

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



Applicant	Barfoot & Thompson Epsom
LIM address	25A Alpers Avenue Epsom Auckland 1023
Application number	8270306252
Customer Reference	
Date issued	28-Apr-2021
Legal Description	Unit A DP 212039, AU 1 DP 212039
Certificates of title	NA140A/110

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s

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

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

Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” are used interchangeably.

Exposure Zones

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

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

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

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

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

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

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

No Information has been notified to Council.

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

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

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

Billing Number/ Rate Account:	12342685577
Rates levied for the Year 2020/2021 :	\$3,758.02

**Total rates to clear for the current year
(including any arrears and postponed rates):**


\$939.49

The rates figures are provided as at 8 a.m. 28/04/2021. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

25 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
-----------------	-------------	----------	---------------

Application No.	Description	Decision	Decision Date
AG/01/09176	Tree Consent Removal of magnolia tree shane potter w4	Granted	03/09/2001
AO/01/11234	Land Use Consent 5 new townhouses -birb/private open space ken meng	Granted	20/02/2002
LUC20080347401	Tree Consent prune a generally protected pohutukawa tree	Granted	15/07/2008

Subdivisions

25 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
AU/02/00643	Subdivision Consent Complete unit title mike	Granted	24/05/2002
A1/02/01213	Subdivision completion cert ((s)224C) 224c mike	Approved	21/08/2002

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

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

Building

25 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/7038/03	Erect garage (Now removed)	19/04/1921	Issued (See Note 1)
O/8729/04	Alterations to bathroom & kitchen (Now removed)	26/04/1956	Issued (See Note 1)
O/19165/02	Addition to dwelling to form f lat (Now removed)	04/09/1959	Issued (See Note 1)
O/20582/04	Plumbing (Now removed)	15/01/1960	Issued (See Note 1)

Application No.	Description	Issue Date	Status
AC/01/14750	Remove dwelling from site	08/10/2001	CCC Issued 23/08/2002 (See Note 2)
AC/01/17240	Erect five 3-level dwelling units.	11/02/2002	CCC Issued 23/08/2002 (See Note 2)
B/2013/12756	RBW. Units A-E - RECLAD with new decks to existing apartment blocks	25/11/2013	CCC Issued 06/12/2018 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Vehicle Crossing

25 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision
VX/02/00339	Vehicle crossing	Completion Certificate Issued (See Note 2)

Note	Description
------	-------------

Note	Description
2	Certificate of Completion issued by Auckland Transport. This confirms that Final Inspection has occurred and certifies that the Vehicle Crossing has been constructed in accordance with the guidelines and specifications detailed in the Approval.

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/#standards>

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has been notified of the following information under Section 124 of the Weathertight Homes Resolution Services Act 2006:

Effective Date	Description	Details
06/04/2011	Weathertightness claim	This information is disclosed pursuant to sections 124 of the Weathertight Homes Resolution Services Act 2006 (the Act) and 44A(2)(ea) and/or 44A(3) of the Local Government Official Information and Meetings Act 1987: A multi-unit building/weathertight defects claim under WHRS No. 06601 in the High Court by Body Corporate 212039 and some or all the units at 25 Alpers Avenue was resolved on 27/03/2013. Council holds information to do with consented building work on its Property File which is available to view, but does not generally provide further details of claims for privacy reasons nor comment on the extent of remediation (if any) as the scope of building work is determined by the Body Corporate/Unit Owner(s), to whom enquiries concerning these latter matters should be directed

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this

property.

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

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

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

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

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : 0000-00045350 - R/LUC/2001/5711234 - LAND USE CONSENT consent co
- As Built Drainage Plan : Drainage 2001 17240

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

Address

25A Alpers Avenue Epsom Auckland 1023

Legal Description

Unit A DP 212039 on AU 1 DP 212039

Appeals

Modifications

Zones

Residential - Terrace Housing and Apartment Building Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Exotic

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E11 - Mount Eden - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E12 - Mount Eden - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E13 - Mount Eden - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E14 - Mount Eden - Viewshafts

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

Designations

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

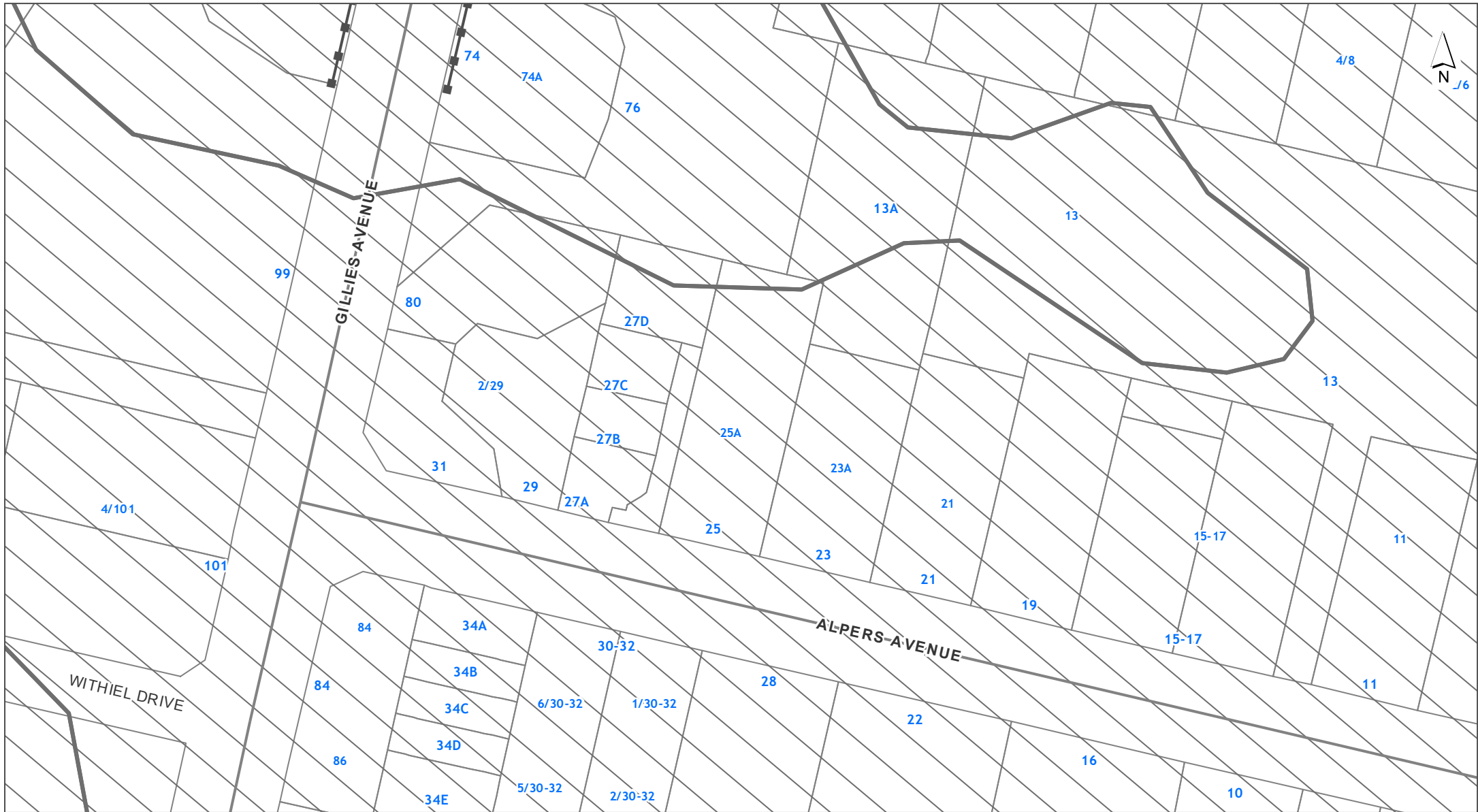


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Built Environment
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021





DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Controls
25A Alpers Avenue Epsom Auckland 1023
Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
28/04/2021



