

Barfoot & Thompson Epsom
280 Manukau Road
Epsom
AUCKLAND 1023



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Applicant	Barfoot & Thompson Epsom
LIM address	23C Alpers Avenue Epsom Auckland 1023
Application number	8270340761
Customer Reference	
Date issued	20-Sep-2021
Legal Description	Unit C DP 309042, AU 5 DP 309042, AU 6 DP 309042
Certificates of title	35160

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.

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


Billing Number/ Rate Account:	12342852279
Rates levied for the Year 2021/2022 :	\$3,711.72
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,783.78

The rates figures are provided as at 8 a.m. 20/09/2021. 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

23 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
HG/94/00501	Tree Consent Pruning Pohutukawa	Granted	11/03/1994
AO/01/09986	Land Use Consent Pos manouevring trees and earthworks	Granted	12/12/2001
LUC20050862501	Tree Consent Prune a Pohutukawa	Granted	05/01/2006

Application No.	Description	Decision	Decision Date
LUC20070079601	Tree Consent Prune two Pohutukawa and prune one Peppermint Gum tree	Granted	07/03/2007

Subdivisions

23 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
AU/02/00327	Subdivision Consent 4 unit title sub-division	Granted	08/05/2002
AV/02/00763	Subdivision survey plan ((s)223) 223	Granted	27/05/2002
A1/02/01319	Subdivision completion cert ((s)224C) 224(c)	Approved	29/08/2002
AU/02/01347	Subdivision Consent Variation of condition	Granted	29/08/2002

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

23 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Issue Date	Status
AC/01/16550	Remove dwelling from site.	30/11/2001	CCC Issued 22/08/2002 (See Note 2)
AC/01/16498	Erect four 3-storey town- houses - Slab and foundations only. STAGE 1 of 2	07/12/2001	CCC Issued 19/11/2002 (See Note 2)
AC/01/17413 AC/02/04308	Erect four 3-storey townhouses STAGE 2 of 2. Amend AC/01/17413 - remove public f/w sewer	05/04/2002	CCC Issued 19/11/2002 (See Note 2)

Note	Description
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

23A Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision
BLD2005111010	Vehicle crossing permit	Completion Certificate Issued (See Note 2)

23B Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision
BLD2008026660	application to construct vehicle crossing	Completion Certificate Issued (See Note 2)

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 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 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 : R_LUC_2001_5709986
- As Built Drainage Plan : 2x Private Drainage

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

Address

23C Alpers Avenue Epsom Auckland 1023

Legal Description

Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

Appeals

Modifications

Zones

Residential - Terrace Housing and Apartment Building Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

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



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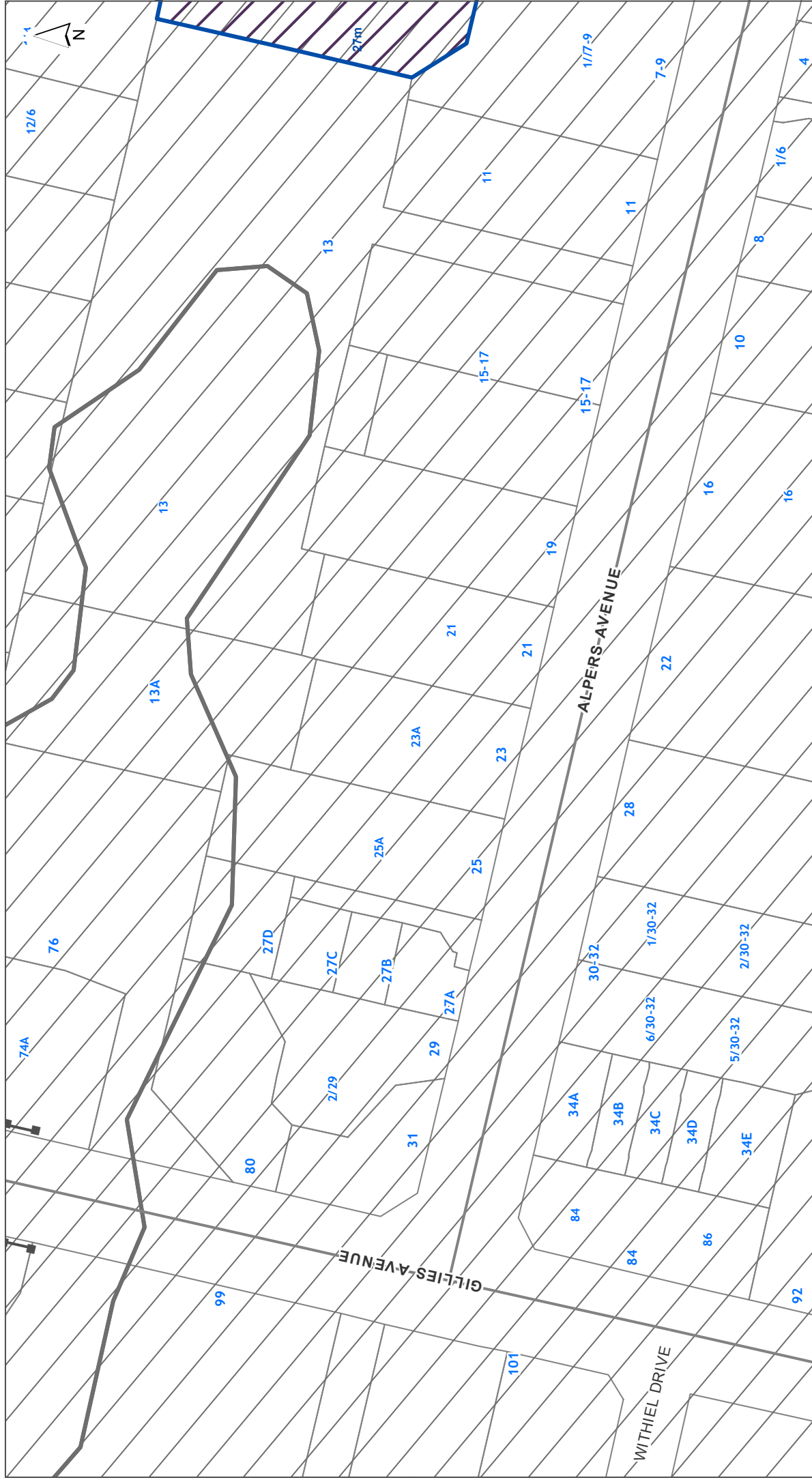
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Built Environment

