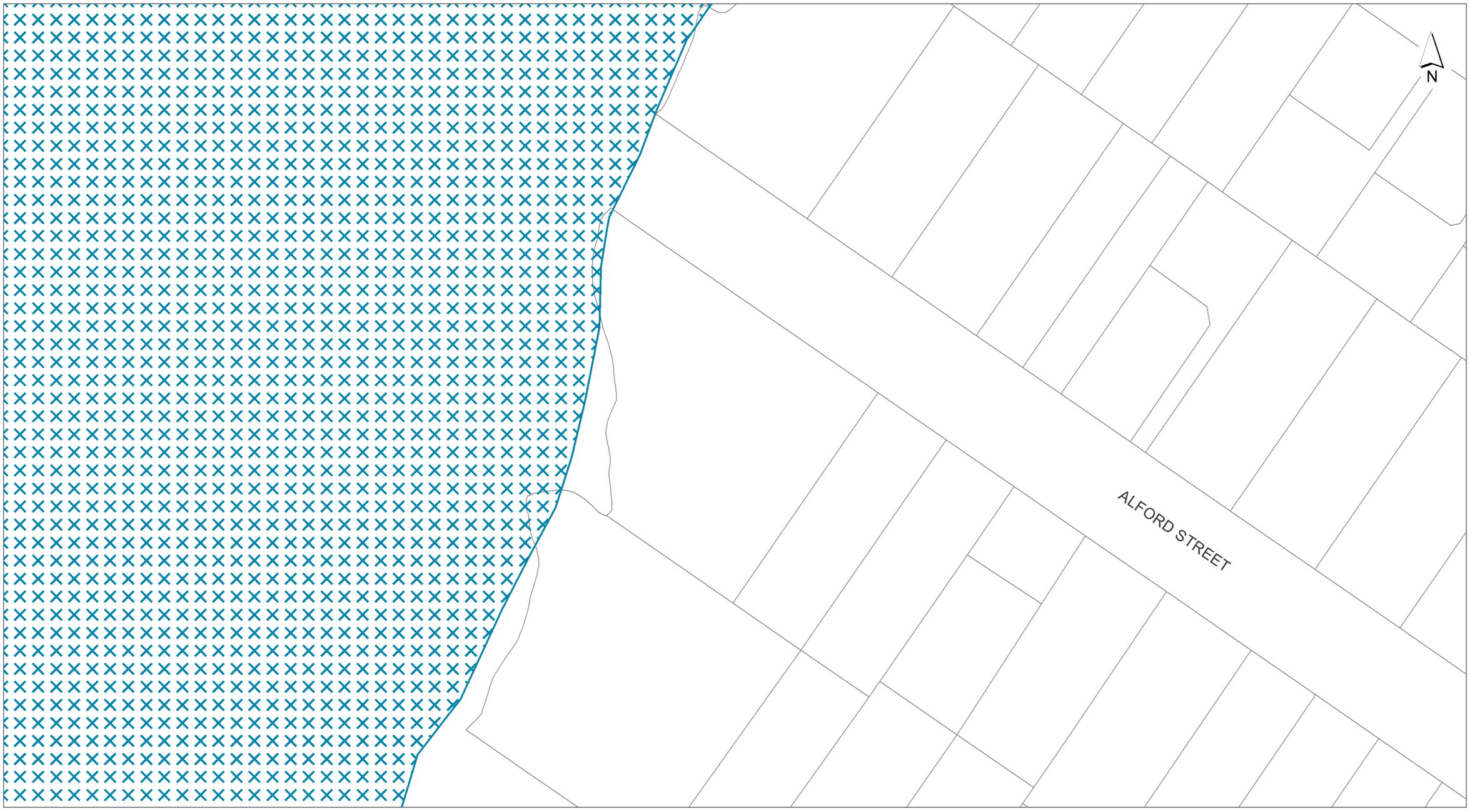
Natural Heritage

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Natural Resources

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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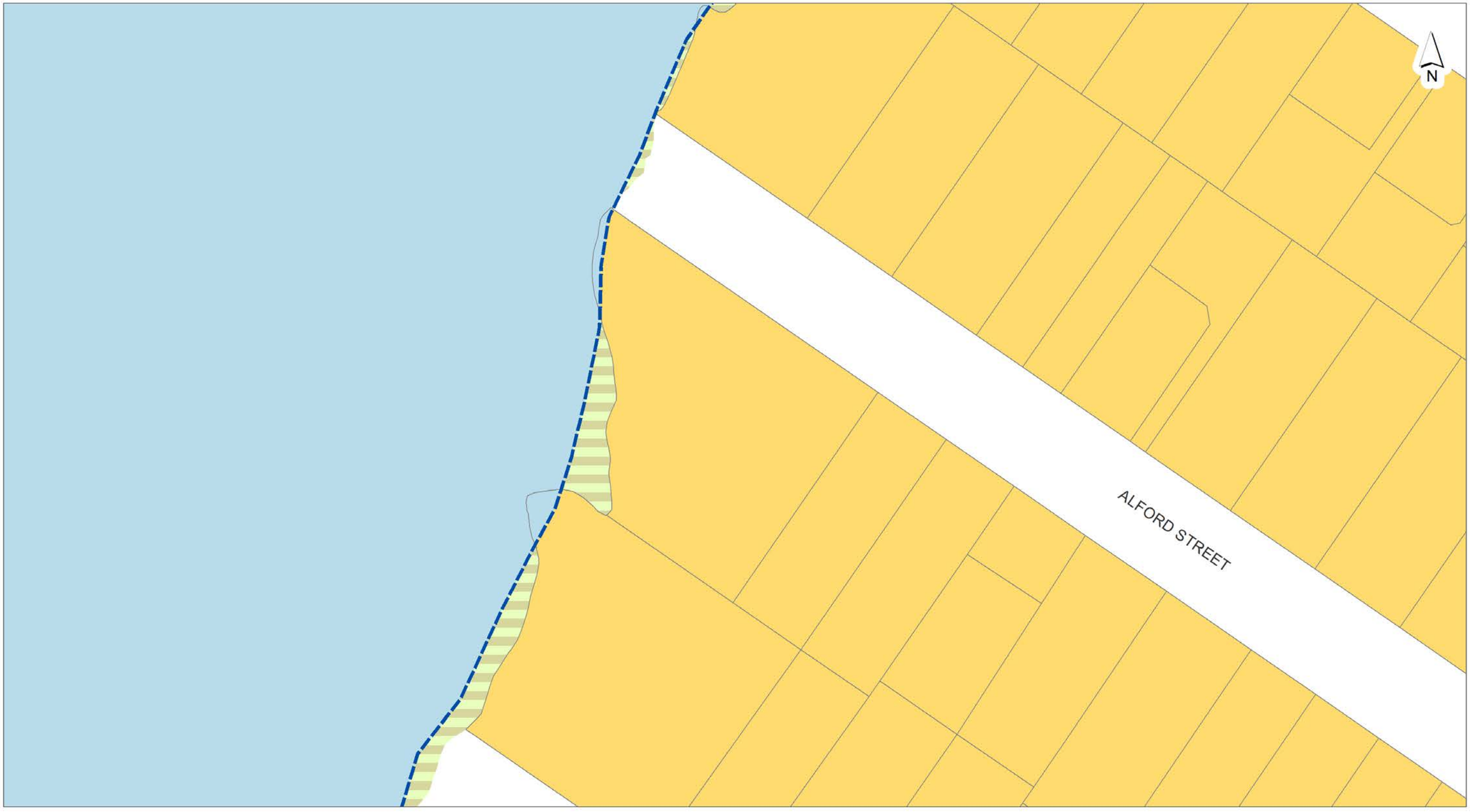
Precincts

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Zones and Rural Urban Boundary

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals

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

Plan Modifications

- Notice of Requirements
- Plan Changes

ZONES

- 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 - 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 - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- 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 Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- 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
- Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

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)

DESIGNATIONS

- Designations
- Airspace Restriction Designations

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

OVERLAYS

Natural Resources

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

Infrastructure

- Airport Approach Surface Overlay [rcp/dp]
- Aircraft Noise Overlay
- City Centre Port Noise Overlay
- Quarry Buffer Area Overlay
- National Grid Corridor Overlay: National Grid Corridor [rcp/dp], National Grid Yard [rcp/dp]

Mana Whenua

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

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]
- Local Public Views Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas 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]
- Waitakere Ranges Heritage Area Overlay: Extent of Overlay, Subdivision Schedule
- Ridgeline Protection Overlay: Modified, Natural

Built Heritage & 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 [rcp/dp]
- Dilworth Terrace Houses Viewshaft Overlay
- Dilworth Terrace Houses Viewshaft Overlay Contours

Built Environment

- Identified Growth Corridor Overlay

CONTROLS

- Building Frontage Control: Key Retail Frontage, General Commercial Frontage
- Vehicle Access Restriction Control: Adjacent to Level Crossings, General, Motorway Interchange Control
- Business Park Zone Office Control
- Cable Protection Areas Control [rcp]
- Centre Fringe Office Control
- Coastal Inundation Control [rcp/dp]
- Height Variation Control
- Arterial Roads

CONTROLS

- Emergency Management Area Control: Hazardous Facilities, Infrastructure
- Stormwater Management Area Control: Flow 1 [rp], Flow 2 [rp]
- Level Crossings With Sightlines Control
- Macroinvertebrate Community Index [rcp/dp]
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]

Auckland Council

Land Information Memorandum

Disclaimer: This LIM Report has been obtained on behalf of the vendor and copies have been made available to prospective and interested parties for general information purposes only. However, neither the Vendor nor Bayleys Real Estate Limited, Licensed under the REA Act 2008, warrant the accuracy of this copy and we accept no liability for any errors or omissions in the report. All parties are urged to take legal advice and it is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own report for any decision to purchase the property.