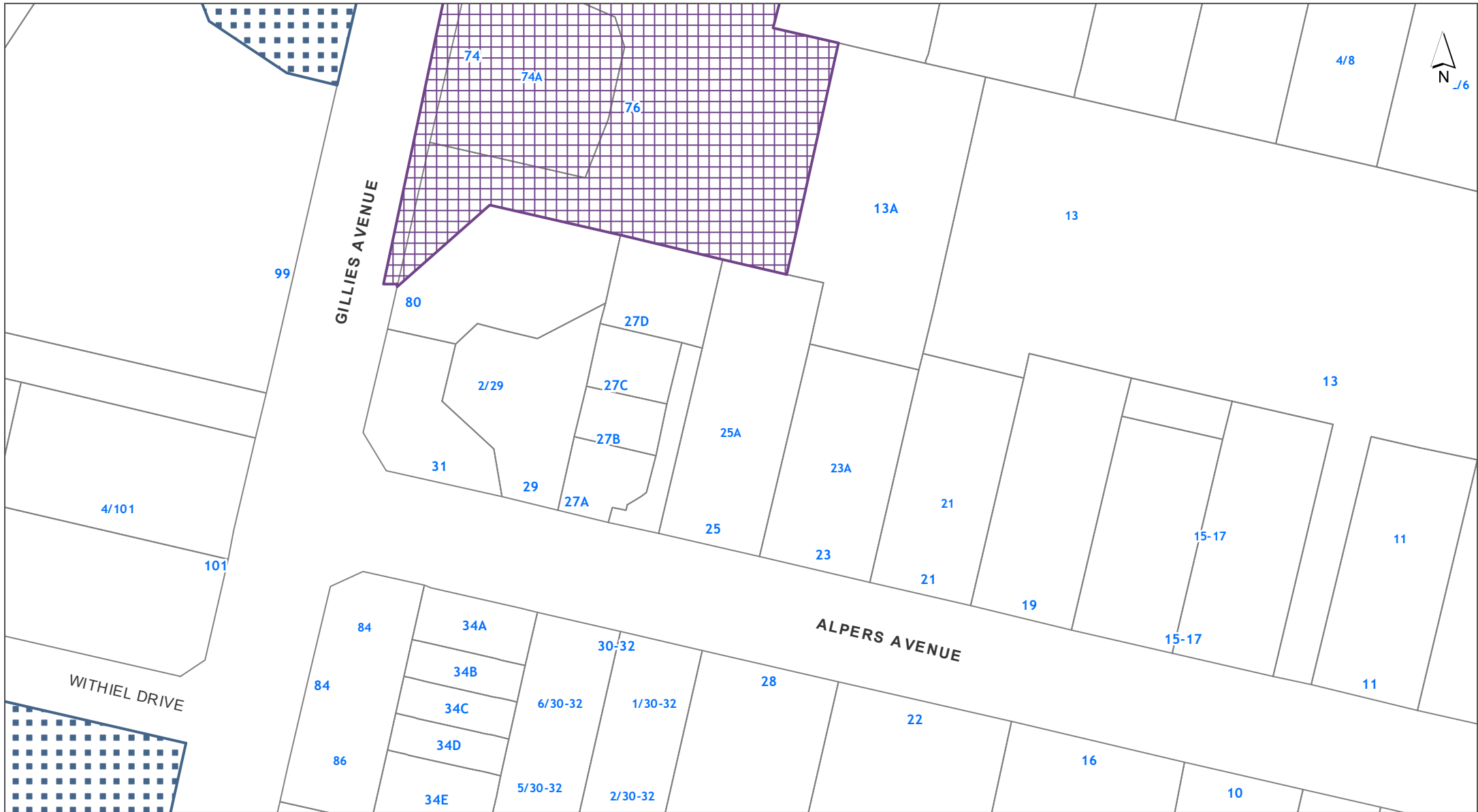


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Designations
25A Alpers Avenue Epsom Auckland 1023
Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Historic Heritage and Special Character
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Infrastructure
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021



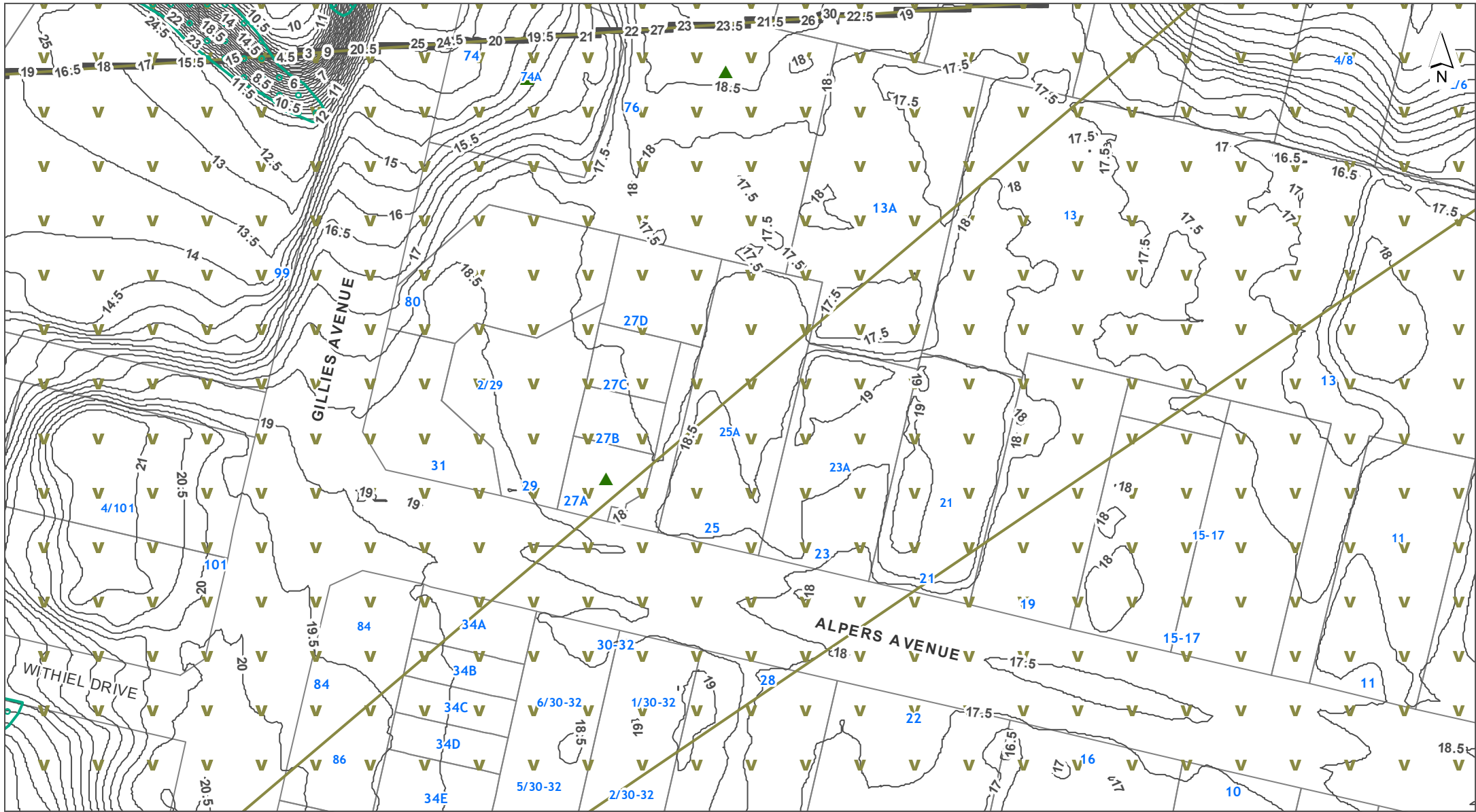


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Mana Whenua
25A Alpers Avenue Epsom Auckland 1023
Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Heritage
 25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Resources
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039

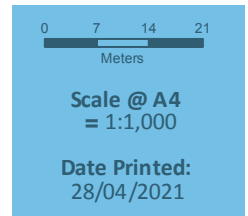
0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021

