

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



Applicant	Barfoot & Thompson Epsom
LIM address	85 Empire Road Epsom Auckland 1023
Application number	8270424405
Customer Reference	840843
Date issued	11-Nov-2022
Legal Description	Pt Lot 2 DP 10517, PT LOT 3 DP 10517
Certificates of title	NA1358/82

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.

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

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

This property is classified as: Zone C

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

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

Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No Information has been notified to Council.

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

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

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

Billing Number/ Rate Account:	12344210843
Rates levied for the Year 2022/2023 :	\$6,050.52
Total rates to clear for the current year (including any arrears and postponed rates):	\$4,537.88

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

85 Empire Road Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
AO/01/09124	Land Use Consent Conservatory - res 2b adds and alts	Granted	24/08/2001
LUC20040943201	Land Use Consent Adds/Alts in Res 2b	Granted	04/03/2005

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

85 Empire Road Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/10550/02	Erect a dwelling	27/11/1956	Issued (See Note 1)
O/21787/01	Erect a carport	03/10/1988	Issued (See Note 1)

Application No.	Description	Issue Date	Status
AC/01/11327 AC/01/13832	Int alts: basement study. Amend ac/01/11327 - basement study structure openings.	16/05/2001	CCC Issued 29/10/2001 (See Note 2)
AC/01/13190	Erect conservatory on existg deck.	23/07/2001	CCC Issued 29/10/2001 (See Note 2)
BLD20042035501	New deck wall removed & new conservatory window at end of kitchen to replace existing. New ensuite & repositioned kitchen.	14/06/2005	CCC Issued 08/05/2006 (See Note 2)
BLD20081394201	In ground swimming pool	23/07/2008	CCC Issued 05/02/2009 (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

85 Empire Road Epsom Auckland 1023

Pool Type	Reference	Last inspection date	Status
Migration Migration Migration	L/SWP/2008/143	17/03/2022	Compliant

It is the owner's, occupier's, operator's, purchaser's and/or lessee's (whichever is relevant under 162C(4) of the Building Act 2004) responsibility to ensure that any residential pool barrier complies with the

requirements of the Building Act 2004 at all times when the pool is filled or partly filled with water.

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 : 0000-02330981 - B/2008/13942 - BUILDING CONSENT private drainage
- Consent Conditions : 0000-02742380 - R/LUC/2001/5709124 - LAND USE CONSENT - Conditio
- Consent Conditions : 0000-01050759 - R/LUC/2004/9432 - LAND USE CONSENT Land Use Deci
- As Built Drainage Plan : 0000-05526751 - B/2004/20355 - BUILDING CONSENT private drainage
- As Built Drainage Plan : 0000-01100642 - B/2001/3611327 - BUILDING CONSENT private draina

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

Address

85 Empire Road Epsom Auckland 1023

Legal Description

Pt Lot 2 DP 10517

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 - Urban

Overlays

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

Designations

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

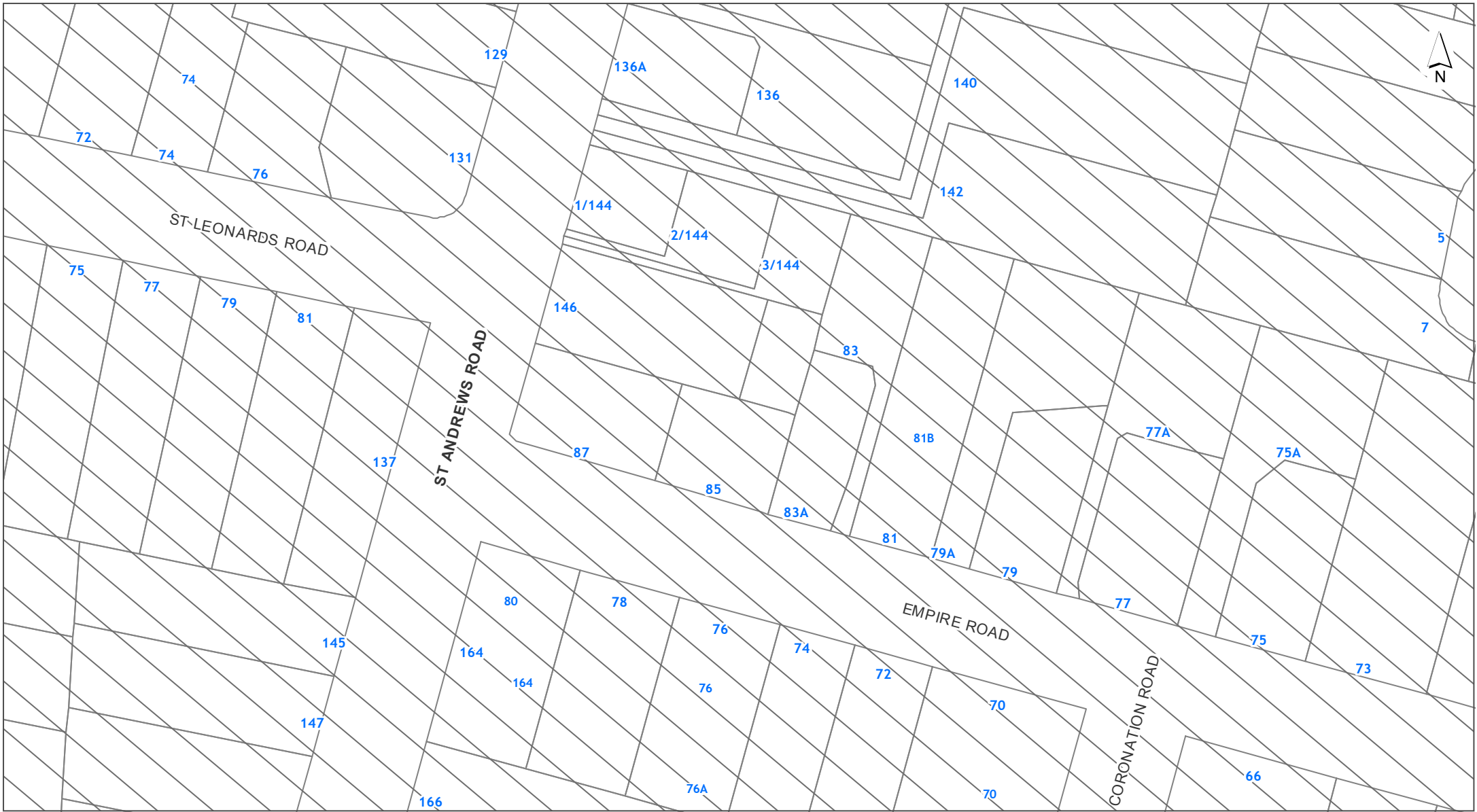


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Built Environment
85 Empire Road Epsom Auckland 1023
Pt Lot 2 DP 10517

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 Meters
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Date Printed:
 11/11/2022



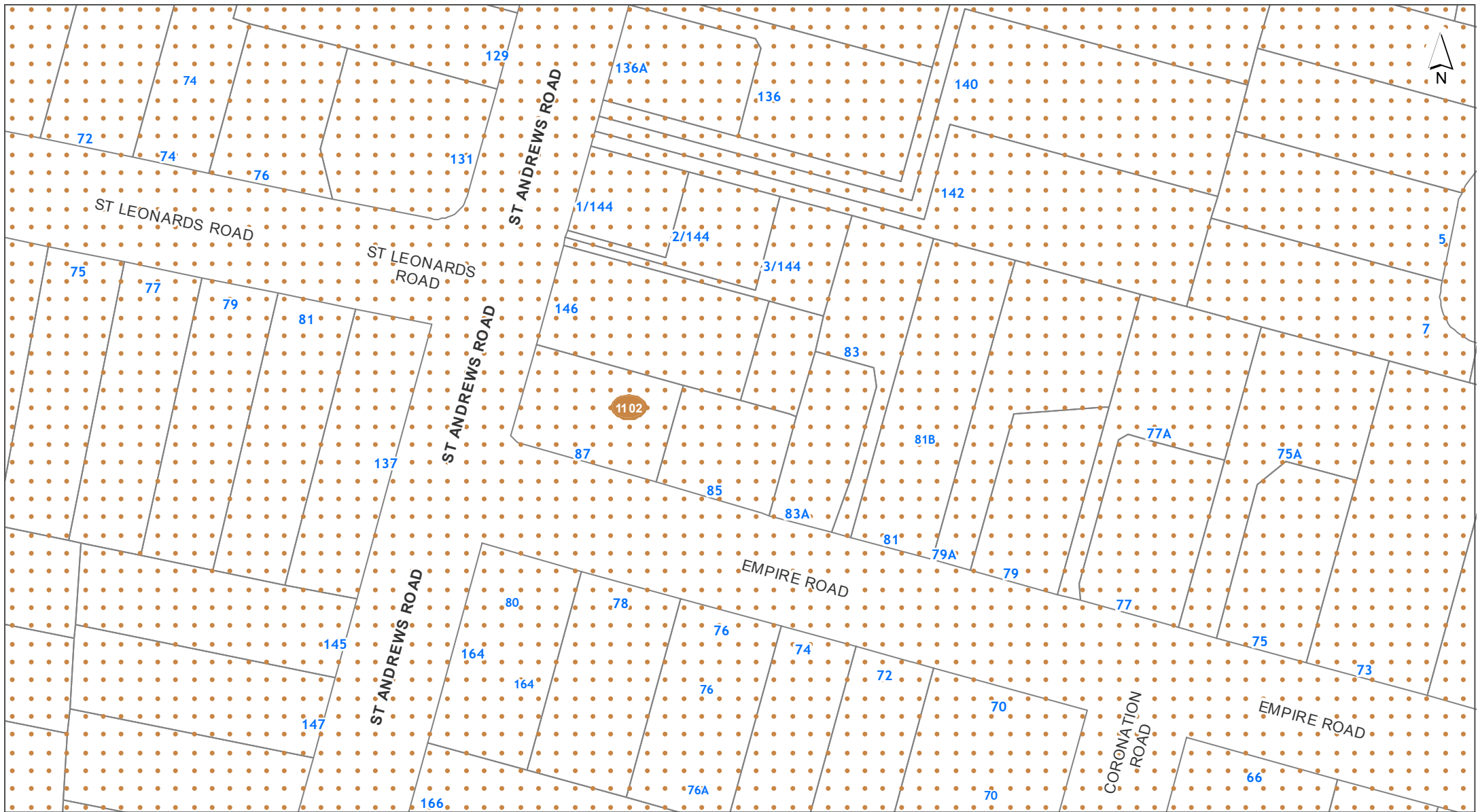


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Controls
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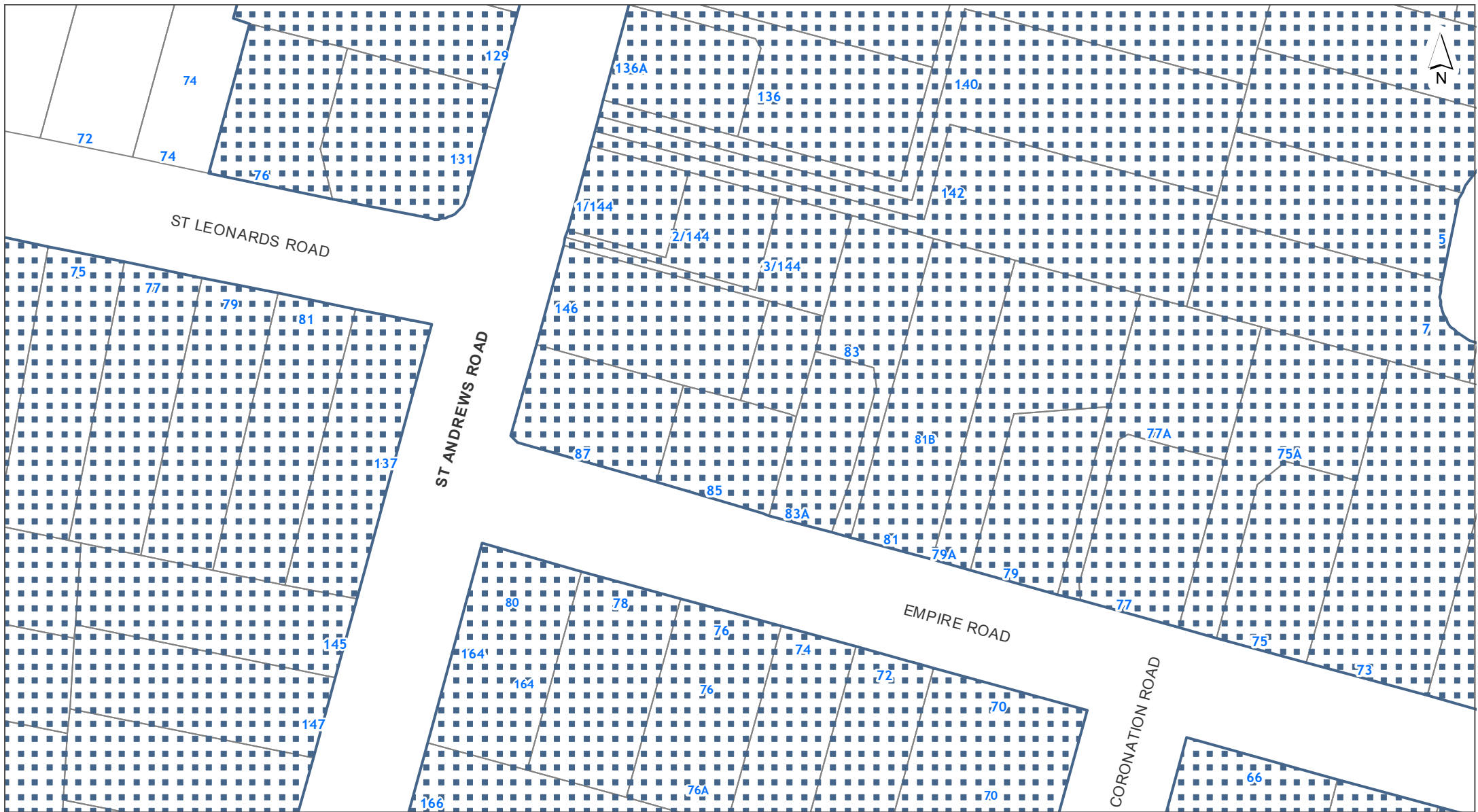


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Designations
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Historic Heritage and Special Character
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Infrastructure
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Mana Whenua
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 Pt Lot 2 DP 10517

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Natural Heritage
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Natural Resources
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Precincts
85 Empire Road Epsom Auckland 1023
Pt Lot 2 DP 10517

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Zones and Rural Urban Boundary
85 Empire Road Epsom Auckland 1023
Pt Lot 2 DP 10517

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 = 1:1,000
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 11/11/2022




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

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

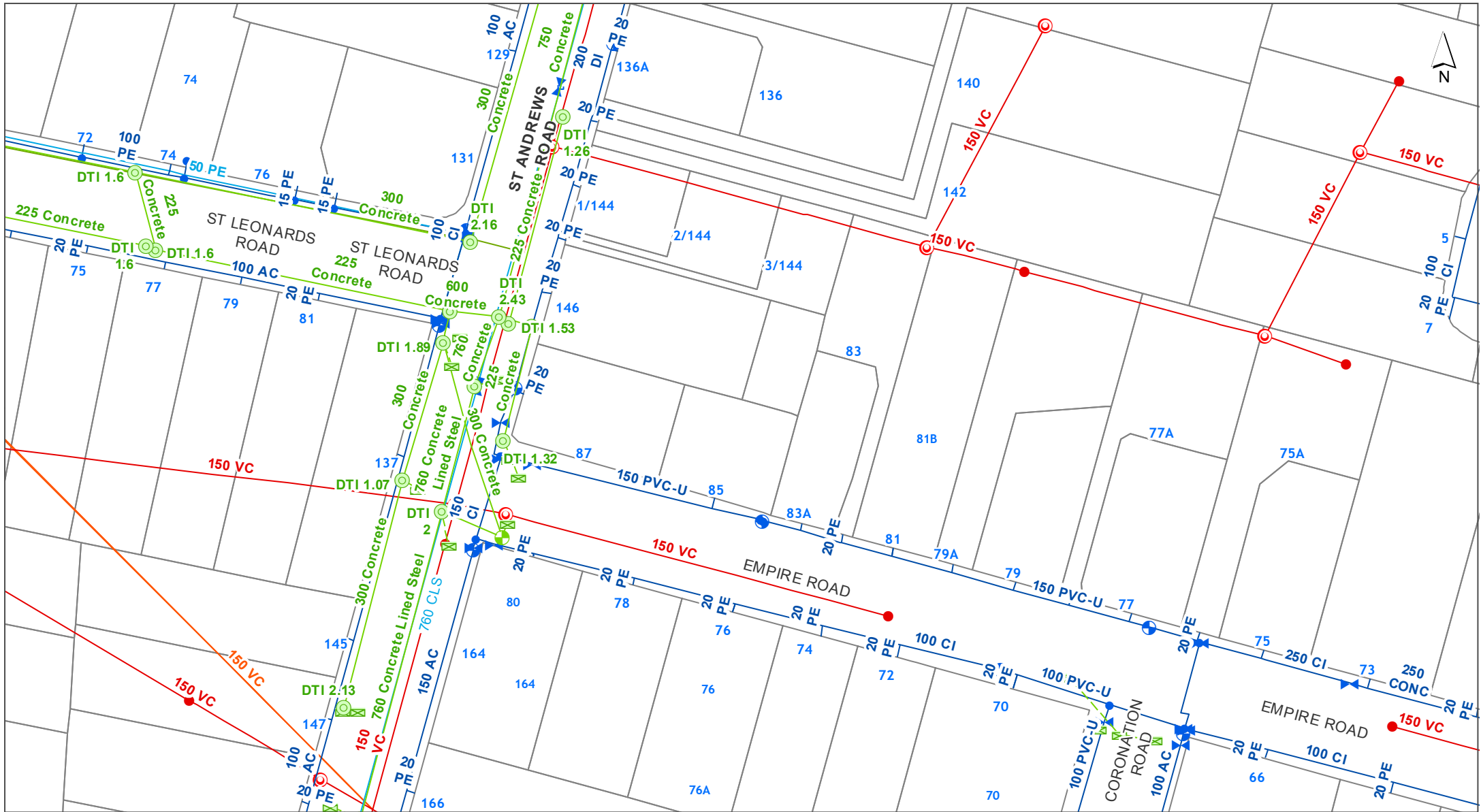
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office 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
 85 Empire Road Epsom Auckland 1023
 Pt Lot 2 DP 10517

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

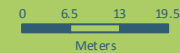
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
 85 Empire Road Epsom Auckland 1023
 Pt Lot 2 DP 10517



Scale @ A4
 = 1:1,000

Date Printed:
 11/11/2022



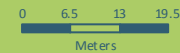


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Natural Hazards - Coastal Erosion ASCIE

85 Empire Road Epsom Auckland 1023

Pt Lot 2 DP 10517



Scale @ A4
= 1:1,000

Date Printed:
11/11/2022



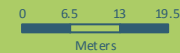


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Natural Hazards - Coastal Inundation

85 Empire Road Epsom Auckland 1023

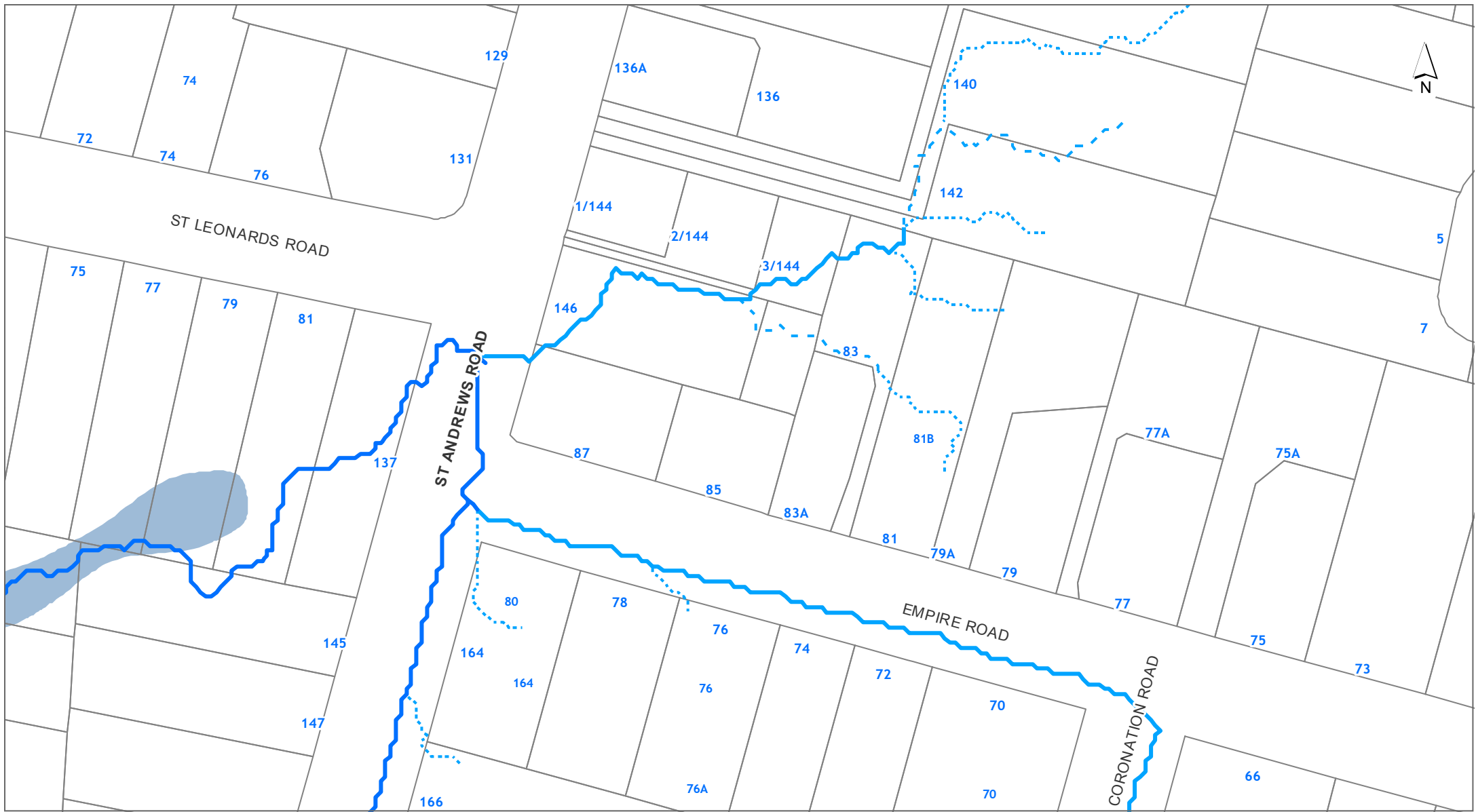
Pt Lot 2 DP 10517



Scale @ A4 = 1:1,000

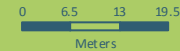
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Natural Hazards - Flooding
85 Empire Road Epsom Auckland 1023
Pt Lot 2 DP 10517



Scale @ A4
= 1:1,000

Date Printed:
11/11/2022





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Natural Hazards - Sea Spray
85 Empire Road Epsom Auckland 1023
Pt Lot 2 DP 10517

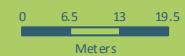
0 6.5 13 19.5
 Meters
Scale @ A4 = 1:1,000
Date Printed: 11/11/2022





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Natural Hazards - Volcanic Cones
85 Empire Road Epsom Auckland 1023
Pt Lot 2 DP 10517



Scale @ A4
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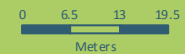
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Other
 85 Empire Road Epsom Auckland 1023
 Pt Lot 2 DP 10517



Scale @ A4
 = 1:1,000

Date Printed:
 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



AS BUILT DRAINAGE PLAN

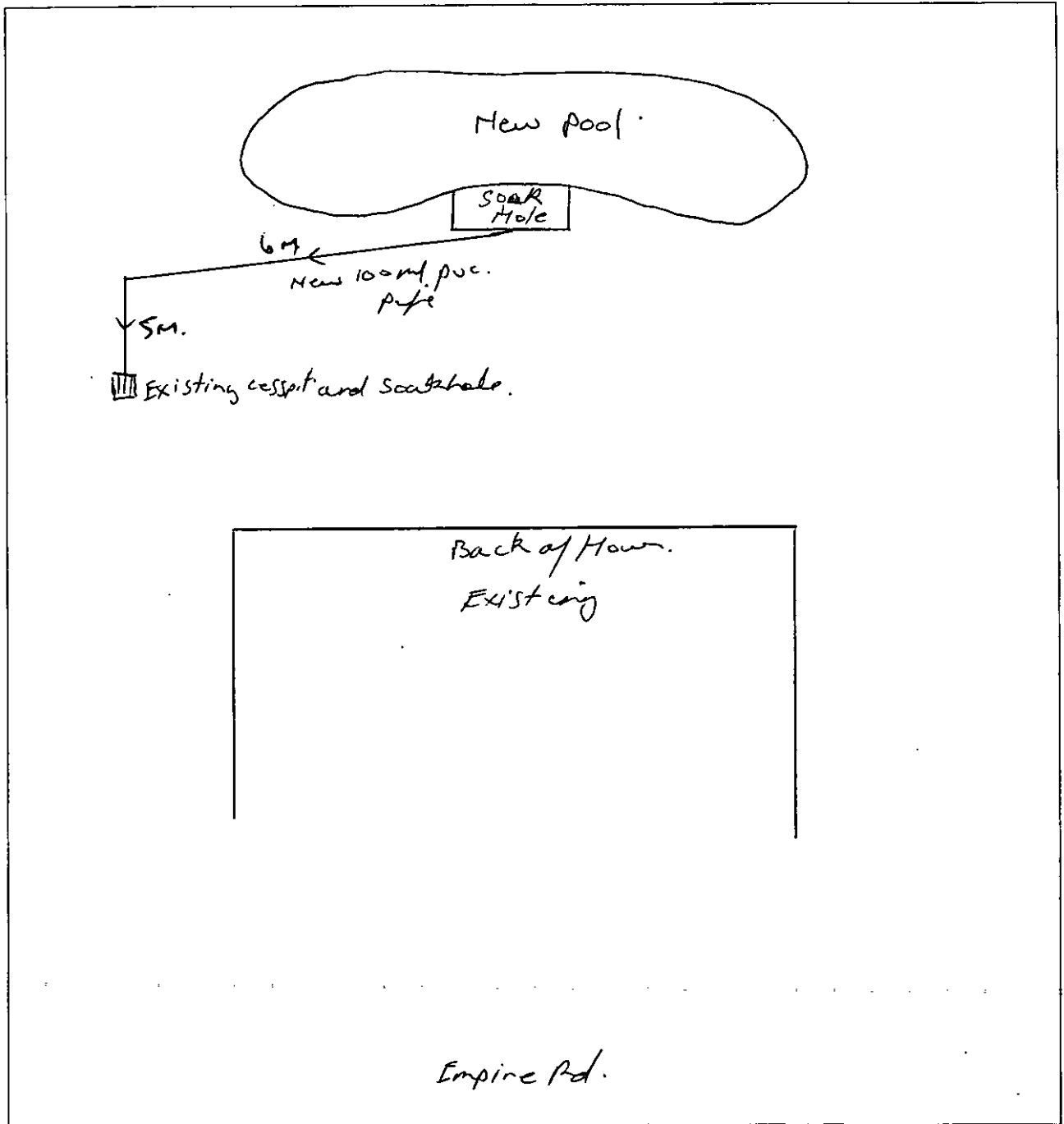
Consent number: 20081394201 Owner: A Fitzpatrick

Site address: 85 Empire Rd.

Drainlayer: Tom Fox Registration number: 11111

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

Date submitted 23-9-08





AUCKLAND CITY

**SECTION 94 AND 104/105 REPORT FOR A CONTROLLED ACTIVITY LAND
USE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT
ACT 1991 AT 85 EMPIRE ROAD, EPSOM**

To: Team Co-ordinator – Customer Advice & Consents

From: Joanne Mackey
Planner, Customer Advice & Consents

Reference: AO/01/09124

1 THE APPLICANT AND PROPERTY DETAILS

Site Address: 85 Empire Road
Epsom

Applicant's Name: A P Kashyap AND P P Kashyap

Address For Service: Colin Jones
Nu-Style Aluminium
PO Box 23350
Papatoetoe

Legal Description: PT LOTS 2-3 DP 10517, CT 1358/82

Site Area: 662m²

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

Designations/limitations: Nil

Locality diagram: Refer to attached map

2 THE PROPOSAL AND SITE DESCRIPTION

The proposal for the subject site is to construct a conservatory at the front of the house over the existing first floor deck. The house is two storeyed with a lower level excavated beneath the house at the western end. The subject deck is located over the excavated area, providing access to the upper level of the house. The excavated area also contains a garage running parallel to the street.

The site is located within the Residential 2b zone adjacent to a local road. The site is irregularly shaped with a significantly stepped boundary line along the western boundary. The house is located at the front of the site (south) with a large open space to the rear in the narrower area to the north.

3 REASONS FOR THE APPLICATION

A resource consent is required for the following reasons:

- The applicant proposes to undertake external additions and alterations to an existing building on the subject site which is located within the Residential 2b zone. Rule 7.7.1 of the Operative District Plan requires that any external additions and alterations to any building within this zone require a resource consent for a restricted controlled activity.

Overall, the application is considered to be a restricted controlled activity.

3.1 Written Approvals of Affected Persons

Section 94 of the Resource Management Act (1991) specifies that any resource consent relating to a controlled activity need not be notified in accordance with section 93, if written approval has been obtained from every person who may be adversely affected by the proposal, and there are no special circumstances. In this case, given that the additions are away from neighbouring boundaries and are not visually obtrusive, no persons are considered to be adversely affected by the proposal. In addition, no special circumstances in terms of S94(5) exist, therefore non-notification of the application is recommended.

AUTHOR

Joanne Mackey, Planner – Customer Advice & Consents

DATE: 17 August 2001

SECTION 94 DETERMINATION

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.

Megan Tyler

Team Co-ordinator - Customer Advice & Consents

DATE:

4 SECTIONS 104 AND 105 AND FOURTH SCHEDULE ASSESSMENT

5 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 and any relevant objectives, policies, rules or other provisions of a Plan or Proposed Plan.

5.1 Relevant Objectives and Policies

The subject site is zoned Residential under the Operative District Plan 1999 – Isthmus Section, and the overall objectives and policies for sites zoned residential place emphasis on providing for residential growth by encouraging suitable intensification of housing in appropriate areas and on maintaining and enhancing the character and amenity of existing residential environments. The Plan also seeks to recognise that provision can be made for certain non-residential activities so long as the amenity of the area is maintained and enhanced and that people are able to provide for their social, economic and cultural well being.

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.

Having regard to the objectives and policies the proposal is considered to be in accordance with the Operative Isthmus Plan. The proposed is small in scale, and the conservatory is to be located within the existing footprint of the building (on a second storey deck), and therefore, there will be no effect on private open space, or vegetation.

5.2 External Additions/Alterations to an Existing Building in the Residential 2b zone

General assessment criteria relevant to additions and alterations to an existing building in this zone seeks to ensure that appropriate protection is afforded to those zones that have special characteristics. In particular:

- Design and external appearance of buildings and structures - all buildings should retain a residential character in keeping with other residential buildings in the surrounding area.

In addition to the above general criteria, the proposal shall be assessed against the following additional criteria:

- The form, mass, proportion and materials of the addition or alteration shall be compatible with the prevailing architectural style of the existing dwelling on the site;

Applications that comply with the Architectural Design Guidelines (Annexure 4) shall be deemed to comply with the foregoing criteria.

The proposed development meets the above criteria as it fits in with the character of the existing house that was granted a building permit in 1956. The conservatory will be single storey, above the lower level on an existing deck and below the eaves of the upper level. It will therefore not be visually obvious as the bulk of the house will overshadow it to a degree.

Council Heritage Planner, Mike Watson, has reviewed the application and has given the following assessment:

The residential 2 zone is characterised by generously sized lots, wide roads and low densities. Dwellings are generally well set back from the road and there is an abundance of trees. House design and road character are typically that of the Edwardian villa suburb, the English Cottage Revival and the Garden Suburb Movement”

The character of this 2b zone contains some of the coherent features of the zone framework, predominantly consisting of trees and vegetation in mature landscape sites. While there are a number of English Cottage and Garden Suburb styles of Architecture in the road, there are more numerous bungalow styles.

The area is well vegetated and the housing stock in this part of the road comprises mainly of bungalows.

The subject house is a modern Government style bungalow.

Mr Watson’s conclusion is that the design is acceptable on the condition that the aluminium joinery is of a style and size that emulates the existing timber joinery. This is considered appropriate as the nature of the house is white wooden weatherboard, with white window frames.

This assessment is considered to be appropriate as the aluminium joinery, although not on other parts of the house, can be presented in such a way to retain the amenity of the existing house and the character of the area.

6 OTHER MATTERS

6.1 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. It is therefore anticipated that a monitoring fee of \$90 (inclusive of GST) will be

appropriate in this case. A condition requiring payment of this fee is recommended.

6.2 S105(1)(a) RMA 1991

As a controlled activity, section 105(1)(a) of the RMA states that the Council must grant consent to the applicant's proposal, but may impose conditions under section 108 of the Act.

Having reviewed the applicant's proposal, it is considered that the proposal requires a condition that requires the aluminium joinery to be of a similar colour to the joinery of the existing house.

7 SECTION 105 RECOMMENDATION

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

AUTHOR

Joanne Mackey, Planner – Customer Advice & Consents

DATE: 24 August 01

**RECOMMENDATION ON RESOURCE CONSENT APPLICATION AO/01/09124,
AT 85 EMPIRE ROAD, EPSOM**

- 1 This application shall proceed on a non notified basis as no persons are considered to be adversely affected by the proposal, and no special circumstances are deemed to exist.
- 2 Pursuant to Section 105 of the Resource Management Act 1991, the non-notified controlled activity land use application by A P Kashyap AND P P Kashyap to construct a conservatory that:

requires external additions and alterations to an existing building on a site zoned Residential 2b.

at 85 Empire Road described as PT LOTS 2-3 DP 10517, CT 1358/82 be **granted consent.**

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

- (a) The granting of consent to the applicant's proposal will have no more than de minimus effects on the environment. In particular, the proposal will only be visible from directly in front of the house as the views are screened by trees and neighbouring houses from other vantage points.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for controlled activities, and in particular will be of a small scale, and coloured so that it matches the cladding of the existing house.
- (c) The imposition of the following conditions will ensure that the effects of the applicant's proposal are contained on site, and in particular so that the additions are of a compatible colour scheme with the existing building on site.
- (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 Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as 'Proposed Conservatory' drawn by Nu-style Aluminium Windows and Doors Ltd (no date), and referenced by Council as sheets 1 to 5, AO/01/09124.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$90 (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).

The \$90 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

- (3) The conservatory joinery shall be of a style and size that harmonises with the existing timber joinery.
- (4) The colour of the new conservatory joinery shall match the existing timber joinery.

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.
- (2) *This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in section 125(1)(b) of the Resource Management Act 1991.*
- (3) *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
- (4) *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 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.*
- (5) *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.*
- (6) *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.*
- (7) *If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) 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.*
- (8) *It is noted that a compliance monitoring fee of \$90 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly the monitoring condition (2) is deemed to be satisfied in so far as the payment of the \$90 fee. The applicant is also advised that additional charges may be*

incurred on this resource consent as a result of additional monitoring in accordance with the monitoring condition (2).

- (9) *The applicant is advised that the subject consent is only for the addition of the conservatory adjacent to the upper level and on the existing deck. It in no way refers to or legalises the downstairs unit which has not been granted a building consent, or resource consent. The applicant is advised that this unit will require a resource consent as the unit will infringe the density control of the District Plan. The applicant is advised that these matters have been forwarded to Council's Compliance Monitoring Division for further action.*

SECTION 105 DETERMINATION

Acting under delegated authority, and for the reasons set out in the above recommendation, this application for resource consent at 85 Empire Road, Epsom be granted consent.

Megan Tyler

Team Co-ordinator - Customer Advice & Consents

DATE:

8 March 2005

C Ziegler
26 A Charntay Avenue
Manukau
MANUKAU CITY 1730

Dear Sir/Madam

APPLICATION FOR RESOURCE CONSENT AT 85 EMPIRE ROAD, EPSOM BY W WAI (TCS REF: LUC20040943201)

This is to advise you that resource consent was granted under delegated authority by the Team Co-ordinator on 4 March 2005.

The full text of the decision is as follows.

Pursuant to section 104A of the Resource Management Act 1991, the restricted controlled activity land use application by Chas Ziegler that:

- Involves a new deck and conservatory in Residential 2b Special Character zone. at 85 Empire Road, Epsom described as LOT 2-3 DP 10517 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 restricted controlled activity consent are as follows:

- (a) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for restricted controlled, and in particular will maintain the historic form and proportions of the existing residential building, whilst enhancing the outdoor living conditions of the occupiers.
- (b) The imposition of the following conditions will ensure that the effects of the applicant's proposal are avoided remedied or mitigated, and in particular the work will be carried out in accordance with the plans submitted.
- (c) 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 activity shall be carried out in accordance with the plans and all information submitted with the application, being described as 'Proposed New Deck and Minor Addition to Existing House for Mr. & Mrs Wai – Sheet 1 & 2' and dated December 2004.
and referenced by Council as **LUC20040943201**.

Monitoring

- (2) The consent holder shall pay to the Council a consent compliance monitoring charge of \$31.00 (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. (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).

It is noted that a consent compliance monitoring fee of \$31.00 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly this condition is deemed to be satisfied in so far as the payment of the \$31.00 fee.

The consent holder will be advised of any further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Second Residential Unit

- (3) The owners/consent holder, shall remove the Kitchen and associated benches located on the basement level of the existing Dwelling within ninety days from the commencement of work related to the deck and conservatory. The applicant is to notify in writing to the Team Leader - Compliance Monitoring, 5 days prior to the start of works, that the works are starting on "x" date. The ninety days to remove the kitchen will begin on the date specified in the letter to be provided.

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) *The consent holder shall advise the Council (Auckland City Environments Arborists, fax 353 9186), in writing, of any damage resulting from the works which, in the opinion of the consent holder's appointed arborist, is likely to result in any significant adverse effect to any part of any protected tree, either immediately or long term. This notice shall be submitted to the Council (Auckland City Environments) within twenty-four (24) hours of occurrence.*
- (3) *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
- (4) *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 shall be sent to the Team Leader, Compliance Monitoring and shall 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 relates*
 - *expected duration of works.*
- (5) *If you disagree with any of the above 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 and 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 may not commence until such time as any objection or appeal has been decided or withdrawn.*

Yours faithfully

TRISH MURRAY
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS

Auckland City

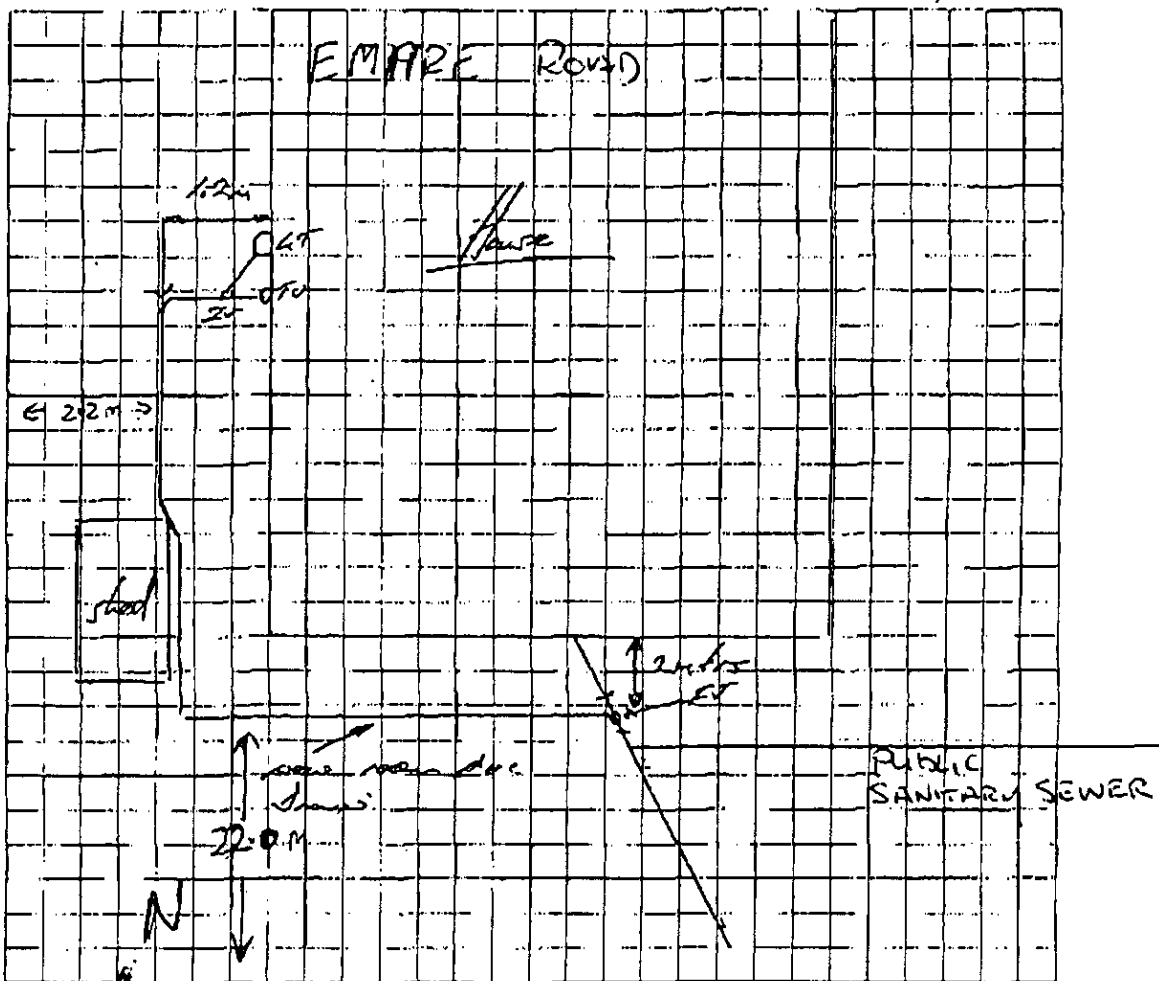
As built drainage plan

Consent number: AL12004203550/ Owner: W Wai
 Site address: 85 Empire Rd Epsom

Drainlayer: F J Egan Registration number: 18613

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

Date submitted: 2/10/05



Auckland City Environments, 35 Graham Street (off Victoria Street West), Auckland Central.
 Private Bag 92516, Wellesley Street, Auckland. Telephone: (08) 379 2020. Website: www.aucklandcity.govt.nz



Private drainage plan

Site address: 85 Empire Road Epsom 1003

Date printed: 27 March 2006 15:29

Page: 1 of 5

Not to scale



Auckland City

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner. Exact locations have not been verified by Auckland City Council.



AS BUILT DRAINAGE PLAN

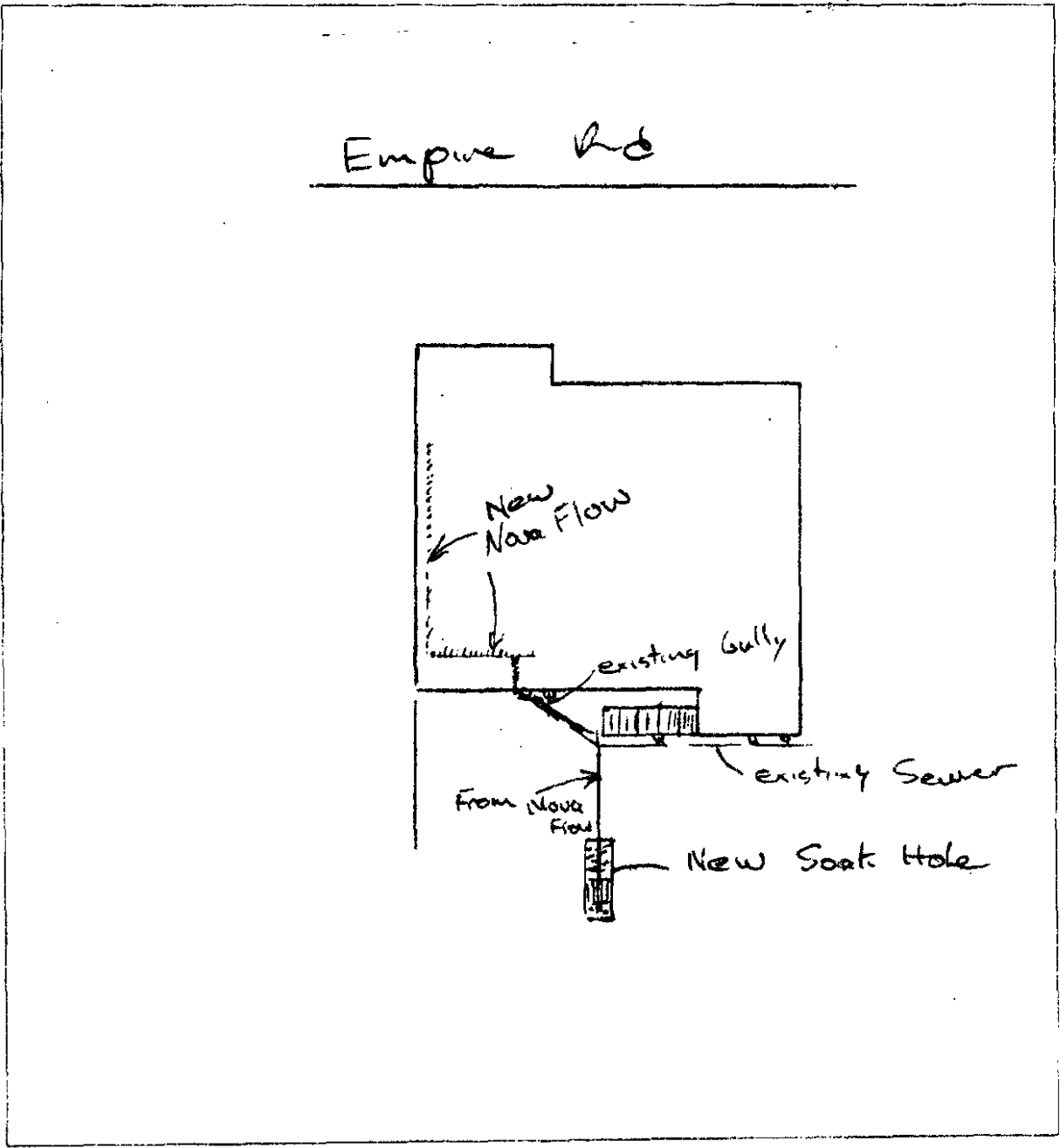
Consent number: AC/01/11327 Owner: A P KASHYAP

Site address: 85 Empire Rd Epson

Drainlayer: Warren Turner Registration number: _____

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

Date submitted	
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Auckland City Environments, 35 Graham Street (off Victoria Street West), Auckland Central
Private Bag 92 516, Wellesley Street, Auckland. Telephone: 379 2020. Website: www.aucklandcity.govt.nz

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