Applicant	Bayleys Ponsonby
LIM address	73 Alverston Street Waterview Auckland 1026
Application number	P/LEU/2017/4341
Client name/ref	
Date issued	09/03/2017
Legal description	Lot 6 DP 38023 2453m2
Certificates of title	CT-8A/978

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 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 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.

Financial obligations

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.

Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address	**73 Alverston Street, Waterview, Auckland 1026**
Billing number	33516
Land area	2453m2
Previous year's rates	6,042.45
Current rates	6,202.18
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	6202.18
Receipts	-4,650.00
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 09/03/2017	1,552.18

Auckland Council (09) 301 0101 if you require further information.

Rates information is available for viewing
http://www.aucklandcouncil.govt.nz

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.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.

Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

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

Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 73 Alverston Street Waterview Auckland 1026

Summary description	Application number	Decision	Life span	Status
Relocate domestic dwelling 600699	AC/95/02401	Approved 08/05/1995	50 years	CCC not issued (1)

Status notes:

1. Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

   Section 43 (4) of the Building Act 1991 provides for Interim Code Compliance Certificates to be issued on building work that forms part of a building consent subject to specified conditions. Interim Code Compliance Certificates are replaced by the issue of a single Code Compliance Certificate for the whole of the building work at the time the work is completed.

   Interim Code Compliance Certificates are usually associated with building consents for multi-unit buildings. Interim Code Compliance Certificates will be included within the attachment section of the LIM if applicable.

   Note: Interim Code Compliance Certificates are not provided for building consents issued under the Building Act 2004.

   Auckland Council (09) 301 0101 if you require further information.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that 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 Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Auckland Council (09) 301 0101 if you require further information.

Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.

Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.

Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 73 Alverston Street Waterview Auckland 1026

Summary description	Application number	Decision	Decision date
2 new dwellings in coastal management area - wu c.a. jn:9204 t.richmond	AO/95/01489	Approved	12/05/1995
Erect 2 x dwelling coastal pro tection	O/AY0501454	Approved	30/06/1993

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.

Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

No subdivision consents recorded.

Special Housing Area (SHA)

A number of Special Housing Areas Created under the provisions of the HASHAA 2013 are in operation around Auckland.

Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Maps and other information on SHAs can be found on the following internet page:
http://www.aucklandcouncil.govt.nz/en/ratesbuildingproperty/housingsupply/pages/specialhousingareas.aspx

Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Swimming/spa pools

No swimming/spa pools recorded.

Auckland Council (09) 301 0101 if you require further information.

Pool fencing information is available for viewing
http://www.aucklandcouncil.govt.nz

Other issues or actions required

No other issues or actions recorded.

Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Residential - 6a
Limitations	Coastal Management Areas - Coastal Management Areas - Coastal Management Area. See Rule 5B.7 Height Control - Volcanic Cones
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.

Auckland Council Planning helpdesk (09) 353 9356 for further information.

District Plan maps are available for viewing
http://www.aucklandcouncil.govt.nz

Please note that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached. The Auckland Unitary Plan can be viewed online at:
http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx
and the (legacy) regional and district plans can be viewed online at:
http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx
Unitary plan documentation on last attachment.

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:
http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.aspx

Special land features

The council knows the following special features or characteristics of this land.

Note that 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.

Soil issues	Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soils report must be submitted with any building and/or resource consent application. Auckland Council (09) 301 0101 for further information. Soils information/reports are held for this site and available for viewing (for a fee) at 35 Graham Street, Auckland.
Flood risk	This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath". The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take. The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland. Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded. Auckland Council (09) 301 0101 for further information.
Watercourse	This site has a watercourse passing through or beside it, as shown on the attached public drainage and water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or along side of. Auckland Council (09) 301 0101 for further information.
Contamination issues	No Contamination Issues Recorded. **General issues** **Reports**

	No reports are held about issues specific to this site.
Wind zone	High Medium This wind classification from New Zealand Standards (NZS 3604:1999) will apply for new structures under Approved Document B1 of the New Zealand Building Code. Auckland Council building helpdesk (09) 301 0101 for further details of the Building Code.
Corrosion exposure zone	Zone 1 New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases. All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation. Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply. Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code. If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk. Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)

No documents attached.

Consent conditions

8 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

Other issues or actions required

No documents attached.

Private drainage plans

No plans attached.

Public drainage and water services map

Attached map indicates public drainage and water services.

District Plan maps

District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map

Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Unitary Plan Documentation

Unitary plan document(s) attached.
(Unitary Plan Map legend on last page)

AUCKLAND *CITY*

501455

AREA OFFICE

AVONDALE·MT ALBERT·WESTERN BAYS

Area Manager, David Rankin

Writer's direct dial number:

When replying or calling please refer to:

SITE: 73 Alverston St
REF: KAB:mel

2 July 1993

W McKay
P O Box 5315
Wellesley Street
AUCKLAND

Dear Sir

PROPOSED CONSTRUCTION OF 2 NEW DWELLINGS AT 73 ALVERSTON STREET

Your resource consent (discretionary activity) application together with plans dated 21 June 1993 was considered by the Planning and Inspections Manager under delegated authority on 30 June 1993 because the proposal does not comply with the Height in Relation to Boundary and Coastal Protection Yard requirements of the Auckland Section - Auckland City Transitional District Plan.

I have to advise that in this particular case it was resolved as follows -

The discretionary activity application by W McKay to infringe the Building in Relation to Boundary control and Coastal Protection Yard A at 73 Alverston Street, being Lot 6 DP 38023, be consented to pursuant to Sections 94, 104, 105, 108 and 123(b) of the Resource Management Act 1991, and rule 2.06 for the following reasons:

(i) Any effect on the environment will be minor; and

(ii) The granting of this consent will not be contrary to the objectives and policies of the District Plan; and

(iii) The adjoining neighbours' consents have been received.

This consent is subject to the following conditions:

(1) That the development shall comply with Building Code requirements and all necessary consents shall be obtained.

(2) That the development shall proceed in accordance with the plans lodged by McKay, Person Architects dated June 1993.

409 New North Road Private Bag 41900 St Lukes Auckland
Telephone (09) 846-0014 Facsimile (09) 815-1658

108602

AUCKLAND *CITY*

17 May 1995

AREA OFFICE

AVONDALE-MT ALBERT-WESTERN BAYS

Area Manager, David Rankin

Writer's direct dial number:

William McKay
PO Box 5315
Wellesley St
AUCKLAND

When replying or calling please refer to:
Development Services (Consents)
Site: 73 Alverston Road, Waterview

Dear Sir

PROPOSED RELOCATION AND CONSTRUCTION OF TWO RESIDENTIAL DWELLINGS ON A VACANT SITE LOCATED IN THE COASTAL MANAGEMENT AREA AT 73 ALVERSTON ROAD, WATERVIEW

Your resource consent (discretionary activity) application together with plans received 10 April 1995 was considered by the Development Services Manager under delegated authority on 12 May 1995 because the proposal site is located in a Coastal Management Area under the Proposed District Plan and Rule 5B.7.1 requires that all buildings and structures located in this Area be assessed as a controlled activity. Rule 7B.7.3 of the Proposed District Plan requires that earthworks which exceed 5m3 in the Coastal management Area be assessed as a Discretionary Activity.

I have to advise that in this particular case it was resolved as follows:

That the Discretionary Activity by William McKay for the relocation of an existing villa and the construction of a new dwelling on a vacant site that is located in a Coastal Management Area under the Proposed District Plan at 73 Alverston Road, Waterview, legally described as Lot 6 D.P 38023, CT 8A/978 be ***granted consent*** pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

i) The relocation of a Victorian Villa and the construction of a new dwelling on the site will on balance, result in a long term positive effect on the coastal environment and in particular on the sensitive mangrove forest which adjoins the western boundary of the site.

ii) The proposal satisfies the relevant assessment criteria for work in the Coastal Management Area and is consistent with the objectives and policies of the Proposed District Plan particularly those in respect of the coastal environment.

iii) The proposal and in particular the landscaping in the Coastal Protection Yard will assist in the preservation of the natural environment which is consistent with the purpose of the Resource Management Act 1991 which is the promotion of sustainable management of natural and physical resources.

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

i) Except for the changes which shall be made in order to give effect to the condition that follows, the proposed activity shall be carried out in substantial accordance with the plans by Bill McKay Architect, sheets 1-4, dated April 1995, submitted as part of this application.

ii) The consent holder shall, at the time of constructing the roof framing of Unit B, provide a certificate from a registered surveyor certifying compliance with the maximum permitted height of 7.5m under the Operative District Plan and height in relation to boundary under the Operative District Plan and the Proposed District Plan as publicly notified on 1 July 1993.

ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the New Zealand Building Act 1991, and comply with all relevant Council Bylaws.

2. This resource consent will expire two years after the date of commencement of consent ***unless:*** (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

3. The consent holder shall be advised that in the event of the site being subdivided, an esplanade reserve is liable to be taken. The width of this reserve is 20m in width measured from Mean High Water Mark. An application to reduce this width may be made to Council, however the final decision on any reduction in the width of the esplanade reserve is made by the Department of Conservation.

Yours faithfully

GRAEME MICHIE
SENIOR ADVISORY OFFICER (CONSENTS)

An approved copy of the plans is enclosed herewith.

In due course please make application for the necessary building consent in the normal way and ensure that construction is not commenced until the consent is issued.

Yours faithfully

K A BARNES
PLANNING OFFICER

Encl

(P&I\Planning\Admin\KBRCLB)

AUCKLAND *CITY*

17 May 1995

A R E A O F F I C E
AVONDALE-MT ALBERT-WESTERN BAYS
Area Manager, David Rankin
Writer's direct dial number:

William McKay
PO Box 5315
Wellesley St
AUCKLAND

When replying or calling please refer to:
Development Services (Consents)
Site: 73 Alverston Road, Waterview

Dear Sir

PROPOSED RELOCATION AND CONSTRUCTION OF TWO RESIDENTIAL DWELLINGS ON A VACANT SITE LOCATED IN THE COASTAL MANAGEMENT AREA AT 73 ALVERSTON ROAD, WATERVIEW

Your resource consent (discretionary activity) application together with plans received 10 April 1995 was considered by the Development Services Manager under delegated authority on 12 May 1995 because the proposal site is located in a Coastal Management Area under the Proposed District Plan and Rule 5B.7.1 requires that all buildings and structures located in this Area be assessed as a controlled activity. Rule 7B.7.3 of the Proposed District Plan requires that earthworks which exceed 5m3 in the Coastal management Area be assessed as a Discretionary Activity.

I have to advise that in this particular case it was resolved as follows:

That the Discretionary Activity by William McKay for the relocation of an existing villa and the construction of a new dwelling on a vacant site that is located in a Coastal Management Area under the Proposed District Plan at 73 Alverston Road, Waterview, legally described as Lot 6 D.P 38023, CT 8A/978 be ***granted consent*** pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

i) The relocation of a Victorian Villa and the construction of a new dwelling on the site will on balance, result in a long term positive effect on the coastal environment and in particular on the sensitive mangrove forest which adjoins the western boundary of the site;

ii) The proposal satisfies the relevant assessment criteria for work in the Coastal Management Area and is consistent with the objectives and policies of the Proposed District Plan particularly those in respect of the coastal environment.

409 New North Road Private Bag 41900 St Lukes Auckland
Telephone (09) 815-3050 Facsimile (09) 815-1658

iii) The proposal and in particular the landscaping in the Coastal Protection Yard will assist in the preservation of the natural environment which is consistent with the purpose of the Resource Management Act 1991 which is the promotion of sustainable management of natural and physical resources.

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

i) Except for the changes which shall be made in order to give effect to the condition that follows, the proposed activity shall be carried out in substantial accordance with the plans by Bill McKay Architect, sheets 1-4, dated April 1995, submitted as part of this application.

ii) The consent holder shall, at the time of constructing the roof framing of Unit B, provide a certificate from a registered surveyor certifying compliance with the maximum permitted height of 7.5m under the Operative District Plan and height in relation to boundary under the Operative District Plan and the Proposed District Plan as publicly notified on 1 July 1993.

ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the New Zealand Building Act 1991, and comply with all relevant Council Bylaws.

2. This resource consent will expire two years after the date of commencement of consent ***unless:*** (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

3. The consent holder shall be advised that in the event of the site being subdivided, an esplanade reserve is liable to be taken. The width of this reserve is 20m in width measured from Mean High Water Mark. An application to reduce this width may be made to Council, however the final decision on any reduction in the width of the esplanade reserve is made by the Department of Conservation.

Yours faithfully

pp W.G. Michie

GRAEME MICHIE
SENIOR ADVISORY OFFICER (CONSENTS)

AUCKLAND *CITY*

A R E A O F F I C E

AVONDALE-MT ALBERT-WESTERN BAYS

Area Manager, David Rankin

Writer's direct dial number:

2 July 1993

When replying or calling please refer to:

SITE: 73 Alverston St
REF: KAB:mel

W McKay
P O Box 5315
Wellesley Street
AUCKLAND

Dear Sir

PROPOSED CONSTRUCTION OF 2 NEW DWELLINGS AT 73 ALVERSTON STREET

Your resource consent (discretionary activity) application together with plans dated 21 June 1993 was considered by the Planning and Inspections Manager under delegated authority on 30 June 1993 because the proposal does not comply with the Height in Relation to Boundary and Coastal Protection Yard requirements of the Auckland Section - Auckland City Transitional District Plan.

I have to advise that in this particular case it was resolved as follows -

The discretionary activity application by W McKay to infringe the Building in Relation to Boundary control and Coastal Protection Yard A at 73 Alverston Street, being Lot 6 DP 38023, be consented to pursuant to Sections 94, 104, 105, 108 and 123(b) of the Resource Management Act 1991, and rule 2.06 for the following reasons:

(i) Any effect on the environment will be minor; and

(ii) The granting of this consent will not be contrary to the objectives and policies of the District Plan; and

(iii) The adjoining neighbours' consents have been received.

This consent is subject to the following conditions:

(1) That the development shall comply with Building Code requirements and all necessary consents shall be obtained.

(2) That the development shall proceed in accordance with the plans lodged by McKay, Person Architects dated June 1993.

409 New North Road Private Bag 41900 St Lukes Auckland
Telephone (09) 846-0014 Facsimile (09) 815-1658

An approved copy of the plans is enclosed herewith.

In due course please make application for the necessary building consent in the normal way and ensure that construction is not commenced until the consent is issued.

Yours faithfully

K A BARNES
PLANNING OFFICER

Encl

(P&I\Planning\Admin\KBRCLB)

Auckland Council

Te Kaunihera o Tamaki Makaurau

Public Drainage and Water Services Map

DISCLAIMER:

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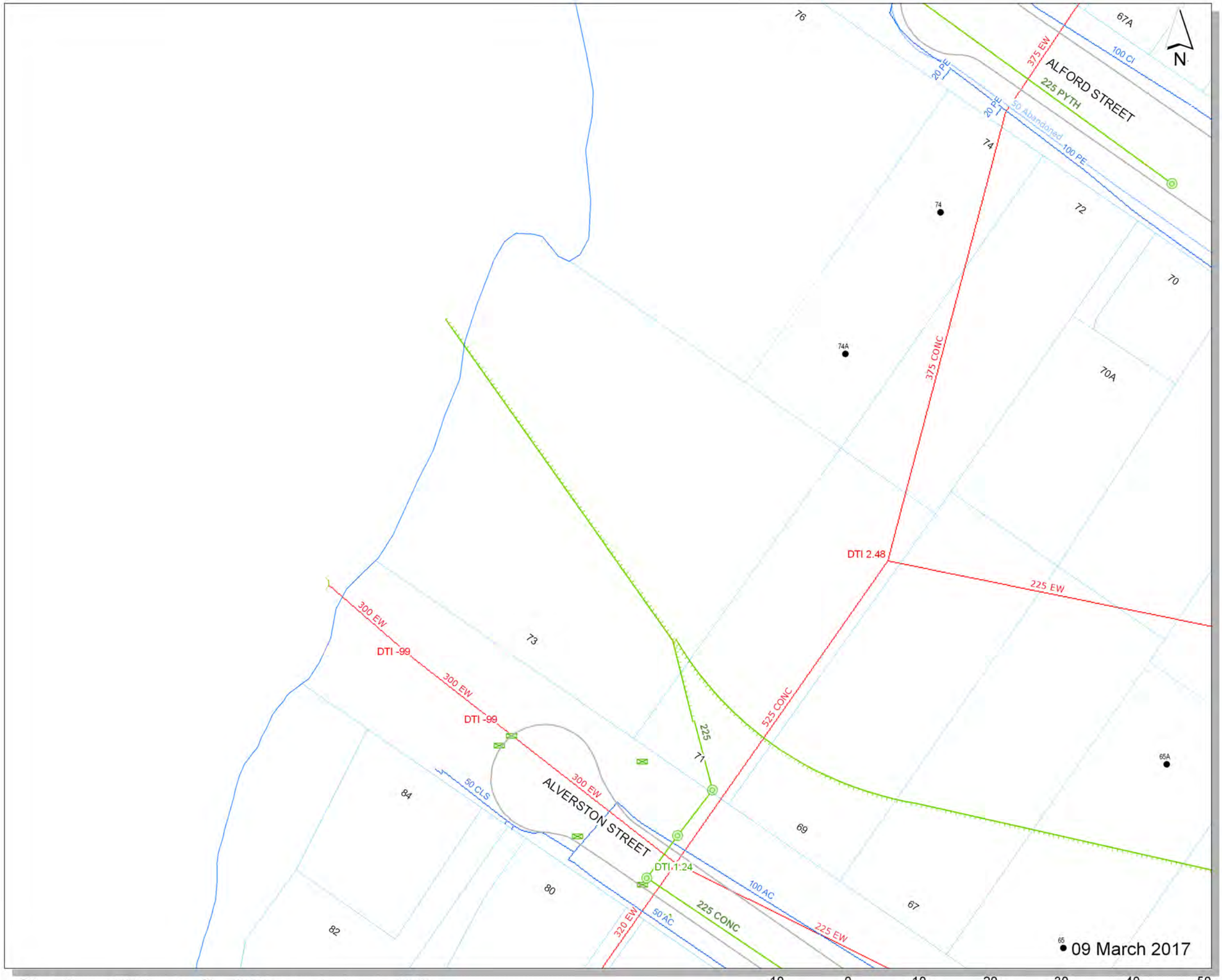
Please consult Council if you have any queries.



