

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



Applicant	Barfoot & Thompson Epsom
LIM address	29 St Andrews Road Epsom Auckland 1023
Application number	8270423740
Customer Reference	840641
Date issued	11-Nov-2022
Legal Description	Lot 2 DP 36198
Certificates of title	NA1138/259

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:	12344202964
Rates levied for the Year 2022/2023 :	\$7,624.86
Total rates to clear for the current year (including any arrears and postponed rates):	\$17,745.35

The rates figures are provided as at 8 a.m. 11/11/2022. It is strongly advised these are not used for settlement purposes.

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

29 St Andrews Road Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
LUC20050189901	Land Use Consent Additions and alterations to dwelling removal 3 generally protected trees and F/Y Landscaping	Granted	23/05/2005

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

29 St Andrews Road Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/4036/01	Erect dwelling	17/09/1954	Issued (See Note 1)
O/23031/01	Demolish and rebuild retaining wall	15/09/1977	Issued (See Note 1)
O/8565/02	Additions & alterations	28/06/1984	Issued (See Note 1)
O/8565/03	Extension bedroom & ensuite dwelling	01/10/1984	Issued (See Note 1)
O/28993/01	Erect conservatory	26/08/1986	Issued (See Note 1)
BLD20050361001 BLD20050361002	Erect garage plus alterations & additions Amendment - family room bedroom and entry.	08/06/2005	CCC Issued 07/12/2005 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

The appeals to the AUP:OP can be viewed here:

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

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

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

- As Built Drainage Plan : 29 St Andrews Road Epsom
- Consent Conditions : LUC20050189901

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

Address

29 St Andrews Road Epsom Auckland 1023

Legal Description

Lot 2 DP 36198

Appeals

Modifications

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

Zones

Residential - Single House Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

Overlays

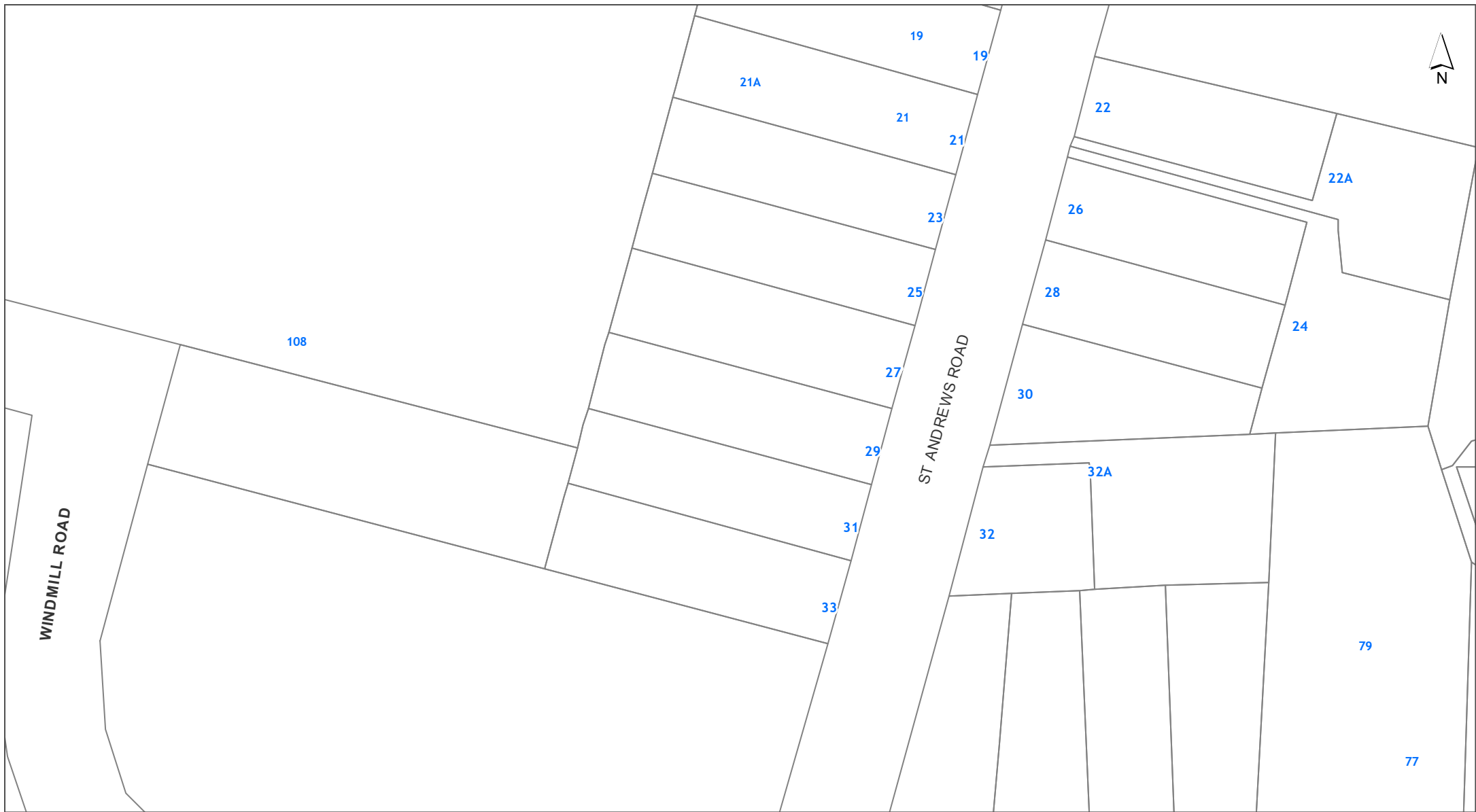
Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Residential Isthmus B

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Auckland Isthmus Volcanic

Natural Resources: Significant Ecological Areas Overlay - SEA_T_6034 - Terrestrial

Designations

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

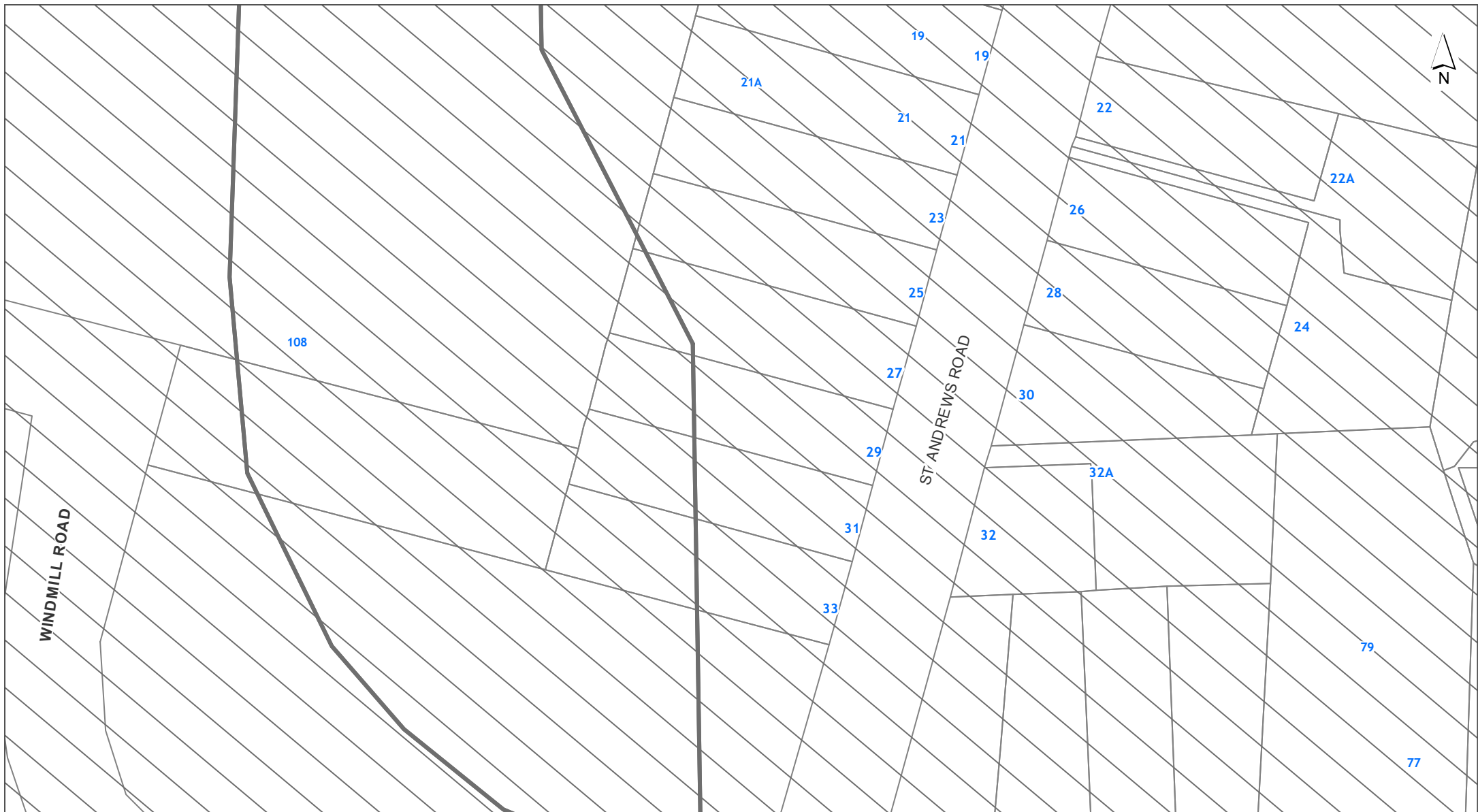


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Built Environment
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198

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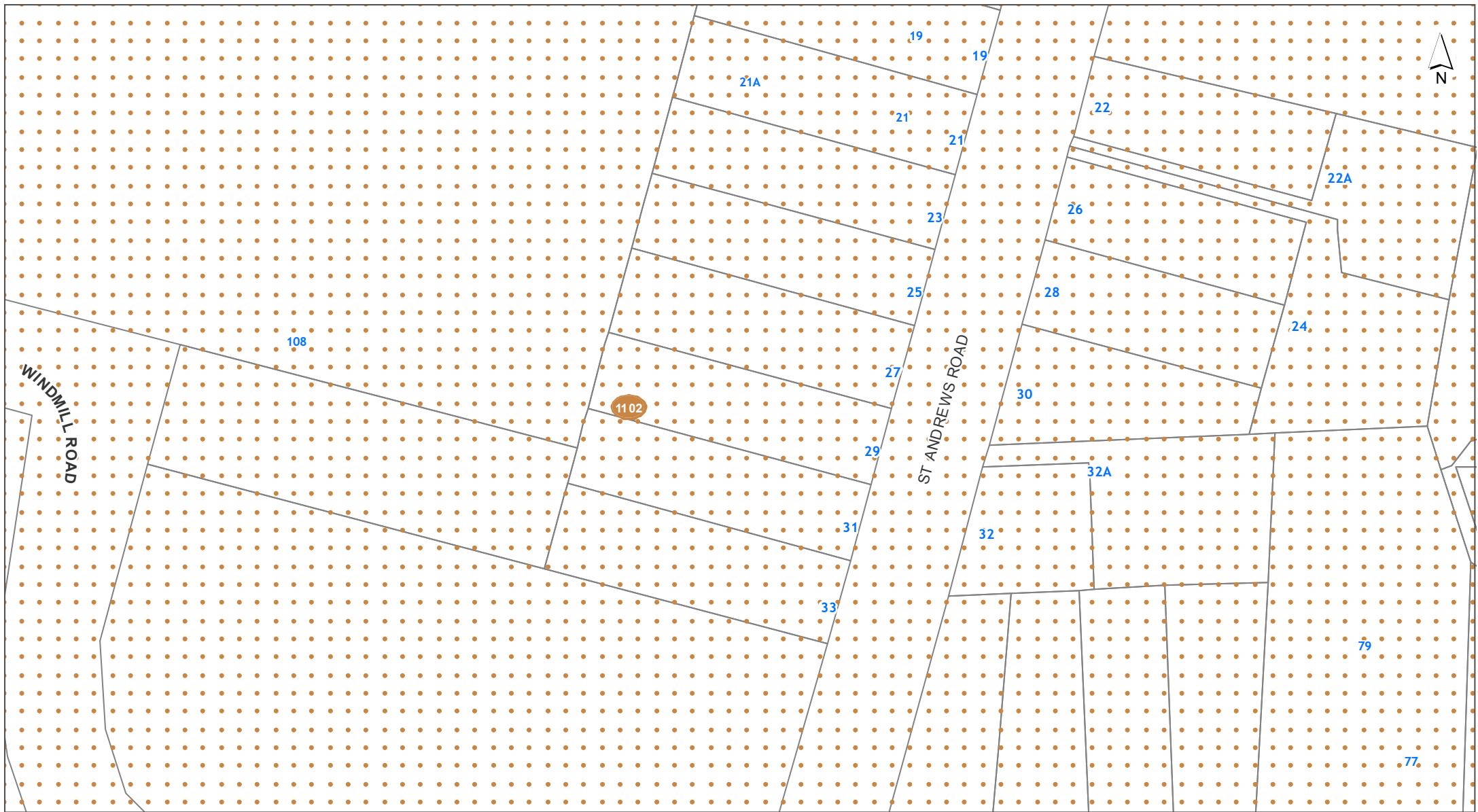


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Controls
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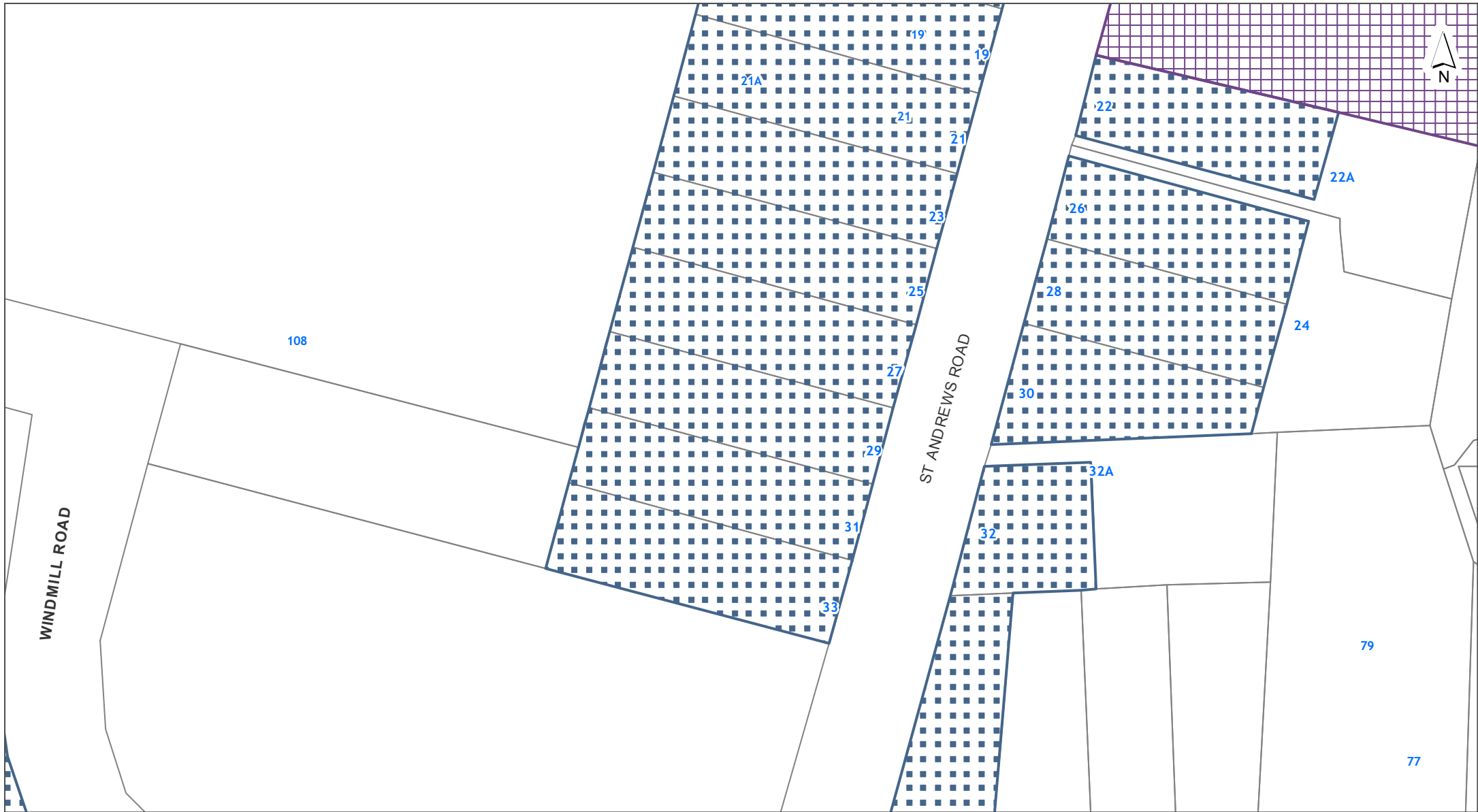


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Designations
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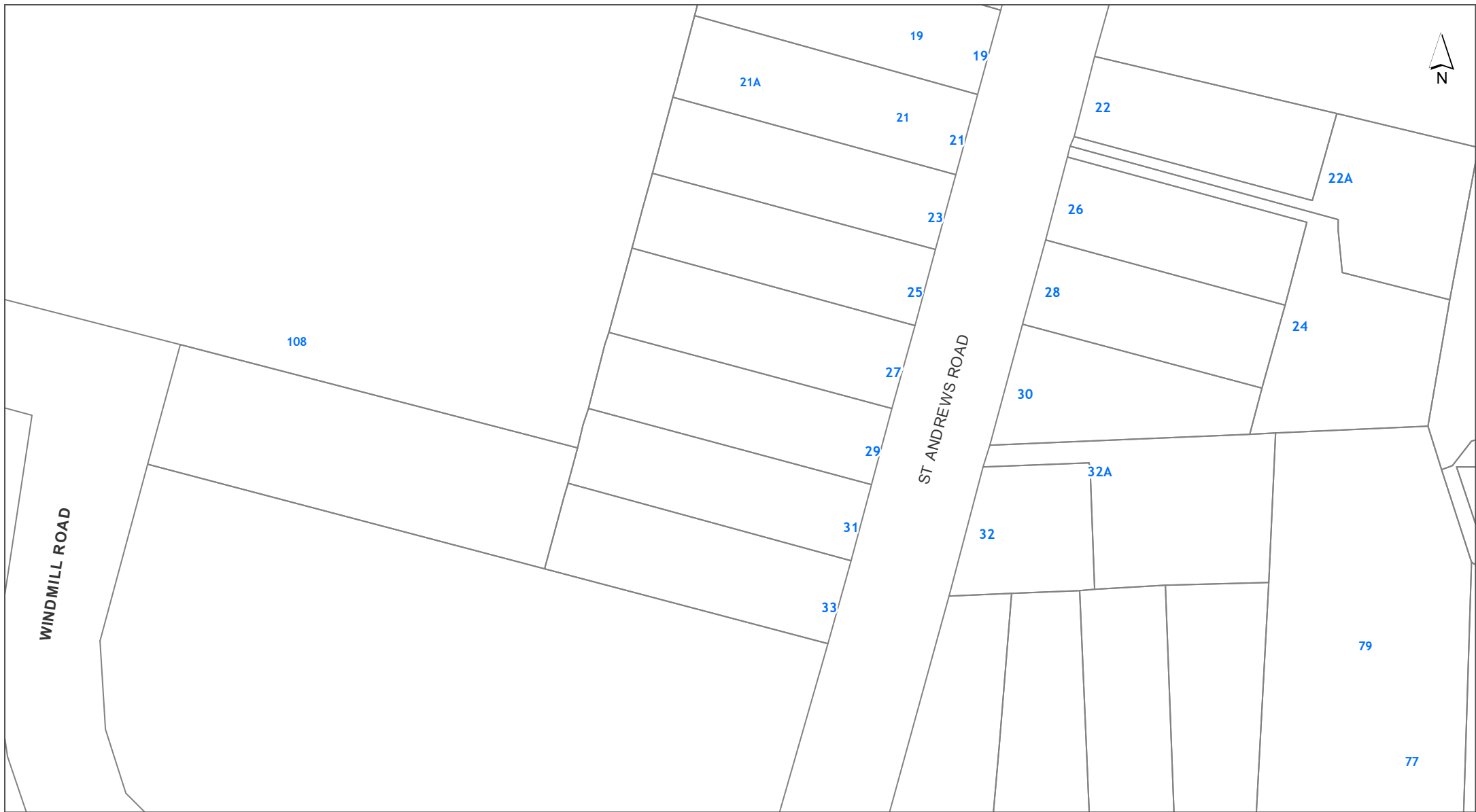


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Historic Heritage and Special Character
29 St Andrews Road Epsom Auckland 1023
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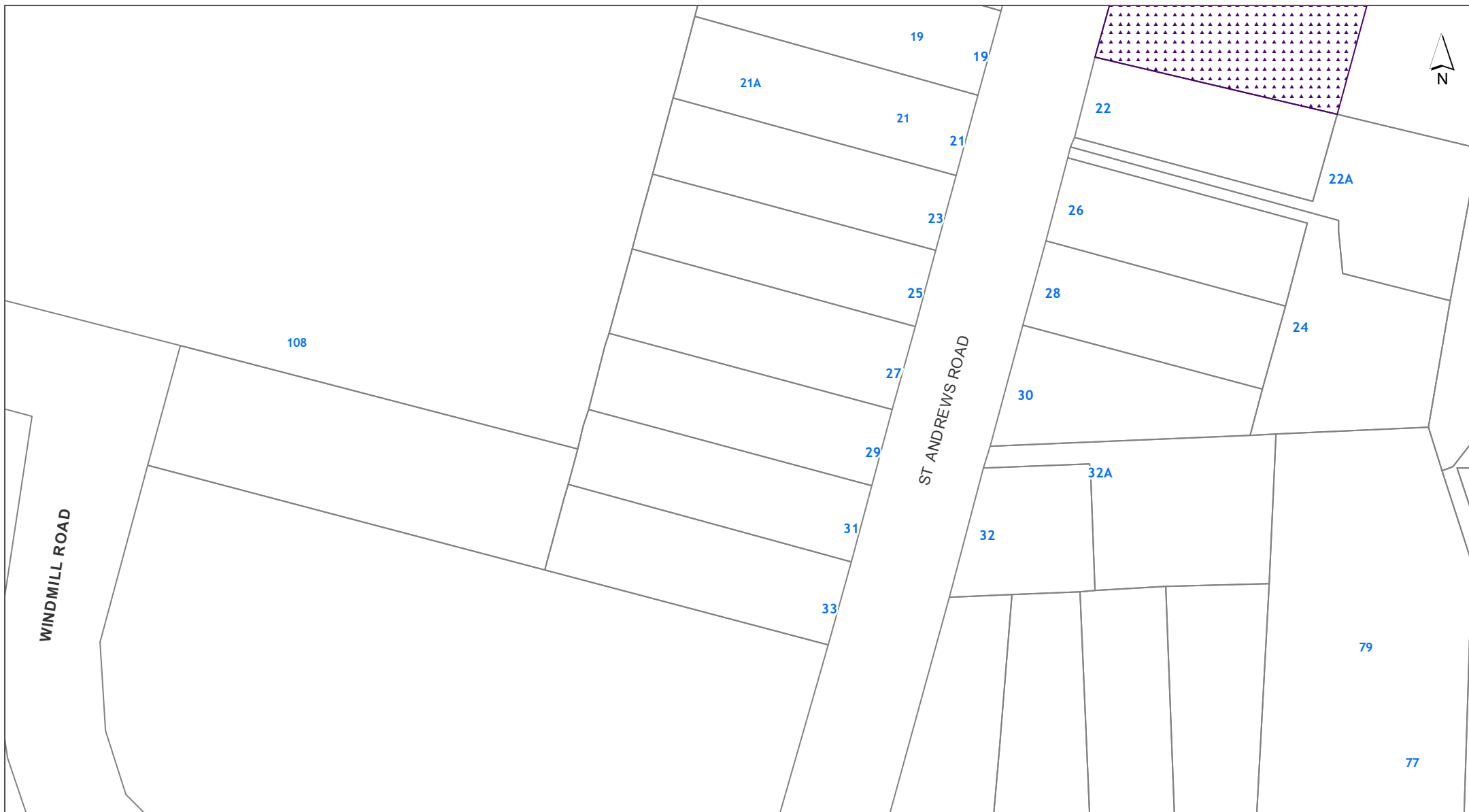


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Infrastructure
29 St Andrews Road Epsom Auckland 1023
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Mana Whenua
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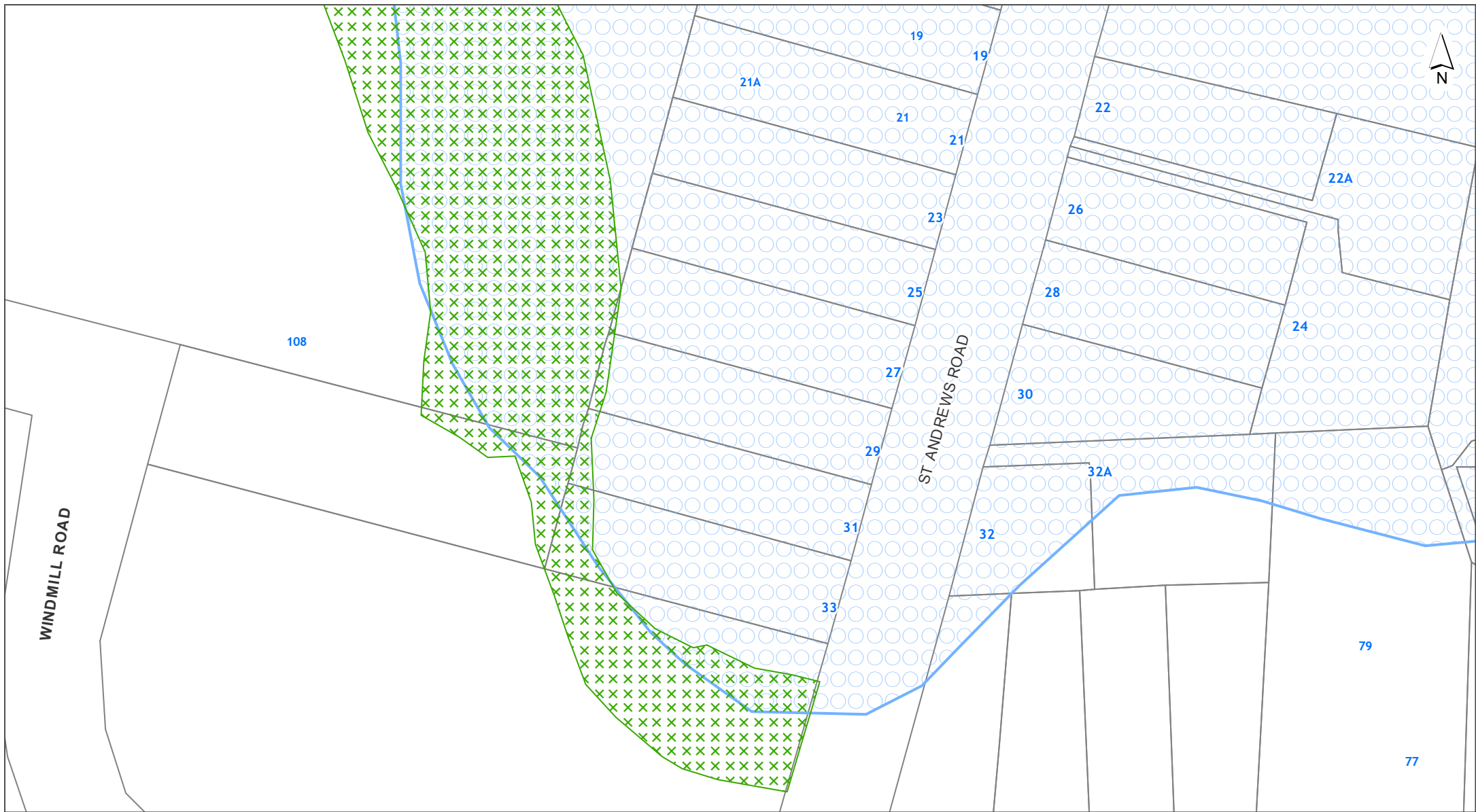


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Natural Heritage
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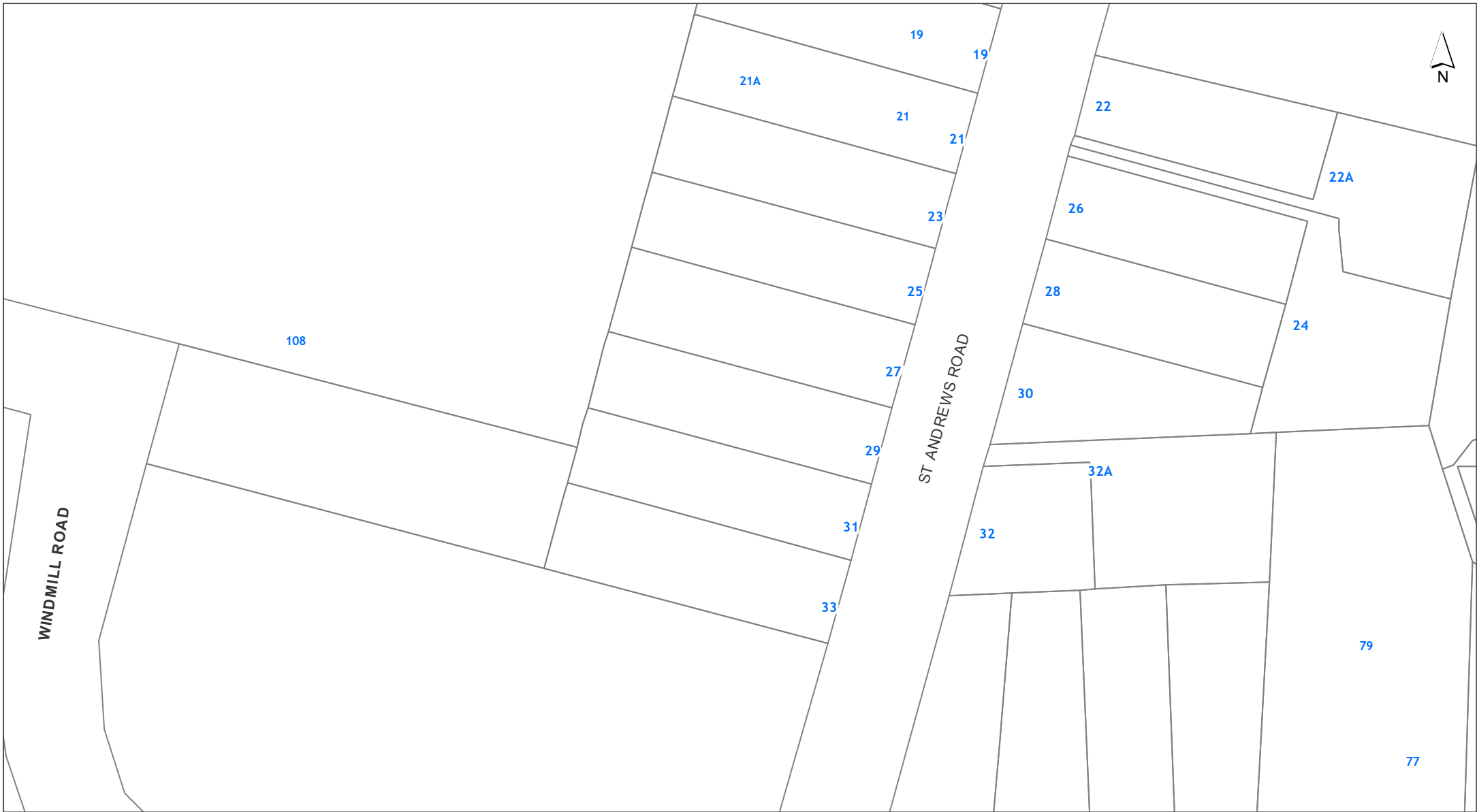


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Natural Resources
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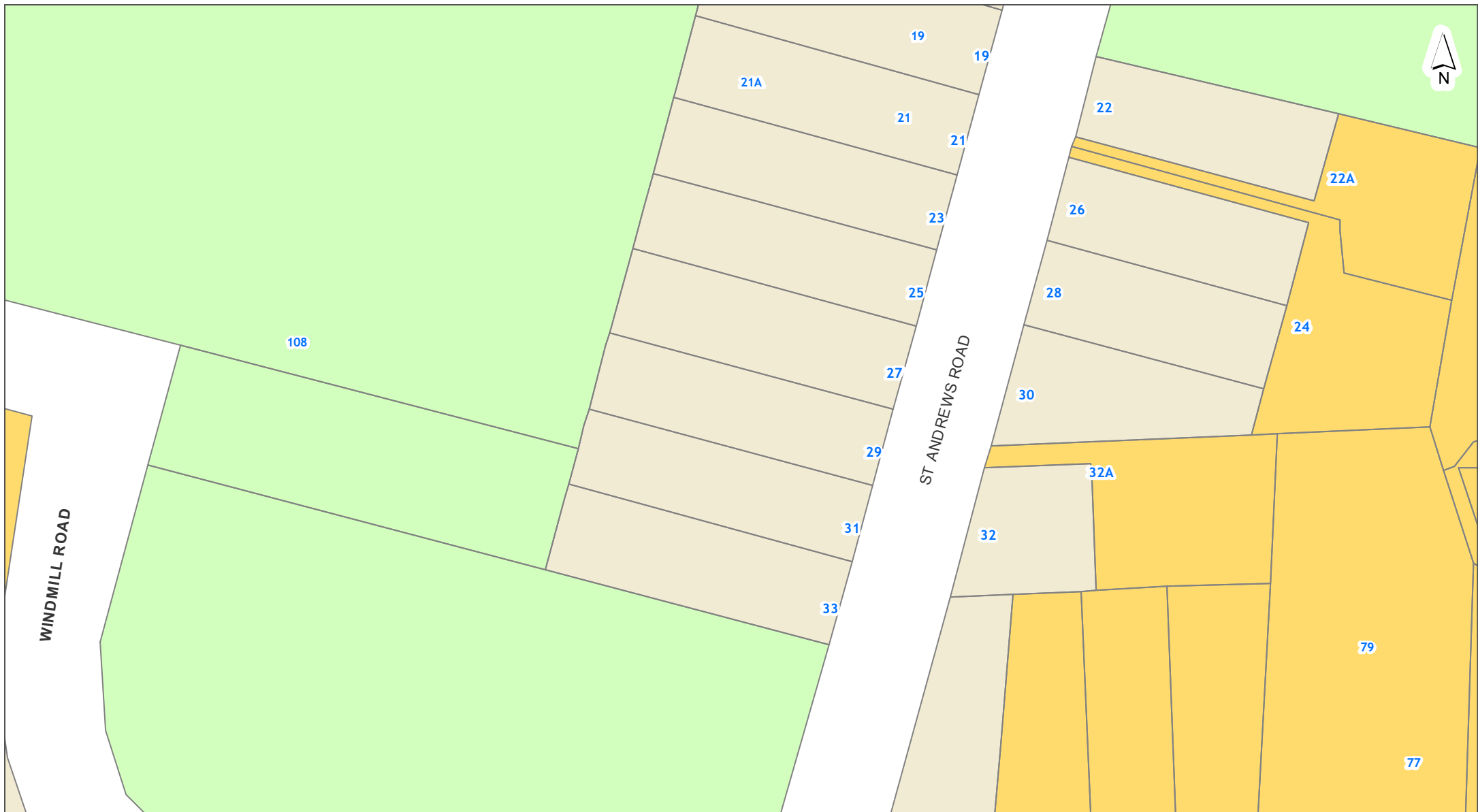


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Precincts
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Zones and Rural Urban Boundary
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198

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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

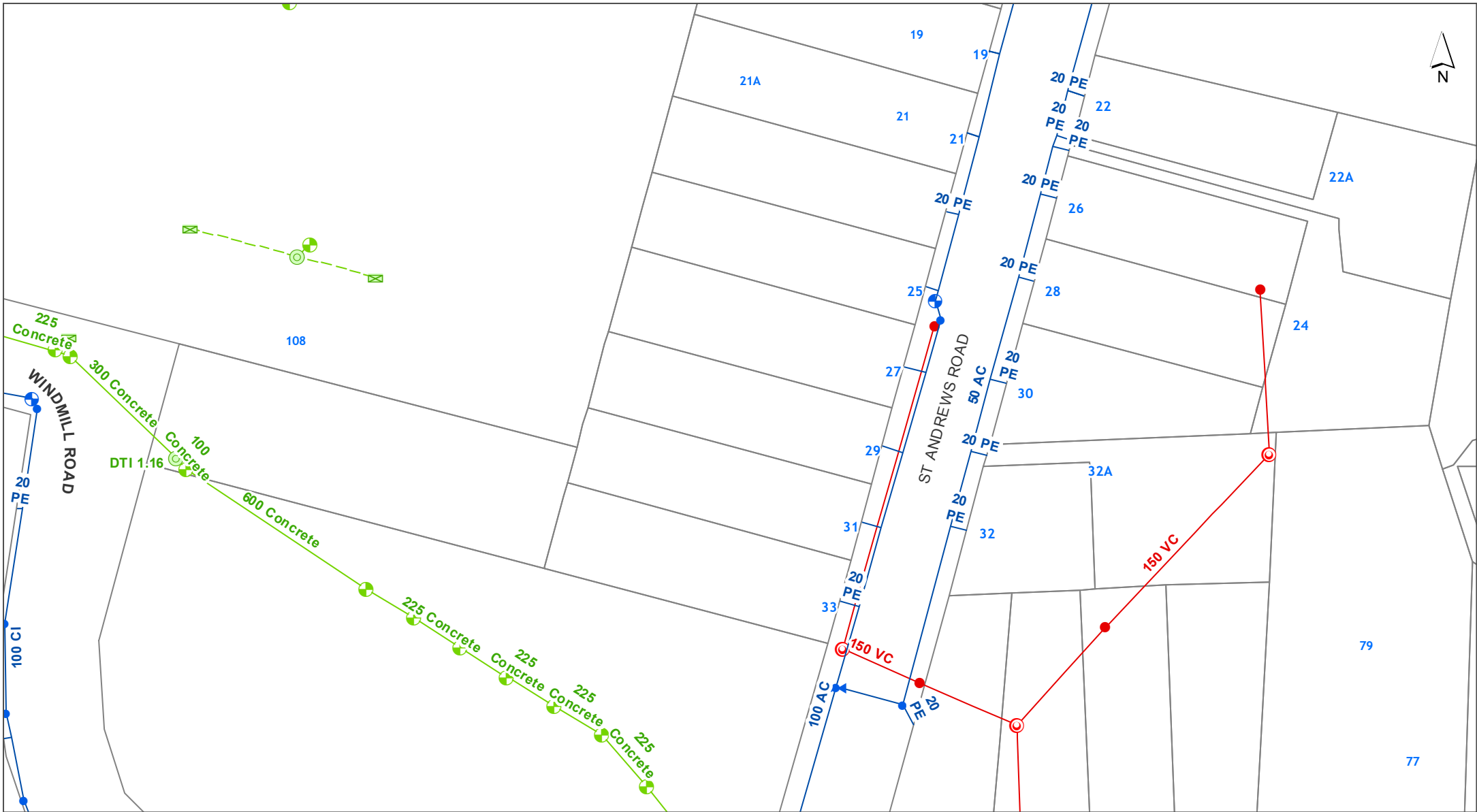
-  Key Retail Frontage
 -  General Commercial Frontage
 -  Adjacent to Level Crossings
 -  General
 -  Motorway Interchange Control
 -  Centre Fringe Office Control
 -  Height Variation Control
 -  Parking Variation Control
 -  Level Crossings With Sightlines Control
 -  Arterial Roads
 -  Business Park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



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Underground Services
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
11/11/2022



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, **Private** or **Abandoned**

- | | | | |
|--|-------------------------------|--|---|
| | Treatment Device | | Overland Flowpath (Public) |
| | Septic Tank | | Overland Flowpath (Private) |
| | Septic Tank (Hi-Tech) | | Forebay (Public) |
| | Soakage System | | Forebay (Private) |
| | Inspection Chamber | | Treatment Facility (Public) |
| | Manhole (Standard / Custom) | | Treatment Facility (Private) |
| | Inlet & Outlet Structure | | Pump Station |
| | Inlet & Outlet (No Structure) | | Planting |
| | Catchpit | | Embankment |
| | Spillway | | Viewing Platform |
| | Safety Benching | | Bridge |
| | Culvert / Tunnel | | Erosion & Flood Control (Other Structure) |
| | Subsoil Drain | | Erosion & Flood Control (Wall Structure) |
| | Gravity Main | | |
| | Rising Main | | |
| | Connection | | |
| | Fence | | |
| | Lined Channel | | |
| | Watercourse | | |

Water

- | | |
|--|--|
| | Valve |
| | Hydrant |
| | Fitting |
| | Other Watercare Point Asset |
| | Other Watercare Linear Asset |
| | Local Pipe (Operational-NonPotable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-NonPotable) |
| | Transmission Pipe (Operational-Potable) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

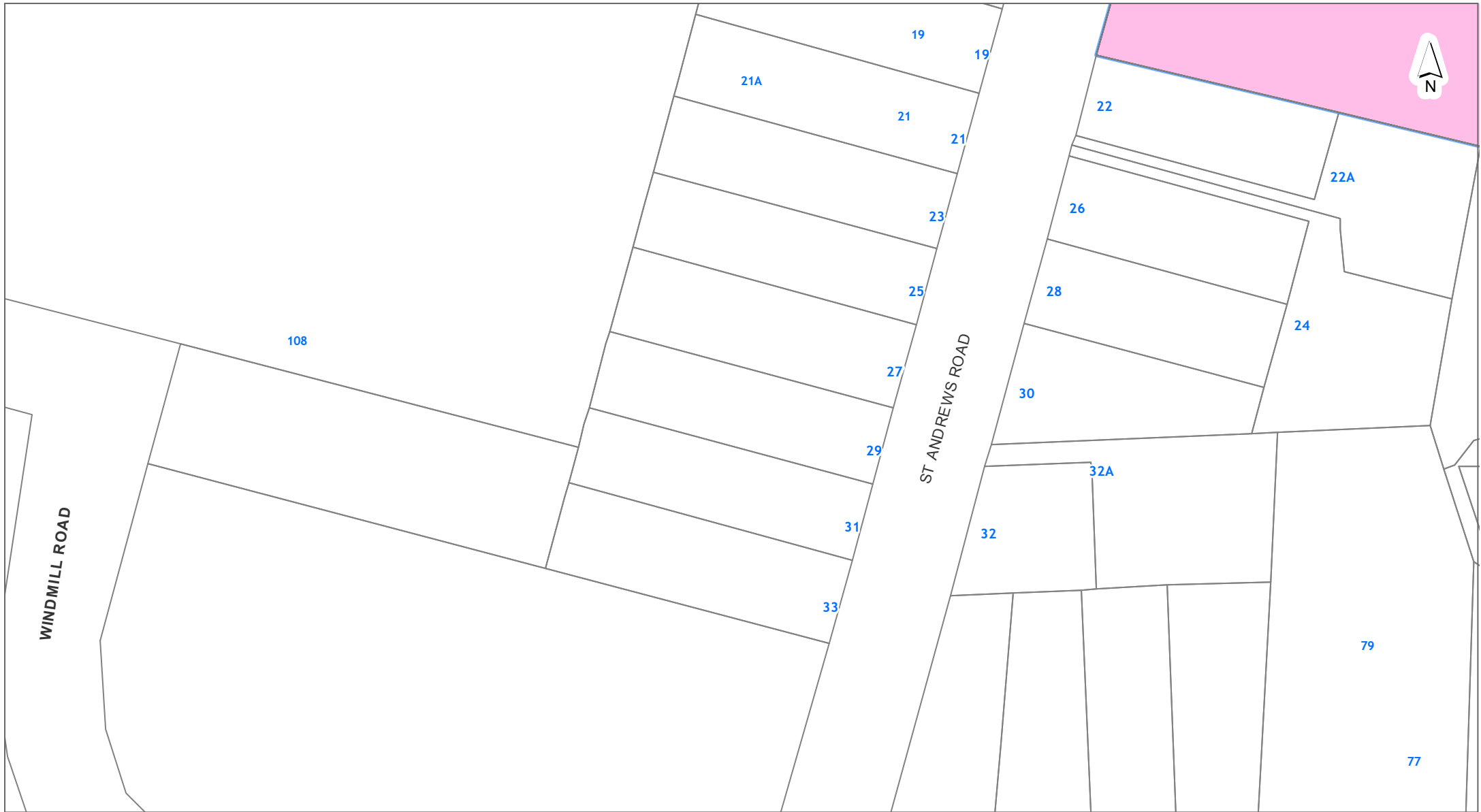
Wastewater

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

Utilities

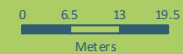
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| |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

Legend updated: 21/09/2020



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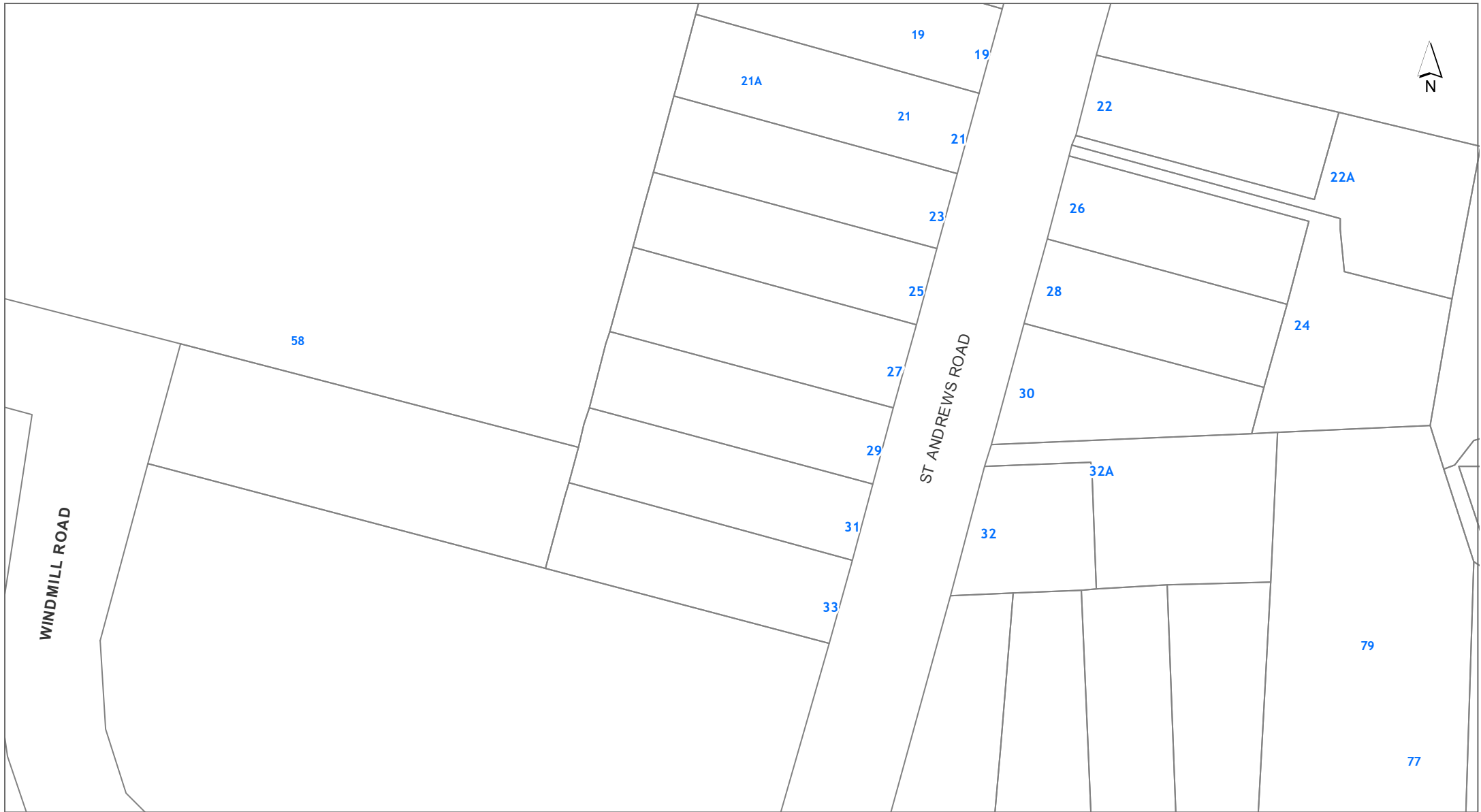
Hazards
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198



Scale @ A4
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Date Printed:
11/11/2022



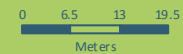


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Natural Hazards - Coastal Erosion ASCIE

29 St Andrews Road Epsom Auckland 1023

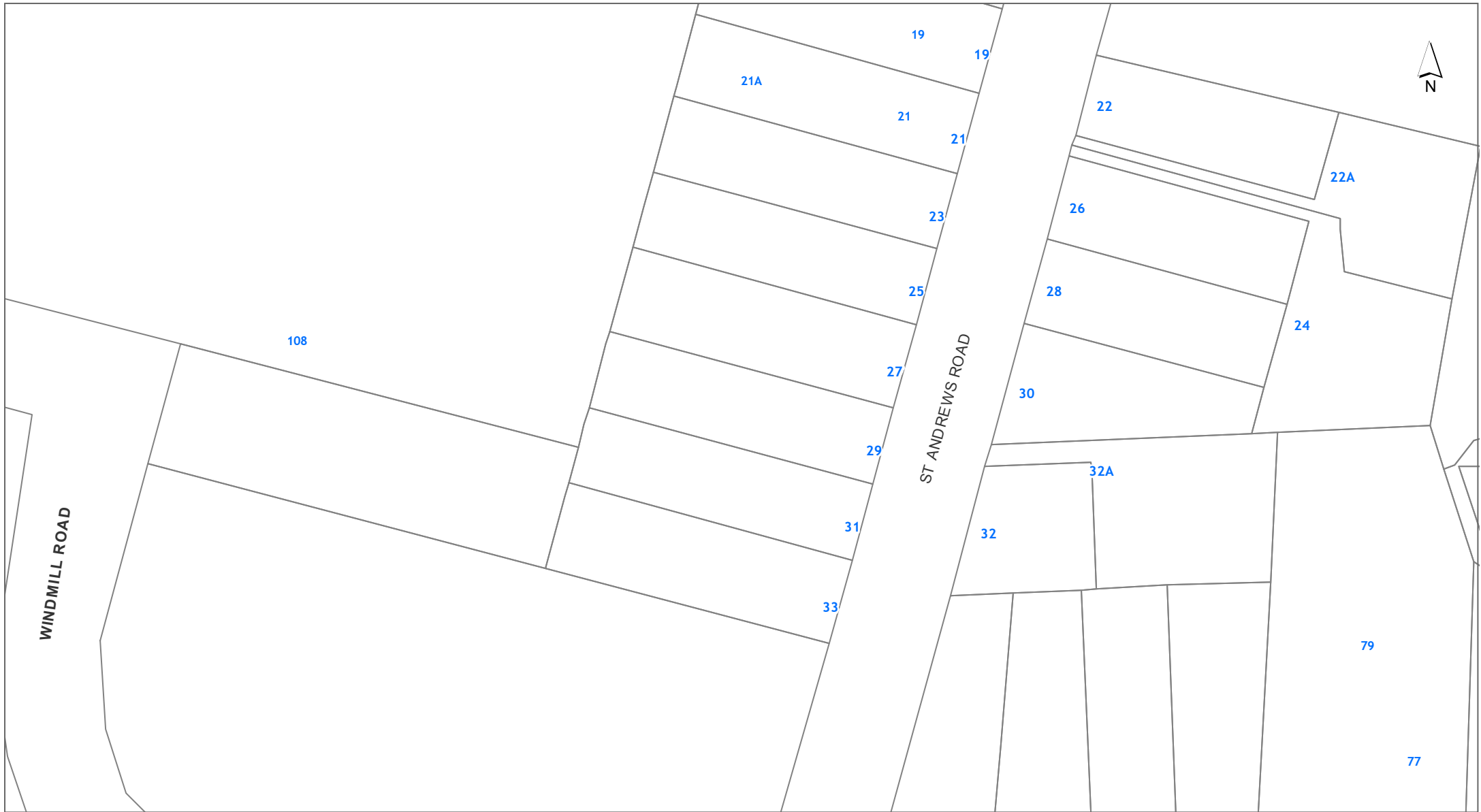
Lot 2 DP 36198



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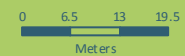
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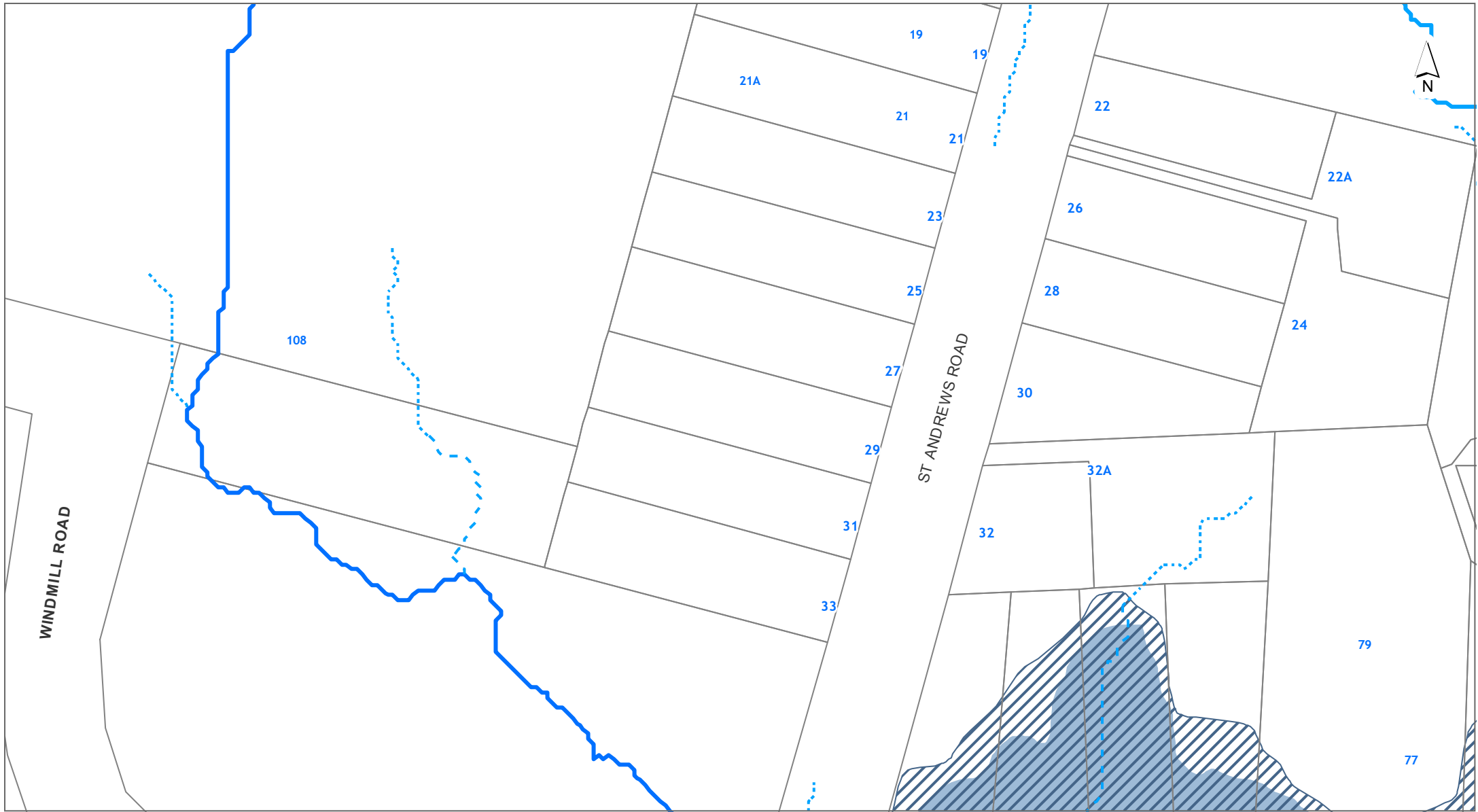
Natural Hazards - Coastal Inundation
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198



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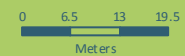
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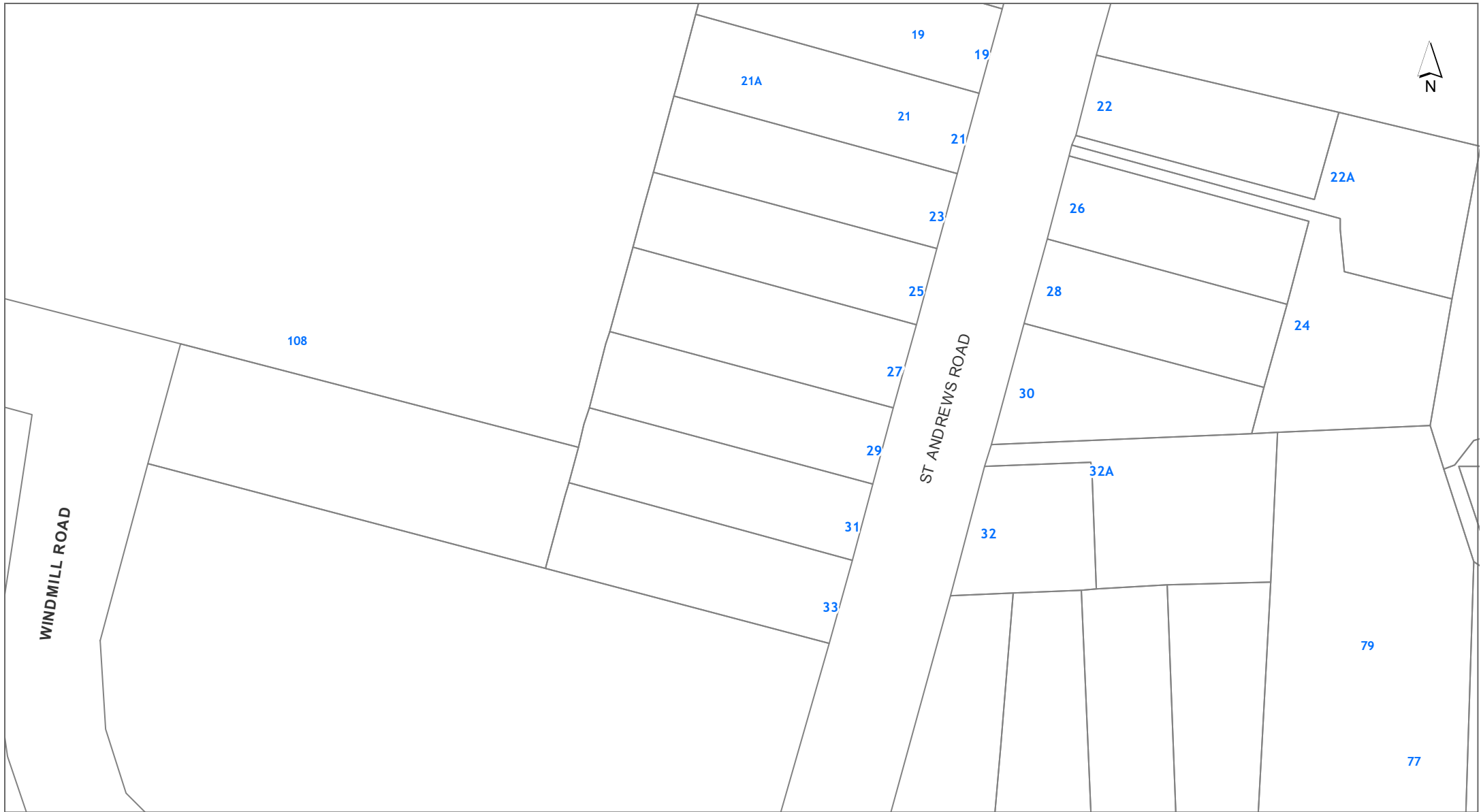
Natural Hazards - Flooding
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198



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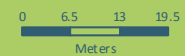
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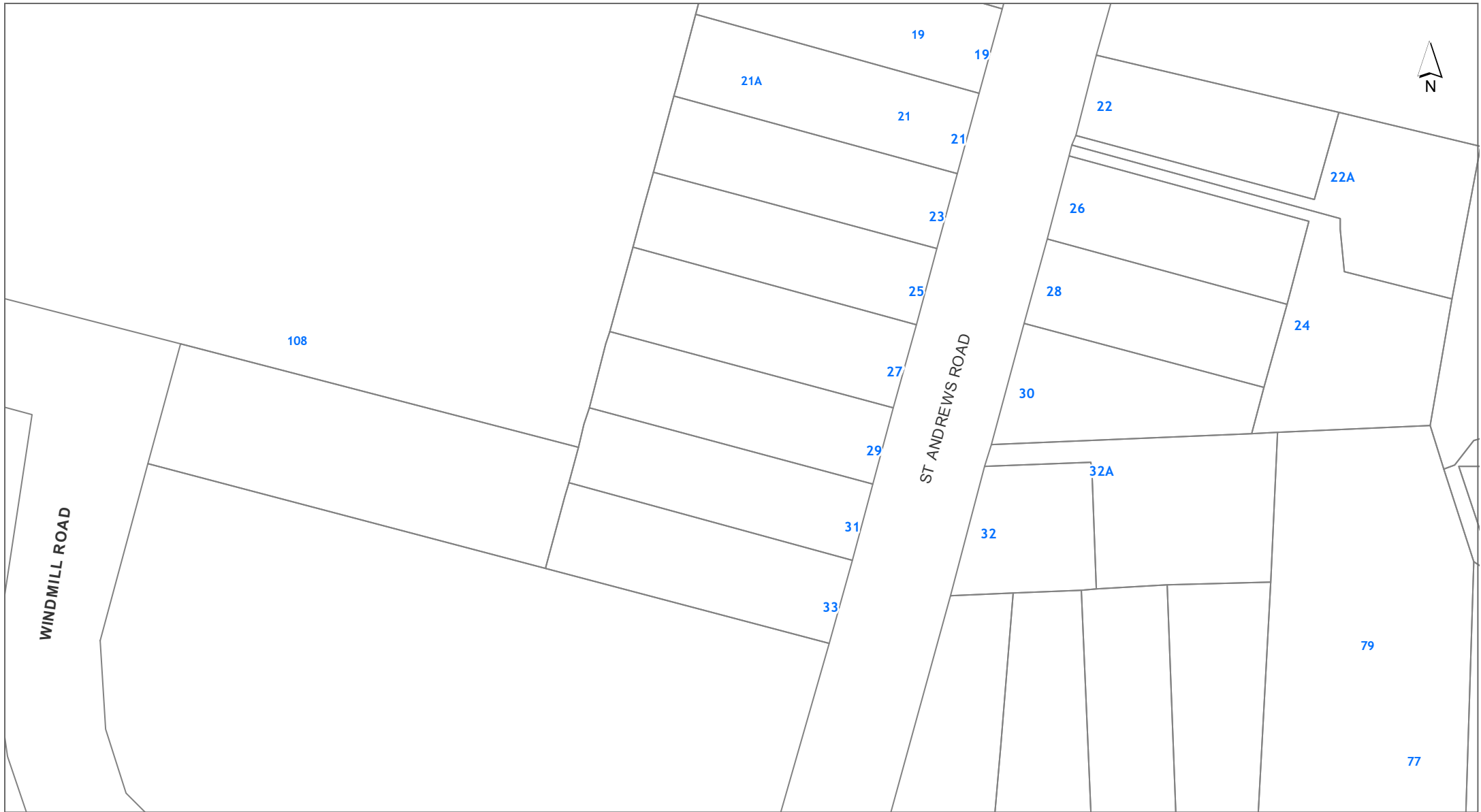
Natural Hazards - Sea Spray
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198



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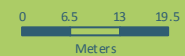
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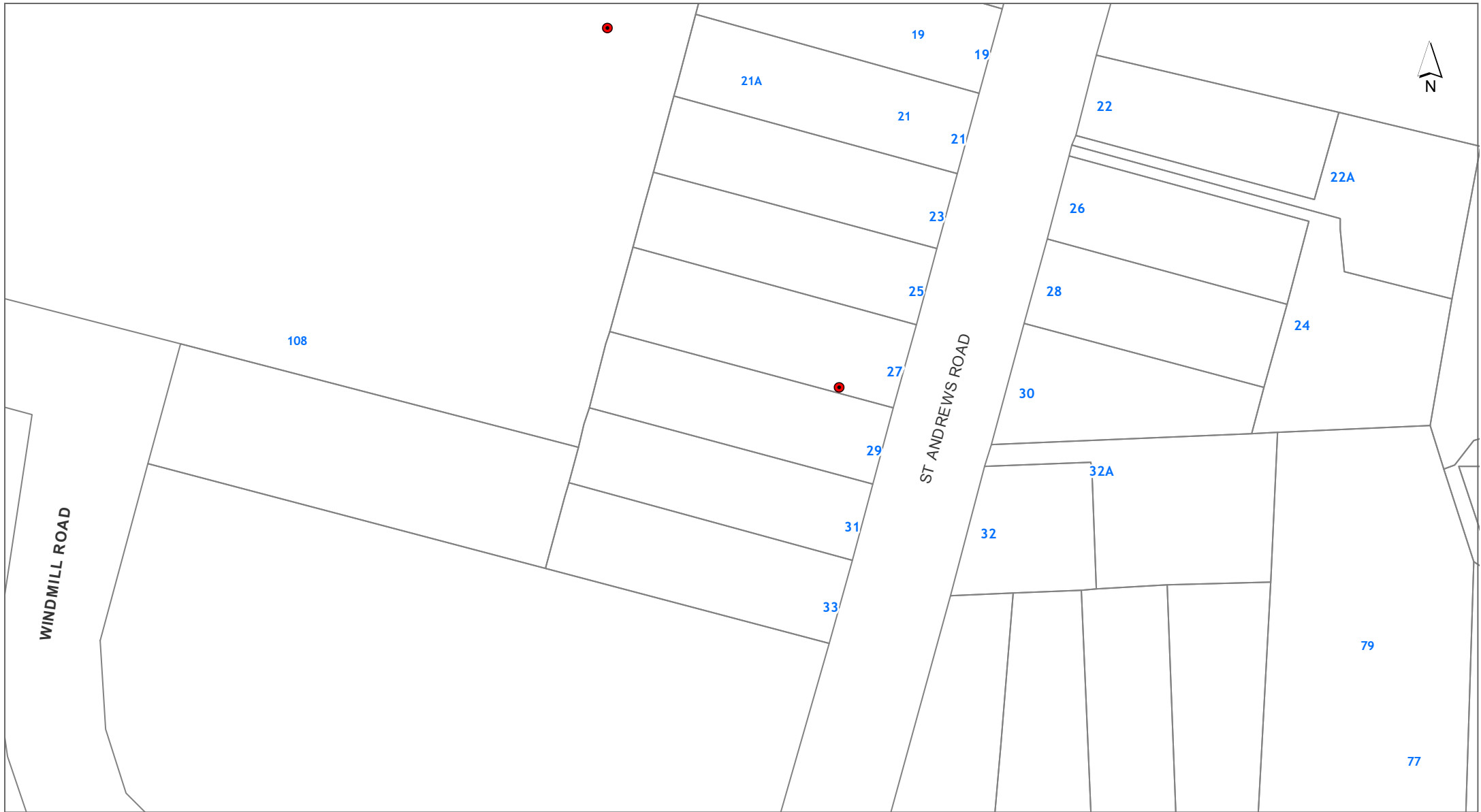
Natural Hazards - Volcanic Cones
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198



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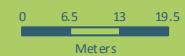
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Other
29 St Andrews Road Epsom Auckland 1023
Lot 2 DP 36198



Scale @ A4
= 1:1,000

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11/11/2022











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)

Other

Cultural Heritage Index

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

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

Legend updated: 22/07/2021

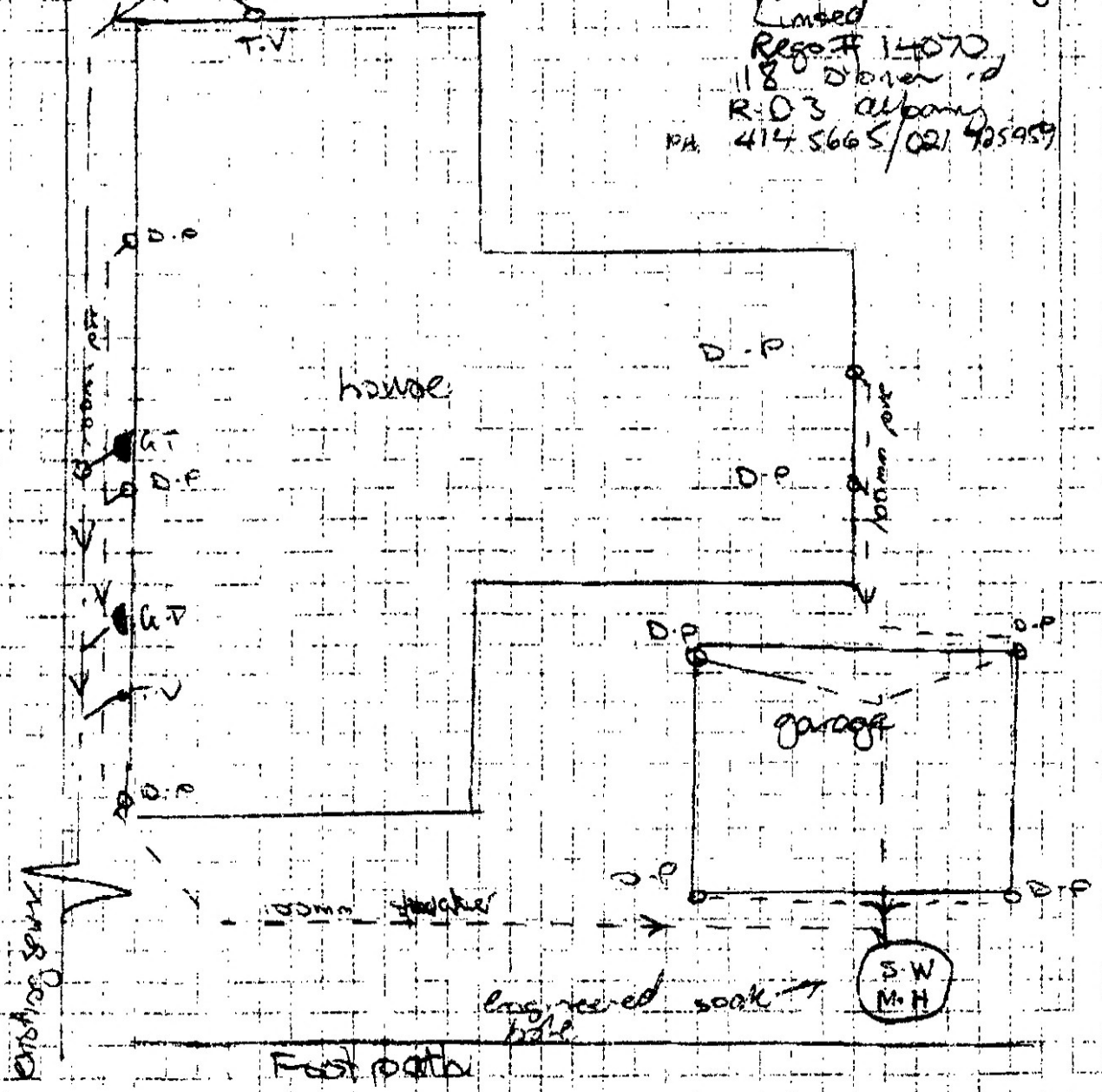


29^{3/4} ST FROM ANDREWS RD

FAX 07 8244807

Existing earth/water sewer
T.V

Drainlayer
D. Patten Drains
Limited
Reso # 14070
118 Dover rd
R.O.3 Albany
Ph. 414 566 5/021 425959



Existing sewer

Foot path

engineered soak pit

S.W
M.H



AUCKLAND CITY

REPORT FOR A DISCRETIONARY ACTIVITY LAND USE CONSENT APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991 AT 29 ST ANDREWS ROAD,
EPSOM

To: Angela Crang
Team Coordinator Resource Consents

From: Tim Hegarty
Planner Resource Consents

Reference: LUC20050189901

1 THE APPLICANT AND PROPERTY DETAILS

Site Address: 29 St Andrews Road
Epsom

Applicant's Name: S Atwell

Address for Service: Attn: James Hook
Meridian Planning Consultants Limited
P O Box 8960
Symonds Street
AUCKLAND

Legal Description: LOT 2 DP 36198 ALLOT 69A SEC 10 SA, CT 1138/259

Site Area: 870m²

District Plan Zoning: Isthmus District Plan 1999 Residential - 2b

Designations/limitations: None

Locality diagram: Refer to attached map

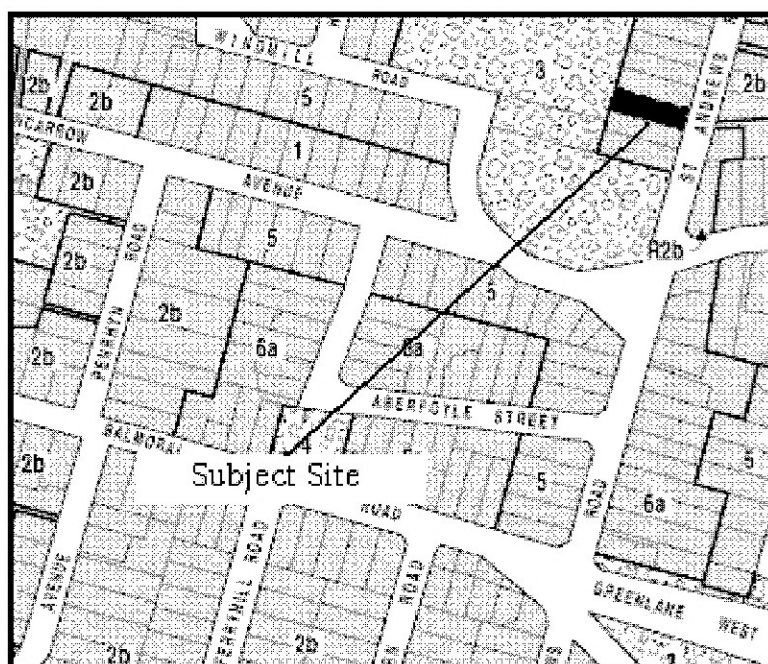
1 THE PROPOSAL AND SITE DESCRIPTION

The applicant is seeking consent from Council for the clearance and upgrading of the front yard of the subject site. This will include the removal of three generally protected trees and the addition of stairs and garden path. A new vehicle crossing and driveway will be constructed within the front yard. The

applicant also wishes to extend and improve the facilities within the dwelling, including the addition of a deck to the rear of the dwelling. A full description of the proposed works can be found in “*Proposed Additions and Alterations to Existing Dwelling, 29 St Andrews Road, Mount Eden*”, an assessment of environmental effects prepared by James Hook of Meridian Consultants Limited.

The subject site is located on the western side of St Andrews Road. The site is generally flat towards the rear of the site, but slopes down towards the street along the frontage. A 2 to 3-metre high (approximately) retaining wall runs the length of the site’s road boundary. The front of the site features extensive vegetation, which obscures the house when viewed from the street. This vegetation is overgrown and features three generally protected trees: one flowering cherry, one magnolia, and a silver birch. While the initial application included the removal of two generally protected cypress trees, these have already been removed. The existing dwelling is a single storey weatherboard clad home that dates from the 1950s. The site currently has vehicle access over a driveway that it shares with 27 St Andrews Road, with a single garage and carport located at the rear of the property.

The surrounding area is a mix of housing styles, though most appear to have been constructed or renovated within the past decade. The immediate site to the North, 27 St Andrews Road, has been extensively modified and features a more modern design than normally associated with the Residential 2b zone. A number of the neighbouring sites feature garages in their front yards. These sites also include a variety of landscaping styles, including rock gardens in their front yards. Very few feature large or mature trees along their street frontages. To the west of the site is Windmill Park, which Auckland City Council owns and manages. St Andrews Road is of medium width and while the District Plan classifies it as a local road, there are serious parking stresses due to the close proximity of the Auckland College of Education.



2 REASONS FOR THE APPLICATION

A resource consent is required for the following reasons:

- The front yard landscaping control (Rule 7.8.1.7A of the Operative District Plan 1999 – Isthmus) as it applies to this zone, which requires that 60% of the 6 metre front yard be in landscaped – permeable surface, is infringed by 10.2%, or 9.9m², with 54.5m² required, and 44.6m², or 49.8%, provided. This is a **discretionary activity** pursuant to Rule 4.3.1.2B (Development Control Modification).
- The proposal involves the removal of the following generally protected trees located in the front yard: one flowering cherry, one magnolia, and a silver birch. **Restricted Discretionary activity**

consent is required pursuant to Rule 5C.7.3.3C of the Operative District Plan 1999 – Isthmus Section.

- The proposal involves external additions and alterations to an existing building on the subject site. Under Rule 7.7.1 of the Operative District Plan 1999 – Isthmus Section, this is a **restricted controlled activity** in the Residential 2b zone

Overall, the application is a **discretionary activity**.

3 NOTIFICATION ASSESSMENT

The Resource Management Act 1991 provides for public notification of applications unless the adverse effects on the environment are minor and written approval of all affected persons has been obtained.

4.1 Adverse Effects on the Environment (section 93)

After an analysis of the application, adverse effects of the activity on the environment have been identified. These are set out and discussed below. There are no effects permitted by the District Plan for this site due to Part 7.7 (Residential Activities) of the of the Operative District Plan 1999 - Isthmus Section, which states that any additions and alterations to an existing building on a Residential 2b site is a restricted controlled activity, so it is considered that the alterations to the existing dwelling not be separated out from the need to obtain consent for the reduction in required front yard landscaping. As such, the following assessment of effects will take into account all actual and potential effects on the environment.

3.1.1 Flora

The removal of the three generally protected trees in the front yard will only generate **minor** effects on flora. Both the applicant's arborist and Council's arborist, Mr Allan Holmes, have inspected these trees. Mr Holmes has stated that "The new additions require excavation of the front of the site and this will be within the dripline of the subject trees and the trees are not worthy of requiring the applicant to redesign." Overall, these trees are in poor form due to previous trimming and competition from other plants. They would not be able to survive the proposed construction and earthworks. Furthermore, the applicant has stated that they will provide replacement plantings as per their assessment of environmental effects. These plantings will mitigate the loss in floral biodiversity resulting from the tree removal.

Given these factors, no persons or parties are considered adversely affected by these effects on flora.

3.1.2 Character/Streetscape

The proposal will generate only **minor** effects on character/streetscape. The materials chosen for the proposed additions are in keeping with the existing dwelling and surrounding neighbourhood dwelling styles. The use of timber weatherboard cladding and plaster will allow the additions and garage to blend into the general form of the dwelling and neighbouring buildings. The use of a wooden sectional door for the garage will further allow the additions to retain the character of the area, as similar garage doors are found on other sites in the street.

Furthermore, many of the properties along this stretch of St Andrews Road have open yards with little or no mature vegetation, unlike other areas within the Residential 2 zone. For instance, 27 St Andrews Road (immediately to the north of the subject site) features a rock garden, while the two sites opposite have low vegetation and garages within their required front yards. Therefore, while the three trees will be lost due to the proposal, the low level of landscaping in the front yard will not be out of character for the rest of St Andrews Road and the replacement planting proposed under applicant's assessment of environmental effects will maintain amenity. In addition, approximately 9 metres of the 15.24-metre

road frontage is located above the existing retaining wall, some 2.5-metres above street level. Therefore, the paved areas (except for the driveway) within this yard will not be visible to pedestrians or passing motorists.

The sites on the opposite side of St Andrews Road are at a lower elevation to the subject site. This lower elevation prevents views of the subject site's front yard when viewed from these properties. Therefore, the owner/occupiers of these sites are not considered adversely affected. The site to the south (31 St Andrews Road) is not considered adversely affected as it has its view of the front yard partially obscured by the bulk of the dwelling on the subject site and will only be able to view the grassed area of the front yard. The site to the north (27 St Andrews Road) is not considered adversely affected due to the position of 29 St Andrews Road front yard away from both the dwelling and living court of 27 St Andrews Road. The bulk of the house at 29 St Andrews Road will block views of the front yard from the main living spaces (living room and kitchen) of the dwelling at 27 St Andrews Road.

Given these factors, no person or parties is considered adversely affected by these effects on character/streetscape.

3.1.3 Dominance/Shadowing/Privacy

The effects on dominance/shadowing/privacy from the proposal will be **nil**. This is due to the positioning of the of the garage partly below existing ground level, which partially obscures the bulk of this structure. The rear additions are located some 2.3 metres of the southern boundary and 2.2 metres off the northern boundary respectively. These setbacks and the single-storey form of the additions prevent dominance, shadowing, and privacy onto the neighbouring sites at 29 and 27 St Andrews Road. The large setback (approximately 23 metres) from the western boundary avoids such effects on Windmill Park.

The proposed deck will not generate any privacy effects on the adjacent sites, as the deck is only 600mm of the ground and provides no greater a view into neighbouring sites than if a person was standing on bare earth. Furthermore, the deck is exposed to the elements and so its use is limited to good weather. Lastly, 31 St Andrews Road is not affected as the bulk of the dwelling at 29 St Andrews Road sits between the deck and 31 St Andrews Road, while there is an adequate separation distance of 4.5 metres (approximately) between the main portion of the deck and the boundary with 27 St Andrews Road.

Given these factors, no person or parties is considered adversely affected by effects on dominance/shadowing/privacy.

Overall, the adverse effects of the activity on the environment will be **minor**.

4.2 Adversely Affected Persons (section 94)

In identifying the effects set out above, the Council does not consider that there are any persons who may be adversely affected by the activity.

4.3 Special Circumstances (section 94C)

There are no special circumstances that would warrant the notification of this application.

5 RECOMMENDATION

- 5.1 That, pursuant to sections 93 and 94 of the Resource Management Act 1991, this application be processed without notice because:
- The adverse effects of the activity on the environment will be minor, and
 - There are no persons considered to be adversely affected by the activity.
- 5.2 That, pursuant to section 94C, there are no special circumstances to warrant notification.

AUTHOR

Tim Hegarty

Planner - Resource Consents

DATE: 23/5/2005

DETERMINATION ON NOTIFICATION

Acting under delegated authority, and for the reasons set out in the above assessment, this application for resource consent shall be processed on a non-notified basis.

Angela Crang

Team Coordinator Resource Consents

DATE:

6 ASSESSMENT (SECTION 104)

6.2 **Statutory Matters**

Matters to be considered by the Council when assessing an application for resource consent under s104 of the Act include, (subject to Part II), any actual and potential effects on the environment of allowing the activity and any relevant provisions of a plan or proposed plan.

6.3 **Actual and Potential Effects on the Environment (section 104(1)(a))**

An assessment of effects has been set out at section 4 above where it was concluded that any adverse effects on the environment will be minor.

Overall, it is considered that any actual or potential effects of the activity on the environment will be minor.

6.4 **District Plan and any Relevant Statutory Documents (section 104(1)(b))**

The specific objectives and policies of the Residential 2 zone seek to conserve the landscape qualities of those residential areas displaying a special blend of built and natural features involving period housing and the presence of trees. This is achieved through maintaining the quality of spaciousness of the zone and encouraging renovation and new buildings to be developed in a manner that maintains the historic form and pattern of buildings, open space and large trees.

Overall, it is considered that the proposal is within the scope of the objectives and policies of the District Plan for the following reasons:

- The proposal is considered appropriate and consistent with development in the surrounding area.
- The development will not decrease on-site amenity, or the amenity of the surrounding area.

6.4 **S104(1)(b) - Relevant Rules and Assessment Criteria**

The District Plan specifies the relevant assessment criteria to be considered in assessing this application. Having regard to the assessment of the effects of the proposal and the relevant assessment criteria of the Plan, I make the following comments in regards to this proposal:

6.4.1 **External Additions and Alterations to an Existing Building**

The Residential 2 zones seek to conserve the landscape qualities of those areas displaying a special blend of built and natural features, generally involving period housing coupled with the presence of trees. The assessment criteria relevant to external additions and alterations in this zone seek to ensure that appropriate protection is afforded to those zones that have special characteristics. Having regard to the criteria contained in clauses 7.7.3.1 and 7.7.3.2B, the following comments are made in relation to the proposed development:

	Criteria Met	N/a	Condition required
Objectives and policies of relevant zone met	√		
Complies with Architectural Design Guidelines	√		
Form, mass, proportion and materials are compatible with original architectural style of existing dwelling	√		
Proposal does not compete or dominate the character of the surrounding area	√		
Location and design of vehicular and pedestrian access - adequate sight distances provided	√		
Landscape design and site layout -activity buffers including yards, screening, landscaping present	√		
Heritage comments not required			

6.4.2 Front Yard Landscaping

The applicant proposes to infringe this control by 10.2%, with 54.5m² required, and 44.6m², or 49.8%, provided.

The purpose of the front yard control within this zone is to retain the spacious, landscaped and well treed sites which characterise the zone. The front yard control can create a landscaped space either side of the road contributing towards the visual amenity of the neighbourhood, which is appreciated by the resident community and those people passing through.

	4.3.1.2B - Development Control Modification Criteria:	Criteria Met	N/a
(1)	Effects are minor taking into consideration the express explanation for the control and do not adversely affect any persons or parties	√	
(2)	Not contrary to the objectives and policies of the District Plan	√	
(3)	Conditions required		√

6.4.3 Removal of Generally Protected Trees

The applicant proposes to remove three generally protected trees located in the front yard. These trees are one flowering cherry, one magnolia, and a silver birch.

The purpose of this control is to ensure that the existing general tree cover within the City is retained wherever possible, and to reduce the risk of serious or irreparable damage being done to the local environment through unnecessary or undesirable tree removal.

	Criteria Met	N/a	Condition required
Tree removal necessary to provide a practicable building platform, access, parking area	√		
Works necessary to install engineering services to the site		√	
No alternative methods available that would allow the trees to be retained	√		
The tree(s) are unable to be relocated	√		
Visual and physical amenity of the site will be maintained			√

Replacement planting will mitigate the effects of the removal of the tree			√
The tree(s) or part of the tree is structurally unsound	√		
Removal of the tree would be beneficial to the health and growth of existing trees		√	
The payment of a bond will ensure that the tree(s) is not damaged or destroyed during works period		√	
Works will be undertaken in accordance with Annexure 5 of the District Plan			√
Arborist comments received and concurred with			

6.5 Other Matters (section 104(1)(c))

6.5.1 Monitoring

In granting consent to an application, the Council may impose conditions to offset any adverse effects associated with the land use. In addition, Council is required to monitor the exercise of resource consents under section 35 of the Act and can charge the consent holder under section 36 in order to carry out monitoring functions. The amount that can be charged is based on actual and reasonable costs associated with monitoring and covers such tasks as site inspections, carrying out tests and administration.

The main components of this consent which will require monitoring are ensuring that the works are carried out in accordance with the approved plans and replacement plantings for the removed trees. It is therefore anticipated that a monitoring fee of \$304(inclusive of GST) will be appropriate in this case. A condition requiring payment of this fee is recommended.

6.5.2 Building in Relation to Boundary

The existing dwelling infringes the building in relation to boundary control as it applies to the southern boundary. This portion of the house is shown on earlier plans dating back to the 1950s. However, the additions proposed under this land use consent comply with the relevant building in relation to boundary controls. Therefore, this existing infringement has not been given any further consideration as part of this consent.

6.6 S104B Determination

As a discretionary activity, section 104B of the RMA states that the Council may grant or refuse consent to the applicant's proposal, and if granted impose conditions under section 108 of the Act.

Having reviewed the applicant's proposal, I consider that the proposal is consistent with the policies and objectives for the zone and will allow greater on-site amenity for the occupiers of the site.

7 **RECOMMENDATION (SECTION 104B)**

That for the following reasons and stated in the above assessment (and subject to conditions), this application be granted **consent**.

AUTHOR

Tim Hegarty

Planner Resource Consents

DATE: 23/5/2005

RECOMMENDATION ON RESOURCE CONSENT APPLICATION LUC20050189901 AT 29 ST ANDREWS ROAD, EPSOM

Pursuant to Section 104B of the Resource Management Act 1991, the discretionary activity land use application by S Atwell to undertake additions and alterations to the existing dwelling and landscaping works that:

- Infringes the required 60% front yard landscaping control by 10.2% or 9.9m², resulting in 49.8% being landscaped
- Involves the removal of three generally protected trees located within in the front yard.
- Involves external additions and alterations to an existing building on a site zoned Residential 2b.

at 29 St Andrews Road, Epsom described as LOT 2 DP 36198 ALLOT 69A SEC 10 SA, CT 1138/259 be granted **consent**.

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;

- (a) the consent is given effect to; or
- (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

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

- (a) The granting of consent to the applicant's proposal will have minor effects on the environment. In particular, the proposal will generate minor effects on flora, character, and streetscape, due to the low botanical and amenity values of the existing trees and the sympathetic design of the proposed additions.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular, infringements of the front yard landscaping control, given the form of the infringement (a garden path and driveway), its location above street level, and its lack of effects on any persons of parties.
- (c) The imposition of the following conditions will ensure that the effects of the applicant's proposal are minor, and in particular will mitigate the effects on flora generated by the removal of the five generally protected trees.
- (d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:

- Plan entitled “CBS – St Andrews Road – Site Plan”, Council dated 31 March 2005;
- Plans entitled CBS – St Andrews Road – Floor Plan”, Council dated 22 April 2005;
- Plans entitled CBS – St Andrews Road - Elevations (Sheer 3a) Council dated 22 April 2005;
- Plans entitled CBS – St Andrews Road - Elevations (Sheet 4a)”, Council dated 22 April 2005;
- “Proposed Additions and Alterations to Existing Dwelling, 29 St Andrews Road, Mount Eden”, an assessment of environmental effects prepared by James Hook of Meridian Consultants Limited, Council dated 31 March 2005;
- Additional Information letter from James Hook of Meridian Planning Consultants Limited dated 13 April 2005;
- Additional Information letter from James Hook of Meridian Planning Consultants Limited dated 21 April 2005;

and referenced by Council as **LUC20050189901**.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$304 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

Trees

- (3) All tree work shall be carried out by a competent arborist in accordance with accepted arboricultural practice.
- (4) Following the removal of the one Magnolia, one Flowering cherry tree, one Silver birch tree and the stumps of the two false cypress and within the next planting season (i.e. Spring to Autumn) immediately following the completion of work on the site, the applicant shall plant at least five appropriate replacement trees with a minimum root ball size of Pb 95 (or equivalent) and a minimum height of 2metres at the time of planting. The replacement trees are to be maintained thereafter.

ADVICE NOTES

1. *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.*
2. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
3. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring (fax: 353 9052) and include the following details:*
 - *name and telephone number of the project manager and site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relate*
 - *expected duration of works.*

4. *If you disagree with any of the above condition or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing. Pursuant to Section 116, the consent will not commence until any objection or appeal has been withdrawn or decided.*

SECTION 104 DETERMINATION

Acting under delegated authority, and for the reasons set out in the above recommendation, this application for resource consent at 29 St Andrews Road, Epsom be granted consent.

Angela Crang

Team Coordinator Resource Consents

DATE: