



Rhonda G Evans Barrister & Solicitor
PO Box 19196
Avondale
Auckland 1746

Applicant	Rhonda G Evans Barrister & Solicitor
LIM address	5 Pinewood Street Avondale Auckland 0600
Application number	P/LEN/2015/8199
Client name/ref	
Date issued	28/04/2015
Legal description	LOT 9 DP 19941
Certificates of title	CT-837/117

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 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	5 Pinewood Street, Avondale, Auckland 0600
Billing number	38494
Land area	834.0m2
Previous year's rates	1,872.25
Current rates	1,971.88
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	1971.88
Receipts	-1,480.93
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 28/04/2015	490.95



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 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

No building, plumbing or drainage consents and permits recorded.

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

No planning consents recorded.

Resource consents - subdivision

No subdivision consents recorded.

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.

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 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.

Zoning	Residential - 5
Limitations	None recorded.
Proposed Modifications	None recorded.

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.
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	No soil reports held.
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Flood risk	No flood risk recorded.
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Contamination issues	No Contamination Issues Recorded.
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General issues

Reports

No reports are held about issues specific to this site.

Wind zone	No wind feature recorded.
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Corrosion exposure zone	Zone 1
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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)



No documents attached.

Consent conditions



No documents attached.

Other issues or actions required



No documents attached.