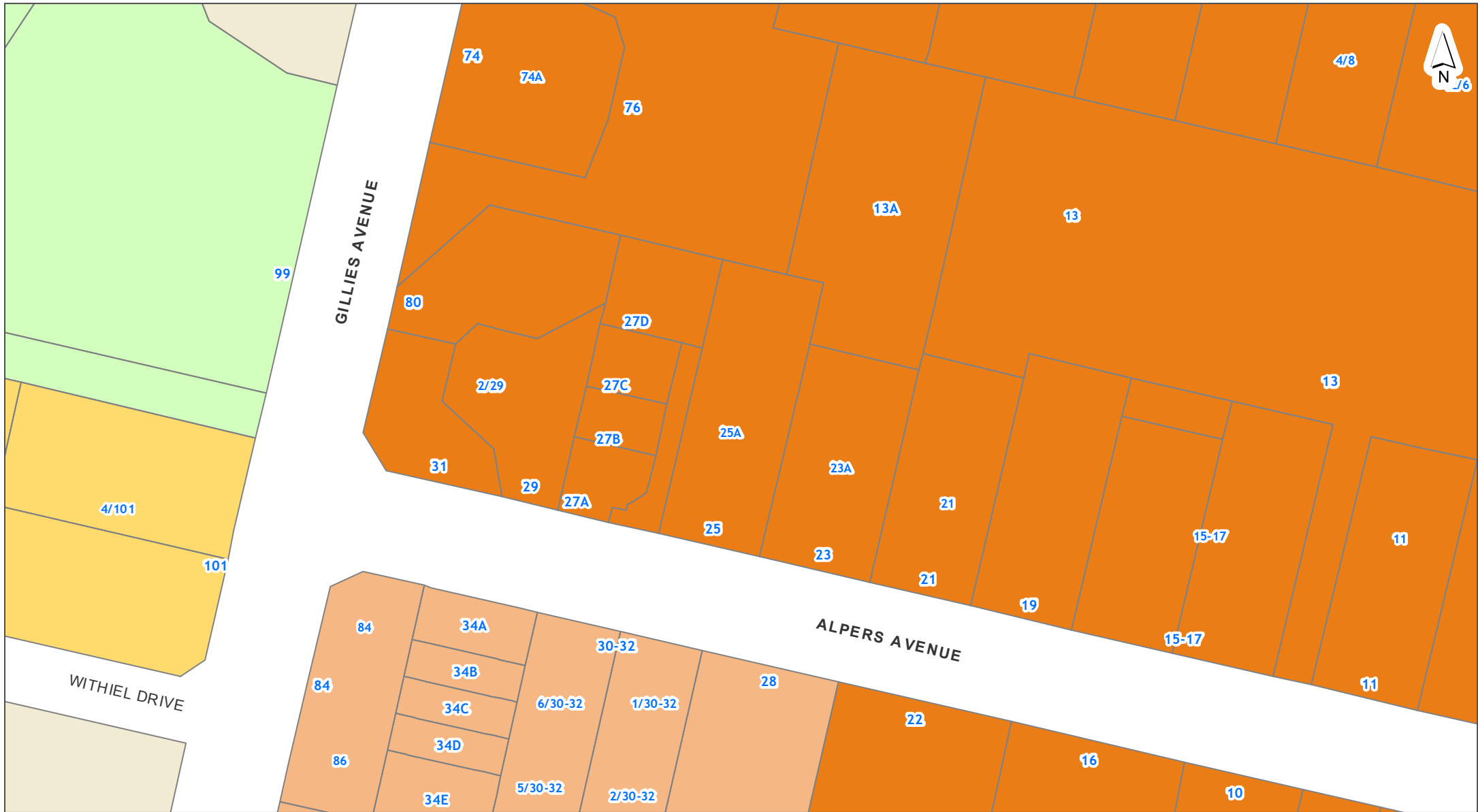




DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Precincts
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.



Zones and Rural Urban Boundary
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021





NOTATIONS

Appeals

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

Proposed Plan Modifications





-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

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

ZONING






Residential

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








Business

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

Open space

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



Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

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

Significant Ecological Areas Overlay

Lake Management Areas Overlay (Natural Lake and Urban Lake)

Infrastructure

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

National Grid Corridor Overlay

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Ridgeline Protection Overlay
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Controls

