



Rhonda G Evans Barrister & Solicitor  
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Auckland 1746

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<b>Applicant</b>	Rhonda G Evans Barrister & Solicitor
<b>LIM address</b>	4 Dean Street Grey Lynn Auckland 1021
<b>Application number</b>	P/LEN/2014/16186
<b>Client name/ref</b>	9929
<b>Date issued</b>	04/09/2014
<b>Legal description</b>	LOT 50 DRO 1370
<b>Certificates of title</b>	CT-584/25

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## 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 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.

## Financial obligations

### 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.



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

### Property rates - combined information as of 1 July 2012

**Address** 4 Dean Street, Grey Lynn, Auckland 1021

**Billing number** 25037  
**Land area** 409.0m2

**Previous year's rates** 2,864.13

Current rates 3,005.12  
Arrears 0.00  
Penalties 0.00  
Other charges 0.00

**Total charges** 3005.12

Receipts -822.51  
Discounts 0.00  
Refunds 0.00  
Remissions -117.51  
Overpayments 0.00

**Balance at 04/09/2014** 2,065.10



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



Rates information is available for viewing  
<http://www.aucklandcouncil.govt.nz>

### 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](mailto:retrofit@aucklandcouncil.govt.nz) for more information.

## Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

## Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

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



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

## Consents and permits

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 leases 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.

## Building, plumbing and drainage consents and permits

**Address: 4 Dean Street Grey Lynn Auckland 1021**

Summary description	Application number	Decision	Life span	Status
Repair/reinstate partly fire damaged house jn:615305 bi:262188	AC/97/04546	Approved 11/06/1997	50 years	CCC Issued 14/11/1997 (1)
Drainage	O/160978	Approved 07/11/1985		Note (2)

Summary description	Application number	Decision	Life span	Status
Additions & alterations	O/17232/06	Approved 17/02/1984		Note (2)
Drainage to garage	O/54340	Approved 09/11/1983		Note (2)
Amendment	O/9662/06	Approved 29/03/1983		Note (2)
Erect garage	O/9523/13	Approved 29/03/1983		Note (2)
Alterations	O/30050	Approved 08/11/1979		Note (2)



## Status notes:

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
2. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

**Life span note:** For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

**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.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

## Engineering approvals

No engineering approvals recorded.



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

## Vehicle crossing permits

No vehicle crossing permits recorded.

**Note:** Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



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

## Resource consents - planning

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No planning consents recorded.

## Resource consents - subdivision

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No subdivision consents recorded.

## Further information

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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 (09) 301 0101.

## Swimming/spa pools

No swimming/spa pools recorded.



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



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

## Other issues or actions required

No other issues or actions recorded.



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

## Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

<b>Zoning</b>	Residential - 1
<b>Limitations</b>	None recorded.
<b>Proposed Modifications</b>	9bce1242-736e-432d-9028-f8f57d147c77.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing

<http://www.aucklandcouncil.govt.nz>

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 land features

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

Note that 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.

### Soil issues

No soil issues recorded.

No soil reports held.

### Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

### Contamination issues

No Contamination Issues Recorded.

## General issues

### Reports

No reports are held about issues specific to this site.

#### Wind zone

No wind feature recorded.

#### Corrosion exposure zone

Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

## Attachments

### Code Compliance Certificates (CCC's)

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No documents attached.

### Consent conditions

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No documents attached.

### Other issues or actions required

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No documents attached.

### Private drainage plans

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2 plans attached.

### Public drainage and water services map

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Attached map indicates public drainage and water services.

### District Plan maps

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District Plan – Isthmus, Operative 1999, Map 1 – Zoning  
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation  
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

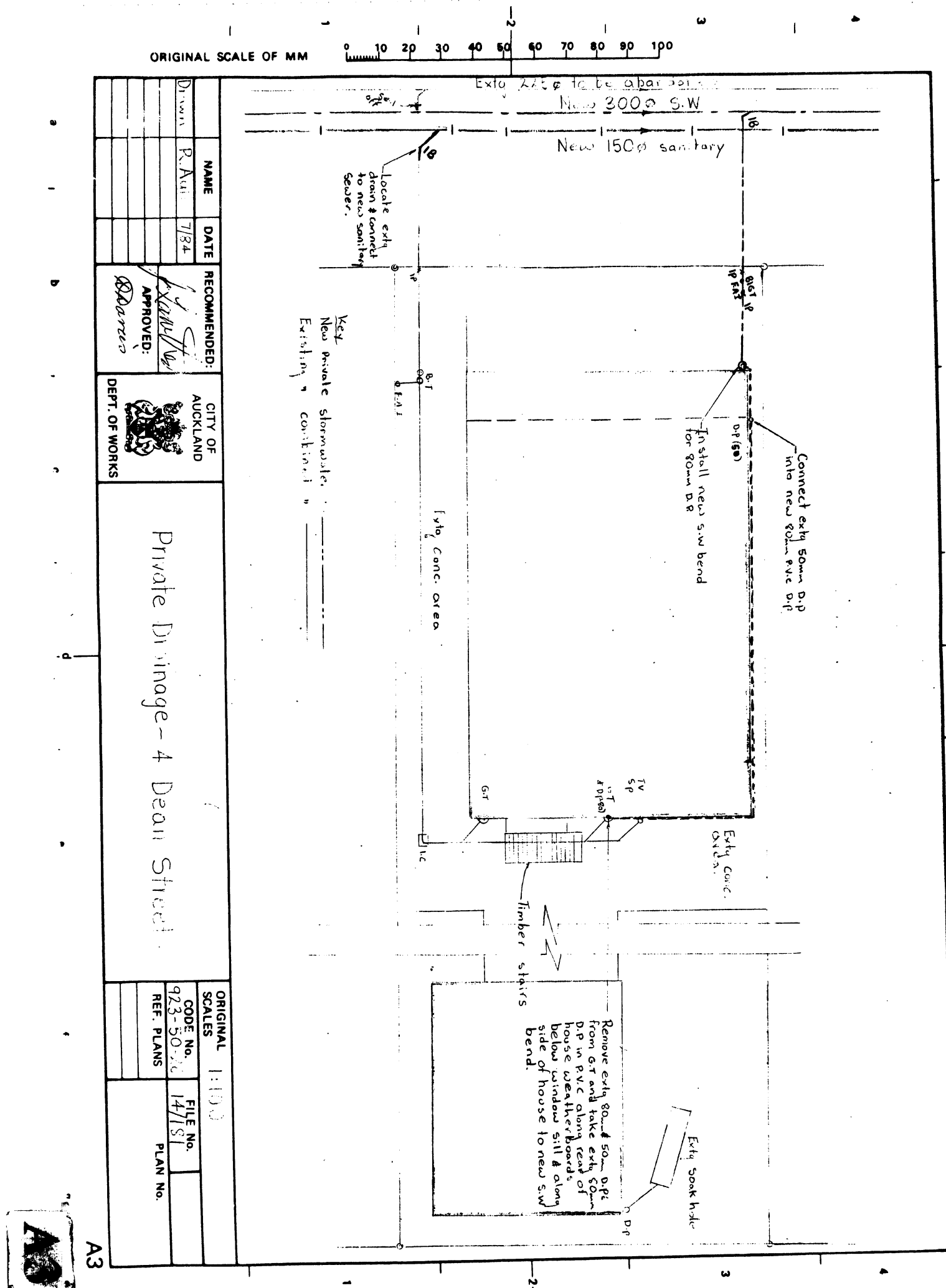
### Special land features map

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Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.





# PRIVATE DRAINAGE PLAN

Site Address: 4 Dean Street Grey Lynn Auckland 1021

Date Printed: 04/09/2014

Page: 1 of 2

Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.





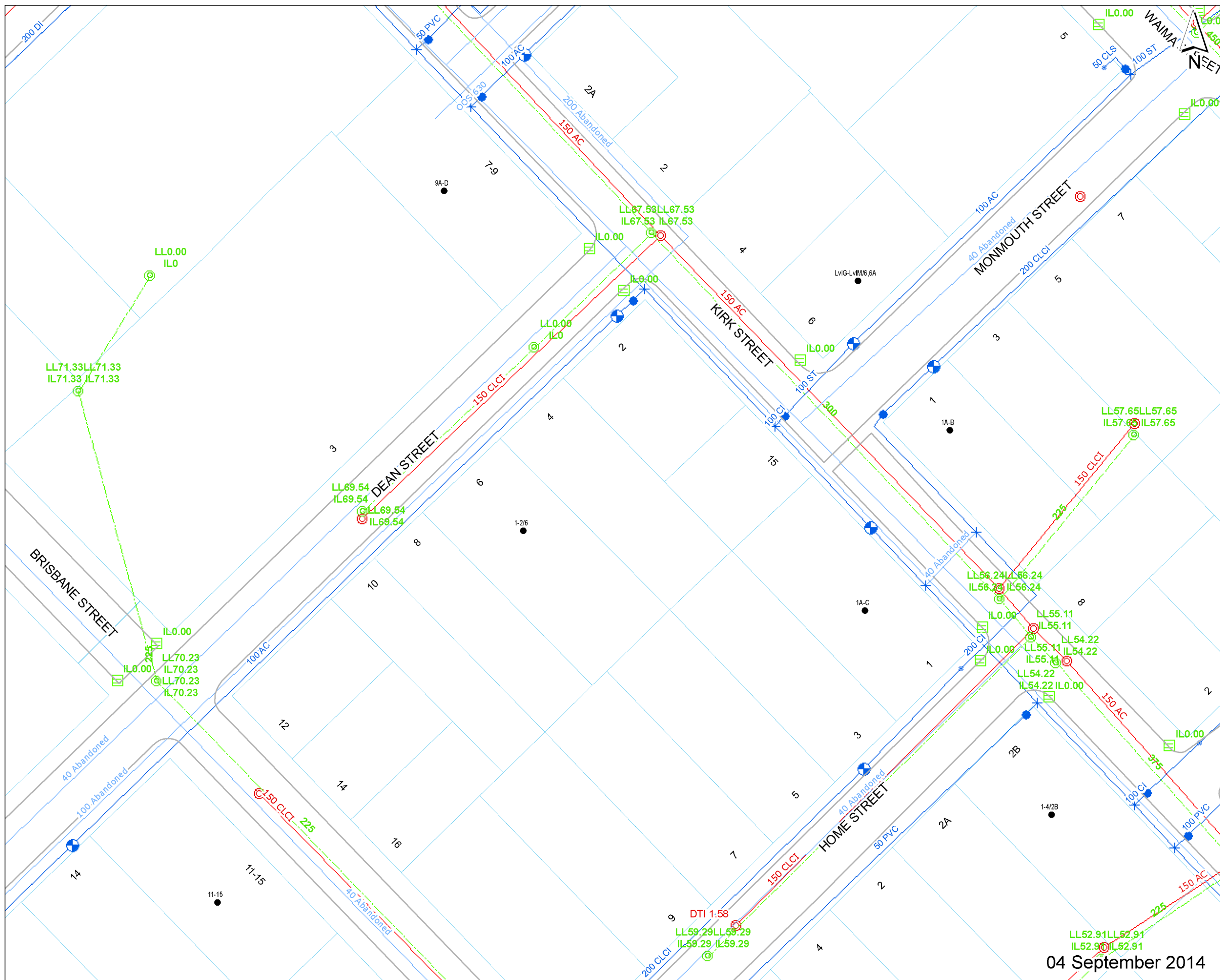
## Public Drainage and Water Services Map

### DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

### Legend

	Gas Main Pipeline		Petroleum Pipeline
<b>Water</b>			
	Node		Tap
	Nodal Change		Hydrant Air
	Cross Junction		Hydrant Scour
	End Cap		Air Valve
	Horizontal Bend		Butterfly Valve
	Vertical Bend		Control Valve
	T-Junction		Gate Valve
	Reducer		Reflux Valve
	Test Point Pressure		Bulk
	Test Point WQ		Main/Service Line
	Water Retail Hydrant		Abandoned
	Air		Treated Built
	Ball		Raw Built
	Butterfly		Proposed
	Control		Out of Service
	Non Return		Tunnel
	Peet		Pump Station
	Scour		Reservoir
	Sluice		Treatment Plant
	Unknown		Other
	Access Hole Bolt Down		Water Wholesale Chamber
	Access Hole Weld Down		Water Wholesale Pump
	End Cap		Water Wholesale Reservoir
	Joint		Water Wholesale Source
	Probe Flow Point		
	Pump		
	Sample Point		
	Strainer		
	Water Wholesale Meter		
<b>Wastewater</b>			
	Node		Meter
	Nodal Change		Strainer
	Horizontal Bend		Air Valve
	Vertical Bend		Control Valve
	Reducer		Gate Valve
	Anti Vacuum		Reflux Valve
	Scour Valve		Wastewater Wholesale
	T Junction		Manhole
	End Of Line Cap		Lamp Hole
	Backflow Preventor		Trunk
	London Junction		Main/Service Line
	Air Valve		Abandoned; 3, AB
	Online Valve		Built
	Air Vent		Out of Service
	Pressurised Sewer		Proposed
	Boundary Kit		Wastewater Retail Pump Station
	Other		Septic Tank
	Wastewater Retail		Other
	Manhole		Wastewater Wholesale Chamber
	Connection		Wastewater Wholesale Pumping Station
	Joint		Wastewater Retail Catchment
<b>Stormwater</b>			
	StormwaterInletOutlet		Rising Main
	StormwaterCatchpit		StormwaterErosionFloodControl
	Inspection Chamber		StormwaterFence
	Inspection Chamber-Mini		StormwaterOverlandFlowpath
	Manhole		Culvert
	Standard Manhole		Overflow Pipe; Pipe Bridge; Subsoil Drain; Syphon Main; Tunnel
	StormwaterFittingNonAsset		Catchpit Lead Connection
	StormwaterPumpStation		Public Service Connection
	StormwaterTreatDevice		NaturalWatercourse
	StormwaterSoakageSystem		StormwaterChannel
	StormwaterTank		StormwaterPlanting
	Gravity Main		StormwaterPondLakeAquifer
	Unknown		



04 September 2014

Site Address: 4 Dean Street Grey Lynn Auckland 1021

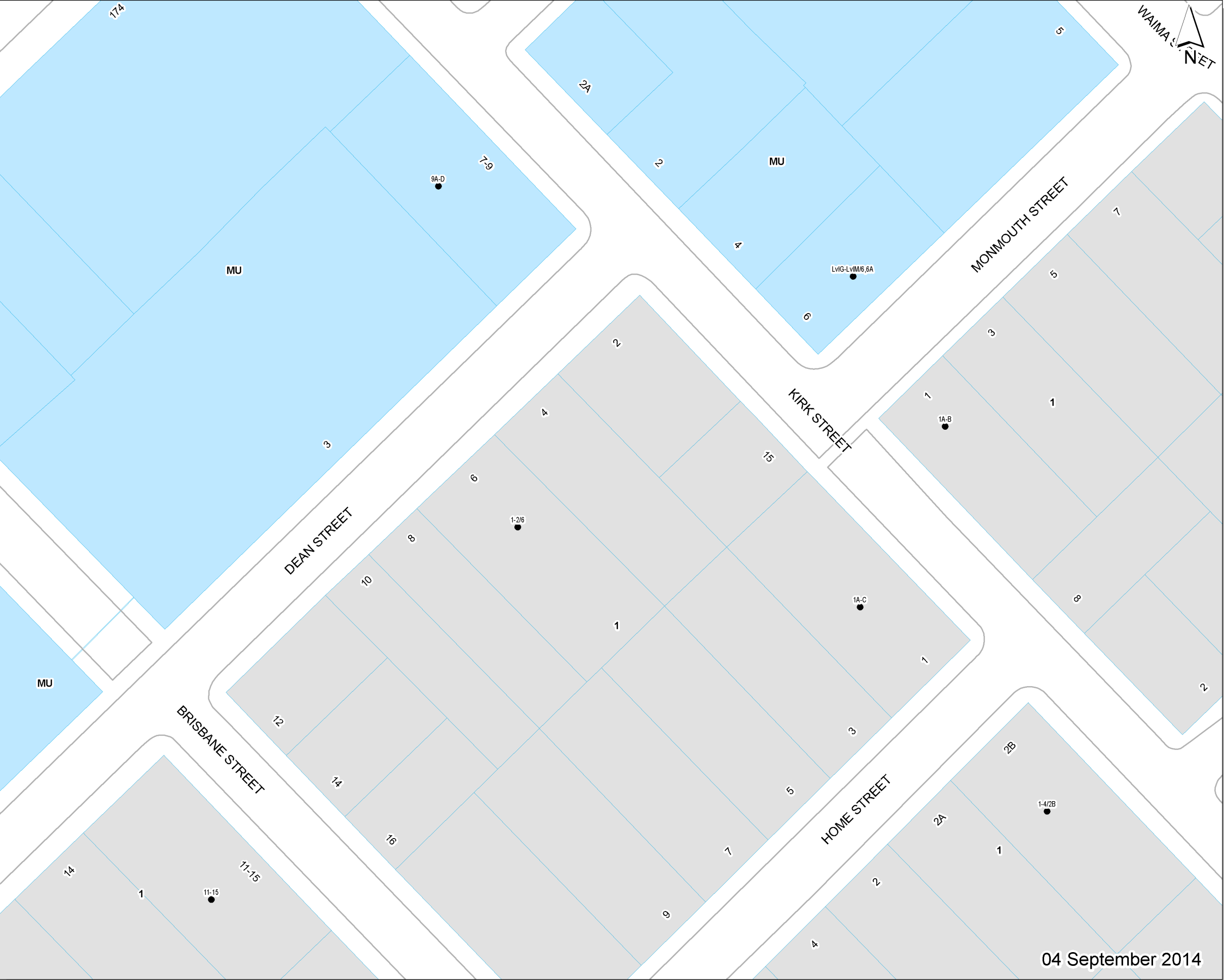
Legal Description: LOT 50 DRO 1370

Title Description: CT-584/25

Date Printed: 04 September 2014 4:10 PM

Property boundary positions derived from aerial photography

A3 @ 1:500



**Operative District Plan - 1999**  
**Isthmus Section**  
**Planning Map 1**  
**Zonning**

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Authorised District Plan Maps are located here:  
<http://www.aucklandcity.govt.nz/council/documents/district/default.asp>

**Legend**

**Isthmus Zoning Activities**

- Activity Zone
- Residential
  - Business
  - Open Space
  - Special Purpose
- Isthmus Zoning Boundary
- Special Parking Zone locations

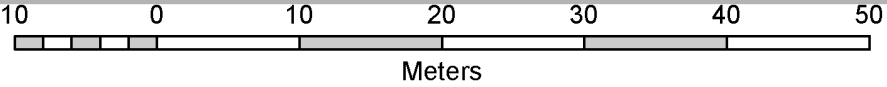
**District Plan Modification Affected line**  
**Plan Change Process**

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

**District Plan Modification Area**  
**Plan Change Process**

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

Site Address: 4 Dean Street Grey Lynn Auckland 1021  
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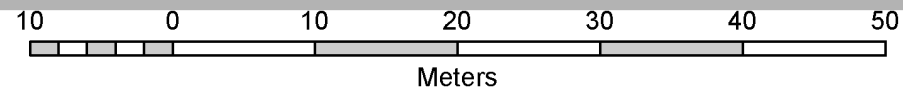
**A3 @ 1:500**

Property boundary positions derived from aerial photography





Site Address: 4 Dean Street Grey Lynn Auckland 1021  
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Date Printed: 04 September 2014 4:10 PM



A3 @ 1:500

Property boundary positions derived from aerial photography



# Operative District Plan - 1999

## Isthmus Section

### Map 2

#### Additional Limitation

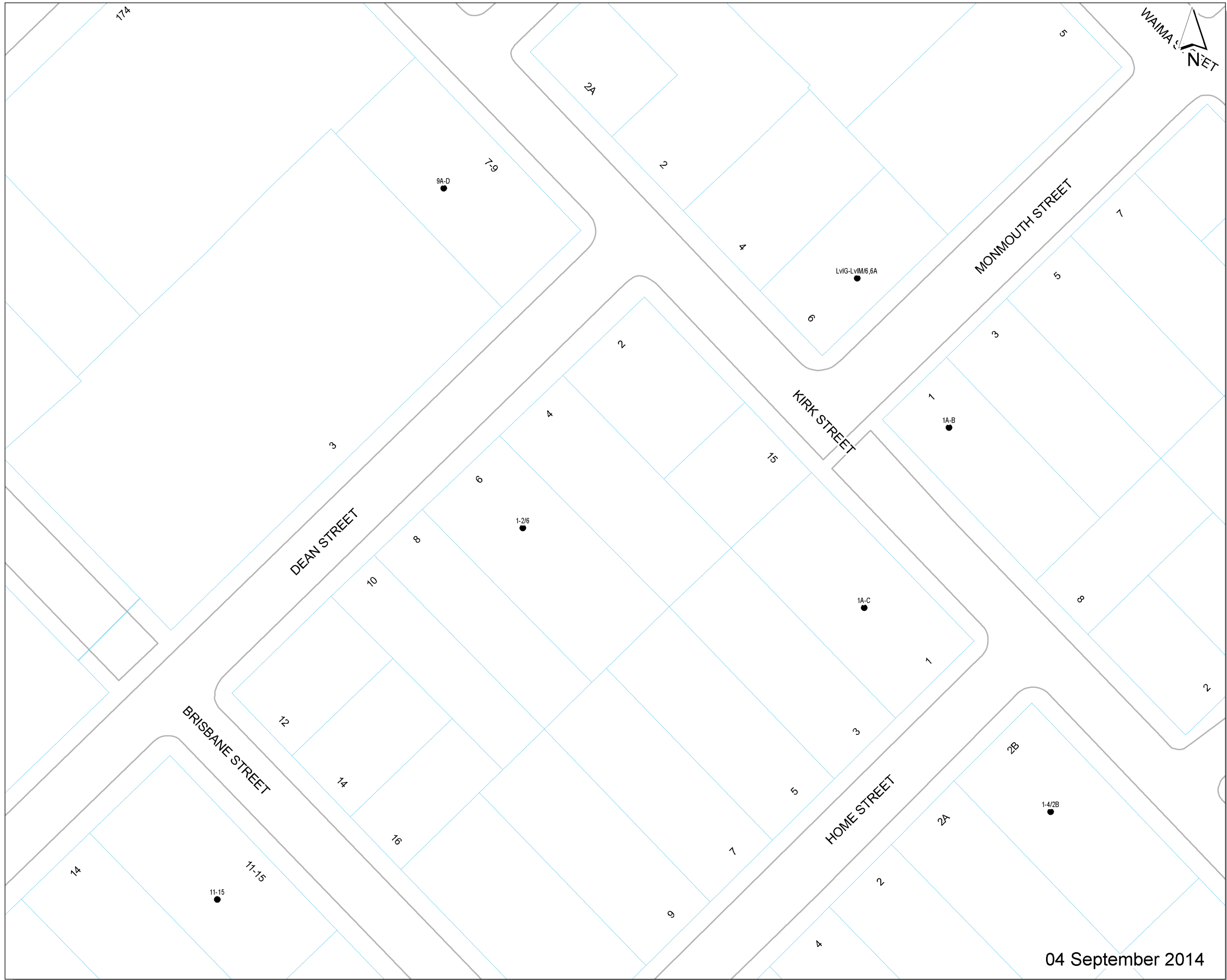
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**Legend**

- Heritage**
  - Buildings
  - Groups of Trees (two or more)
  - Tree (singular)
  - Archaeological
  - Cliffline Tree Amenity
  - Geological
  - Interchange Control
  - Maori Heritage
  - Tamaki Scenic Way
  - Significant Site Line (Geological Features)
  - Electricity Tunnel
  - Microwave Transmission Corridor Location
- Building Line Control**
  - Class
    - Building Line Restriction
    - Interchange Control Area
    - Retail Frontage and Verandah Control
    - Special Yard Requirement
    - Vehicular Access Restriction
    - Verandah Control
    - Centre Plan
    - Structure Plan
    - Cliffline Tree Amenity Area
    - Tamaki Drive Scenic Way
- Significant Site Extent**
  - Class
    - Archaeological Features
    - Archaeological and Geological Features
    - Geological Features
    - Maori Heritage
    - Significant Ecological Area
- Site Development Controls**
  - Class
    - Designated Works
    - Additional Development Controls
    - Former Landfill Areas
- Road Designations**
  - Arterial Roads
  - Collector Roads
  - District Arterial Roads
  - Footways
  - Pedestrian Malls
  - Regional Arterial Roads
  - Service Lanes
  - Strategic Routes



**Operative District Plan - 1999**  
**Isthmus Section**  
**Map 3**  
**Other Additional Limitation**

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**Legend**

**Other Addition Limitations**

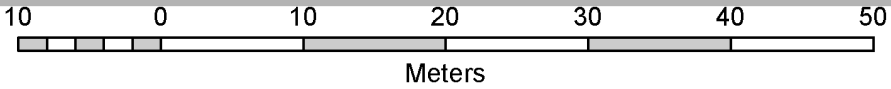
- Airport Approach Slope Inner Edge
- Coastal Management Areas

**Special Height Controls**

**View Protections**

- Airport Approach
- Dilworth Terrace Houses
- Newmarket Viaduct Affected Areas - Harbour and Gulf
- Newmarket Viaduct Affected Areas - Mt. Hobson
- Onehunga Motorway Affected Areas
- Special Height Limit
- Sunlight Admission Control - Broadway
- Volcanic Cones
- War Memorial Museum

Site Address: 4 Dean Street Grey Lynn Auckland 1021  
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Date Printed: 04 September 2014 4:10 PM



**A3 @ 1:500**









Property boundary positions derived from aerial photography

## Special Land Features

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### Legend

- Gas Main Pipeline
- Petroleum Pipeline
-  Contaminated Sites
-  Soil Register
- Soil Warning area**
  -  Slippage/Subsidence/Erosion etc
  -  Uncertified Fill
  -  Organic Soil
  -  Filled/Weak Ground
  -  Refuse Tips Site/Weak Area
  -  Unstable/Suspected Ground

### Flood Plains

-  Flood Plains

### Overland Flow Path

- 2000m<sup>2</sup> to 4000m<sup>2</sup>
- 4000m<sup>2</sup> to 3ha
- 3ha and above





### Corrosion Exposure Zone

#### TYPE

-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline

### Wind Zone

#### CLASS

-  Medium
-  High
-  Very High
-  Specific Design

-  Volcanic Cones



04 September 2014

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9 0 9 18 27 36 45  
Meters

**A3 @ 1:500**

Property boundary positions derived from aerial photography