Private drainage plans



1 plan attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



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



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

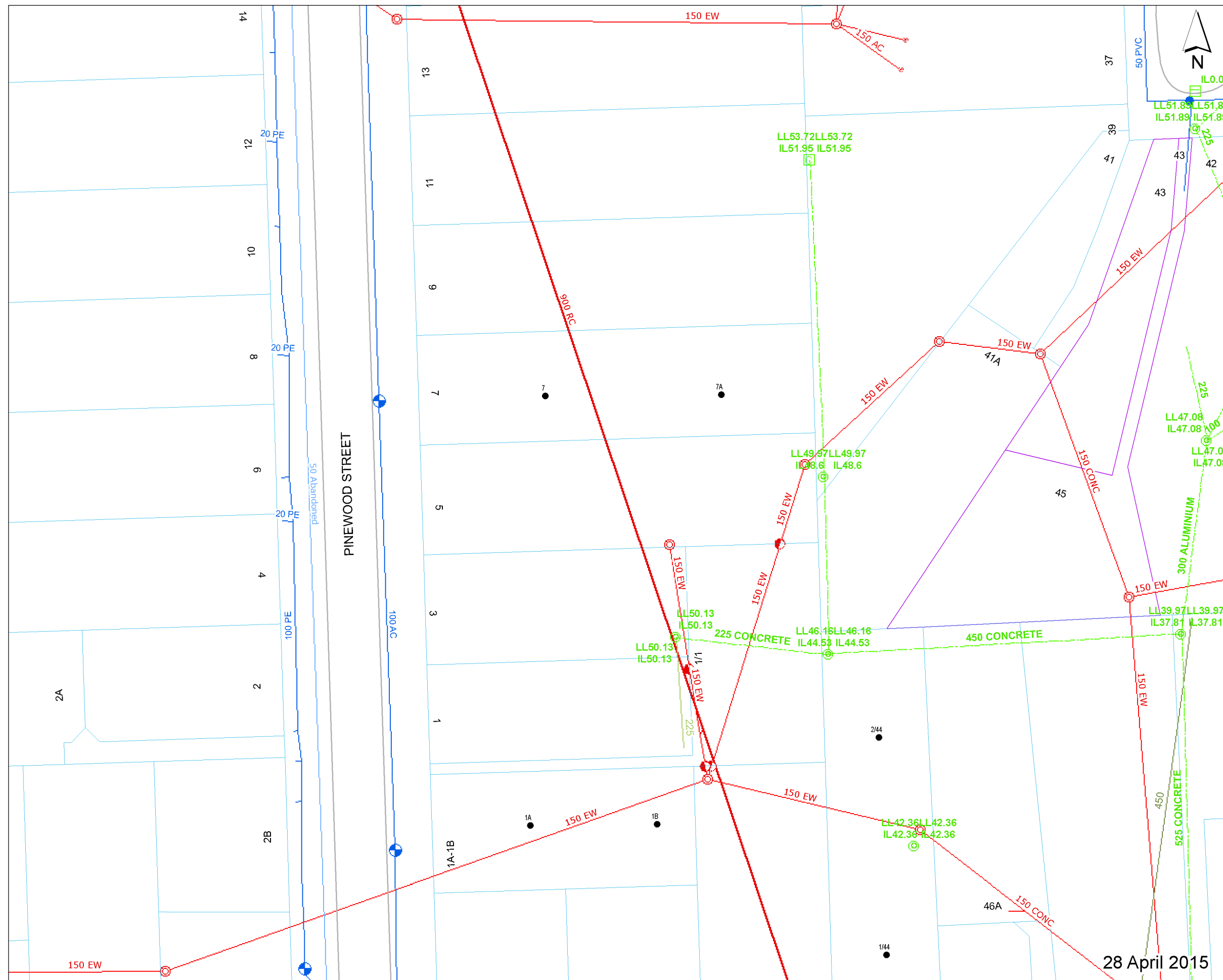
Public Drainage and Water Services Map

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
Water	
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	Station
Joint	Water Wholesale Reservoir
Probe Flow Point	Water Wholesale Source
Pump	
Sample Point	
Strainer	
Water Wholesale Meter	
Wastewater	
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
Stormwater	
StormwaterInletOutlet	Rising Main
StormwaterCatchpit	StormwaterErosionFloodControl
Inspection Chamber	StormwaterFence
Inspection Chamber-Mini	StormwaterOverlandFlowpath
Manhole	Culvert
Standard Manhole	Overflow Pipe; Pipe Bridge;
StormwaterFittingNonAsset	Subsoil Drain; Syphon Main;
StormwaterPumpStation	Tunnel
StormwaterTreatDevice	Catchpit Lead Connection
StormwaterSoakageSystem	Public Service Connection
StormwaterTank	NaturalWatercourse
Gravily Main	StormwaterChannel
Unknown	StormwaterPlanting
	StormwaterPondLakeAquifer



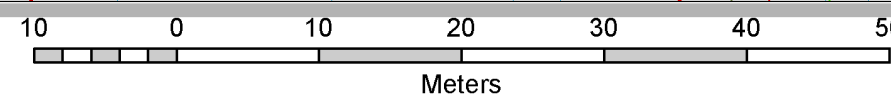
28 April 2015

Site Address: 5 Pinewood Street Avondale Auckland 0600

Legal Description: LOT 9 DP 19941

Title Description: CT-837/117

Date Printed: 28 April 2015 11:43 AM



A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning

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Authorised District Plan Maps are located here:
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Legend

