

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



Applicant	Barfoot & Thompson Epsom
LIM address	92 The Drive Epsom Auckland 1023
Application number	8270348899
Customer Reference	
Date issued	4-Nov-2021
Legal Description	Lot 1 DP 47996
Certificates of title	NA1856/2

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.

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:	12344312093
Rates levied for the Year 2021/2022 :	\$9,089.18
Total rates to clear for the current year (including any arrears and postponed rates):	\$9,316.41

The rates figures are provided as at 8 a.m. 04/11/2021. 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

92 The Drive Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
O/R0159697	Dispensation erect carport	Granted	02/02/1990
LUC60325372	Land Use Consent Construction of new dwelling relying on use of AHIRB, and removal of a street tree for a new driveway	Granted(Construction Monitoring Underway)	08/11/2018

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

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

92 The Drive Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/7832/01	Erect dwelling	14/09/1960	Issued (See Note 1)
O/E504256	Erect carport	14/10/1992	Issued (See Note 1)

Application No.	Description	Issue Date	Status
AC/98/09426	To instal a gasfiredhotwater c ylinder and all its bits	04/12/1998	CCC Issued 05/01/1999 (See Note 2)
BCO10272825	RBW - New two storey, six bedroom dwelling with attached double garage.	08/11/2018	CCC Issued 19/02/2020 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Vehicle Crossing

92 The Drive Epsom Auckland 1023

Application No.	Description	Decision
VXG21462943	Vehicle Crossing	Referred to Auckland Transport (See Note 1)

Note	Description
1	This Vehicle Crossing Application has been Referred to Auckland Transport and is currently under their care. Please contact Auckland Transport for further information regarding this application.

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 : Conditions LUC60325372
- As Built Drainage Plan : Drainage BCO10272825

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

Address

92 The Drive Epsom Auckland 1023

Legal Description

Lot 1 DP 47996

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

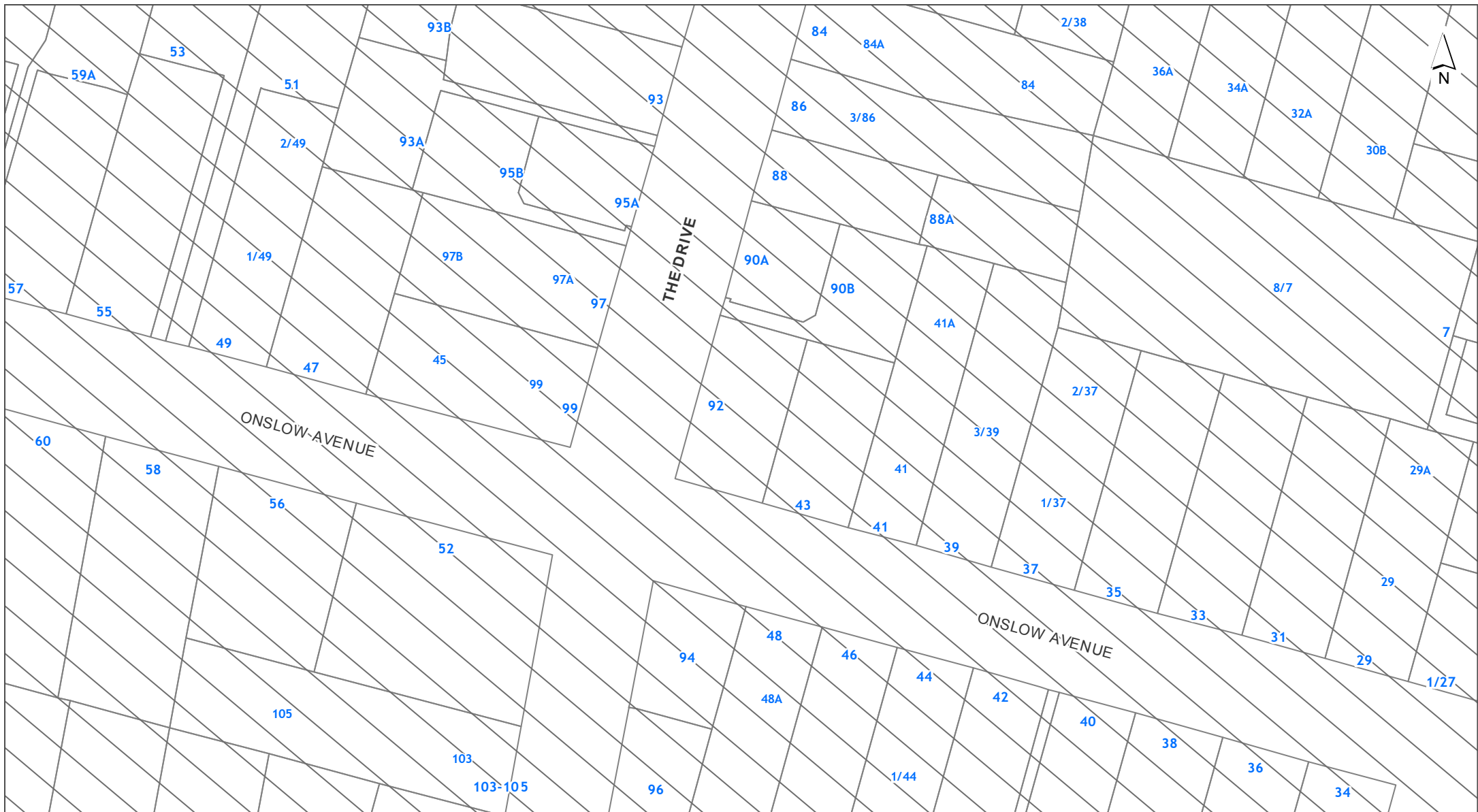
Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

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

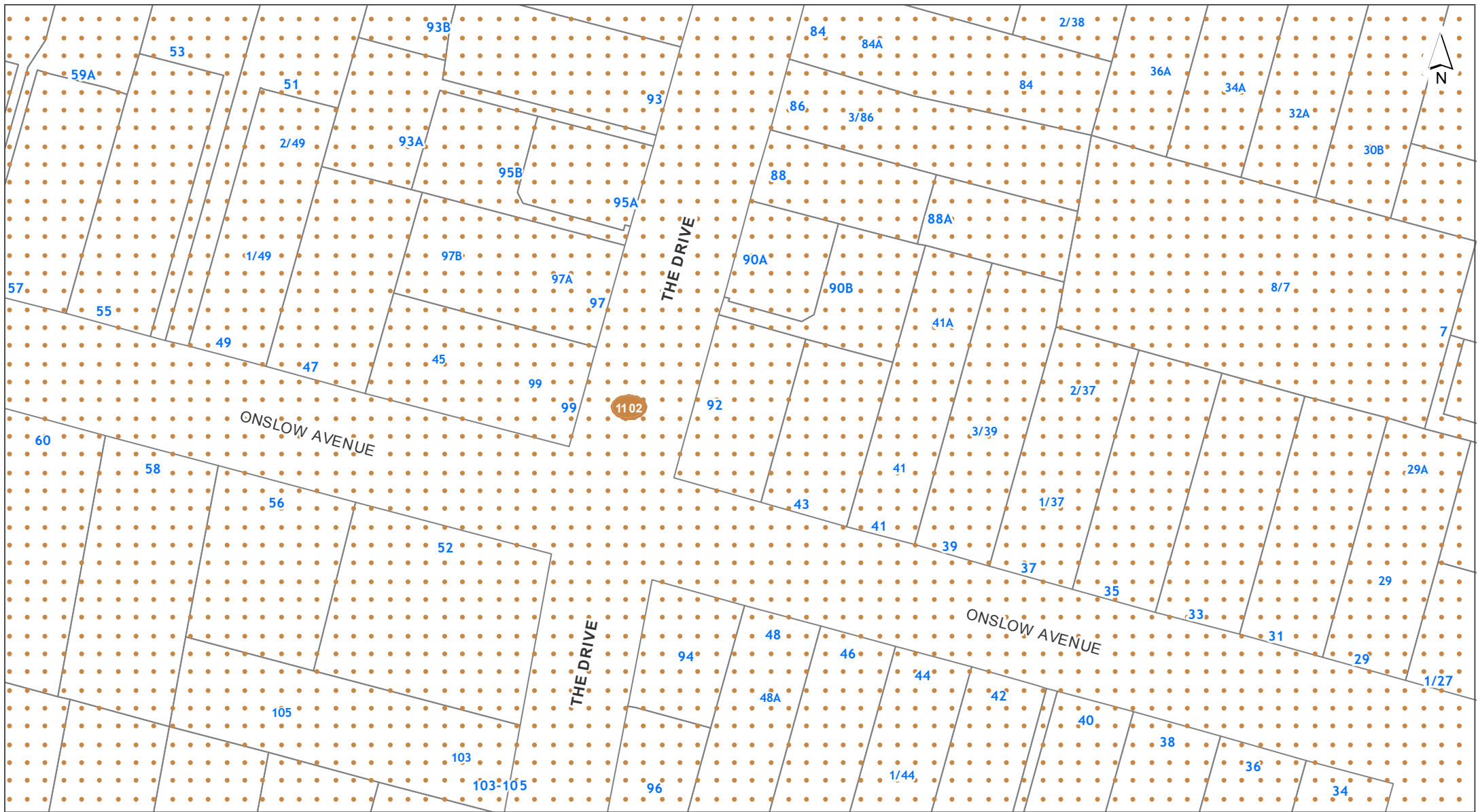


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Controls
92 The Drive Epsom Auckland 1023
Lot 1 DP 47996

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
4/11/2021





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Designations
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Lot 1 DP 47996

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Mana Whenua
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 Lot 1 DP 47996

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Natural Heritage
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Lot 1 DP 47996

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Natural Resources
92 The Drive Epsom Auckland 1023
Lot 1 DP 47996

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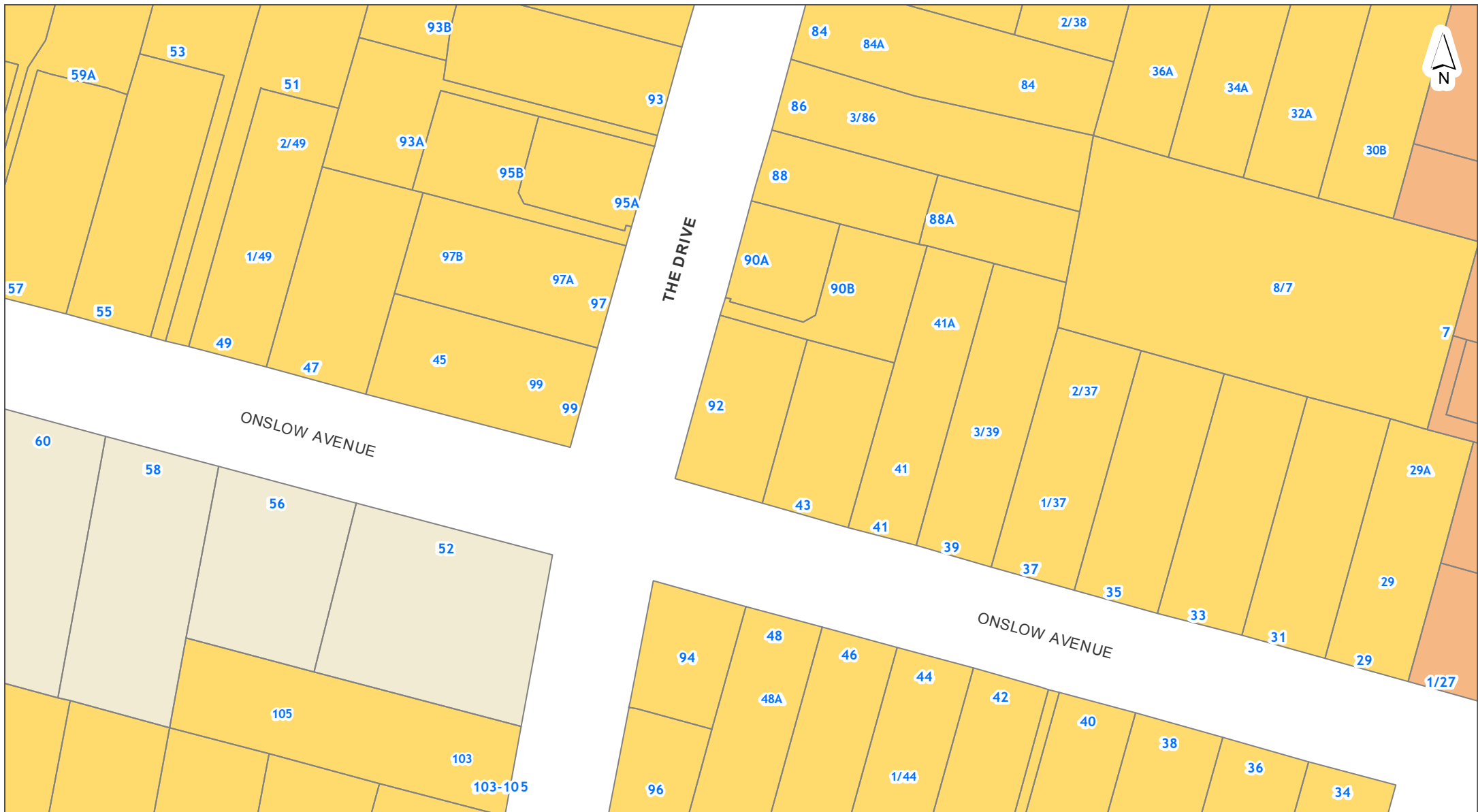


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Precincts
 92 The Drive Epsom Auckland 1023
 Lot 1 DP 47996

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Zones and Rural Urban Boundary
 92 The Drive Epsom Auckland 1023
 Lot 1 DP 47996

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 Meters
 Scale @ A4
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 Date Printed:
 4/11/2021





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

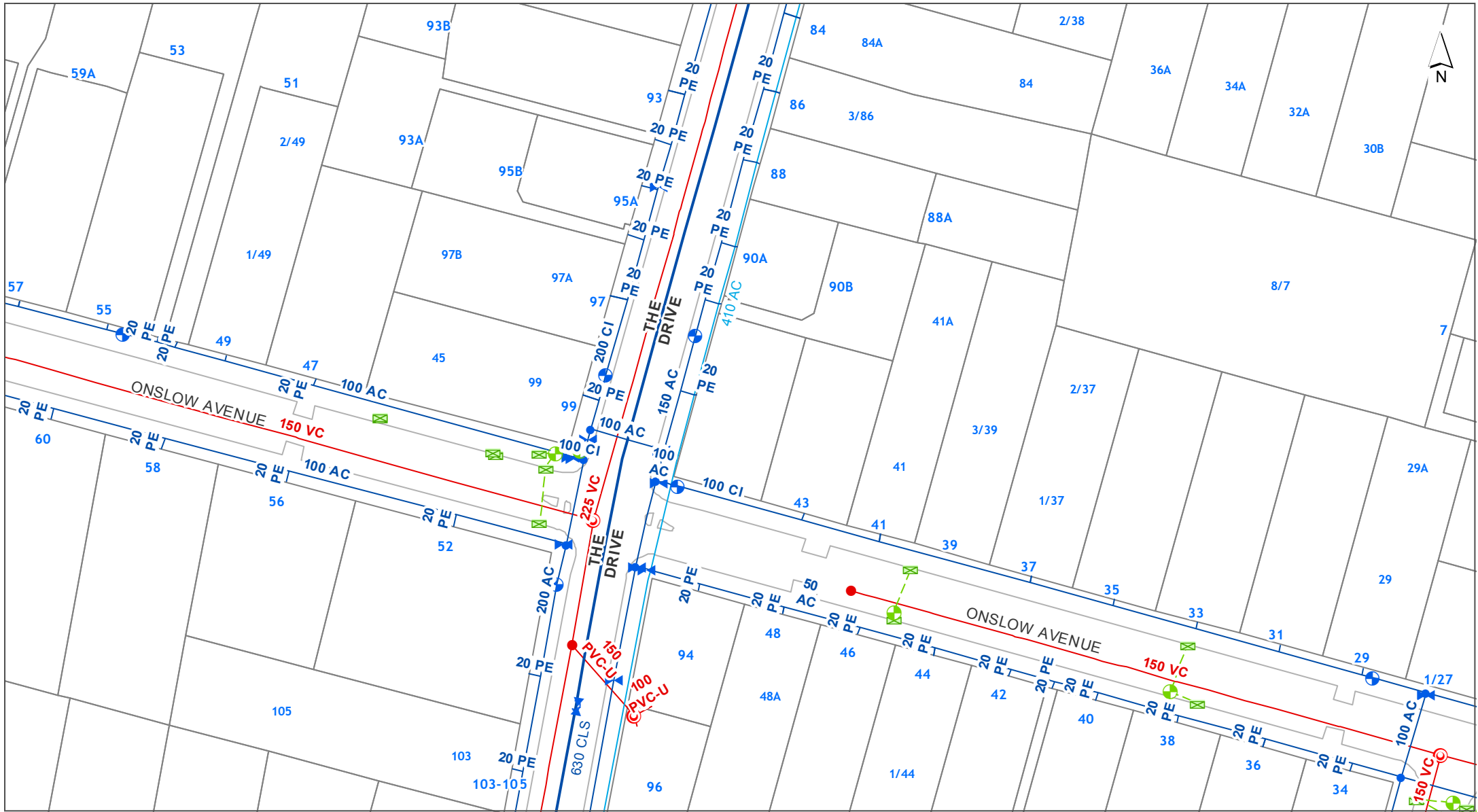
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office 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
92 The Drive Epsom Auckland 1023
Lot 1 DP 47996

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 4/11/2021



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
92 The Drive Epsom Auckland 1023
Lot 1 DP 47996

0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
4/11/2021



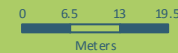


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Natural Hazards - Coastal Erosion ASCIE

92 The Drive Epsom Auckland 1023

Lot 1 DP 47996



**Scale @ A4
 = 1:1,000**

**Date Printed:
 4/11/2021**



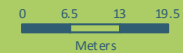


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Natural Hazards - Coastal Inundation

92 The Drive Epsom Auckland 1023

Lot 1 DP 47996



Scale @ A4
= 1:1,000

Date Printed:
4/11/2021





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Natural Hazards - Flooding
92 The Drive Epsom Auckland 1023
Lot 1 DP 47996



Scale @ A4 = 1:1,000

Date Printed: 4/11/2021





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Natural Hazards - Sea Spray
92 The Drive Epsom Auckland 1023
Lot 1 DP 47996

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 4/11/2021



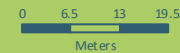


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Natural Hazards - Volcanic Cones

92 The Drive Epsom Auckland 1023

Lot 1 DP 47996



**Scale @ A4
 = 1:1,000**

**Date Printed:
 4/11/2021**





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Other
 92 The Drive Epsom Auckland 1023
 Lot 1 DP 47996



Scale @ A4
 = 1:1,000

Date Printed:
 4/11/2021
















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 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 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

Decision on an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

Restricted discretionary activity for removal of tree within a road

Application number: LUC60325372
Applicant: David Huang
Site address: 92 The Drive, Epsom
Legal description: Lot 1 DP47996
Proposal:

To remove the existing dwelling and construct a new dwelling including the removal of silver birch tree from within the road reserve

Resource consent is required for the following:

Land use consent (s9) – LUC60325372

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Residential – Mixed Housing Suburban Zone

- To construct a dwelling which does not comply with H4.6.5 Height in relation to boundary, but complies with H4.6.6 Alternative height in relation to boundary is a restricted discretionary activity under rule H4.4.1(A33).

Trees in roads

- The proposal involves the removal of a tree greater than 400mm in girth and 4 metres in height from within the road which is a restricted discretionary activity under rule E17.4.1(A10). The Silver Birch has a height of 4.5 metres and is located within the berm on The Drive in the location of a proposed vehicle crossing.

Decision one: Dwelling

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

For new buildings and additions to buildings which do not comply with H4.6.5. Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary:

- (a) Sunlight access;
- (b) Attractiveness and safety of the street; and
- (c) Overlooking and Privacy.

2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be minimised as:
 - a. The infringing portion of the height in relation to boundary standard of the dwelling is located adjacent to the eastern boundary, is 1.7 metres offset from the boundary for a length of 10.4 metres. Directly adjacent to the proposed infringing area on the neighbouring site is a garage and then garden comprising of a high hedge and grass which also includes storage of rubbish bins. The adjacent area is not the primary outdoor space for the adjoining property which occurs in the northern portion of the adjacent site.
 - b. The adjacent area on the neighbour's site will maintain sunlight access through the middle of the day with a loss of sunlight occurring in summer from mid-afternoon where currently it loses sunlight late afternoon. In winter sunlight will be loss from early afternoon which it currently loses sunlight from the area at a similar time however this will occur for a longer period of the year. The loss of sunlight to the dwelling on the neighbouring site will be from late afternoon in summer and early afternoon in winter as it currently does.
 - c. The dwelling will not be dominant on the street as the two properties to the east of the site on Onslow Avenue having garages or carport further forward than the proposed dwelling with the adjacent sites garage being two storey. In addition there is no consistency in building design along either street so the proposed design will not affect the streetscape.
 - d. The infringing portion of the dwelling has two windows which face the adjacent site, of which one is associated with a bathroom. The other window is associated with a bedroom so the effects on privacy and overlooking into the adjoining property will be minimal.
 - e. In terms of positive effects, particularly for the site owner/future occupiers, the design of the building maximises the building envelope providing a substantial size home on the subject site.
 - f. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular as a restricted discretionary activity

under S104C the statutory documents are confined to the relevant assessment criteria contained in H4.8.2(4). The proposal meets the criteria for the following reasons:

- There will no reduction in sunlight to the main outdoor living space for the adjacent property to the east as its main outdoor living area is to the north of the house. The main outdoor living area is not affected by the infringing portion of the subject house as this is to the south of the adjacent properties living area.
- The effects on streetscape and safety of the street will be minimised as the building will be setback approximately 7 metres from the road boundary and there are adjacent properties located closer to the road boundary including the neighbouring property which is also two storey. There will be no safety issue for pedestrians as on the site there is a defined pedestrian path provided from the boundary to the front door and there are windows on both levels of the building which overlook both streets.
- As detailed above there will be minimal effects on privacy and overlooking as there is only one window where occupants of the subject house will be able to look out of within the infringing portion of the house. This window is associated with a bedroom which will have low use and occupants will wish to have privacy within this room.

In summary the proposal will meet the assessment criteria of H4.8.2(4).

4. As a restricted discretionary activity no other matters can be considered under s104(1)(c) of the RMA.
5. Overall the proposal meets the relevant assessment criteria and the effects will be minimal resulting from the dwelling beyond the permitted baseline.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. The construction of a new dwelling shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60325372
 - Application Form and Assessment of Environmental Effects prepared by David McPherson of Planwell entitled "Land Use Resource Consent Application for David Huang At 92 The Drive , Epsom, Auckland" dated 23 August 2018
 - Plans drawn by Archi Lounge titled as Lot 1 DP 47996. 92 the Drive and referenced as:

Drawing title	Plan number	Rev	Dated
Site Plan	A1-04	A	16/10/2018
Site Management	A1-07		16/10/2018
Floor Plan – Level 1	A1-08	B	16/10/2018
Floor Plan – Level 2	A1-09	B	16/10/2018
Elevations – East & North	A1-91		16/10/2018
Elevations – West – South	A1-92		16/10/2018

Landscape Plan	A5-41		16/10/2018
Other additional information	Author	Rev	Dated
Re: 92 The Drive - Epsom	David McPherson of Planwell		10 October 2018
Email 92 The Drive – Epsom – land use consent – reasons for consent	David McPherson of Planwell		16/10/2018

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - The consent is given effect to; or
 - The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$660 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring deposit 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. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Surveyor roof framing check

4. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Central Monitoring that the works completed:
 - have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or
 - do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice Note:

The purposes of certification at the roof framing stage of construction are to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*
- *Written certification should include the following:*
- *the finished ground level is clearly marked on the subject site*

- the relevant consent reference number and site address
- levels, calculations, plans and drawings of the structure(s) that are the subject of certification
- the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.

Written certification is to be provided directly to the officer specified in this condition.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact Central Monitoring Team on 09 3010101 or monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Delegated decision maker:

Name: Daniel Kinnoch

Title: Principal Specialist – Planning, Resource Consents

Signed:



Date: 8 November 2018

Decision two: Removal of a tree within the road

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary activity resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered.

These matters, as identified in E17.8.1 are:

- (a) the effect on the values of the tree or trees;
 - (b) any loss or reduction of amenity values provided by the tree or trees;
 - (c) any mitigation proposed;
 - (d) consistency with arboricultural best practice;
 - (e) methods to control plant pathogens;
 - (f) any tree works plan, reserve management plan, or landscape plan relevant to the tree or group of trees;
 - (g) the functional and operational needs of infrastructure; and
 - (h) the benefits derived from infrastructure.
2. In accordance with an assessment under s104(1)(a) of the RMA, the actual and potential effects of the proposal (including any positive effects) will be less than minor, and are therefore considered to be acceptable, for the following reason:
 - In terms of the tree's value to the overall pleasantness, aesthetic appreciation and recreational attributes of the site, I consider that removal will result in a less than minor adverse effect, and note that a replacement specimen tree is to be planted in order to mitigate the loss.
 3. In accordance with an assessment under s104(1)(b)(vi) of the RMA the proposal is consistent with the relevant statutory documents, and in particular the matters for discretion and the objectives & policies listed in Chapter E17 of the AUP(OP) as:
 - The subject tree has been assessed as having good form, health and condition. Notwithstanding this, the tree does not have a significant ecological, amenity or landscape value and its loss will be mitigated by replanting using a large grade specimen tree.
 - There will be no significant effect on "ecological functions" from removal of the tree.

- The tree does not play a significant role in the conservation of water and soil or the amelioration of natural disasters.
 - The tree has no distinguishing features that warrant its retention.
 - Overall, the subject tree has been assessed as providing no significant individual ecological or visual amenity due to the presence of numerous other trees of a similar or bigger size in the street and immediate neighbourhood. The proposed tree removal is consistent with good arboricultural management of city trees and mitigation will be provided by way of more appropriate replacement planting.
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c).
 5. In accordance with s108, the use of arboricultural conditions is reasonable and necessary in this case to avoid, remedy and mitigate adverse effects on the environment. The council considers that two years is an appropriate timeframe in which to undertake the works. A longer period is inappropriate as trees are living organisms, subject to seasonal changes over time.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. Removal of the birch tree from the Road Reserve land at 92 The Drive shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60325372 :
 - Application Form and Assessment of Environmental Effects prepared by David McPherson of Planwell entitled “Land Use Resource Consent Application for David Huang At 92 The Drive , Epsom, Auckland” dated 23 August 2018
 - The Tree Asset Owner Approval provided by the Community Facilities Arboricultural & Eco Specialist Advisor, dated 10th October 2018
2. Under section 125 of the RMA, this consent lapses two years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. Confirmation of compliance with the above conditions shall be supplied to Council (Team Leader Compliance & Monitoring - Central) within 1 (one) month of completion of the work. Written confirmation shall take the form of a report by the contractor who undertook the work and shall include a sketch plan of the replacement tree location, indicating both size and species. Notification shall be either emailed to rcmadmin@aucklandcouncil.govt.nz, faxed to 353 9186, or mailed to Private Bag 92300, Wellesley Street, Auckland 1142

Advice notes

1. *A copy of this consent should be held on site at all times during removal of the subject tree.*
2. *The applicant will be directly responsible for all costs associated with the proposed removal works and replacement planting.*
3. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
4. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
5. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
6. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
7. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), [where the nature of the activity necessitates the reference of another act (i.e. the Prostitution Reform Act) the advice note should be expanded to include this reference] regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Delegated decision maker



Daniel Kinnoch

Date: 8 November 2018

Principal Specialist - Planning

Resource Consents

As built underslab plumbing / drainage plan



This as-built plan must be made available at time of inspection

Underslab Drainage

Building consent number: BCO 10272825 Owner: _____

Street address: 92 The Drive, Epsom

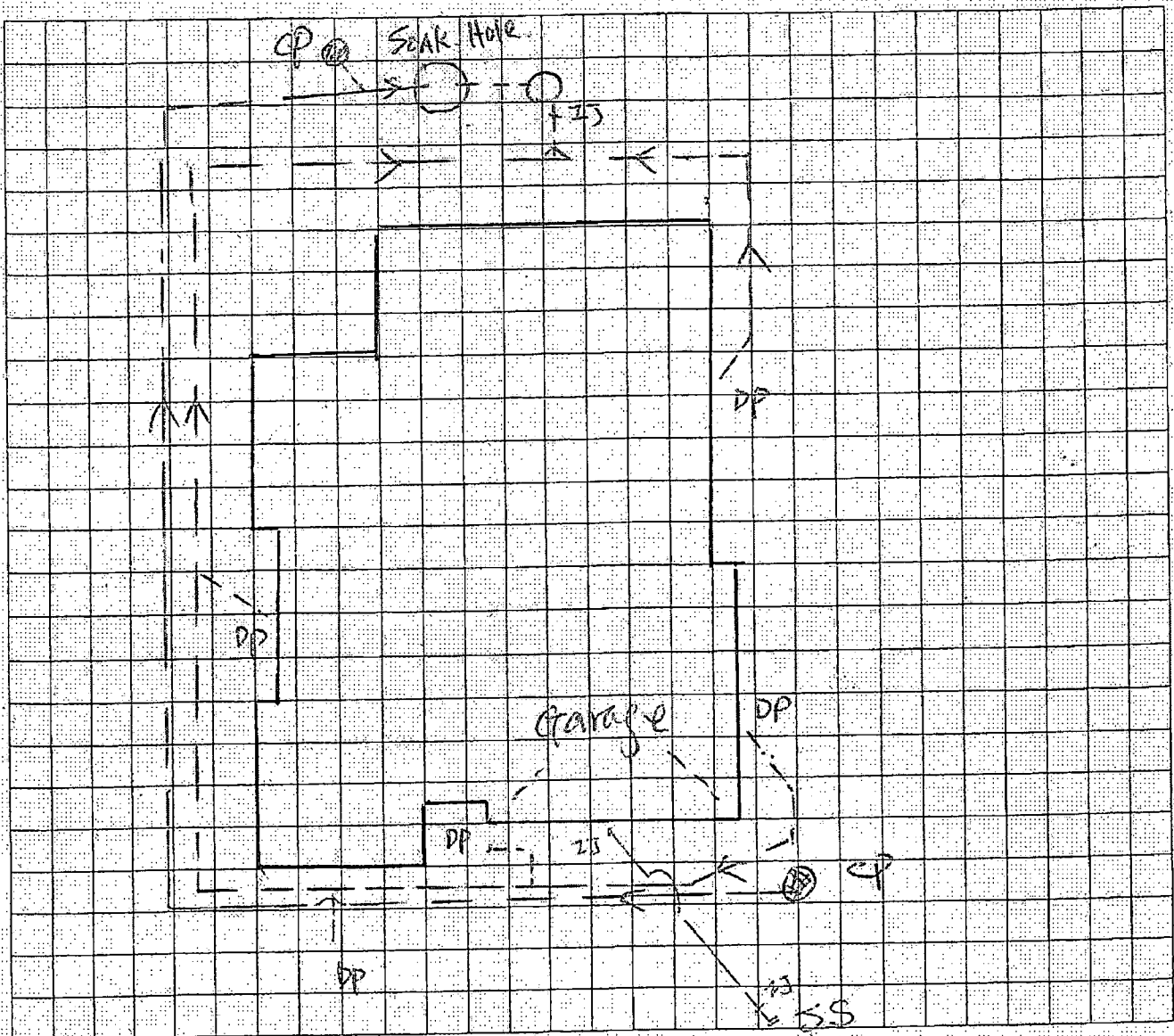
Lot number: _____ DP number: _____

Drainlayer: Laurie Yan Registration number: 17322

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

Date submitted: 12/4/2019

Note: Use black ink for building outline. Denote stormwater as S/W..... and sanitary sewer as S/S.....



92 The Drive con.