

218 Manukau Road, Epsom

(Business-Mixed Use)

RELAB PLANNING REPORT

22nd November 2021



Prepared for
Client

This is a free text field.

Provided by
Company ABC Limited

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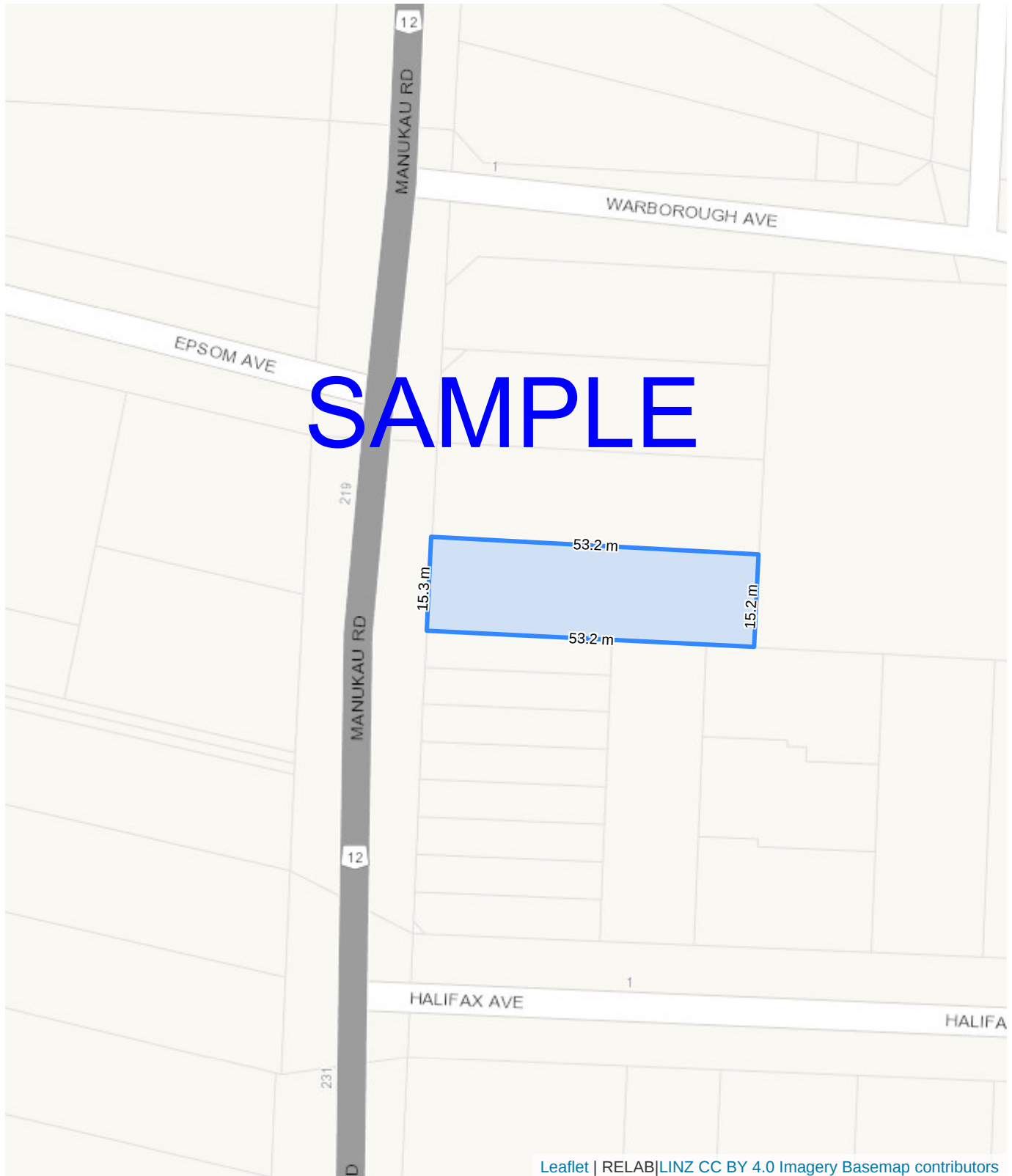
Disclaimer

This document is intended to provide general information about considerations that may affect future development and resource consent applications at the subject site. The information is indicative only and subject to change over time. Resource consent considerations also depend on the activities being proposed. As such, this report alone should not be relied upon for evaluating future development potential or resource consent considerations. Property Portal Limited (Relab) accepts no liability or responsibility to any person for any loss in connection with this report, including any error in, or omission from, any information made available through this report.

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Boundary Map



Boundary Map (Satellite)



218 Manukau Road, Epsom

SUBJECT SITE DETAILS	
Address	218 Manukau Road, Epsom
Certificate of title	NA397/281
Legal Description	Fee Simple, 1/1, Lot 1 Deposited Plan 17756, 809 m2
Land area	Freehold 809 m²
Zoning	Business-Mixed Use
Council Valuation (2017)	3.7M

PROPERTY DETAILS	
Floor area: 141 m²	Year build (approximate): 1920s
Bedroom(s): 4	Bathrooms(s): 2 (Estimated)
Cladding: Weatherboard	Roof: Aluminium
Property view: No Record	Parking: Double (Internal)
Pool: No Record	

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Sales History

- Latest Sale: **Sold Aug 2021 for \$3.5M**

21 Jun 2019	Sold for \$2,398,000 (2 years ago)
30 Oct 2019	Sold for \$2,980,000 (2 years ago)
24 Aug 2021	Sold for \$3,500,000 (3 months ago)

* DATA SOURCE: AUCKLAND COUNCIL

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All Title Records

12 Oct 2021	Current Mortgage to ANZ BANK LIMITED and in equal sharing to ANZ BANK LIMITED (last month)
15 Aug 1924	Current Fencing Agreement in Transfer 181339 (97 years ago)
01 Sep 2021	Historical Transfer to ANZ BANK LIMITED (2 months ago)
28 Aug 2020	Historical Withdrawal of Caveat 11622393.1 (1 years ago)
28 Aug 2020	Historical Discharge of Mortgage 11569701.3 (1 years ago)
28 Aug 2020	Historical Transfer to ANZ BANK LIMITED (1 years ago)
11 Dec 2019	Historical CAVEAT BY ANZ BANK LIMITED (1 years ago)
18 Oct 2019	Historical Discharge of Mortgage 6939993.3 (2 years ago)
18 Oct 2019	Historical Transfer to ANZ BANK LIMITED (2 years ago)
18 Oct 2019	Historical Mortgage to ANZ BANK LIMITED (2 years ago)
10 Jul 2006	Historical Discharge of Mortgage C930139.4 (15 years ago)
10 Jul 2006	Historical Transfer to ANZ BANK LIMITED (15 years ago)
10 Jul 2006	Historical Mortgage to ASB Bank Limited (15 years ago)
06 Dec 1995	Historical Mortgage to ASB Bank Limited (25 years ago)

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Council Valuation 2017

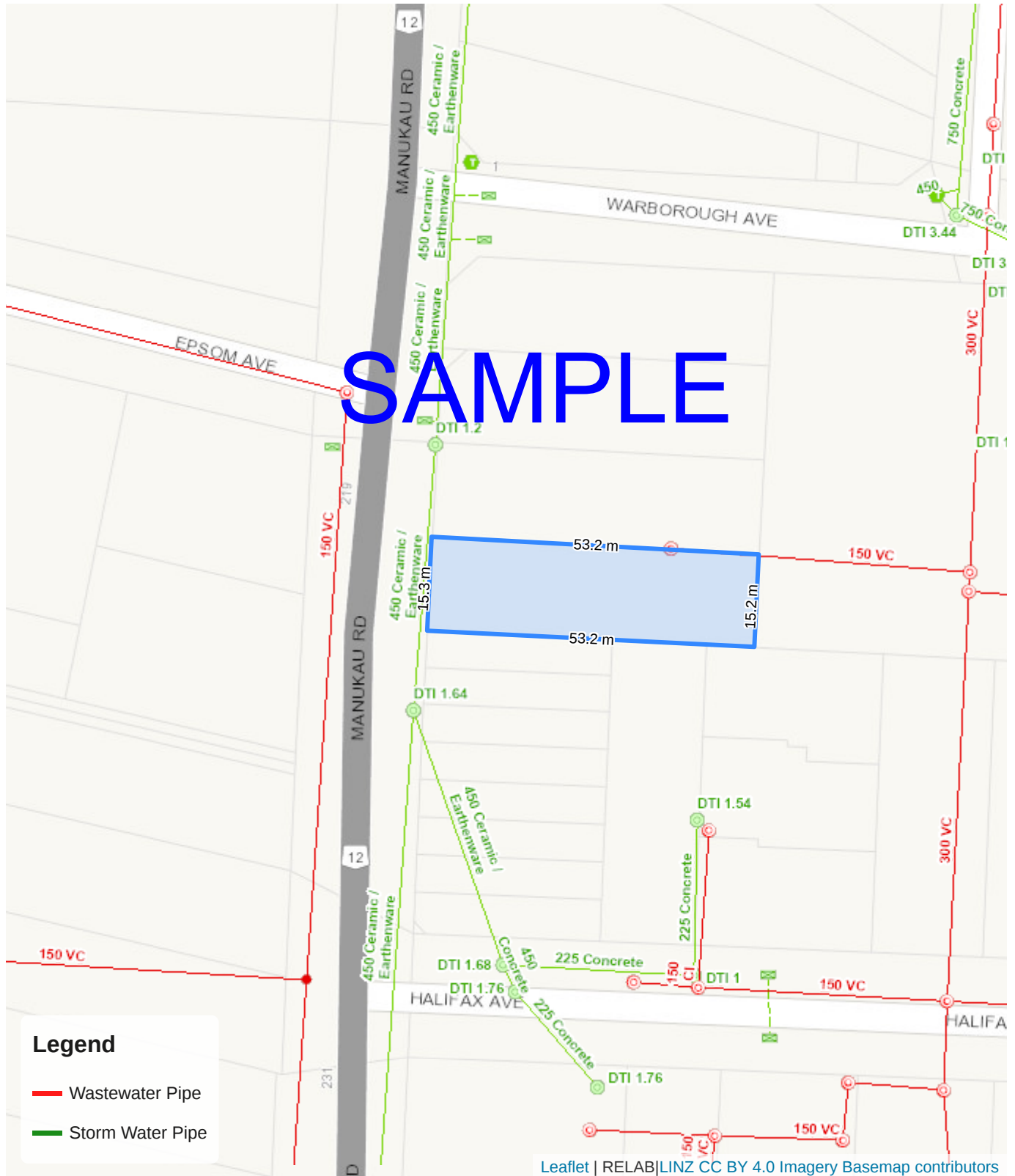
Capital Value	Land Value	Improvement
\$3.7M	\$3.65M	\$50K

Rental Valuation

- No Record

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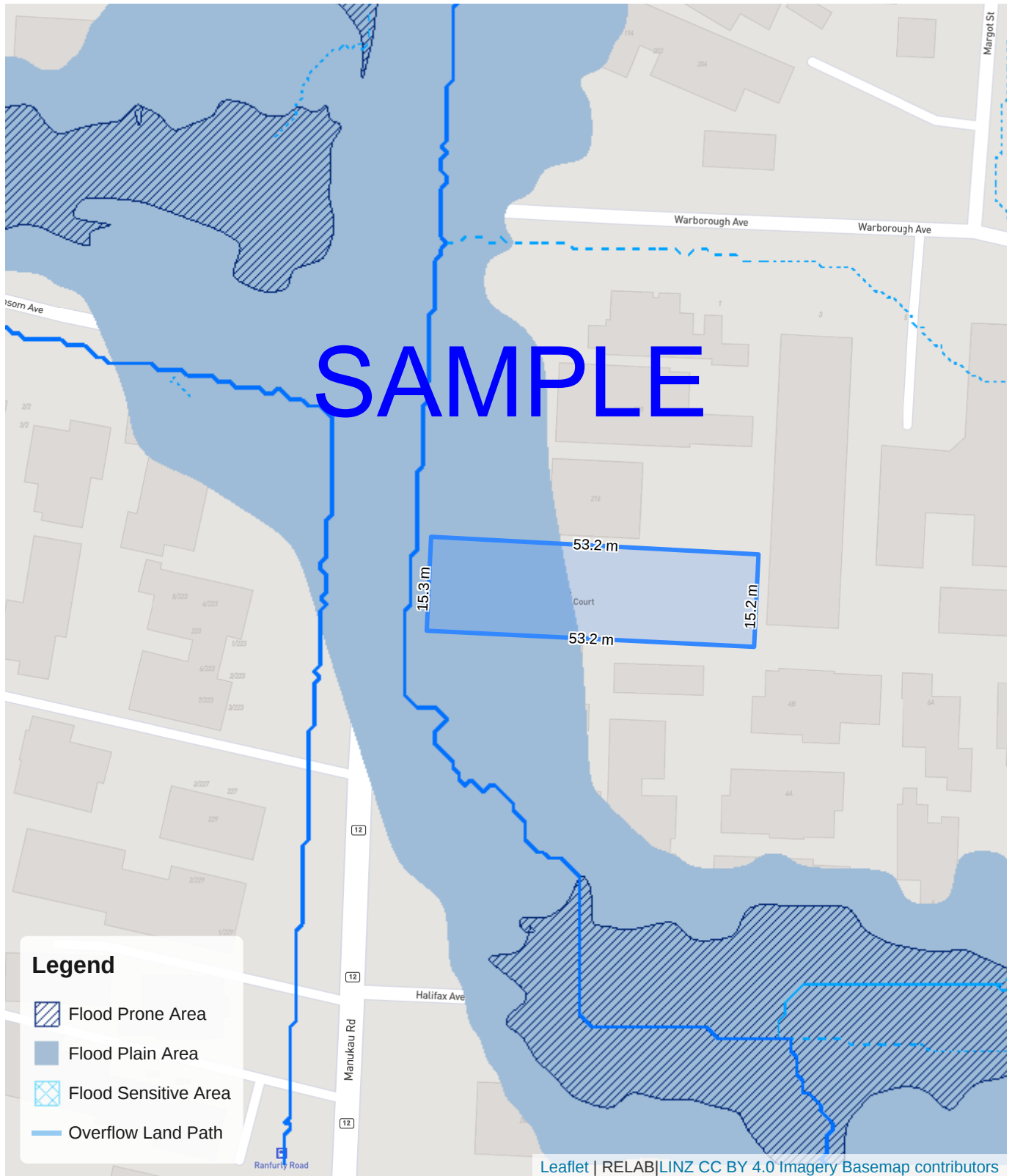
Underground Services Map



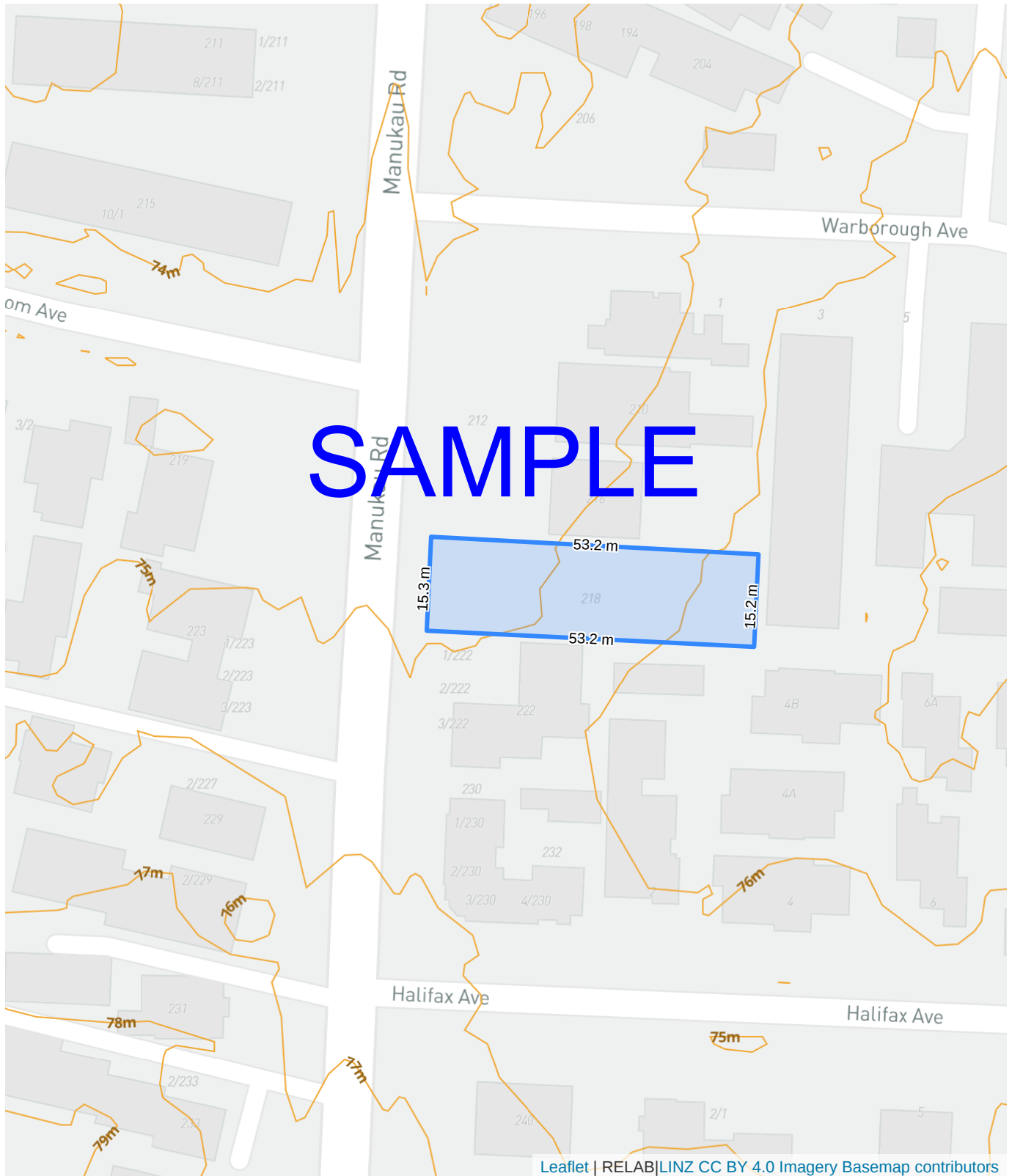
Underground Services Map (Satellite)



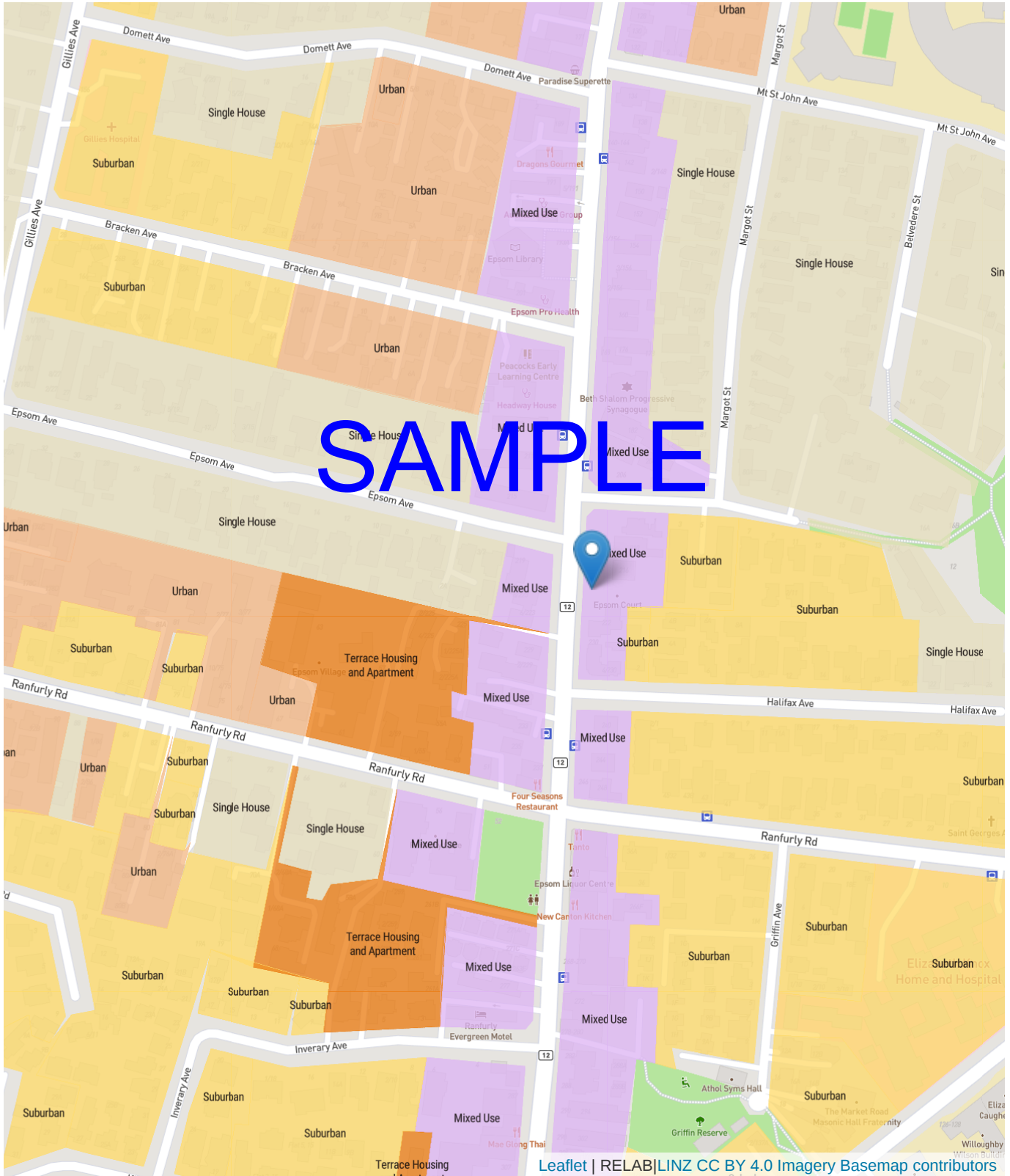
Flooding Map



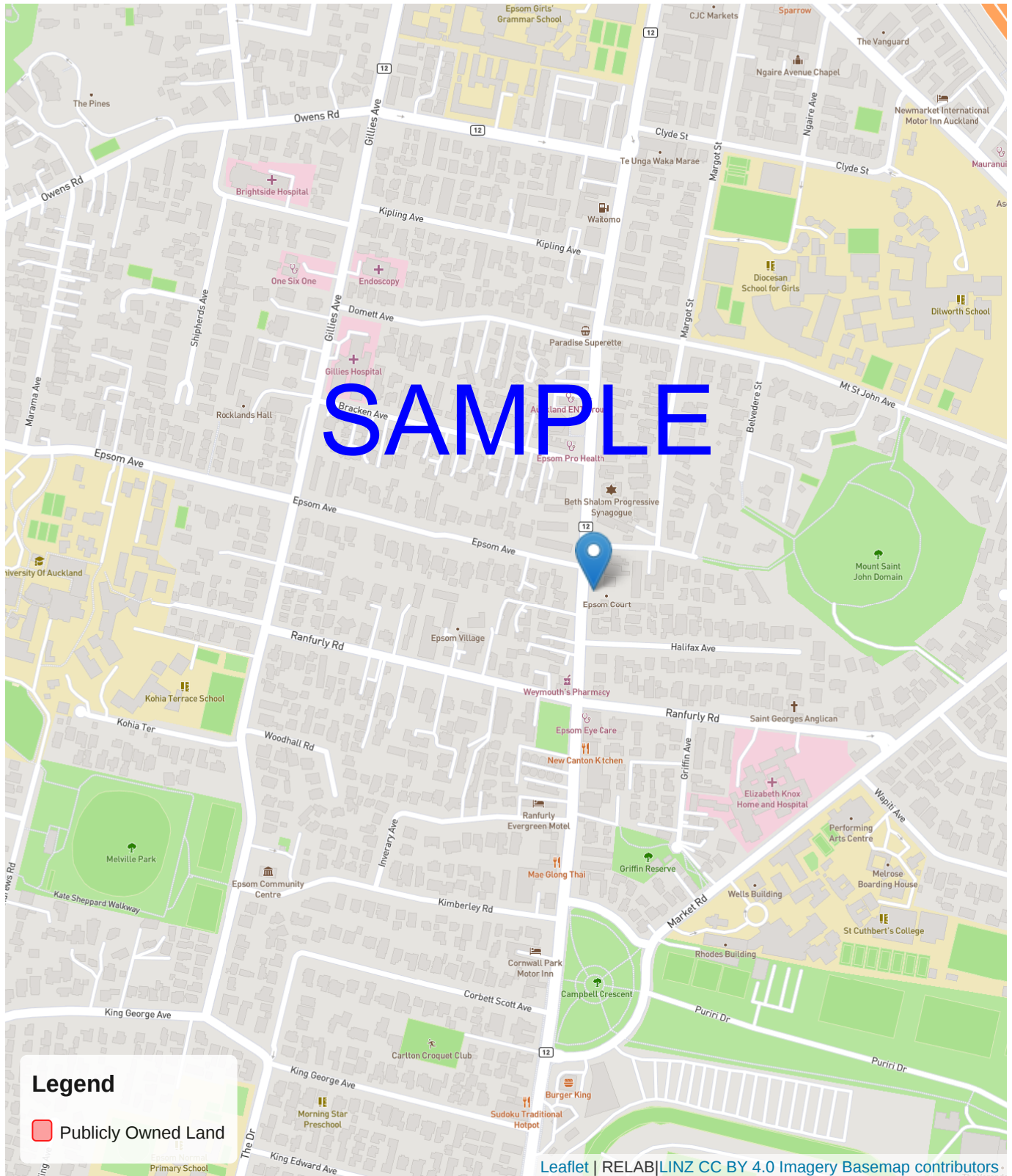
Contour Map



Zoning Map



Publicly Owned Land Map



Zoning Type : Business-Mixed Use

Zoning Standard	Requirement	Source
Height restriction	18m * refer to standard H13.6.1.	∞
Height in relation to boundary	Refer to standard H13.6.2.	∞
Subdivision (min vacant size)	200m ² (Table E38.9.2.3.1) *	∞
Side setback	3m * refer to H13.6.5.	∞
Rear setback	3m * refer to H13.6.5.	∞
Riparian setback	10m from edge of intermittent and permanent streams	∞
Lakeside setback	30m	∞
Coastal Protection setback	2m or otherwise specified in AUP Appendix 6 Coastal protection yard	∞
Impervious coverage	Refer to H13.6.7. applies in relation to riparian yard only	∞
Landscaped area	2m buffer to street frontage * refer to standard H13.6.6.	∞
Minimum dwelling size	30m ² for studio dwellings/45m ² for one or more bedroom dwellings	∞
Parking rates	Refer to Standard E27.6.2 (Auckland Unitary Plan)	∞

* Exceptions apply

Summary for Subject Site

Permitted Activities

- Drive-through restaurants
- Entertainment facilities
- Food and beverage
- Offices within the Centre Fringe Office Control as shown on the planning maps
- Offices up to 500m² gross floor area per site
- Dwellings
- Retail up to 200m² gross floor area per tenancy
- Supermarkets up to 450m² gross floor area per tenancy
- Artworks
- Care centres
- Community facilities
- Education facilities
- Healthcare facilities
- Recreation facility
- Tertiary education facilities
- Industrial laboratories
- Light manufacturing and servicing
- Integrated residential development
- Repair and maintenance services
- Warehousing and storage
- Marae complex
- Demolition of buildings
- Alterations to building facades that are less than 25m²
- Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m² whichever is the lesser
- Internal alterations to buildings
- Supported residential care
- Visitor accommodation and boarding houses
- Commercial services

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Restricted Discretionary Activities (Resource consent required)

- Service stations
- Supermarkets exceeding 450m² and up to 2000m² gross floor area per tenancy
- Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses
- Emergency services
- New buildings
- Additions and alterations to buildings not otherwise provided for



Discretionary Activities (Resource consent required)

- Garden centres
- Marine retail
- Motor vehicle sales
- Offices greater than 500m² gross floor area per site
- Retail greater than 200m² gross floor area per tenancy
- Supermarkets greater than 2000m² gross floor area per tenancy
- Trade suppliers
- Hospitals
- Justice facilities
- Storage and lock-up facilities
- Conference facilities
- Department stores

Non Complying Activities (Resource consent required)

- Activities not provided for
- Cinemas
- Industrial activities
- Waste management facilities

Overlays, Controls and Designations

Considerations	Implications	Source
LAND & COASTAL ZONING		
Business - Mixed Use Zone	<ul style="list-style-type: none"> Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential and business areas. It also applies to areas where there is a need for a compatible mix of residential and employment activities. The zone provides for residential activity as well as predominantly smaller scale commercial activity. 	
OVERLAYS		
Notable Trees Overlay	<ul style="list-style-type: none"> Works on and around and removal of notable trees may require a resource consent. 	
DESIGNATIONS		
Designations	Designations relate to public works, projects and other activities. Consideration must be given to whether an application hinders or prevents these works, projects or other activities from continuing or going ahead.	

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School Zones

College & Intermediate	
	<p>Epsom Girls Grammar School</p> <p>Decile# 9 In-Zone  6min 1009m away</p>
	<p>Auckland Normal Intermediate</p> <p>Decile# 9 In-Zone  7min 1105m away</p>
	<p>Auckland Grammar</p> <p>Decile# 9 In-Zone  8min 1.72km away</p>
	<p>Diocesan School For Girls</p> <p>Private  6min 520m away</p>
	<p>St Cuthbert's College</p> <p>Private  7min 557m away</p>
	<p>Dilworth School</p> <p>Private  9min 728m away</p>
	<p>Mt Hobson Middle School</p> <p>Private  7min 1.24km away</p>
	<p>Eden Campus</p> <p>Decile# 1  7min 1.44km away</p>
	<p>Kings School</p> <p>Private  8min 1.54km away</p>
	<p>Our Lady Sacred Heart School</p> <p>Integrated  8min 1.59km away</p>

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College & Intermediate



Ficino School

Private

 8min

1.86km away



St Peter's College

















Integrated

 8min

1.87km away

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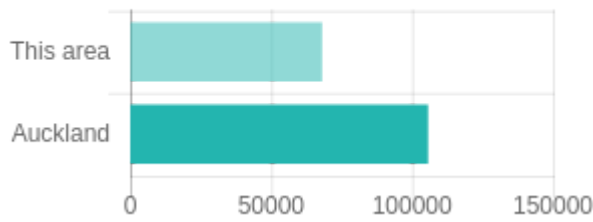
School Zones

Primary	
	<p>Epsom Normal School</p> <p>Decile# 8 In-Zone  7min 1081m away</p>
	<p>Diocesan School For Girls</p> <p>Private  6min 520m away</p>
	<p>St Cuthbert's College</p> <p>Private  7min 557m away</p>
	<p>Dilworth School</p> <p>Private  9min 28m away</p>
	<p>Mt Hobson Middle School</p> <p>Private  7min 1.24km away</p>
	<p>St Michael's Catholic School</p> <p>Integrated  7min 1.36km away</p>
	<p>Kings School</p> <p>Private  8min 1.54km away</p>
	<p>Our Lady Sacred Heart School</p> <p>Integrated  8min 1.59km away</p>
	<p>Ficino School</p> <p>Private  8min 1.86km away</p>

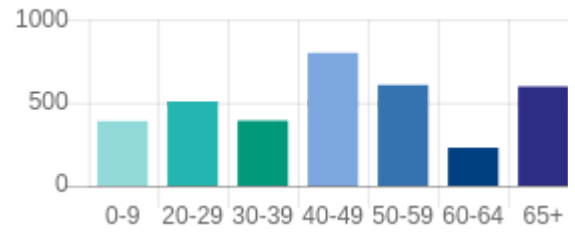
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Demographics

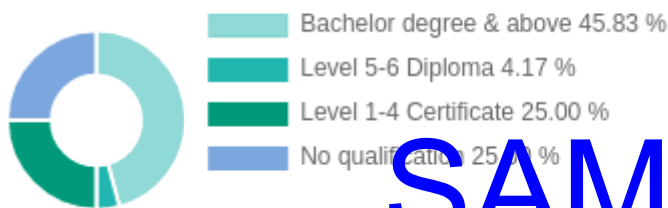
Household Income (annual)



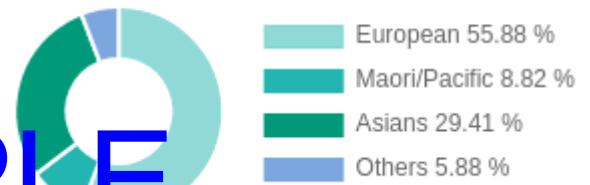
Age Breakdown



Education

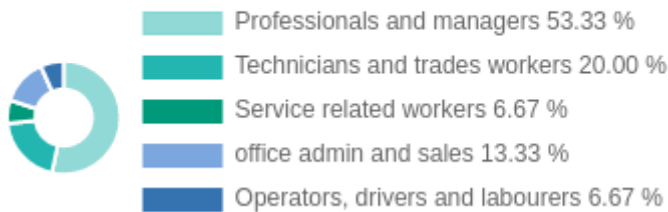


Ethnicity



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Occupation



Occupancy



* DATA SOURCE: STATS NZ CENSUS 2018

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Any questions please get in touch with us support@relab.co.nz

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