Isthmus Zoning Activities

Activity Zone

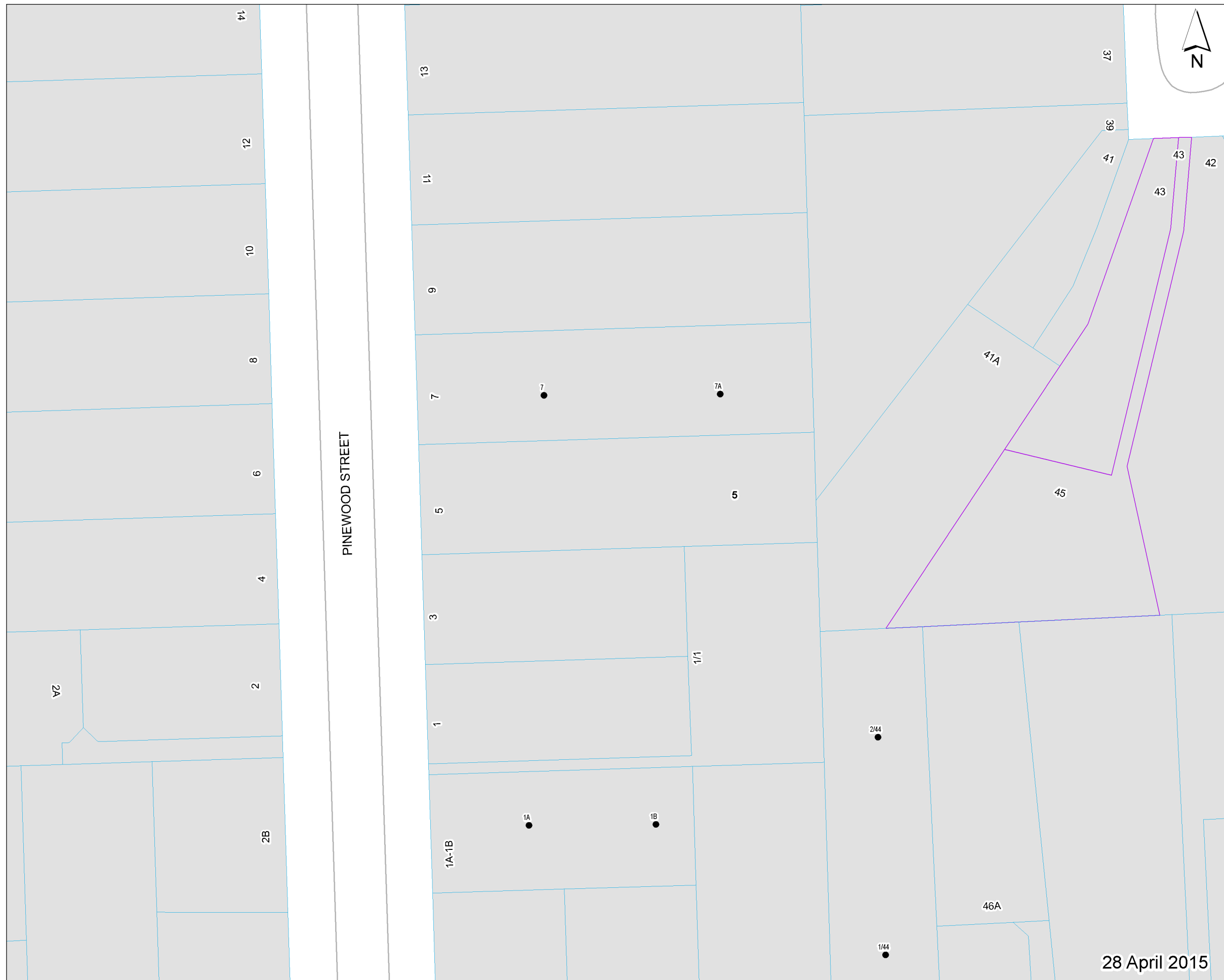
-  Residential
-  Business
-  Open Space
-  Special Purpose
-  Isthmus Zoning Boundary
-  Special Parking Zone locations

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



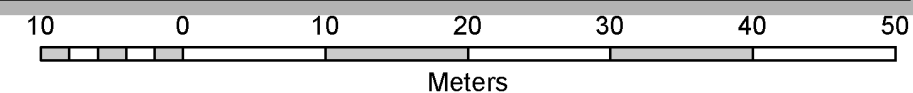
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Operative District Plan - 1999

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

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10

0

10

20

30

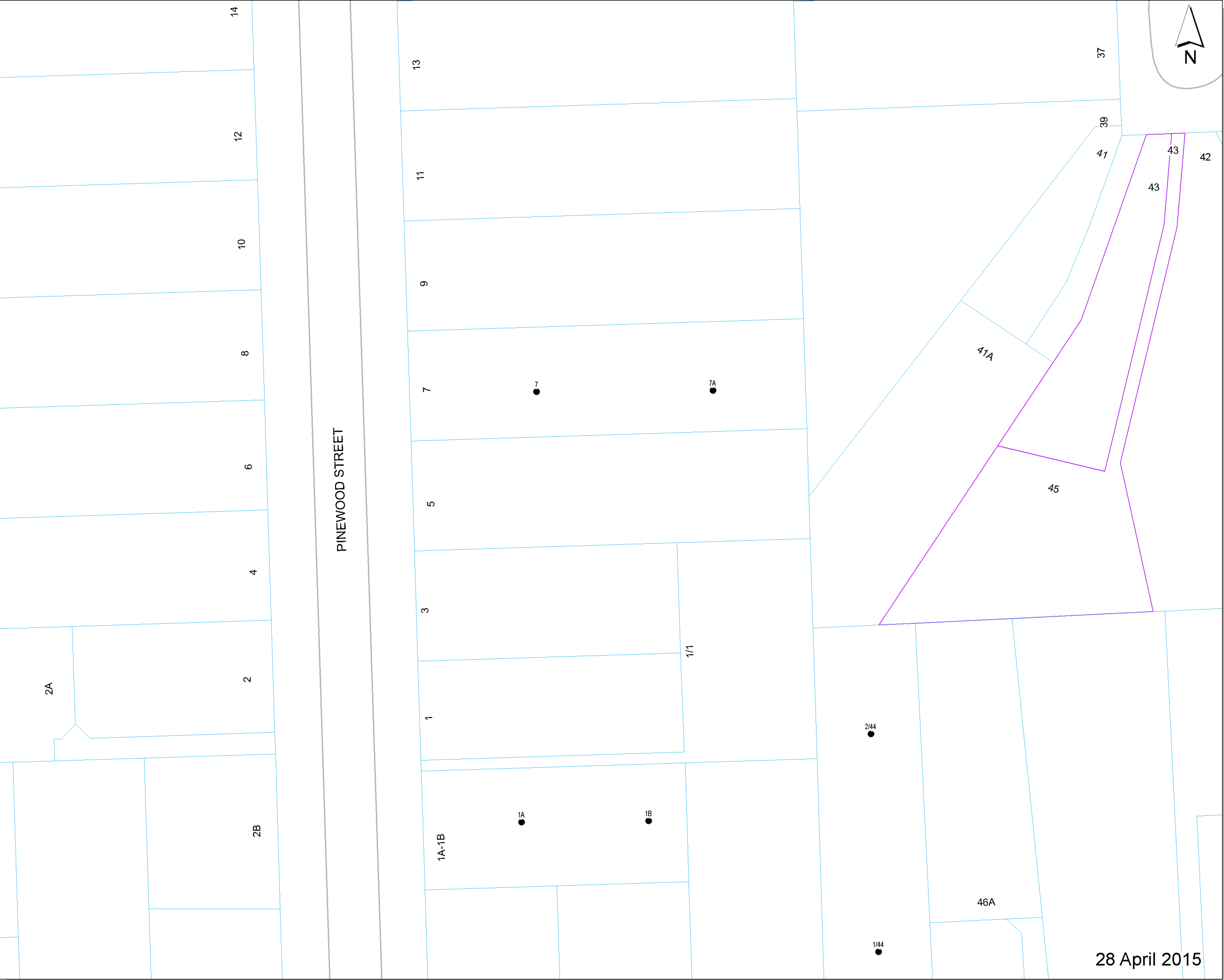
40

50

Meters

A3 @ 1:500

Property boundary positions derived from aerial photography



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

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Legend

Other Addition Limitations

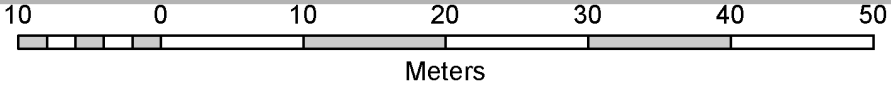
- Airport Approach Slope Inner Edge
- Coastal Management Areas

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

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

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

-  2000m² to 4000m²
-  4000m² 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



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8 0 8 16 24 32 40
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography