

Barfoot & Thompson Epsom  
280 Manukau Road  
Epsom  
AUCKLAND 1023



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<b>Applicant</b>	Barfoot & Thompson Epsom
<b>LIM address</b>	7/27 Epsom Avenue Epsom Auckland 1023
<b>Application number</b>	8270333630
<b>Customer Reference</b>	
<b>Date issued</b>	12-Aug-2021
<b>Legal Description</b>	1/8 SH Lot 102 DP 4065, Flat 7 DP 69579
<b>Certificates of title</b>	NA25C/461

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

Wind Zone(s) for this property: 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](http://www.aucklandcouncil.govt.nz), which is updated from time to time.

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

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

### Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms "Flood Plain" and "Floodplain" are used interchangeably.

### **Flood Prone Area**

This site (property parcel) spatially intersects with a Flood Prone Area, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Flood Prone Areas represent depressions in the terrain with no natural outlet. The frequency of flooding within the Flood Prone Area is dependent on the upstream catchment area, the amount of rainfall and the outlet capacity.

Flood Prone Areas are determined from analysis of a Digital Terrain Model (DTM).

Any development within a Flood Prone Area may require a risk assessment.

### **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.

### **Coastal Erosion**

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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

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

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

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

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

No Information has been notified to Council.

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

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

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

<b>Billing Number/ Rate Account:</b>	12343983288
<b>Rates levied for the Year 2021/2022 :</b>	\$2,406.74
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$2,406.74

The rates figures are provided as at 8 a.m. 12/08/2021. It is strongly advised these are not used for settlement purposes.


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### Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

### Financial / development contributions

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

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

## Resource Management

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### Planning

27 Epsom Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
O/R0165761	Dispensation	Refused	13/11/1973

### Subdivisions

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

### Engineering Approvals

There are **NO** Engineering approvals recorded.

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

### Further Information

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

### Building

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27 Epsom Avenue Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/8454/01	Internal alterations	13/03/1972	Issued (See Note 1)
O/11144/01	Erect eight flats	16/03/1973	Issued (See Note 1)
O/17686/01	Install folding doors	13/06/1973	Issued (See Note 1)

8/27 Epsom Avenue Epsom Auckland 1023

Application No.	Description	Issue Date	Status
AC/02/08624	Int alts: bedroom.	02/12/2002	CCC Issued 25/08/2003 (See Note 2)

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

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

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

### **Compliance Schedules (Building Warrant of Fitness)**

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

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

### **Swimming/Spa Pool Barriers**

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

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

### **Licences**

There are NO current licences recorded

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

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

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

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

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property.

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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modification in the Property Summary Report attached to this memorandum.

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

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

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

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

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

## **Auckland Unitary Plan**

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

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

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

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

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

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

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.

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

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

- Consent Conditions : R\_LUC\_1973\_450
- As Built Drainage Plan : 1x Private Drainage

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

### Address

7/27 Epsom Avenue Epsom Auckland 1023

### Legal Description

Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

### Appeals

### Modifications

### Zones

Residential - Single House Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

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

### Designations

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

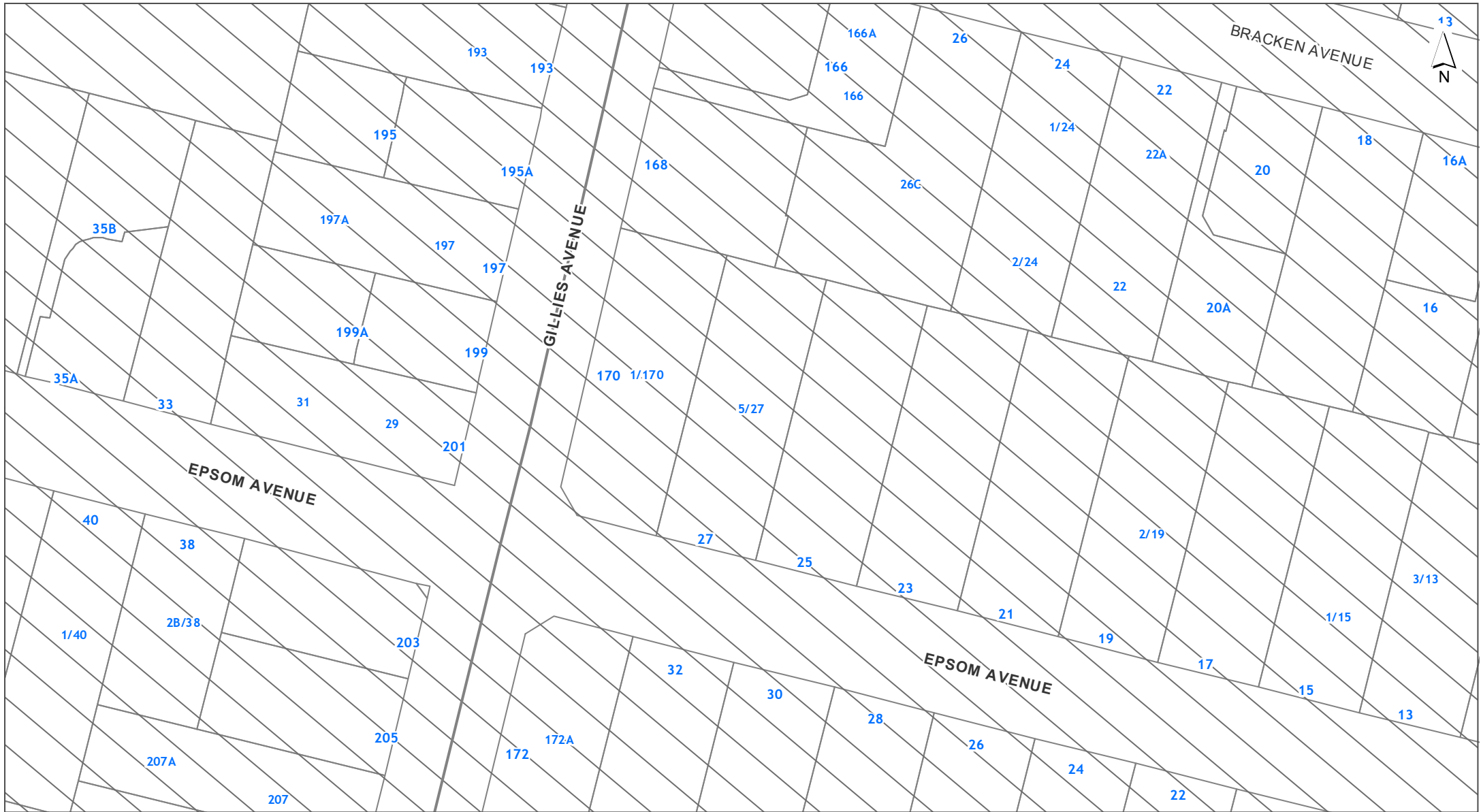


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**Built Environment**  
**7/27 Epsom Avenue Epsom Auckland 1023**  
**Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 12/08/2021



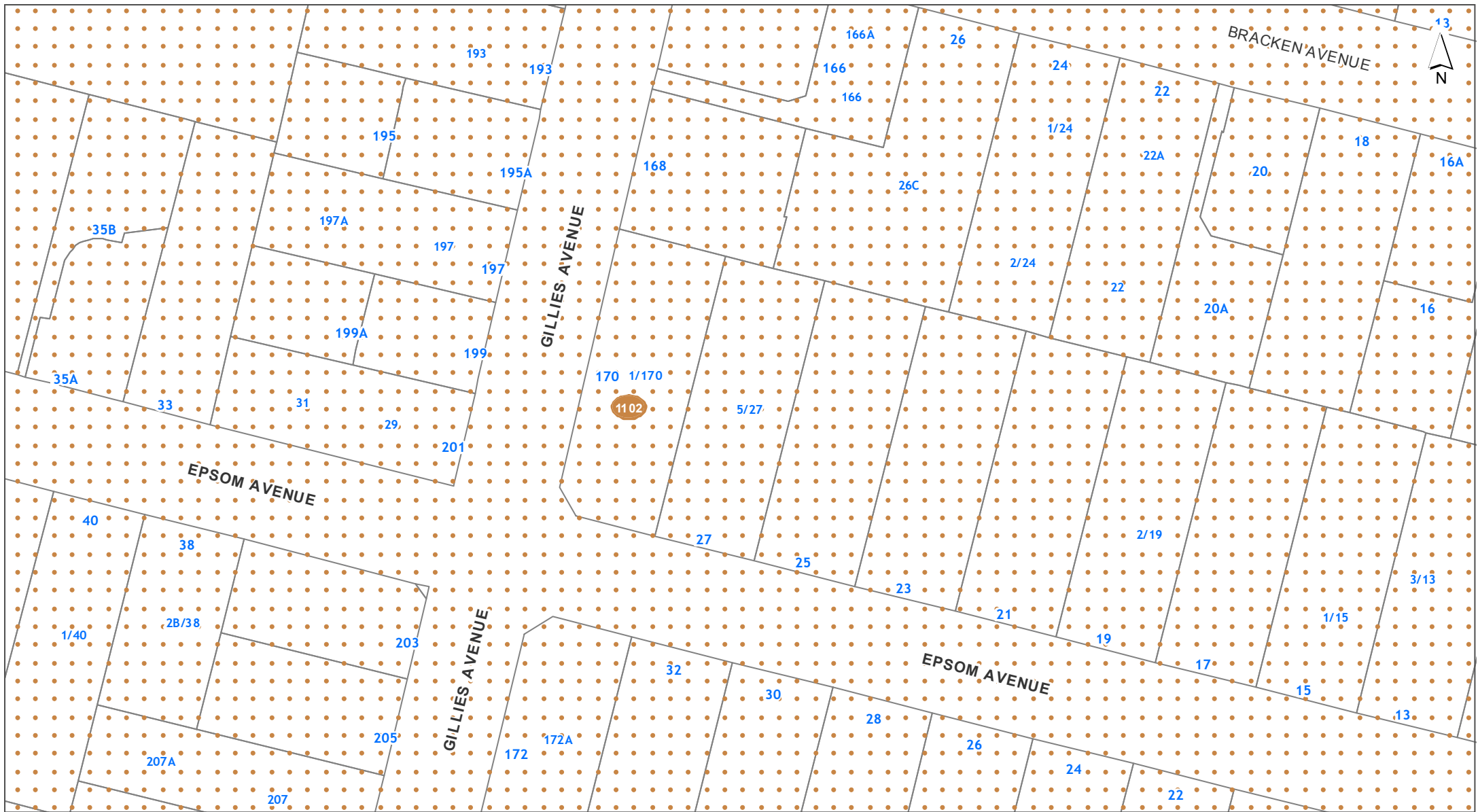


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**Controls**  
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**Designations**  
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**Historic Heritage and Special Character**  
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**Infrastructure**  
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**Natural Heritage**  
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**Natural Resources**  
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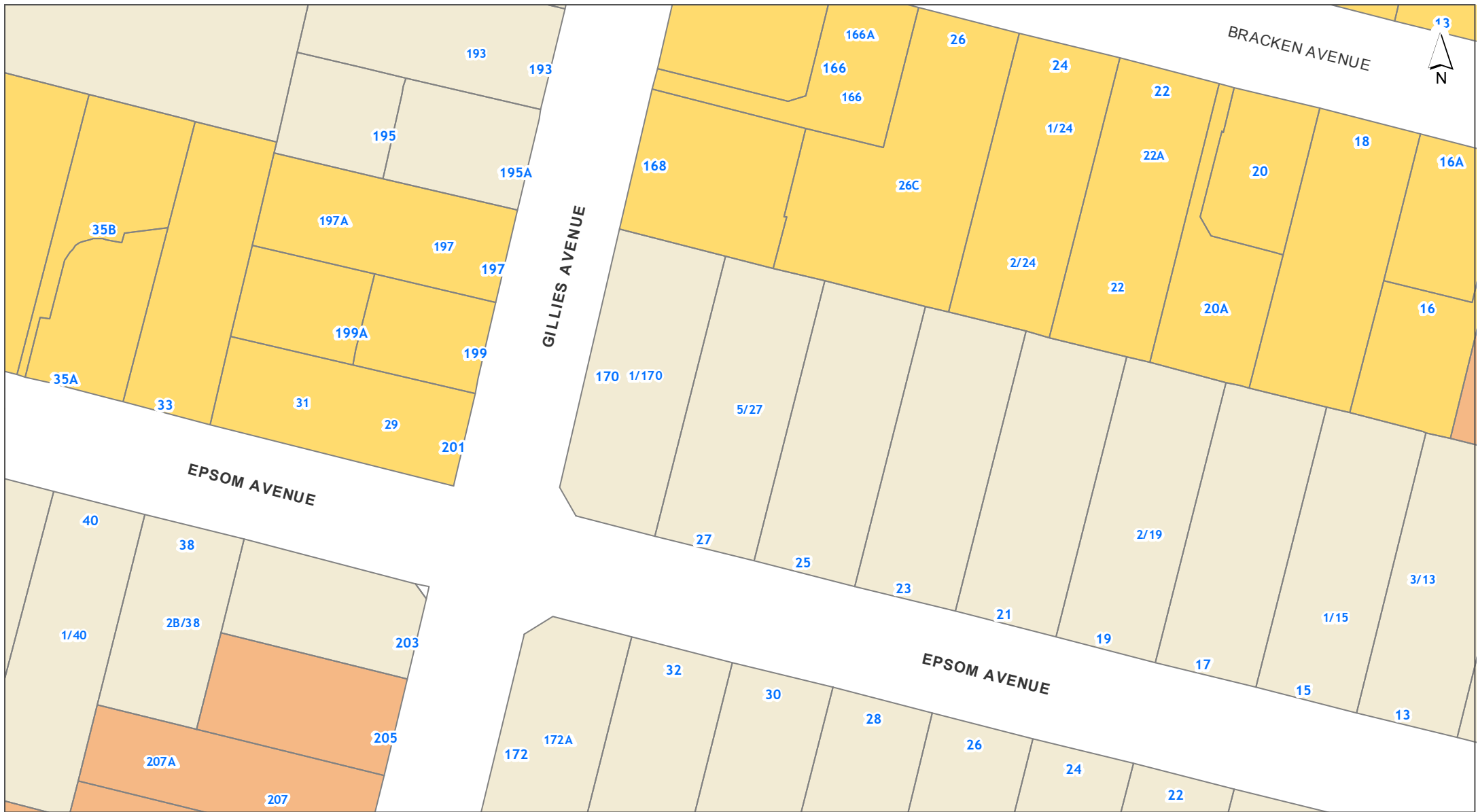


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**Precincts**  
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**Zones and Rural Urban Boundary**  
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## NOTATIONS

### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

### Tagging of Provisions:

[ i ] = Information only

[ rp ] = Regional Plan





[ rcp ] = Regional Coastal Plan

[ rps ] = Regional Policy Statement

[ dp ] = District Plan (only noted when dual provisions apply)

## ZONING



### Residential

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








### Business

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

### Open space

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



### Rural

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



### Future Urban

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

### Infrastructure

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

### Coastal

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














Precincts

--- Rural Urban Boundary


















--- Indicative Coastline [i]

# Overlays









## Natural Resources

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








## Natural Heritage

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


## Infrastructure

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

## Historic Heritage & Special Character

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












## Mana Whenua












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

## Built Environment

-  Identified Growth Corridor Overlay

# Controls

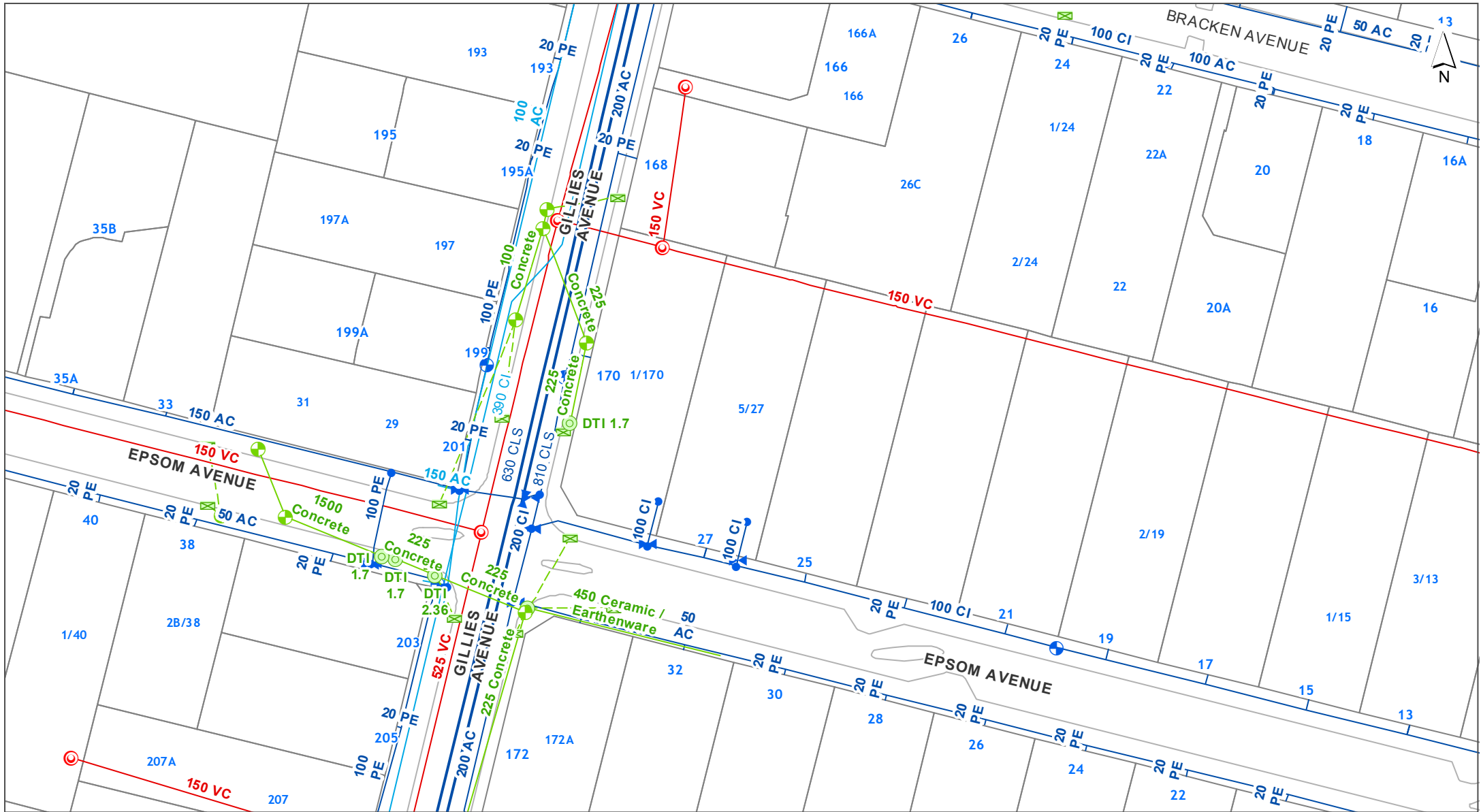
-  Key Retail Frontage
  -  General Commercial Frontage
  -  Adjacent to Level Crossings
  -  General
  -  Motorway Interchange Control
  -  Centre Fringe Office Control
  -  Height Variation Control
  -  Parking Variation Control
  -  Level Crossings With Sightlines Control
  -  Arterial Roads
  - 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

-  Hazardous Facilities
  -  Infrastructure
  -  Macroinvertebrate Community Index
  -  Flow 1 [rp]
  -  Flow 2 [rp]
  -  Subdivision Variation Control
  -  Indigenous Vegetation 749.7 ha
  -  Freshwater Wetland 14.6 ha
  -  Surf Breaks [rcp]
  -  Cable Protection Areas Control [rcp]
  -  Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

# Designations

-  Designations

-  Airspace Restriction Designations



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**Underground Services**  
 7/27 Epsom Avenue Epsom Auckland 1023  
 Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 12/08/2021





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



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**Hazards**  
 7/27 Epsom Avenue Epsom Auckland 1023  
 Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 12/08/2021





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Natural Hazards - Coastal Erosion ASCIE  
 7/27 Epsom Avenue Epsom Auckland 1023  
 Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 12/08/2021



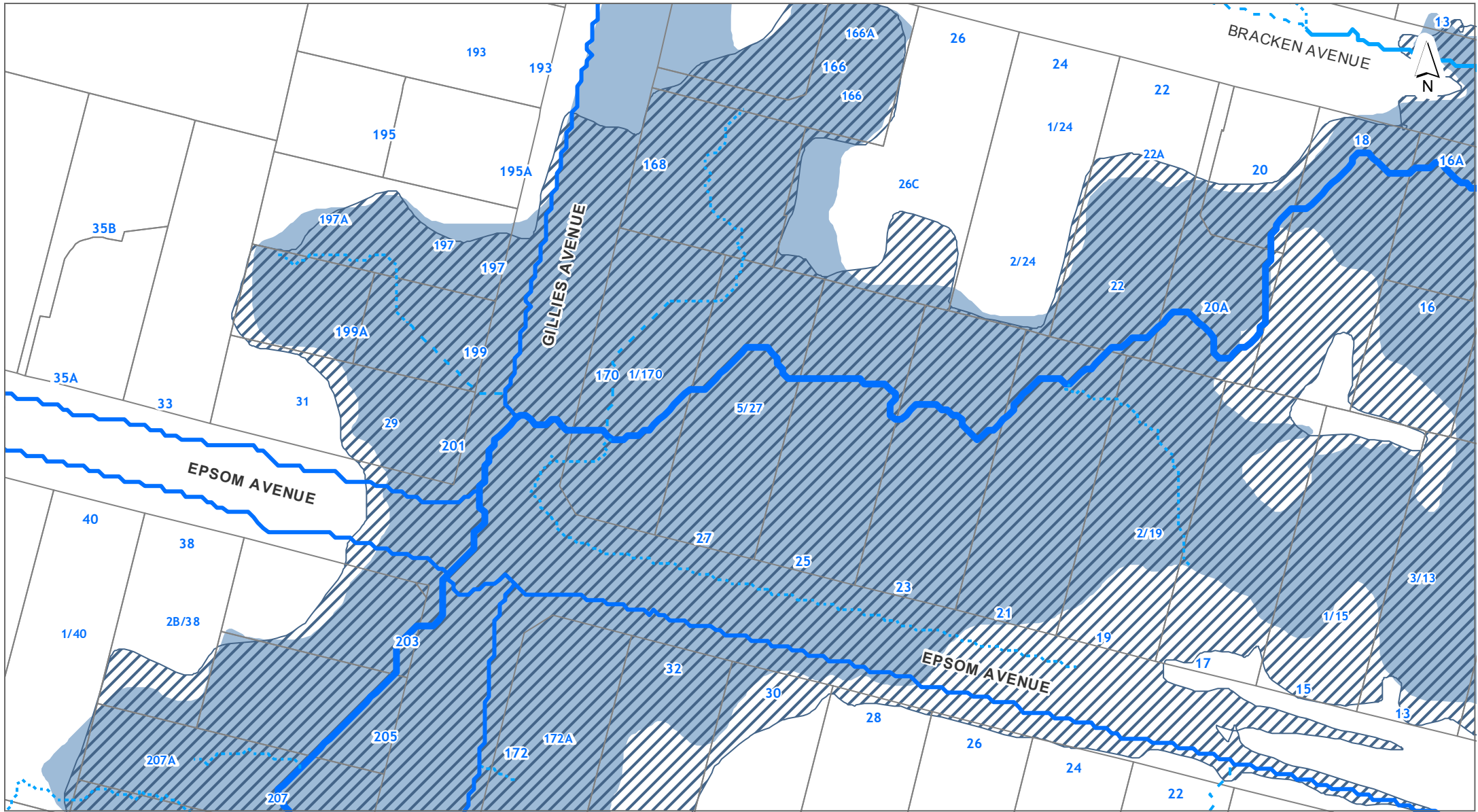


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**Natural Hazards - Coastal Inundation**  
 7/27 Epsom Avenue Epsom Auckland 1023  
 Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 12/08/2021





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Natural Hazards - Flooding  
7/27 Epsom Avenue Epsom Auckland 1023  
Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
12/08/2021





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**Natural Hazards - Sea Spray**  
 7/27 Epsom Avenue Epsom Auckland 1023  
 Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 12/08/2021





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**Natural Hazards - Volcanic Cones**  
 7/27 Epsom Avenue Epsom Auckland 1023  
 Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH

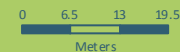
0 6.5 13 19.5  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 12/08/2021





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**Other**  
 7/27 Epsom Avenue Epsom Auckland 1023  
 Flat 7 DP 69579 on Lot 102 DP 4065 1/8 SH



Scale @ A4  
 = 1:1,000

Date Printed:  
 12/08/2021











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 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m<sup>2</sup> to 1 Ha
-  Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
  -  1% AEP plus 1m sea level rise
  -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
  -  ASCIE 2080 (RCP8.5)
  -  ASCIE 2130 (RCP8.5)
  -  ASCIE 2130 (RCP8.5+)
  -  Marine Area (Based on MHWs10, from Unitary Plan)

Other

Cultural Heritage Index

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

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

Legend updated: 22/07/2021

165762

Department of Works,  
ADMINISTRATION BUILDING:

Please Quote: T.P. 7129  
JIC:MEB

13 November 1973

THE CITY SECRETARY:

ATTN: Applications Committee:

ORDINANCE 901/2 APPLICATION:  
PROPOSED 8 FLATS : 27 EPSOM AVENUE:

LOCATION: North side two lots from Gillies Avenue.

ZONING: Residential RSA (Map 5B)

REFERENCE: (1) Letter and plans dated 2nd October 1973 from Mr. S.T. Boughtwood, Box 2469, Auckland 1 on behalf of Darnick Developments.

(2) Letters of objection:

- (a) Mr. J.A. Campbell, 25 Epsom Avenue, Auckland 3.
- (b) Mr. & K.M. Harrow, 23 Epsom Avenue, Auckland 3.
- (c) Mr. A.N. Hardcastle, 15 & 17 Epsom Avenue, Auckland 3.
- (d) Mr. W.G. Hardcastle

6/1/74

*Director advised  
to P.R. Committee  
decision dated  
12/1/73.*

REPORT:

*W.P. Darnick*

Permission is sought to vary the parking requirements of a block of 8 flats now in course of erection. A dispensation from the resultant excessive site coverage is sought.

In January this year the Council confirmed the approval of eight one-bedroom flats with eight garages incorporated in the one rectangular block building. This confirmation of approval was given in spite of the vociferous objections of 11 prominent people residing in the general neighbourhood. These people deplored the introduction of one-bedroom flats into this portion of Epsom. These owners felt that this type of flat owned by absentee owners should not be permitted in this quality area. If flats are to be permitted they should be the two-bedroom variety with individual ownership.

It is now intended to use four of the eight garages, that are within the approved block building, as bedrooms to thus make four of the eight flats two-bedroom flats. The four vehicles excluded from the block building are to be housed in an 820 sq. ft. carport building to

be erected along the western side boundary. Although the resulting density of the eight flats is still below that which could be permitted the resulting site coverage is some 700 sq. ft. in excess of the maximum allowed.

An excessive coverage dispensation requires the consents of at least all adjacent owners before Committee's opinion is sought. The applicant submitted but one consent and that from a Company who has just built a similar block of flats beyond the western boundary (corner of Gillies Avenue).

In view of the previous resistance (see paragraph 2) it was considered politic to seek the consent at least of those previous objectors most affected by the dispensation sought. It was anticipated that the proposed introduction of two-bedroom flats for half the development would have assuaged their previous resentment. However this is not so. Strong objection is again apparent (see copy of sample letter attached).

RECOMMENDATION:

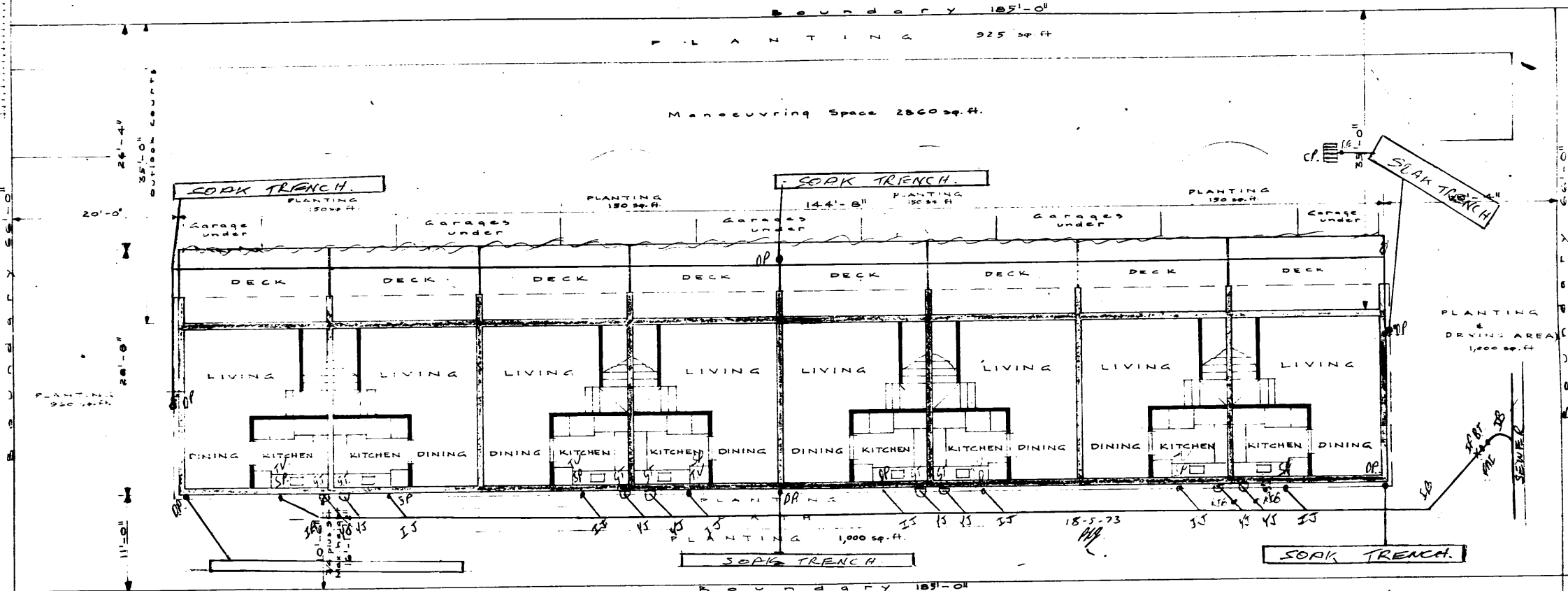
It is recommended that the applicant be advised that the request for additional site coverage in excess of that allowed by the Code is declined, but should he wish to pursue the matter then specified departure procedures be invoked.



H.F. Bhana  
SENIOR PLANNER : GENERAL APPLICATIONS:  
for: CITY PLANNER:

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	sq. ft.	1.50	150.00
2	BRICK	200	sq. ft.	2.00	400.00
3	ROOFING	100	sq. ft.	3.00	300.00
4	GLASS	50	sq. ft.	4.00	200.00
5	PAINT	100	sq. ft.	0.50	50.00
6	PLUMBING	100	sq. ft.	1.00	100.00
7	ELECTRICAL	100	sq. ft.	1.00	100.00
8	LANDSCAPING	100	sq. ft.	1.00	100.00
9	SEWER	100	sq. ft.	1.00	100.00
10	WATER	100	sq. ft.	1.00	100.00
11	CONCRETE	100	sq. ft.	1.50	150.00
12	BRICK	200	sq. ft.	2.00	400.00
13	ROOFING	100	sq. ft.	3.00	300.00
14	GLASS	50	sq. ft.	4.00	200.00
15	PAINT	100	sq. ft.	0.50	50.00
16	PLUMBING	100	sq. ft.	1.00	100.00
17	ELECTRICAL	100	sq. ft.	1.00	100.00
18	LANDSCAPING	100	sq. ft.	1.00	100.00
19	SEWER	100	sq. ft.	1.00	100.00
20	WATER	100	sq. ft.	1.00	100.00

E P S O M A V E N U E



AREA: 0-1-4.7  
 LOT 102  
 D.P. 1065  
 PT. ALLOT. 24  
 SECTION 6  
 SUBURBS OF AUCKLAND  
 C.T. 453 52.

• SITE PLAN •

• 8 FLATS + GARAGES •  
 • 27 EPSOM AVENUE - AUCKLAND •  
 • MR. KEN SMITH •

• STEPHEN T. BUGHTWOOD •  
 • ARCHITECTURAL &  
 • INDUSTRIAL DESIGNER •  
 • P.O. BOX 2469 - AUCKLAND •  
 • TEL. 603-976 24/11/72 •

SCALE  
 1/8" = 1'-0"

SHEET  
 1/8

A1