

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



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Applicant	Barfoot & Thompson Epsom
LIM address	2P Alpers Avenue Epsom Auckland 1023
Application number	8270414729
Customer Reference	
Date issued	22-Sep-2022
Legal Description	Unit P DP 169774, 1/18 SH AU 37 DP 169774, 1/18 SH AU 38 DP 169774, AU 19 DP 169774, AU 20 DP 169774
Certificates of title	NA103C/281

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Exposure Zones

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

This property is classified as: Zone C

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

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

Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No Information has been notified to Council.

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

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

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

Billing Number/ Rate Account:	12342312118
Rates levied for the Year 2022/2023 :	\$3,068.90
Total rates to clear for the current year (including any arrears and postponed rates):	\$0.00

The rates figures are provided as at 8 a.m. 22/09/2022. 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.

 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

2 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
HN/94/01648	Land Use Consent Serviced apartments/ discretionary activity/ max height	Granted	27/09/1994
HG/95/00894	Tree Consent Trim Jacaranda and Cupressus Microphyllia	Granted	25/05/1995
AG/03/03198	Tree Consent Remove Silky Oak	Granted	08/08/2003
LUC60324606	Land Use Consent Alterations and repairs to building exterior, including new roof.	Granted(Construction Monitoring Underway)	13/09/2018

Subdivisions

2 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
HU/95/00780	Subdivision Consent Final u/title 18 units	Granted	17/05/1995
HU/95/01922	Subdivision Consent 223 for u/title	Granted	18/08/1995
HU/95/02666	Subdivision Consent 224(c) for unit title	Granted	16/11/1995
HU/95/03257	Subdivision Consent Variation s127 condition 3.1.2	Granted	20/11/1995

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

2 Alpers Avenue Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/2010/07	Erect dwelling	18/04/1947	Issued (See Note 1)
O/4153/05	Erect shed	05/05/1948	Issued (See Note 1)
O/8400/04	Remove position of garden shed	25/09/1951	Issued (See Note 1)
O/9121/03	Add flat to dwelling	09/01/1952	Issued (See Note 1)
O/16460/02	Erect workshop	15/10/1958	Issued (See Note 1)
O/UNKNOWN/02451	Erect sign	11/06/1964	Issued (See Note 1)
O/8964/02	Fireproofing	24/07/1968	Issued (See Note 1)
O/10712/05	Install two w c two basins one shower	05/08/1968	Issued (See Note 1)
O/9747/03	Erect garage	25/10/1968	Issued (See Note 1)
O/12219/04	Renew hand basin	22/01/1969	Issued (See Note 1)
O/7041/01	Extensions & alterations	19/08/1971	Issued (See Note 1)
O/21177/02	Pan shower six basins wastes	09/12/1971	Issued (See Note 1)
O/21309/01	Branch line for gully trap shower pan	26/12/1971	Issued (See Note 1)
O/24468/01	Erect partitions	12/09/1977	Issued (See Note 1)
O/32080/03	Upgrade erect walkway (from file as 4 alpers ave)	27/08/1980	Issued (See Note 1)

Application No.	Description	Issue Date	Status
O/45067/01	Install three hand basins	19/12/1980	Issued (See Note 1)
O/16554/03	Alterations and extensions to private hospital	18/01/1985	Issued (See Note 1)
HC/94/07539	Removal residential dwelling	11/01/1995	CCC Issued 19/07/1996 (See Note 2)
HC/94/09344 HC/95/02347	18 serviced business apartment & managers flat & garaging 101038 Amendment to hc/94/9344 change drain line 104467	13/03/1995	CCC Issued 03/05/1996 (See Note 2)
HC/95/04127	Revised plumbing & drainage 601620	20/06/1995	CCC Issued 26/07/1996 (See Note 2)

Application No.	Description	Issue Date	Status
BCO10304010 BCO10304010-A BCO10304010-B BCO10304010-C BCO10304010-D BCO10304010-E BCO10304010-F BCO10304010-G	<p>RECLAD Remove and replace existing wall cladding with Cemintel vertical and horizontal boards over a rigid air barrier and cavity system. Rebuild the roof structure with SED roof trusses and metal profiled sheet cladding and edge gutters to form a pitched roof. Remove and replace all deck and walkway membranes with new waterproof membranes and new gradients of fall to stormwater outlets. Install metal sheet cladding to all garage door surrounds. Form new SED concrete nib upstands to upper floor level exterior walls to achieve cladding clearance above finished levels. Install new type 5 fire alarm system and emergency lighting and signage system and extend the carpark type 3 alarm system. Install passive fire protection to selected and discovered locations during proposed works. Install new skylights, roof access hatch/ladder/walkway/roof working at height restraint system. All new insulated glazed door <(>&<)> window joinery. Install kitchen mechanical extract ventilation to all apartments and new exterior hooded duct penetrations. Install new stormwater downpipes and drainage to selected areas. New structural aluminium and glazed balustrade system to apartment balconys. New stainless steel handrail fixed to walkway balustrades</p> <p>The change from Ecoply RAB and James Hardie RAB to Gib Weatherline Rigid Air Barrier. Revised plans and Details with RAB change including fire rating of existing Steel primary and secondary structure</p> <p>AMENDMENT - Existing tiles to be removed to Unit Entry and around lift area on 3 levels. Install waterproofing and lay new tiles with tile adhesive direct on waterproofing.</p> <p>Reconstruction of existing lift shaft with 10 series block and Hebel panel with Sto plaster finish and new lift shaft roof. Install aluminium glazed joinery unit for weather protection adjacent lift d</p> <p>Reconstruction of existing service shaft, bathrooms and laundries.</p> <p>Revised cladding design of Lift shaft using 15 Series Concrete Block with Sto Miral plaster only. Drawings updated for changes by minor variations (MV)</p> <p>AMENDMENT- F- RECLAD- Fire Engineers Addendum Report to address the compliance of Fire Aprons and Spandrels as raised by council inspector on 19.07.2021</p> <p>AMD - Upgrade of existing Storm Water drainage system and confirmation of Soakage Capacity of existing soak hole SW system</p>	26/08/2020	CCC Not Issued (See Note 3)

Note	Description
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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.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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)

2 Alpers Avenue Epsom Auckland 1023

Reference number	BWOF expiry date
L/COM/1996/39	10/02/2023

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOF) and a Compliance Schedule in accordance with the Building Act 2004. Where a Building does not require a BWOF, specific safety systems and features of the building are required to be maintained to a specific standard.

A change of use of a building may mean that BWOF and Compliance Schedule requirements may change. A building consent will usually be required.

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.

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

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

- Consent Conditions : Conditions LUC60324606
- Consent Conditions : 0000-00533952 - R/LUC/1994/5401648 - LAND USE CONSENT consent co
- As Built Drainage Plan : Drainage 1994 9344
- As Built Drainage Plan : 0000-00694845 - B/1994/3809344 - BUILDING CONSENT plan - Buildin

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

Address

2P Alpers Avenue Epsom Auckland 1023

Legal Description

Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

Appeals

Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

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
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

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 22/09/2022





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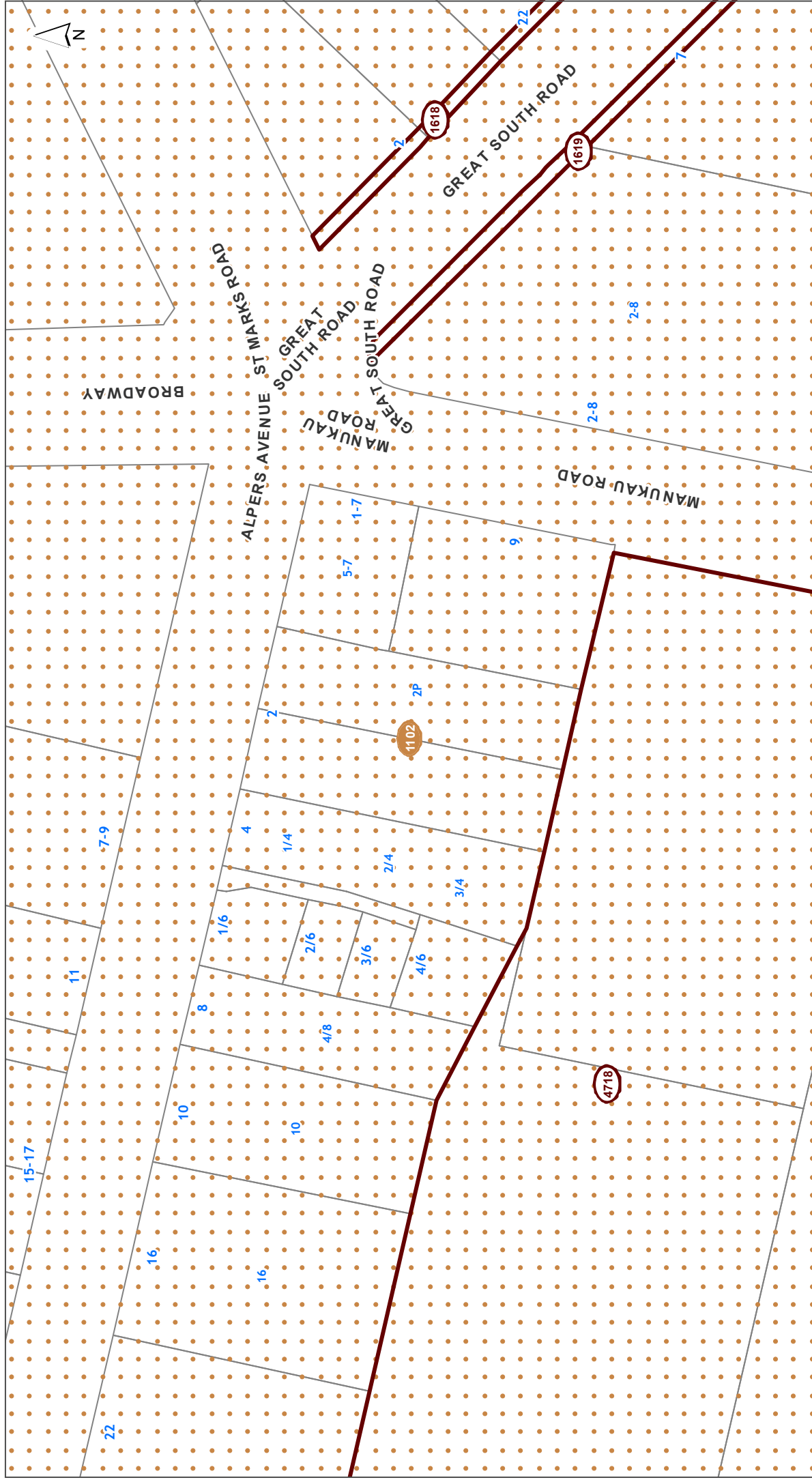
Controls

2P Alpers Avenue Epsom Auckland 1023

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Designations

2P Alpers Avenue Epsom Auckland 1023

Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

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Historic Heritage and Special Character
 2P Alpers Avenue Epsom Auckland 1023

Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37



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Infrastructure

2P Alpers Avenue Epsom Auckland 1023

Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37



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22/09/2022**





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22/09/2022

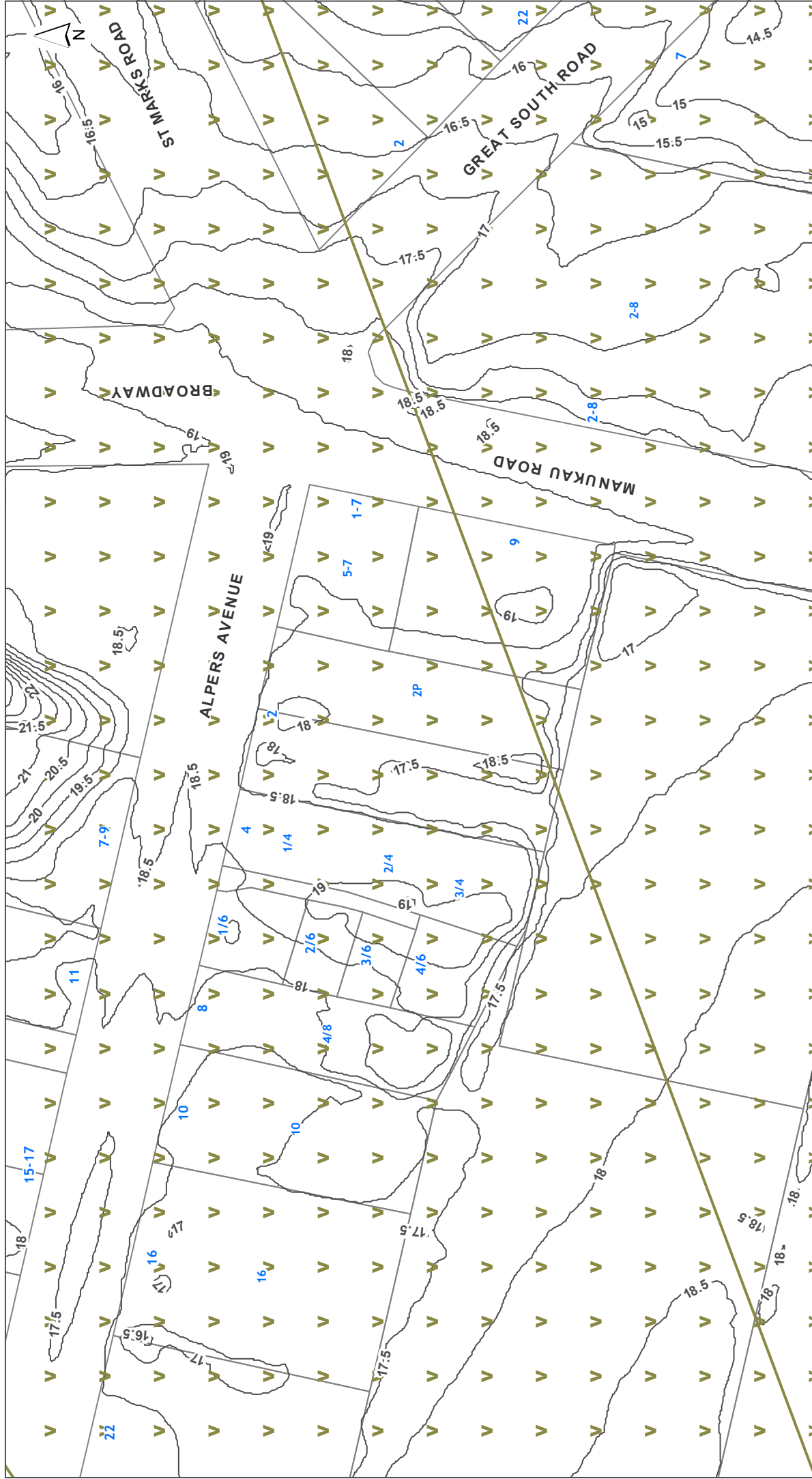
Mana Whenua

2P Alpers Avenue Epsom Auckland 1023

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Natural Heritage
2P Alpers Avenue Epsom Auckland 1023

Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

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Natural Resources

2P Alpers Avenue Epsom Auckland 1023

Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37



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Precincts
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 22/09/2022





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Zones and Rural Urban Boundary
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

0 7 14 21
 Meters
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NOTATIONS


Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Modifications

 Notice of Requirements

 Plan Changes

 Future Coastal Hazards Plan Change

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan


[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

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

ZONING


Residential

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








Business

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


Open space

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



Rural

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


Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

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

Natural Heritage

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

Infrastructure

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

Historic Heritage & Special Character

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

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

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

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

Designations

- Designations

- Airspace Restriction Designations

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
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 22/09/2022





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Natural Hazards - Coastal Erosion ASCIE
 2P Alpers Avenue Epsom Auckland 1023

Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37



Scale @ A4
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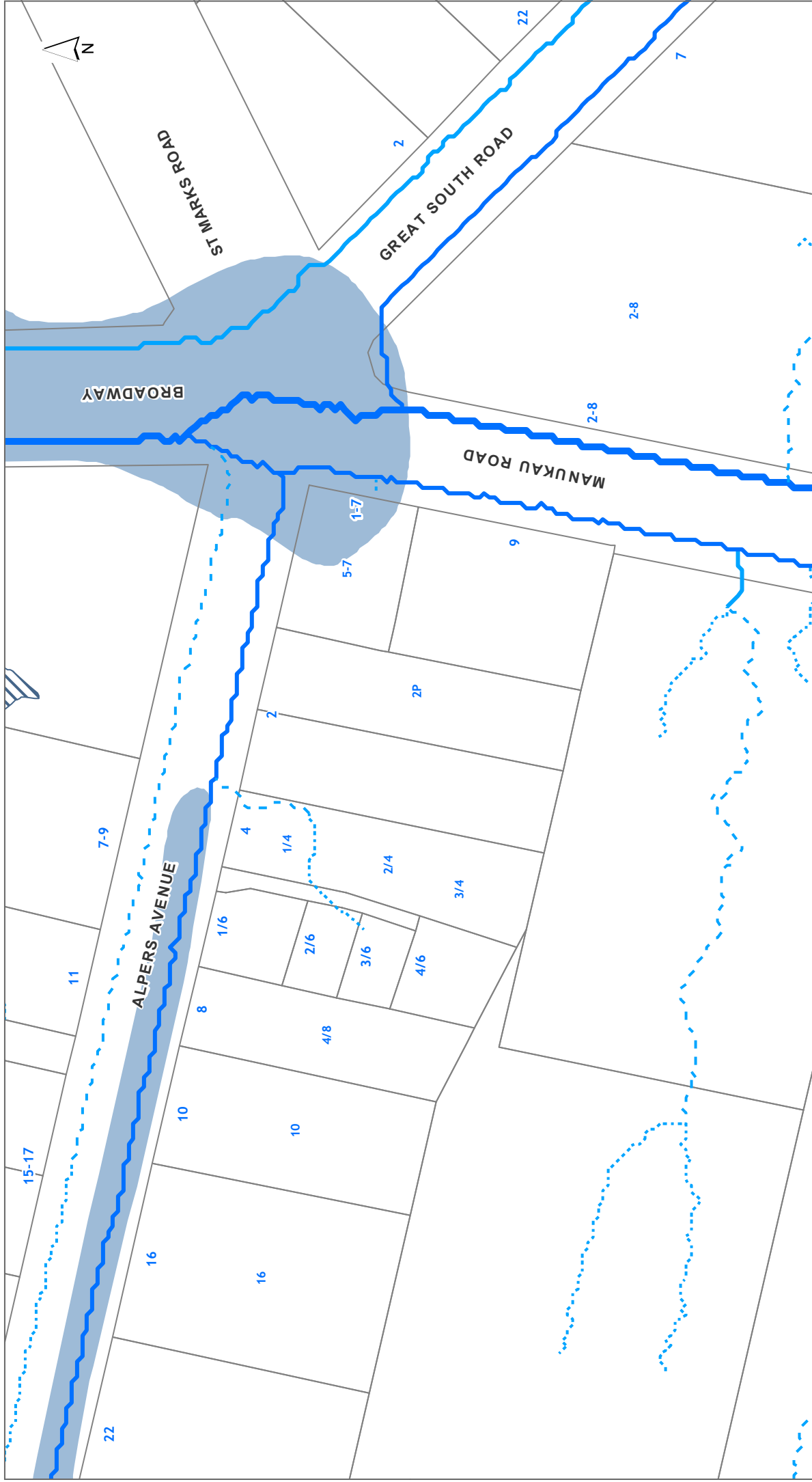


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Natural Hazards - Coastal Inundation
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0 6.5 13 19.5
 Meters
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Natural Hazards - Flooding
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
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Natural Hazards - Sea Spray
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 22/09/2022





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Natural Hazards - Volcanic Cones
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

0 6.5 13 19.5
 Meters
 Scale @ A4
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Other
 2P Alpers Avenue Epsom Auckland 1023
 Unit P DP 169774, AU 19 DP 169774, AU 20 DP 169774 on AU 37

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 22/09/2022





















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 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)**
 -  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.

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



Restricted discretionary activity for a residential activity

1. Application description

Application number:	LUC60324606
Applicant:	Body Corp 169774- Ravindra Telang
Site address:	2 Alpers Avenue, Epsom, Auckland 1023
Legal description:	Lot 1 DP 34635, Lot 2 DP 34635
Site area:	1929m ²
Operative plan:	Auckland Unitary Plan (Operative in part)
Zoning and precinct:	Residential - Terrace Housing and Apartment Building Zone
Overlays, controls, designations, special features, etc.:	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 Controls: Macroinvertebrate Community Index - Urban Modification Notice of Requirements, NoR 7: Proposed Northern Runway, Airspace Restriction Designations, View PDF, Notified, 15/02/2018

2. Proposal

To re-clad the building and to replace the existing roof of the building with extended over hangs.

Note: the height of the building is not changing by the proposal for the Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay to be affected

The resource consents required are:

Land use consents (s9)

Auckland Unitary Plan (Operative in part)

- The proposal is to re-clad and replace the roof of the existing apartment building. To develop new buildings (and/or any additions to existing), as the development of new buildings or any additions has the same activity status as the land use activity, is a restricted discretionary activity under rule H6.4.1 (A35).
- The proposal involves use and development that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):

- The height in relation to boundary adjoining lower intensity zones relative to the southern boundary is infringed by a length of 12.560m relative to the boundary, and to maximum height of 4.072m, reducing to 3.550m which exceeds the required 3m plus 45 degrees required under standard H6.6.8 (2).

Overall activity status: restricted discretionary activity

3. Decision

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

Acting under delegated authority, and for the reasons set out below, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed **non-notified**.

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

4. Reasons

The reasons for this decision are:

1. The application is for restricted discretionary activity resource consent, and as such only those matters over which the council has restricted its discretion have been considered. Those matters are:
 - H6.8.1. (4) for buildings that do not comply with Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the rural and coastal character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
H6 Residential – Terrace Housing and Apartment Buildings Zone
 - (i) where more than one standard will be infringed, the effects of all infringements.

2. In accordance with an assessment following the steps set out in sections 95A and 95C to 95D the application need not be publically notified because:
 - Under step 1, public notification is not mandatory as the applicant has not requested it, there are no outstanding or refused requests for further information, and the application does not involve any exchange of recreation reserved land under s15AA of the Reserves Act 1977.
 - Under step 2, public notification is precluded as the application is exclusively for a residential activity which requires consent as a restricted discretionary activity. The proposal qualifies as a residential activity as:
 - the land is located in a zone that is intended to be used principally for residential purposes, and
 - the activities requiring resource consent are exclusively associated with the alterations to the existing apartment units and for the Height in relation to boundary infringement.
 - Consideration of step 3 is not required given the finding of step 2.
 - Under step 4, there are no special circumstances to warrant public notification because the proposal is for additions and alterations to an existing apartment building in an established residential area, therefore this proposal has no exceptional or unusual characteristics that would warrant public notification.
3. In accordance with an assessment following the steps set out in sections 95B and 95E to 95G the application need not be limited notified because:
 - Under step 1, limited notification is not mandatory as there are no protected customary rights groups or customary marine title groups affected by the proposed activity, nor any affected person to whom a statutory acknowledgement is made under schedule 11.
 - Under step 2, limited notification is not precluded by any rule or NES and the application is for an activity other than a district land use controlled activity or a prescribed activity.
 - Under step 3, limited notification is not required as there will be no adversely affected persons as a result of the activity for the following reasons:
 - Taking into account the permitted baseline, the following adverse effects have been disregarded:
 - It is noted that no development of new buildings (and/or any additions to existing), as the development of new buildings are permitted in Terrace Housing and Apartment Building Zone and therefore the permitted baseline has not been taken into account in this case.
 - The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. In this case, the receiving environment within which the proposal will occur is made up of:

- Within that environment, under the provisions of the AUP (OP), reasonably foreseeable permitted development will result in existing sites modified by residential development comprising two or more dwellings, either detached or attached. These may take the form of new build apartment buildings accommodating many dwelling units, infill development comprising another dwelling on existing sites, or new build, with two dwellings in separate detached buildings and any additions and alterations to existing dwellings or apartment buildings.
 - The existing building on the site was constructed in 1994 and has 18 apartments. The existing building complies with all the bulk and location standards other than the height in relation to boundary infringement on the southern recession plane by a maximum vertical height of 3.902m reducing to 3.4m across a maximum horizontal length of 12.560m.
 - There are no unimplemented consents for the site.
 - The proposed works, in terms of design, mass and form and the proposed materials will be complementary to the existing character of the existing apartment building and the neighbourhood as the external works to the building and to the roof is to improve the external façade and to water tight the apartment block as required. The height in relation to boundary non-compliance already exists to the lower intensity zone. The lower intensity zone is a technicality as the adjoining site is a sports field of Epsom Girls Grammar School, which is designated for educational purposes. The increase of the non-compliance beyond what is existing is due to the new roof shape and the existing building is approximately 3.7m away from the common boundary. Considering the increase from the existing situation and reduction in depths of infringement, coupled with the neighbouring site's use as a sport field which will be used for sporting purposes and there are no liveable structures on this site closer to the subject building, it is considered no persons owning or occupying this neighbouring site to the south will be adversely affected by the proposal.
 - Any other persons will not materially experience any changes in adverse effects from the existing situation with regards to the southern HIRB infringement.
 - Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons because the proposal is to improve the external façade of the existing apartment building in an established residential area, therefore this proposal has no exceptional or unusual characteristics that would warrant public notification.
4. In accordance with an assessment under s104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable because:
- Actual and potential effects will be acceptable as the proposed roof and the improved façade will improve the existing residential units and are of a contemporary design and consistent with the surrounding and wider environment.

In terms of positive effects:

- The proposal will result in positive effects through three new roof and improved façade to the building designed in a manner to maintain the character of the area. Overall, it is considered on balance that any actual or potential effects generated by the proposal are acceptable within the context and character of the surrounding environment.

With reference to s104 (1) (ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant.

Overall, it is considered on balance that any actual or potential effects generated by the proposal are acceptable within the context and character of the surrounding environment.

5. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, being the Auckland Unitary Plan (Operative in part). In particular:
 - Under the Auckland Unitary Plan – (Operative in Part) the relevant objectives and policies of are contained in Chapter H 6 Residential – Terrace housing and Apartment Building Zone. The proposal is consistent with the objectives in H 6. 3 by keeping with the neighbourhood character of the area and by providing quality on-site residential amenity and maintaining amenity for adjoining sites and for the street. In particular the proposal is consistent with policy H6.3 (5) by maintaining a reasonable standard of daylight access on all of the recession planes whilst providing privacy and maintaining a less-dominant development for adjacent properties as the proposed works are mainly upgrade the façade of the building to improve the water tightness of the building and the insulation of apartment.
6. As a restricted discretionary activity, no other matters can be considered under s104(1)(c).
7. Overall the proposal is deemed acceptable and consent is granted subject to conditions outlined below.

5. Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General conditions

1. The proposed re-cladding and the replacement roof shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60324606.
 - Application Form, and Assessment of Environmental Effects prepared by A.C Cave of Eagleson Property Consultants, dated 27 July 2018.

Drawing title and reference	Author	Rev	Dated
AE131 Existing HRB Plans	Hampton Jones	A	18/07/2018
AE133 Proposed HRB Plans	Hampton Jones	A	18/07/2018
AE231 Existing HRB Elevations- Sheet 1	Hampton Jones	A	18/07/2018
AE232 Existing HRB Elevations- Sheet 2	Hampton Jones	A	18/07/2018
AE233 Proposed HRB Elevations-Sheet 1	Hampton Jones	A	18/07/2018

AE234 Proposed HRB Elevations-Sheet 2	Hampton Jones	A	18/07/2018
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2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$330.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge(s). Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

6. Advice notes

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

Decision prepared by:



Thushan Dodamegamage
Intermediate Planner, Streamline Team
Resource Consents

Date 13 September 2018

Delegated decision maker:

Name: Lee Ah Ken

Title: Team Leader, Streamline Team, Resource Consents

Signed:



Date: 13 September 2018



AUCKLAND CITY

SAO (C)

4 October 1994

S E C R E T A R I A L

CITY SECRETARY, MURRAY C. SMITH

Writer's direct dial number

Hulena Co. Architects
P O Box 9387
Symonds Street
AUCKLAND

When replying or calling please refer to:

Dear Sir/Madam

re: **Application for consent to build 18 serviced apartments at 2-2A Alpers Avenue, Epsom**

I refer to the above application which as you are aware was considered by the Council's Planning Commissioners on 28 September 1994.

A copy of the decision in respect to the application is attached.

Please note that you have the right of appeal against this decision, and that any appeal must be lodged directly with the Planning Tribunal, 5th Floor, District Court Building, 49 Ballance Street, Wellington, (postal address: P O Box 5027, Lambton Quay, Wellington) within 15 working days of your receipt of this decision. A copy of any such appeal must be lodged with the Council.

Should you have any queries in regard to the decision, please contact the Development Services Manager, Hobson/Eastern Bays area office.

Yours faithfully

WANAIRANGI NOPERA
CORPORATE COMMITTEE SECRETARY
(SPECIAL DUTIES)

Encl:

c.c. Development Services Manager, Hobson/Eastern Bays

In the matter of the
Resource Management Act
1991,

and in the matter of an
application for consent to
build 18 serviced apartments
at 2-2A Alpers Avenue,
Epsom.

COUNCIL DECISION

1. THAT THE NON-COMPLYING ACTIVITY APPLICATION BY A. MARQUET LTD TO CONSTRUCT A NEW BUILDING CONTAINING 18 SERVICED APARTMENTS AT 2 AND 2A ALPERS AVENUE, EPSOM, (BEING LOTS 1 & 2, DP34635, CT 24D/112) BE CONSENTED TO PURSUANT TO SECTIONS 5, 7, 84, 104(1), 105 AND FOURTH SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991.
2. THAT PURSUANT TO SECTION 113 OF THE ACT, THIS CONSENT IS BASED ON THE FOLLOWING REASONS:
 - 2.1 ON THE BASIS OF THE OVERALL ASSESSMENT IT IS CONCLUDED THAT ANY ADVERSE ENVIRONMENTAL EFFECTS OF ALLOWING THE DEVELOPMENT AS PROPOSED WILL BE MINOR.
 - 2.2 THE PROPOSAL WILL OFFER REASONABLE PROTECTION TO THE AMENITIES OF NEIGHBOURING PROPERTIES AND THE LOCAL ENVIRONMENT.
 - 2.3 IN VIEW OF THE SPECIAL CIRCUMSTANCES, PARTICULARLY LOCATION OR THE PERIPHERY OF NEWMARKET COMMERCIAL CENTRE, AVAILABILITY OF ADEQUATE INFRASTRUCTURE FACILITIES, AND COMPATIBILITY WITH THE NEIGHBOURING DEVELOPMENTS, GRANTING CONSENT TO THE PROPOSAL WILL NOT BE CONTRARY TO THE RELEVANT OBJECTIVES AND POLICIES STATED IN BOTH THE OPERATIVE AND PROPOSED DISTRICT PLANS.
 - 2.4 IT IS POSSIBLE TO IMPOSE APPROPRIATE CONDITIONS TO ENSURE THAT THE EXISTING ENVIRONMENTAL QUALITIES OF THE AREA ARE NOT ADVERSELY AFFECTED.
3. THAT PURSUANT TO SECTION 108 OF THE ACT, THIS CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 3.1 ALL OTHER NECESSARY CONSENTS, PARTICULARLY BUILDING CONSENT UNDER THE BUILDING ACT 1992, SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AND ALL RELEVANT BYLAWS AND REGULATIONS SHALL BE ADHERED TO.
 - 3.2 THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.
 - 3.3 THE VEHICULAR USES ASSOCIATED WITH THE DEVELOPMENT, INCLUDING 36 PARKING SPACES, A LOADING BAY, 6.7M WIDE DRIVEWAY, AND 4.5M GARAGE OPENINGS, AND VEHICLE MANOEUVRING AREAS SHALL, BEFORE THE OCCUPATION OF THE UNITS, AND THEREAFTER FOR AS LONG AS THE ACTIVITY IS CONTINUED, BE FORMED, PROVIDED WITH AN ALL-WEATHER SURFACE, DRAINED, AND MAINTAINED ALL TO THE SATISFACTION OF THE DEVELOPMENT SERVICES MANAGER, HOBSON-EASTERN BAYS.
 - 3.4 DETAILED LANDSCAPING PLAN OF THE SITE ON THE FRONT, REAR AND SIDES, SHALL BE CARRIED OUT IN ACCORDANCE WITH A COMPREHENSIVE LANDSCAPING PLAN WHICH SHALL BE SUBMITTED FOR APPROVAL BY THE DEVELOPMENT SERVICES MANAGER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 3.5 ALL EXISTING TREES ON THE SITE WHICH ARE PROTECTED BY THE GENERAL TREE PROTECTION RULES OF BOTH THE OPERATIVE AND PROPOSED DISTRICT PLAN SHALL BE RETAINED.
 - 3.6 THE PROPOSED CONSTRUCTION WORKS SHALL HAVE DUE REGARD TO THE PROPOSED DISTRICT PLAN'S ANNEXURE 5 : GUIDELINES FOR WORKS IN THE VICINITY OF TREES.
 - 3.7 ANY FUTURE SIGNAGE ON THE PROPERTY SHALL CONFORM TO THE REQUIREMENTS OF THE AUCKLAND CITY SIGNS BYLAW 1994.
4. THAT PURSUANT TO SECTION 125 OF THE ACT, THIS CONSENT SHALL LAPSE TO THE EXPIRY OF TWO (2) YEARS FROM THE DATE OF COMMENCEMENT OF THE CONSENT UNLESS IT IS GIVEN EFFECT TO BEFORE THE END OF THE PERIOD.



CR & B JOHNS

PLANNING COMMISSIONER

Date of Decision: 30 September 1994

