



Welsford Family Trust

Proposed Subdivision

2-8 Stevensons Cres – Albany

Resource Consent Applications

Assessment of Environmental Effects

Folio of Figures

August 2016

Welsford Family Trust

Proposed Subdivision: 2-8 Stevensons Cres, Albany

Resource Consent Applications: Assessment of Environmental Effects:

Folio of Figures

4Sight

Figure 1: Location Plan

Figure 2: Aerial Photograph Plan of the Site and Surrounding Area

Figure 3: Site Contours and Features Plan Council GIS

Figure 4: Photographs of the Site

Figure 5: Council GIS Map Showing Overland Flow Paths

Figure 6: North Shore District Plan Zoning Map

Figure 7: North Shore District Plan Notations Map

Figure 8: North Shore District Plan Stormwater Management Area Map

Figure 9: Proposed Auckland Unitary Plan Zoning Map

Figure 10: Proposed Auckland Unitary Natural Resource Overlay Map

Figure 11: Proposed Auckland Unitary Built Environment Overlay Map

Figure 12: Plan of the Site and Adjacent Land

Airey Consultants Ltd

Preliminary Scheme Plan of Subdivision

Proposed Roding Plan & Cross Section Detail

Proposed Drainage and Water Supply Plan

Proposed Cut-Fill and Erosion and Sediment Control Plan

Arborlab

Tree Location and Site Layout Plan

Yeoman Survey

Proposed Plan of Subdivision

Plan of Proposed Lots 1 and 4

4Sight Figures



Figure 2: Aerial Photograph Plan of the Site and Surrounding Area

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Map Title

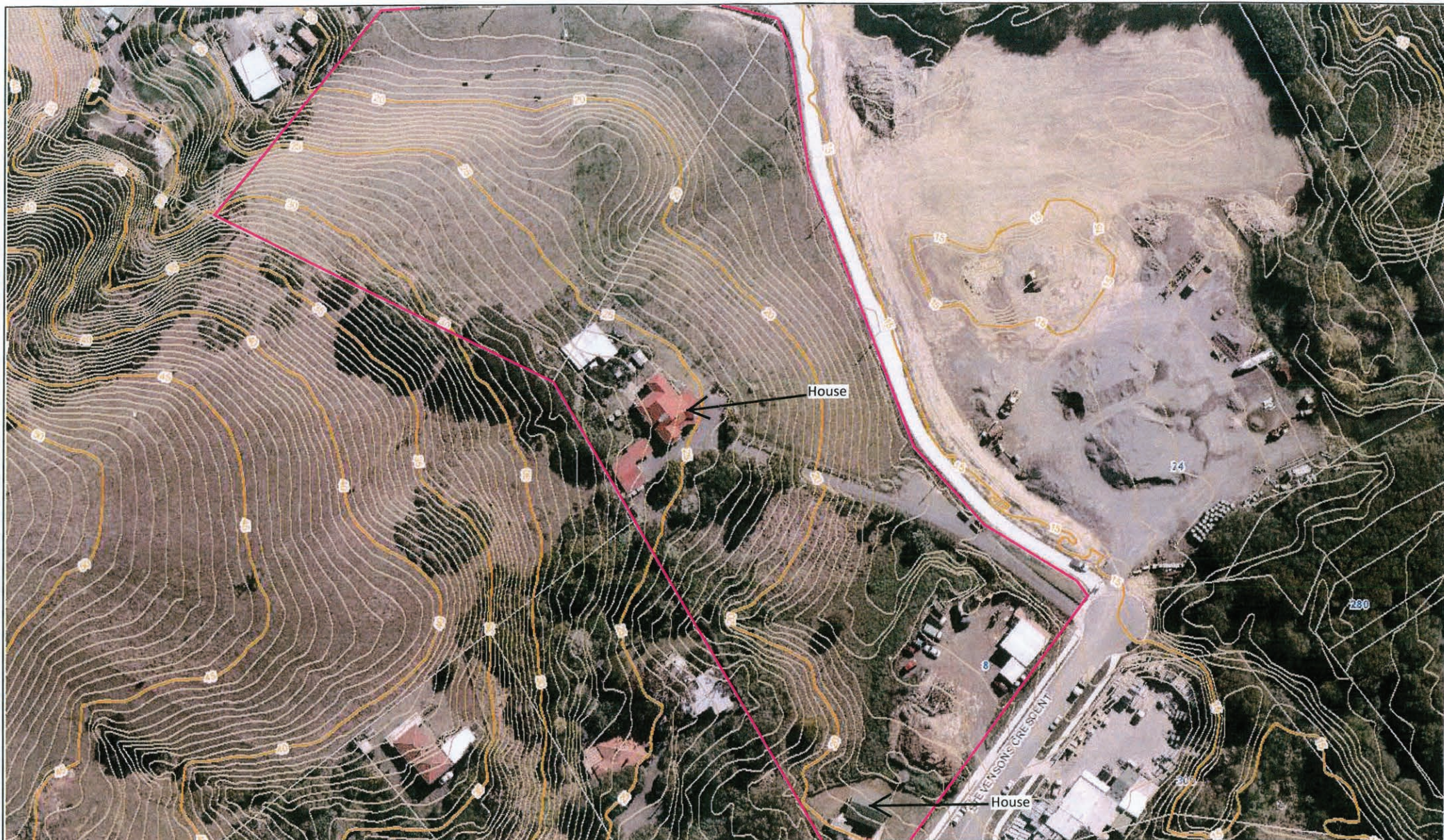
Key
 Welsford Property

Created: Tuesday, 9 February 2016, 8:50:41 a.m.

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Scale @ A3 1:2500



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Key
 Welsford Property

Created: Wednesday, 10 February 2016, 7:48:21 a.m.



Auckland Council
 Te Kaitiaki o Te Hōkai

Scale @ A3 1:1000

Figure 3: Site Contours and Features Plan Council GIS



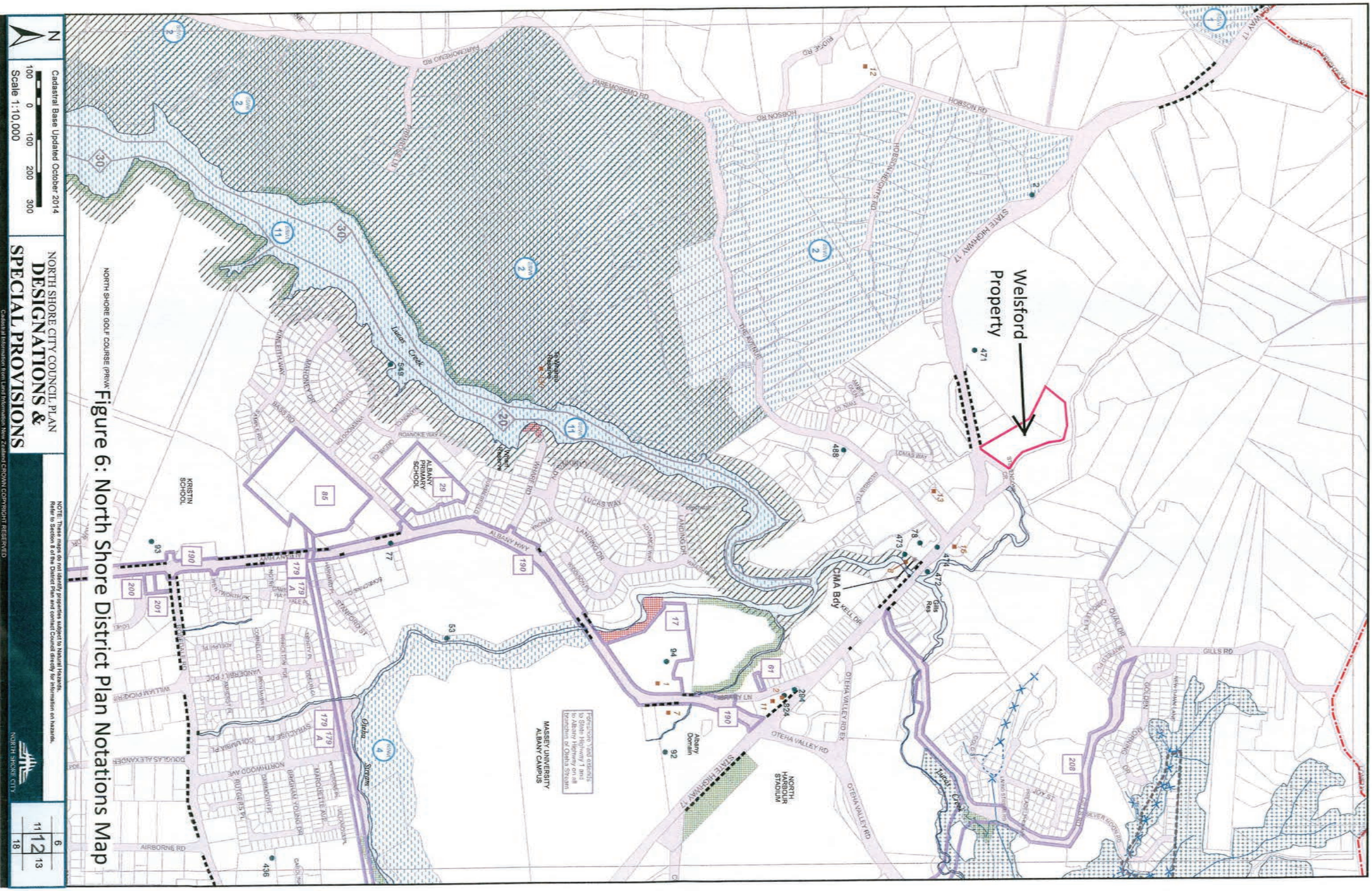
Photograph Welsford Property



Photograph of Stephenson Crescent

4SIGHT
CONSULTING

Figure 4: Photographs of the Site



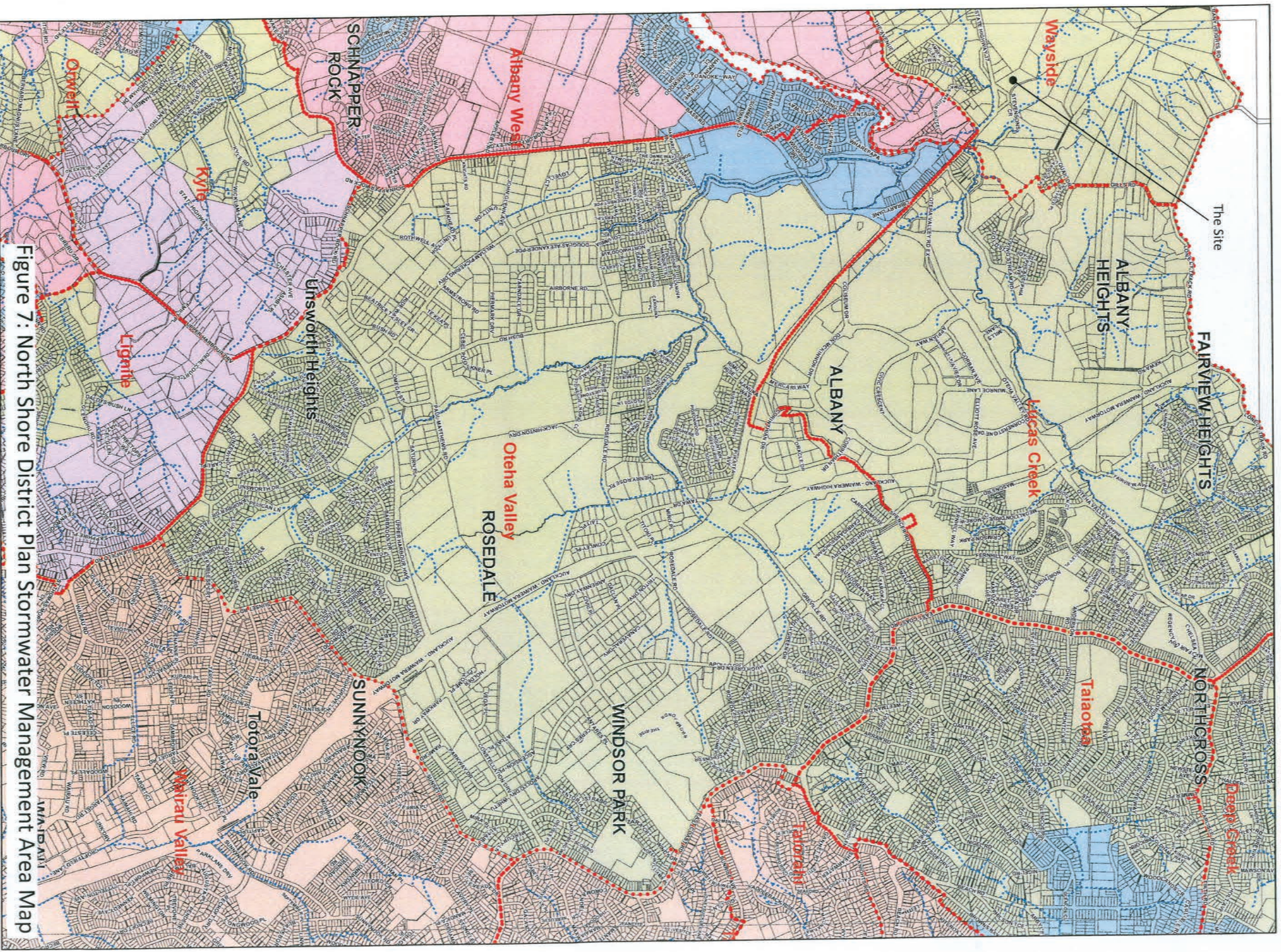


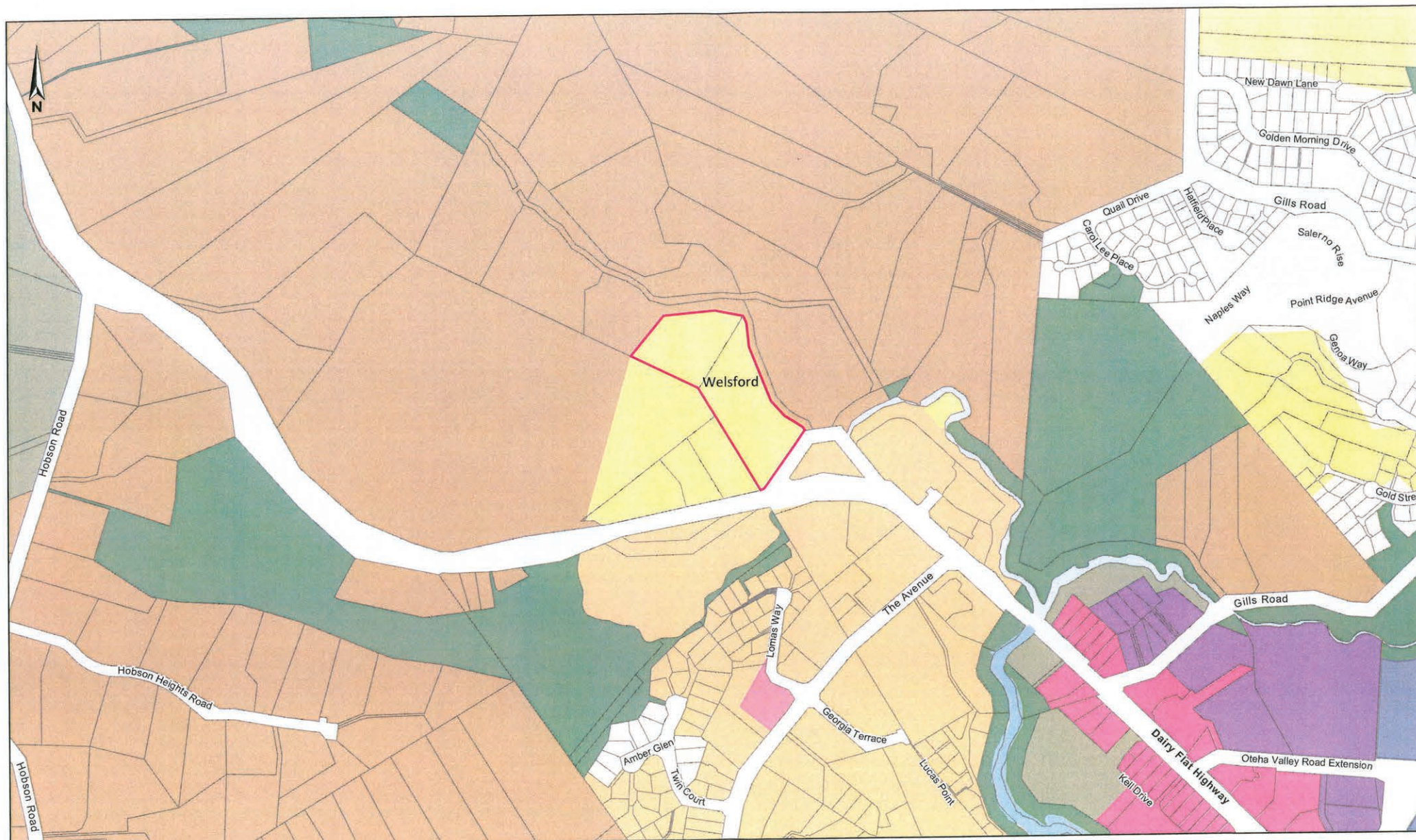
Figure 7: North Shore District Plan Stormwater Management Area Map



NORTH SHORE CITY DISTRICT PLAN
Stormwater Management Areas



- Legend
- SMA 1
 - SMA 2
 - SMA 3
 - SMA 4
 - SMA 5
 - Stormwater Catchments
 - Streams



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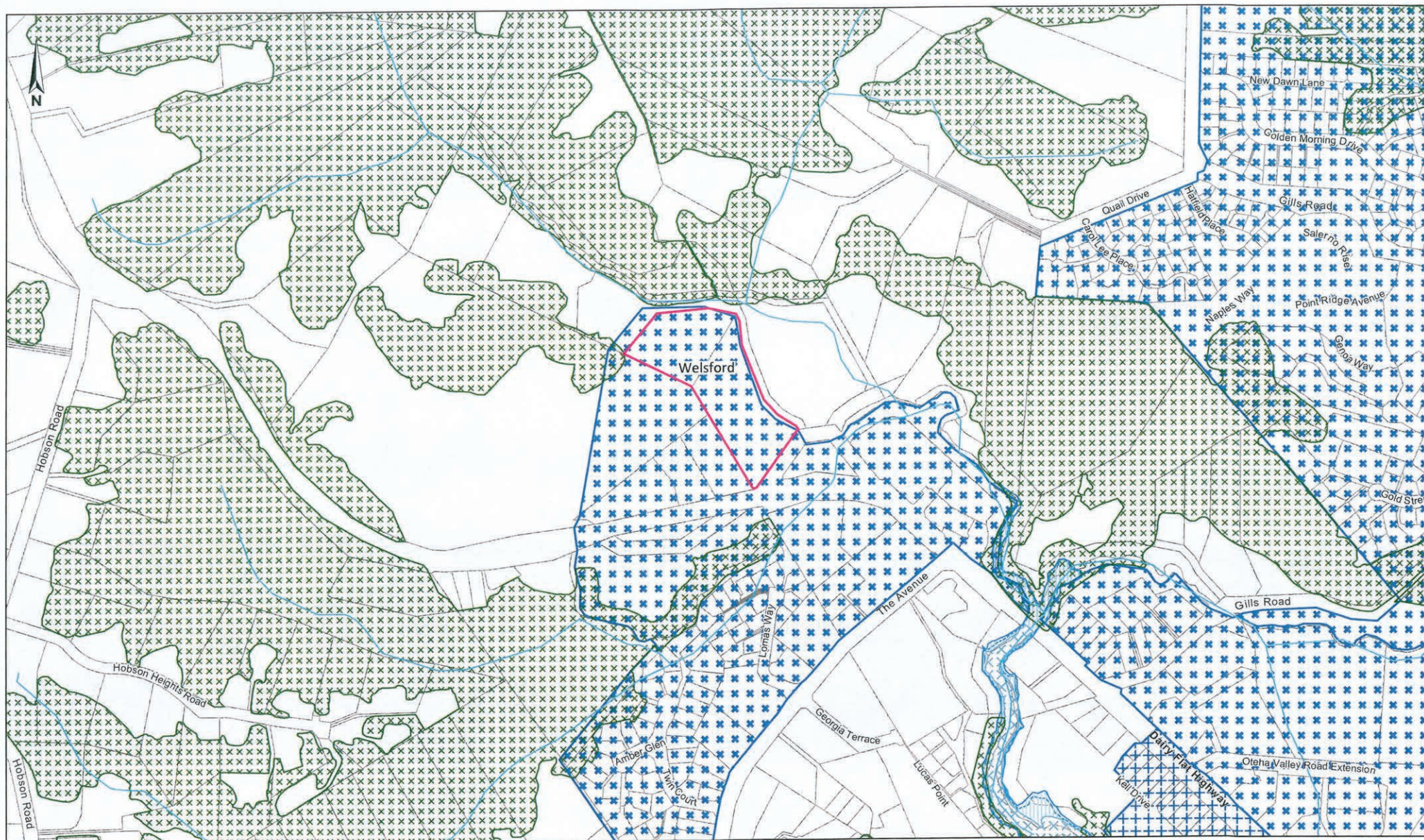
1:5,000 Auckland Council

Plan Created: 28/2/14

Unitary Plan Base Zone



Figure 8: Proposed Auckland Unitary Plan Zoning Map



Natural Resource

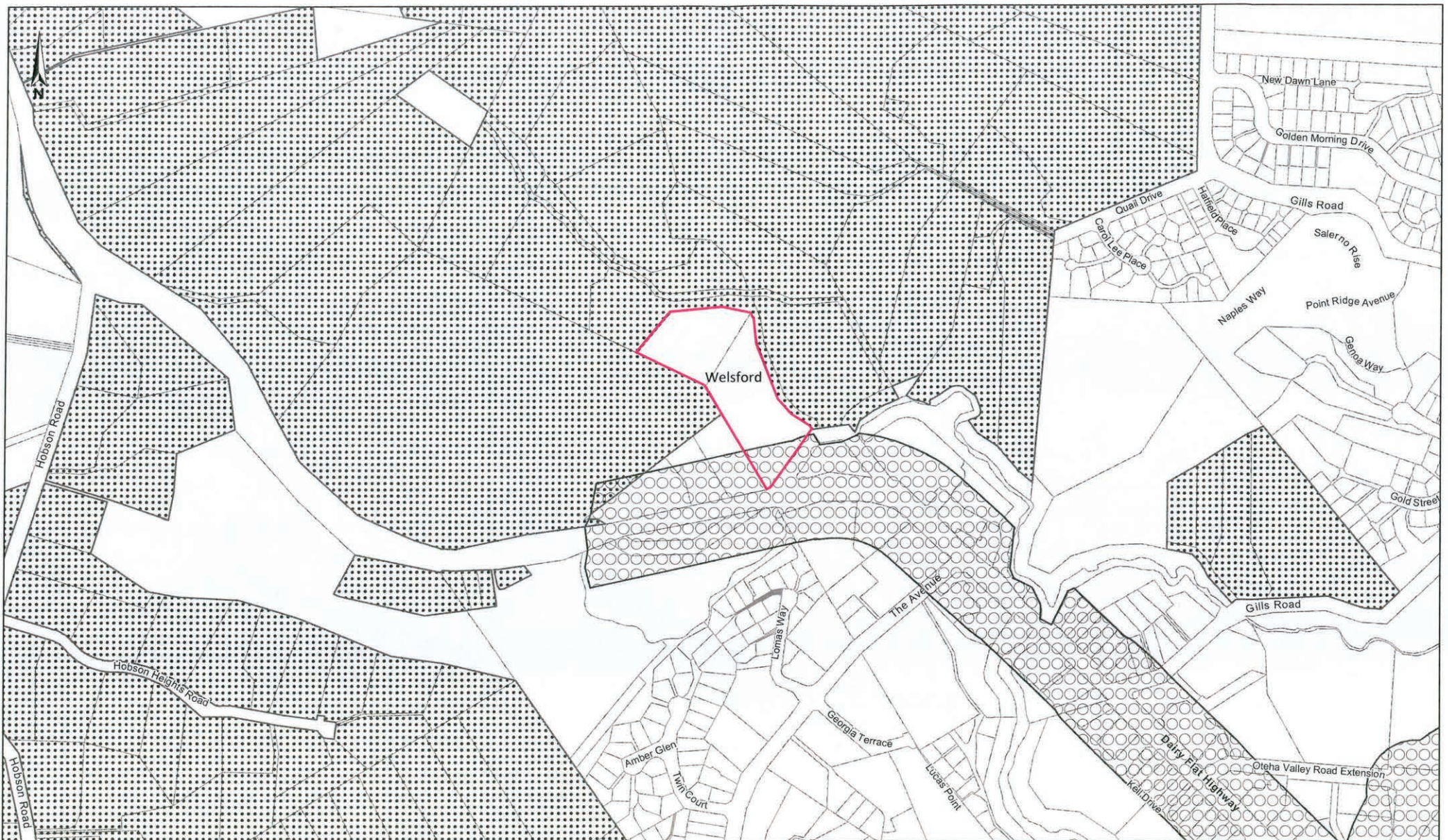
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1:5,000 Auckland Council

Plan Created: 28/2/14



Figure 9: Proposed Auckland Unitary Natural Resource Overlay Map



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1:5,000 Auckland Council

Plan Created: 28/2/14

Built Environment



Auckland Council
Te Kaitiaki o Te Whānau o Aotearoa

Figure 10: Proposed Auckland Unitary Built Environment Overlay Map

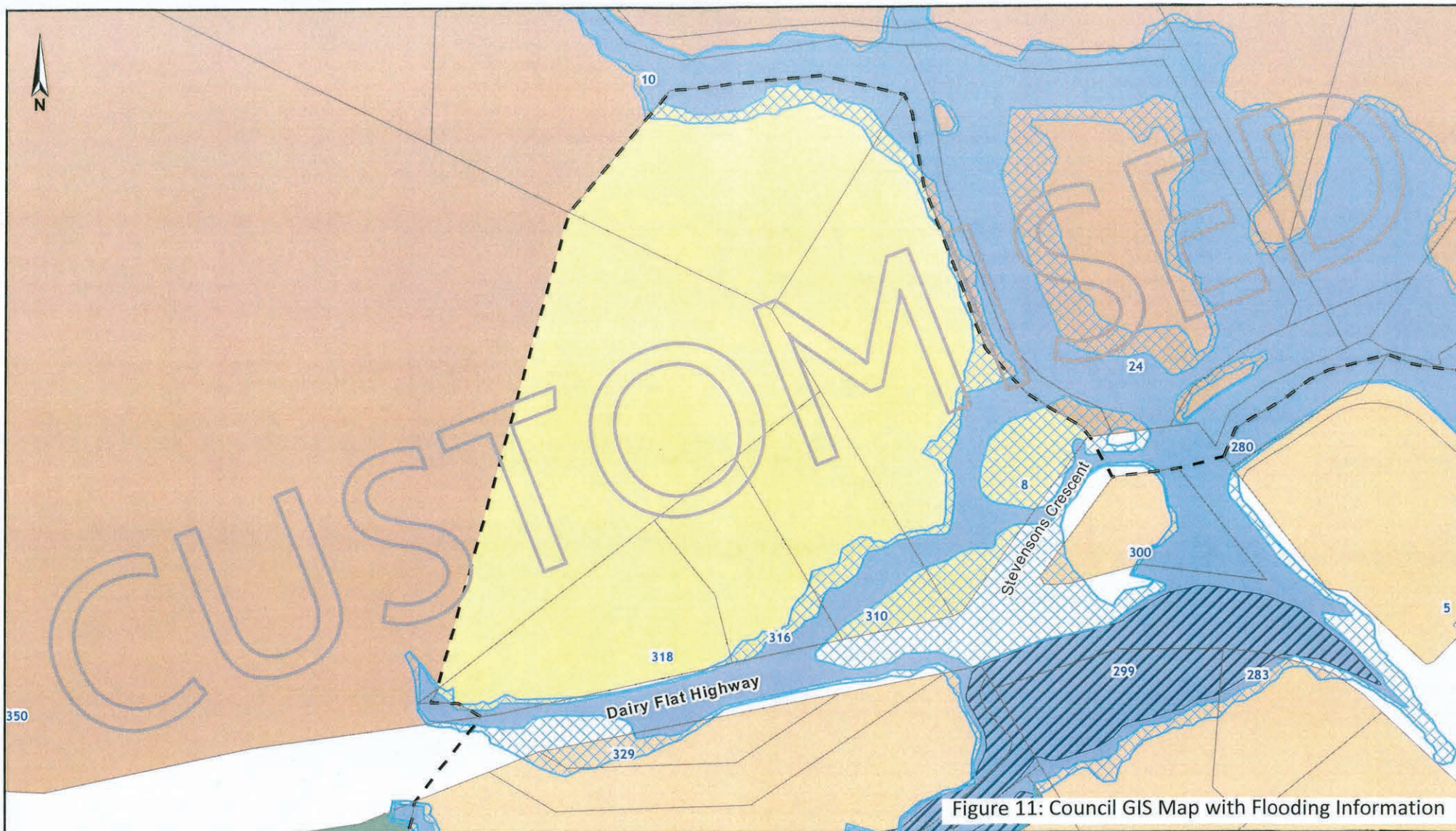


Figure 11: Council GIS Map with Flooding Information

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1:2,500 Auckland Council
 Plan Created: 8/6/16

Stevenson Cres

Key

	Flood Sensitive Area (1 per cent AEP)
	Flood Prone Area (1 per cent AEP)
	Flood Plain (1 per cent AEP)



Airey, Arbolab & Yeoman Plans

A3



Lot 3
DP 430542

Lot 10
9933m²
(Being former Pt Allot 299)

Lot 5
1649m²

Lot 2
DP 430542

Lot 1
DP 149838

Lot 4
1886m²

Lot 6
1600m²

Lot 9
2955m²

Lot 7
1600m²

Lot 8
1606m²

Lot 3
1483m²

Lot 2
1200m²

Lot 1
1200m²

Part Allot 31
PSH of Paremoremo

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right of Way	(A)	Lot 1	Auckland Council

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SUBJECT TO SURVEY.

3) Drainage information from Council Records.

Manhole = Sanitary Sewer
 = Stormwater Drainage
 = Watermain

4) Abutting property information from
Quickmap Customs Software Limited.

5) Zone Boundary

6) 12m*12m and 16m*16m Shape factors



PREPARED FOR

Welsford Trust

PROPOSED SUBDIVISION
8 STEVENSONS CRES
ALBANY

Being: Part Allot 27 PSH of Paremoremo
and Part Allot 299 PSH of Pukeatua

Comprised in CFR: NA1B/809

Total Area (By Title) = 2.4281 hectares

SCALE

1:1000 (A3)

DATE July 2016

SURVEYED

DRAWN HK



Yeomans Survey Solutions Limited
Unit 1C Level 1 29 Karaka St Newton
PO Box 7184 Auckland
p: (09) 309 0860 f: (09) 369 9210
e: info@yeomanssurvey.co.nz

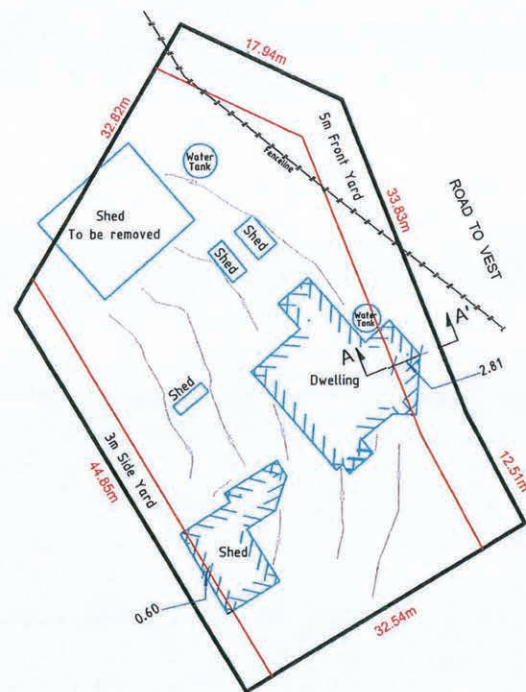
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7702/PS

Drawing

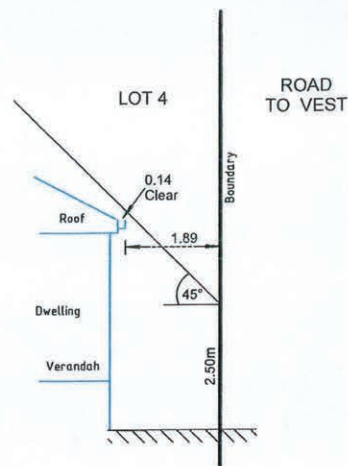
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of 2 Drawings

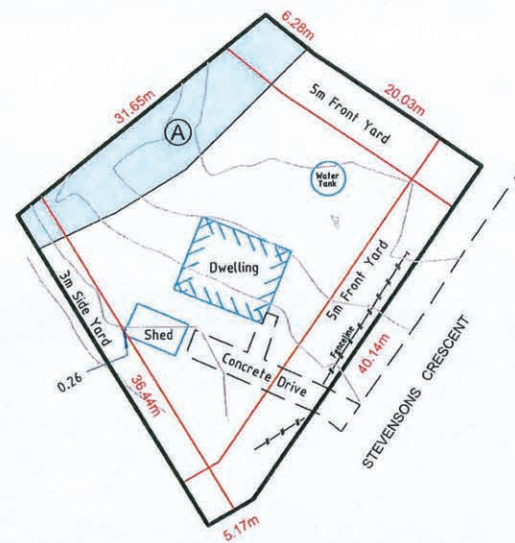


Lot 4
1886m²

(Building Coverage 252.43m² - 13.4%)



SECTION A - A'
Scale 1:100



Lot 1
1200m²

(Building Coverage 92.52m² - 7.7%)



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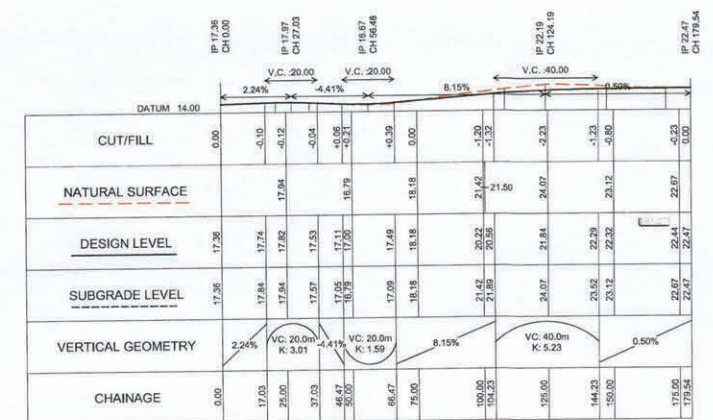
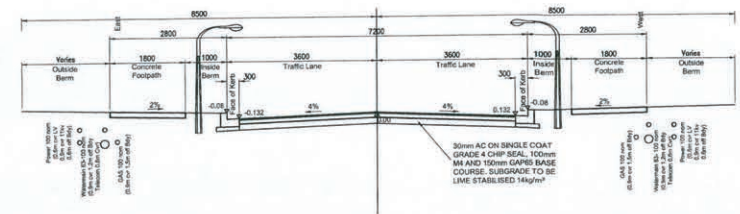
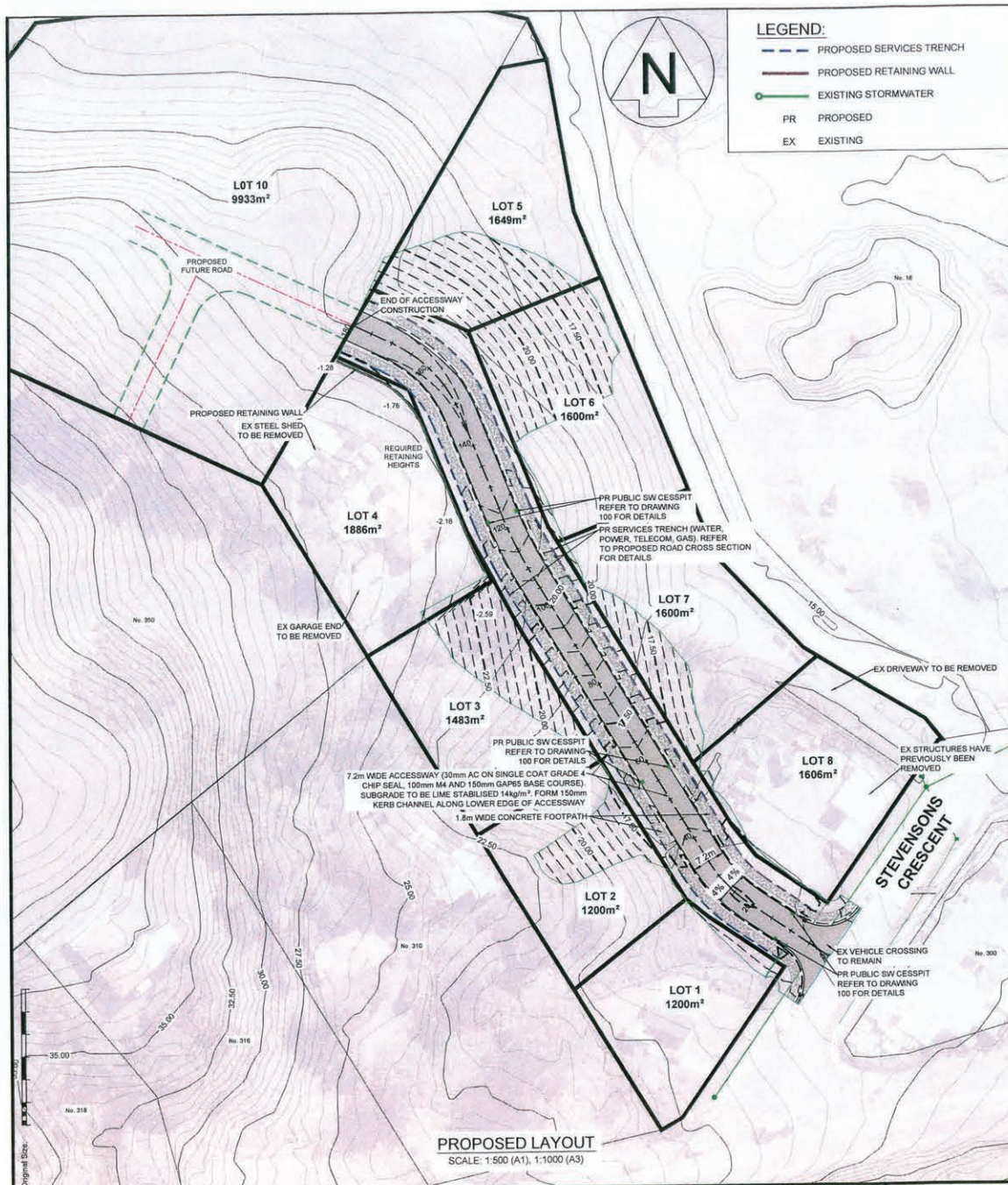
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SCALE 1:500 (A3)	DATE July 2016	SURVEYED	DRAWN HK
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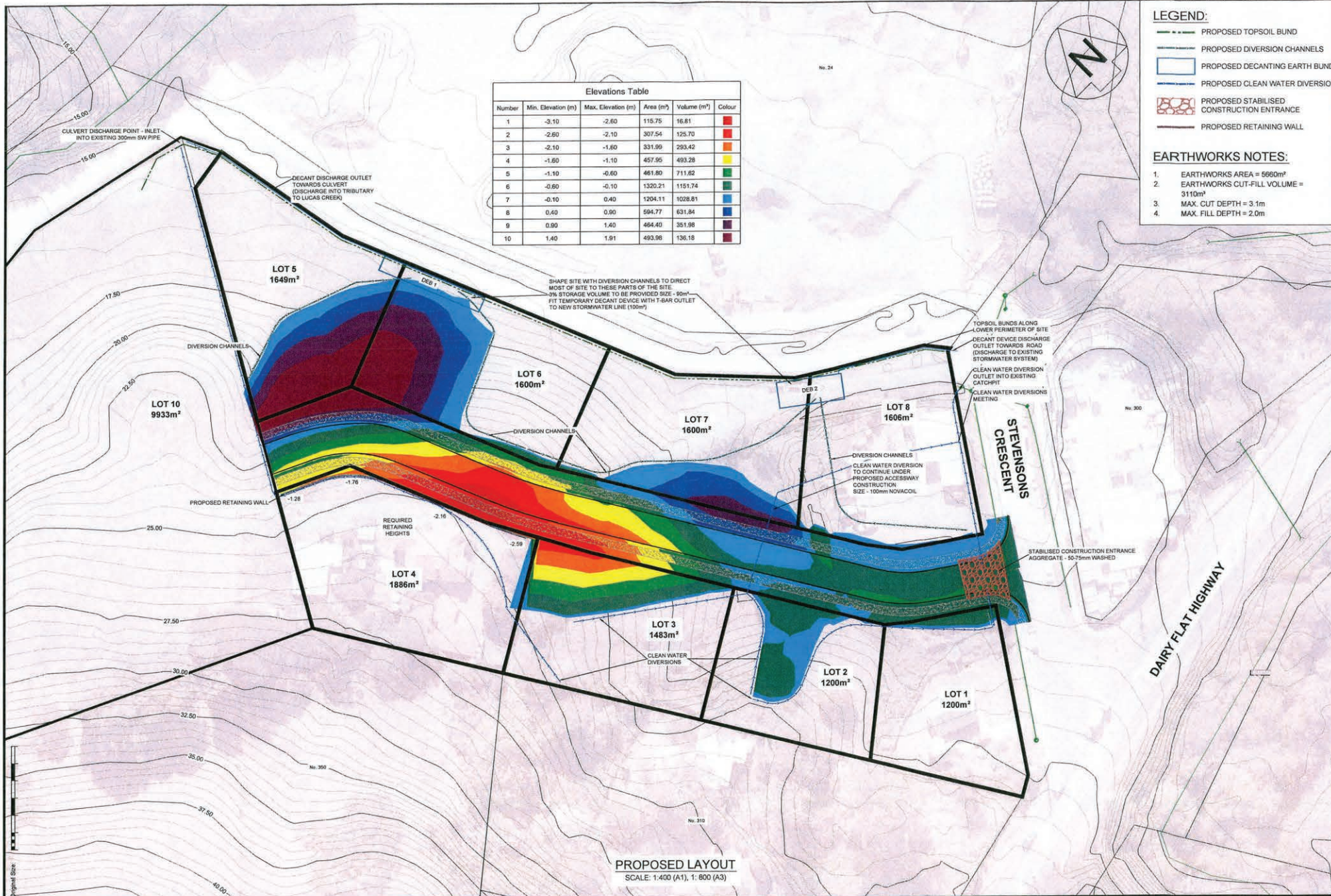


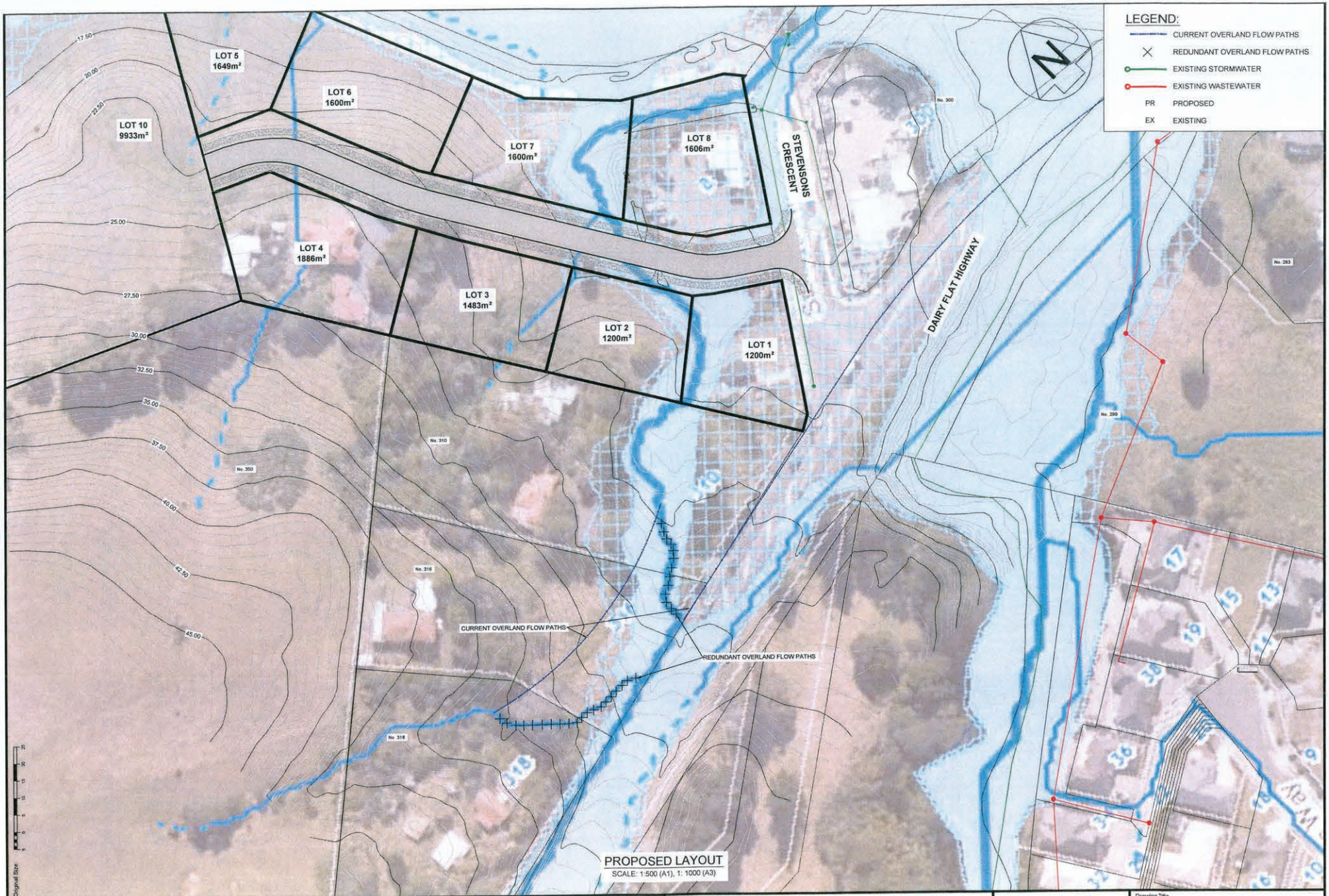
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e: info@yeomanssurvey.co.nz

FILE 7702/PS	Drawing 2 of 2 Drawings
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				Design JH Survey YEOMANS SURVEY SOLUTIONS/ACCS Drawn JH Checked ML Date 2/08/2016 Scale As Shown CAD Filename 12207 (SDC).dwg © Copyright 2016 Airey Consultants Ltd		Job Title GM WELSFORD TRUST PROPOSED SUBDIVISION 8 STEVENSONS CRESCENT ALBANY VILLAGE		 AIREY CONSULTANTS LTD. CONSULTING CIVIL & STRUCTURAL ENGINEERS Tasmania, Victoria, New South Wales, Queensland, South Australia		PROPOSED ROADING PLAN & DETAIL		
C	Revised to include proposed future road	09/08/16								File No 12207-01	Rev. C	Dwg. No. 200
B	Amended Scheme Plan	03/08/16										
A	Issue for Subdivision Consent	12/07/16										
No. Revision Details (Current Revision Date: 08/08/16)		Date										





LEGEND:

- CURRENT OVERLAND FLOW PATHS
- REDUNDANT OVERLAND FLOW PATHS
- EXISTING STORMWATER
- EXISTING WASTEWATER
- PR PROPOSED
- EX EXISTING

PROPOSED LAYOUT
SCALE: 1:500 (A1), 1:1000 (A3)

Original Size	
25	
20	
15	
10	
5	
0	
B Amended Scheme Plan	
A Issue for Subdivision Consent	
No Revision Details (Current Revision Date: #####)	
03/08/16	12/07/16
Date	Date

Design JH
Survey YEOMANS SURVEY SOLUTIONS/AC GS
Drawn JH
Checked ML
Date 2/08/2016
Scale As shown
CAD Filename 12207 (SDC).dwg
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Job Title
**GM WELSFORD TRUST
PROPOSED SUBDIVISION
8 STEVENSONS CRESCENT
ALBANY VILLAGE**

AIREY
CONSULTANTS LTD.
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Tasmania, Australia, New Zealand, Queensland, South Africa, Oman

Drawing Title OVERLAND FLOW PATH PLAN	
File No. 12207-01	Rev. B
Dwg. No. 400	



Aerial images may not accurately reflect the actual vegetation cover. Vegetation is plotted as accurately as possible. Unless otherwise stated, project specific vegetation only has been plotted and captured.

Vegetation alteration/removal may be subject to resource consent requirements/conditions. It shall be the client's responsibility to determine whether or not this is the case.

Works within the root zone of trees should be supervised by an appointed works arborist.

Legend

Trees

- Protected tree to be retained
- Protected tree to be removed
- Non-protected tree to be retained
- Non-protected tree to be removed

PAUP SEA


ARBORLAB
 CONSULTANCY SERVICES LIMITED
 09 379 3302 www.arborlab.co.nz

**8 Stevenson Crescent
Albany**

**TREE LOCATION AND SITE LAYOUT
PLAN**

Requested by	M. Lee	Date	
Surveyed by	A. Benson	21/6/16	
Plotted by	A. Benson	22/6/16	
Checked by	L. Saxon		
Drawing number	ARB-24887-01		Rev
			B



4SIGHT
CONSULTING

Welsford Family Trust

Proposed Subdivision

2-8 Stevensons Cres – Albany

Resource Consent Applications

Assessment of Environmental Effects

Folio of Figures

August 2016

Welsford Family Trust

Proposed Subdivision: 2-8 Stevensons Cres, Albany

Resource Consent Applications: Assessment of Environmental Effects:

Folio of Figures

4Sight

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Proposed Roding Plan & Cross Section Detail

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Plan of Proposed Lots 1 and 4

4Sight Figures

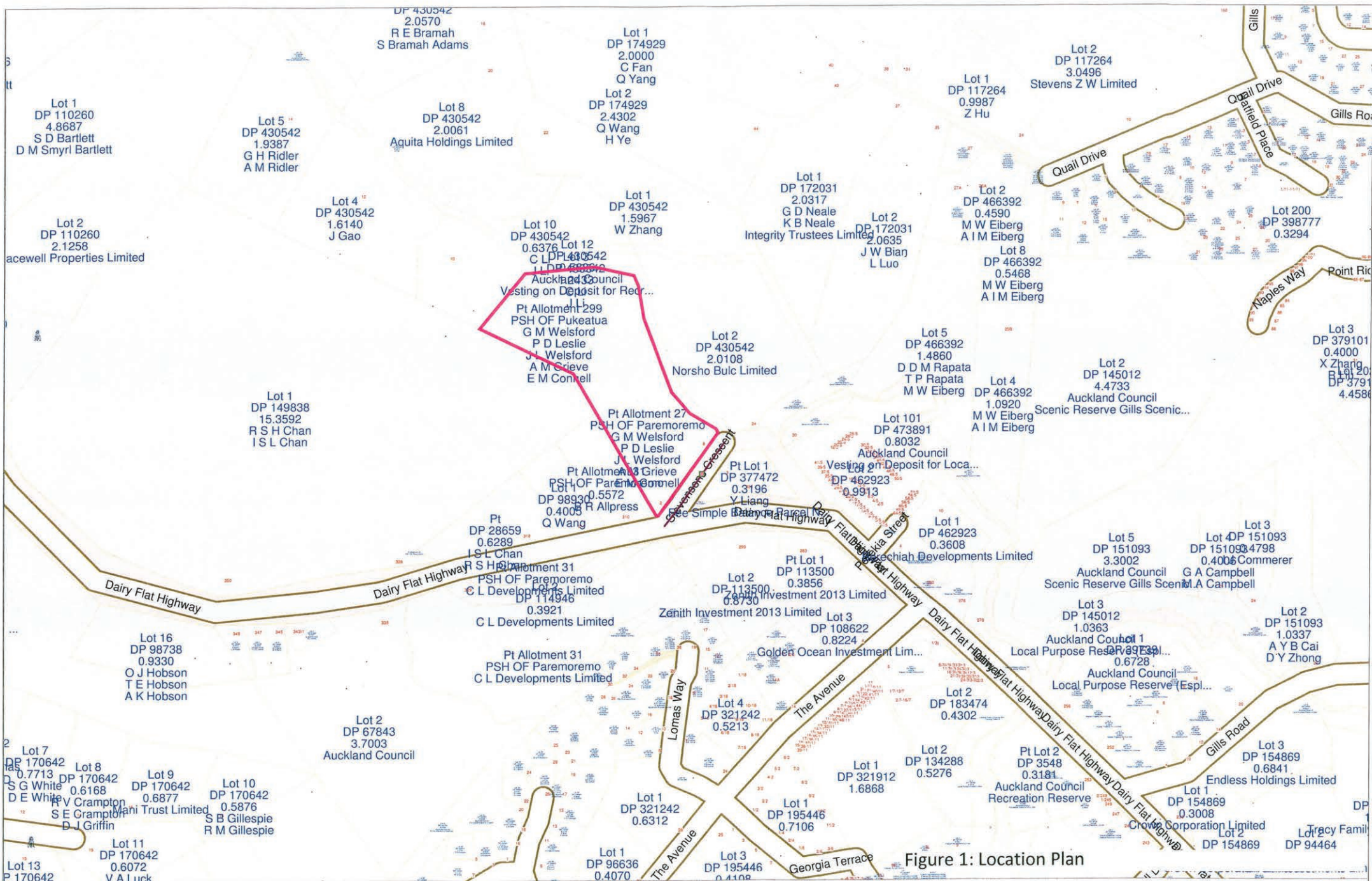


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Map Title

Key
 Welsford Property

Created: Tuesday, 9 February 2016, 8:50:41 a.m.

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Scale @ A3 1:2500

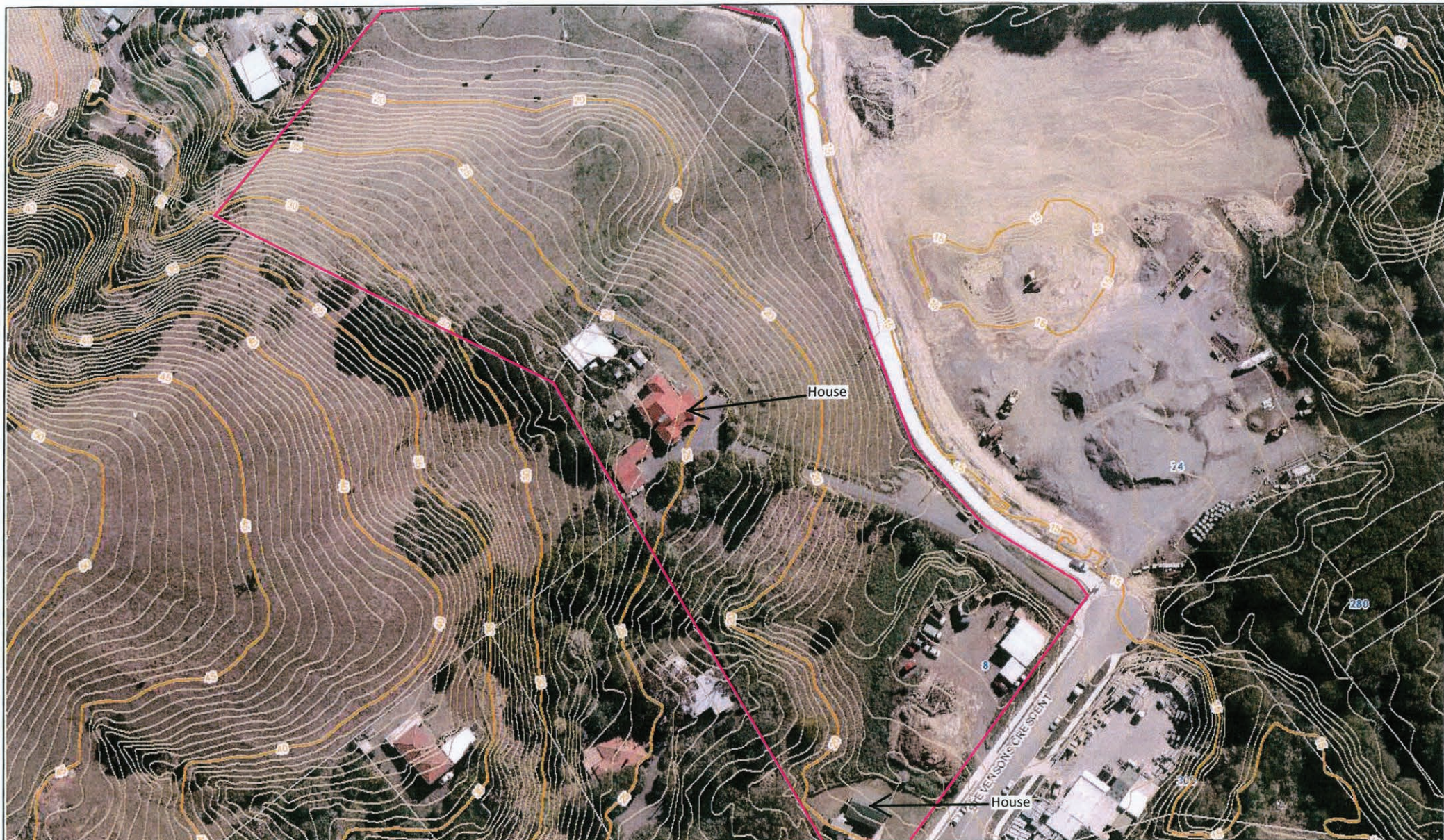


Figure 3: Site Contours and Features Plan Council GIS



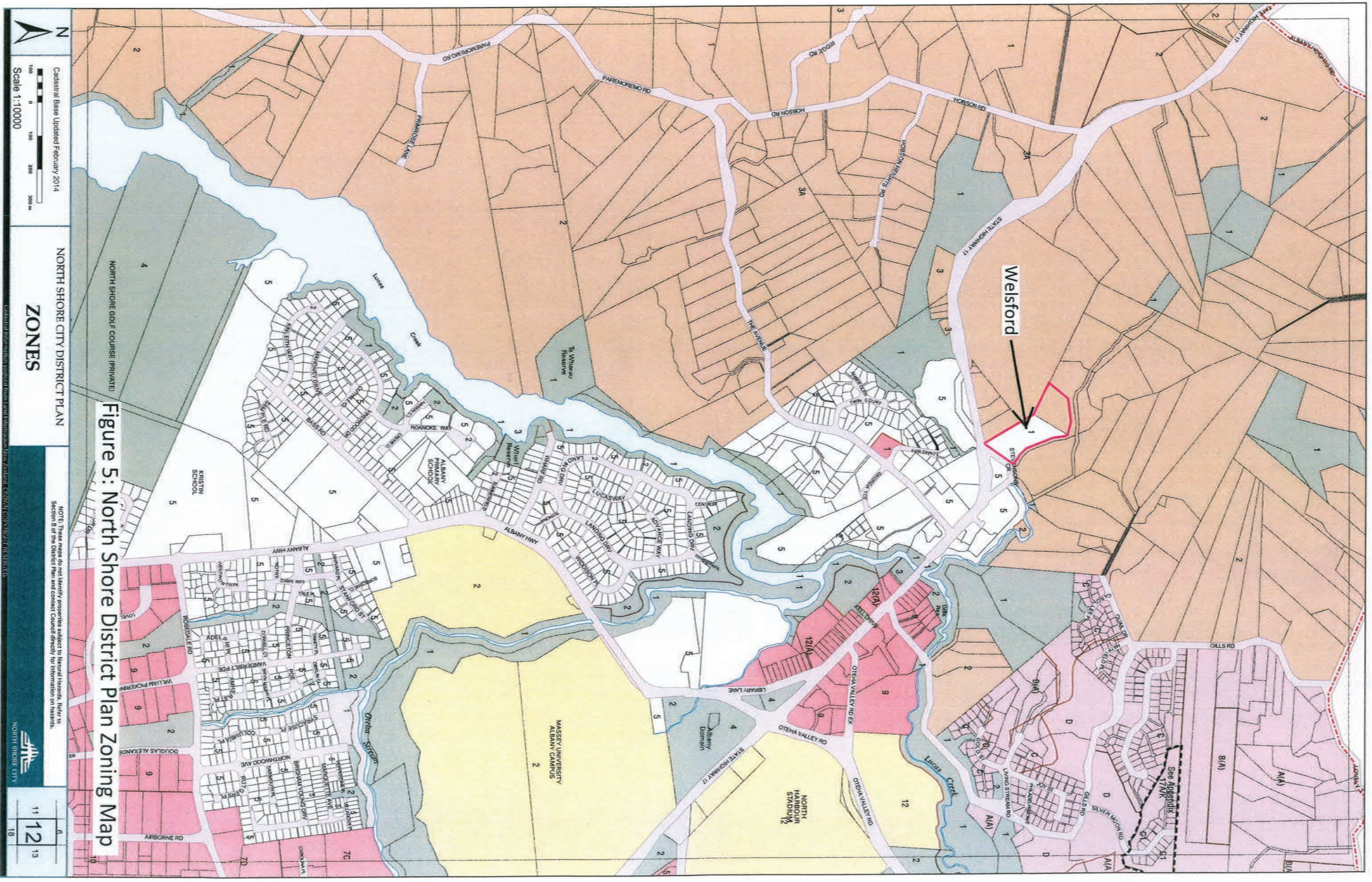
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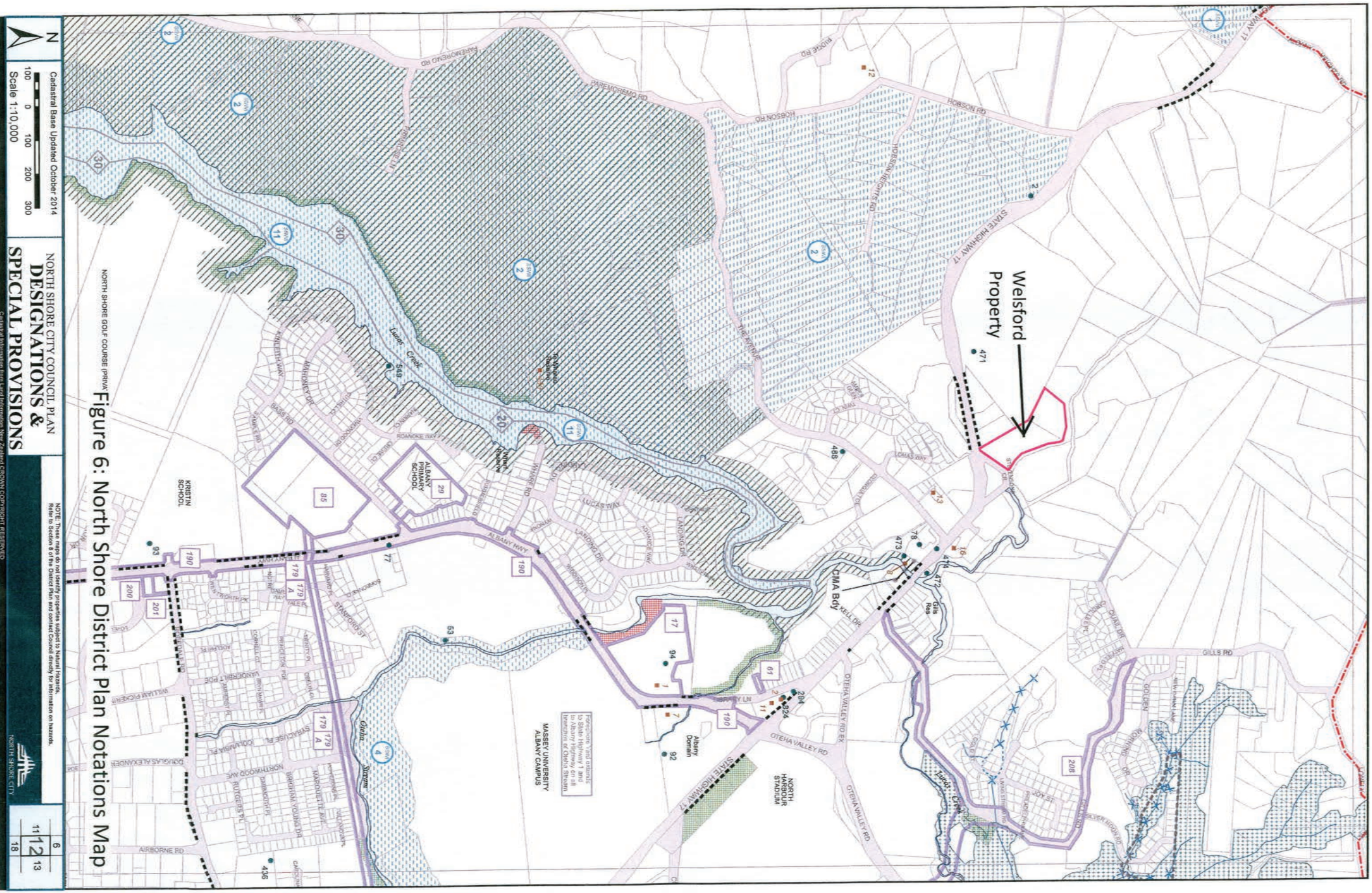


Photograph of Stephenson Crescent

4SIGHT
CONSULTING

Figure 4: Photographs of the Site





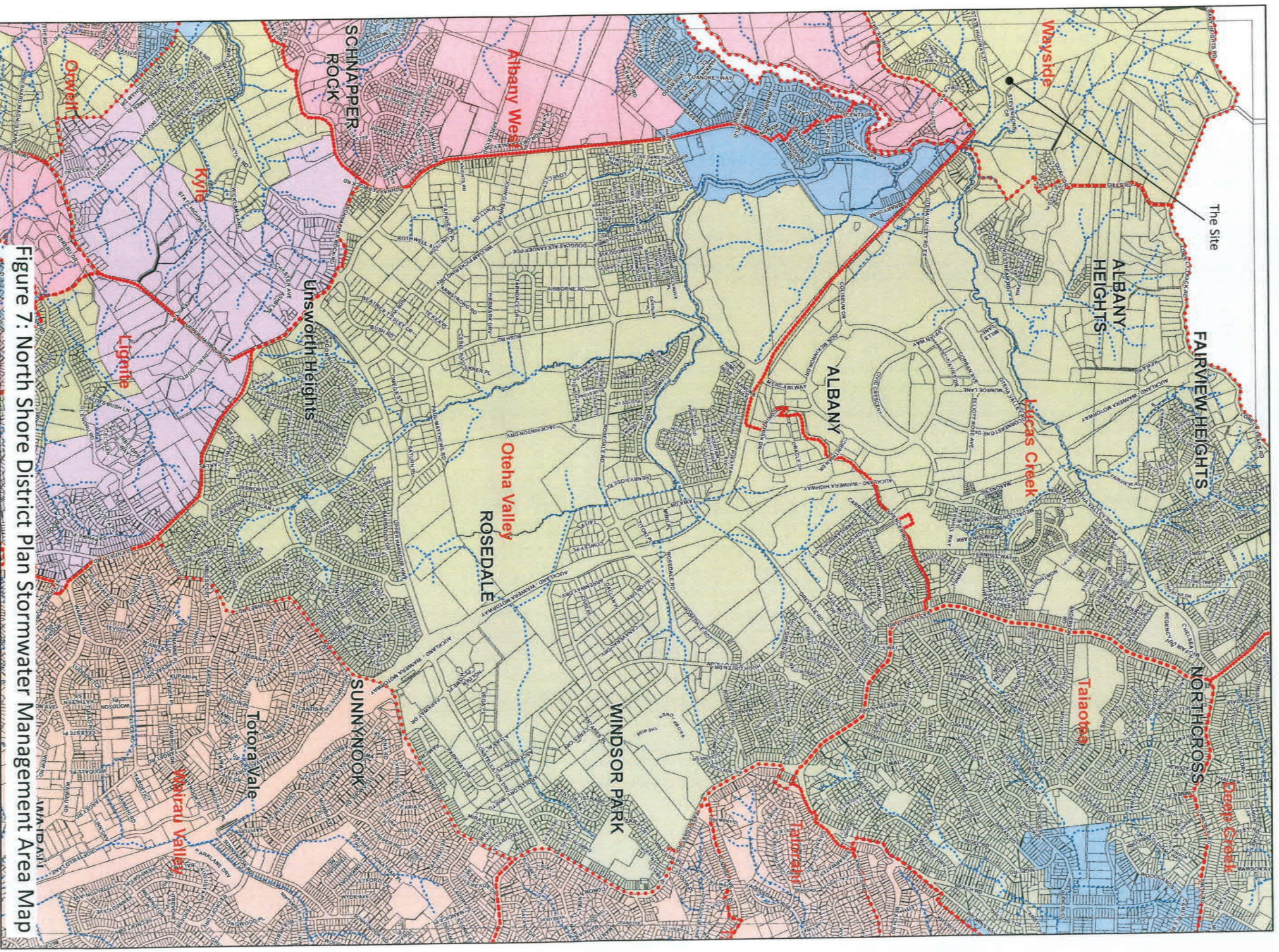


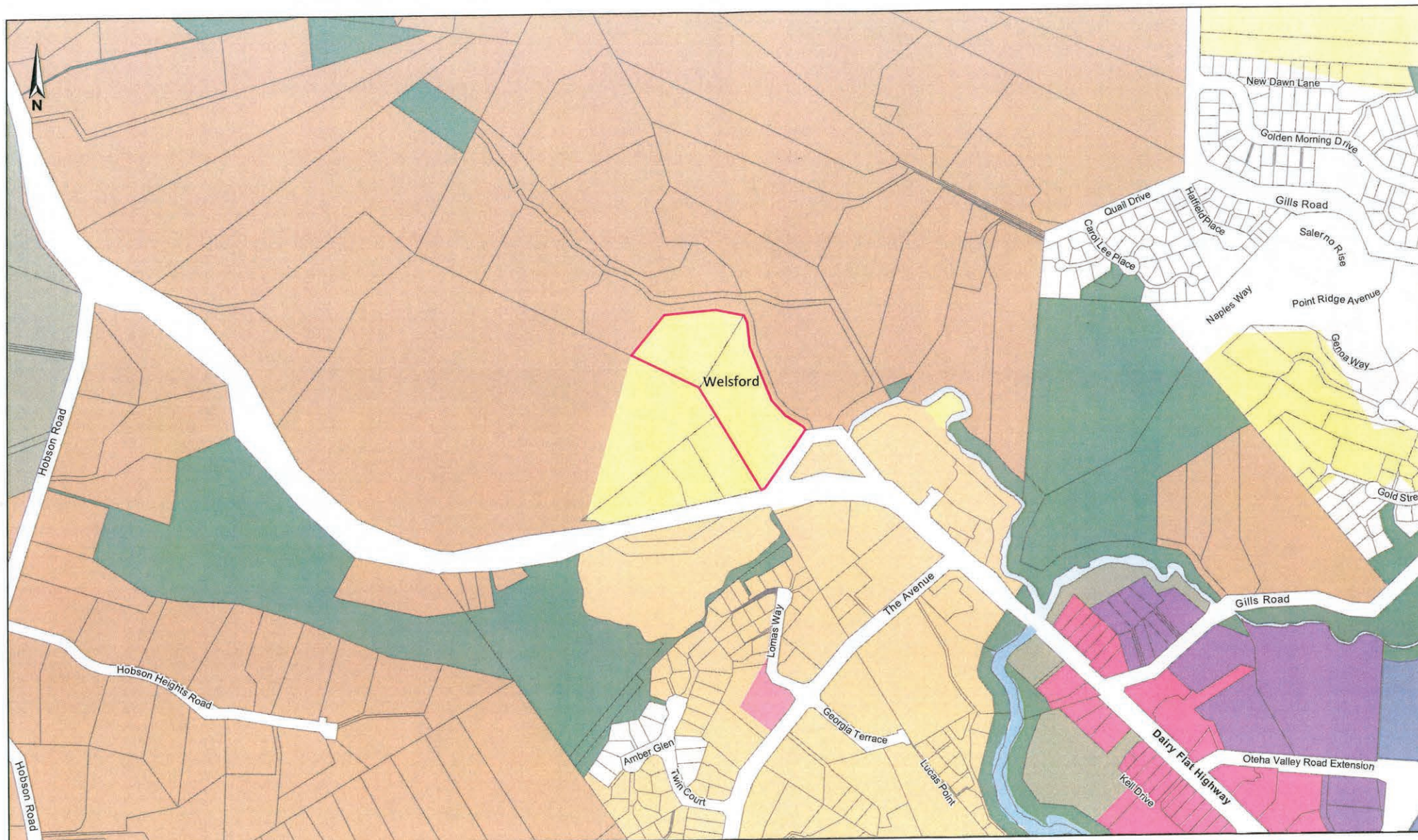
Figure 7: North Shore District Plan Stormwater Management Area Map



NORTH SHORE CITY DISTRICT PLAN
Stormwater Management Areas



Legend
SMA 1
SMA 2
SMA 3
SMA 4
SMA 5
Stormwater
Catchments
Streams



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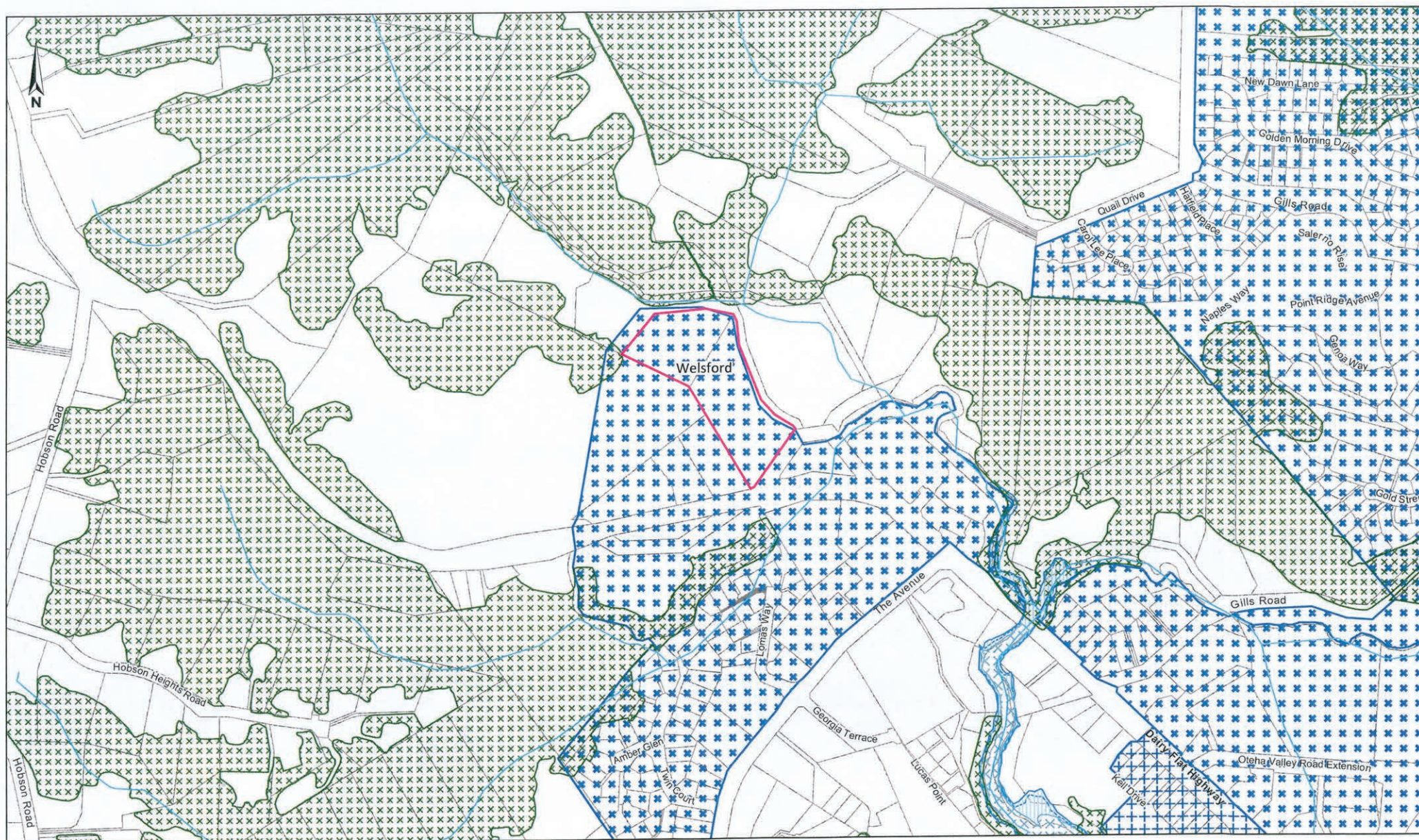
Unitary Plan Base Zone

1:5,000 Auckland Council

Plan Created: 28/2/14



Figure 8: Proposed Auckland Unitary Plan Zoning Map



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1:5,000 Auckland Council

Plan Created: 28/2/14

Natural Resource



Auckland Council
Te Kaitiaki o Te Tamaki Raukawa

Figure 9: Proposed Auckland Unitary Natural Resource Overlay Map



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1:5,000 Auckland Council

Plan Created: 28/2/14

Built Environment



Figure 10: Proposed Auckland Unitary Built Environment Overlay Map

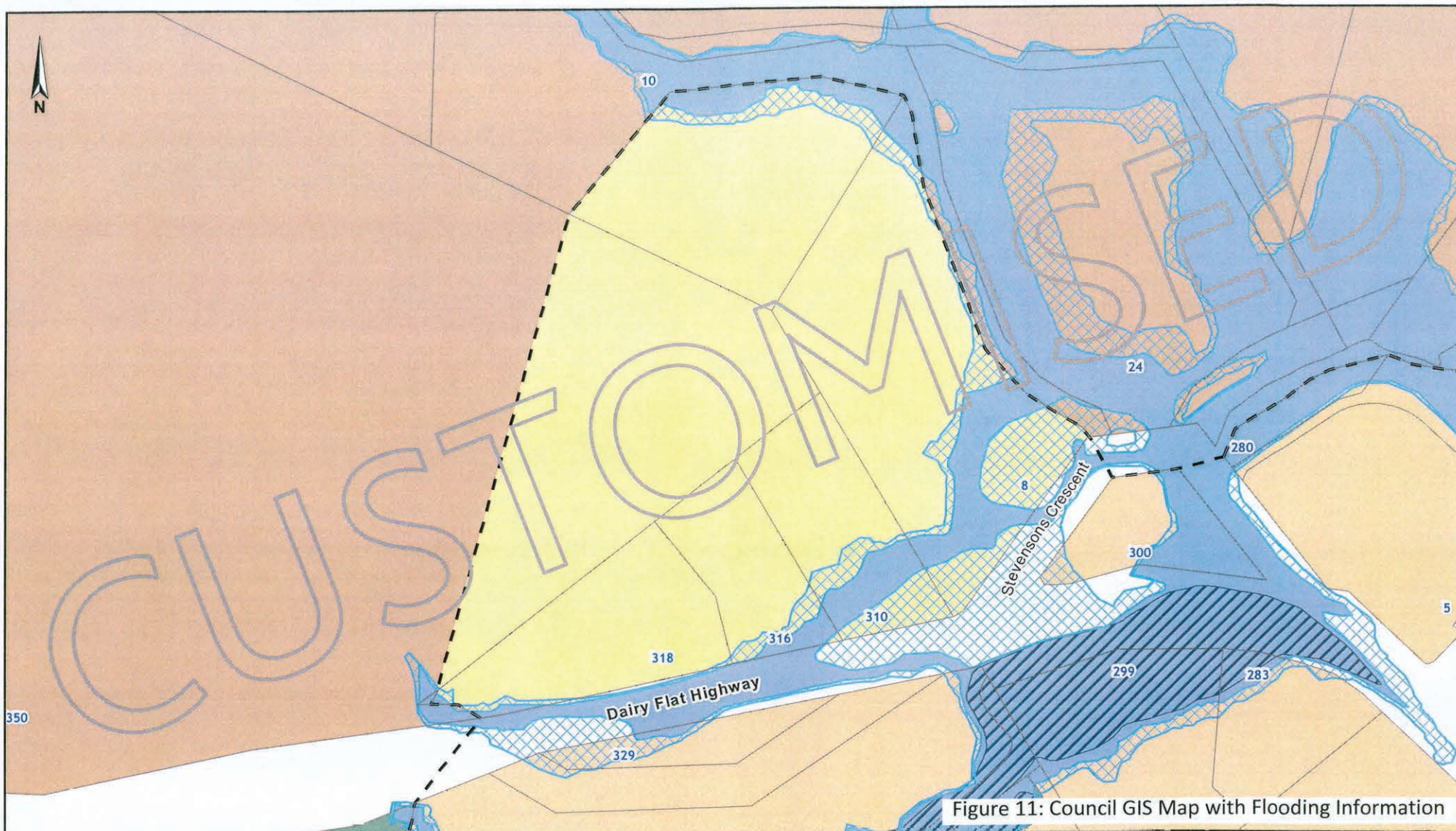


Figure 11: Council GIS Map with Flooding Information

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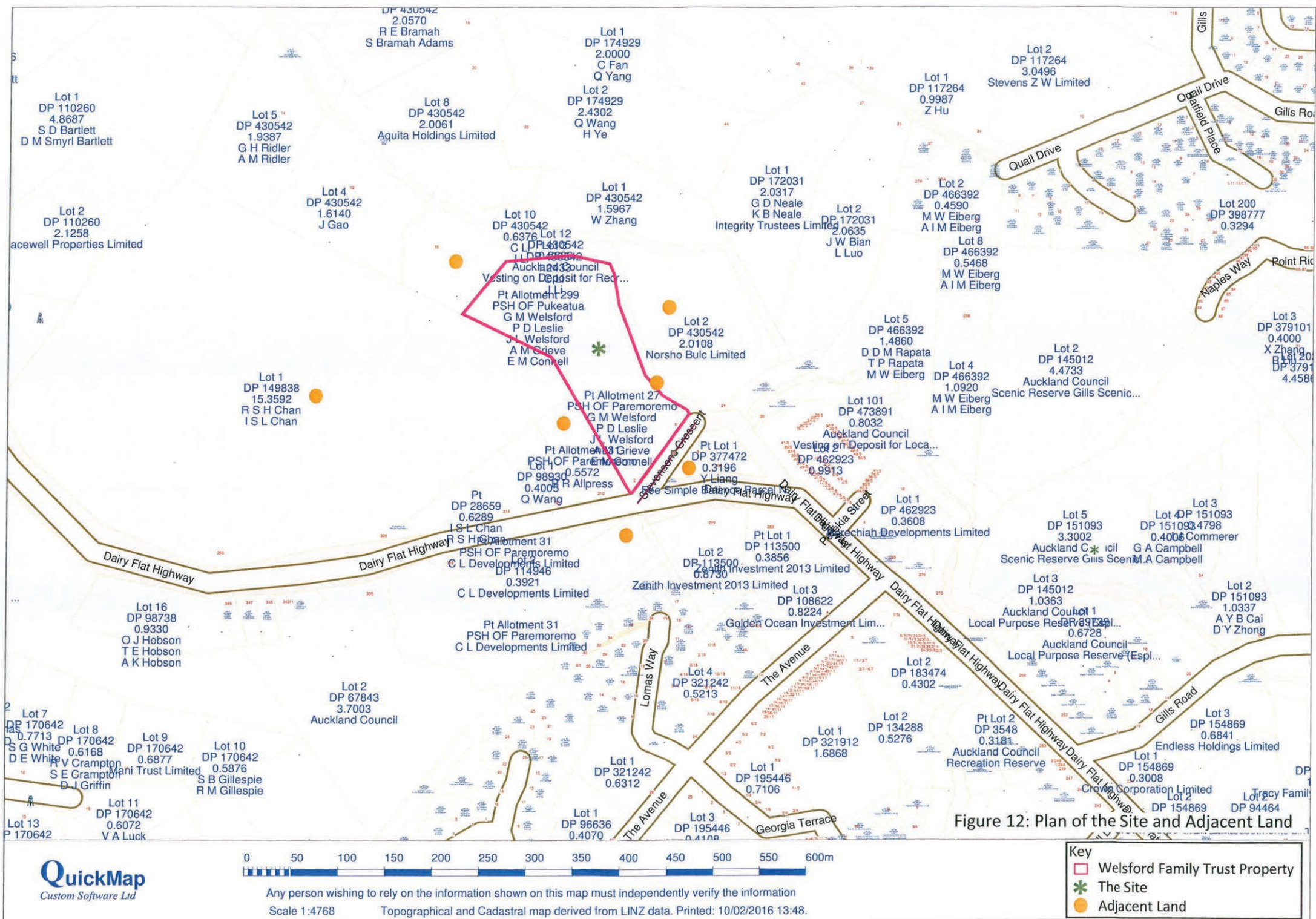
1:2,500 Auckland Council
 Plan Created: 8/6/16

Stevenson Cres

Key

	Flood Sensitive Area (1 per cent AEP)
	Flood Prone Area (1 per cent AEP)
	Flood Plain (1 per cent AEP)





Airey, Arbolab & Yeoman Plans

A3



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DP 430542

Lot 10
9933m²
(Being former Pt Allot 299)

Lot 5
1649m²

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Lot 9
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Lot 7
1600m²

Lot 8
1606m²

Lot 3
1483m²

Lot 2
1200m²

Lot 1
1200m²

Part Allot 31
PSH of Paremoremo

Existing right of way and Services Easement

Road to Vest

STEVENSONS CRESCENT

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right of Way	(A)	Lot 1	Auckland Council

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- 5) Zone Boundary .
- 6) 12m*12m and 16m*16m Shape factors



PREPARED FOR

Welsford Trust

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Being: Part Allot 27 PSH of Paremoremo
and Part Allot 299 PSH of Pukeatua

Comprised in CFR: NA1B/809

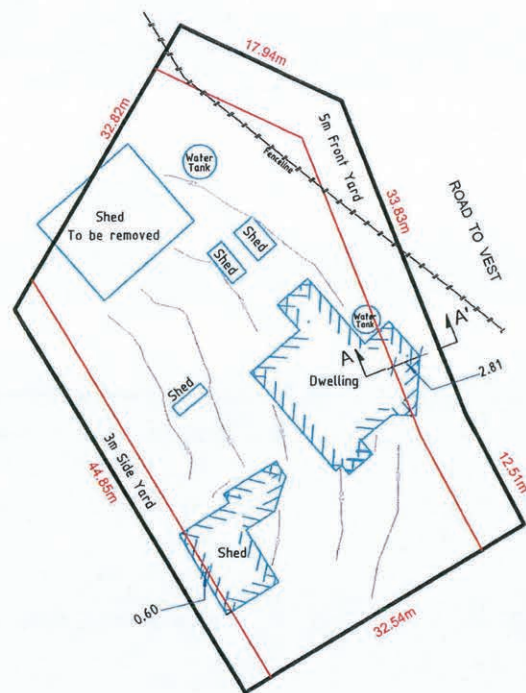
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SCALE 1:1000 (A3) DATE July 2016
SURVEYED DRAWN HK



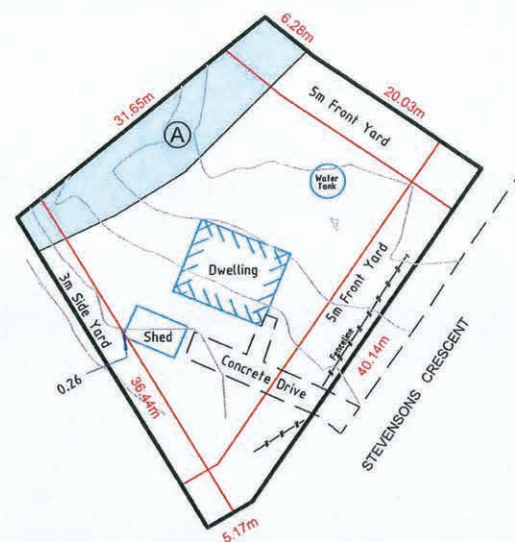
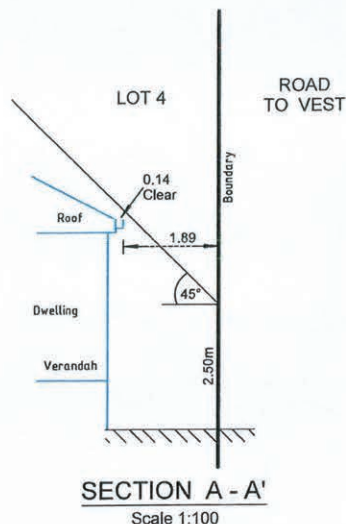
Yeomans Survey Solutions Limited
Unit 1C Level 1 29 Karaka St Newton
PO Box 7184 Auckland
p: (09) 309 0860 f: (09) 369 9210
e: info@yeomanssurvey.co.nz

FILE 7702/PS Drawing 1
of 2 Drawings



Lot 4
1886m²

(Building Coverage 252.43m² - 13.4%)



Lot 1
1200m²

(Building Coverage 92.52m² - 7.7%)



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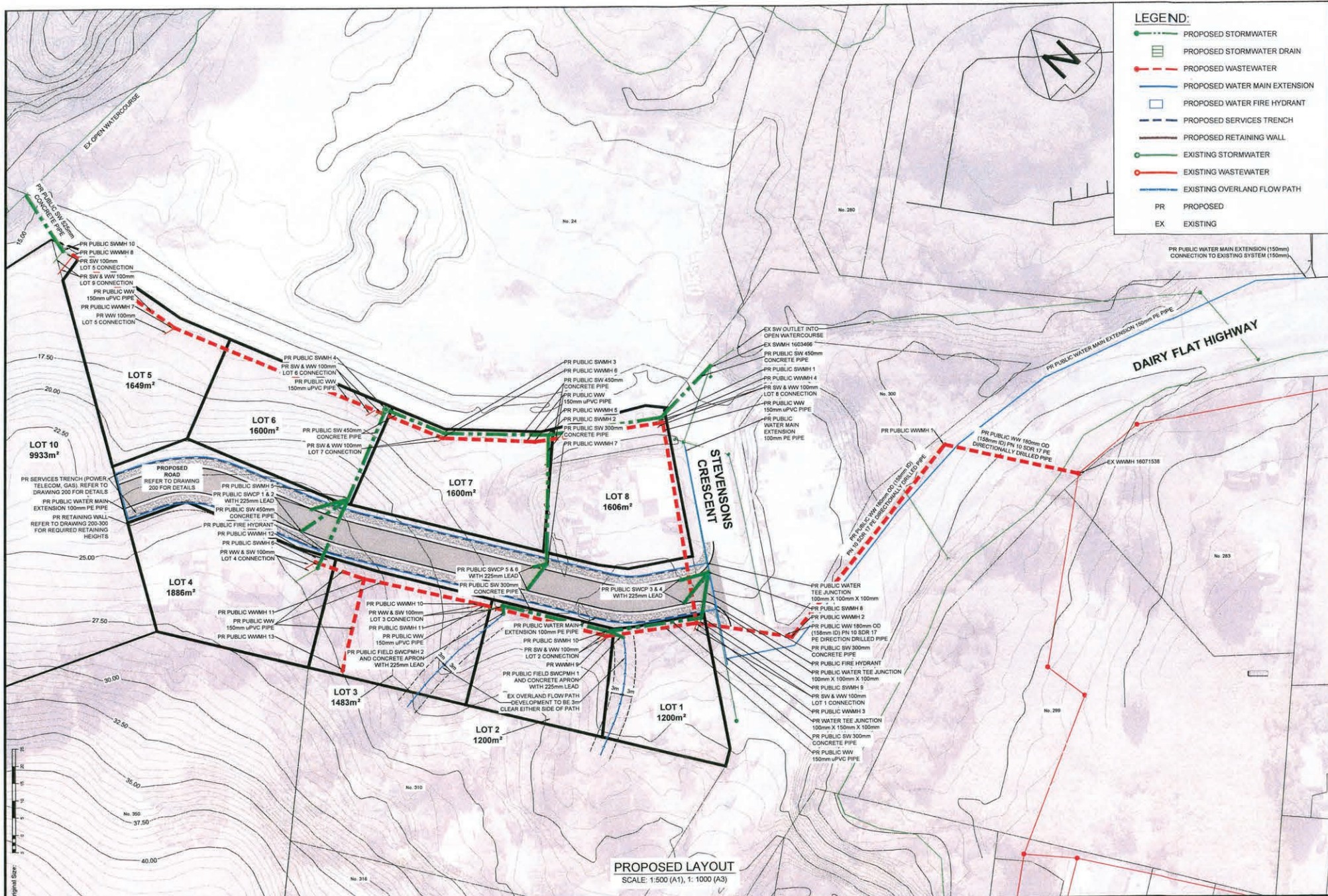
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SCALE 1:500 (A3)	DATE July 2016	SURVEYED	DRAWN HK
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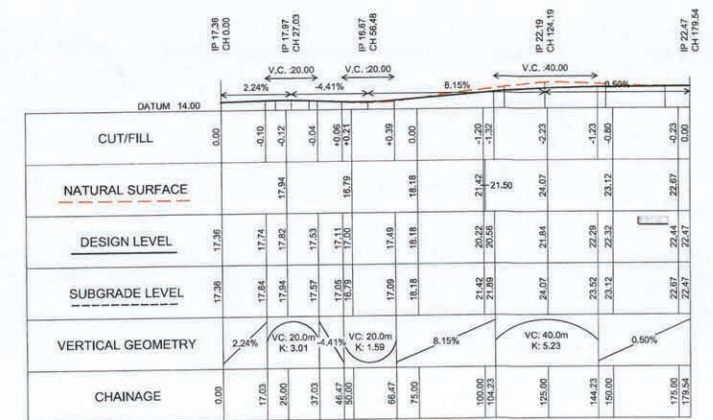
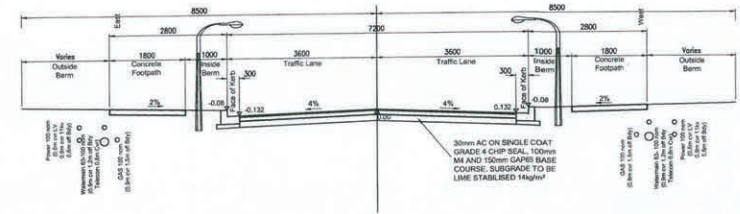
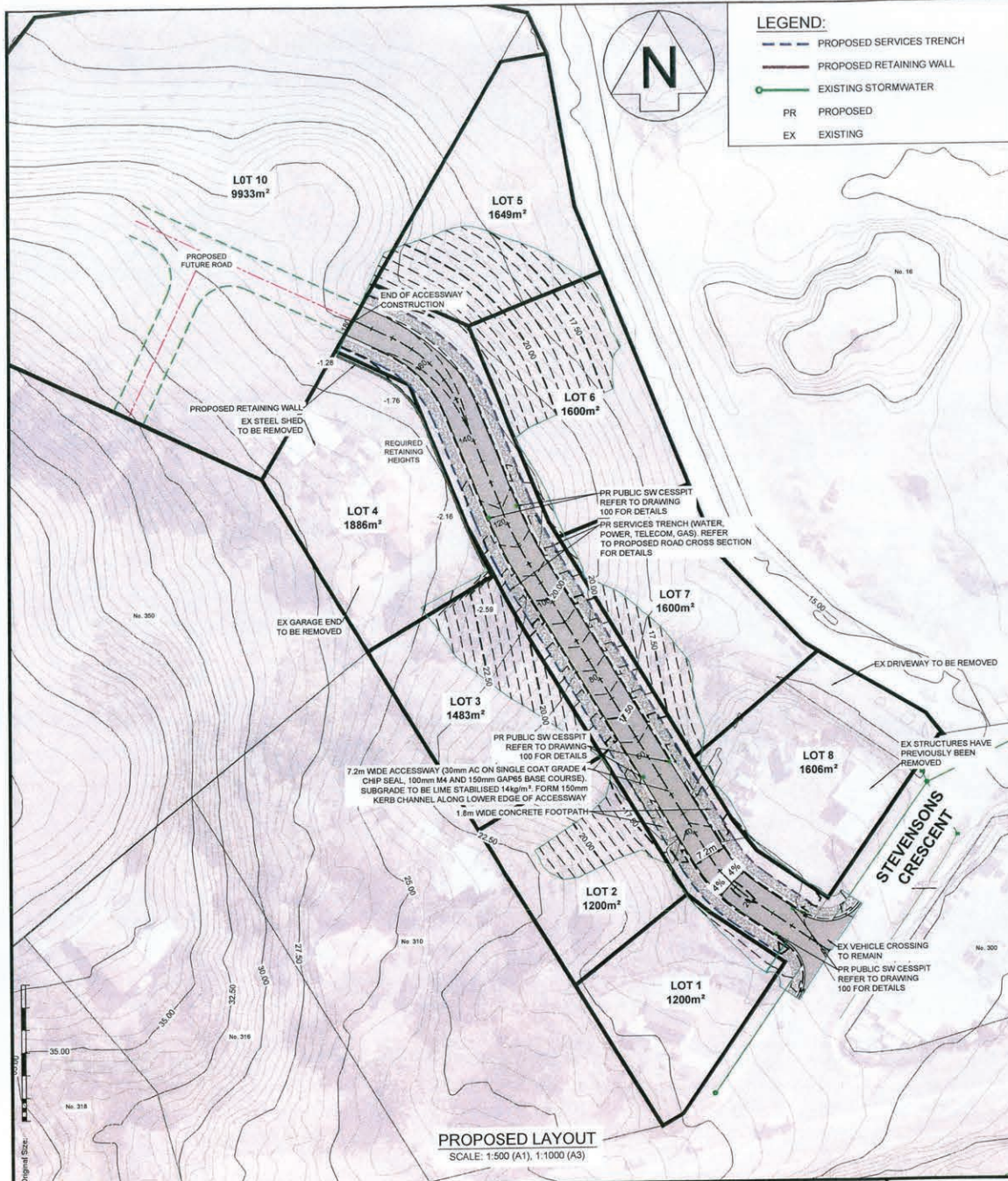


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FILE 7702/PS	Drawing 2 of 2 Drawings
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GM WELSFORD TRUST PROPOSED SUBDIVISION 8 STEVENSONS CRESCENT ALBANY VILLAGE		AIREY CONSULTANTS LTD.	
Design: JH Survey: JH Drawn: JH Checked: ML Date: 6/07/2016 Scale: As shown CAD Filename: 12207 (SDC) dwg © Copyright 2016 Airey Consultants Ltd		Drawing Title: PROPOSED DRAINAGE AND WATER SUPPLY PLAN	
B Amended Scheme Plan A Issue for Subdivision Consent No. Revision Details (Current Revision Date: ####)		File No: 12207-01 Rev: B Dwg. No: 100	
03/08/16 12/07/16 Date		CONSULTING CIVIL & STRUCTURAL ENGINEERS Tauranga, Palmerston North, Hamilton, Auckland, Christchurch, Dunedin	



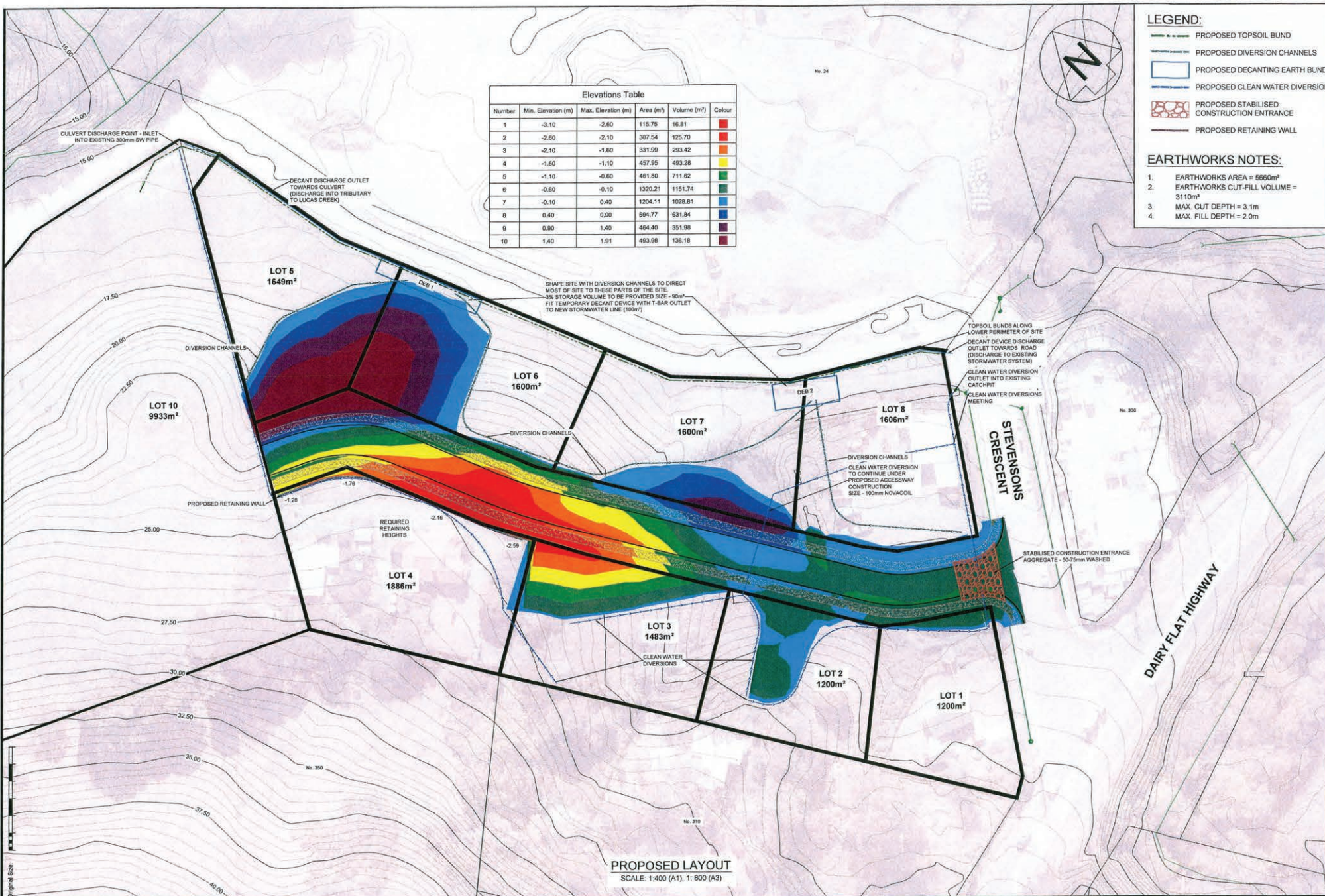
C	Revised to include proposed future road	09/08/16
B	Amended Scheme Plan	03/08/16
A	Issue for Subdivision Consent	12/07/16
No.	Revision Details	(Current Revision Date : ####)

Design	JH
Survey	JH
Drawn	JH
Checked	ML
Date	2/08/2016
Scale	As Shown
CAD Filename	12207 (SDC).dwg
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Job Title:
**GM WELSFORD TRUST
PROPOSED SUBDIVISION
8 STEVENS CRESCENT
ALBANY VILLAGE**



Drawing Title:	PROPOSED ROADING PLAN & DETAIL		
File No:	12207-01	Rev:	C
Dwg. No:	200		



Elevations Table					
Number	Min. Elevation (m)	Max. Elevation (m)	Area (m²)	Volume (m³)	Colour
1	-3.10	-2.60	115.75	16.81	Red
2	-2.60	-2.10	307.54	125.70	Red
3	-2.10	-1.60	331.99	293.42	Red
4	-1.60	-1.10	457.95	493.28	Yellow
5	-1.10	-0.60	461.80	711.62	Green
6	-0.60	-0.10	1320.21	1151.74	Green
7	-0.10	0.40	1204.11	1028.81	Blue
8	0.40	0.90	594.77	631.84	Blue
9	0.90	1.40	464.40	351.98	Purple
10	1.40	1.91	493.98	136.18	Purple

- LEGEND:**
- PROPOSED TOPSOIL BUND
 - PROPOSED DIVERSION CHANNELS
 - PROPOSED DECANTING EARTH BUND
 - PROPOSED CLEAN WATER DIVERSION
 - PROPOSED STABILISED CONSTRUCTION ENTRANCE
 - PROPOSED RETAINING WALL

- EARTHWORKS NOTES:**
- EARTHWORKS AREA = 5660m²
 - EARTHWORKS CUT-FILL VOLUME = 3110m³
 - MAX. CUT DEPTH = 3.1m
 - MAX. FILL DEPTH = 2.0m

No.	Revision Details	(Current Revision Date : ###)	Date
B	Amended Scheme Plan		03/08/16
A	Issue for Subdivision Consent		12/07/16

Design	JH
Survey	YECMAN'S SURVEY SOLUTIONS
Drawn	JH
Checked	ML
Date	2/08/2016
Scale	As shown
CAD Filename	12207 (SDC).dwg
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Job Title:
**GM WELSFORD TRUST
PROPOSED SUBDIVISION
8 STEVENSONS CRESCENT
ALBANY VILLAGE**

AIREY
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CONSULTING CIVIL & STRUCTURAL ENGINEERS
Tasmania, Queensland, New South Wales, Victoria, South Australia, Western Australia

Drawing Title:
**CUT-FILL & EROSION AND SEDIMENT
CONTROL PLAN**

File No: 12207-01	Rev. B	Dwg. No. 300
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Aerial images may not accurately reflect the actual vegetation cover. Vegetation is plotted as accurately as possible. Unless otherwise stated, project specific vegetation only has been plotted and captured.

Vegetation alteration/removal may be subject to resource consent requirements/conditions. It shall be the client's responsibility to determine whether or not this is the case.

Works within the root zone of trees should be supervised by an appointed works arborist.

Legend

Trees

- Protected tree to be retained
- Protected tree to be removed
- Non-protected tree to be retained
- Non-protected tree to be removed

PAUP SEA

AIRBY
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ARBORLAB
SERVICES LIMITED

09 379 3302 www.arborlab.co.nz

**8 Stevenson Crescent
Albany**

**TREE LOCATION AND SITE LAYOUT
PLAN**

Requested by	M. Lee	Date	
Surveyed by	A. Benson	21/6/16	
Plotted by	A. Benson	22/6/16	
Checked by	L. Saxon		
Drawing number	ARB-24887-01	Rev	B