

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



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<b>Applicant</b>	Barfoot & Thompson Epsom
<b>LIM address</b>	1/16A Claude Road Epsom Auckland 1023
<b>Application number</b>	8270379546
<b>Customer Reference</b>	
<b>Date issued</b>	14-Mar-2022
<b>Legal Description</b>	1/2 SH Lot 1 DP 29737, Area 1 DP 456147
<b>Certificates of title</b>	588689

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

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

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

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

### Soil Issues

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

### Overland Flow Path

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

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

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

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

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

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

## Exposure Zones

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

This property is classified as: Zone C

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

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

## Coastal Erosion

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

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

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

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

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

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

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

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

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

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

Information on private and public stormwater and sewerage drains is shown on the [underground services map](#) attached.

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

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

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

No Information has been notified to Council.

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

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

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

<b>Billing Number/ Rate Account:</b>	12342394351
<b>Rates levied for the Year 2021/2022 :</b>	\$5,919.32
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$1,479.80

The rates figures are provided as at 8 a.m. 14/03/2022. It is strongly advised these are not used for settlement purposes.


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### Retrofit Your Home Programme

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

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

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

 [retrofit@aucklandcouncil.govt.nz](mailto: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

1/16A Claude Road Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
O/TY0367024	Encroachment into yard	Granted	27/03/1984
TO/95/00137	Land Use Consent Pergoda addition cm=lisa d.a.	Granted	21/02/1995

2/16A Claude Road Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
O/TY0367025	Erect second dwelling	Granted	21/09/1990
TG/94/03824	Tree Consent Remove liquid amber discretionary activity	Granted	21/10/1994

#### Subdivisions

16A Claude Road Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
TW/90/79737	Subdivision Consent Cross lease	Granted	26/11/1990

Application No.	Description	Decision	Decision Date
R/SUB/2012/2176	Subdivision Consent Update cross lease.	Granted	10/08/2012
R/223/2012/2176/1	Subdivision survey plan ((s)223) Survey Plan	Granted	24/08/2012

## 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

1/16A Claude Road Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/74975	Laundry addition	14/12/1962	Issued (See Note 1)
O/29010/03	Add bedrooms	04/03/1970	Issued (See Note 1)
O/5722/09	Family room	09/04/1984	Issued (See Note 1)
TC/95/00148	Internal alterations to house add deck & pergola 101534	23/01/1995	CCC Issued 10/12/1999 (See Note 2)
AC/00/04501	Install insert-type solid fuel heater.	04/07/2000	CCC Issued 17/07/2000 (See Note 2)
AC/02/05409	Int alts: ensuite	29/07/2002	CCC Issued 05/06/2007 (See Note 2)
AC/02/07164	Alts and adds: attic bedroom and deck.	07/10/2002	CCC Issued 18/07/2007 (See Note 2)
AC/03/04033	New garage to replace existing carport/fire rate boundry wall above brickwork.	19/06/2003	CCC Issued 11/06/2007 (See Note 2)

Application No.	Description	Issue Date	Status
O/3055/08	New townhouse drainage	03/10/1990	Issued (See Note 1)
O/3054/09	New townhouse plumbing	03/10/1990	Issued (See Note 1)
O/H022831	New town house	03/10/1990	Issued (See Note 1)
TC/94/09631	Addition to residential dwelling(sunshade & pergola) 101202	23/12/1994	CCC Issued 19/05/1995 (See Note 2)

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

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

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

### Compliance Schedules (Building Warrant of Fitness)

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

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

### Swimming/Spa Pool Barriers

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

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

### Licences

There are NO current licences recorded

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

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

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

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

### **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/haurakigulfislands>

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.

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

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

- Consent Conditions : 0000-02093094 - R/LUC/1995/6100137 - LAND USE CONSENT applicatio
- As Built Drainage Plan : Drainage 2003 4033
- Consent Conditions : 0000-03259489 - R/LUC/1984/863 - LAND USE CONSENT consent condit
- As Built Drainage Plan : Drainage 1995 148

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

### Address

1/16A Claude Road Epsom Auckland 1023

### Legal Description

Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

### Appeals

### Modifications

### Zones

Residential - Terrace Housing and Apartment Building Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

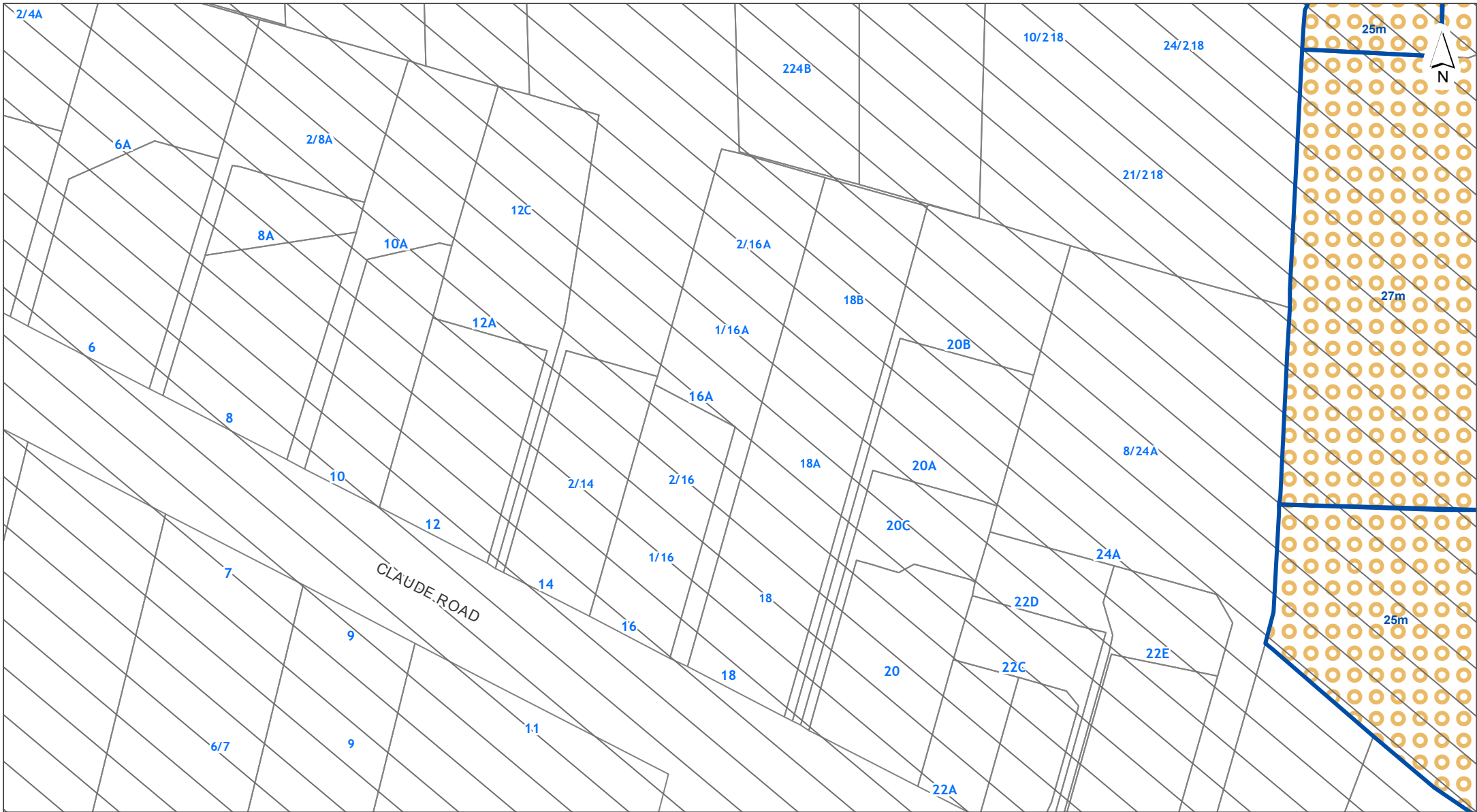
Natural Heritage: Locally Significant Volcanic Viewshafts Overlay Contours [i]

Natural Heritage: Locally Significant Volcanic Viewshafts Overlay [rcp/dp] - O5 - One Tree Hill

### Designations

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



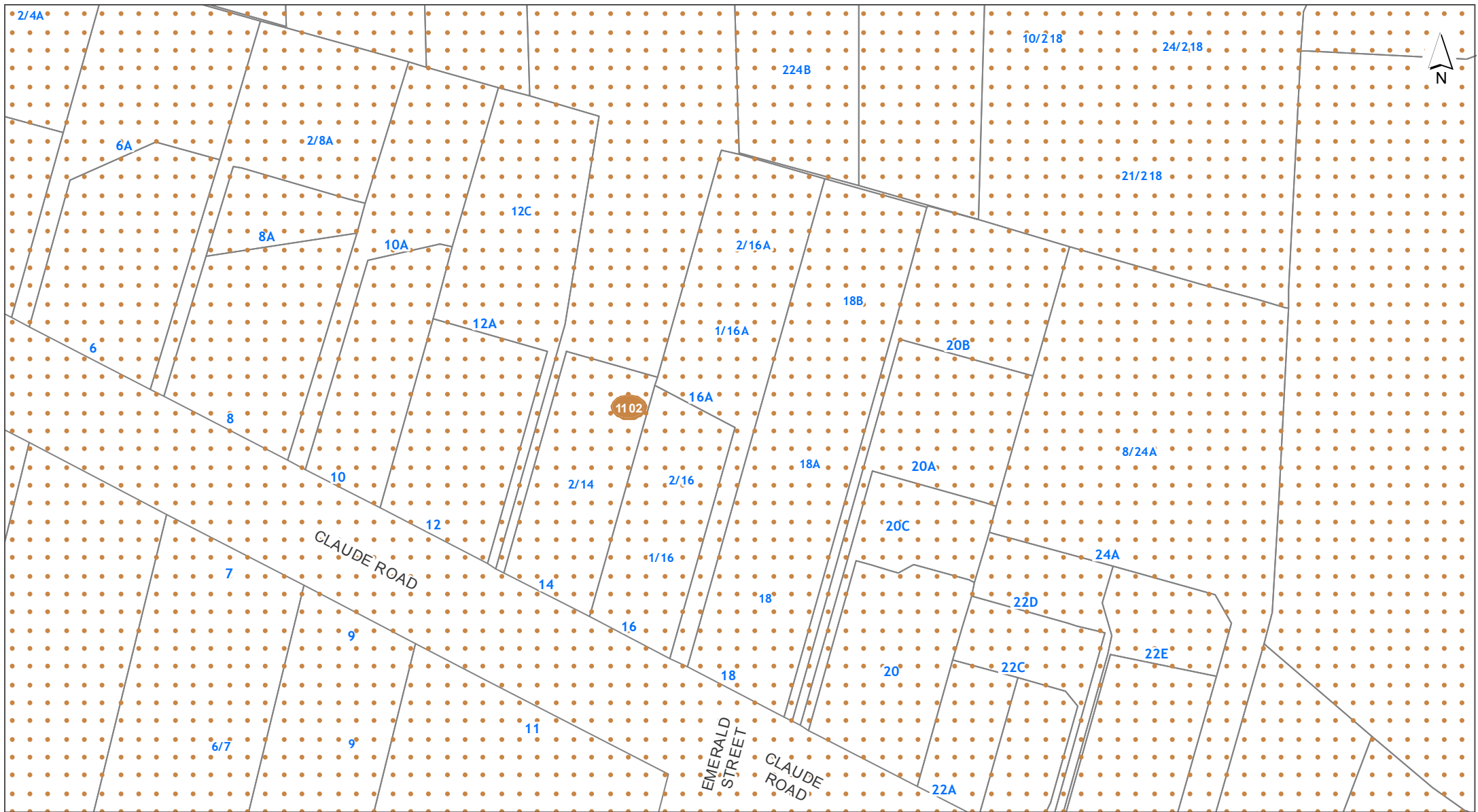


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**Controls**  
**1/16A Claude Road Epsom Auckland 1023**  
Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
14/03/2022





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**Designations**

**1/16A Claude Road Epsom Auckland 1023**

**Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH**



Scale @ A4  
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**Historic Heritage and Special Character**  
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**Infrastructure**  
**1/16A Claude Road Epsom Auckland 1023**  
 Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

0 7 14 21  
 Meters  
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**Mana Whenua**  
**1/16A Claude Road Epsom Auckland 1023**  
 Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
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**Natural Resources**  
**1/16A Claude Road Epsom Auckland 1023**  
 Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

0 7 14 21  
 Meters  
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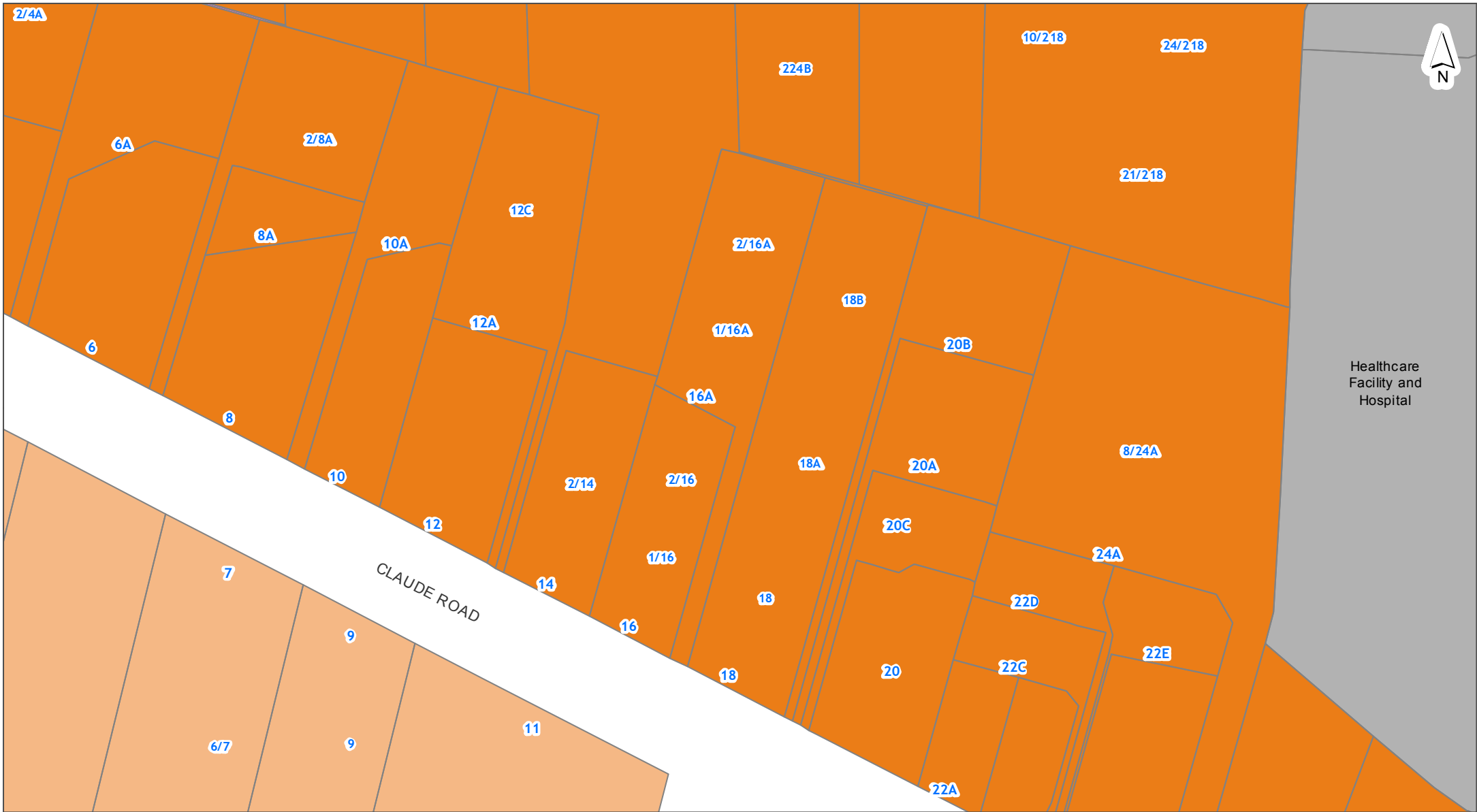


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**Precincts**  
**1/16A Claude Road Epsom Auckland 1023**  
 Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

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**Zones and Rural Urban Boundary**  
**1/16A Claude Road Epsom Auckland 1023**  
**Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 14/03/2022





## 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

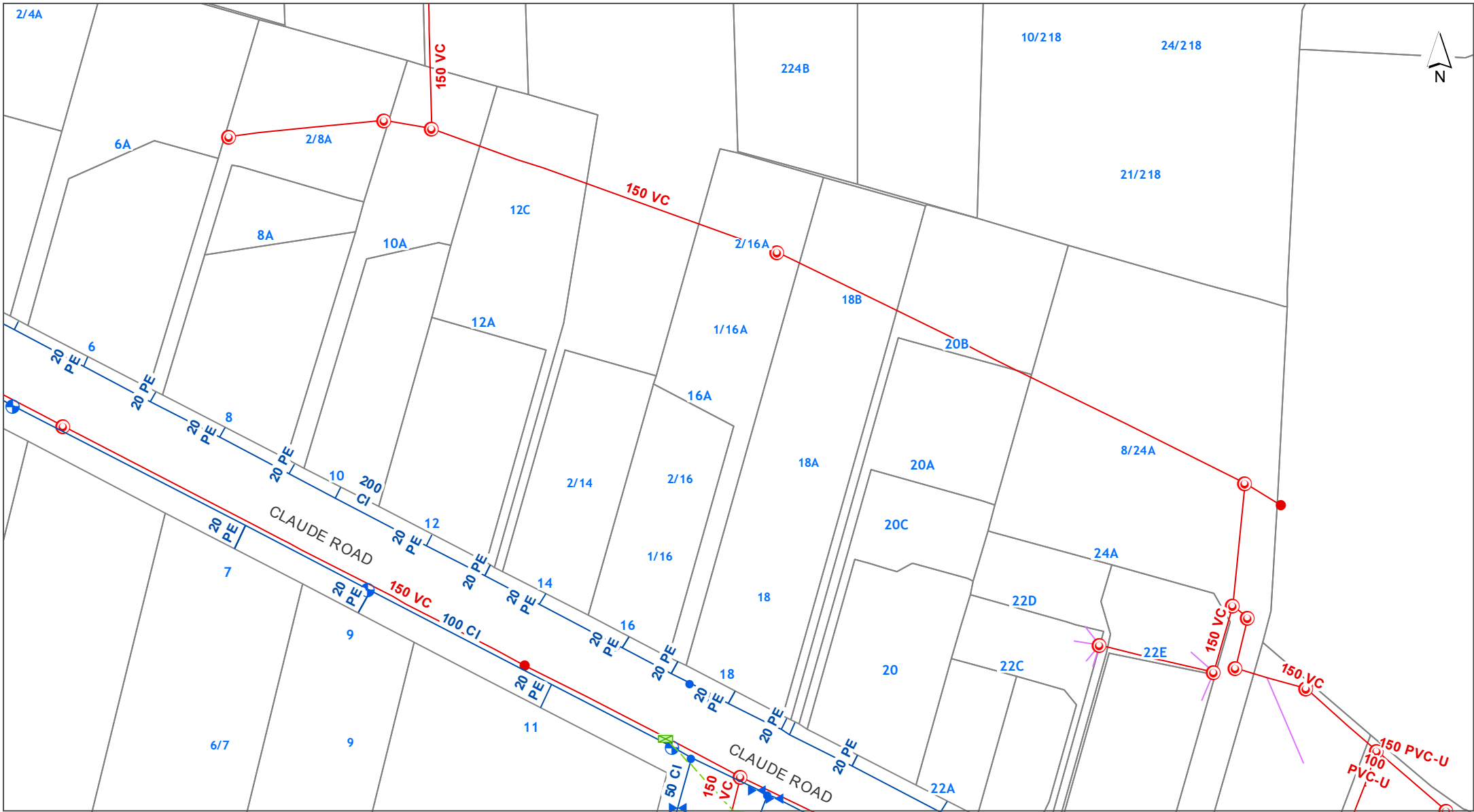
-  Hazardous Facilities
  -  Infrastructure
  -  Macroinvertebrate Community Index
  -  Flow 1 [rp]
  -  Flow 2 [rp]
  -  Subdivision Variation Control
  -  Indigenous Vegetation 749.7 ha
  -  Freshwater Wetland 14.6 ha
  -  Surf Breaks [rcp]
  -  Cable Protection Areas Control [rcp]
  -  Coastal Inundation 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**  
 1/16A Claude Road Epsom Auckland 1023  
 Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 14/03/2022



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**  
1/16A Claude Road Epsom Auckland 1023  
Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
14/03/2022





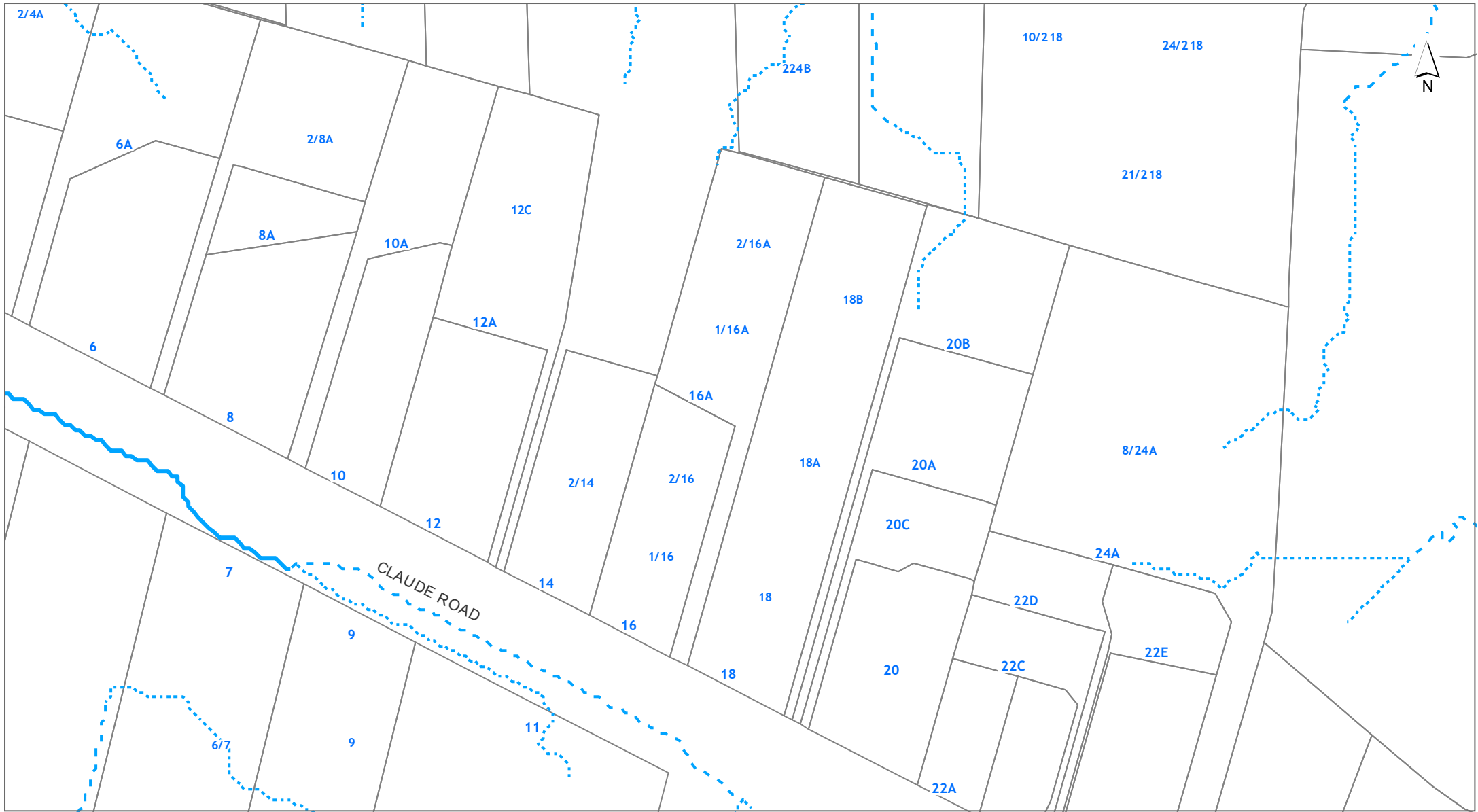
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**Natural Hazards - Coastal Erosion ASCIE**  
**1/16A Claude Road Epsom Auckland 1023**  
 Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

0 6.5 13 19.5  
 Meters  
**Scale @ A4 = 1:1,000**  
**Date Printed: 14/03/2022**







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**Natural Hazards - Flooding**  
 1/16A Claude Road Epsom Auckland 1023  
 Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH

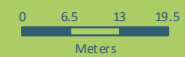
0 6.5 13 19.5  
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**Natural Hazards - Sea Spray**  
**1/16A Claude Road Epsom Auckland 1023**  
Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH



Scale @ A4 = 1:1,000

Date Printed: 14/03/2022





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**Natural Hazards - Volcanic Cones**  
**1/16A Claude Road Epsom Auckland 1023**  
Area 1 DP 456147 on Lot 1 DP 29737 1/2 SH



Scale @ A4 = 1:1,000

Date Printed: 14/03/2022















Hazards

Soil Warning Area

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











Hazards

Soil Warning Area continued









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

Natural Hazards

Overland Flow Path








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

Coastal Inundation

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

Other

Cultural Heritage Index

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

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

Legend updated: 22/07/2021

23 February 1995

TAMAKI-MAUNGAKIEKIE

Area Manager, Clive A. Manley

Ref: Flat 1, 16A Claude Road

C Klaasen  
C/- M Smith  
13A Rewi Road  
Epsom  
AUCKLAND

**FILE**

Dear Sir/Madam

**RE: APPLICATION FOR DISCRETIONARY ACTIVITY RESOURCE  
CONSENT AT 16A CLAUDE ROAD, ONE TREE HILL TO MAKE  
ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING**

This is to advise you that resource consent was granted by the Development Services Manager on the 21st day of February 1995 to the discretionary activity application by C Klaasen to make alterations and additions to an existing dwelling on the site at 16A Claude Road, One Tree Hill, described as Pt Lot 1, DP 29737, Flat 1, Storage 1, DP 141494, CT 83D/833 pursuant to Section 104 and 105 of the Resource Management Act 1991.

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

- (i) Except for the changes which shall be made in order to give effect to the condition that follows, the proposed activity shall be carried out in substantial accordance with the plans submitted as part of this application, being Drawing Nos 1 & 2.
- (ii) That the proposed deck and pergola remain uncovered.

**ADVICE NOTES**

1. The applicant needs to obtain all other necessary consents and permits, including those under the New Zealand 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.

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

- (a) Any effect on the environment will be minor; and
- (b) The granting of this consent will not be contrary to the objectives and policies of the One Tree Hill Section of the Auckland City Operative District Plan and the Isthmus Section of the Auckland City Proposed District Plan; and
- (c) The written consent of the adjoining property owner has been obtained.

If you disagree with any of the conditions numbered (i) to (ii) 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 shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions numbered (i) to (ii), please inform Council in writing as soon as possible.

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.

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.

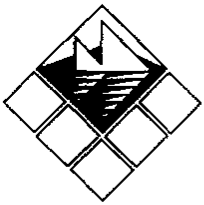
Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact Lisa Doran on 525-2400 extension 5326.

Yours faithfully



**Carol Chidley**  
**SENIOR SUPPORT OFFICER**



# AUCKLAND CITY

## CITY ENVIRONMENTS

### REPORT ON A NON-NOTIFIED DISCRETIONARY ACTIVITY RESOURCE CONSENT APPLICATION FOR ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING AT FLAT 1, 16A CLAUDE ROAD, ONE TREE HILL.

**Applicant's Name** : C Klaasen

**Address For Service** : M. Smith  
13A Rewi Road  
Epsom

**Legal Description** : Pt Lot 1 DP 29737 Flat 1 Storage 1 DP 141494

**Zoning** : Operative Auckland Plan (One Tree Hill Section):  
Residential 2  
Proposed Auckland Plan (Isthmus Section):  
Residential 6a

**Designations** : Operative Plan: Nil  
Proposed Plan: Nil

---

#### 1.0 THE PROPOSAL

The applicant proposes to alter the existing dwelling by:

- (i) Constructing a new deck with pergola over adjacent to the existing dining room.
- (ii) Adding a new bay window to existing bedroom 2.
- (iii) Creating an additional bedroom by installing internal partitions.

#### 2.0 REASONS FOR THE APPLICATION

The application is necessary because:

- (i) The proposed pergola will exceed the Operative District Plan's 2.75m + 37° height in relation to boundary control for a horizontal length of 4.6 metres along the site's western boundary by a maximum vertical distance of 600mm.
- (ii) With an area of 29.4m<sup>2</sup> the proposed deck will occupy 40% of the living court located to the north of kitchen/dining area. This exceeds the maximum percentage of 25% permitted by the Operative District Plan.

- (iii) The Proposed District Plan's 2m + 45° height in relation to boundary control applicable to boundaries with a westerly orientation will be exceeded by the 4.6 metre long pergola by a maximum vertical distance of 1.1 metres.
- (iv) The proposed District Plan does not permit private open space to be obstructed by buildings. Included within the District Plan's definition of building is any part of a deck or terrace more than 1m above ground level.
- (v) Under Clause 7.8.1.5, the minimum area of landscaped-permeable surface required on a site in the Residential 6a zone is 416m<sup>2</sup> being 40% of the site's 1040m<sup>2</sup> net site area. The existing development currently has 360m<sup>2</sup> in grass and landscaping and the proposed 29.4m<sup>2</sup> deck will reduce the landscaping to 330.6m<sup>2</sup> or 31.8% of the net site area.

### **3.0 RELEVANT DISTRICT PLAN PROVISIONS**

#### **Operative Plan**

- |       |                 |                                     |
|-------|-----------------|-------------------------------------|
| (i)   | Clause 2.6.4    | Dispensations and Waivers           |
| (ii)  | Clause 3.0.4    | Explanation of Development Controls |
| (iii) | Clause 3.05     | Dispensations                       |
| (iv)  | Clause 3.2      | Residential 2 - Zone Statement      |
| (v)   | Clause 3.2.6(2) | Height in Relation to Boundary      |
| (vi)  | Clause 3.2.6(8) | Living Courts                       |
| (vii) | Section 15      | Definition of Living Court          |

#### **Proposed Plan**

- |       |                 |   |
|-------|-----------------|---|
| (i)   | Clause 4.3.1.2B | Discretionary Activities Assessment     |
| (ii)  | Clause 7.6.6.1  | Residential 6 - Objectives and Policies |
| (iii) | Clause 7.8.1.3  | Building in Relation to Boundary        |
| (iv)  | Clause 7.8.1.8  | Private Open Space                      |
| (v)   | Clause 7.8.1.5  | Minimum Landscaped-Permeable Surface    |

### **4.0 AFFECTED PERSONS APPROVAL (SECTION 94 OF THE ACT)**

Written approval has been obtained from the following person who may be adversely affected by the activity:

Marie Segedin  
 Alexandra Motor Inn  
 226 Green Lane Road West  
 One Tree Hill

### **5.0 ASSESSMENT (SECTIONS 104 AND 105 AND FOURTH SCHEDULE OF THE ACT)**

The proposed height in relation to boundary, outdoor living court, and landscaped-permeable surface infringements will not compromise the relevant Objectives and Policies of the Operative and Proposed District Plans or impact adversely on the amenities of adjoining properties for the following reasons:

- (i) The height in relation to boundary infringement relates to an open pergola structure and provided it remains uncovered any impact on the admission of daylight or sunlight to the adjoining property will be negligible.
- (ii) A dispensation was granted in September 1990 to split the outdoor living court for the existing house into two areas, one north facing abutting the kitchen/dining area, and one south facing abutting the living room area. The area to the north of the dining room is currently not particularly accessible to the living areas of the dwelling and the addition of french doors opening onto a deck will increase the useability of this area of open space. Consequently the District Plan's purpose for requiring private open space will not be compromised by the proposal.
- (iii) Due to the topography of the site, which consists of a gentle slope to the rear of the property, it is neither practical or reasonable to require the open deck to be constructed at less than 1 metre above ground level, thereby excluding it from the definition of building. The applicant wishes to continue the finished floor level that exists throughout the dwelling.
- (iv) The proposal does not increase the area of impervious surface on the site as rain can pass through the pergola and deck to the pervious ground under. Being volcanic soil the earth provides excellent drainage. It has the required effect stated in Clause 7.8.1.5 of Proposed Plan "*of slowing down surface water run off*".  
  
The additional stated intent is to "*.....provide space for planting*". The pergola and planters provide areas for planting over and beside the deck area.
- (v) Any effect on the adjoining properties of granting consent will not be appreciably different from the effects of a fully complying development.
- (vi) As a final consideration, the applicant has obtained the written approval of the adjoining property owner in accordance with S94(2) of the Act, and consequently, Council need not take account of any actual or potential impact on this property.

## **6.0 CONCLUSIONS**

- 6.1 Any adverse environmental effects of the proposed non-compliances will be minor, as the relevant assessment criteria are satisfied.
- 6.2 Granting of consent will not be contrary to the relevant objective and policies of both the Operative and Proposed District Plans, and the Act's focus of sustainable management of physical and natural resources.

## **7.0 RECOMMENDATIONS**

That the Discretionary Activity application by C. Klaasen to make alterations and additions to an existing dwelling at 16A Claude Road, One Tree Hill, described as Pt Lot 1, DP 29737, Flat 1, Storage 1, DP 141494, CT 83D/833, **be consented to** pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

- (a) Any effect on the environment will be minor; and
- (b) The granting of this consent will not be contrary to the objectives and policies of the One Tree Hill Section of the Auckland City Operative District Plan and the Isthmus Section of the Auckland City Proposed District Plan; and
- (c) The written consent of the adjoining property owner has been obtained.

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

- (1) Except for the changes which shall be made in order to give effect to the conditions that follow, the proposed activity shall be carried out in substantial accordance with the plans submitted as part of this application, being Drawing Nos 1 & 2.
- (2) That the proposed deck and pergola remain uncovered.

#### ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the New Zealand 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.

#### **SIGNED:**

..... *K.A. Barnes* ..... Date: *17/2/95*  
**K.A. Barnes**                      **Planner, Resource Consents**

..... *M.C. Perl* ..... Date: *17/2/95*  
pp **Mike Simpson**                      **Team Leader, Resource Consents**

#### **DECISION**

**Granted consent as per the above recommendation under Delegated Authority.**

..... *Roevy Hagg* ..... Date: *21/2/95*  
**R. Hagg**                      **Development Services Manager**  
    **Tamaki/Maungakiekie Area Office**



**DETERMINATION AS TO WHETHER A RESOURCE CONSENT APPLICATION  
SHOULD BE NOTIFIED OR NON-NOTIFIED UNDER SECTION 94 OF THE  
RESOURCE MANAGEMENT ACT 1991**

**SITE ADDRESS** : 16A Claude Road  
**APPLICANT** : C Klaasen  
**ACTIVITY TYPE** : Discretionary  
**PROPOSAL** : Alterations and Extensions

**EFFECTS ASSESSMENT:**

Possible Effects	Magnitude of Effects				
	High +ve	High -ve	Low +ve	Low -ve	Nil
Shadowing					✓
Privacy			✓		
Visual/Aesthetic			✓		
Noise (including vibration)					✓
Smell					✓
Traffic & Parking (safety & convenience)					✓
Ecological					✓
Pollution by contaminants (e.g. dust)					✓
Cultural					✓
Socio-Economic			✓		
Other					✓

**AFFECTED PERSONS:** Owners of the property at 226 Green Lane Road West.

**WRITTEN APPROVALS OBTAINED FROM:** Owners of the property listed above.

**COMMENTS:**

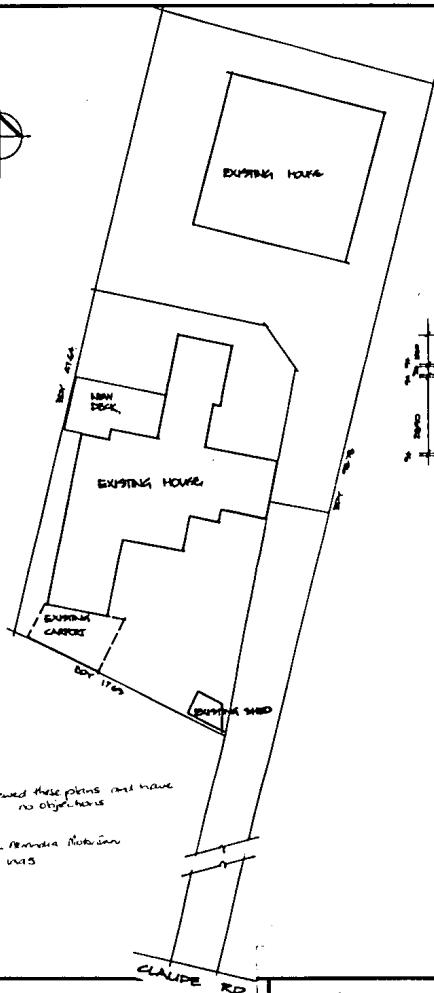
No special circumstances exist in relation to this application which require it to be notified in terms of Section 94(5).

**RECOMMENDATION:**

- (a) That for the reasons outlined above, this application be processed without notice, pursuant to Section 94 of the Act.

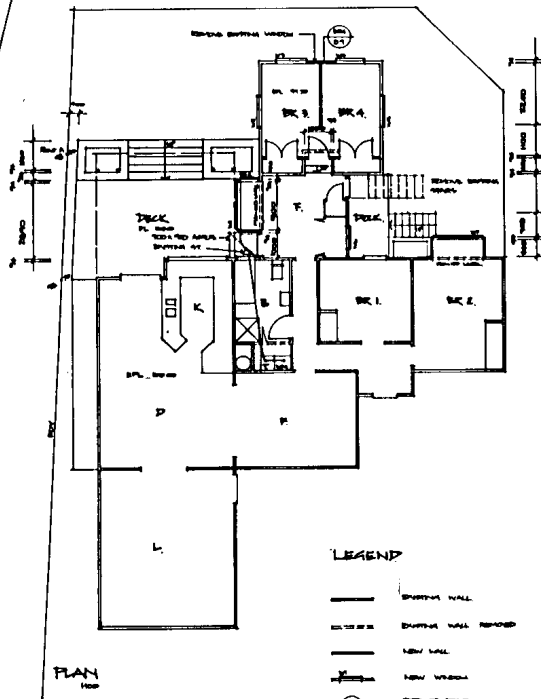
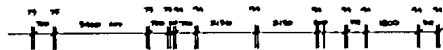
..... *K.A. Barnes* ..... Date: 17/2/95  
**K.A. Barnes** **Planner**

..... *R. Hagg* ..... Date: 21/2/95  
**Recommendation adopted:** **R. Hagg**  
**Development Services Manager**



I have viewed these plans and have no objections

Mark Smith  
153-1111 0113

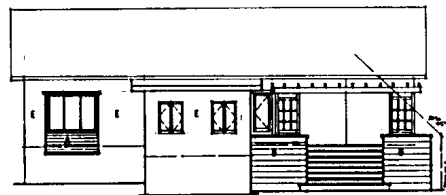
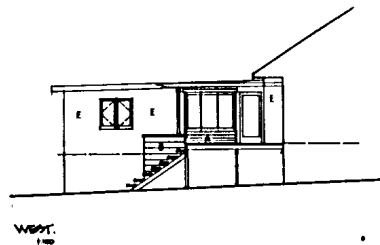


LEGEND

- EXISTING WALL
- - - - - EXISTING WALL REMOVED
- NEW WALL
- NEW WINDOW
- TYPE OF BRICK
- LENGTH OF TRAIL

SPECIFICATION:

- ALL WORK TO BE IN ACCORDANCE WITH THE PERMITS RECEIVED.
- FOUNDATION OF THIS THE BRICKLAYER CONC.
- EXTERIOR: ALL TRIM 1 1/2 IN. OR 1 IN. ALL FINISH TO BE GALVANIZED



LEGEND

- A WEATHERED TO MATCH EXTERIOR
- B 300 IN. H'S IN
- E EXTERIOR

MARK SMITH ARCHITECT.  
201 AUBURN

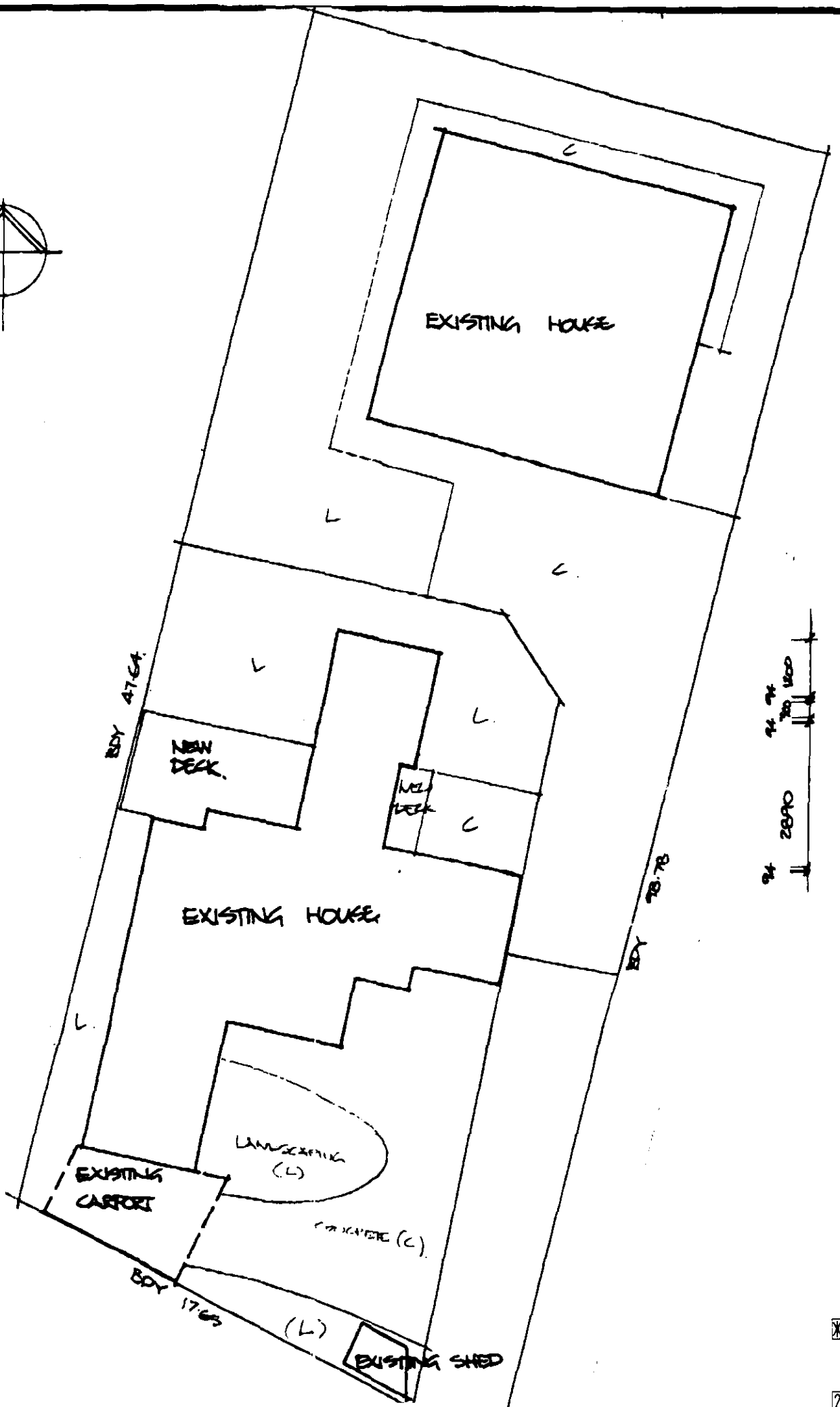
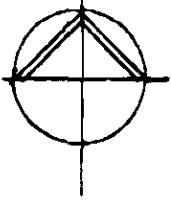
ALTERATIONS TO KLAASSEN RESIDENCE  
PLAN 1 1/4 CLAUDE RD. 07104

SITE PLAN, PLAN, ELEVATIONS

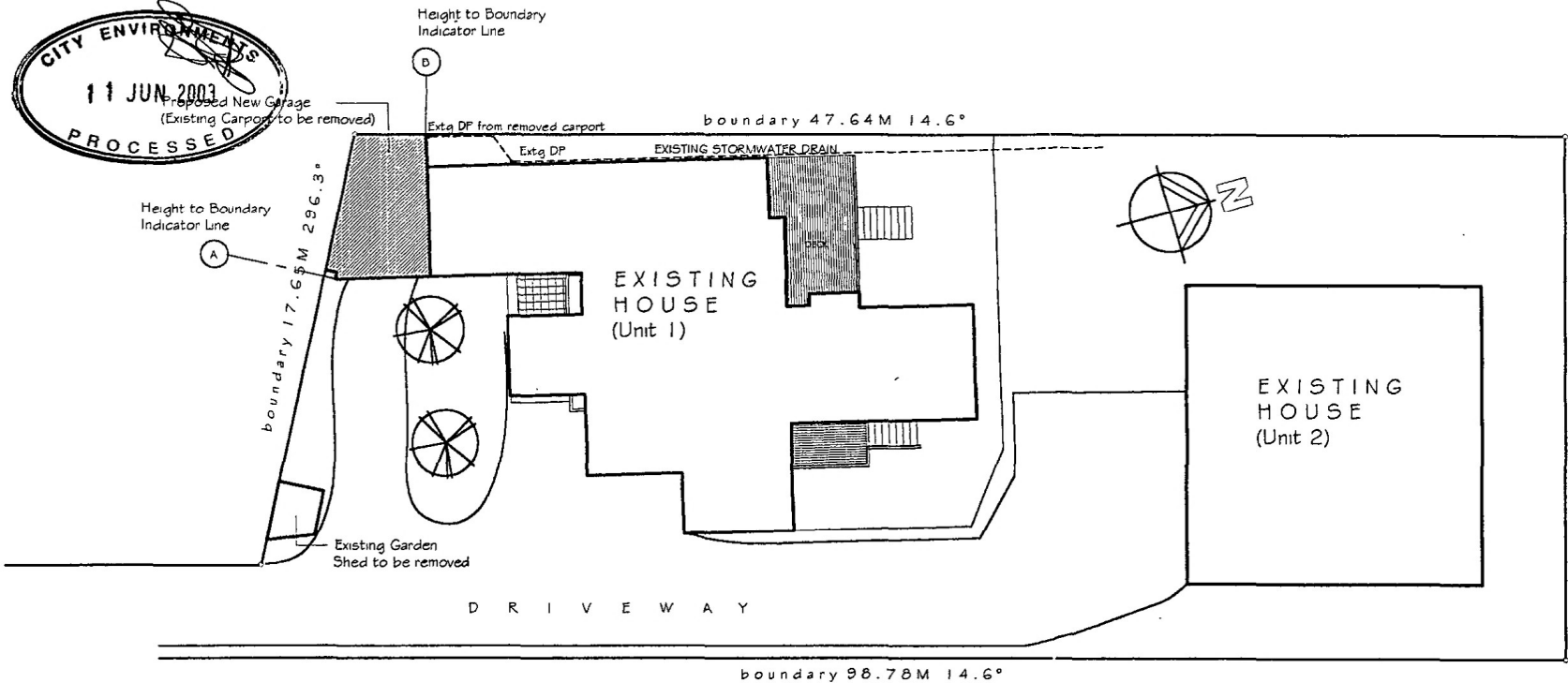
DESIGNED BY	DATE	SCALE	NO. SHEETS
MARK SMITH	10/15/13	AS SHOWN	1

SHEET 1





AC03/04033



AREA CALCULATIONS	
Zoning: Residential Gc	
Site Area	1216 m <sup>2</sup>
Net Site Area	1045 m <sup>2</sup>
Building Coverage	
Unit 1	203m <sup>2</sup>
Garage	24m <sup>2</sup>
Unit 2	138m <sup>2</sup>
Building Coverage	365/1045m <sup>2</sup>
	=34.9%
Impermeable Area	
Impermeable Area	243m <sup>2</sup>
Impermeable Area	243 / 1045m <sup>2</sup>
	=23.3%
Permeable Area	
Permeable Area	437 / 1045m <sup>2</sup>
	=41.8%

○ SITE PLAN 1:100

LEGAL DESCRIPTION

LOT 1  
 DP 29737  
 CT 83D 833  
 Area 1216m<sup>2</sup>

**GRACIE**  
 ARCHITECTURE

PO BOX 10-036 MT EDEN PH 09 845 0073  
 AUCKLAND FAX 09 845 0074  
 E-mail: tgracie@xtra.co.nz

Contractor must verify all dimensions on site  
 Do Not Scale  
 Copyright on this drawing is reserved

Job Title  
**ADDITIONS & ALTERATIONS TO  
 RICE - WALSH HOUSE  
 16A CLAUDE RD  
 EPSOM**

Sheet Title  
 SITE PLAN

*SXP*

Date MAY 2003 Scale 1:200

Job No 2040 Sheet No WD08 Revision

approved 27<sup>th</sup> March 1984

367025

RW:783

29 March 1984

r K.M. Richardson

Mr N.A. Hansen,  
16a Claude Rd.  
EPSOM 3.

Dear Sir,

RE: DISPENSATION APPLICATION

The Sub-Committee set up to consider Applications for Dispensation recently considered your request:

Accordingly, consent is granted, permitting you to encroach into the yard, reducing it from 3 metres to 1.9 - 2.3 metres.

The consent is granted pursuant to Section 76 of the Town & Country Planning Act 1977 because the dispensation would encourage better development of the site and it will not detract from the amenities of the neighbourhood or have planning significance beyond the site.

This consent is subject to the following conditions:-

1. That the ground levels at the base of the proposed addition and along the western boundary in the vicinity of the building be surveyed and recorded on the submitted permit plan.
2. That the proposed family room comply with the height in relation to boundary control of the proposed reviewed district scheme (Clause 3.2.6 (2)).

You may now continue to obtain the necessary permits.

Yours faithfully,

Barbara A. E. Cuthbert,  
TOWN PLANNING OFFICER

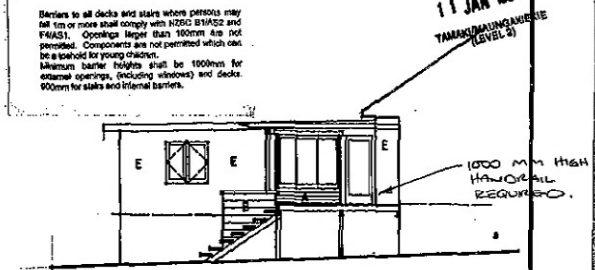
PER: K.M. RICHARDSON,  
ADMINISTRATION OFFICER

Plans in  
permit  
reads.

CITY ENVIRONMENTS  
19 JAN 1995  
PROCESSED

**SPECIFICATION:**  
ALL WORK TO BE IN ACCORDANCE WITH THE RELEVANT ACCEPTABLE SOLUTIONS OF THE NZ BUILDING CODE.  
EXTERIOR: ALL TIMBER HS OR HA  
ALL FINISH TO BE GALVANISED

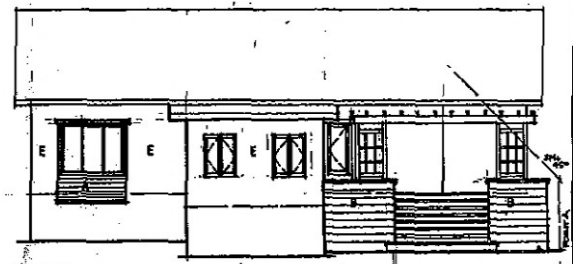
RECEIVED  
11 JAN 1995  
TAMARA DUNN/ALAN WILSON  
(LEVEL 2)



WEST  
1:100

TM/95/113

TC/95/148

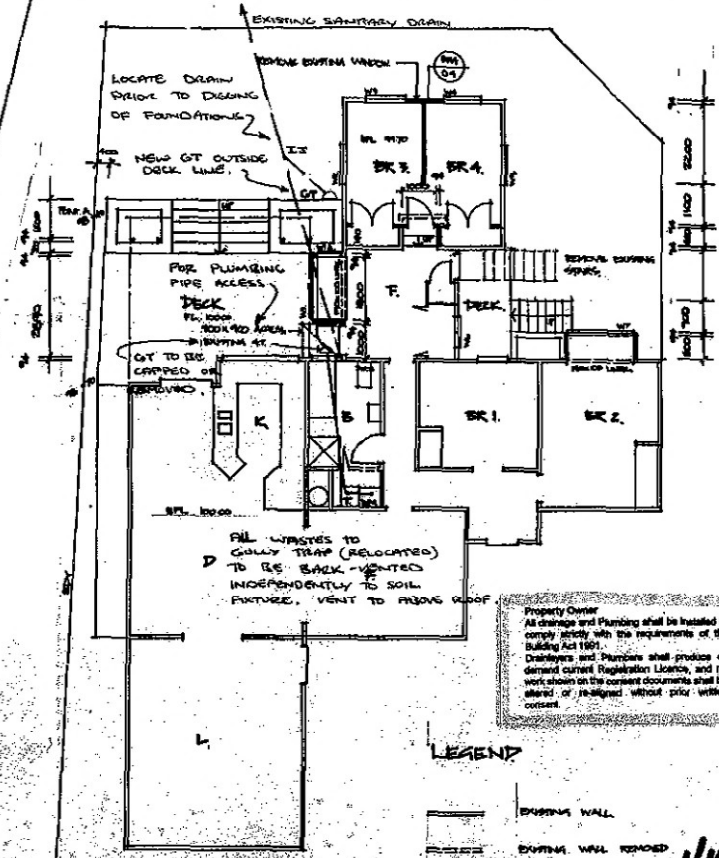
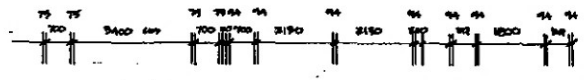


NORTH  
1:100

TC/95/0148  
1/16 A CLAUDE ROAD  
EPSOM

**INTERNAL ALTERATIONS TO HOUSE  
ADD DECK & PERGOLA**

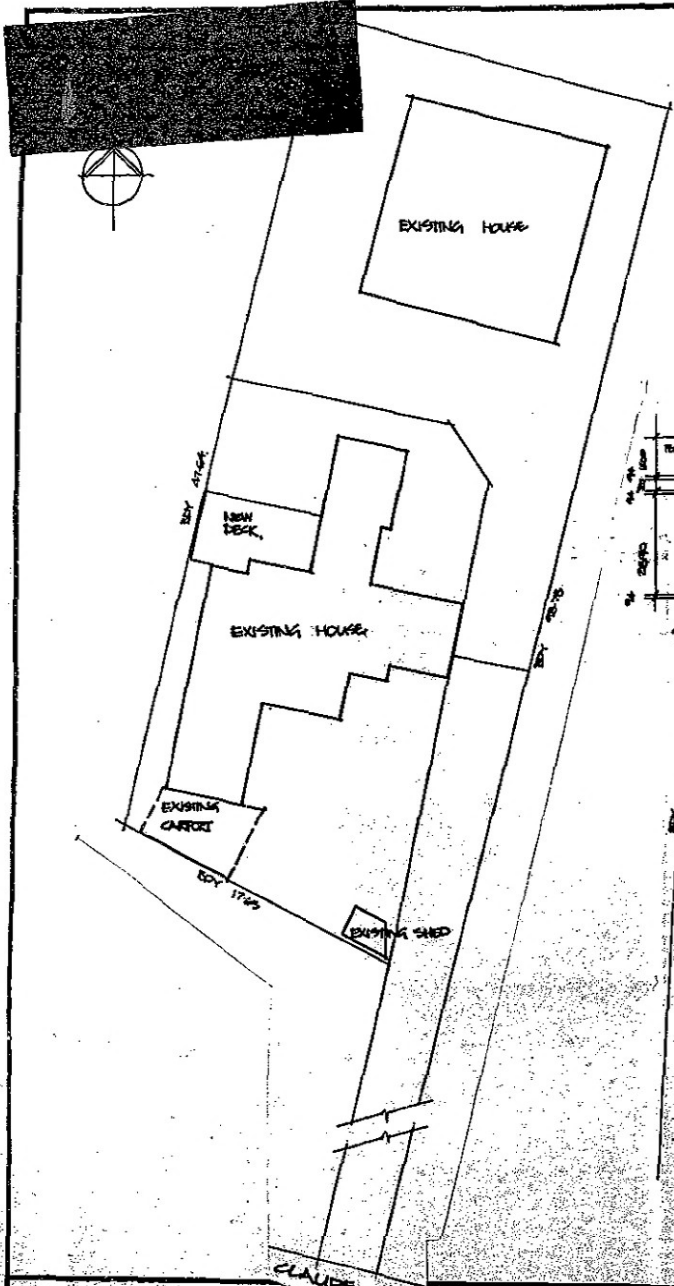
**LEGEND**  
A WEATHERED TO MATCH EXISTING  
S 200x25 HS RS  
E EXTERIOR



**LEGEND**

EXISTING WALL  
EXISTING WALL REMOVED  
NEW WALL  
NEW WINDOW  
TYPE OF BOARD  
LENGTH OF BOARD

PLAN  
1:100



MARK SMITH ARCHITECT  
TEL 645 9487

ALTERATIONS TO KLASSEN RESIDENCE  
PLAN 1 1/16 CLAUDE RD, EPSOM

SITE PLAN, PLAN, ELEVATIONS			SHEET 1.
DATE: 1/95	DRAWN: [initials]	SCALE: AS SHOWN	TYPE OF: [initials]
TRACED:	DATE:		BY:

