

Bayleys Real Estate
30 Gaunt Street
Auckland Central
AUCKLAND 1010



Applicant	Bayleys Real Estate
LIM address	311 Manukau Road Epsom Auckland 1023
Application number	8270175228
Customer Reference	
Date issued	9-Aug-2019
Legal Description	Pt Lot 17 DP 2332
Certificates of title	NA145/248

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.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms “Flood Plain” and “Floodplain” are used interchangeably.

Flood Prone Area

This site (property parcel) spatially intersects with a Flood Prone Area, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Flood Prone Areas represent depressions in the terrain with no natural outlet. The frequency of flooding within the Flood Prone Area is dependent on the upstream catchment area, the amount of rainfall and the outlet capacity.

Flood Prone Areas are determined from analysis of a Digital Terrain Model (DTM).

Any development within a Flood Prone Area may require a risk assessment.

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.

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:	12343988425
Rates levied for the Year 2019/2020 :	\$23,869.22
Total rates to clear for the current year (including any arrears):	\$23,869.22

The rates figures are provided as at 8 a.m. 09/08/2019. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

311 Manukau Road Epsom Auckland 1023

Application No.	Description	Decision	Decision Date
O/R/Y0186144	Land Use Consent Dispensation loading spaces	Granted	15/03/1991
RO/96/03692	Land Use Consent Dispensation for car parking	Granted	20/11/1996
LUC20060584601	Land Use Consent establish a real-estate activity - 30m to residential zone parkign shortfall defined road boundary (activity and access)	Granted	21/11/2006
R/TRC/2013/713	Tree Consent Remove Japanese Cedar tree.	Granted	25/03/2013
R/LUC/2013/1232	Land Use Consent Additions and alterations	Granted	17/05/2013
LUC60324110	Land Use Consent The proposed work includes the partial demolition of the existing heritage building on the site to allow for a constructed 5 level residential apartment building with basement level parking. Remaining of the building will be use for retail/café purposes on ground floor.(refer to AEE)	Granted	09/05/2019

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

311 Manukau Road Epsom Auckland 1023

Application No.	Description	Issue Date	Status
O/26132/01	Additions	30/09/1924	Issued (See Note 1)
RB/91/00072	Addition & alteration to office sd \$600	14/03/1991	Issued (See Note 1)
O/7467/01	Drainage	22/03/1991	Issued (See Note 1)
O/7481/01	Plumbing	27/03/1991	Issued (See Note 1)
AC/01/15238	Int alts: wc and whb - grd flr	09/10/2001	CCC Issued 30/04/2002 (See Note 2)
B/2013/3120	Seismic strengthening and extension to office building	17/06/2013	CCC Issued 22/09/2015 (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)

311 Manukau Road Epsom Auckland 1023

Reference number	BWOF expiry date
L/COM/2015/138	22/09/2019

Seismic Performance

The Building Act 2004 sets out how earthquake-prone and potentially earthquake-prone buildings are identified and managed by Territorial Authorities. Residential properties (unless they have two or more storeys and contain three or more household units) are not subject to the earthquake-prone provisions of the Building Act.

The earthquake-prone building provisions of Auckland Council's Earthquake Prone, Dangerous and Insanitary Buildings Policy 2011-2016 have been superseded by changes made to the Building Act by the Building (Earthquake-prone Buildings) Amendment Act 2016 which came into effect on 1 July 2017.

For more information on the system for managing earthquake-prone buildings under the Building Act, please visit <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

Important: The transition process from managing earthquake-prone and potentially earthquake-prone buildings under Auckland Council's Earthquake-prone, Dangerous and Insanitary Buildings Policy to the provisions of the Building (Earthquake-prone Buildings) Amendment Act 2016 will provide building owners with an opportunity to have the seismic performance of their building re-assessed using new engineering assessment methodology.

311 Manukau Road Epsom Auckland 1023

Application No.	Description
O/SPR/2013/3073	Strengthened Seismic performance rating is A

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>

Heritage Site

The site may contain or may be adjacent to a Protected Building, Object or Place:

Heritage ID: 2682
Name: Former Post Office
Site Type: Building - Post Office

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 : Drainage 2013 3120
- As Built Drainage Plan : Drainage 1991 733 1
- As Built Drainage Plan : Drainage 1991 733 2
- Consent Conditions : Conditions 2006 5846
- Consent Conditions : Conditions 2013 1232
- Consent Conditions : Conditions 1996 3692
- Consent Conditions : Conditions LUC60324110 2019
- Consent Conditions : Conditions 1991 1411

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

Address

311 Manukau Road Epsom Auckland 1023

Legal Description

Pt Lot 17 DP 2332

Appeals

Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

Zones

Business - Mixed Use Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 2765 - Post Office (former)

Natural Heritage: Notable Trees Overlay - 818 - Palm

Designations

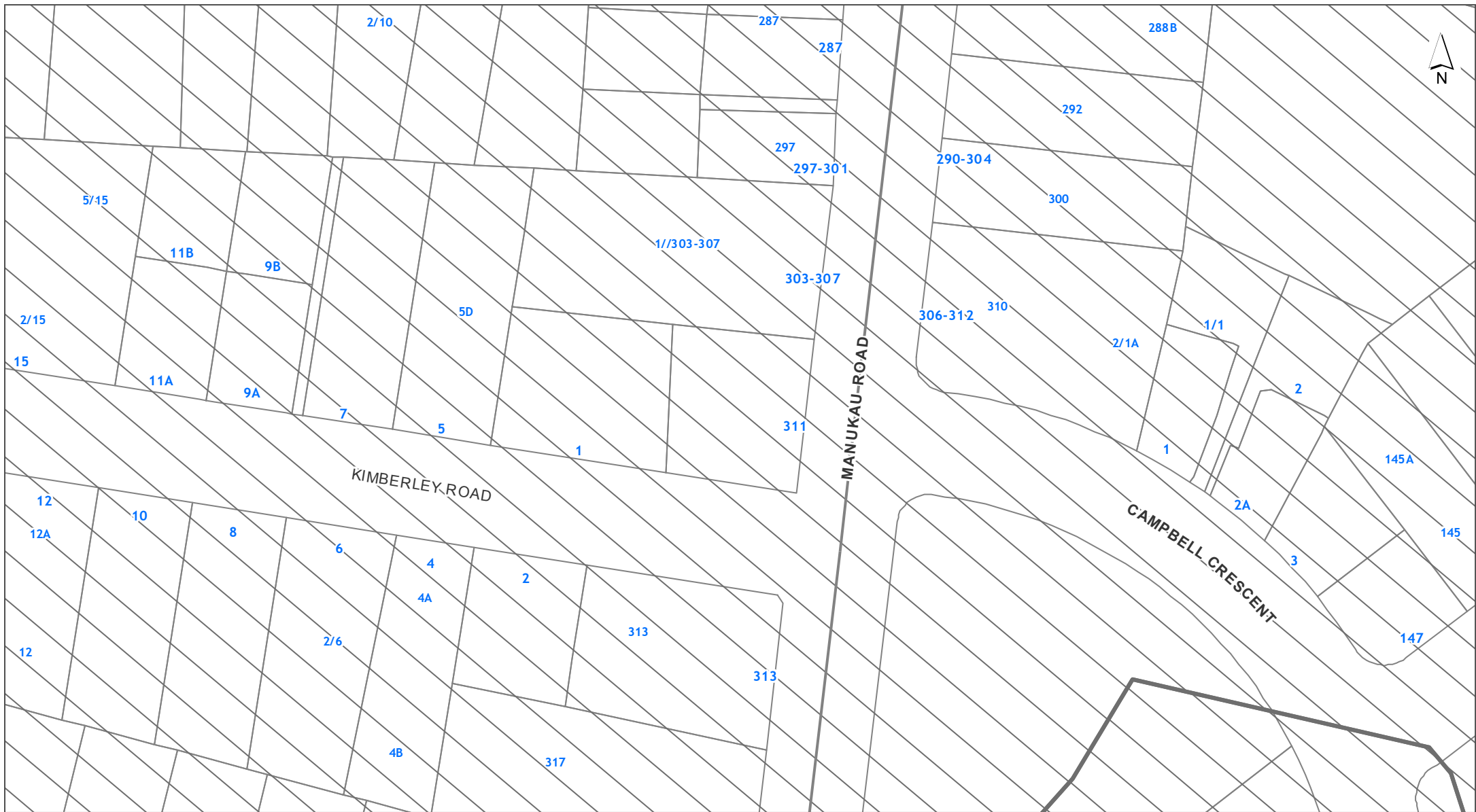


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Built Environment
311 Manukau Road Epsom Auckland 1023
Pt Lot 17 DP 2332

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 9/08/2019





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Controls
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Designations
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Historic Heritage and Special Character
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Infrastructure
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Mana Whenua
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Natural Heritage
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Natural Resources
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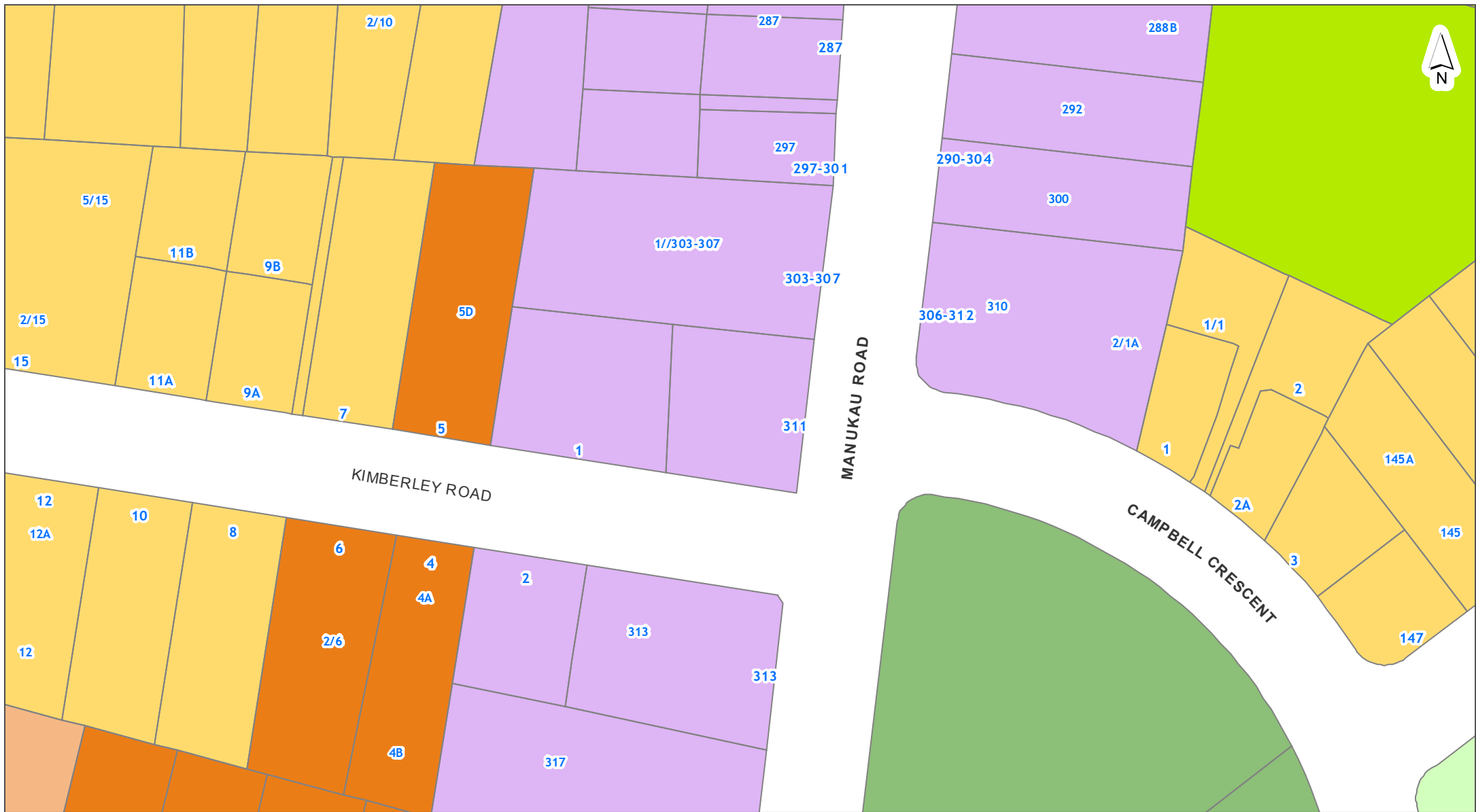


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Precincts
 311 Manukau Road Epsom Auckland 1023
 Pt Lot 17 DP 2332

0 7 14 21
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Zones and Rural Urban Boundary
311 Manukau Road Epsom Auckland 1023
Pt Lot 17 DP 2332

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 9/08/2019





NOTATIONS

Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

Proposed Plan Modifications






-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING







Residential

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








Business

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


Open space

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



Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

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

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

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Notable Trees Overlay
- 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 & Height Sensitive Areas Overlay [rcp/dp]
- 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
- Waitakere Ranges Heritage Area 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]

Controls

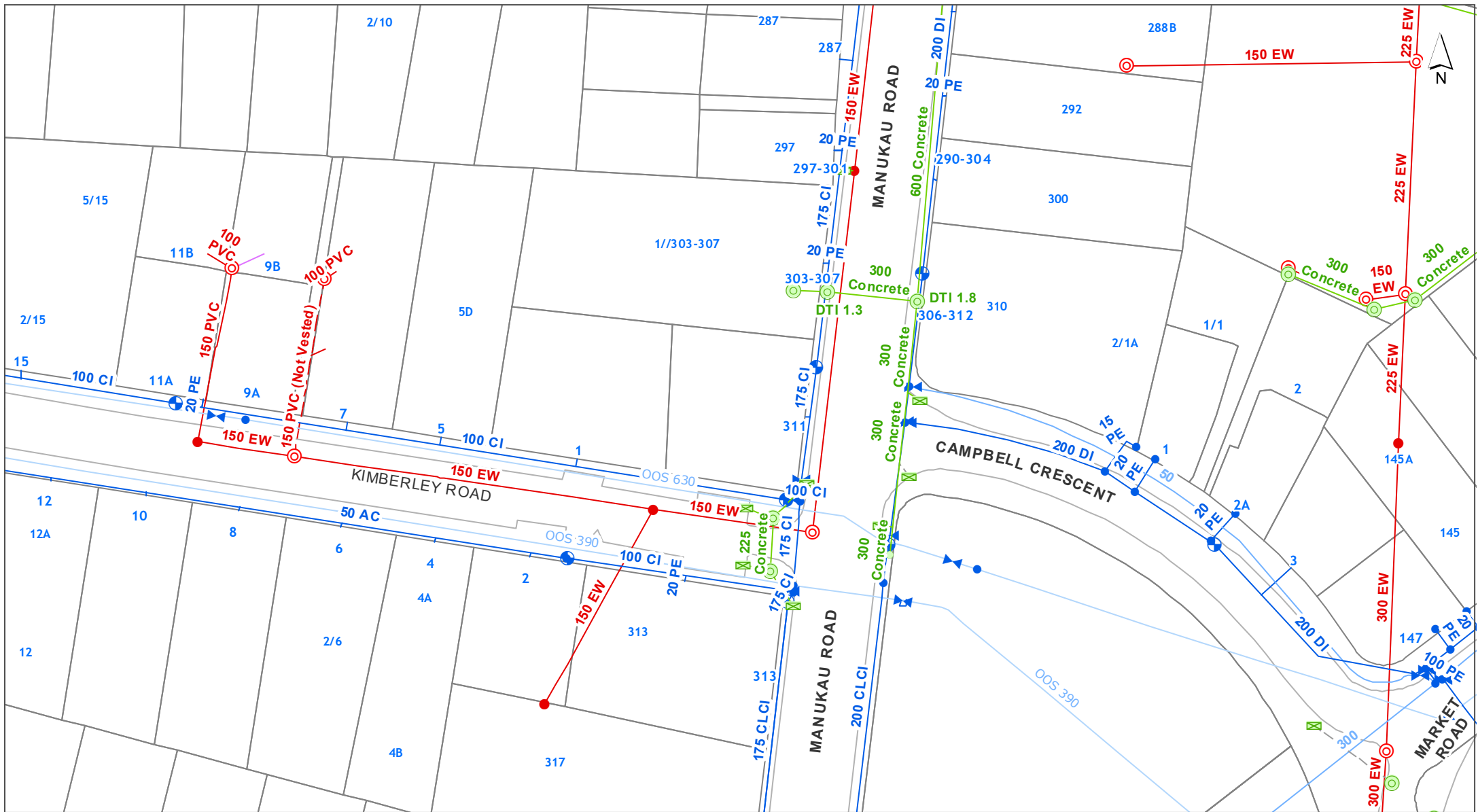
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
- } Building Frontage Control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

- Business Park Zone Office Control
 - Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - 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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
311 Manukau Road Epsom Auckland 1023
Pt Lot 17 DP 2332



Scale @ A4
= 1:1,000

Date Printed:
9/08/2019



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 (Bulk) |
| | Local Pipe (In Service) |
| | Local Pipe (Abandoned) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out of Service) |
| | 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 (Main / Service Line) |
| | Local Pipe (Abandoned) |
| | Local Pipe (Future) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out Of Service) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

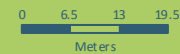
- | | |
|--|-----------------------------------------------------|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure Gas Pipeline (Vector & Orion) |
| | Medium-Pressure Gas Pipeline (Vector & Orion) |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 9/05/2018



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Hazards
 311 Manukau Road Epsom Auckland 1023
 Pt Lot 17 DP 2332



Scale @ A4
 = 1:1,000

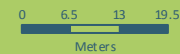
Date Printed:
 9/08/2019





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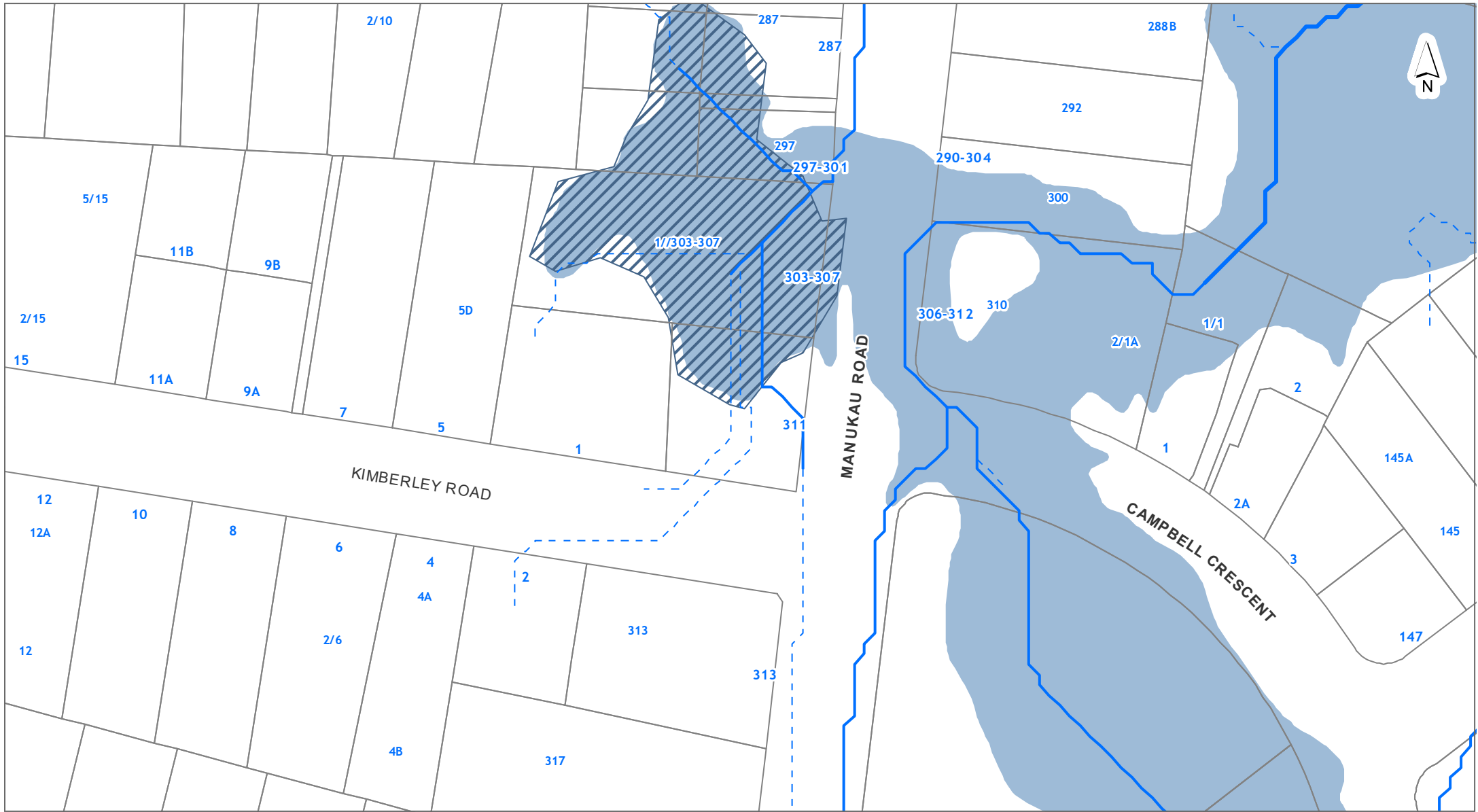
Natural Hazards - Coastal Inundation
311 Manukau Road Epsom Auckland 1023
Pt Lot 17 DP 2332



Scale @ A4
 = 1:1,000

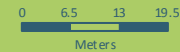
Date Printed:
 9/08/2019





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Natural Hazards - Flooding
311 Manukau Road Epsom Auckland 1023
Pt Lot 17 DP 2332



Scale @ A4
 = 1:1,000

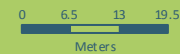
Date Printed:
 9/08/2019





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Natural Hazards - Sea Spray
311 Manukau Road Epsom Auckland 1023
Pt Lot 17 DP 2332



Scale @ A4
 = 1:1,000

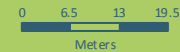
Date Printed:
 9/08/2019





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Natural Hazards - Volcanic Cones
311 Manukau Road Epsom Auckland 1023
Pt Lot 17 DP 2332



Scale @ A4
 = 1:1,000

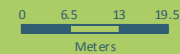
Date Printed:
 9/08/2019





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Other
 311 Manukau Road Epsom Auckland 1023
 Pt Lot 17 DP 2332



Scale @ A4
 = 1:1,000

Date Printed:
 9/08/2019


















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 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

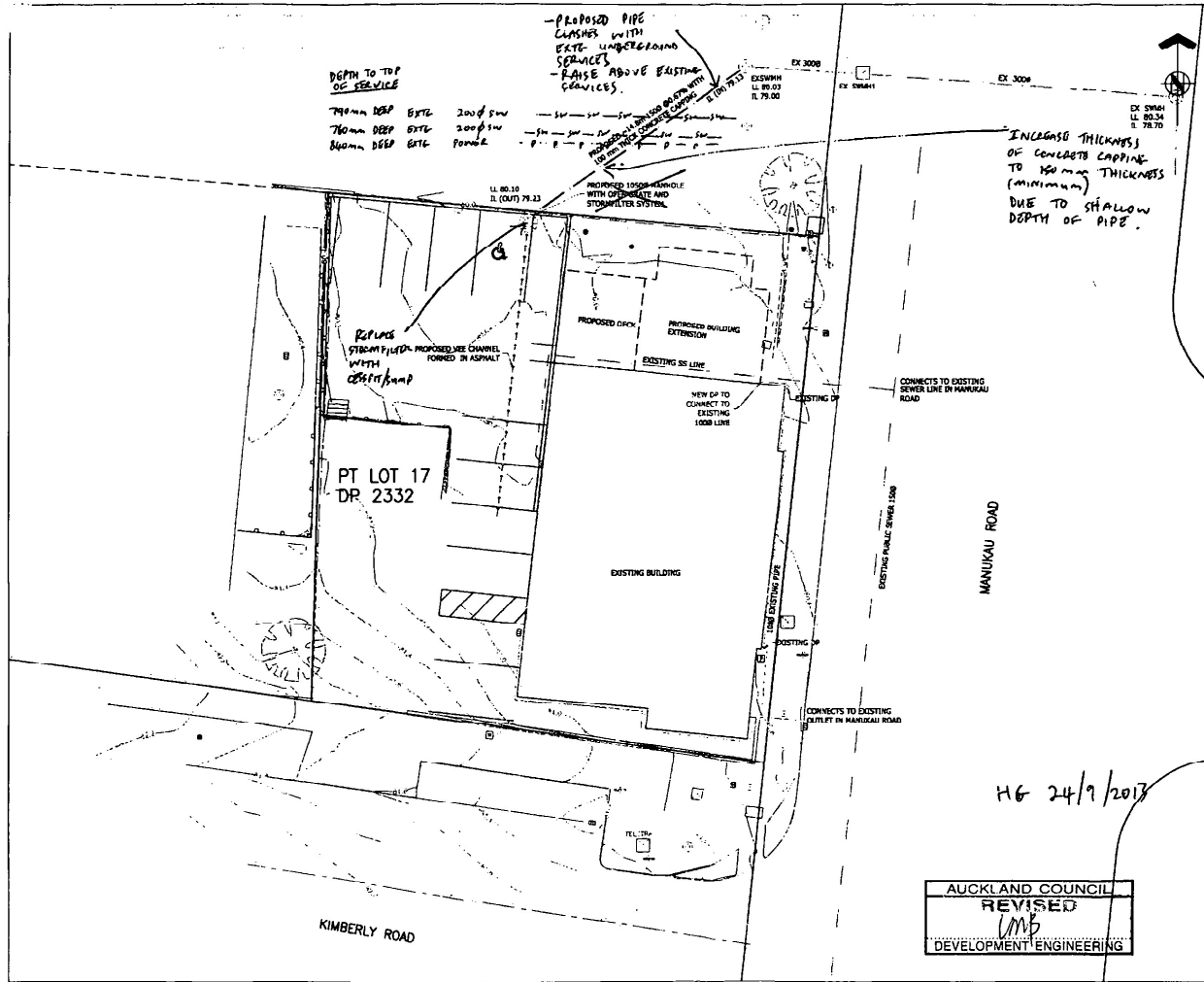
Other

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: 12/06/2018



ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

ISO 9001 QUALITY ASSURED

LEGEND

- PROPOSED STORMWATER LINE
- - - EXISTING STORMWATER
- - - EXISTING SEWER DRAIN
- PROPOSED STORMWATER MANHOLE
- ⊕ EXISTING STORMWATER MANHOLE
- ⊕ EXISTING DOWNPIPE

- NOTES**
- ALL WORKS TO COMPLY WITH THE HEALTH AND SAFETY ACT 1974.
 - STORMWATER PIPE TO BE 150mm L/D PIPE.
 - STORMWATER SYSTEM AND OPEN GATE AS SHOWN ON STORMWATER 860 DETAIL.
 - CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO WHICH CONSTRUCTION AND DURING CONSTRUCTION, WHETHER SHOWN ON THE DRAWINGS OR NOT.

Address Office
 311 Manukau Road
 Auckland, New Zealand 1061
 P: 09 252 2000
 www.zelandia.com

07	PROPOSED 1500mm MANHOLE WITH CONCRETE CAPPING WITH 150mm THICKNESS	BY	DATE
08	PROPOSED DRAIN	BY	DATE
09	PROPOSED BUILDING EXTENSION	BY	DATE
10	EXISTING SS LINE	BY	DATE
11	NEW EP TO CONNECT TO EXISTING LOAD LINE	BY	DATE
12	EXISTING SS LINE	BY	DATE
13	CONNECTS TO EXISTING SEWER LINE IN MANUKAU ROAD	BY	DATE
14	EXISTING PUBLIC SEWER LINE	BY	DATE
15	MANUKAU ROAD	BY	DATE
16	EXISTING BUILDING	BY	DATE
17	EXISTING EP	BY	DATE
18	CONNECTS TO EXISTING OUTLET IN MANUKAU ROAD	BY	DATE

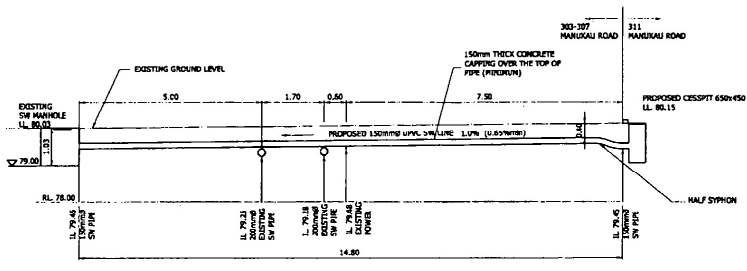
ZEALANDIA PROPERTIES LTD
 311 MANUKAU ROAD
 MANUKAU, AUCKLAND

TITLE:
 PROPOSED DRAINAGE PLAN

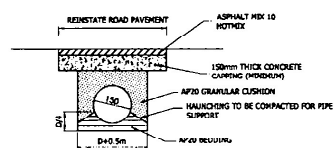
H6 24/9/2013

AUCKLAND COUNCIL
 REVISED
 LMB
 DEVELOPMENT ENGINEERING

PROPOSED	DATE	DESIGN	DATE	PLAN NO.	CDW
PROPOSED	03.2013	DESIGN	03.2013	PLAN NO.	13.08.13
DESIGNED	DATE	DESIGN	DATE	DESIGN BY	
DESIGNED	03.2013	DESIGN	03.2013	DESIGN BY	
APPROVED	DATE	DESIGN	DATE	DESIGN BY	
APPROVED	03.2013	DESIGN	03.2013	DESIGN BY	
PROJECT NO.	SCALE	1:1000 A1			
133861-400	SCALE	1:1000 A1			
DRAWING NO.					R7
133861-400					



PIPE LONGSECTION
1:20



TYPICAL TRENCH DETAIL
NOT TO SCALE

AUCKLAND COUNCIL
REVISED
UMB
DEVELOPMENT ENGINEERING

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND
100 PER CENT QUALITY ASSURED

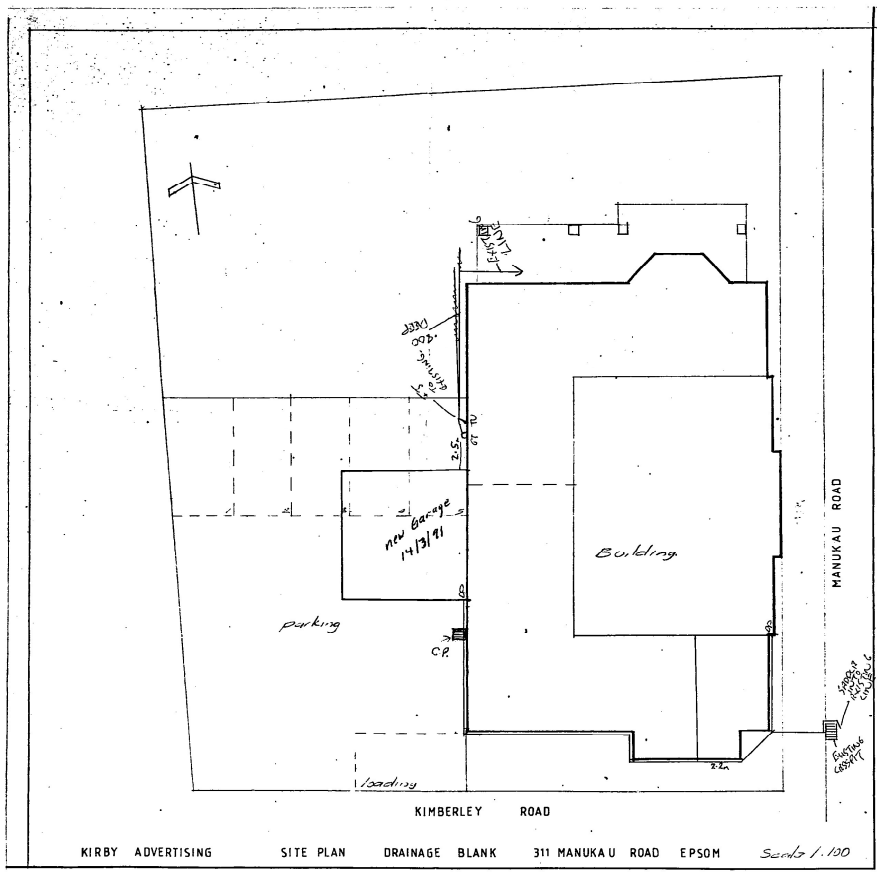
KC
Zealandia Office
1011-12861-01
PO Box 1011
Auckland 1141
New Zealand
P: +64 9 177 2000
www.aucklandcouncil.govt.nz

PROJECT: ZEALANDIA PROPERTIES LTD
311 MANUKAU ROAD
MANUKAU, AUCKLAND

TITLE: DRAINAGE LONGSECTION AND DETAILS

REVISION	DATE	BY	REASON	APP'D BY
REVISED	10.2013	UMB	REVISED	CSW
ISSUED	10.2013	UMB	ISSUED	07.10.13

FOR CONSTRUCTION
133861-401
R1



A2



AUCKLAND CITY

23 November 2006

307 7660
LUC NO: 20060584601
File RefP4334

Pat Taylor Realty Ltd
c/- Positive Planning Ltd
P O Box 105623
Auckland

Dear Sir/Madam

311 MANUKAU ROAD, EPSOM

Section 94 determination and Resource Consent determination on an application to operate a real estate office in a mixed use zone at 311 Manukau Road, Epsom.

I refer to the above application which was considered by the Planning Fixtures Committee on Tuesday, 21 November 2006. It was resolved:

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
- Written approval has been given by every person who may be adversely affected by the activity.

That, pursuant to Section 94C, there are no special circumstances to warrant notification.

Pursuant to Section 104B of the Resource Management Act 1991, the discretionary activity land use application by Pat Taylor Realty Limited to establish a real estate office that:

- Is located within 30m of a Residential 6a and 7a Zone
- Includes a shortfall of 11 parking spaces
- Includes a shortfall of 1 loading space
- Involves access and reverse manoeuvring within a defined road boundary

at 311 Manukau Road, Epsom described as Pt Lot 17 DP 2332, CT NA145/248 be granted consent.

Lapsing of Consent

Pursuant to Section 125 of the Resource Management Act 1991, this resource consent will lapse 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 matters set out immediately below were taken into consideration in the determination of the discretionary activity:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Sections 104, 104B (discretionary activity) and 108.

Relevant Plan Provisions

The relevant planning document was the Auckland Operative District Plan 1999 – Isthmus Section, and in particular the following:

- 8.6.10.1 – Mixed Use Zone Objectives and Policies
- 8.7.7 – Mixed Use Zone Activities
- 8.7.7.3.2(a) – Any permitted or controlled activity located within 30m of a residential zone
- 12.7.1 – Parking Objectives and Policies
- 12.8.1 – Parking
- 12.8.1.3 – Assessment & Formation of Parking and Loading Areas
- 12.8.2 - Access
- 12.9.1.1 – Rule: Discretionary Activities
- 12.9.1.2 – Criteria for Assessing Discretionary Activities.

Principal Issues In Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, the Council has considered the following specialists' reports:

- **The Assessment of Environmental Effects prepared by Richard Falconer of Positive Planning (Reference: 2328-06)**
- **The Traffic Impact Assessment prepared by Tuohey Consulting Limited dated 15 August 2006**
- **The memo prepared by the Council's Consulting Traffic Engineer, E-Ting Wong of GHD, dated 2 October 2006**
- **The email prepared by the Council's Transport Planning Officer, Dina Hanna, dated 29 September 2006**
- **The fax prepared by Gary Deeney of Positive Planning Ltd, dated 8 November 2006, outlining the total staff members for Pat Taylor Realty Ltd**
- **The letter prepared by Kim Aukett, Planner – Resource Consents, Auckland City Environments, dated 27 April 2005.**

Main Findings of Fact

The main findings of fact are:

- **The proposed activity will not result in any adverse effects on the streetscape, amenity or character of the neighbouring residential properties that is more than minor. No external changes are proposed to the building or site, and no new parking or access formation is proposed**
- **The effects of the proposed parking and loading space shortfall will be minor and can be adequately accommodated within the perpendicular on-street parking available adjacent to the site on Kimberley Road**
- **The proposal will not be inconsistent with the existing character of development in the locality.**

Reasons for the Decision

The reasons for this discretionary activity consent are as follows:

- **The granting of consent to the application will have minor effects on the environment. In particular the proposed activity will be consistent with the existing character of development in the surrounding area and does not involve any physical changes to the subject site**
- **The granting of consent to the application is consistent with the relevant assessment criteria for discretionary activities, and in particular a shortfall of parking**
- **The imposition of the following conditions will ensure that the effects of granting the application are mitigated or avoided. In particular that the activity is in accordance with the application and plans submitted, the maximum number of staff on the site at any one time, and that one mobility space is provided on the subject site**

- The application is consistent with the objectives and policies of the District Plan and the sustainable management purpose of the Resource Management Act 1991
- The proposed real estate activity is considered to be similar in character to the previous office activity on the site
- The applicant's offer to restrict signage to that existing with the addition of a flag on the existing flagpole on this category 2 heritage building (New Zealand Historic Places Trust).

Conditions

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;
 - The Assessment of Environmental Effects prepared by Richard Falconer of Positive Planning (Reference: 2328-06)
 - Plan titled "311 Manukau Road Epsom, Auckland Pat Taylor Reality, Floor Plans Levels 1 & 2" Drawn by Design & Solitions Architecture Ltd dated 04/08/06 drawing No RC02
 - Plan titled "311 Manukau Road Epsom, Auckland Pat Taylor Reality, Site Plan" Drawn by Design & Solitions Architecture Ltd dated 04/08/06 drawing No RC01
 - The Traffic Impact Assessment prepared by Tuohey Consulting Limited dated 15 August 2006
 - The memo prepared by the Council's Consulting Traffic Engineer, E-Ting Wong of GHD, dated 2 October 2006
 - The email prepared by the Council's Transport Planning Officer, Dina Hanna, dated 29 September 2006
 - The fax prepared by Gary Deeney of Positive Planning Ltd, dated 8 November 2006
 - The letter prepared by Kim Aukett, Planner – Resource Consents, Auckland City Environments, dated 27 April 2005

and referenced by Council as LUC20060584601.

Parking

- (2) One parking space on the site shall be designated for the disabled, as per the requirements of NZS 4121.

Operating Hours

- (3) The activity shall be restricted to operating between the hours of 7 am and 10 pm, Monday to Saturday.

Site Usage

- (4) The consent holder shall ensure that the maximum number of staff permitted on the site at any one time is 15, except that this provision shall not apply between 10 am and 3 pm weekdays.
- (5) The consent holder is advised that this resource consent is specific to the proposed real estate office activity. Any change of use to another retail activity or any other activity not permitted by the District Plan will require additional resource consent.
- (6) No physical changes, additions or alterations shall be made to the exterior of the building including any structures, brackets or stanchions or similar device designed to provide for any additional signage.

Signage

- (7) Signage shall be restricted to a flag on the existing flagpole and a replacement sign for this business utilising the current tavern sign on the eastern face.

Monitoring

- (8) The consent holder shall pay the Council a consent compliance monitoring charge of \$340 (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 \$340 (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.

ADVICE NOTES

1. Subject to section 198 of the Local Government Act 2002 and the Auckland City Council's Policy on Development Contributions, a development contribution of \$8,428.39 will be payable on this development. An invoice for this amount will be sent in due course. Please note that, with respect to this development, building consents will not be released, code of compliance certificates will not be issued,

and Section 224C certificates for subdivisions will not be issued until the development contribution has been paid. Please note that the development contribution may be recalculated for any subsequent land use, subdivision or building consent applications in accordance with the development contribution policy.

2. The applicant is advised that the building on the subject site is registered as a Category 2 building by the New Zealand Historic Places Trust. Any internal or external alterations or additions to the building will require consultation with the New Zealand Historic Places Trust prior to the works commencing.
3. 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.
4. A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.
5. 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 Monitoring Leader Resource Consents (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.
6. If you disagree with any of the above conditions (excluding the condition relating to the financial contribution for development) 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.

Objection rights are set out in section 357 of the Resource Management Act 1991 and shall be made in writing to Council within 15 working days of receipt of the decision. Any objection made under section 357(4) to additional charges relating to the processing of the application, shall be made in writing to Council within 15 working days of receipt of the invoice. Pursuant to section 116 this consent will not commence until such time as any appeals or objections are withdrawn or decided.

The applicant may lodge an appeal against the council's decision with the Registrar of the Environment Court (PO Box 7147, Wellesley Street, Auckland, phone (09) 916 9091, fax (09) 916 9090). The appeal must be lodged with the Environment Court within 15 working days of the receipt of the decision together with a filing fee of \$55.00. The format of the appeal must follow that prescribed by Regulation 16 (Form 34) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. A copy of the appeal must be served on the Council (Private Bag 92516, Wellesley Street, Auckland, Facsimile (09) 353 9184) within 15 working days of the receipt of the decision.

If you require any further information in relation to the decision and this letter, please contact Angela Crang, phone 353 9458, who will direct your inquiry to the appropriate officer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Quensell', written in a cursive style.

Kevin Quensell
Hearings Services Manager

17 May 2013

Harrison Grierson Consultants Limited
PO Box 5760
Wellesley Street
Auckland 1141

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application Number(s):	R/LUC/2013/1232
Applicant:	G R Allport
Proposed Activity(s):	Establish an office activity, extend the existing building and car parking area
Address:	311 Manukau Road, Epsom, Auckland 1023

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference the Auckland Council Plan (Auckland City Isthmus Plan), a decision has been made to approve your application.

For your reference, a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

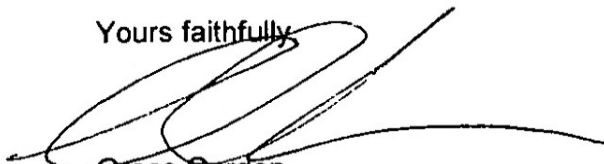
Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court/environment-court.

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact Sian Pushon on 09 353 9577 or email sian.pushon@aucklandcouncil.govt.nz and quote the application number above.

Yours faithfully,



Grace Gordon
Resource Consent Administrator
Central Resource Consenting and Compliance
grace.gordon@aucklandcouncil.govt.nz | Ph 09 353 9223

DECISION ON RESOURCE CONSENT APPLICATION R/LUC/2013/1232 AT 311 MANUKAU ROAD, EPSOM, AUCKLAND 1023

Application R/LUC/2013/1232 has been made by G R Allport of Zealandia Properties for a discretionary activity land use consent to establish an office activity, extend the existing building and car parking area at 311 Manukau Road, Epsom, Auckland 1023 on land described as PT LOT 17 DP 2332 CT - NA145/248. This requires resource consent for the following reasons:

Operative District Plan

- The proposal involves works within the potential root zone of a scheduled Washington Palm Tree. Pursuant to Clause 5C.7.3.3(c) (Alteration or destruction of scheduled trees) of the District Plan this is a **discretionary** activity.
- The proposal involves a change of use and carrying out external alterations to a building within 30m of a residential zoned site. Pursuant to Clause 8.7.7 (Mixed use zone activities) of the District Plan this is a **restricted discretionary** activity.
- The proposed office activity has vehicle access within a Defined Road Boundary. Pursuant to Clause 12.9.1.1 (Rule: discretionary activities) of the District Plan this is a **restricted discretionary** activity.
- The proposal does not provide for an onsite loading space. Pursuant to Clause 12.9.1.1 (Rule: discretionary activities) of the District Plan this is a **restricted discretionary** activity.
- The proposed parking spaces will require multiple manoeuvres to reverse manoeuvre from the site. Pursuant to Clause 12.9.1.1 (Rule: discretionary activities) for the District Plan this is a **restricted discretionary** activity.

Pursuant to section 104B of the Resource Management Act 1991, this application is **granted consent**.

The reasons for this discretionary activity consent are as follows:

- (a) In terms of section 104(1)(a) of the Resource Management Act 1991, the proposed development may result in actual and potential adverse effects. Overall, it is considered that the development is appropriate for the site and will result in an acceptable level of adverse effects in terms of neighbourhood amenity, pedestrian and traffic safety. These effects will be acceptable for the site and surrounding area due to the design and location of the works, proposed arboricultural practices, parking users of the site and availability of off site loading. Furthermore, the proposal will not result in any positive environmental effects.
- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria of the Auckland Council District Plan (Auckland City Isthmus Section 1999). In particular:
 - The objectives and policies of the mixed use zone aim to allow for vibrant urban areas by enabling a mixture of residential, business, educational and leisure activities, that positively contribute to the city, while avoiding and mitigating any adverse effects on adjoining properties (particularly residential and open space). The District Plan aims to achieve this by appropriately zoning areas of the city and setting appropriate development controls.

- The proposal involves extending the existing building to provide for an extended office use and associated car parking. The proposed alterations do not result a mixed use development in terms of catering for residential and business activities (because the site has not been subject to intensive redevelopment in terms of the Mixed Use zone). However, the proposal provides for extended business activities (office) while ensuring that the proposal does not result in adverse effects on the environment.
- The proposal is consistent with the assessment criteria for external alterations and change of use within 30m of a residential zoned site for the following reasons:
 - The proposal will provide sufficient on site parking for the office tenants of the site and there is adequate provision for off site loading without adversely impacting on pedestrian safety or traffic flows. The extended parking area will continue to use the existing vehicle crossing off Kimberly Street.
 - The building extension has been designed to match the form and scale of the existing building and will not detract from the visual amenity of the area for the surrounding business and residential properties.
 - The proposed use of the building is for office use, which will integrate with the surrounding residential and commercial uses and will not result in any significant noise, natural environment effects or infrastructure constraints.
- The objectives and policies relating to tree protection in the District Plan aim to protect individual and groups of trees that significantly contribute to amenity across the isthmus. One way in which the District Plan achieves this is by identifying notable trees and scheduling them for their historic, cultural, botanic and visual amenity values. The proposal involves works within the potential root zone of a scheduled Washington Palm tree to allow for the building extension and repair of the block wall along the eastern elevation.
- The proposal is consistent with the assessment criteria for working within the root-zone of the scheduled palm for the following reasons:
 - The proposed works within the potential root zone of the palm tree are small in nature to allow for the building extension and replacement of the block boundary wall.
 - Due to the existing building on site, vehicle entrance and parking constraints there is no other alternative location for the proposed alterations.
 - The works will be setback from the shared boundary (with the tree) and arboricultural practices employed to ensure that the tree continues to positively contribute to the amenity of the area.
- The objective and policies relating to parking aim to ensure that activities do not adversely affect the capacity and safety of Auckland's roading network. The District Plan aims to achieve this by requiring activities to provide adequate off street parking and loading facilities.
- The proposal is consistent with the assessment criteria for infringing the parking and loading provisions for the following reasons:
 - Due to the nature of the office activity and surrounding environment, there is sufficient capacity within the roading network to accommodate off site loading without compromising pedestrian or traffic safety.
 - The proposed car park will be used by future tenants of the site, who will be familiar with the parking layout and manoeuvres required.
- In summary, the proposal is considered to be consistent with the relevant objectives, policies and assessment criteria.

- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application. A monitoring fee condition of consent has been imposed to ensure that the effects of the proposal are no greater than assessed.
- (d) The proposal is consistent with Part 2 of the Resource Management Act 1991 because it allows for alterations to a mixed use building to allow for extended office activities, whilst reducing any adverse effects on the environment. Overall, achieving sustainable management of Auckland's resources.
- (e) Overall, the proposal will result in less than minor adverse effects and is considered to be consistent with the relevant objectives, policies and assessment criteria of the District Plan. Therefore, the proposal is an appropriate development for the site.

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

Predevelopment conditions

Administrative Charges

- (1) This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:
 - (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - (b) All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
- (2) The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

Lapsing of resource consent

- (3) Pursuant to section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - (a) The consent is given effect to; or
 - (b) The Council extends the period after which the consent lapses.

Monitoring Charges

- (4) The consent holder shall pay the Council an initial consent compliance monitoring charge of \$500 (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.

The \$500 (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.

Activity in Accordance with Plans

- (5) (a) The *building alterations and car park* shall be constructed in accordance with the plans and all information submitted with the application, being:

- Assessment of environmental effects titled, '*proposed building extension and car park extension at 311 Manukau Road, Epsom, resource consent application and assessment of environmental effects*', prepared by Scott Williams of Harrison Grierson, dated April 2013.
- S92 response titled, '*Response to further information request under 292 for resource consent application R/LUC/2013/1232 at 311 Manukau Road*', prepared by Scott Williams of Harrison Grierson, dated 1 May 2013.
- Email titled, '*Fw: 311 Manukau Road, Epsom*', prepared by Scott Williams of Harrison Grierson, dated Tuesday May 7 2013 3:42PM.

Reference number	Title	Architect/Author	Date
13-006 AC-01 Rev 1	Proposed site plan	Congo Design Limited	01.05.13
13-006 AC-04 Rev 3	Proposed ground floor plan	Congo Design Limited	04.04.13
13-006 AC-05 Rev 2	Proposed first floor plan	Congo Design Limited	04.04.13
13-006 AC-08 Rev 3	Proposed elevations	Congo Design Limited	04.04.13
13-006 AC-09 Rev 2	Proposed elevations	Congo Design Limited	04.04.13
133861-300 R4	Proposed car park layout	Harrison Grierson	07.05.13
133861-310 R4	Proposed pavement levels	Harrison Grierson	07.05.13

and referenced by Council as **R/LUC/2013/1232**.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.
- (c) Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.

Pre-commencement meeting

- (6) Prior to any site works commencing, a pre-commencement site meeting shall be held so that the conditions of consent that pertain to the scheduled Washington Palm tree can be explained by Council's Heritage Arborist (West Fynn) to all contractors or sub-contractors who will be working on site within the dripline or root zone, or adjacent to the dripline or root zone of the scheduled Washington Palm tree. The consent holder shall advise Council's Heritage Arborist (West Fynn 365 3728 or 021 824 708) and Team Leader Compliance and Monitoring - Central (email: rcmadmin@aucklandcouncil.govt.nz or fax: 353 9186) a minimum of five (5) days prior to the intended meeting day.

Development in progress conditions

Construction

- (7) All demolition, site preparation, construction and earthwork activities on the subject site shall comply with the New Zealand Standard 6803:1984 for Acoustics – Construction Noise at all times.

The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

Monday to Saturday: 7.30a.m. to 6.00p.m.

Sundays or Public Holidays: no works

Other

Scheduled Washington Palm tree

- (9) The consent holder shall ensure that the existing block wall along the eastern boundary is removed and/or demolished with care to avoid damage to the base and roots of the Washington Palm.
- (10) The consent holder shall ensure that the replacement of the block wall along the eastern boundary is formed on the existing foundations, where possible. If new foundations are required, they shall be formed within the same footprint and only by hand excavation, to create minimal excavations. Any exposed roots shall be cleanly severed, as required.
- (11) All works for the construction of the proposed wall shall be undertaken from within the property boundary with no storage, compaction or contamination occurring adjacent to the base of the Washington Palm, except for that which is absolutely necessary for the construction of the wall.
- (12) The consent holder shall ensure that the area between the proposed/existing wall and the base of the scheduled palm tree and 2m either side of the base of the palm tree shall be protected from concrete contamination through the use of a heavy duty polythene (or approved equivalent). Washings from concrete trucks and/or associated machinery, such as concrete Pumps, shall not contaminate any area within or alongside the Washington Palm (or which is likely to result in overland flows)

Parking

- (13) The consent holder shall ensure that the parking spaces are marked out in accordance with 'Drawing 133861-300 R4 Proposed Car Parking Layout', prepared by Harrison Grierson, 07.05.13, within one (1) month of the completion of the car park extension, to the satisfaction of Council's Team Leader Compliance and Monitoring – Central.
- (14) The consent holder shall ensure that the car parking area is paved, drained and maintained to the satisfaction of Council's Team Leader Compliance and Monitoring – Central.

Advice notes

1. *The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*
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 Resource Consent Monitoring Team Leader (email: rcmadmin@aucklandcouncil.govt.nz or fax: 353 9186) and include the following details:*
 - *name and telephone number of the project manager and the site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relates*
 - *expected duration of works*
4. *This consent does not relieve the consent holder of his/her responsibility to apply for any other consents which may be required by the Auckland Council and/or New Zealand Historic Places Trust. This consent is issued under the Resource Management Act 1991*

and does not remove the need to comply with all other applicable Acts (including the Property Law Act), regulations, Bylaws, and rules of law.

5. The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.
6. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.

AUTHOR



Sian Pushon
Intermediate Planner – Resource Consents

DATE: 17 May 2013

SECTION 104B DETERMINATION

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application at 311 Manukau Road, Epsom, Auckland 1023 for resource consent shall be granted consent.



Ila Daniels
Team Leader – Resource Consents

DATE: 17/5/13.

331747

DSM - Eden/Roskit
AUCKLAND CITY

S E C R E T A R I A L

22 November 1996

City Secretary,

Writer's direct dial number:

When replying or calling please refer to:

~~Paterson Cullen Irwin Ltd
(for Kirby Advertising)
P O Box 28-105
Remuera
Auckland~~

Dear Sirs

re: **APPLICATION FOR RESOURCE CONSENT FOR A NON-NOTIFIED, RESTRICTED CONTROLLED ACTIVITY FOR AN ADDITIONAL STRUCTURE ON THE PROPERTY INVOLVING NEW OFFICES AND RESIDENTIAL APARTMENTS AT 311 MANUKAU ROAD**

I refer to the report of John Childs, Consultant Planner dated 8 November 1996 which was considered by the Council's Planning Commissioners on 20 November 1996 when it was resolved:

PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991, THE NON-NOTIFIED DISCRETIONARY ACTIVITY LAND USE APPLICATION BY PATISON CULLEN IRWIN LIMITED TO:

CONSTRUCT RESIDENTIAL UNITS IN AN EXTENSION TO A COMMERCIAL BUILDING WHICH ALSO:

- INFRINGE THE FRONT YARD RULE
- INFRINGE THE PARKING REQUIREMENTS WITH A SHORTFALL OF UP TO FIVE SPACES
- PROVIDE NO ON-SITE LOADING FOR THE DEVELOPMENT
- THE SITE IS LOCATED WITHIN A DEFINED ROAD BOUNDARY

AT 311 MANUKAU ROAD, EPSOM DESCRIBED AS PART LOT 22 AND 23 DP 2332 CT 145/248, BE GRANTED CONSENT.

PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991, THE REASONS FOR THIS DISCRETIONARY ACTIVITY CONSENT ARE AS FOLLOWS:

- A) THE RELEVANT DISTRICT PLAN ASSESSMENT CRITERIA ARE SATISFIED.

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- B) SUBJECT TO CONDITIONS THE ADVERSE EFFECTS ON THE ENVIRONMENT OF THE PROPOSAL.
- C) THE ADVERSE EFFECTS ON THE STREET SYSTEM WILL BE MINOR.

PURSUANT TO SECTION 108 OF THE RESOURCE MANAGEMENT ACT 1991, THIS CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE PROPOSED ACTIVITY SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANS SUBMITTED AS PART OF THIS APPLICATION, (PATERSON CULLEN IRWIN LIMITED - PLANS 1 TO 3 RO/96/3692) TO THE SATISFACTION OF THE DEVELOPMENT SERVICES MANAGER, EDEN-ROSKILL AREA OFFICE.
- 2) BEFORE THE ISSUE OF ANY BUILDING CONSENT FOR THE WORKS THE APPLICANT SHALL SUBMIT TO THE SATISFACTION OF THE DEVELOPMENT SERVICES MANAGER, EDEN-ROSKILL AREA OFFICE.
 - A) PRIOR TO CONSTRUCTION COMMENCING, EVIDENCE FROM A DRAINAGE ENGINEER INDICATING THAT STORMWATER CAN BE DISPOSED OF TO GROUND SOAKAGE IN ACCORDANCE WITH AUCKLAND CITY SOAKAGE DESIGN MANUAL, PROVIDED THAT IF THIS PROVISION CANNOT BE MET, THE APPLICANT SHALL CONTRIBUTE TO THE COST OF THE CONSTRUCTION OF A STORMWATER DRAIN ACROSS MANUKAU ROAD TO RECEIVE ANY OVERFLOW.
 - B) PRIOR TO CONSTRUCTION COMMENCING, A LANDSCAPE PLAN FOR THE KIMBERLEY ROAD FRONTAGE SHALL BE PROVIDED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES MANAGER, EDEN ROSKILL. THIS PLAN SHALL SHOW THE SPECIES, (HEIGHT/TYPE) IMPLEMENTATION AND MAINTENANCE PROGRAMME. THIS PLAN SHALL BE IMPLEMENTED WITHIN THREE MONTHS OF THE COMPLETION OF THE BUILDING.
 - C) EVIDENCE THAT MEASURES ARE INCORPORATED IN THE DESIGN OF THE PROPOSED RESIDENTIAL UNITS, SO AS TO ENSURE THAT THERE IS ADEQUATE IN-DOOR ACOUSTIC PRIVACY FOR THE TWO RESIDENTIAL UNITS IN RELATION TO THE ADJACENT BUSINESS ZONED SITES.

- 3) BEFORE THE COMMENCEMENT OF THE USE OF THE DRIVEWAYS, PARKING AND MANOEUVRING AREAS SHALL BE FORMED, SEALED, DRAINED AND MARKED OUT ON THE GROUND IN TERMS OF RULE 12.8.1.3 OF THE PROPOSED DISTRICT PLAN.
- 4) THE DEVELOPER SHALL EITHER:
 - A) PAY A FINANCIAL CONTRIBUTION (TO BE ASSESSED BY THE COUNCIL), TO THE COUNCIL, MORE SPECIFICALLY BEING A RESERVES CONTRIBUTION, IN ACCORDANCE WITH SECTION 409(1)(b) OF THE ACT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE DEVELOPMENT; OR
 - B) ENTER INTO AN AGREEMENT WITH THE COUNCIL TO THE SATISFACTION OF COUNCIL'S SOLICITORS THAT THE FINANCIAL CONTRIBUTION, MORE SPECIFICALLY BEING A RESERVES CONTRIBUTION IN ACCORDANCE WITH SECTION 409(1)(b) OF THE ACT, BE PAID TO THE COUNCIL PRIOR TO THE OCCUPATION OF ANY OF THE UNITS.
- 5) ANY AGREEMENT ENTERED INTO WITH THE COUNCIL IN ACCORDANCE WITH CONDITION 4(b) SHALL BE IN THE FORM OF A BOND THAT IS TO BE REGISTERED AGAINST THE TITLE TO THE PROPERTY.

REVIEW OF CONDITIONS:

- 1) PURSUANT TO SECTION 128 OF THE RESOURCE MANAGEMENT ACT THE COUNCIL SHALL SIX MONTHS AFTER THE BUILDING IS COMPLETED, CONDUCT A TRAFFIC SAFETY AND OPERATIONAL REVIEW OF THE CARPARKING ARRANGEMENTS FOR THE SITE, FOR THE PURPOSE OF DEALING WITH ANY ADVERSE TRAFFIC AND SAFETY EFFECTS ON THE ENVIRONMENT WHICH MAY HAVE ARISEN FROM THE COMPLETION AND OPERATION OF THE CARPARK. THIS REVIEW SHALL BE AT THE EXPENSE OF THE APPLICANT.

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.

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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.

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

Should you have any queries with regard to this decision, please contact the Development Services Manager, Eden-Roskill Area Office.

Yours faithfully



WANAIRANGI NOPERA
1 CORPORATE COMMITTEE SECRETARY (SPECIAL DUTIES)

c.c. D.S.M. Eden-Roskill

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



Discretionary activity

Application number:	LUC60324110
Applicant:	A to T Holdings
Site address:	311 Manukau Road, Epsom
Legal description:	Pt Lot 17 DP 2332
Proposal:	

To construct a five-level residential apartment building which involves partial demolition of the existing scheduled heritage building on the site, and adaptation of the retained portion of the heritage building to be contain a café, main foyer and an apartment. A total of 25 new dwellings are proposed, a single garage, and associated earthworks and servicing are also proposed.

Resource consent is required for the following reasons:

Land use consent (s9)

Auckland Unitary Plan (Operative in part)

District land use

Business – Mixed Use zone

- To convert a part of an existing building to a dwelling is a **restricted discretionary** activity under H13.4.1(A3).
- To construct a new building is a **restricted discretionary** activity under H13.4.1(A45).
- To undertake additions and alterations to buildings not otherwise provided for under H13.4.1 is a **restricted discretionary** activity under H13.4.1(A50).
- The proposal involves use and development that fails to meet the following standards and is a **restricted discretionary** activity under rule C.1.9(2):
 - H13.6.9. Outlook space: Type A, B, C, E and F Apartments breach the outlook space requirements. There is a 1m shortfall in outlook space depth for a bedroom within Type A, B and E units. The outlook space of the secondary bedroom of Type F unit extends beyond the western site boundary. The principal living room outlook space for Type C studio units slightly extends beyond the boundary of the site in one corner, and for Type A unit the width is constrained by an external wall of the building.
 - H13.6.1. Building height: The proposed building complies with the total building height limit of 18m but exceeds the occupiable height limit of 16m by 984mm at the worst extent.

Built heritage

- Demolition or destruction of 30% or more, but less than 70%, by volume or footprint (whichever is the greater) of any feature within the scheduled extent of place of Category B places is a **discretionary activity** under D17.4.1(A2).
- Demolition of more than 30% of the building interiors, which is identified as an exclusion but connected to a scheduled feature (building itself), is a **controlled activity** under D17.4.1(A2).
- Maintenance and repair work (D17.4.1(A6)) that does not comply with the standards under D17.6.2, is a **restricted discretionary** activity under C1.9.(2).
- Modifications to a building within a scheduled historic heritage place not identified as exclusions, is a **restricted discretionary** activity under D17.4.1(A9).
- New buildings or structures within the scheduled extent of place of Category B places is a **restricted discretionary** activity under D17.4.1(A10).
- Modifications to buildings, structures or features of a scheduled historic heritage place for seismic strengthening is a **restricted discretionary** activity under D17.4.1(A12).

Notable Tree

- To undertake works within the protected root zone of a notable tree (being the palm tree - *Washingtonia robusta*) that stands on neighbouring property to the north of the subject site) not otherwise provided for under Table D13.4.1 is a **restricted discretionary** activity under D13.4.1(A9).

Noise

- Construction noise not complying with the permitted activity standards is a **restricted discretionary** activity under E25.4.1(A2):
 - Noise from bored piling will exceed the long-term construction noise limits (70dB LAeq) at 303-307 Manukau Road (by up to 9dBA) and 1 Kimberley Road (by up to 4dBA). Piling is proposed to be undertaken between 7.30am and 6pm for a total duration of three weeks.

Note: *the maximum limit of 70 dBA Leq specified above takes into account standard E25.6.27(4) where the noise limits shall be decreased by 5dB where a project involves a total duration of construction work that is more than 20 weeks.*

Transport

- The proposal involves accessory parking and access that does not meet the following parking and access standard and is a **restricted discretionary** activity under rule E27.4.1(A2).
 - E27.6.4.3.2(T152): The vehicle crossing to the proposed garage will have a width of 2.8m, which does not meet the required minimum width of 3.0m at the site boundary for a crossing in the Mixed Use zone.
 - E27.6.4.3(2): The proposed garage door location does not meet this standard which requires that access must be designed so that vehicles using or waiting to use entrance control mechanisms do not queue into the adjoining road reserve.

Natural hazards and flooding

- New structures and buildings within the 1 per cent annual exceedance probability (AEP) floodplain is a **restricted discretionary** activity under E36.4.1(A37).
- Use of new buildings to accommodate more vulnerable activities located within the 1 per cent annual exceedance probability (AEP) floodplain is a **restricted discretionary** activity under E36.4.1(A38).

District land use

- To undertake general earthworks greater than 50m² in area (being 567m²) within the Historic Heritage Overlay, is a **restricted discretionary** activity under rule E12.4.2(A30).
- The proposed earthworks will not comply with the following permitted earthworks standard; therefore consent is required as a **restricted discretionary** activity under rule C1.9.2:
 - E12.6.2.11(a): The proposal will raise ground levels within the flood plain by more than 300mm.

Decision

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

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

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable overall, with adverse effects being appropriately avoided, mitigated, remedied or minimised as:
 - a. The new development proposed has been designed to ensure that it complements the heritage building and not to detract from its historic value, while having acceptable effects on the amenity values of the surrounding environment. Although the proposal is not exemplary in terms of urban design merits, the proposal achieves an appropriate balance between respecting the heritage building while providing sufficient visual interest to the new building facades, and also maintaining privacy to residents while providing an acceptable level of street activation, passive surveillance and minimised visual dominance to pedestrians. Overall, the development is of a bulk, form, scale and design quality that is consistent with the level of amenity expected in the zone and responds positively to the characteristics of the site.
 - b. The proposal allows for the retention of the original form of the historic building and enhances its on-going use. The proposed demolition will involve the removal of largely unoriginal fabric and upgrade works will enhance the durability of the historic building. The new apartment building is designed to intentionally contrast with the features of the historic building and breathing space between the historic building and the new building

is provided so that the heritage values are retained and clearly interpreted. While the new building is modern, it is of a form and appearance that will not detract from the heritage building. The proposed earthworks will also not adversely affect the heritage values on the site provided that the geotechnical recommendations are adhered to.

- c. An acceptable level of living amenity will be provided to the occupants of the new apartment dwellings. The main outlook space infringements are to the outlook space depths provided to a bedroom of some of the units. While these proposed outlook spaces are not ideal in terms of providing optimal internal living amenity to the bedrooms, the effects (based on the current building and activities on the adjoining sites) will be acceptable, at least in the medium-term. The neighbouring office buildings are set back from the boundaries by at least 4m and the non-compliant bedroom outlooks to the west are from high level windows designed to maintain privacy to these bedrooms.
- d. The construction is predicted to exceed construction noise limits during piling works. In the worst case this will be by 9dBA above the long-term construction noise limit to the façade of the building to the north, for a maximum duration of 3 weeks. The applicant has submitted a Construction Noise and Vibration Management Plan (CNVMP) which includes measures to reduce noise effects as far as practicable, and notice will be provided to persons on adjacent land and a complaints procedure implemented.
- e. The proposed earthworks and construction of the new building is anticipated to displace 14m³ of flood volume from the floodplain within the site. Council's development engineer has agreed with the applicant's engineer that given the scale and size of the subject flood plain and the anticipated displacement volumes, the flooding effects from this displacement on the surrounding environment would be negligible. The finished floor level for the development is proposed to be 81.4m RL which is in excess of the required 500mm freeboard from the 1% AEP flood levels to ensure adequate protection from flood hazard.
- f. The proposed works within the protected root zone of the notable palm tree will be in accordance with best arboricultural practice to ensure that the tree is adequately protected during works and that unacceptable effects on the health of the tree are avoided.
- g. The new crossing will be to the width of the garage entry, which is 2.8m at the site boundary. This is short of the 3.0m minimum width required for crossings in the Mixed Use zone. Council's consultant traffic engineer has confirmed that the infringement is acceptable because the crossing will only serve one standard sized vehicle and will be safe and functional. Any effects on pedestrians and traffic will therefore be acceptable.
- h. In terms of positive effects, the proposal involves adaptive use of an existing heritage building and structural upgrade works to the heritage building, while allowing for a new residential apartment building to be developed on the site in an area that is currently used as a car park. This contributes towards additional housing in an area close to the city centre and public transport.
- i. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the relevant objectives, policies and assessment criteria in the AUP:

a. Mixed Use Zone Objectives H13.2(1)-(9), Policies H13.3(16)-(22) and Assessment criteria H13.8.2(3), (6), (7)(a)&(e) which refers to the policies under H13.3(3):

The development provides for new apartment dwellings and a café in close proximity to the city centre, which is consistent with the objectives and policies to provide for a greater intensity of residential activity with a compatible business use at ground level. The new building will have acceptable effects on the residential amenity values of the adjacent residential zones and future occupants of the development, and is designed to be of appropriate visual quality and interest while respecting the heritage values on the site. Universal access is being provided via ramps and the development provides for the functional and operational requirements of the activities that will be established on the site. Overall, the development is of a quality and design that positively contributes to the planning and design outcomes sought for the zone, the visual quality and interest of streets and public open spaces, and pedestrian amenity and accessibility.

b. Historic Heritage Objectives and policies under D17.2 and D17.3, and Assessment criteria under D17.8.2:

The proposal supports the protection, maintenance and restoration of the scheduled heritage building on the site that allows for the heritage values to be retained, as the portions of building that will be demolished are to the rear and are largely unoriginal fabric and will return the building to a form which is much closer to its original design intent. The new building will not detract from/ dominate the heritage values of the place and will not otherwise have significant adverse effects. Overall, the proposal is an appropriate use and development of a scheduled historic heritage place and supports the long-term viability, retention and ongoing use of the place. As recommended in the Heritage Impact Assessment, as part of the Construction Management Plan condition, the proposed construction methodologies are to be reviewed by a suitably skilled heritage professional to ensure that the works are undertaken in accordance with good practice conservation principles and methods appropriate to the heritage values of the place.

c. Noise and vibration Objectives under E25.2 and Policies E25.3, and Assessment criteria E25.8.2(1):

The relevant objectives and policies direct us to consider whether people are protected from unreasonable levels of noise, and enables infringements to construction noise and vibration standards (Objective E25.2(4)) where the effects are managed, or mitigated or minimised to represent the best practicable option. The proposed extent of noise infringement is not unreasonable when having regard to the duration and frequency of the piling activity and the design of the building which is predicted to receive the greatest noise level infringement. Additionally, Council's Consultant Acoustic Specialist concurs that the best practicable option appears to have been adopted.

d. Notable Tree Assessment criteria D13.8.2(1): The notable tree on the adjoining property will be adequately protected to ensure that adverse effects on the values of the tree are avoided. The proposed works within proximity to the notable tree will be undertaken in

accordance with best arboricultural guidelines and a Tree Protection Methodology, as reinforced by consent conditions.

- e. Land disturbance Assessment criteria E12.8.2: The reasons for consent relating to earthworks are due to the Historic Heritage Overlay and the flood plain on the site. The adverse effects of land disturbance on historic heritage will be avoided, and the flood displacement due to the earthworks will not increase the flood hazard within the site or surrounding sites to a more than negligible level.
 - f. Transport Assessment criteria E27.8.2(8): The proposed vehicle crossing width being short of the required minimum crossing width by 0.2m and its location will not adversely affect the safe and efficient operation of the adjacent transport network, given that the crossing will only be used by one vehicle, it is of a sufficient width for safe and efficient access, and will not be accessed from a busy road.
 - g. Flooding Assessment criteria E36.8.2(9) and (10): The proposed building will only be located in the edge of the flood plain within the site which has a maximum depth of 0.25m. The proposal will result in a flood displacement that would have negligible adverse flood effects on the surrounding environment. The building will be constructed to have more than 500mm of freeboard to ensure that people are adequately protected from flood hazard risks.
3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant or reasonably necessary to determine the application.
 4. This proposal achieves the sustainable management purpose of the RMA under Part 2 because the site is being utilised to develop a new apartment building where a car park is currently situated, while retaining the original heritage building fabric on the site and incorporating the building into the overall development. This is a sustainable use of resource to provide for social and economic well-being while avoiding, remedying or mitigating adverse effects on the environment. Historic heritage is recognised as a matter of national importance that shall be protected from inappropriate use and development. The proposal retains the heritage values of the place, and involves maintenance, restoration and seismic strengthening of the heritage building, and adaptive use of the building. Overall, the proposal better utilises the site, and achieves a good balance between developing the site to an intensity that is expected in the Mixed Use Zone to provide additional residential dwellings and a café, respecting the heritage values on the site and integrating the heritage building into the development.
 5. Overall the proposal is acceptable for the site, as assessed against the relevant sections of the RMA, and therefore consent can be granted subject to conditions.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. The activities shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60324110.
 - Application Form and Assessment of Environmental Effects prepared by Mount Hobson Group, dated July 2018.

Report title and reference	Author	Rev	Dated
311 Manukau Road Epsom Auckland Heritage Impact Assessment for new building and additions & alterations to a category B scheduled building	Archifact	A	July 2018
Arboricultural Implication Report	Arbor Connect	Ver2	25/02/2019
Geotechnical Investigation Report	Geotek Services Limited	A	13/02/2019
New Apartments 311 Manukau Road Epsom Transport Assessment	Flow Transportation Specialists		12/06/2018
Waste Management Plan 311 Manukau Road, Epsom	Rubbish Direct		23/11/2018
Concept Strengthening Design for Epsom Post Office Building (Former)	Harrison Grierson		24/07/2018
Land Management Plan for 311 Manukau Road at Epsom for A to T Holdings Ltd Issued for Resource Consent	MSC Consulting Group Ltd	B	22/02/2019
Engineering Infrastructure Report for 311 Manukau Road at Epsom for A to T Holdings Ltd Issued for Resource Consent	MSC Consulting Group Ltd	E	21/02/2019
Flood Risk Assessment for 311 Manukau Road at Epsom for A to T Holdings Ltd Issued for Resource Consent	MSC Consulting Group Ltd	A	12/09/2018
Acoustic Assessment Report Proposed Development at 311 Manukau Road, Epsom	SLR	V0.1	Nov 2018

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Drawing title and reference	Author	Rev	Dated
Site Plan RC01	Hulena Architects	E	15/04/2019
Existing Plan + Elevations RC02	Hulena Architects	A	15/04/2019
Demolition Plan RC03	Hulena Architects	A	15/04/2019
Ground Floor Plan RC04	Hulena Architects	E	15/04/2019
First Floor Plan RC05	Hulena Architects	C	15/04/2019
Second Floor Plan RC06	Hulena Architects	C	15/04/2019
Third Floor Plan RC07	Hulena Architects	B	15/04/2019
Fourth Floor Plan RC08	Hulena Architects	B	15/04/2019
Roof Plan RC09	Hulena Architects	B	15/04/2019
Elevations RC10	Hulena Architects	E	15/04/2019
Sections A + B RC11	Hulena Architects	B	15/04/2019
Sections C, D, E + F RC12	Hulena Architects	C	15/04/2019
Manukau Road photo montage RC13	Hulena Architects		15/04/2019
Kimberley Road photo montage RC14	Hulena Architects	A	15/04/2019
Café Entrance Detail Concept	Hulena Architects		10/09/2018

Existing Site Plan RC100	MSC Consulting Group Ltd	B	21/02/2019
Proposed Contour Plan RC110	MSC Consulting Group Ltd	B	21/02/2019
Proposed Cut/ Fill Plan RC111	MSC Consulting Group Ltd	B	21/02/2019
Proposed Site Plan RC300	MSC Consulting Group Ltd	C	21/02/2019
Sediment & Erosion Control Plan RC200	MSC Consulting Group Ltd	B	21/02/2019
Sediment & Erosion Control Details RC210	MSC Consulting Group Ltd	A	18/06/2018
Proposed Drainage Plan RC400	MSC Consulting Group Ltd	C	21/02/2019
Other additional information	Author	Rev	Dated
Alteration of Development Proposal: 311 Manukau Road, Epsom	Flow Transportation Specialists		26/11/2018
RE: Section 92 further information request application LUC60324110 – 311 Manukau Road, Epsom	Mt Hobson Group		18/10/2018
Response to flood plain query	MSC Consulting Group Ltd		21/02/2019
311 Manukau Road, Epsom Response to request for further information (Acoustic)	SLR		22/02/2019

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$990 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice note:

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

Pre-Development Conditions

Pre-start meeting

4. Prior to any site works commencing, including demolition works, the consent holder shall hold a pre-start meeting that:
 - a. Is located on the subject site;
 - b. Is scheduled not less than 5 days before the anticipated commencement of demolition works;
 - c. Includes Council's monitoring officer, heritage specialist and heritage arborist;
 - d. Includes representation from the contractors who will undertake the works and the supervising professionals (builder, architect, nominated heritage specialist, nominated arborist).

The purpose of the meeting is to discuss the conditions of consent, and predominantly to ensure that all pre-construction measures required by the Heritage Construction Management Plan (HCMP) and the conditions of consent that pertain to protecting the notable tree have been implemented, and that the correct heritage and tree protection process is understood and followed. A copy of the resource consent conditions, HCMP and Tree Protection Methodology shall be provided at the meeting.

Construction Noise and Vibration Management Plan

5. Prior to the commencement of any earthworks on site, a finalised Construction Noise and Vibration Management Plan (CNVMP) shall be prepared by an appropriately qualified and experienced acoustic and vibration specialist and submitted to Council (Team Leader Central Monitoring) for certification at least 20 days prior to the commencement of works. The overall objective of the CNVMP shall be to set out the practices and procedures to be adopted to ensure that the works do not exceed the noise and vibration standards of the AUP(OP) during the proposed construction works, unless as otherwise approved under this resource consent. The CNVMP shall be prepared with reference to Annex E of *NZS 6803:1999 Acoustics – Construction noise* and shall include as a minimum:
 - a. Construction program and methodology;
 - b. Identify the predicted noise and vibration levels at neighbouring receivers during each stage of the works;
 - c. Provide a detailed description of the measures to be put in place during the works to meet the established construction noise and vibration controls and the means by which their efficacy will be checked particularly where noise levels are predicted to exceed the long-term duration limits, noting in particular the on-time restrictions within 30-60 minute periods for both bored piling and excavation activities;
 - d. A vibration monitoring program to establish in-situ vibration levels at nearby buildings and confirm the likelihood of compliance, or otherwise;
 - e. General management procedures including: consultation with surrounding receivers, dealing with complaints, pre-condition building surveys, monitoring, liaison with Council etc.

No construction activity shall commence until confirmation is provided from the Council that the CNVMP satisfactorily meets the requirements above, and all measures identified in that plan as needing to be put in place prior to commencement of works have been implemented.

Detailed Design Plans

6. Prior to construction of the new building (prior to the approval of Building Consent for the building other than demolition, earthworks, foundations and structural works), a finalised set of architectural detail drawings and materials specifications shall be submitted to Council (Team Leader Central Monitoring) for written certification. The finalised set of drawings shall ensure that the building's proposed architectural treatment and finished appearance is in general accordance with the plans and information referenced in condition 1. The information shall include the following:
 - a. details of the building's façade treatment / architectural features;
 - b. details of boundary treatment;
 - c. materials schedule and specification;
 - d. sample palette of materials , surface finishes, and colour schemes (including colour swatches); and
 - e. external stairs and plants, rooftop services and privacy screening.

All works shall then be carried out in accordance with the details certified by council, and thereafter retained and maintained, to the satisfaction of Team Leader Central Monitoring.

Advice note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Auckland Design Office to ensure that the submitted details are consistent with the approved plans and information.

Historic Heritage

Heritage Construction Management

7. The consent holder shall engage and require a suitably qualified and experienced heritage specialist (referred to in these conditions as 'the nominated heritage specialist') to supervise all heritage related works on site, to ensure that the proposal is carried out in accordance with the conditions of this consent. The name and qualifications of this specialist shall be provided to the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) prior to construction commencing.
8. Prior to the lodgement of any building consent application for demolition/ deconstruction and in all cases prior to the commencement of demolition and/or deconstruction works, a finalised Heritage Construction Management Plan (HCMP) shall be prepared by the consent holder and submitted to the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) for certification.

The HCMP shall be provided to the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) for certification at least 10 working days prior to construction commencing. The Council will have 5 working days to provide a response to the HCMP.

The HCMP shall outline the management processes that will be put in place to guide the demolition and construction works in relation to heritage, to ensure that the works are undertaken in accordance with good practice conservation principles and methods, so as to avoid, mitigate or remedy adverse effects. The HCMP shall at a minimum include the following:

- a. Contact details of project stakeholders, including contractor(s), architects, heritage specialist, and the applicant;
- b. Construction schedule, with approximate timing for each phase of construction;
- c. Work plan for each construction activity, detailing demolition/deconstruction methods for each component of the building;
- d. Outline of measures that will be taken to protect existing heritage fabric from damage during construction (including façade temporary support and vibration management);
- e. Plan for communication with the Council Heritage Specialist, including a schedule for meetings, inspections, and correspondence; and
- f. Emergency response and project change procedures, including establishing clear lines of communication and response times.

All works shall then be carried out in accordance with the certified HCMP.

9. Prior to the erection of any scaffolding for access to the exterior of the existing building, a temporary scaffold design shall be prepared by the consent holder and submitted to the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) for certification. It is understood that scaffolding will likely be clamped to the building parapet and window openings. The purpose of this condition is to ensure that the scaffolding does not damage the heritage fabric of the existing building.

Method Statements/Detailed Design

10. The following information shall be prepared by the consent holder (in consultation with the nominated heritage specialist) and submitted to the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) for certification. This shall occur prior to the lodgement of any building consent application for each element. The purpose of this information is to ensure that the final design solutions avoid, mitigate or remedy adverse effects on heritage values. At a minimum, finalised detailed design drawings and specifications shall be provided for the following elements:
 - a. Historic building repair methodologies.
 - b. Detailed final design of the new entry from Manukau Road, into the cafe.
 - c. Detailed final design for the steel portals in the entry corridor and café.
 - d. All interconnection details between the historic fabric and new build elements (Floor, walls and roof connections).
 - e. Mechanical plant, extract and ventilation systems.
 - f. Colour scheme for both the historic building and the new building works.
 - g. Signage final details for both of the Street frontages.

Any additional method statements deemed necessary as the design develops shall be prepared by the consent holder in consultation with the nominated heritage specialist and submitted to

the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) for certification.

Heritage Interpretation

11. The consent holder shall prepare an interpretive panel display that includes details of design and content. This panel information shall be submitted to the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) for certification. The interpretive display shall be installed in an appropriate public space within the ground floor area prior to occupation of the building.

Modifications approval

12. In the event that any modifications to the proposed works are required, as a result of new information and/or site discovery, that will not result in an application under section 127 of the RMA, the following information shall be provided:
 - a. Plans and drawings outlining the details of the modifications; and
 - b. Supporting information that details how the proposed changes do not result in any increase in adverse effects on the heritage values of the place.

All information shall be submitted to, and certified by the Council (Team Leader Central Monitoring in consultation with Team Leader Built Heritage Implementation) as being within scope of this resource consent, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader Built Heritage Implementation, prior to implementation. Any changes to the proposal which will result in a change in the conditions of this resource consent and/ or are not within the effects consented within the scope of this resource consent will require an application to the council under section 127 of the RMA.

Acoustic Design

13. Prior to the lodgement of any building consent application relating to the construction of the new building, certification that all noise sensitive spaces (habitable rooms) have been designed to meet the internal noise, ventilation and cooling requirements of standard E25.6.10 (Business – Mixed Use Zone) of the Auckland Unitary Plan shall be provided to the Council (Team Leader Central Monitoring). This certification shall be in the form of a report or any other form acceptable to the Council, prepared by a suitably qualified acoustic and mechanical ventilation design specialist(s).

Advice note:

Measures to mitigate the effects of noise are likely to include the use of insulation materials, and ventilation systems that enable noise sensitive spaces to be occupied without the need to open windows or external doors. Note that Standard E25.6.10 (3) of the Auckland Unitary Plan outlines the ventilation, mechanical cooling and air supply requirements for noise sensitive spaces, for the purpose of thermal comfort. Should these requirements be unable to be complied with, a further resource consent may be required.

Earthworks

14. The Consent Holder shall engage an engineer (who is familiar with Geotechnical Investigation Report by Geotek Services Limited (reference: 7114, dated: 13 February 2019)) to monitor all excavations, filling works, retaining and foundation construction. The supervising engineer's contact details shall be provided in writing to Team Leader Central Monitoring at least two weeks prior to earthworks commencing on site.
15. The Consent Holder shall provide an engineer's work method for the contractor to undertake the earthworks with reference to Geotechnical Investigation Report by Geotek Services Limited (reference: 7114, dated: 13 February 2019). The work method statement shall ensure the preservation of the existing heritage building onsite such that no damage is caused to the building as a result of the works. The work method statement shall include filling methods, excavation time frames, temporary propping/weatherproofing and/or sequencing of works. This shall be required to ensure fills are suitably compacted and stability is maintained throughout the civil works stage of the development. The work method shall be provided in writing to the satisfaction of Team Leader Central Monitoring at least two weeks prior to earthworks commencing on site. No works onsite are permitted prior to written certification that the engineer's work method has been reviewed and accepted by Team Leader Central Monitoring.

Development in Progress Conditions

Implementation of Certified Documents

16. The proposed works shall be undertaken in accordance with plans, methodologies and design details that have been certified by Council in the above conditions.

Notable Tree

17. The proposed works shall be undertaken in accordance with Section 10 *Tree Protection Methodology* contained in the Arboricultural Implication Report by Stuart Barton of Arbor Connect Ltd dated 25 June 2018.

Heritage

18. The nominated heritage specialist shall record and log the on-going compliance with the Historic Heritage conditions of this consent. This log shall be provided to the Council (Team Leader Central Monitoring in consultation with Team Leader Built Heritage) at monthly intervals, or upon request.

Noise and vibration

19. Noise from construction work shall comply with the limits set out in E25.6.27 of the Auckland Unitary Plan Operative in part (AUP) when measured and assessed in accordance with New Zealand Standard *NZS 6803:1999 Acoustics - Construction Noise*. Except that for a total duration of no more than three calendar weeks, noise from piling works shall not exceed 79dB LAeq at 1 m from the facade of any building that contains an activity sensitive to noise and is occupied during the works.

Advice note:

In accordance with NZS 6803:1999 Section 6.3, the duration of individual construction noise compliance measurements shall not exceed one hour.

20. Vibration from construction work shall comply with the limits set out in E25.6.30 of the Auckland Unitary Plan Operative in part (AUP) when measured and assessed in accordance with German Standard DIN 4150-3:1999 Structural Vibration - Effects of Vibration on Structures.

Vehicle crossing

21. The new vehicle crossing shall be designed and formed in accordance with the Auckland Transport TDM Technical Standards GD017A. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

Advice note:

Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.

Prior to Occupation Conditions

Acoustic Design

22. No residential unit shall be occupied or otherwise used for their intended purpose until a suitably qualified acoustic and mechanical ventilation design specialist(s) has provided written certification to the Council (Team Leader Central Monitoring) that they have been constructed in accordance with the operational noise requirements of standard E25.6.10 (Business – Mixed Use Zone) of the Auckland Unitary Plan (Operative in Part). Written certification shall be in the form of a report or any other form acceptable to the Council.

Advice note:

Noise levels arising from operational activities must be measured and assessed in accordance with 'NZS 6801:2008 Measurement of environmental sound and NZS 6802:2008 Acoustics - Environmental noise'.

Heritage

23. At completion of the construction work, the consent holder shall submit a report to Council (Team Leader Central Monitoring in consultation with Team Leader Built Heritage) that includes the log required by Condition 18 and certifies that all works that have been completed in accordance with the requirements of this resource consent. The report shall be prepared by the nominated heritage specialist appointed in accordance with Condition 7.
24. The consent holder in consultation with the nominated heritage specialist shall prepare a conservation policy document that outlines a set of conservation policies for the ongoing management & maintenance of the place, in accordance with the ICOMOS NZ Charter (2010). The purpose of this condition is to ensure that the heritage values of this scheduled historic heritage place are maintained in the future. This plan shall be submitted to the Council (Team Leader Central Monitoring in consultation with the Team Leader Built Heritage) for certification. The conservation policy shall be submitted prior to occupation of the building.

Flooding

25. The Consent Holder shall provide to Team Leader Central Monitoring at the completion of the building works and prior to the occupation of the new building, a statement from an engineer or building professional certifying that the finished floor levels are a minimum of 81.40 m RL.

Reinstatement of Kerbing

26. Prior to the occupation of the new building, all redundant (or redundant parts of) vehicle crossings shall be removed and reinstated as kerbing and berm/footpath in accordance with the Auckland Transport TDM Technical Standards GD017A. This shall be undertaken at the consent holder's expense and to the satisfaction of the Team Leader Central Monitoring.

Advice note:

Works within the road reserve require prior approval from Auckland Transport. This includes vehicle crossings, reinstatement of kerbing and temporary occupation of the footpath/verge/berm during construction. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.

These works must also comply with the permitted standards under E17.6.3(1) for permitted works within the protected root zone of street trees, and should be supervised by the applicant's appointed arborist.

Advice notes

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

time. Any reviews should be in accordance with the stated objectives of the management plan and limited to the scope of this consent.

Delegated decision maker:

Name: Ben Cunningham

Title: Team Leader, Resource Consents

Signed:

A handwritten signature in black ink, appearing to read 'B. Cunningham', written over a horizontal dotted line.

Date: 8 May 2019

186145



AUCKLAND CITY

A R E A O F F I C E

MT EDEN-MT ROSKILL

Area Manager, Paul Sonderer
File Ref: 311 Manukau Rd

18 March 1991

Robert Paterson & Associates
P O Box 6658
AUCKLAND

Attention: Mr P B Cullen

Dear Sir

RE: DISPENSATION APPLICATION
311 MANUKAU ROAD, EPSOM

On 15 March 1991 Council consented in terms of Section 76 of the Town & Country Planning Act 1977 to a dispensation application from Ordinance 10.08:1 (Minimum No. of Loading Spaces Required) to enable dispensing with the requirement for one loading space associated with additions to the building on the above site proposed to be used for office (advertising agency) purposes.

The dispensation was consented to as it was considered not reasonable or practicable to enforce the provision in respect of this particular site since the site has two streets with adequate kerbside parking in addition to five proposed on-site parking spaces. Account was also taken of the nature of the use and type of vehicles associated with it.

Your amended permit plans are being processed and you will be contacted by the Permit Clerk when they are available for collection.

Yours faithfully

H C McNeal (Mrs)
PLANNER
Ph. 656-029 Ext. 823