Site Address: 73 Alverston Street Waterview Auckland 1026
Legal Description: Lot 6 DP 38023 2453m2
Title Description: CT-8A/978
Date Printed: 09 March 2017 8:27 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Legend

- District Boundary
- Parcel Boundaries
- Rail Area

Wastewater
- W'sale Connections
- W'sale Built
- W'sale Out of Service
- W'sale Proposed
- W'sale Chamber
- Pumping Station
- Retail Pipe
- Connection
- Meter
- Air Vent
- Control Valve
- Gate Valve
- Reflux Valve
- Air Control Valve
- Air Valve
- Scour Valve
- Lamphole
- Online Valve
- JoinT
- Manhole
- Nodal Change
- Horizontal Bend
- Vertical Bend
- Strainer
- Reducer
- Anti Vacuum
- Backflow Preventor
- Node

Water
- Cross Junction
- Horizontal Bend
- Vertical Bend
- Test Point WQ
- Test Point Pressure
- Water Pipe
- T Junction
- End Cap
- Node
- Nodal Change
- Hydrant
- Peat Valve
- Control Valve
- Butterfly Valve
- Ball Valve
- Sluice Valve
- Air Valve
- Non Return Valve
- Gate Valve
- Reflux Valve
- Hydrant Scour
- Hydrant Air
- Pump
- Reducer
- Access Hole Bolt Down
- Access Hole Weld Down
- Sample Point
- Joint
- Probe Flow Point
- Water Wholesale Meter
- Strainer
- Tap
- W'sale Treated Built
- W'sale Raw Built
- W'sale Proposed
- W'sale Out of Service
- W'sale Tunnel
- Reservoir
- Treatment Plant

Stormwater Treatment Device
- Public
- Private

Septic Tank
- Public - Hi-Tech
- Private - Hi-Tech
- Public - Other
- Private - Other

Soakage System
- Public
- Private

Manhole And Chamber
- Public - Standard/Custom
- Private - Standard/Custom
- Public - Inspection Chamber
- Private - Inspection Chamber

Inlet And Outlet
- Public - No Structure
- Private - No Structure
- Public - Structure
- Private - Structure

Catchpit
- Public
- Private

Spillway
- Public
- Private

Pipe
- Public - Gravity Mains
- Private - Gravity Mains
- Public - Culvert/Tunnel
- Public - Rising Main
- Private - Culvert/Tunnel
- Private - Rising Main
- Public - Subsoil Drain
- Private - Subsoil Drain

Fence
- Public
- Private

Watercourse
- Public
- Private

Channel
- Public
- Private

PumpStation
- Public
- Private

Planting
- Public
- Private

Erosion And Flood Control
- Public - Wall Structure
- Private - Wall Structure
- Public - Other Structure
- Private - Other Structure

Connection
- Public
- Private

Overland Flowpath
- Public
- Private

Viewing Platform
- Public
- Private

Embankment
- Public
- Private

Stormwater Treatment Facility
- Public
- Private

Forebay
- Public
- Private

Bridge
- Public
- Private

Safety Benching
- Public
- Private

Abandoned Connection
- Public

Abandoned Pipe
- Public - Gravity Mains
- Public - Culvert/Tunnel
- Public - Rising Main
- Public - Subsoil Drain

Site Address: 73 Alverston Street Waterview Auckland 1026
Legal Description: Lot 6 DP 38023 2453m2
Title Description: CT-8A/978
Date Printed: 09 March 2017 8:27 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Auckland Council
Te Kaunihera o Tamaki Makaurau

Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning

DISCLAIMER:

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Please consult Council if you have any queries.

Authorised Dsitrict Plan Maps are located here:
http://www.aucklandcity.govt.nz/council/documents/district/default.asp

Legend

Isthmus Zoning Activities

Activity Zone
- Residential
- Business
- Open Space
- Special Purpose
- Isthmus Zoning Boundary
- P Special Parking Zone locations

District Plan Modification Affected line

Plan Change Process
- Notification
- Lodgement
- Submission
- Appeals
- Decisions

District Plan Modification Area

Plan Change Process
- Notification
- Lodgement
- Submission
- Appeals
- Decisions

Site Address: 73 Alverston Street Waterview Auckland 1026
Legal Description: Lot 6 DP 38023 2453m2
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A3 @ 1:500

Property boundary positions derived from aerial photography

Auckland Council
Te Kaunihera o Tamaki Makaurau

Operative District Plan - 1999
Isthmus Section
Map 2
Additional Limitation

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http://www.aucklandcity.govt.nz/council/documents/district/default.asp

Legend

Heritage
- Buildings
- Groups of Trees (two or more)
- Tree (singular)
- Archaeological
- Cliffline Tree Amenity
- Geological
- Interchange Control
- Maori Heritage
- Tamaki Scenic Way
- Significant Site Line (Geological Features)
- Electricity Tunnel
- Microwave Transmission Corridor Location

Building Line Control
Class
- Building Line Restriction
- Interchange Control Area
- Retail Frontage and Verandah Control
- Special Yard Requirement
- Vehicular Access Restriction
- Verandah Control
- Centre Plan
- Structure Plan
- Cliffline Tree Amenity Area
- Tamaki Drive Scenic Way

Significant Site Extent
Class
- Archaeological Features
- Archaeological and Geological Features
- Geological Features
- Maori Heritage
- Significant Ecological Area

Site Development Controls
Class
- Designated Works
- Additional Developement Controls
- Former Landfill Areas

Road Designations
- Arterial Roads
- Collector Roads
- District Arterial Roads
- Footways
- Pedestrian Malls
- Regional Arterial Roads
- Service Lanes
- Strategic Routes

Auckland Council
Te Kaunihera o Tamaki Makaurau

Operative District Plan - 1999
Isthmus Section
Map 3
Other Additional Limitation

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Authorised Dsitrict Plan Maps are located here:
http://www.aucklandcity.govt.nz/council/documents/district/default.asp

Legend

Other Addition Limitations

- Airport Approach Slope Inner Edge
- Coastal Management Areas

Special Height Controls

View Protections

- Airport Approach
- Dilworth Terrace Houses
- Newmarket Viaduct Affected Areas - Harbour and Gulf
- Newmarket Viaduct Affected Areas - Mt. Hobson
- Onehunga Motorway Affected Areas
- Special Height Limit
- Sunlight Admission Control - Broadway
- Volcanic Cones
- War Memorial Museum

Site Address: 73 Alverston Street Waterview Auckland 1026
Legal Description: Lot 6 DP 38023 2453m2
Title Description: CT-8A/978
Date Printed: 09 March 2017 8:27 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Auckland Council
Te Kaunihera o Tamaki Makaurau

Special Land Features

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Please consult Council if you have any queries.

Legend

- Gas Main Pipeline
- Petroleum Pipeline
- Contaminated Sites
- Soil Register

Soil Warning area

- Slippage/Subsidence/Erosion etc
- Uncertified Fill
- Organic Soil
- Filled/Weak Ground
- Refuse Tips Site/Weak Area
- Unstable/Suspected Ground

Flood Plains

- Flood Plains

Overland Flow Path

- 2000m2 to 4000m2
- 4000m2 to 3ha
- 3ha and above

Corrosion Exposure Zone

TYPE

- Seaspray
- Seaspray baseline
- Seaspray exclusion
- Zone 1
- Zone 1 baseline

Wind Zone

CLASS

- Medium
- High
- Very High
- Specific Design

- Volcanic Cones

Site Address: 73 Alverston Street Waterview Auckland 1026
Legal Description: Lot 6 DP 38023 2453m2
Title Description: CT-8A/978
Date Printed: 09 March 2017 8:27 AM

9 0 9 18 27 36 45
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

09 March 2017

Private bag 92300, Victoria Street
Auckland 1142
09 301 0101
www.aucklandcouncil.govt.nz

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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

Address

73 Alverston Street Waterview Auckland 1026

Legal Description

Lot 6 DP 38023 2453m2

Appeals

Modifications

Zones

Coastal - General Coastal Marine Zone

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Coastal Inundation Control [rcp/dp] - 1m sea level rise

Controls: Macroinvertebrate Community Index [rcp/dp] - Native

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - A13 - Mount Albert - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts Overlay Contours [i]

Natural Resources: Significant Ecological Areas Overlay - SEA-M1-53 - Marine 1

Designations

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Built Environment

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Built Heritage and Character

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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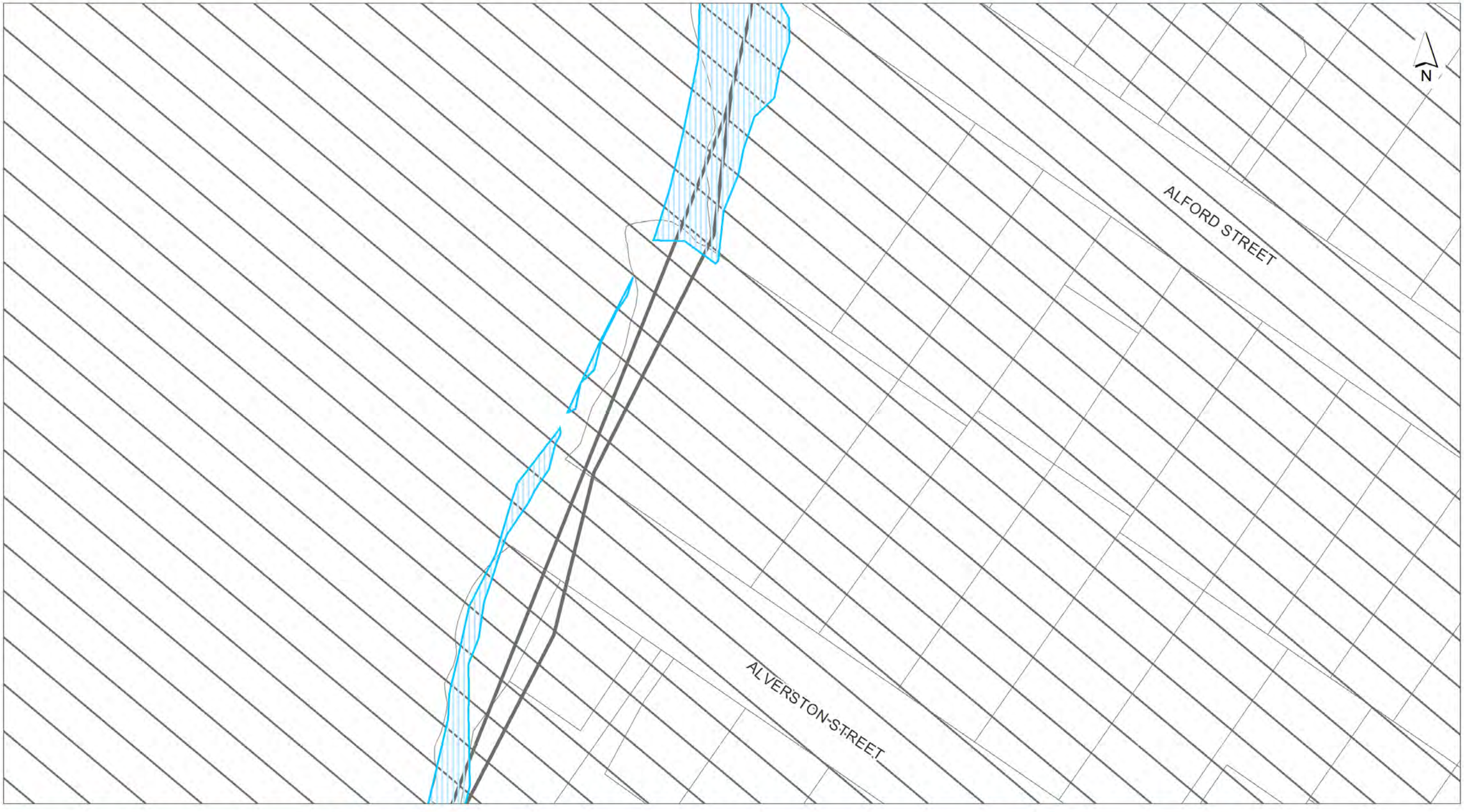
Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Controls

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Designations

0 7 14 21
Meters

Scale @ A4
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Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Infrastructure

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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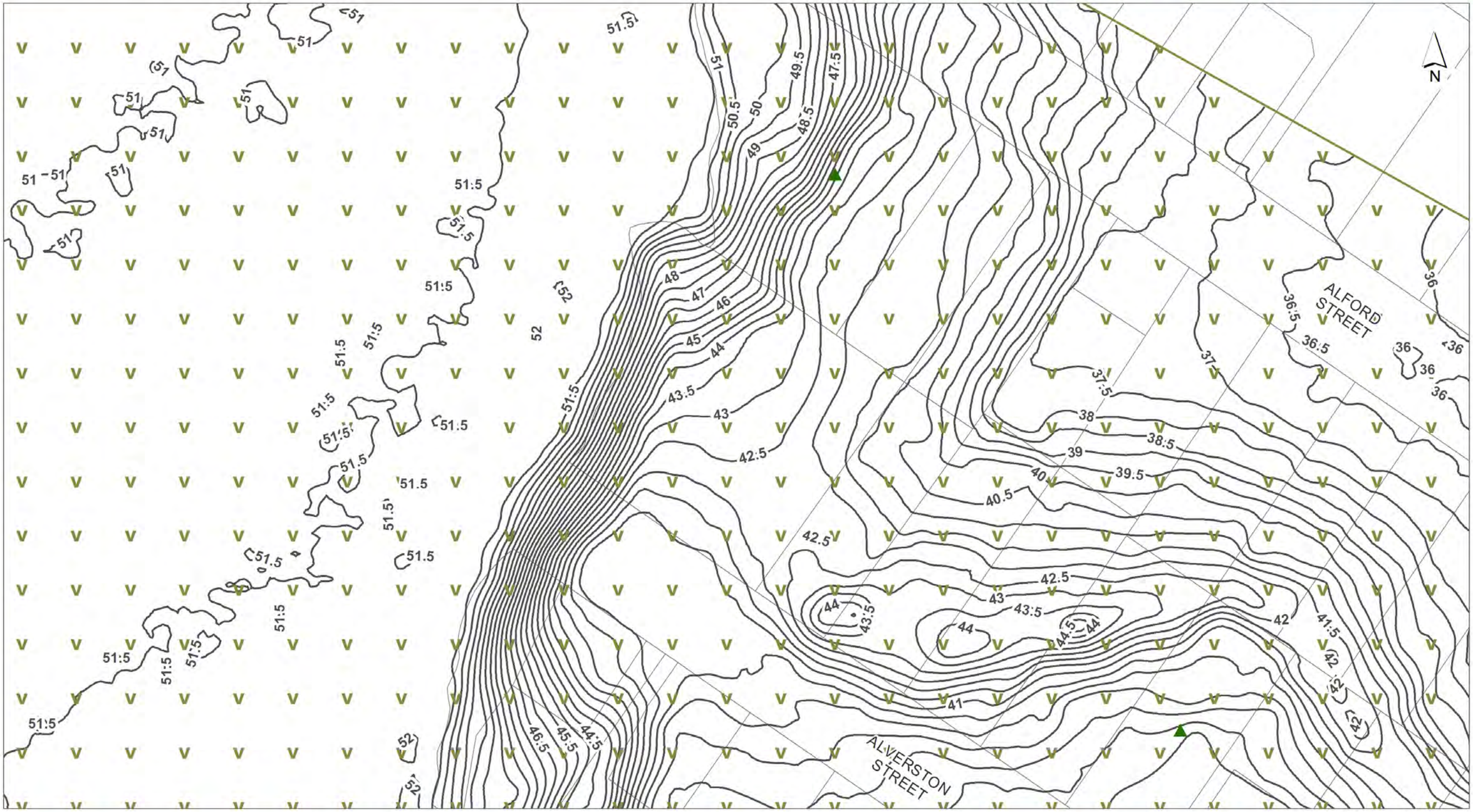
Mana Whenua

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau



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Natural Heritage

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Natural Resources

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Precincts

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

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Zones and Rural Urban Boundary

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
9/03/2017

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals

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

Plan Modifications

- Notice of Requirements
- Plan Changes

ZONES

- 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 - 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 - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone
- 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 Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- 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
- Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

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)

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

DESIGNATIONS

- Designations
- Airspace Restriction Designations

OVERLAYS

Natural Resources

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

Infrastructure

- Airport Approach Surface Overlay [rcp/dp]
- Aircraft Noise Overlay
- City Centre Port Noise Overlay
- Quarry Buffer Area Overlay
- National Grid Corridor Overlay: National Grid Corridor [rcp/dp], National Grid Yard [rcp/dp]

Mana Whenua

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

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]
- Local Public Views Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas 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]
- Waitakere Ranges Heritage Area Overlay: Extent of Overlay, Subdivision Schedule
- Ridgeline Protection Overlay: Modified, Natural

Built Heritage & 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 [rcp/dp]
- Dilworth Terrace Houses Viewshaft Overlay
- Dilworth Terrace Houses Viewshaft Overlay Contours

Built Environment

- Identified Growth Corridor Overlay

CONTROLS

- Building Frontage Control: Key Retail Frontage, General Commercial Frontage
- Vehicle Access Restriction Control: Adjacent to Level Crossings, General, Motorway Interchange Control
- Business Park Zone Office Control
- Cable Protection Areas Control [rcp]
- Centre Fringe Office Control
- Coastal Inundation Control [rcp/dp]
- Height Variation Control
- Arterial Roads

CONTROLS

- Emergency Management Area Control: Hazardous Facilities, Infrastructure
- Stormwater Management Area Control: Flow 1 [rp], Flow 2 [rp]
- Level Crossings With Sightlines Control
- Macroinvertebrate Community Index [rcp/dp]
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]

Auckland Council

School Zones

Property Guru

By CoreLogic

Schools and schools zones relating to a property

The School Report provides detailed information on school zones, from Early Childhood Education through to Tertiary Institutions.

Street Address: **76 Alford Street, Waterview, Auckland**

Zoned Schools for this Property

Primary / Intermediate Schools
AVONDALE INTERMEDIATE 1.6 km
Secondary Schools
AVONDALE COLLEGE 1.7 km

Early Childhood Education

ABC Waterview
24 A Fairlands Avenue
Waterview
Auckland
Ph. 09-8287872

Distance: 0.8 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Privately Owned

Mt Albert Kindergarten
24 Mark Road
Mount Albert
Auckland
Ph. 09-8464379

Distance: 1.4 km
20 Hours Free: Yes
Type: Free Kindergarten
Authority: Community Based

Mt Albert Playcentre
25 Phyllis Street
Mount Albert
Auckland
Ph. 09-8467963

Distance: 1.2 km
20 Hours Free: Yes
Type: Playcentre
Authority: Community Based

Parnell Infant and Toddler Centre
27 Glanville Terrace
Parnell
Auckland
Ph. 09-3757188

Distance: 1.4 km
20 Hours Free: No
Type: Education & Care Service
Authority: Community Based

Waterview Kindergarten
10 Herdman Street
Point Chevalier
Auckland
Ph. 09-8281467

Distance: 0.6 km
20 Hours Free: Yes
Type: Free Kindergarten
Authority: Community Based

Property Guru

By CoreLogic

Primary / Intermediate Schools

AVONDALE INTERMEDIATE
Holly Street
Avondale
Auckland
Ph. 09 828 7883

Distance: 1.6 km
Decile: 2
Age Range: Intermediate
Authority: State
Gender: Co-Educational
School Roll: 479
Zoning: In Zone

GLADSTONE SCHOOL (AUCKLAND)
8 Seaview Terrace
Mt.Albert
Auckland
Ph. 09 846 9744

Distance: 1.5 km
Decile: 9
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 734
Zoning: Out of Zone

ROSEBANK SCHOOL (AUCKLAND)
217 Rosebank Road
Avondale
Auckland
Ph. 09 828 6319

Distance: 1.5 km
Decile: 2
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 568
Zoning: No Zone

ST FRANCIS SCHOOL (PT.CHEVALIER)
Montrose Street
Pt Chevalier
Auckland
Ph. 09 846 4696

Distance: 1.3 km
Decile: 7
Age Range: Contributing
Authority: State Integrated
Gender: Co-Educational
School Roll: 214
Zoning: No Zone

WATERVIEW SCHOOL
Oakley Avenue
Waterview
Auckland
Ph. 09 828 7227

Distance: 0.5 km
Decile: 3
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 140
Zoning: No Zone

Secondary Schools

AVONDALE COLLEGE
Victor Street
Avondale
Auckland
Ph. 09 828 7024

Distance: 1.7 km
Decile: 4
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 2613
Zoning: In Zone

Property Guru

By CoreLogic

HEBRON CHRISTIAN COLLEGE (AUCKLAND)
1 McLean Street
Mt.Albert
Auckland
Ph. 09 846 2159

Distance: 1.9 km
Decile: 7
Age Range: Composite
Authority: Private
Gender: Co-Educational
School Roll: 311
Zoning: No Zone

MARIST COLLEGE
31 Alberton Avenue
Mt.Albert
Auckland
Ph. 09 846 8311

Distance: 2.8 km
Decile: 7
Age Range: Year 7-15
Authority: State Integrated
Gender: Girls School
School Roll: 757
Zoning: No Zone

ODYSSEY HOUSE SCHOOL (AUCKLAND)
56 Bollard Avenue
Avondale
Auckland
Ph. 09 374 4556

Distance: 2.5 km
Decile:
Age Range: Year 9-15
Authority: Private
Gender: Co-Educational
School Roll: 26
Zoning: No Zone

WESTERN SPRINGS COLLEGE
Motions Road
Western Springs
Auckland
Ph. 09 846 8197

Distance: 2.5 km
Decile: 8
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 946
Zoning: Out of Zone

Tertiary

AIS St Helens
28 A Linwood Ave
Ph. 09 815 1717

Distance: 2.4 km
Tertiary type: Private Training Estab

PGA Golf College
UNITEC Campus, Carrington Road
Ph. 09 576 9019

Distance: 1.3 km
Tertiary type: Private Training Estab

Transfield Services E & T New Zealand Limited
485d Rosebank Road
Ph. 09 272 0513

Distance: 1.9 km
Tertiary type: Private Training Estab

Transfield Services Training (NZ) Limited
485D Rosebank Road
Ph. 09 270 5470

Distance: 1.7 km
Tertiary type: Private Training Estab

Unitec New Zealand
139 Carrington Road
Ph. 09 849 4180

Distance: 1.3 km
Tertiary type: Polytechnics

Property Guru

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Distance: 1.8 km
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Unitec New Zealand
139 Carrington Road
Ph. 09 849 4180

Distance: 1.3 km
Tertiary type: Polytechnics

Tender Guide

Best Practice Guide

Tender

DISCLAIMER: The information contained in this document is not intended to form professional legal advice or legal opinion on any particular matter.

1.0 General

1.1 Members should ensure compliance at all times with the provisions of the Fair Trading Act 1986, the Commerce Act 1986, the Real Estate Agents Act 2008, the Real Estate Agents Act (Professional Conduct and Client Care) Rules 2012 and the Rules of the Real Estate Institute of New Zealand Inc.

1.2 Members should not engage in any conduct which is misleading or deceptive or is likely to mislead or deceive prior to, during or after the sales process.

1.3 Members should endeavour to conduct a sale by tender in a manner that does not result in a sale prior to the tender closing date wherever possible.

1.4 Nothing in this Guide limits or diminishes members' obligations to report suspected misconduct or unsatisfactory conduct of a licensee to the Real Estate Agents Authority as required under the Real Estate Agents Act 2008 and/or its regulations.

2.0 Sale by Tender

2.1 Members should not use the expression "sale by tender" or any similar wording or engage in a process for sale by tender unless the process is one in which the seller invites confidential offers for the purchase of land or a business upon terms which include statements:

(a) as to date and time for closing of offers, and

(b) that offers shall remain unopened until that date and time, and

(c) that the price stated is without any reference to the price stated in any other tender(s).

3.0 Authority to Sell

3.1 Members should not commence a sale by tender unless a written authority for sale by tender has been signed by or on behalf of the seller.

3.2 Members should submit a copy of this Guide to prospective sellers prior to accepting instructions for sale by tender.

3.3 Prior to advertising a sale by tender, members should agree with the seller on the form of the particulars and conditions of sale by tender to be used and should provide each tenderer with a copy of the agreed Particulars and Conditions of Sale by Tender.

3.4 Where the seller has reserved the right to sell the property prior to, during or after the opening of tenders, the member should ensure that a written authority is obtained from the seller confirming such method of sale. In these situations, the particulars and conditions of sale by tender referred to in paragraph 3.3 should be carefully drafted to reflect the tender process chosen by the seller.

4.0 Marketing

4.1 In advertising a property for sale, members should use the words "tender" or "for sale by tender" and should not use any qualifying words or expressions such as "open" or "closed."

4.2 Members should ensure that the tender process being utilised by the seller is made clear in all promotional materials, advertising and representations.

4.3 Where the seller has elected to reserve the right to sell the property prior to, during or after the opening of tenders, then any advertising carried out by the member on behalf of the seller should state this method clearly. The appropriate phrase to insert in the advertising may be "tender unless sold by private treaty" which reflects the reference to the sale taking place prior to, during or after the opening of tenders.

5.0 Receiving of Tenders

5.1 Members should ensure that all tenders (howsoever received) are placed in a sealed (tender) envelope and that immediately upon receipt; the envelope is marked with the address or other appropriate identification of the property, the date and time of receipt. Members should ensure that all tenders are deposited and held by the member in a secure and confidential manner until the Closing Date and Time.

5.2 Members should keep and maintain a register for all tenders received, and should, on request by the tenderer, provide a written acknowledgement for the tender received, identifying the property and the date and time the tender was lodged. Members should ensure that the register is held in a secure and confidential manner at all times.

5.3 Members should ensure that the tenders, tender envelopes or envelopes for records of payment for deposits are not opened by any person for any reason whatsoever prior to the Closing Date and Time.

5.4 Where the seller has elected to reserve the right to sell the property prior to, during or after the opening of tenders then the member should notify each tenderer of this election by the seller at the time that the member is approached by a tenderer for information about the tender and also at the time that the tenderer submits the tender in accordance with the provisions of this clause 5.

6.0 Opening of Tenders

6.1 After the Closing Date and Time, all tenders should be opened by the member or the member's representative in the presence of the seller or the seller's nominated representative.

6.2 Members should ensure that they identify for the seller or the seller's representative all tenders that do not comply with the Particulars and Conditions of Sale by Tender.

6.3 Members should ensure that all tenders, including the identity of the tenderer, will be kept secure and confidential and that the details of any tender (whether successful or unsuccessful) will not be divulged to any other tenderer or third party, save that statistical data may be provided to the Real Estate Institute of New Zealand Inc.

6.4 Members should ensure that all unsuccessful tenderers are notified and deposits returned within two (2) working days of a tender being accepted or the tender process being terminated.

Agent Profiles

Meet Chris Batchelor

Chris Batchelor. Licensed under the REA Act 2008.

Chris Batchelor brings years of residential real estate sales experience with him to the Bayleys Ponsonby team, backed by scores of excellent sales results achieved for his clients.

Chris has been excelling in residential real estate sales since 2010. The formula for Chris´ consistent success revolves around delivering the premium customer service people expect and deserve when selling their biggest asset. It´s a task Chris considers himself privileged to manage, and he ensures his relationships are founded on trust combined with frank, open communication.

The numbers back it up: over a five-year period, Chris chalked up in excess of $220 million in sales and was number one agent for Ponsonby at his previous firm for two years running.

Chris knows Ponsonby, Herne Bay and surrounds intricately, not only as a resident, but also as a residential property investor. Chris´ appraisal valuation of vendors´ homes is based on in-depth and well-researched statistics, combined with first-hand knowledge.

The reputation Chris Batchelor has built, along with Bayleys´ strong brand presence in the Ponsonby area, ensures he is top of mind for local vendors when it comes to choosing an agency to list with.

Before launching a career in real estate sales, Chris was a chef in Switzerland and Queenstown - a profession which shaped the way he does business to this day. It´s crucial for Chris to have a clear desk, and operate a business that runs smoothly, so vendors experience his robust and efficient management. Chris also sold art in the UK for the art estates of John Lennon, Ronnie Wood, Marilyn Monroe and Miles Davis, which taught him how to network effectively, followed by the crucial aspect of selling.

TESTIMONIALS

Chris and Francelle

"We were delighted with our decision to select Chris to sell our Grey Lynn villa. From start to finish, Chris was, professional, efficient and always happy to work around our busy schedules. He was careful to explain the marketing and sale process, and provided some incisive thinking for our sale strategy. Chris has a wealth of experience in the very competitive Ponsonby/Grey Lynn market, and he was able to draw on that experience to help us make a number of important decisions throughout the campaign; we felt very confident with Chris´s strategic advice. He is well connected and engages easily with buyers - we were sure that we would be well- represented at open homes. We felt the whole marketing and sales campaign was well-run, and resulted in an excellent outcome: both the number of bidders, and sale price achieved. We would have no hesitation in recommending Chris to other home owners thinking of selling."

Jeff Elia

" I found Chris to be very professional, personable and diligent to work with. He was able to bring together all the elements which were necessary to produce an auction result that was above and beyond my expectations. He was consistent in his approach - from his initial appraisal of the property´s value right through to his advice as to setting the reserve figure. I followed his advice and I got a stunning result. I will be recommending him to all my friends. "

Rochelle Williams-White

"Chris is an exceptional Sales Agents. He is a genuine "nice" guy who you can trust what he says and his property market and local area knowledge is top-notch. His communication skill, enthusiasm and efforts are 110%. I thoroughly enjoyed working with him and would highly recommend him."

B chris.batchelor@bayleys.co.nz

Exclusive Affiliate of
CHRISTIE'S GREAT ESTATES

BAYLEYS

Meet Peter Tanner

Peter Tanner. Licensed under the REA Act 2008.

In just three short years with Bayleys, Peter Tanner has accomplished what most seasoned real estate professionals hope to achieve in a career - precisely the reason he is wider-Ponsonby´s go-to sales-agent.
Armed with the local knowledge that comes with living nearly thirty years in the community, Peter´s fascination with property began long before his real estate career, with an interest in development which has seen him involved in across the board since the late 1980´s.

Building his business acumen in both the travel and information technology sectors, Peter has had extensive involvement in enterprise, and from shareholding to establishing successful businesses of his own - his expansive knowledge of legalities and company financials position him to provide informed advice for his clients.
With nearly three decades experience in property development, from buying, selling, planning and building, Peter´s intellect and intuition ensure he is always connecting on common-ground with his clients, because frankly - he´s been there, and done that.
Enamoured with the changing face of Auckland´s residential landscape, Peter takes great pride in his involvement in some of Auckland´s leading sustainable and enduring projects - including the smart and sleek Raurangi Villas townhouse development, Taylors Lane and Alberton Lane in Mount Albert.

Known amongst the community for his professional and calm approach, Peter is determined, focussed and certainly result-driven - traits which have seen his business soar exponentially as his reputation for business with knowledge and integrity precede him.

With humour and honesty, Peter has quickly built a wide client-base, and aided by Bayleys extensive international networks, he leaves no stone unturned matching property with the right client - a business ethos which place him perfectly to make the difference in your next property endeavour.

TESTIMONIALS

G & C Dwerryhouse
Peter´s technical and legal expertise ensured the sale process was smooth and easy, delivering a result which far exceeded our expectations

David and Julaine
"THE A TEAM". Is the only way to describe this professional team of realtors. I have been in Real Estate for over thirty years and been a business owner for over twenty five years. This information is important because I am very picky and expect the best. Both my wife Julaine and myself have been absolutely blown away with the AWESOME level of service offered by Peter and Robyn. We had plenty of choice in our Herne Bay market place to pick many top performers but believed Peter and Robyn were the best fit for us. The level of commitment offered by this team was second to none, with constant daily feedback, total enthusiasm from start to finish and a "WE WILL SELL THIS HOME" attitude. All of our wishes came true as a direct consequence of all the hard work carried out by these lovely people and we are all happily moved with big smiles on our face. I would be happy at any time in the future to have any potential clients call me personally if further assurances regarding this outstanding couple was needed.

B 09 375 8494 **M** 021 379 379 peter.tanner@bayleys.co.nz

Exclusive Affiliate of
CHRISTIE'S GREAT ESTATES

BAYLEYS

REAA Guide

Real Estate Agents Authority

New Zealand Residential Property Sale and Purchase Agreement Guide

This guide has been prepared and approved by the Real Estate Agents Authority

Important things to know:

1. A sale and purchase agreement is a **legally binding** contract.

2. The real estate agent is **working for the seller** of the property, but must treat the buyer fairly.

3. You need to understand the difference between a **conditional** and an **unconditional** agreement.

4. You can **negotiate** the conditions you require in a sale and purchase agreement.

5. Make sure you **read** and **understand** the sale and purchase agreement before signing it.

6. It is recommended that you get your **lawyer to check** the sale and purchase agreement before you sign it.

Introduction

Buying or selling a home is one of the biggest financial commitments you will ever make. There are several relatively complicated stages to negotiate and there are a number of things to look out for.

When you are buying or selling residential property you should always have a written sale and purchase agreement. This is the legal document that forms the contract between the buyer and the seller.

This guide provides information about sale and purchase agreements, tells you where you can get more information, what to expect from a real estate agent[1] and what to do if there is a problem.

This guide only relates to the sale of residential property.
This guide is just that – guidance. You should not rely on it for legal advice. It's been prepared by the Real Estate Agents Authority (REAA), a Crown entity established by the Real Estate Agents Act 2008.

This is a guide to the sale and purchase agreement that you will be asked to sign if you wish to buy or sell residential property.

[1] Real estate agent or agent are general terms that refer to an agent, branch manager or salesperson.

Whether you are a buyer or a seller, the agent must provide you with a copy of this guide before you sign a sale and purchase agreement, and ask you for written acknowledgement that you have received it. If you require more information, you can consult your lawyer. Information is also available on the REAA's website: **www.reaa.govt.nz.**

Why do I need a sale and purchase agreement?

A sale and purchase agreement provides certainty to both the buyer and the seller as it sets out in writing all the agreed terms and conditions. It is a legally binding contract.

Can I negotiate?

The seller and buyer can negotiate, through the agent, on price and conditions until they both reach agreement.

Important things to know:

- ✓ You should have a written sale and purchase agreement.
- ✓ Always read the sale and purchase agreement before signing it.
- ✓ Have your lawyer check the sale and purchase agreement before you sign it.
- ✓ Both the buyer and seller can negotiate changes to the price and conditions.
- ✓ A sale and purchase agreement is a legally binding contract.

The sale and purchase agreement

Your agent will probably use the Auckland District Law Society and Real Estate Institute of New Zealand form (the ADLS form).

Your sale and purchase agreement should include the following:

- ✓ The name(s) of the seller(s) and buyer(s).
- ✓ The address of the property.
- ✓ The type of title (freehold, leasehold etc.).
- ✓ The chattels that are to be sold with the property (e.g. whiteware, drapes, television aerial etc.).
- ✓ The price.
- ✓ The rate of interest that the buyer must pay on any overdue payments.
- ✓ Any deposit that the buyer must pay.
- ✓ Any conditions the buyer wants fulfilled before the contract is agreed.
- ✓ The date on which the agreement will become unconditional if there are conditions.
- ✓ The settlement date (the date the buyer pays the remainder of the amount for the property, usually the day when the buyer can move into the property).

Conditions in the document

The buyer will usually want to have some or all of the following conditions fulfilled before the contract is agreed:

- ✓ **Title search** – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if anyone else has any claim over the property.
- ✓ **Finance** – this refers to the buyer arranging payment, normally a loan, by a specified date.
- ✓ **Valuation report** – normally required by a lender, this report is an estimate of the property's worth on the current market.
- ✓ **Land Information Memorandum (LIM) report** – provided by the local council, this report provides information on things such as rates, building permits and consents, drainage and planning.
- ✓ **Building inspection report** – these help determine how sound the building is and what might need to be repaired.
- ✓ **Engineer's report** – similar to the above but more focused on the section and structure of the property.
- ✓ **Sale of another home** – the buyer may need to sell their home in order to buy another.

General or standard clauses

A sale and purchase agreement also includes clauses that set out general obligations and conditions. It helps to understand what these mean as you will need to comply with them. Examples may include:

- **Access rights** – what access the buyer can have to inspect the property before settlement.
- **Default by buyer** – the buyer may have to compensate the seller e.g. interest payments.
- **Default by the seller** – the seller may have to compensate the buyer e.g. accommodation costs.
- **Insurance** – makes sure the property remains insured until the settlement date and outlining what will happen if any damage does occur.

Your lawyer will explain these clauses.

When does the buyer pay the deposit and the full amount?

When the seller and buyer have agreed on all aspects of the sale and purchase agreement, any deposit is usually paid to the real estate agent by the buyer. This money is initially held in the agent's trust account.

The agent usually takes their commission from the deposit when the contract becomes unconditional. This is agreed between the seller and the agent as set out in the agency agreement[2]. The seller should make sure that the deposit is large enough to cover the agent's commission.

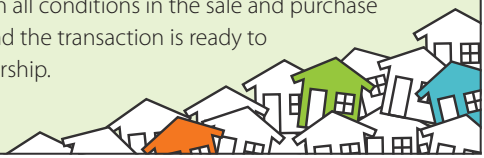
The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer. The settlement day is usually the date when the buyer can move into the property.

Before the sale and purchase agreement becomes unconditional and if the sale doesn't go ahead because some of the conditions haven't been met, the buyer may be entitled to have the deposit refunded in full.

However, once the offer becomes unconditional you won't be able to get your deposit back if you change your mind for any reason.

What is the difference between a conditional and an unconditional agreement?

- ✓ **Conditional** refers to the sale and purchase agreement having a set of conditions that are to be met, such as the buyer's current house being sold, a building inspection being carried out, or finance being secured.
- ✓ **Unconditional** refers to when all conditions in the sale and purchase agreement have been met and the transaction is ready to proceed to a change of ownership.



[2] Refer to the Real Estate Agents Authority's *New Zealand Residential Property Agency Agreement Guide*.

Can I cancel the agreement if I change my mind?

You cannot cancel a sale and purchase agreement just because you have had second thoughts about buying or selling the property concerned.

In general, once you have signed a sale and purchase agreement and the conditions set out in it have been met, you will have to go ahead with the sale/purchase of the property.

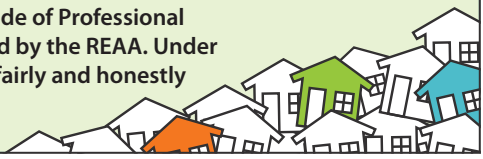
What can I expect from an agent?

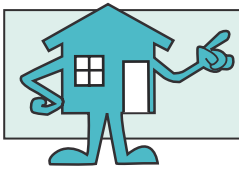
The agent works for and is paid by the seller. The agent must therefore carry out the seller's instructions (as set out in the agency agreement) and act in the interests of the seller.

Agents also have clear responsibilities to buyers even though they are representing the seller.

When you are buying a property, ask the agent questions. Be specific about what you want to know.

All agents are bound by the Code of Professional Conduct and Client Care, issued by the REAA. Under the Code, agents have to deal fairly and honestly with all parties.





A copy of the Code of Professional Conduct and Client Care is available from **www.reaa.govt.nz** or by calling **0800 for REAA** (0800 367 7322).

What if my agent or someone related to them wants to buy the property?

If your agent, or anyone related to them, wants to buy your property, they must get your written consent to do this.

It is important to consult your lawyer throughout the buying and selling process.

Who pays the agent?

Real estate agents in New Zealand work on behalf of sellers and it is the sellers who pay the agents. An agent who is marketing a property on behalf of a seller cannot ask a buyer to pay for their services.

The agent is acting for the seller and does not have the same duty to a buyer as they do to the seller.

What is a buyers' agent?

Buyers' agents are common in some other countries. They are agents who are employed by buyers to locate properties and sometimes to negotiate purchases on the buyer's behalf. If you employ a buyers' agent you should still have a written agency agreement and will have to pay for their services.

What if there's a problem?

If you are concerned about the behaviour of an agent, you should discuss any concerns you have with the agent or their manager. Agents are required to have in-house complaints resolution procedures.

If this does not work or if you do not wish to go through this process, you can contact the REAA.

The REAA has a number of ways it can help with your concerns. This includes sending the agent a compliance advice letter, arranging alternative dispute resolution or processing the matter as a complaint. When you contact the REAA they will help you identify the best way of dealing with your concern.

More information on how the REAA can help you can be found at **www.reaa.govt.nz** or by calling **0800 for REAA** (0800 367 7322).

You can get more information from...

There are several places you can go for help and advice including:

- ✓ The Real Estate Agents Authority (REAA) at **www.reaa.govt.nz** or call **0800 for REAA** (0800 367 7322).

  The REAA can provide information and assistance on a wide range of issues and is responsible for dealing with concerns about real estate agents.
- ✓ Your lawyer.
- ✓ Community Law Centres **www.communitylaw.org.nz.**
- ✓ Citizens Advice Bureau **www.cab.org.nz.**
- ✓ Ministry of Consumer Affairs **www.consumeraffairs.govt.nz.**
- ✓ NZ Law Society Property Section **www.propertylawyers.org.nz.**
- ✓ Consumer Build **www.consumerbuild.org.nz.**

Real Estate Agents Authority

The Real Estate Agents Authority (REAA) was established by the New Zealand government to ensure high professional standards in the real estate industry and to promote increased protection for people who are buying or selling property.

www.reaa.govt.nz info@reaa.govt.nz @reaanz

0800 for REAA (0800 367 7322) or (04) 471 8930

Scan to find out more about buying and selling property.

To the best of the Real Estate Agents Authority's knowledge, the information in this guide is accurate at the date shown below. However, the requirements on which this information is based can change at any time and the most up-to-date information is available at www.reaa.govt.nz [Version 1.2 12 February 2014].

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