

Applicant: RHONDA G EVANS - SOLICITOR
PO Box 19196
Avondale
AUCKLAND 1746

LIM address: 67 Seaview Road, PIHA

Application number: LIM-2014-4007

Client name/ref: Jessie Sanders

Date issued: 28 November 2014

Legal Description: LOT 100 DP 24667

Certificate of title: CT-782/117

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 of section 44A of 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 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.

Part 1. Rating Information – Section 44A (c)

LAND RATES

Legal Description	LOT 100 DP 24667
Rate Account Number	36752/ 4
Financial Year	01-Jul-2014 to 30-Jun-2015
Balance B/Fwd	0.00
01-Jul-2014	
Annual Levy	2,178.47
Penalties / Adjustments	0.0
Less Paid	-968.02
Balance to clear to 30 June 2015 as at 28/11/2014	1,210.45

Note: Rates have been levied on the basis of 4 instalments per year. The rates figures provided are as at 28 November 2014. It is strongly advised that these are not used for settlement purposes.



Auckland Council (09) 301 0101, for up-to-date outstanding information on settlement date.

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.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

WATER RATES



Please contact Watercare (09) 442 2222 for all water rates and wastewater services.

Part 2. Requisitions and Notices – Section 44A (2) (d)

Status of Requisition or Notice

As long as the Council has no evidence that the request relating to the Requisition or Notice has been met, the status of the Requisition or Notice will be shown as being '**current**'. The Council reserves the right to initiate appropriate enforcement action in relation to the Requisition or Notice.

In some instances Council has no detailed records in relation to 'historic' Requisitions or Notices. The status of those Requisitions or Notices will be shown as being '**dormant**'. The Council will take no further action in relation to the Requisition or Notice unless the records are recovered and the circumstances warrant further action.

According to Council database there are no requisitions or notices outstanding on this property.



Auckland Council (09) 301 0101 if you require further information.

Part 3. Special Features – Section 44A (2) (a)

(a) Other special features (not identified in the District Plan)

No known Hazards or Special Features

(b) Proximity to electricity transmission lines and towers

If there are high-tension electricity transmission lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property the applicant must ensure that any proposed building complies with the line clearances and/or the requirements for excavation in the vicinity of towers/pylons prescribed in the New Zealand Electrical Code of Practice for Electrical Safe Distances. Contact Transpower on 0800 843474 for further information.

This information is provided pursuant to section 44A (3) of the Land Government Official Information and Meetings Act 1987.

(c) Reported Incidence(s) of flooding / stormwater issues

Council holds no records of reported incidence(s) of flooding / stormwater issues

(d) Potential risk of flooding / Overland Flowpath

Council has no information to suggest potential risk of flooding on this property

Part 4. Planning – Section 44A (2) (a) (ii)

(a) Land Use Consents under the Resource Management Act

There is no record of a Land Use Consent lodged on this property.

(b) Operative Zoning

See attached maps for Operative District Plan Zoning

(c) Known Special Features/Characteristics of Land

The Council knows the following special features or characteristics of this land.

Note:

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.

(i) Other Planning Features:

This property is located within the Waitakere Ranges Heritage Area as defined in the Waitakere Ranges Heritage Area Act 2008. The Act can be found on Council's web site www.aucklandcouncil.govt.nz.

- Road Hierarchy – District Road (High Noise Route)



For information on any outstanding conditions or ongoing monitoring contact Auckland Council 301 0101, ask for Duty Planner

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.

(d) Proposed Unitary Plan

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

Part 5. Subdivision and Development

There is no record of a Scheme Plan on this property.

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.

Part 6. Building – Section 44A (d)

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross lease it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

(a) Building, plumbing and drainage consents and permits



Status notes:

- Building Permit Issued - Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
- Construction Review - Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued.

The following Building Permit and Consents have been lodged on this property.

Permit/Consent	Number	Type of Work	Status
Building permits pre 1/07/1992	BPM-1981-17886	ADDITION TO DWELLING - DECK	Issued
Building permits pre 1/07/1992	BPM-1964-5802	ADDITION TO DWELLING - TOILET & BASIN, CLOSING IN VERANDAH	Complete

Building Act note:

While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that 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 Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

 [Auckland Council \(09\) 301 0101 if you require further information, ask for Building Control team](#)

(b) Swimming/spa pools

There is no record of a swimming / spa pool on this property.

 [Auckland Council \(09\) 301 0101 if you require further information](#)

 [Pool fencing information is available for viewing – http://www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

(c) Compliance Schedule – Section 108 of the Building Act 2004

In accordance with Section 438(1)(b) of the Building Act 2004 this compliance schedule issued under Section 44 of the Building Act 1991 has effect as if it had been issued under Section 102 of the Building Act 2004.

Where the use of the building is going to change or any alterations are going to be made so as to trigger the issue of a new compliance schedule, this compliance schedule will be invalid and a new one will need to be obtained in accordance with Sections 100 to 107 of the Building Act 2004.

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

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness, if none present, an application to Council for a Compliance Schedule is required.

 [Auckland Council \(09\) 301 0101 if you require further information](#)

Part 7. Licences – Section 44A (d)

No Health licences currently apply to this property.

No Liquor licences currently apply to this property.

 [Auckland Council \(09\) 301 0101 if you require further information](#)

Part 8. Attachments

- Copy of Private Drainage Plan
- Copy of Public Service Plan attached? NO

Please note this property is not serviced by a reticulated sewer line.

Waste-water produced on site from toilets, kitchen sinks, laundry, shower etc is required to be treated and disposed of on site. This is normally achieved through a professionally designed and installed septic tank and effluent disposal system.

Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval.

All septic tank and disposal systems are required to be maintained so that they operate efficiently in a nuisance free manner. Should problems other than those of a minor nature (which can usually be addressed by an experienced drainlayer) occur, a professional Engineer experienced in effluent disposal systems may need to be called on to advise on remedial work.

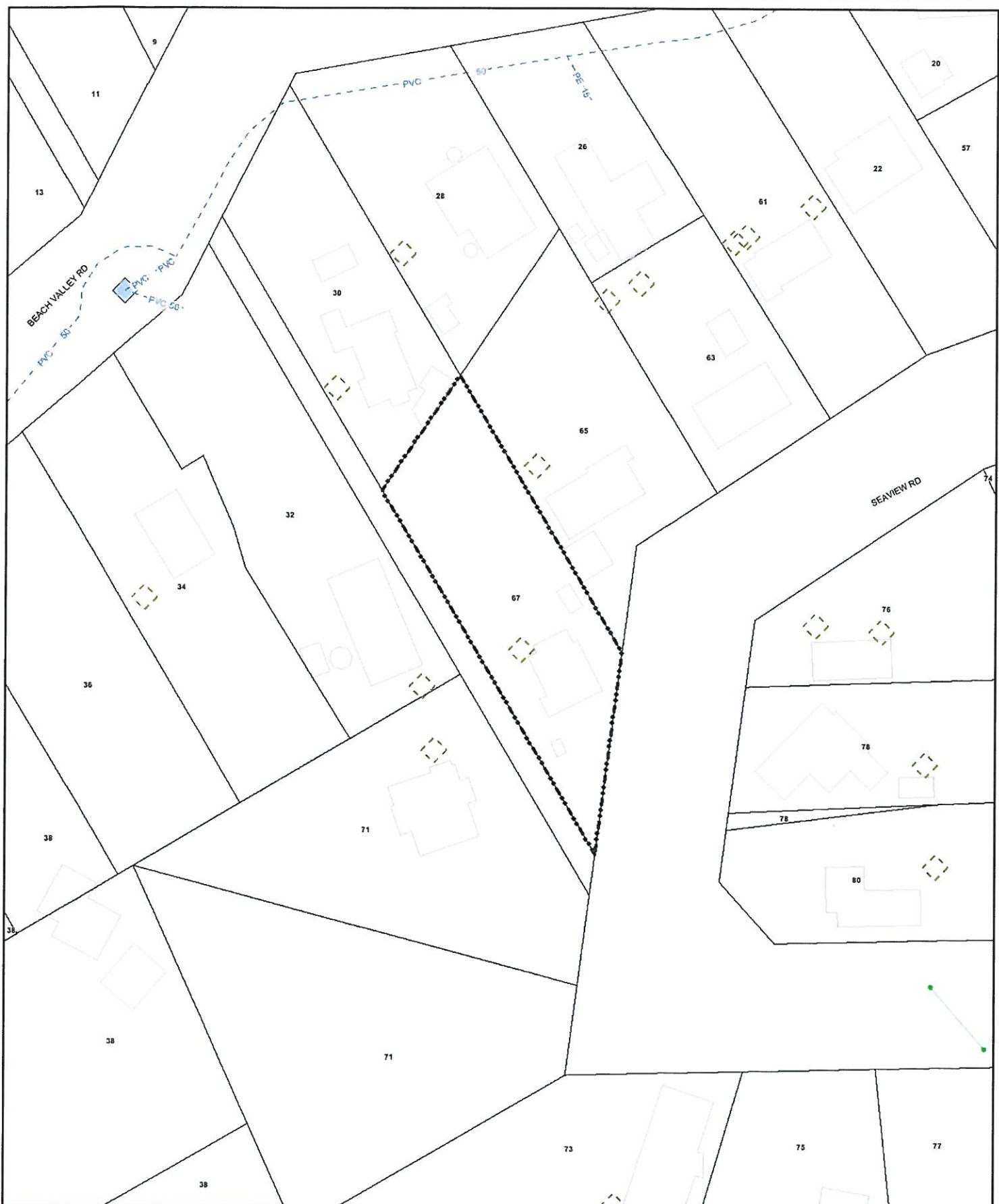
It is recommended that a Registered Engineer or Registered Drainlayer familiar with septic tanks look at the system prior to purchase to ensure the system is working satisfactorily, is suitable, and could be extended if required.

Further advice and information on septic tanks is available from Council's Plumbing and Drainage Specialist - Ph: 301 0101.

On-Site Waste Water System Type: Standard Tanks - RUR

This waste water system is scheduled for pump out every 3 years by a Council contractor. For further information on pump outs please phone 301 0101

- Planning maps



UNDERGROUND SERVICES

Scale = 1:801



67 Seaview Road PIHA
LOT 100 DP 24667

Print Date: 20/11/2014

This Map /Plan is Illustrative only and all information should be independently verified on site before taking any action. Copyrights Auckland Council. Cadastral Information from LINZ (Crown Copyright Reserved). Water and Wastewater services are supplied from WaterCare Services Limited. Services shown on public amenity land are not public drains unless used as through drains. While Council endeavours to provide accurate spatial data no guarantee as to the completeness and accuracy of the data shown on this plan can be given. All information, including levels and locations, are not of survey grade accuracy and should be verified on site. For enquiries about the information shown please phone the call centre (09) 301 0101.

UNDERGROUND SERVICES LEGEND

Water

Water Retail Fitting

- Node
- Nodal Change
- Cross Junction
- ┌ End Cap
- └ Horizontal Bend
- └ Vertical Bend
- + T-Junction
- △ Reducer
- ◆ Test Point Pressure
- ◆ Test Point WQ

Water Retail Valve

- Unknown
- ⊕ Air Valve
- ⊗ Butterfly Valve
- ⊕ Ball Valve
- ⊗ Peet Valve
- ▲ Sluice Valve
- ⊗ Non Return Valve
- ⊗ Control Valve

Water Retail Hydrant

- ⊕ Water Retail Hydrant

Water Retail Structure

- Pump Station
- Reservoir
- Treatment Plant
- Water Source

Water Retail Pipe

- Water Retail Pipe

Water Wholesale Fitting

- ⊕ Access Hole Bolt Down
- ⊗ Access Hole Weld Down
- ┌ End Cap
- └ Joint
- ⊗ Probe Flow Point
- ⊕ Pump
- ⊕ Sample Point
- ┌ Strainer

Water Wholesale Valve

- Tap
- Hydrant Air
- Hydrant Scour
- ⊕ Air Valve
- ⊗ Butterfly Valve
- ⊗ Control Valve
- ⊗ Gate Valve
- ⊗ Reflux Valve

Water Wholesale Meter

- ⊕ Water Wholesale Meter

Water Wholesale Other

- Water Wholesale Pump Station
- Water Wholesale Source
- Water Wholesale Reservoir
- Water Wholesale Chamber

Water Wholesale Watermain

- Treated Built
- Raw Built
- Proposed
- Out of Service
- Tunnel

Wastewater

Wastewater Retail Fitting

- Node
- Nodal Change
- └ Horizontal Bend
- └ Vertical Bend
- △ Reducer
- ⊕ Anti Vacuum
- ⊗ Scour Valve
- ⊗ Air Control Valve
- ⊗ Backflow Preventor
- ⊗ Online Valve
- ⊗ Air Vent

Wastewater Retail Manhole

- ⊕ Wastewater Retail Manhole

Wastewater Retail Structure

- Retail Pump Station
- Septic Tank
- Other

Wastewater Retail Pipe

- Wastewater Retail Pipe

Wastewater Wholesale Fitting

- Connection
- ┌ Joint
- ┌ Lamp Hole
- ┌ Meter
- ┌ Strainer
- ⊕ Air Valve
- ⊗ Control Valve
- ⊗ Gate Valve
- ⊗ Reflux Valve

Wastewater Wholesale Manhole

- ⊕ Wastewater Wholesale Manhole

Wastewater Wholesale Other

- Wholesale Chamber
- Wholesale Pumping Station

Wastewater Wholesale Pipe

- Built
- Out of Service
- Proposed

Stormwater

Stormwater Node

- End Point / Outlet Point / Trap

Stormwater Manhole

- Catchpit Manhole
- ⊕ Drop Manhole
- Standard Manhole
- Inspection Chamber

Stormwater Inlet

- ⊕ Catchpit - Super
- ⊕ Catchpit - Double
- ⊕ Catchpit - Single
- Culvert / Pipe Inlet / Outlet / Wingwall
- Open Pipe End
- ⊕ Debris Control Structure

Stormwater Miscellaneous

- Overflow Path

Stormwater Storage Basin

- ⊕ Stormwater Pond
- ⊕ Low Impact Devices

Stormwater Main Line

- ⊕ Filtration Devices
- Detention Device
- ⊕ Subsoil Drain
- Stormwater Main Line
- Abandoned Assets
- Private Assets

Stormwater Service Line

- Stormwater Service Line
- Abandoned Assets
- Private Assets

Stormwater Channel

- Stormwater Channel

Information Communication Technology

ICT Node

- ⊕ ICT Node
- ⊕ ICT Inspection Chamber
- ⊕ ICT Manhole
- ⊕ ICT Traffic Chamber

ICT Duct

- ICT Duct
- ICT Fibre Optic Duct
- ICT Traffic Cable Duct

Miscellaneous

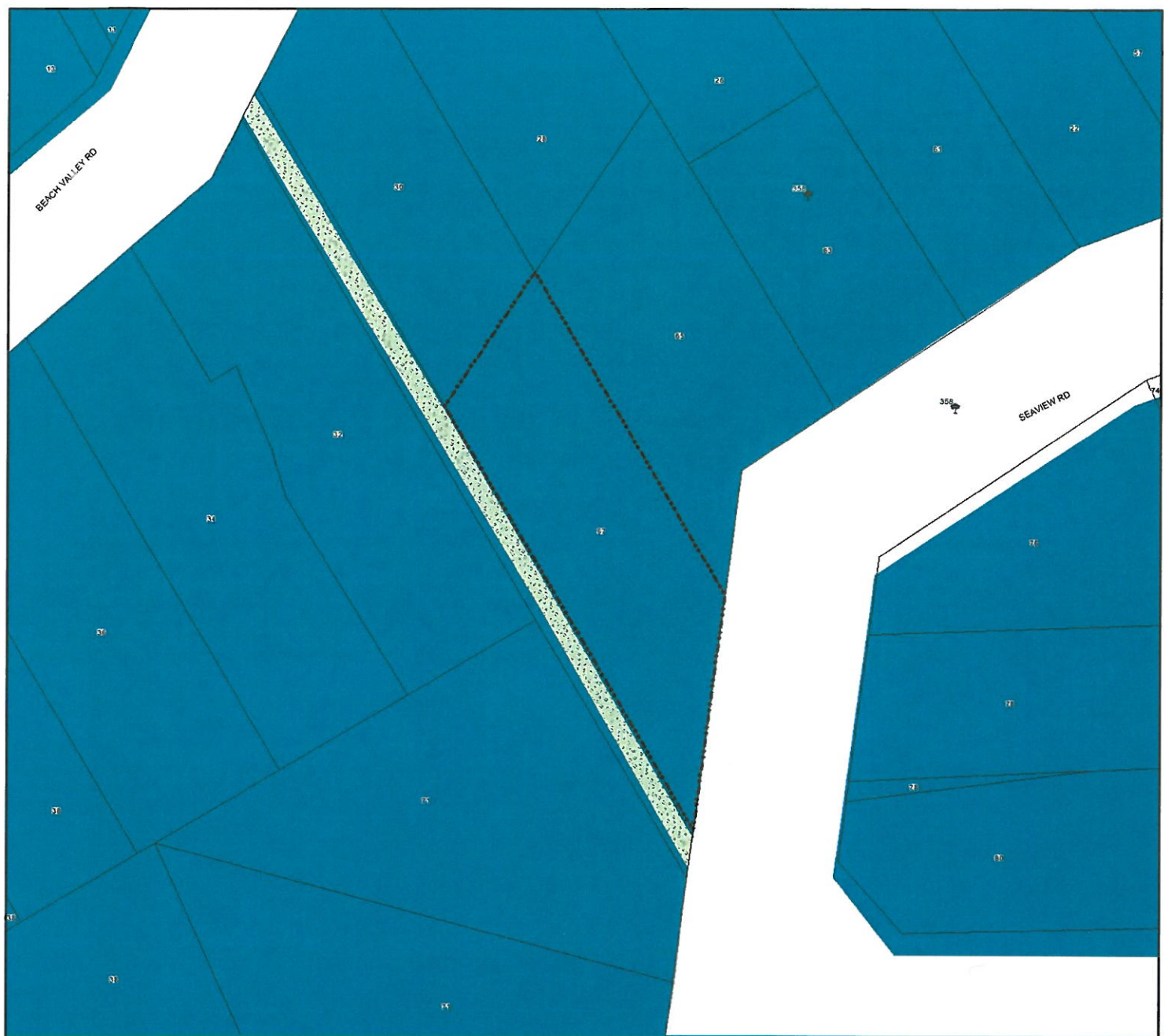
- Error in Unit Type
- Error in Unit Type

Gas Petroleum

- High Pressure Gas Pipeline

Contour

- 2 metre



HUMAN ENVIRONMENT

Scale = 1:801



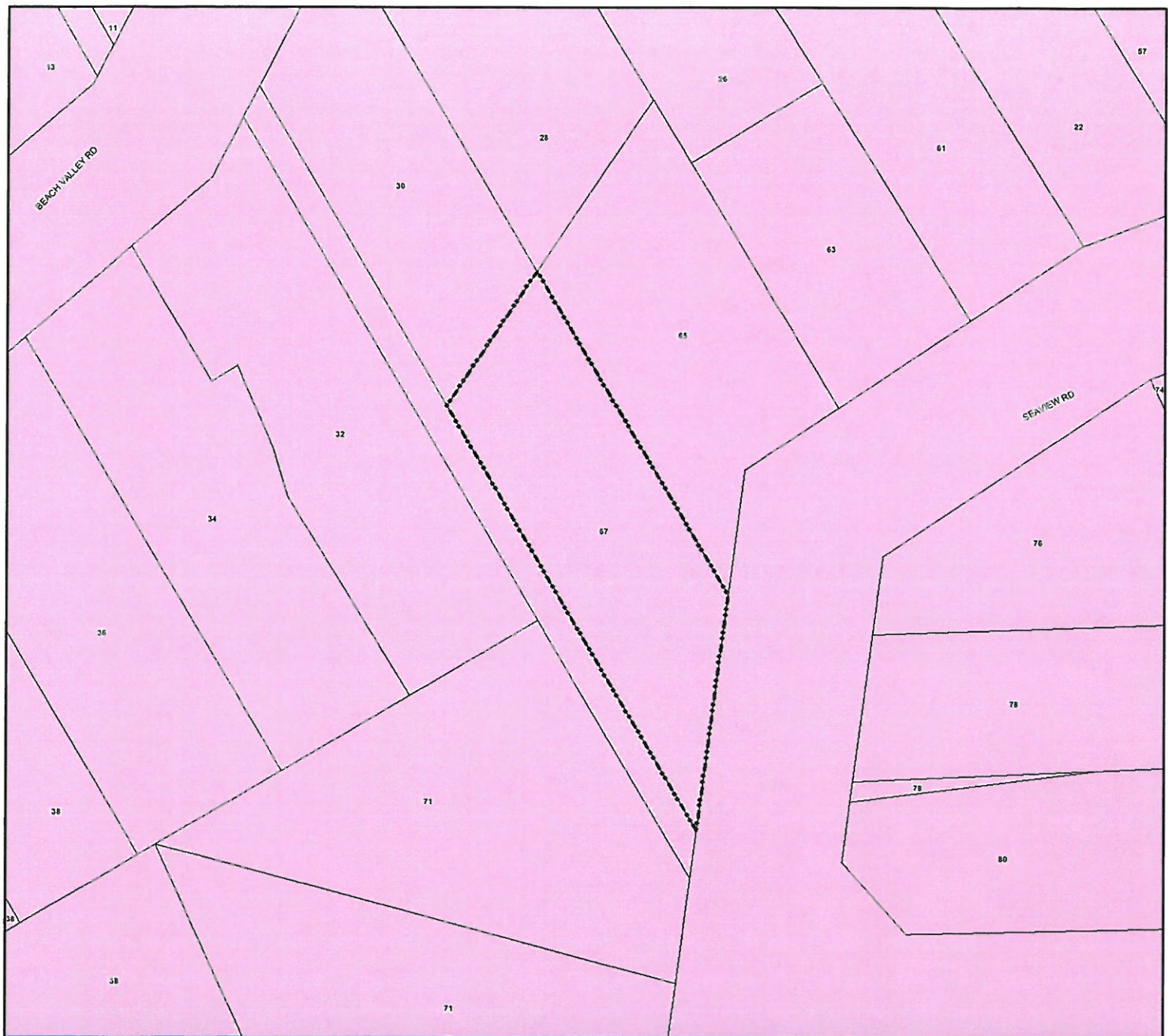
67 Seaview Road PIHA

LOT 100 DP 24667

Print Date: 20/11/2014

Bush Living	Open Space	Requirement	Shop
Coastal Village	Rural Village	Road Widening	Historic Tree
Community	Special Area	Large Property Management Area	Heritage Site
Community Periphery	Waitakere Ranges	Radius from Central Point / Train Station	Area Under Appeal
Countryside	Working	Structure Plan Area Boundary	Area of Plan Change
Foothills	Working (Lincoln)	Urban Concept Plan Area Boundary	Proposed Plan Change
Living	Transport Environment	Recently Approved Subdivision	Decision Notice Plan Change
Living 1	Natural Water Body	Special Area Boundary	
Living 2	Railway	Property Boundary	
Living 3	Arterial Roading Criteria	Microwave Corridor	
Living 4	Metropolitan Urban Limits Boundary	High Voltage Electricity Line (Over 33kV)	
Living 5	Proposed Metropolitan Urban Limits Boundary	Church	
Living 6	Designation	Service Station	

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NATURAL AREA

Scale = 1:801



67 Seaview Road PIHA

LOT 100 DP 24667

Print Date: 20/11/2014

General	Riparian Margin (20m)	Ecological Linkage Opportunity
Managed	Riparian Margin (30m)	Headland, Scarp or Cliff
Protected	5 metre Coastal Edge	Structure Plan Area Boundary
Restoration	10 metre Coastal Edge	Urban Concept Plan Area Boundary
Coastal	15 metre Coastal Edge	Area Under Appeal
Natural Water Body	20 metre Coastal Edge	Protected Point
Non Riparian Stream	Natural Ridge Centreline	Adjacent Territorial Local Authority
Riparian Margin (5m)	Modified Ridge Centreline	Coastal Marine Area
Riparian Margin (7m)	Sensitive Ridge - Steep (25m)	Area of Plan Change
Riparian Margin (10m)	Sensitive Ridge - Moderate (65m)	Proposed District Plan
Riparian Margin (15m)	Sensitive Ridge - Broad (100m)	Decision Notice

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