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

Building Frontage Control

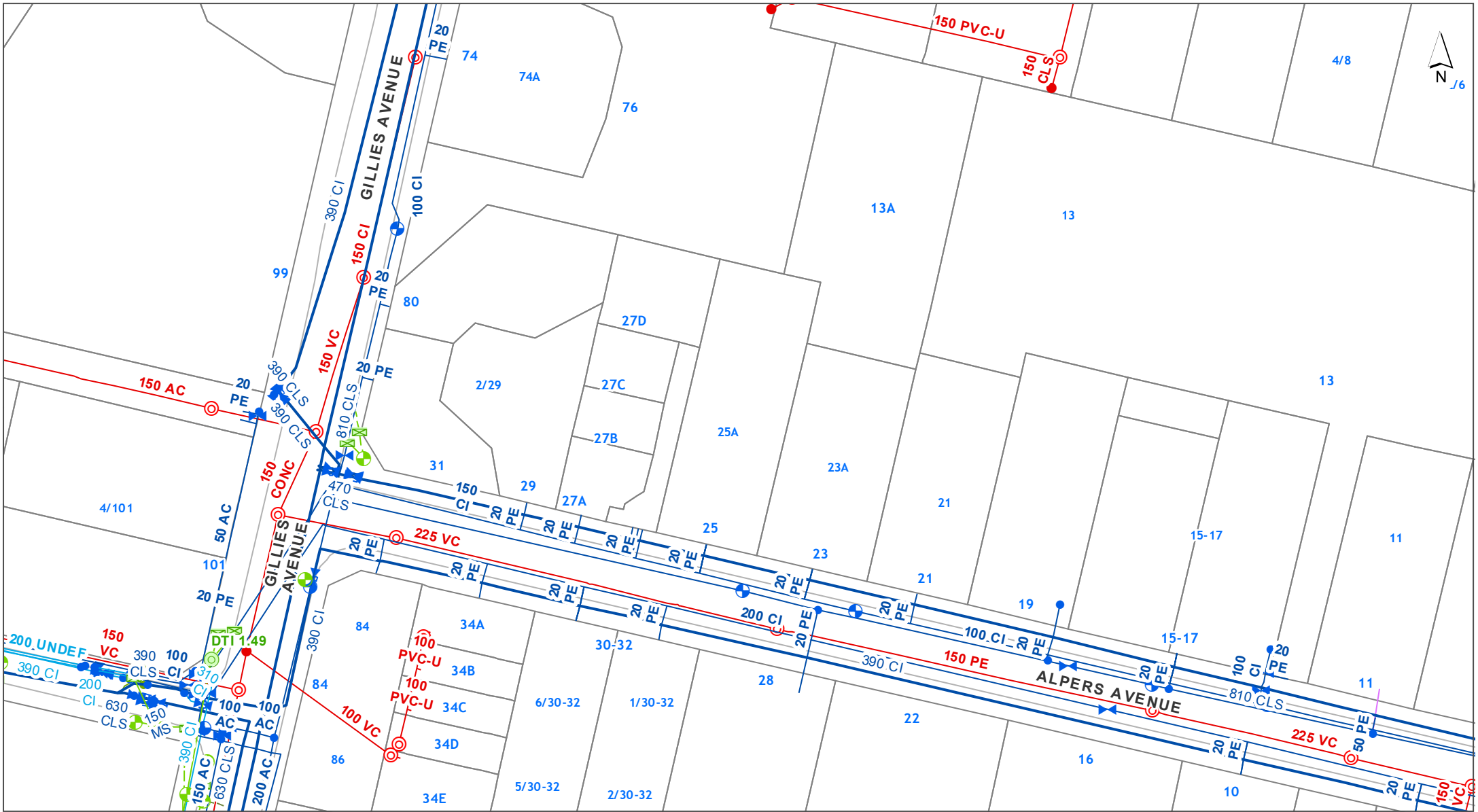
Vehicle Access Restriction Control

- Business Park Zone Office Control
- Hazardous Facilities
- Infrastructure
- Emergency Management Area Control
- Macroinvertebrate Community Index
- Flow 1 [rp]
- Flow 2 [rp]
- Stormwater Management Area Control
- Subdivision Variation Control
- Surf Breaks [rcp]
- Cable Protection Areas Control [rcp]
- Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

- Designations

- Airspace Restriction Designations



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Underground Services
 25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, **Private** or **Abandoned**

- | | | | |
|--|-------------------------------|--|---|
| | Treatment Device | | Overland Flowpath (Public) |
| | Septic Tank | | Overland Flowpath (Private) |
| | Septic Tank (Hi-Tech) | | Forebay (Public) |
| | Soakage System | | Forebay (Private) |
| | Inspection Chamber | | Treatment Facility (Public) |
| | Manhole (Standard / Custom) | | Treatment Facility (Private) |
| | Inlet & Outlet Structure | | Pump Station |
| | Inlet & Outlet (No Structure) | | Planting |
| | Catchpit | | Embankment |
| | Spillway | | Viewing Platform |
| | Safety Benching | | Bridge |
| | Culvert / Tunnel | | Erosion & Flood Control (Other Structure) |
| | Subsoil Drain | | Erosion & Flood Control (Wall Structure) |
| | Gravity Main | | |
| | Rising Main | | |
| | Connection | | |
| | Fence | | |
| | Lined Channel | | |
| | Watercourse | | |

Water

- | | |
|--|--|
| | Valve |
| | Hydrant |
| | Fitting |
| | Other Watercare Point Asset |
| | Other Watercare Linear Asset |
| | Local Pipe (Operational-NonPotable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-NonPotable) |
| | Transmission Pipe (Operational-Potable) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

Wastewater

- | | |
|--|--|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Operational) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

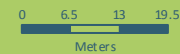
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | High-Pressure Gas Pipeline |
| | Medium-Pressure Gas Pipeline |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 21/09/2020



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Hazards
 25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039



Scale @ A4
 = 1:1,000

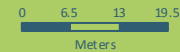
Date Printed:
 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

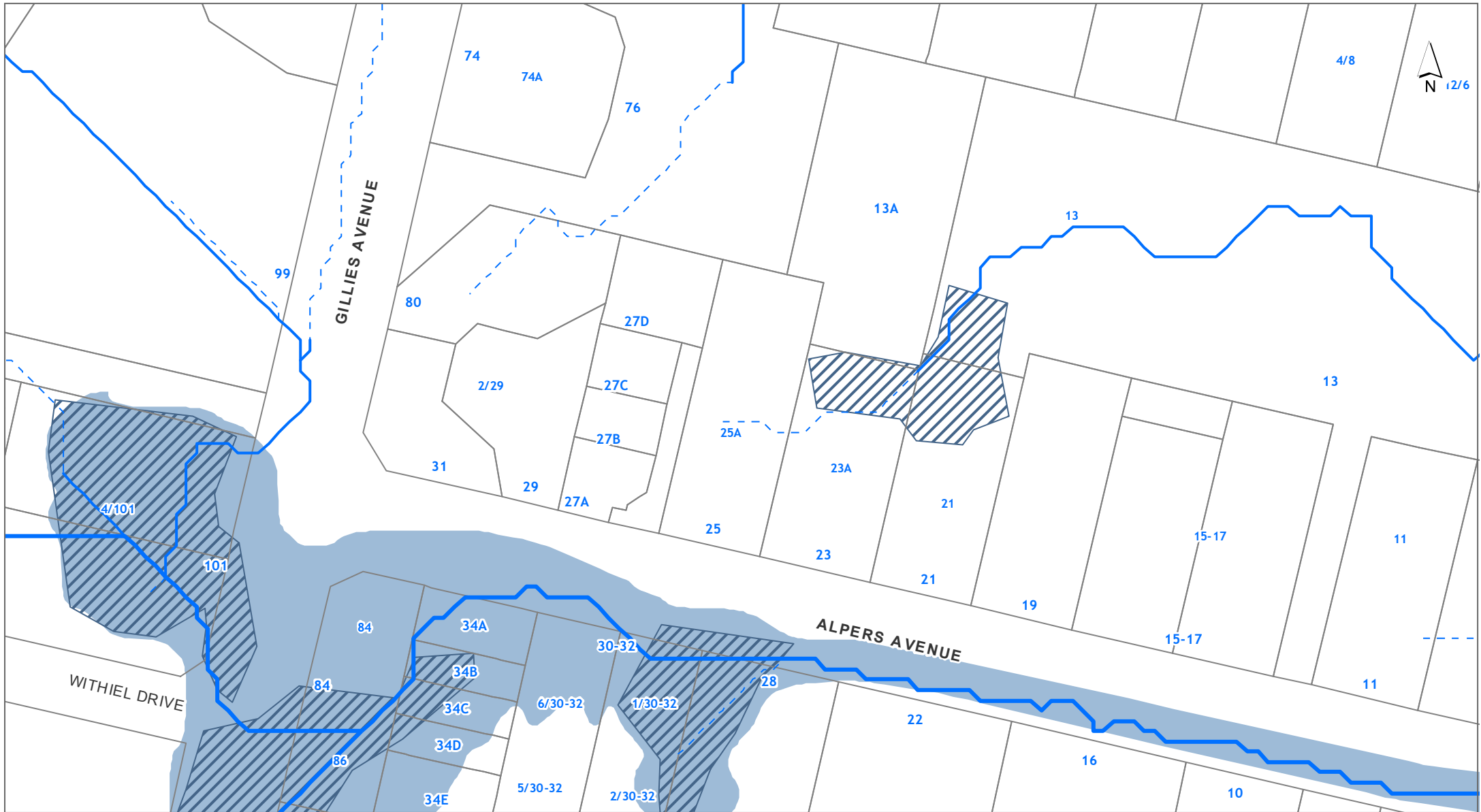
Natural Hazards - Coastal Inundation
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039



Scale @ A4
 = 1:1,000

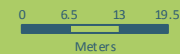
Date Printed:
 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Flooding
25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039



Scale @ A4
 = 1:1,000

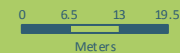
Date Printed:
 28/04/2021





DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Sea Spray
25A Alpers Avenue Epsom Auckland 1023
Unit A DP 212039 on AU 1 DP 212039



Scale @ A4 = 1:1,000

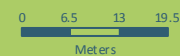
Date Printed: 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Volcanic Cones
 25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039



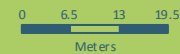
Scale @ A4
 = 1:1,000
 Date Printed:
 28/04/2021





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Other
 25A Alpers Avenue Epsom Auckland 1023
 Unit A DP 212039 on AU 1 DP 212039



Scale @ A4
 = 1:1,000

Date Printed:
 28/04/2021


















Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)




Hazards

Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)





Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

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

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

Other

Cultural Heritage Index

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

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

Legend updated: 12/06/2018

21 February 2002

H M Si
86, Gillies Avenue
Epsom

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT Proposed 25A Alpers Avenue,
Epsom BY H M Si (TCS REF: AO/01/11234)**

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator 20-02-2002

The full text of the decision is as follows.

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by H M Si to construct 5 terraced townhouses that:

- *Infringes bulk in relation to boundary control as it applies in this zone, by a maximum vertical height of 1.14m over a maximum horizontal length of 3.1m as it relates to Unit 5 along the eastern boundary and taking into account the number 1 indicator*
 - *Infringes the private open space requirements for Units numbers 1 to 4 by providing for Unit 1 - 92m² with a maximum dimension of 4.3m where a minimum of 6m is required, Unit 2 - 61m², Unit 3 - 51m², Unit 4 - 64m² where 80m² is required under the District Plan*
 - *Involves the use or development of a site that is within a Defined Road Boundary*
 - *Involves the undertaking of earthworks exceeding 25m³ in volume*
 - *Involves works under the driplines of two generally protected trees*

at 25 Alpers Avenue, Epsom described as LOT 2 DP 1102, CT195/263 be **granted consent.**

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

- (a) The granting of consent to the applicant's proposal will have no more than minor effects on the environment. In particular, the proposal will be consistent with the character and scale of development in the area and the proposed

earthworks will not result in adverse effects on the surrounding sites, local infrastructure or roading networks.

- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular the development in the Defined Road Boundary will result in only insignificant adverse effects on the overall traffic passing through the area and the proposed units will have a reasonable degree of amenity and privacy through the provision of ground level open space and upper floor balconies.
- (c) The adverse effects of the bulk in relation to boundary control modification as it relates to Unit 5 along the eastern boundary is minor and the only neighbour considered to be affected by the modification has given written approval to the development.
- (d) The imposition of the following conditions will ensure that the effects of the applicant's proposal are no more than minor, and in particular the proposed earthworks and the works under the driplines of the generally protected trees will not adversely affect the health of the trees.
- (e) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

Activity in Accordance with Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:

Drawings Titled: Project: 25 Alpers Ave, Newmarket for Mr Hai Ming

Drawings Numbered: Sheets 1 – 10

Drawn By: A.X.

Dated: October 2001

and referenced by Council as **AO/01/11234**.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$198.00(inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (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 \$198.00(inclusive 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.

Construction and Earthworks

- (3) Any commercial earthmoving equipment or similar shall be stored or parked on site at all times and not on surrounding streets. The area under the driplines of any protected trees shall be left clear at all times.
- (4) All storage of materials and loading and unloading of equipment associated with the site works shall take place within the site boundaries.
- (5) Safe and clear pedestrian access and thoroughfare shall be maintained on all roads and footpaths adjacent to the site at all times.
- (6) Temporary protection shall be installed to prevent vehicles damaging drains, footpaths, berms, kerbs, vehicle crossings and the road during the site preparation and construction phase of development. Any damage to the drains, footpaths, berms, kerbs, vehicle crossings and the road attributable to any vehicle associated with construction activities on the site shall be repaired to the same or similar standard as existed prior to such damage.
- (7) That the consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the consent holder shall take immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.
- (8) To prevent contamination of drains with water containing soil sediment there shall be no stock piling of excavated material on the site. Any surplus excavated material (except where this is to be re-used on the site) shall be removed from the site.

Financial Contribution

- (9) Pursuant to Section 108(2)(a) of the Resource Management Act 1991 and in accordance with Clause 4B.4 of the Auckland City Operative District Plan 1999 (Isthmus), the consent holder shall pay to Council in **cash or bank cheque**, a reserve contribution for the development of **\$47,325.00**(inclusive of GST). The contribution has been calculated based on the value of 30m² of the site for each of the **3** new residential units. The property has been valued at **\$580,000.00** (inclusive of GST),

Payment shall be made in **cash or bank cheque prior** to the uplifting of the issued building consent for the development. However, if the building consent for the development has already been issued, payment shall be made within 30 days of this resource consent commencing.

Trees

- (10) The new driveway within the dripline of the Pohutukawa tree shall be positioned one 1 metre from the eastern side boundary line. There shall be no excavations or changes to the existing ground levels within the 1 metre retained strip.

- (11) The existing concrete driveway surface within the dripline of the Pohutukawa tree shall be retained and the new driveway shall be formed upon the existing ground levels with no excavations permitted.
- (12) The driveway surface within the dripline of the Pohutukawa shall be of a permeable type i.e. 'Firth enviro pavers'. A geotextile matting shall be laid upon any exposed soil within the dripline and the base course laid over and compacted using hand held tamping methods only.
- (13) The new sanitary sewer line within the dripline of the Pohutukawa tree that will connect to the existing sewer line outlet shall be positioned as close as practical to the southern boundary.
- (14) The excavations to place the sewer line and connect to the existing sewer outlet within the dripline of the Pohutukawa tree shall be supervised by a competent arborist.
- (15) Any tree root(s) encountered that need to be removed to facilitate entrance to the trench and which measure less than 50mm diameter shall be cleanly cut back to the soil edge nearest the subject tree. Tree roots encountered that measure greater than 50mm diameter shall be retained and carefully worked around. The arborist supervising the works shall carry out all root pruning.
- (16) Protective fencing around the Pohutukawa shall be erected at a distance of no less than 2.5m from the eastern property boundary line in the west direction, to the dripline edge in the north direction and to the property boundary line in the south direction respectively prior to any site works commencing.
- (17) All stormwater drainage lines from units 1 & 2 shall be positioned as close as possible to or within the building footprint.
- (18) The removal of the existing concrete slab within the dripline of the Karaka tree shall be carried out by carefully breaking up the existing concrete slab and removing it in a manner that avoids any soil disturbance. Any exposed root matter shall be immediately covered with a good quality topsoil not exceeding 150mm in depth.
- (19) Prior to any further site works commencing the Cabbage tree shall be fenced in accordance with Annexure 5 Requirements (copy enclosed).
- (20) **Registered Surveyor's Certificate**
A Registered Surveyor shall certify to Council in writing prior to work progressing beyond foundations and roof framing stages that the buildings have been constructed in accordance with the approved drawings. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments.

ADVICE NOTES

- (1) *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.*
- (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) *A copy of this consent should 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 Team Leader, Compliance Monitoring and include the following details:*
 - *name and telephone number of the project manager and site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relate*
- (5) *- expected duration of works. This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.*
- (6) *If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.*

-
- (7) *If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.*
- (8) *It is noted that a compliance monitoring fee of \$198.00(inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly the monitoring condition (2) is deemed to be satisfied in so far as the payment of the \$198.00 fee. The applicant is also advised that additional charges may be incurred on this resource consent as a result of additional monitoring in accordance with the monitoring condition (2).*
- (9) *The consent holder is advised that any required minor pruning (using hand-held secateurs or hand-held saws only) of the Pohutukawa tree to accommodate unit 1 should be determined on site at the time the building frame has been erected. The Council arborist should inspect and approve the required pruning prior to*

any tree work commencing. 48hrs notice should be given to the Council arborist. It is noted that if the pruning of any major branches are required, a separate Resource Consent will be required.

