

Barfoot & Thompson Epsom
280 Manukau Road
Epsom
AUCKLAND 1023



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Applicant	Barfoot & Thompson Epsom
LIM address	2/4 Alpers Avenue Epsom Auckland 1023
Application number	8270404824
Customer Reference	
Date issued	26-Jul-2022
Legal Description	1/3 SH ALLOT 137 SEC 6 Suburbs AUCKLAND, Flat 2 DP 157406
Certificates of title	NA94C/328

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

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

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.

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

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

This property is classified as: Zone C

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

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

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:	12342297275
Rates levied for the Year 2022/2023 :	\$4,251.41
Total rates to clear for the current year (including any arrears and postponed rates):	\$4,251.41

The rates figures are provided as at 8 a.m. 26/07/2022. 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

4 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
O/HY/06	Land Use Consent Resource consent remove pohutu kawa tree	Granted	05/03/1993
O/HY0335275	Land Use Consent Coc - three townhouses	Granted	25/06/1993

Subdivisions

4 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
O/HW0205693	Subdivision Consent Subdivision	Granted	29/08/1977
HX/93/00353	Subdivision Consent Flats 1-3 no conditions	Granted	18/06/1993

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

4 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/9747/07	Erect garage	25/10/1968	Issued (See Note 1)
O/24468/03	Partition sitting room & kitch en	14/09/1977	Issued (See Note 1)
HC/93/00332	Remove existing house	22/03/1993	CCC Issued 31/08/1993 (See Note 2)
HC/93/00536	Erect 3 new town houses	23/03/1993	CCC Issued 31/08/1993 (See Note 2)

1/4 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/5976/03	Erect dwelling	10/05/1955	Issued (See Note 1)
O/10707/03	Erect garage	17/12/1956	Issued (See Note 1)

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/aurakigulfislands>

Plan Changes and Notices of Requirement

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

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

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

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

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

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

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : R-LUC-1993-711
- As Built Drainage Plan : 2 Private Drainage Plans

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

Address

2/4 Alpers Avenue Epsom Auckland 1023

Legal Description

ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

Appeals

Modifications

Zones

Residential - Terrace Housing and Apartment Building Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

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

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

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

Designations

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



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Built Environment

2/4 Alpers Avenue Epsom Auckland 1023

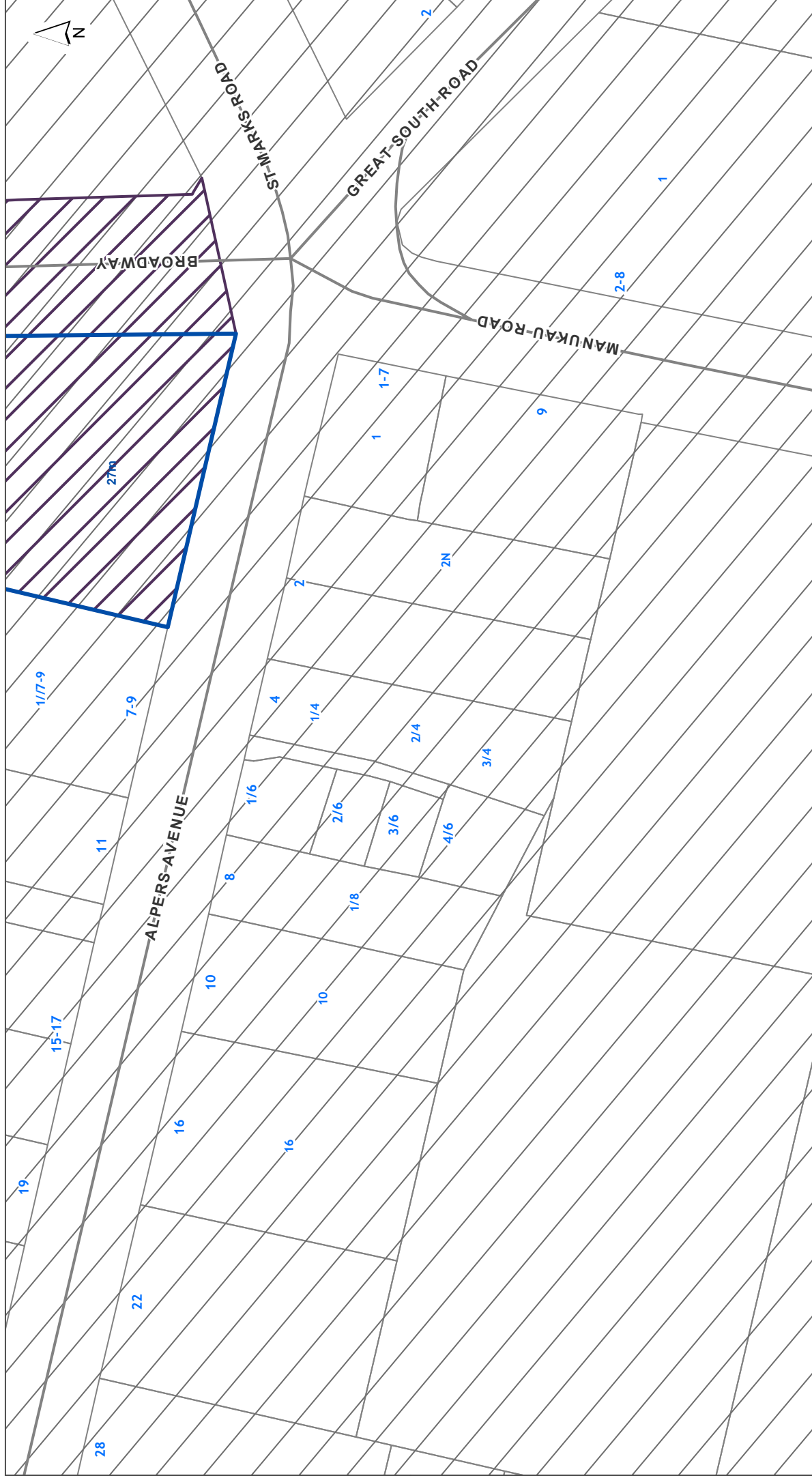
ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406



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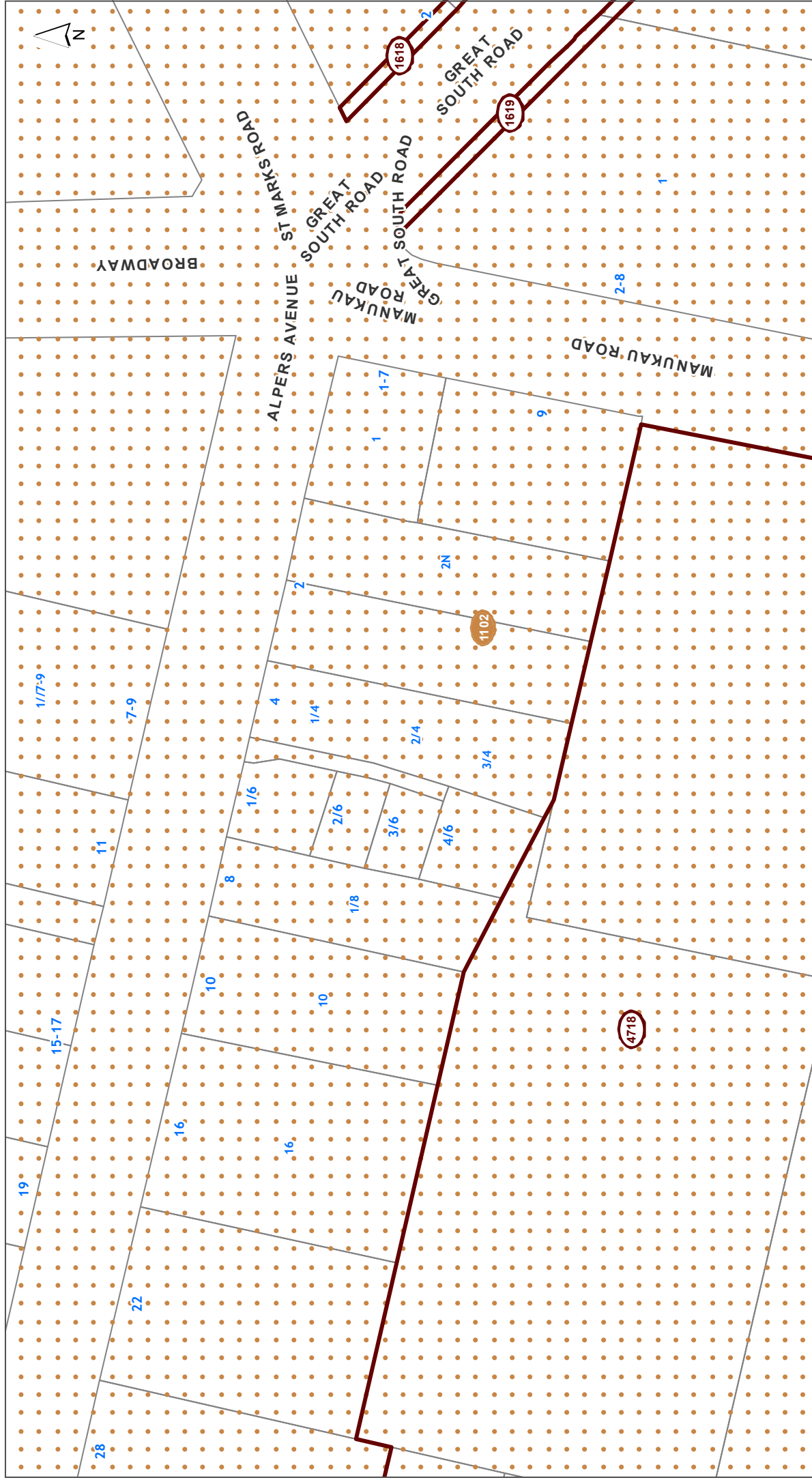