23C Alpers Avenue Epsom Auckland 1023

Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

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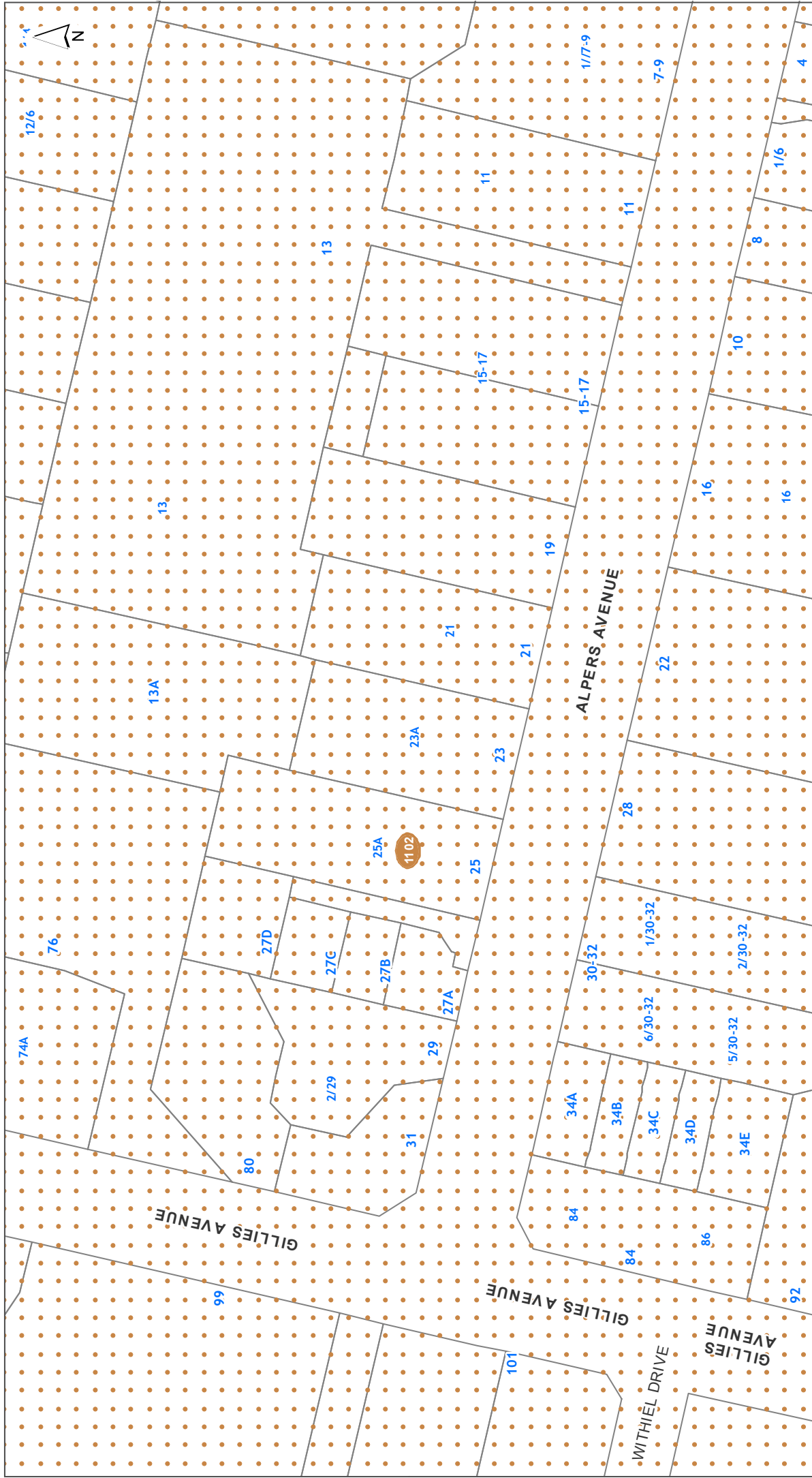