SECTION 105 DETERMINATION

Acting under delegated authority, and for the reasons set out in the above recommendation, this application for resource consent at 25 Alpers Avenue, Epsom be granted consent.

Yours faithfully,

**Sharon Tipene
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS**

AC01/17240

RECEIVED
30/1/2002

Revised
Endorsements on superseded
plans transfer to this document.

CROSSING
INSPECTION

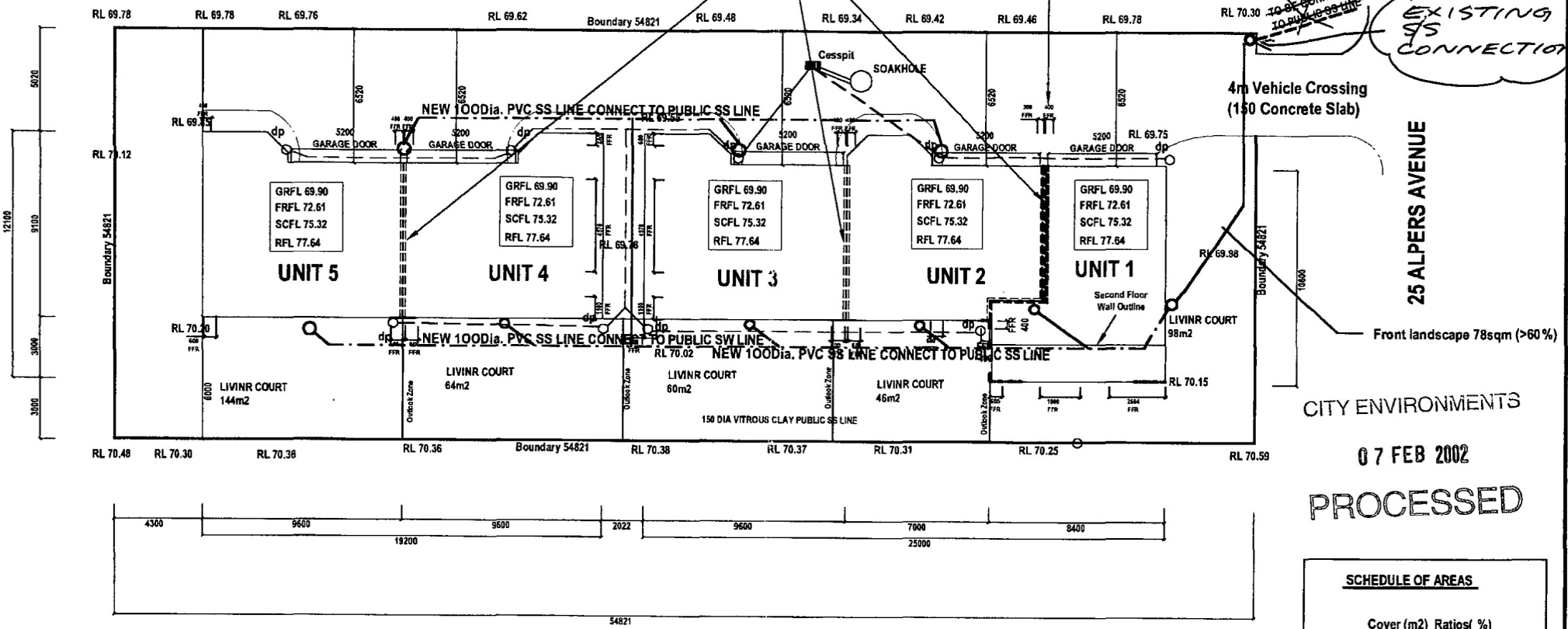
SITE &
DRAINAGE PLAN



Typical Intertency Wall
GBT(L) A 30a 30/30/30
2xStd. 9.5mm Gib
Plasterboard Each
Side on 90x40 @ 600c/s
Timber Framing & Batt
Noise Control Insulation

Fire Rated
(30/30/30) Wall Panels
1-9.5 GIB, FYRELINE
Each Side
LENGTH AS SHOWN

EXISTING
S/S
CONNECTION



CITY ENVIRONMENTS

07 FEB 2002

PROCESSED

SCHEDULE OF AREAS		
	Cover (m2)	Ratios(%)
Total:	1103	
Bdg Coverage:	383	34.7
Living Court:	448	89.6 per unit
Landscaping:	526	50

NOTE:
ENSURE CONTROL SYSTEM BETWEEN
DWELLING UNITS TO ACHIEVE
STC NO LESS THAN 55 TO COMPLY.
REFER TO SPECIFICATIONS ENCLOSED.

RECEIVED
30 JAN 2002
ACE RECORDS

Revised
Endorsements on superseded
plans transfer to this document.



ELEVATION KEY

SITE & DRAINAGE PLAN

A3 SCALES: 1:200

DATE: January 2002

SHEET NO: 01

DRAWN:

00001

CLIENT: Mr Hai Ming
PROJECT: 25 ALPERS
NEWMARKET

TOTAL GROUND FLOOR AREA: 383sqm