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Controls
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Designations
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Historic Heritage and Special Character
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Infrastructure
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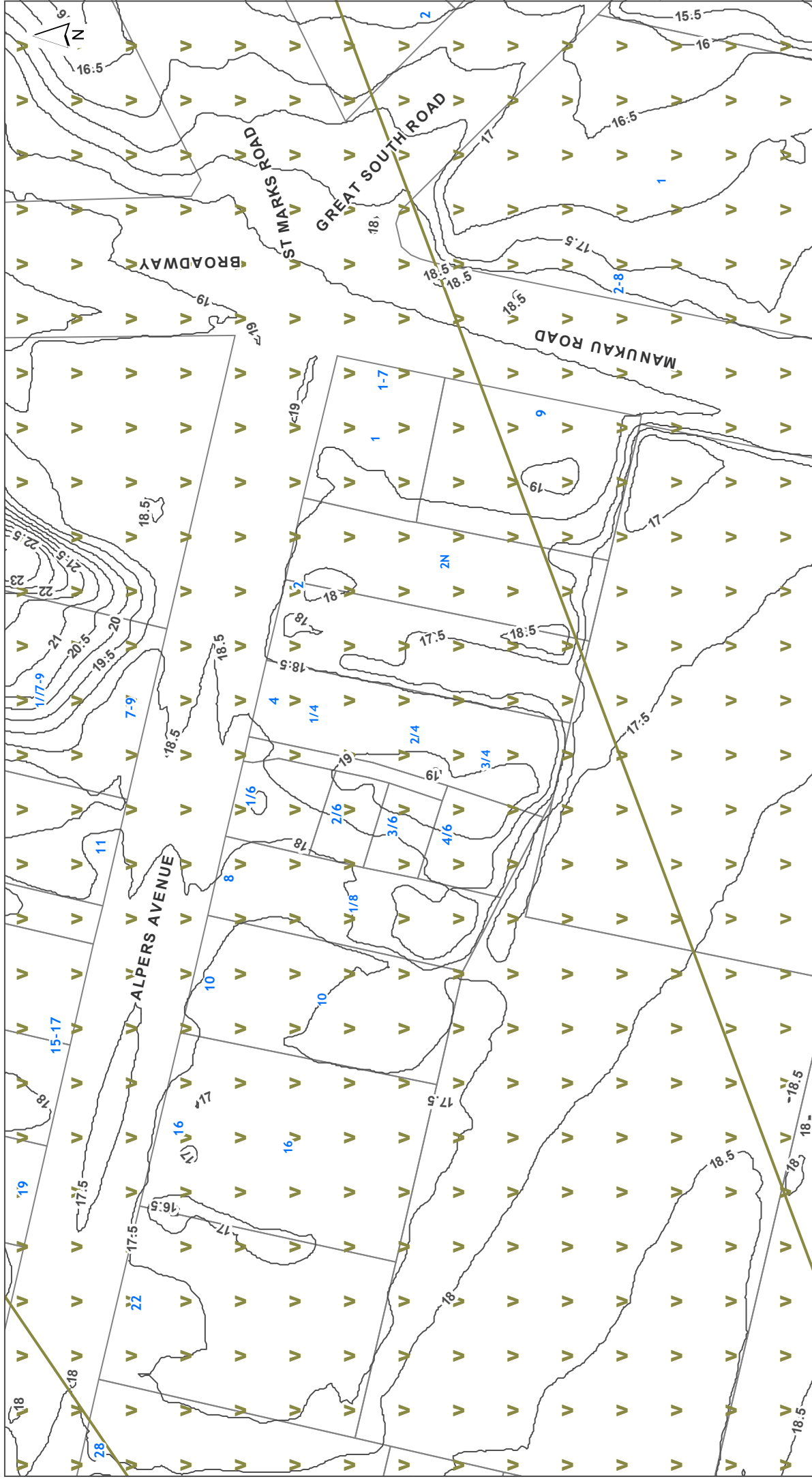


Mana Whenua
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Natural Heritage
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Natural Resources
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ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

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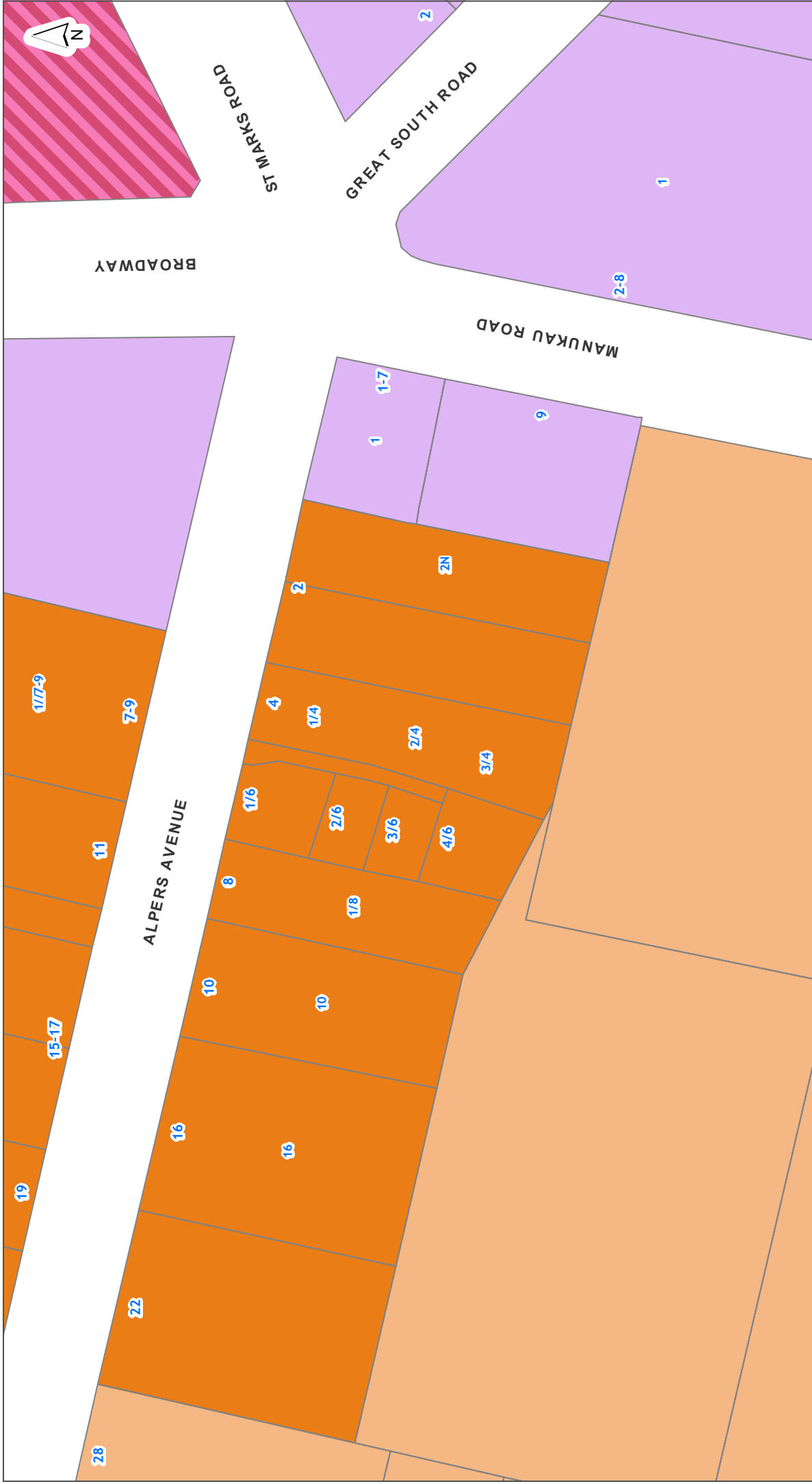


Precincts
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Zones and Rural Urban Boundary
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NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan




[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

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

ZONING

Residential

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








Business

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

Open space

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



Rural

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



Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

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

Natural Heritage

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

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

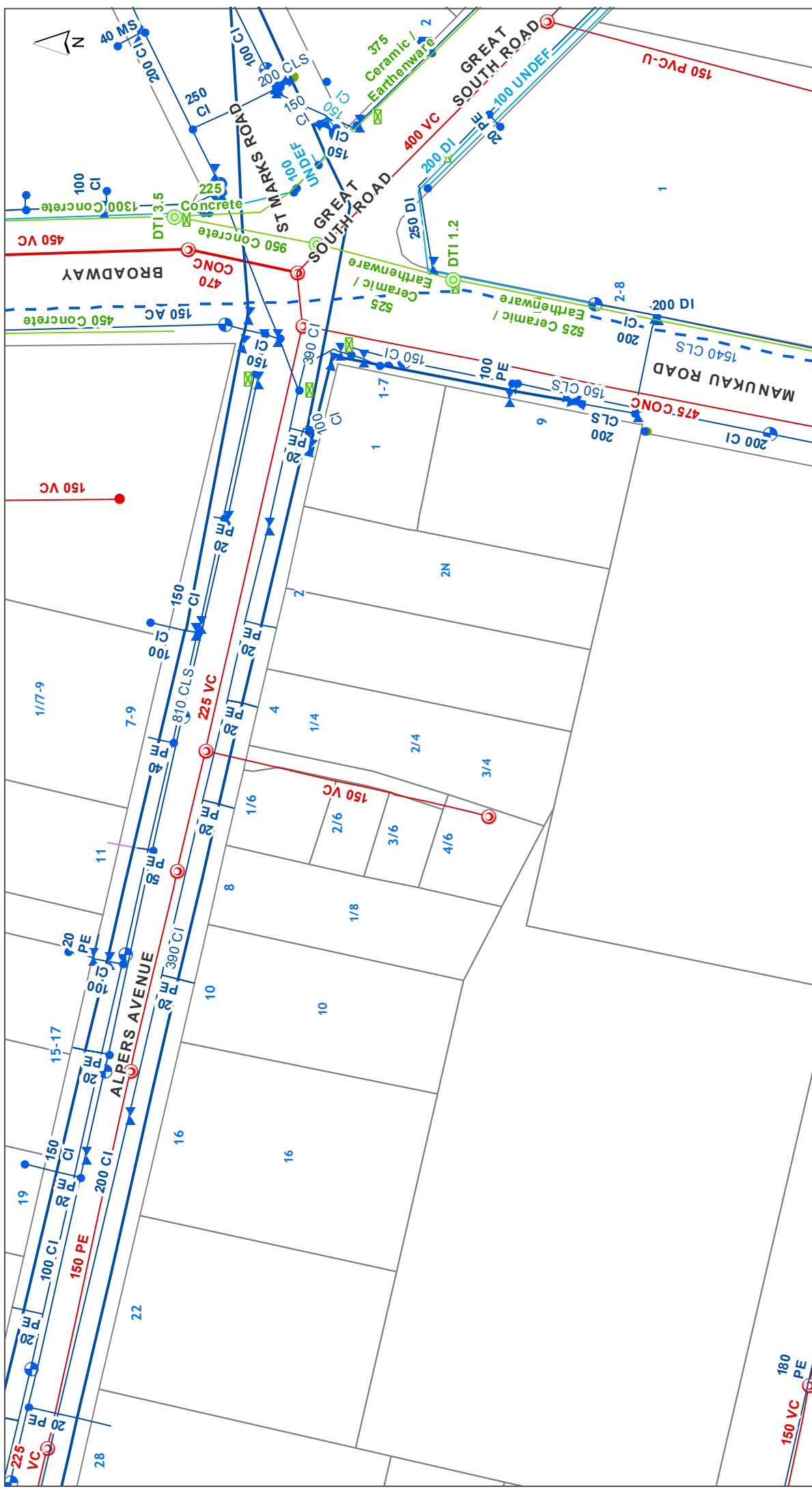
Controls

- 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
 - 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
- } Building Frontage Control
- } Vehicle Access Restriction 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
 2/4 Alpers Avenue Epsom Auckland 1023
 ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 26/07/2022



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-Non-Potable)
	Local Pipe (Operational-Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational-Non-Potable)
	Transmission Pipe (Operational-Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

Wastewater

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

Utilities

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

Legend updated: 21/09/2020





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Hazards
 2/4 Alpers Avenue Epsom Auckland 1023
 ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022



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Natural Hazards - Coastal Erosion ASCIE
 2/4 Alpers Avenue Epsom Auckland 1023
 ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
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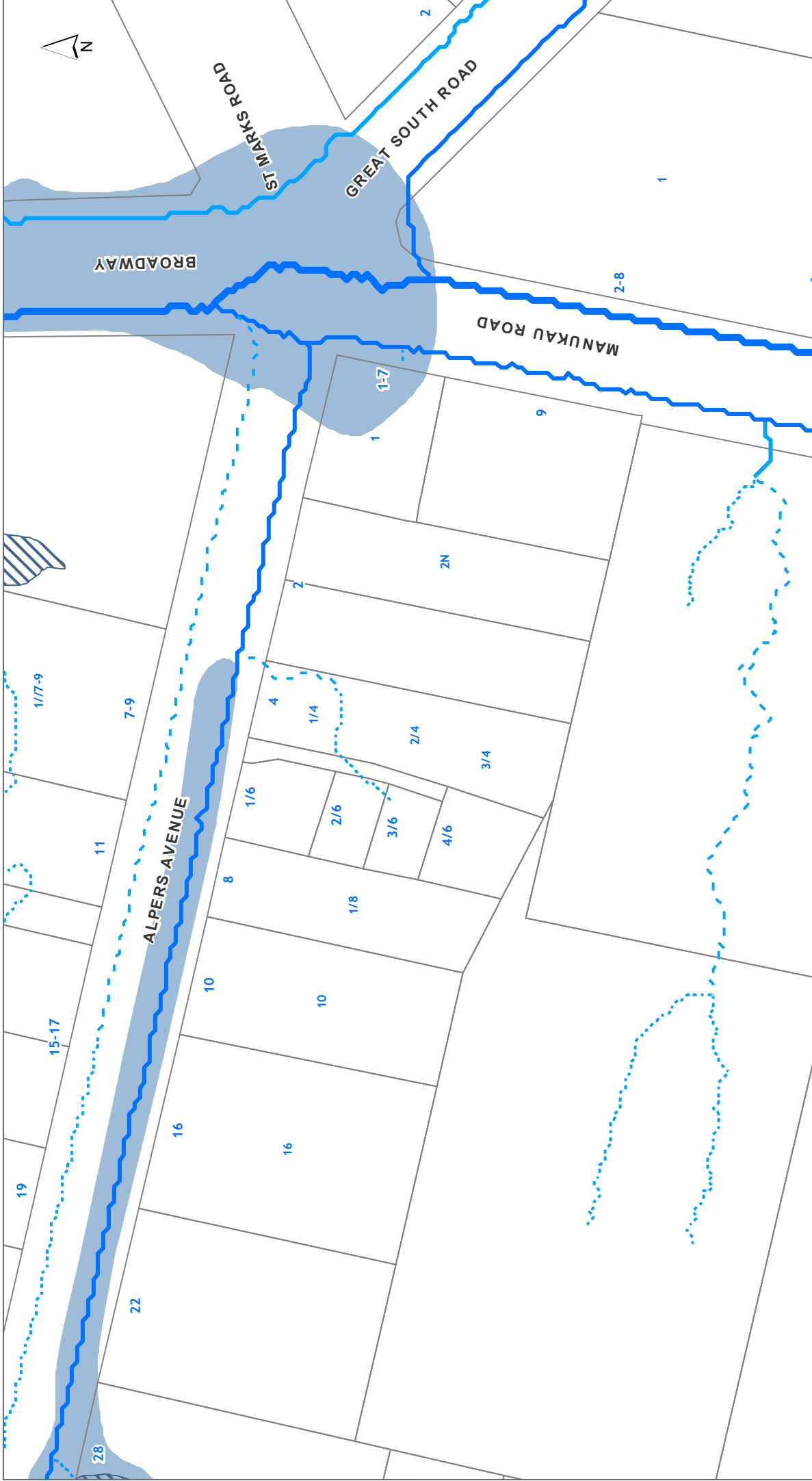
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Natural Hazards - Coastal Inundation
 2/4 Alpers Avenue Epsom Auckland 1023

ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406



Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022



0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
26/07/2022

Natural Hazards - Flooding
 2/4 Alpers Avenue Epsom Auckland 1023
 ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

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Natural Hazards - Sea Spray
 2/4 Alpers Avenue Epsom Auckland 1023
 ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 26/07/2022





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Natural Hazards - Volcanic Cones
 2/4 Alpers Avenue Epsom Auckland 1023
 ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 26/07/2022





Other
 2/4 Alpers Avenue Epsom Auckland 1023
 ALLOT 137 SEC 6 Suburbs AUCKLAND 1/3 SH on Flat 2 DP 157406

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 26/07/2022

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Hazards

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

Hazards

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

Natural Hazards

- Overland Flow Path**
- Catchment area 100 Ha and above
 - Catchment area 3 Ha to 100 Ha
 - Catchment area 1 Ha and 3 Ha
 - Catchment area 4000 m² to 1 Ha
 - Catchment area 2000 m² to 4000 m²
 - 1% AEP Flood Plain
 - Flood Prone Areas
 - Flood Sensitive Areas
 - Sea Spray
 - Volcanic Cones
- Coastal Inundation**
- 1% AEP
 - 1% AEP plus 1m sea level rise
 - 1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
- ASCIE 2050 (RCP8.5)
 - ASCIE 2080 (RCP8.5)
 - ASCIE 2130 (RCP8.5)
 - ASCIE 2130 (RCP8.5+)
- Marine Area (Based on MHWS10, from Unitary Plan)**
-

Other

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

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



A R E A O F F I C E

HOBSON-EASTERN BAYS
Area Manager, Helen Tait

Writer's direct dial number:

When replying or calling please refer to:
C Watt/krs

4 March, 1993

TO: HOBSON TOWN PLANNING SUBCOMMITTEE
ATTENTION: THE CITY SECRETARY

REPORT ON NON-NOTIFIED DISCRETIONARY ACTIVITY
RESOURCE CONSENT APPLICATION FOR CONSENT TO REMOVE A
MATURE POHUTAKAWA TREE AT 4A ALPERS AVENUE, EPSOM

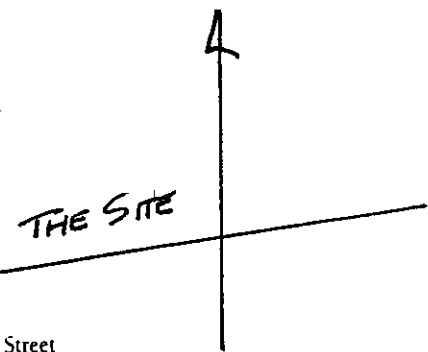
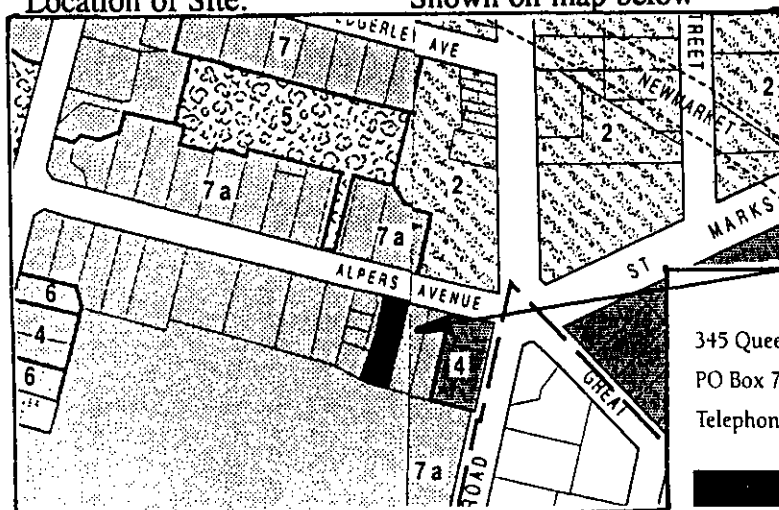
1.0 THE APPLICANT

Applicant: Mr B Shaw
Address for Service: 2 Fergusson Ave, Greenlane, Auckland

2.0 PROPERTY DETAILS

Site Address: 4A Alpers Avenue, Epsom
Land Owner: Mr B Shaw
Legal Description: Lot 137, SO 39255, CT 1943/83
Area of Site: 986m²
Zoning: Residential 7a
Designation/Special Provisions: Alpers Avenue, Principle Road
Site requires on-site manoeuvring
District Plan Applying: 1991 Operative Auckland City District Plan
(Former Auckland District)

Location of Site: Shown on map below



345 Queen Street
PO Box 7107 Wellesley Street Auckland New Zealand
Telephone (09) 303-0336 Facsimile (09) 367-5171

3.0 THE PROPOSAL

The applicant proposes to develop the site with the erection of three townhouses (although the site is zoned for four).

The application was received on 4th February 1993.

4.0 REASON FOR THE APPLICATION

The applicant seeks consent to remove the large Pohutakawa tree, as marked on the plans, as it is located within the proposed driveway and in extremely close proximity to the proposed Unit 2.

5.0 RELEVANT SECTIONS IN THE RESOURCE MANAGEMENT ACT 1991

Sections 5, 7, 84, 94, 104, 108, 123, 125 and Fourth Schedule of the Act are relevant for an assessment of this application.

In carrying out the required assessment, regard should be had for Sections 6, 8, 19, 23, 35 and 367 of the Act so that they are not compromised by grant of consent.

Section 94, which gives due regard to affected persons, helps determine whether the application should be notified, whilst Section 108 provides for conditions to be set as part of resource consents. Duration of resource consent can be set in accordance with Section 123. Section 125, Lapsing of Consent, specifies a two year period for the consent to be established before it lapses.

Monitoring responsibilities are required by Section 35.

6.0 RELEVANT OBJECTIVES, POLICIES AND RULES IN THE DISTRICT PLAN

Part 3.1:2 Objectives and Policies
 Part 3.8:1.15 Tree Protection
 Part 12.03 Protection of Trees (Statement)
 Part 12.10 Trees (Ordinances)

7.0 RESOURCE MANAGEMENT ANALYSIS AND ASSESSMENT:

7.1 Sections 5, 104(1) and Fourth Schedule Actual or Potential Effects on the Environment

Analysis and assessment of these effects is shown on the chart at the end of this report. It indicates that any adverse effects on the environment will be minor.

7.2 Section 84 and 104(4) Observance of District Plan Objectives, Policies and Rules

Granting of consent to this application will upset the relevant objective, policy or rule in the District Plan because:

The District Plan does not prohibit the removal of trees, but seeks to control unnecessary tree removals.

In this case, the assessment criteria that must be considered in any protected tree removal are listed in Ordinance 12.10:3(d) of the Plan.

With regard to this application, the applicant wishes to apply pursuant to Part (ii)

"The applicants need to obtain a practicable building site, access, a parking area, or install engineering services to the land."

It is my opinion that other alternatives could be looked at. I do not believe the applicant has looked at any alternative methods which may be available to the applicant, such as amending Unit 2's design or instigating measures that could assist in preserving the tree while allowing the development to proceed.

7.3 Section 94 Affected Persons

No person is deemed to be directly affected by this proposal. Therefore no written approval has been required. However, the tree on the site does help to contribute towards the visual amenity of the immediate environment, enjoyed by the neighbours.

7.4 Section 35 Mitigation Measures/Monitoring of Effects

Any consent granted with respect to this application will be conditional upon compliance with Council Bylaws, all necessary permits being obtained, and the development proceeding in accordance with the conditions forming part of this resource consent.

In the event of any non-compliance with this consent (and the planning rules), the Planning Department will take the appropriate enforcement action under the Resource Management Act and Regulations.

Also, this decision will be placed in the 1992 Discretionary Activity (Non-Notified) Consents file. The general public has access to this file. Additionally the decision will be made available to the Council's District and Neighbourhood Planning Division as data compilation for any future changes to the District Plan.

7.5 Alternatives

Through my perusal of the plans and subsequent site visit, it appears there is sufficient access width between the tree and the eastern boundary.

The tree at this point could be retained subject to:

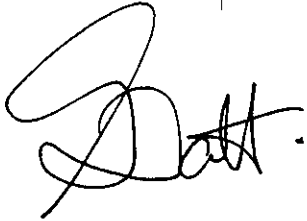
- (i) The removal of the built up clay around the Pohutakawa tree trunk to allow the natural permeability of the alluvial soil to remain.
- (ii) The installation of gobi blocks in the accessway to the extreme radius of the drip zone so as not to restrict the water soakage to the roots.
- (iii) It is considered possible that the design can be amended simply by removing the "study" and the "snug" room as depicted on the first floor plan for Unit 2. This will not compromise the living areas or bedroom provisions.

These three alternatives would allow the tree to remain subject to consultation with the Council Arborist.

8.0 RECOMMENDATIONS

8.1 That, based on the information, assessment and conclusion above, the application by Mr B Shaw to remove a mature Pohutakawa tree on the site at 4A Alpers Avenue, Epsom, Auckland being Lot 137 SO 39255 comprised in Certificate of Title 1943/83 be refused consent pursuant to Sections 5, 7, 84, 94, 104, 108, 123 and 125 of the Resource Management Act 1991 for the following reasons:

- (a) There is sufficient access width for the tree to be retained.
- (b) Unit 2 could be amended to allow the tree to remain.



**CHRISTOPHER WATT
PLANNER**

Date: 5/3/1993



**COLIN HARDACRE
SENIOR PLANNER
(TEAM LEADER)**

Date: 5/3/93

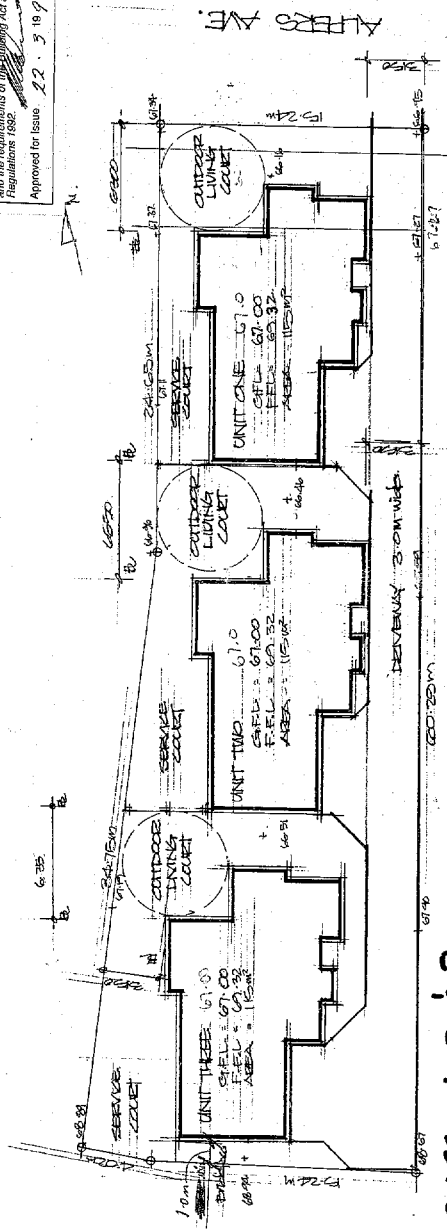
AUCKLAND CITY COUNCIL
Area Officer:

DEPARTMENT: SIG APP

- Building Inspector
- Fire & Egress
- Plumbing & Drainage
- Structural Engineer
- Stormwater Engineer
- Streets Inspector
- Health
- Dangerous Goods
- Gas
- ASBP
- Other

Approved subject to all work being carried out in accordance with the Building Act and the requirements of the Building Act and Regulations 1982.
Approved for issue: 22.3.1993

AUCKLAND CITY COUNCIL
These plans have not been checked for compliance with the District Plan.



FLATS 1, 2 & 3
4 ALPERS AVENUE

P.Nb HC93/536

ER 3 NEW TOWNHOUSES

PERSON EASTERN BAYS
BUILDING CONSENT NO.
93 N - - 536
AUCKLAND CITY COUNCIL

AUCKLAND CITY COUNCIL
P.I.M. No. HA 993/508
APPROVED DATE: 23-2-93

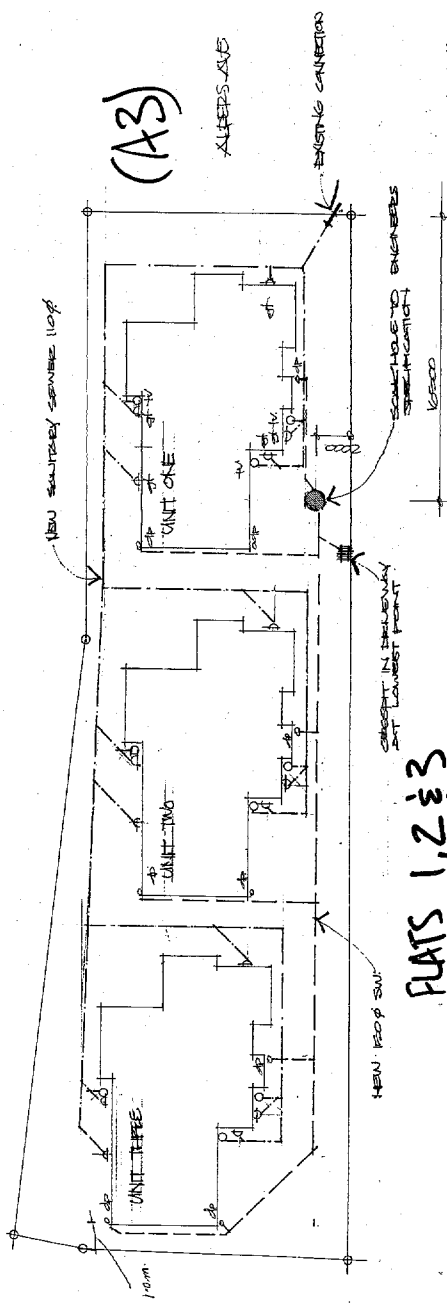
1) FILL BELOW STAIRS TO BE REMOVED AND REPLACE WITH ACCUMULATED MATERIAL

1) Embankment to streets foundations is below fill and 400mm min into natural ground

PROCEED DEVELOPMENT AT ALPERS AVE, EPSOM

SITE PLAN

SCALE: 1:100
DATE: 21-1-93



(A3)

ALTERED LAND

EXISTING CARPETS

SCHEMATIC ENGINEERS
SPRINGBROOK

FLATS 1, 2 & 3

4 ALPERS AVENUE

P.No HC93/536

AM WORK MUST COMPLY WITH THE PLANNING
REGULATIONS AS PER SPECIFICATION

HOBSON PARTNERS
BUILDING CONSULTANTS
93 11 - 536
AUCKLAND CITY COUNCIL

Zof 8

PROPOSED DEVELOPMENT OF 4 ALPERS AVE. E.P.000.	DRAINAGE PLAN 18220	DATE 2-1-93	SHEET 2.
		SCALE AS SHOWN	
		PROJECT NO. HC93/536	
		CLIENT E.P. 000	
		DESIGNER SCHEMATIC ENGINEERS	