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Controls
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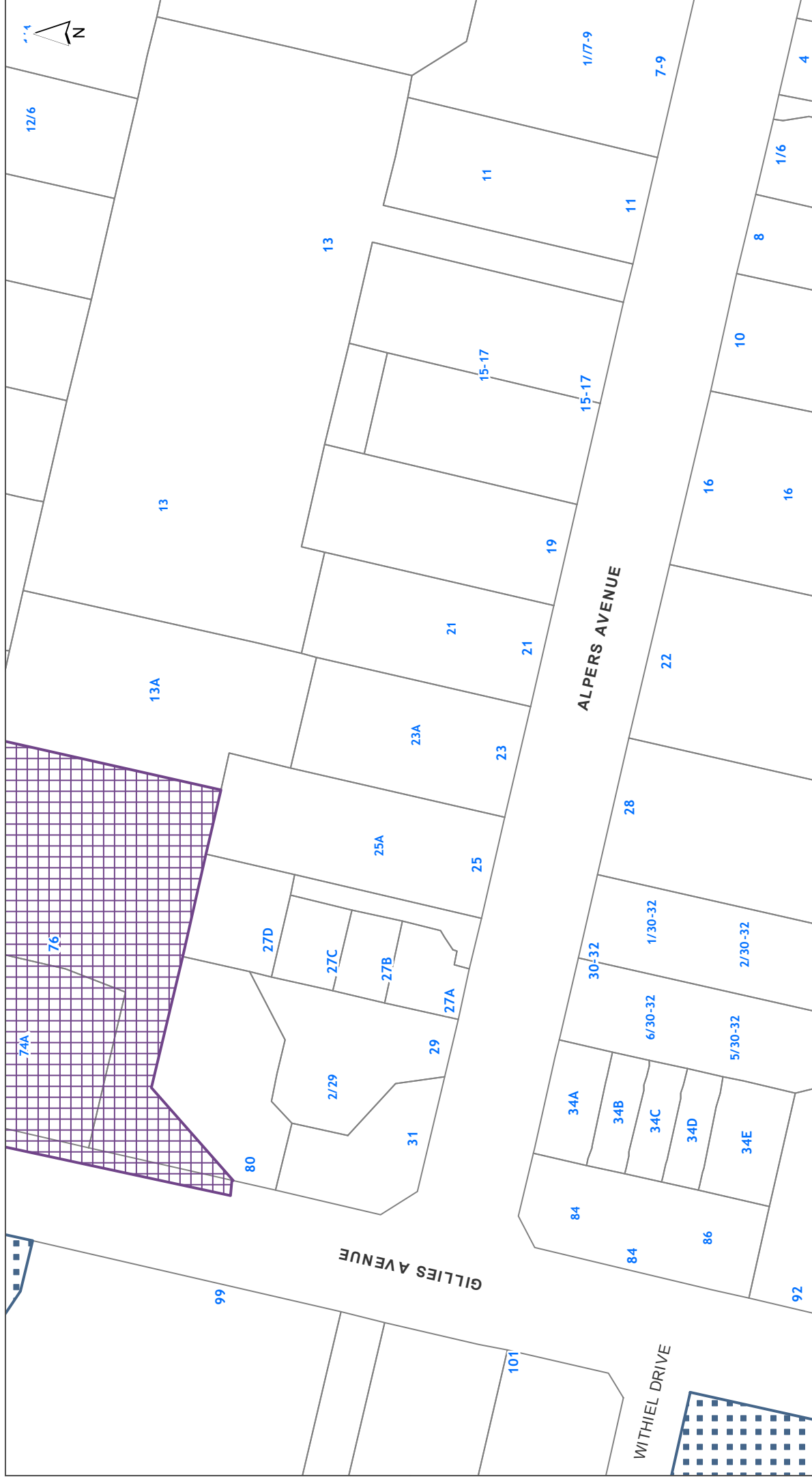


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Designations
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Historic Heritage and Special Character

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Infrastructure

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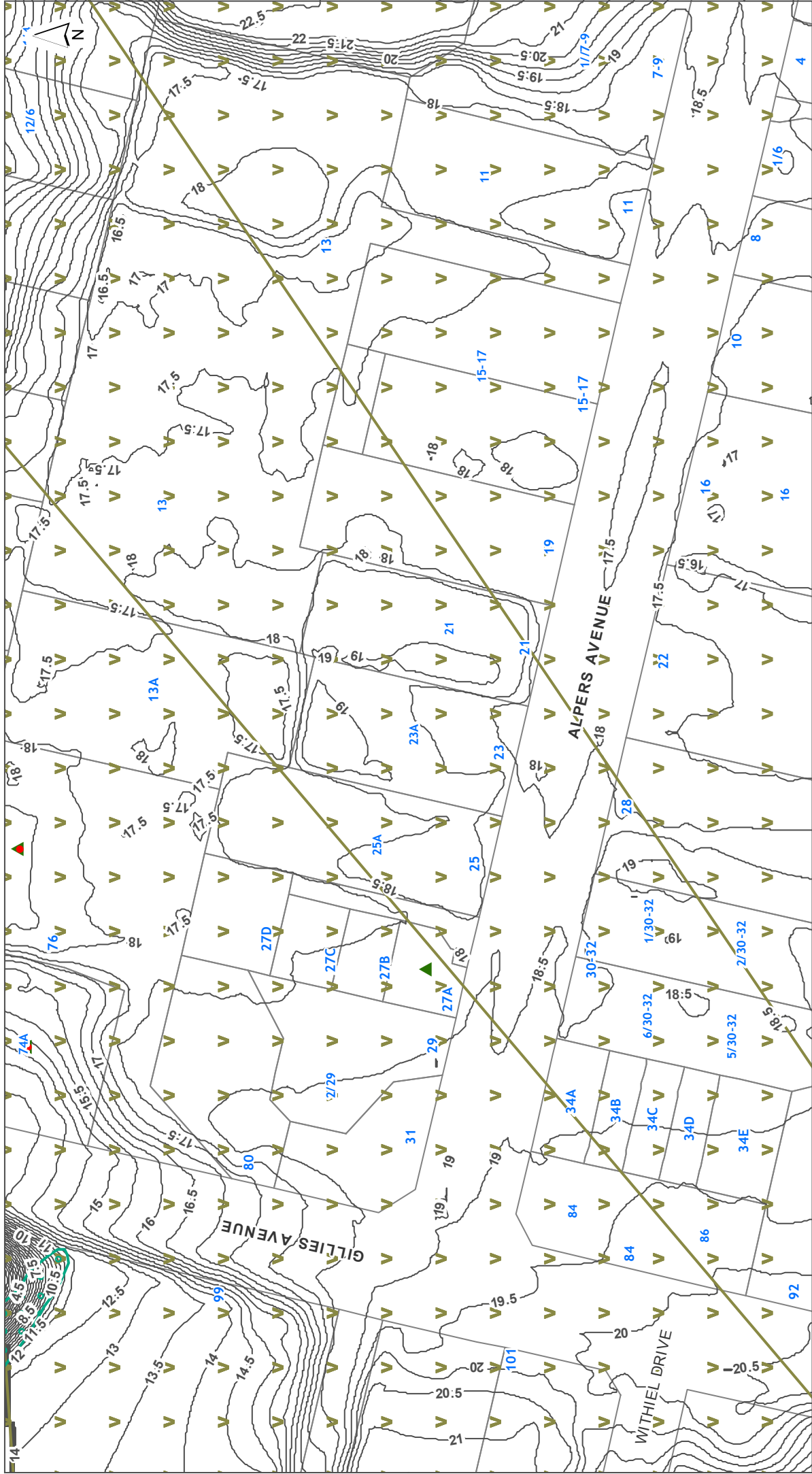
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Mana Whenua

23C Alpers Avenue Epsom Auckland 1023

Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

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Natural Heritage
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Natural Resources
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Precincts
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Zones and Rural Urban Boundary

23C Alpers Avenue Epsom Auckland 1023


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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

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

23C Alpers Avenue Epsom Auckland 1023

Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042



Scale @ A4
= 1:1,000

Date Printed:
20/09/2021

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-Non-Potable)
	Local Pipe (Operational-Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational-Non-Potable)
	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 Wirā]
	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
 23C Alpers Avenue Epsom Auckland 1023
 Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 20/09/2021



0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
20/09/2021

Natural Hazards - Coastal Erosion ASCIE
 23C Alpers Avenue Epsom Auckland 1023
 Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

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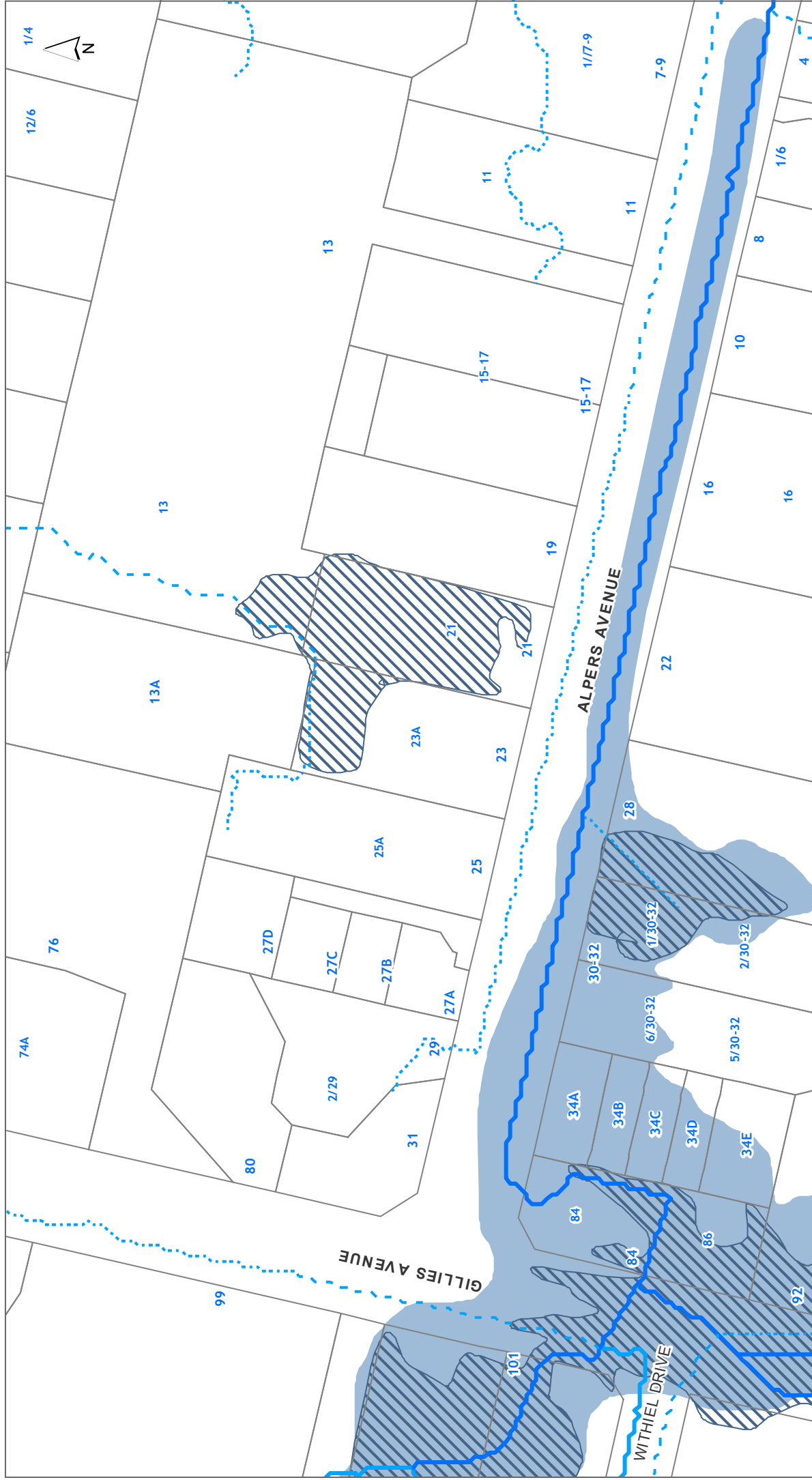


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Natural Hazards - Coastal Inundation
23C Alpers Avenue Epsom Auckland 1023
 Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 20/09/2021





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Natural Hazards - Flooding
 23C Alpers Avenue Epsom Auckland 1023
 Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
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Natural Hazards - Sea Spray
 23C Alpers Avenue Epsom Auckland 1023
 Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 20/09/2021





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Natural Hazards - Volcanic Cones
 23C Alpers Avenue Epsom Auckland 1023
 Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
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Other
 23C Alpers Avenue Epsom Auckland 1023
 Unit C DP 309042 on AU 5 DP 309042 on AU 6 DP 309042

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 20/09/2021



Hazards

- Soil Warning Area**
- Fill (Franklin District only)
 - Advisory (Franklin District only)
 - Contamination (Franklin District only)
 - Erosion (Franklin District only)
 - Hazardous Activities & Industries List (HAII) (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)
 - Allocthon 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 Allocthon (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 m² to 1 Ha
 - Catchment area 2000 m² to 4000 m²
 - 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 information 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.

14 December 2001

Planning Network Services Ltd
P O Box 77037
Mt Albert
Auckland 1030

Dear Sir/Madam,

APPLICATION FOR RESOURCE CONSENT AT 23 Alpers Avenue, Epsom BY Round Windows (TCS REF: AO/01/09986)

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator on 12-12-2001.

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 Round Windows to erect four terraced townhouses that:

- Infringes the private open space requirements for units 2 and 3 by 30m².
- Involves 43m³ of earthworks, which exceeds the 25m³ of earthworks permitted on the site and also requires consent pursuant to Plan Modification 75 for the slope of the site.
- Requires the removal of 5 Generally Protected trees, pruning of and works within the dripline of 3 Generally Protected trees;

at 23 Alpers Avenue, Epsom described as LOT 1 DP 92466, CT 48D/1317 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 de minimis effects on the environment. In particular;
- The removal of the Generally Protected trees will have a de minimis effect on the streetscape given the significance of and amenity provided by the trees to be retained and the proposed mitigation planting.

- The health of the trees to retained on site will be maintained by appropriate conditions of consent.
 - The character and scale of the proposed development is consistent with the character of the area.
 - The proposed earthworks will not result in an adverse effect on the surrounding sites, local infrastructure or road network.
 - An appropriate amount of private open space is provided on site to ensure than in site amenity of the residents.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for restricted discretionary and discretionary activities, and in particular tree removal and works within the drip line of protected trees, private open space and earthworks.
- (c) The imposition of the following conditions will ensure that the effects of the applicant's proposal are de minimis and in particular the works in relation to the trees and the earthworks.
- (d) 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, including the Specimen Tree Compant Report dated September 2001 and additional information provided by The Specimen Tree Company on 30 October 2001, being described as the erection of four terraced townhouses in accordance with Site Plan A(--)-1100 Revision A dated 28.8.01, Floor Plan Level 1 A(--)-1101 (plan shows Ground Floor not Level 1), Floor Plan Level 1 A(--)-1102, Floor Plan Level 2 A(--)-1102, Sections A(--)-1031, Long Elevation A(--)- 1021 and referenced by Council as AO/01/09986.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$198 (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 (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/Earthworks

- (3) All storage of materials and loading and unloading of equipment associated with the site works shall take place within the site boundaries.

- (4) Safe and clear pedestrian access and thoroughfare shall be maintained on all roads and footpaths adjacent to the site at all times.
- (5) 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.
- (6) Any restoration work shall be undertaken before the commencement of the proposed activity, to the satisfaction of the Team Leader, Compliance Monitoring, Auckland City Council, and all costs be borne by the consent holder.
- (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.

Trees

- (9) Subject to the following changes and additional requirements listed in conditions 10-28, all the conditions stated in bullet point 4.3 and bullet point 6.0 (6.1 to 6.12) of 'The Specimen Tree Company' report by David Thomas, dated 11 September 2001 and the additional information dated 30 October 2001 shall be carried out by the applicant during the house removal and all construction phases of the development.
- (10) Prior to any site works commencing (including the house removal) a geotextile **matting** shall be placed over the existing ground surfaces within the drip line of the Pohutukawa trees (T1 & T3 as shown on the Site Plan A(--))1100 Revision A dated 28.8.01) and the matting shall be overlaid with a minimum of 150mm of Gap 60 aggregate. This surface shall remain in place until the completion of the development and prior to the reinstatement of the existing driveway surface. The aggregate and geotextile matting shall be carefully removed in a manner that avoids any disturbance to the original ground surface and the works shall be carried out under the supervision of the applicants nominated arborist.
- (11) The lower canopy branches of T3 that extend over the existing driveway where the house will be relocated from the site shall be stopped and tied back accordingly to raise the crown level.
- (12) The lower canopy branches of T1 & T3 which extend over the building platform area and vehicle access way respectively shall be stopped and tied back to raise the crown level to an appropriate height to allow for construction to occur.

- (13) The applicant's nominated arborist shall supervise the house relocation process from the site.
- (14) Pruning of T1 and T3 shall only be carried out once the building structure is in place or it is clearly visible that branches need to be removed to enable placement of exterior walls, and so as the full extent of branch removal required can be clearly identified. The applicant's appointed arborist shall confirm the extent of work required with the Council arborist on-site, prior to any pruning work being carried out.
- (15) All earthworks within the drip line of the Pohutukawa trees and all other protected trees upon the site and adjacent properties shall be supervised by the applicant's appointed arborist.
- (16) There shall be no soil excavations 500mm beyond the building foot print for unit 1 and within the dripline of T1 and T3.
- (17) A trench shall be initially excavated around the perimeter of the building platform for unit 1 nearest to the Pohutukawa trees T1 & T3 and within the dripline zone. The trench shall be initially excavated manually using hand held tools to a depth if required of no less than 600mm. Tree roots encountered and that need to be removed shall be cleanly cut back to the soil face nearest the subject tree.
- (18) Exposed soil face and root ends shall be covered with a hessian type material and kept moist and shall remain in place until the area is re-soiled or backfilled.
- (19) A protective barrier fence shall be erected and placed within 1.5m of the building platform area of unit 1 and within the dripline of the Pohutukawa trees (T1 and T3) prior to the commencement of works on the site. This fence shall be erected to the satisfaction of the Council arborist and the fence shall remain in place until the completion of the development.
- (20) There shall be no soil excavations for the purpose of reinstating the existing stonewalls within the dripline of T1 and T3. An appropriate clearance around the tree trunks shall be maintained to avoid any demise of the stonewall in the future.
- (21) The extent of any fill placement in the 'outlook area' of unit 1 and within the dripline of T1 & T3 shall not exceed 250mm in depth and premium grade topsoil shall be used.
- (22) There shall be no further modifications, grade changes or construction of deck/paved areas within the 'outlook area' of unit 1 other than the proposed paved surface area as per the RTA Studio site plan, drawing A(-)1100, revision B.
- (23) There shall be no open trenching within the dripline zone of T1, T3 and T7 for the purpose of installing or upgrading services to the site, unless the suitability of the work is confirmed on-site by the Council arborist. Should this occur the applicant's appointed arborist shall supervise all works.
- (24) The storm water and spouting disposal system upon units 1 & 2 shall be designed to prevent blockages from leaf / twig litter and to allow ease of cleaning when required.

- (25) The new driveway shall be formed upon the existing driveway surface and shall be of a permeable surface. There shall be no excavations within the dripline of T3.
- (26) The existing soil levels within the dripline of the Gum tree shall be retained and not modified. A protective barrier fence shall be constructed a minimum of distance of 3.5m from the tree trunk face nearest the proposed works and shall remain in place until the construction of the driveway.
- (27) Should the Acmena trees be removed, the stems shall be reduced to ground level and the stumps where necessary ground out and not dug up and removed with an excavator.
- (28) Within the next planting season (i.e. Spring to Autumn) immediately following the completion of work on the site, the applicant carry out the replanting detailed in 5.1 and 6.12 of the Specimen Tree Company Report submitted with the application dated September 2001. The replacement trees are to be maintained thereafter.
- (28) To ensure the performance of condition **(1) and (9-28)** inclusive, the consent holder shall pay a bond for the sum of \$32,000 to Council.
- (i) This bond shall be paid prior to commencement of work on the site and shall be held as either cash or guaranteed by a registered trading bank in accordance with Council requirements.
 - (ii) The bond document shall be prepared by the consent holder at his/her expense and submitted to Team Leader, Compliance Monitoring, Auckland City Environments for approval. Any costs incurred by Council in preparing, checking, assessing and release of this bond shall met by the consent holder.
 - (iii) If during implementation of the consent, as a consequence of a negligent act or deliberate action on the part of the applicant or another acting on the applicant's behalf, the Pohutukawa trees (labelled T1 and T3 on the plan dated 28.8.01 referenced Site plan Revision A) to which the bond relate are damaged in any way, Council may direct a qualified Arborist to undertake remedial work on the trees and the costs of these works may be deducted from the bond.
 - (iv) If during implementation of the consent, as a consequence of a negligent act or deliberate action on the part of the applicant or another acting on the applicant's behalf, the Pohutukawa trees (labelled T1 and T3 on the plan dated 28.8.01 referenced Site Plan Revision A) to which the bond relate are removed or die, Council may undertake removal of the dead trees and plant a replacement trees. The cost of such works is to be deducted from the bond. The cost of maintenance of the replacement tree(s) for the following 12 months shall also be deducted from the bond.
 - (v) Where the damage is considered by Council to place the bonded tree at risk over a longer time period, then a portion of the guaranteed bond (the value as it relates to a replacement tree) will be held for a period of 24 months after completion of the works.
 - (vi) Subject to Clause (v) above this bond shall be held until the completion of works on site.

Financial Contribution

- (32) 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 **\$48,076.00** (inclusive of GST). The contribution has been calculated based on the value of 30m² of the site for three new residential units. (The contribution for the second unit was paid when the site was cross leased). The property has been valued at **\$500,000.00** (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.

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:*
 - a. *- name and telephone number of the project manager and site owner*
 - b. *- site address to which the consent relates*
 - c. *- activity to which the consent relate*
 - d. *- expected duration of works.*
5. *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 (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 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).*

Yours faithfully,

**Snezana Davidovic-Serafin
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS**



AS BUILT DRAINAGE PLAN

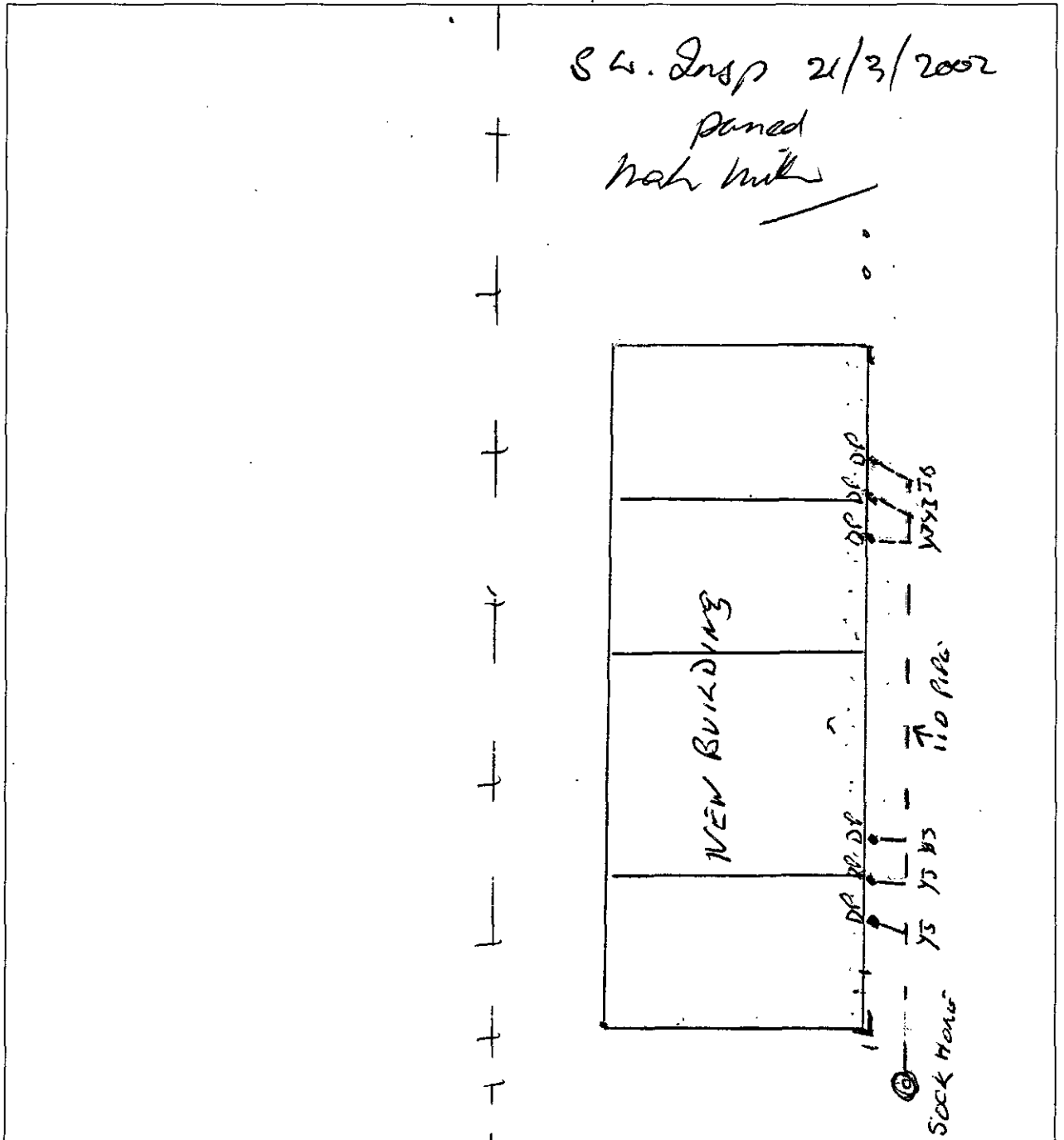
Consent number: ACO1/16475 Owner: S G MALE

Site address: 23 ALPES AVENUE ELPEN

Drainlayer: J BROWN Registration number: 16786

NOTE: Please provide figures/measurements from a defined point of reference.

Date submitted	
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AUCKLAND CITY

Auckland City Environments, 35 Graham Street (off Victoria Street West), Auckland Central
Private Bag 92 516, Wellesley Street, Auckland. Telephone: 379 2020. Website: www.akcity.govt.nz

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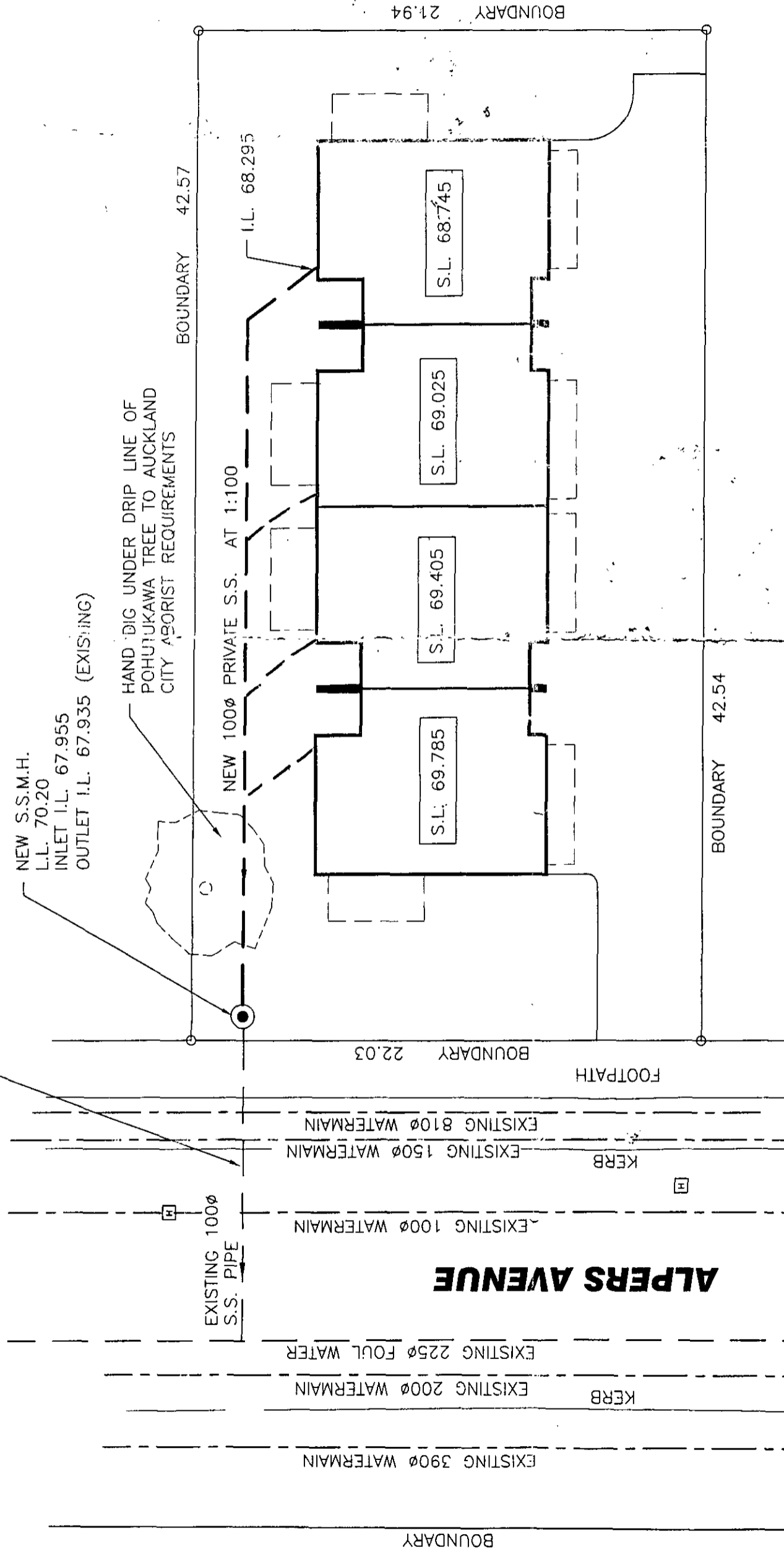


REMOVE ROOT INTRUSION. VAPOUR SEAL ROOTS & CHEMICALLY REGROUT LINE TO A TESTED & CERTIFIED STANDARD.

NEW S.S.M.H.
L.L. 70.20
INLET I.L. 67.955
OUTLET I.L. 67.935 (EXISTING)

HAND DIG UNDER DRIP LINE OF POHUTUKAWA TREE TO AUCKLAND CITY ARBORIST REQUIREMENTS

NEW 100Ø PRIVATE S.S. AT 1:100



ENTERED

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING SERVICES PRIOR TO COMMENCING ANY WORK.
2. LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM.
3. MANHOLE TO BE 1050Ø

*As built for
23 Alpers Ave
AC 02 - 4308*

REVISION:	AMENDMENT:	DATE:	BY:
A	1.0R CONSENT	18.2.	TE
B	DRAINAGE REDESIGNED	18.3	TE
C	GENERAL AMENDMENT	30.5.02	TE

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, LOCATIONS AND DEPTHS OF EXISTING SERVICES BEFORE FABRICATION OR CONSTRUCTION OF NEW. COPYRIGHT OF THESE DRAWINGS REMAINS THE PROPERTY OF BROWN & THOMSON ENGINEERS

Brown & Thomson
Brown & Thomson Engineering

Level 4, 27 Gillies Ave PO Box 9231 Newmarket
Auckland New Zealand
ph: (09) 523 2404 fax: (09) 529 2403
email: office@brownthomson.co.nz

PROJECT:
23 ALPERS AVENUE,
NEW MARKET

TITLE:
PROPOSED PUBLIC DRAINAGE

DATE: FEB. 02 SCALE: A1: 1:200
DRAWN: Jemy A3:
CHECKED:
JOB No: 6373 SHEET: D1 REV: C

FILE: