

**Rhonda G. Evans
Solicitor
DX DP96502
Avondale**

LIM for 11 Woods Ridge Road, South Cove

This Land Information Memorandum (LIM) details information known to Council about this property.

Changes to legislation, subdivisions, new street names and numbering are some of the things which may affect the property information which Council holds.

The NZ Building Act came into force on 1 July 1992. From that date, the issue of building *permits* ceased and they were replaced with building *consents*. Under the old permit system there was no requirement for Council to keep or provide records of building work. While Council generally holds records of permits issued, often little or no information is available regarding results of building inspections.

If you or your clients are considering purchasing a dwelling built prior to 1992 and Council does not hold permit inspection records, a check by a suitably qualified person should quickly identify whether the building is structurally sound. (Please note that Council does not provide this inspection service).

Should you have any queries regarding Building or Planning issues on this LIM report please contact the Auckland Council on (09) 301 0101.

Rhonda G. Evans
Solicitor
DX DP96502
Avondale

Phone: 09 828 5039
Email: rhonda@evansprofessionals.co.nz

LAND INFORMATION MEMORANDUM

LIM Number: 24975

Legal Description: Lot 33 DP 82379 (0.3551HA)

Certificate of Title CT-39A/168

Street Address: 11 Woods Ridge Road
South Cove

Date Issued: 14-Dec-2015

Disclaimer

This Land Information Memorandum (LIM) has been prepared as a result of a request under Section 44A of the Local Government Official Information and Meetings Act 1987 and contains the information about the land as described in Subsection (2) of the same Act. Information relating to land other than that contained in the property described by the legal description is not included in this LIM.

The LIM is based on a search of Council's records only and therefore will contain only information known to the Council. Council records may not show illegal or unauthorised buildings or works on a property.

Where it is known that a pool exists, as defined under the Fencing of Swimming Pools Act 1987, the Council reserves the right to inspect the pool. No other buildings or structures will be inspected for the purposes of the LIM.

The applicant is solely responsible for ensuring 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. The applicant should check the Certificate of Title as it might contain obligations relating to the land.

Any maps included in this LIM are for indicative purposes only and should not be relied on for accuracy.

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.

Land Rates

The Local Government Official Information and Meetings Act 1987 requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This LIM sets out the rate position at the time this LIM was issued. This figure must not be taken as a settlement figure for the payment of any outstanding rates. It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and to ensure this is paid in accordance with the requirements of the Local Government Rating Act 2002.

Land Rates

<i>Rate Account</i>	1159509	<i>Land Value</i>	\$ 255,000
<i>Valuation Number</i>	00941-40900	<i>Improvements</i>	\$255,000
		<i>Capital Value</i>	\$510,000
		<i>Total Rates for this year</i>	\$ 813.48
		<i>Balance to clear for year</i>	\$ 526.19

The valuation is an assessment of the value of the property as at 1 July 2014 based on sales. The values will be used for rating purposes from 1 July 2015. It is not a current market valuation.

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.

Public Water and Wastewater Supply

Water and wastewater services within the Auckland region are provided by Watercare Services Limited.

For properties connected to a public water and/or wastewater network please contact Watercare Services Limited (09 442 2222 or www.watercare.co.nz) to confirm whether there are any water or wastewater charges or connection loan amounts outstanding.

Drinking Water Supplier

Section 69ZH of the Health Act 1956 (Health (Drinking Water) Amendment Act) requires Councils to provide information relating to whether the land is supplied with drinking water, and if so if the supplier is the owner of the land or a networked drinking water supplier

Please Note: Watercare may not be aware of other drinking water systems connected to properties. There may also be private drinking water supply systems such as rainwater tanks or private water bores.

Prospective purchasers are advised to clarify the drinking water supply with the landowner.

Recorded Buildings and Structures on this Property

Building Consents

Note: **BC Granted** means Building Consent Granted

CCC means Code Compliance Certificate

No Decision in the decision column means that the application is still being assessed by Council.

Number	Date lodged	Description	Decision	Date CCC issued
ABA-41622	21-May-2004	New Dwelling	BC Granted 27-Sep-2004	06-Sep-2006

Number	Date lodged	Description	Decision	Date CCC issued
ABA-41622/A	15-Apr-2005	Change of onsite wastewater system to Bio-System & Dripline Disposal Field for NEW DWELLING	Amendment Granted 01-Sep-2005	Refer ABA-41622

Building Permits issued prior to the Building Act 1991

The Building Act 1991 came into force on 1 July 1992 and replaced the existing Building Permit regulations. Under the Building Permit regulations, Code Compliance Certificates were not required and there was no requirement for Council to keep or provide records of building work. Whilst council generally does hold records of Building Permits issued, often little or no information is available regarding building inspections. The absence of a recorded "final" inspection should not be regarded as a requisition against the property.

There are no Building Permits recorded for this property.

Certificate of Acceptance

There is no Certificate of Acceptance recorded for this property.

Notices (issued under the Building Act 2004)

Notices are issued under the building act in cases where building work is considered either dangerous, unsafe or outside the conditions of a building consent and remedial action is required.

There are no Notices recorded for this property.

Recorded Swimming Pools

Swimming pools are required to comply with the Fencing of Swimming Pools Act. It is the property owner's responsibility to ensure that any swimming pool or spa pool on the property complies at all times with the Act.

If the property has a Special Exemption under Section 6 of the Fencing of Swimming Pool Act 1987, you are advised that this exemption may not be transferable to any new owners of this property. Please contact a member of the Swimming Pool Inspections team in your area.

There are no Pools recorded for this property.

Building Warrant of Fitness - Compliance Schedules

Some buildings (usually Commercial or Industrial use) require a Warrant of Fitness and Compliance Schedule in accordance with the Building Act 2004. Where a building does require a WOF, specific safety systems and features of the building are required to be maintained to a specified standard.

There is no Building WOF or Compliance Schedule recorded for this property.

Other Consents

There are no other consents recorded for this property.

Resource Consents

There are no current Resource Consents or Town Planning Applications recorded for this property.

Land Zoning

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal.

The Auckland Council District Plan (Rodney Section) 2011 is available to view at all former Rodney Council offices and libraries and on Council's website www.aucklandcouncil.govt.nz/districtregionalplans

District Plan	Zoning
Auckland Council District Plan (Rodney Section)	Kawau Settlement Policy Area

Structure Plans

Structure Plans provide a vision for growth for a specific area over the next 10 to 20 years and Structure Plan provisions may result in changes to the District Plan, which can affect the land use or zoning for some private properties. An overview of some of the Structure Plans is included in the Auckland Council District Plan (Rodney Section) 2011; otherwise the Structure Plan documents are available to view at all libraries in the former Rodney District or on the Council's website www.aucklandcouncil.govt.nz (Click on Rodney District)

Structure Plan areas that are within Auckland Council District Plan (Rodney Section) 2011

- Silverdale South
- McKinney Road (Warkworth)
- Helensville South
- Huapai North
- Snells Beach - Algies Bay
- Wellsford

Adopted Structure Plans that are separate documents:

- Wellsford (March 2000)
- Helensville-Parakai Structure Plan 1998
- Snells Beach - Algies Bay - Sandspit (Oct 1999)
- Silverdale North (May 2004)
- Silverdale South (Oct 1999)
- Orewa West (Sept 2010)
- Whangaparaoa (Sept 1995)
- Riverhead (July 2008)
- Muriwai (Jan 2005)
- Kumeu Huapai Central Area Plan (Dec 2005)
- Warkworth (Sept 2004)
- Kumeu – Huapai, Waimauku Structure Plan (Oct 1998)
- Matakana (June 2006)
- Omaha – Point Wells (June 2006)
- Orewa East (Nov 2007)
- Waimauku (May 2009)
- Puhoi (Sept 2010)
- Kaukapakapa (Sept 2010)
- Hibiscus Coast Gateway (Sept 2010)
- Waitoki Vision
- Kawau Vision
- Wellsford Town Centre Development Plan

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>

Heritage

The Council maintains a regional database, known as the Cultural Heritage Inventory (CHI). The CHI is used by Council and the community to access information on historic heritage places, including archaeological sites (protected by the Historic Places Act 1993), historic buildings, structures or objects, historic plantings, Hayward & Diamond sites, places of significance to Māori, including wāhi tapu, and maritime sites. The Hayward and Diamond (H&D site) is a dataset of the CHI comprising of sites recorded by Hayward and Diamond in their 1975 survey of the Waitakere Ranges. Sites described as 'sensitive' are generally burial sites, and are often considered wāhi tapu by Māori, further information about these sites may be restricted.

Archaeology

By nature, archaeological sites are predominantly subsurface features with little surface visibility and therefore caution needs to be exercised when working within the vicinity of an archaeological site or an area of recognised archaeological potential. The Historic Places Act (HPA) 1993 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence in relation to the history of New Zealand. All archaeological sites are protected under the provisions of the HPA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the New Zealand Historic Places Trust (NZHPT) Register of historic places, historic areas, wāhi tapu and wāhi tapu areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the applicant (consent holder) to consult with the NZHPT about the requirements of the HPA and to obtain the necessary Authorities under the HPA should these become necessary as a result of any activity associated with the proposed development.

The contents of archaeological sites may also be protected under the Protected Objects Act 1975.

The location of sites in the legacy Rodney District area are shown on the map, for further information about those sites refer to the CHI database or if you would like the Council to search for this type of information and provide you with advice, please call 301-0101. The CHI website can be found at www.chi.org.nz or by visiting the Council webpage www.aucklandcouncil.govt.nz. The LIM data from the CHI, was last updated in October 2012.

Special Housing Areas (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.

Environmental Protection

Abatement Notices

Abatement notices are issued under the Resource Management Act where work undertaken is required to be halted due to non-conformance with the RMA or conditions of consent.

There are no Abatement Notices recorded for this property.

RMA Breaches

There are no RMA Breach conditions recorded against this property, however please satisfy yourself that any development of the site has been carried out in accordance with the District Plan and any relevant resource consents.

Special Features Affecting the Land

Land Hazard / Site Reports

Council may hold geotechnical, site reports and reports relating to potential land hazards in addition to those hazards identified on the attached maps.

This information should not be regarded as a full analysis of the site, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring the land is suitable for a particular purpose including development.

Please Note: Reports have been categorised by the subject of the investigation. It does not necessarily mean that the report identifies risk or issues relating to that subject. For example a report categorized as flooding may identify that there is no risk of flooding.

To obtain a copy of the Site Report, a Property Information Search will be required.

Report Number	Title	Date
40310	Geotechnical, Effluent	01-Apr-2004

Other Reports

Building Condition Reports (BCR)

Council sometimes holds copies of third party Building Condition Reports (also known as Safe & Sanitary Reports) and reports for previously known Unauthorised Work.

These reports have been written by independent (non Council) consultants. Council is not responsible for the information contained in these reports or the accuracy of them. They are held on file for reference only.

It is important that purchasers also carry out a property file search, to ensure that approved Council plans match what exists on site.

To obtain a copy of a Building Condition Report a Property Search will be required.

Health & Licensing

Issued Health & Trade Waste Licences

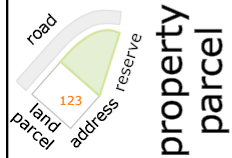
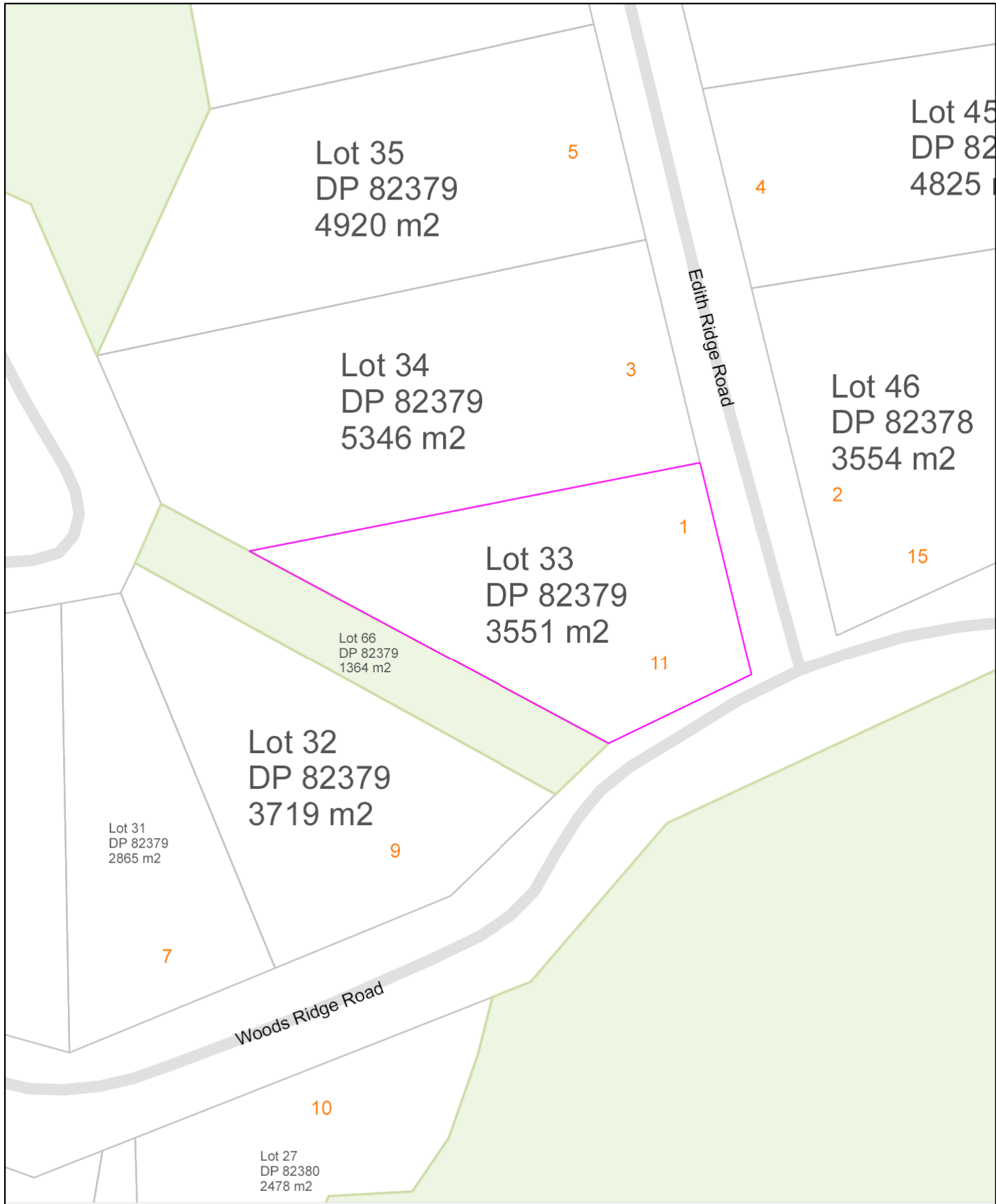
There are no Licences recorded for this property.

Health Requisitions

There are no Health requisitions recorded for this property.

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 301 0101.



property
parcel

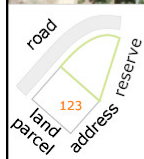
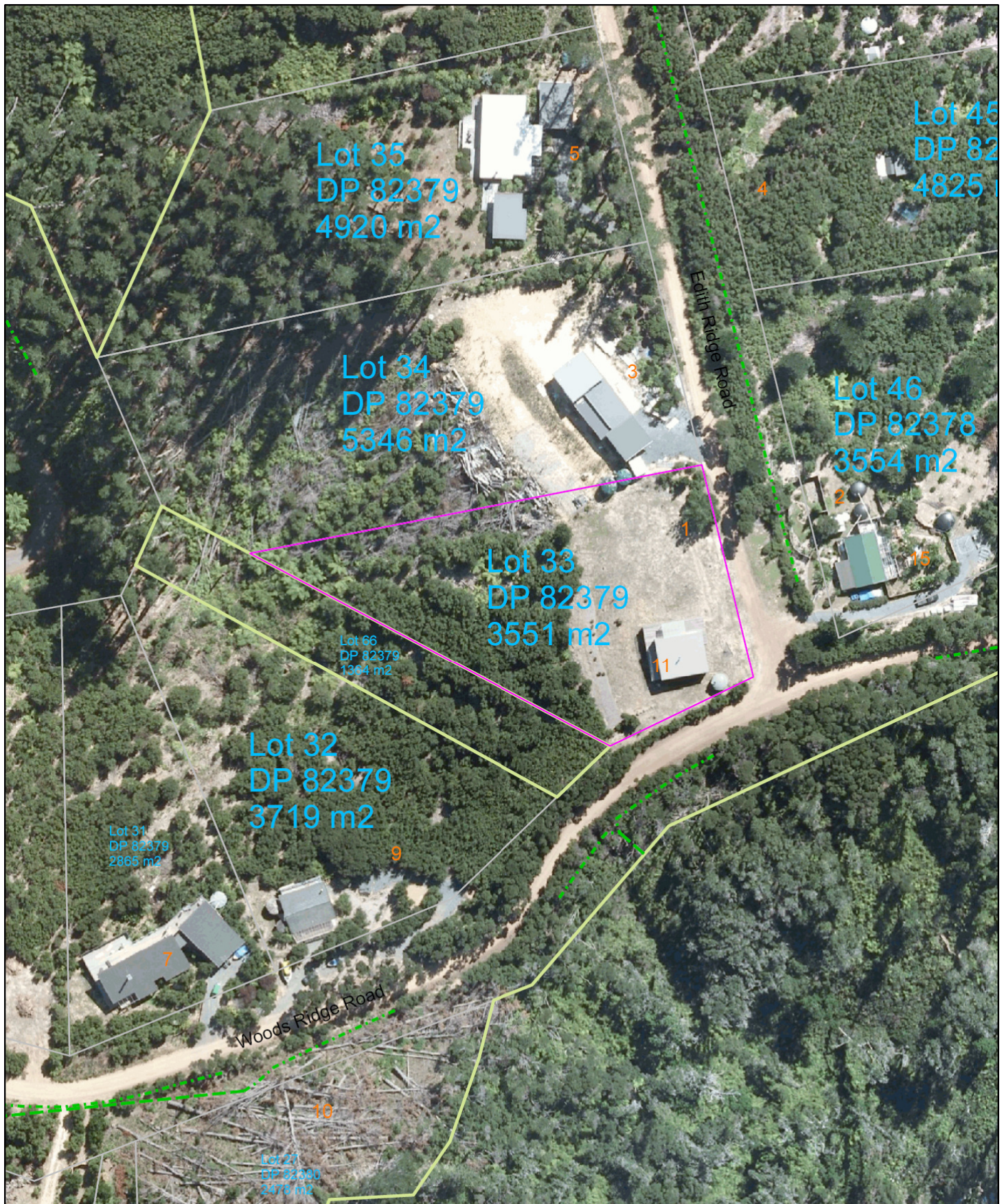
11 Woods Ridge Road South Cove 1142

14 December 2015



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reticulated services

- stormwater
- wastewater
- water

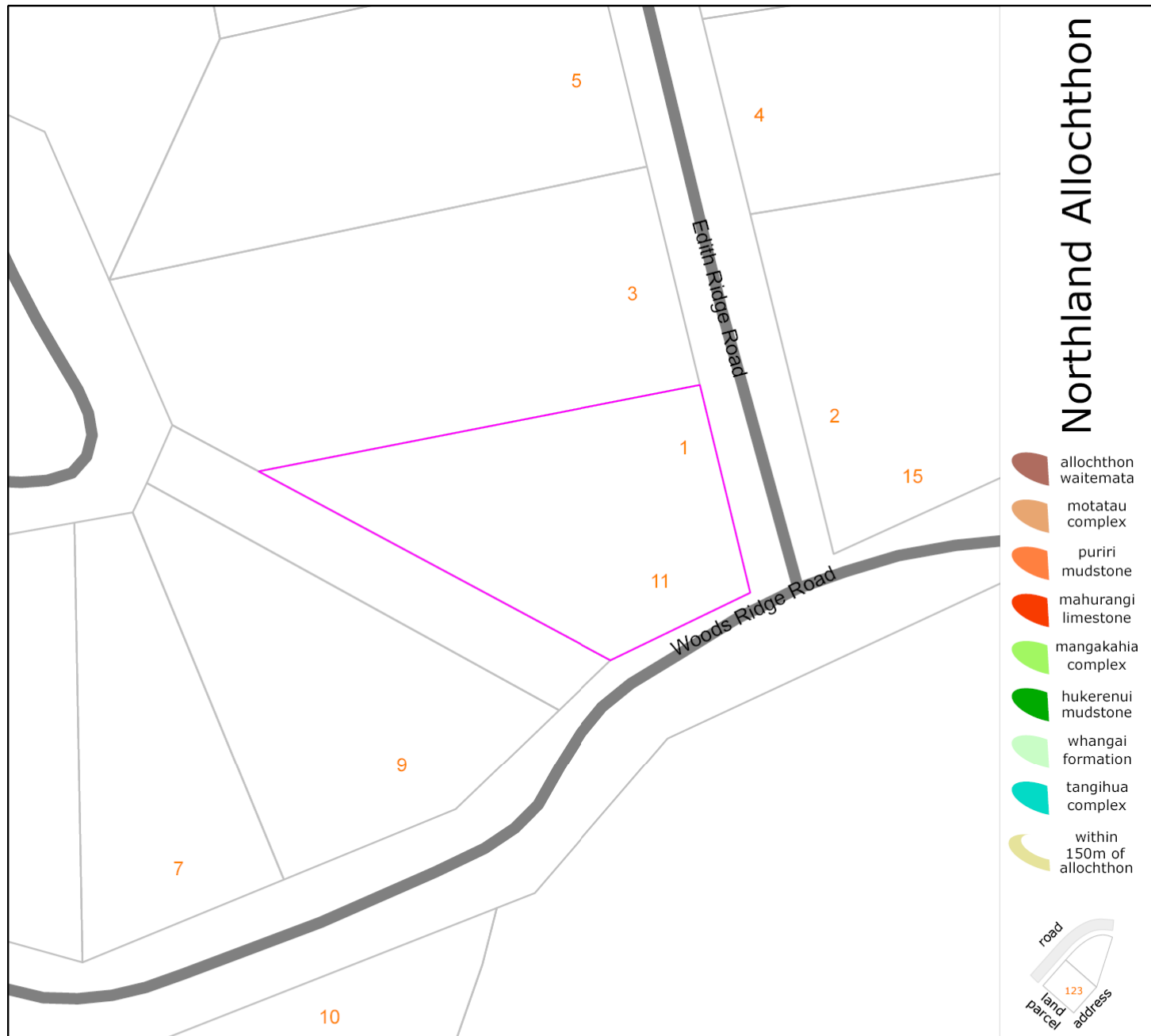
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Northland Allochthon is a geological formation widely known for its potential instability on even gentle slopes.

Northland Allochthon is comprised of a number of geologic soil types: allochthon waitemata, motatau complex, puriri mudstone, mahurangi limestone, mangakahia complex, hukerenui mudstone, whangai formation, & tangihua complex

Generally any development or building proposal on Northland Allochthon will necessitate a site investigation and report to provide data for a specific foundation design by a suitably qualified and experienced geotechnical engineer. The report will need to address slope stability on and adjacent to the proposed building site and expansiveness of the soils at the site. In extreme cases, additional measures may be required to stabilise the site.

Areas of Northland Allochthon have been identified on this map based on a desktop survey by Tonkin and Taylor in 2004. A buffer ($\pm 250\text{m}$) has been placed around the regions containing these soils to allow for uncertainties due to the scale of the survey data.

NOTE: Any site within this buffer is to be treated as Northland Allochthon unless proven otherwise through field tests by a qualified geotechnical engineer or geologist.

11 Woods Ridge Road South Cove 1142

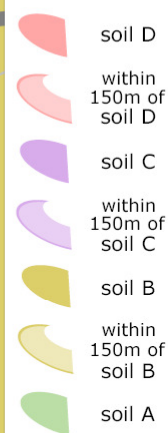
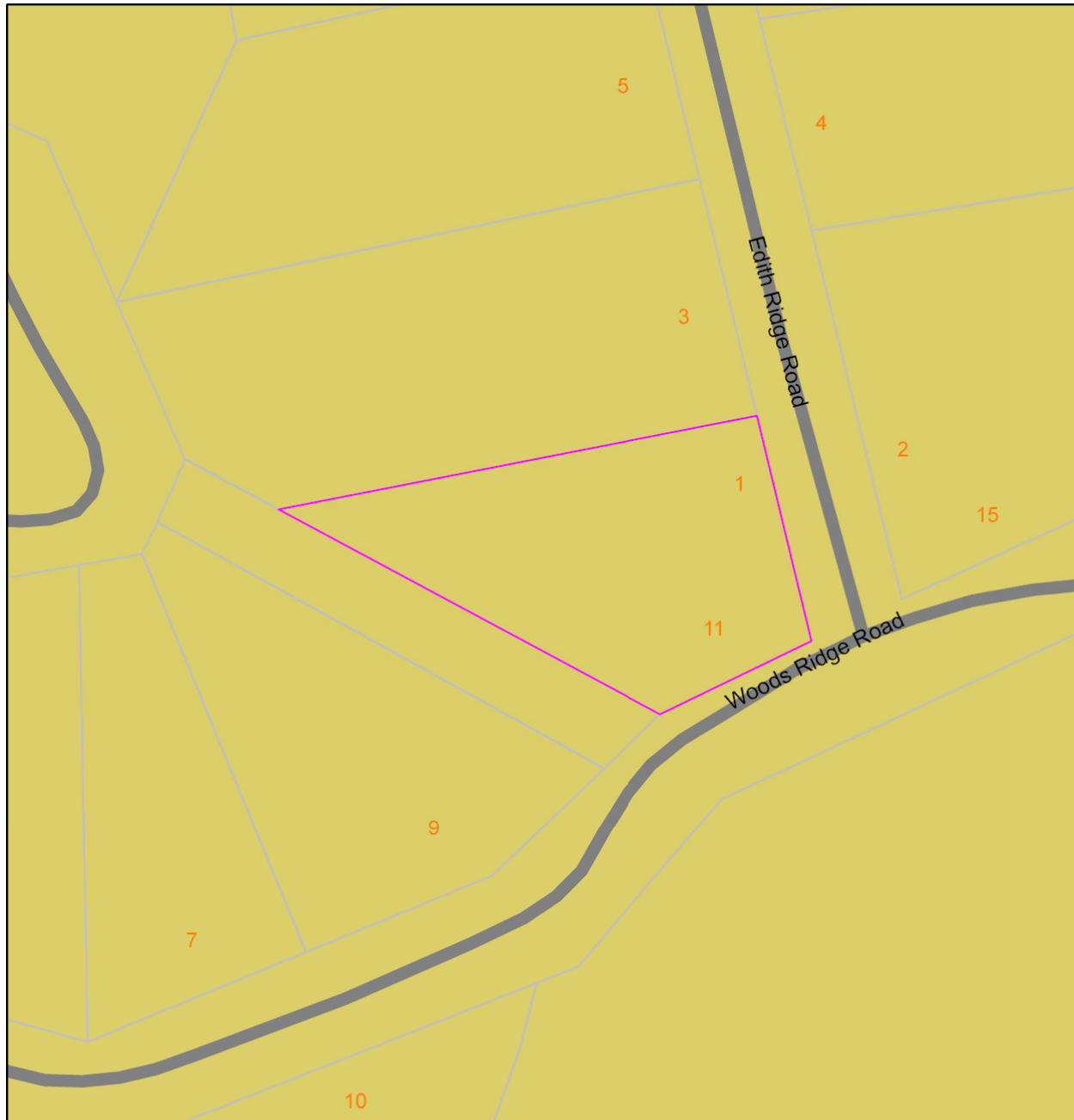
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Expansive Soils



EXPANSIVE SOILS are soils that shrink as they dry out and swell as they become wetter. A building on expansive soil requires a stiffer foundation than that required for non-expansive soils. Areas of Expansive soils have been identified based on a desktop survey by Riley Consultants In 2001.

Expansive soils within Rodney have been categorised into 4 **SOIL CATEGORIES** colour coded on this map, buffer zones have been included to allow for uncertainties due to the scale of the survey data. For design purposes, a site within a buffer zone is classified as the worse of the two adjoining zones, unless site testing confirms otherwise.

SOIL CATEGORY	DEGREE of EXPANSIVENESS	TYPE of DESIGN	INDICATIVE DESIGN SPECIFICATIONS
A	"good ground"	Standard foundation design for non-expansive soils	Standard NZS 3604 type foundations for "good ground" as defined in NZS 3604.
B	slightly expansive soils	Alternative Solution 1, AS1; or a geotechnical engineer can be engaged to specifically design the foundation	Standard NZS 3604 type footings founded the greater of a minimum of 600mm depth below finished ground level or 450mm depth below cleared ground level with a minimum width of 300mm
C	moderately expansive soils	Alternative Solution 2, AS2; or a geotechnical engineer can be engaged to specifically design the foundation	Standard NZS 3604 type driven timber piles to 1.5m (min) depth below cleared ground level
D	There is insufficient information to assess the expansiveness of the soils. A geotechnical engineer will be required to test and analyse the soil for design of appropriate foundation. Frequently test results indicate that the soil either falls into Category B or C		

NOTE: These design specifications are indicative only and do not take into account other land features such as slope, instability uncontrolled fill bearing strength, flooding etc, which may also affect foundation design.

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Inundation Hazard

EAST COAST AND SOUTH KAIPARA ONLY

 potentially affected by inundation
EAST COAST
AND SOUTH
KAIPARA ONLY

 potentially affected by dune erosion
OMAHA ONLY



1. EXTREME SEA LEVELS

Any land shaded blue on the map above, or immediately adjacent to an area shaded blue, has been identified as being potentially subject to inundation from extreme sea levels arising primarily from a combination of peak high tides and storm conditions. Please note that the shaded area is indicative only and the actual extent of any inundation will depend on the intensity of the storm, the tide range at that time and local effects that might intensify, or diminish, the predicted effects.

2. PROPERTIES ADJACENT TO THE SEA

Any land directly adjacent to the sea or harbours is potentially exposed to a range of hazards including inundation and erosion. In particular, those processes have the potential to affect land within approximately 50m landward of the dune toe.

3. OMAHA ONLY

Existing development at Omaha is presently reasonably well protected from coastal erosion and inundation both by the presence of the northern groyne field and by appropriately vegetated natural dunes.

An inundation assessment undertaken for Council in 2008 by Tonkin & Taylor based on current best information indicates that provided the dune and groyne protection is adequately maintained there is unlikely to be serious inundation of development behind the dunes within the next 50 years during significant storm events (defined as events with a return period of up to 50 years). However, for a selected area of north Omaha, the study does identify potential for an increased risk from coastal storm inundation beyond the next 50 years due to accelerated sea level rise (please refer to the Advice note).

ADVICE

Further information and the 2008 Tonkin and Taylor report can be obtained from the Council.

If you have specific concerns relating to any nearshore property or properties, we recommend that you obtain expert advice to interpret the application of the report.

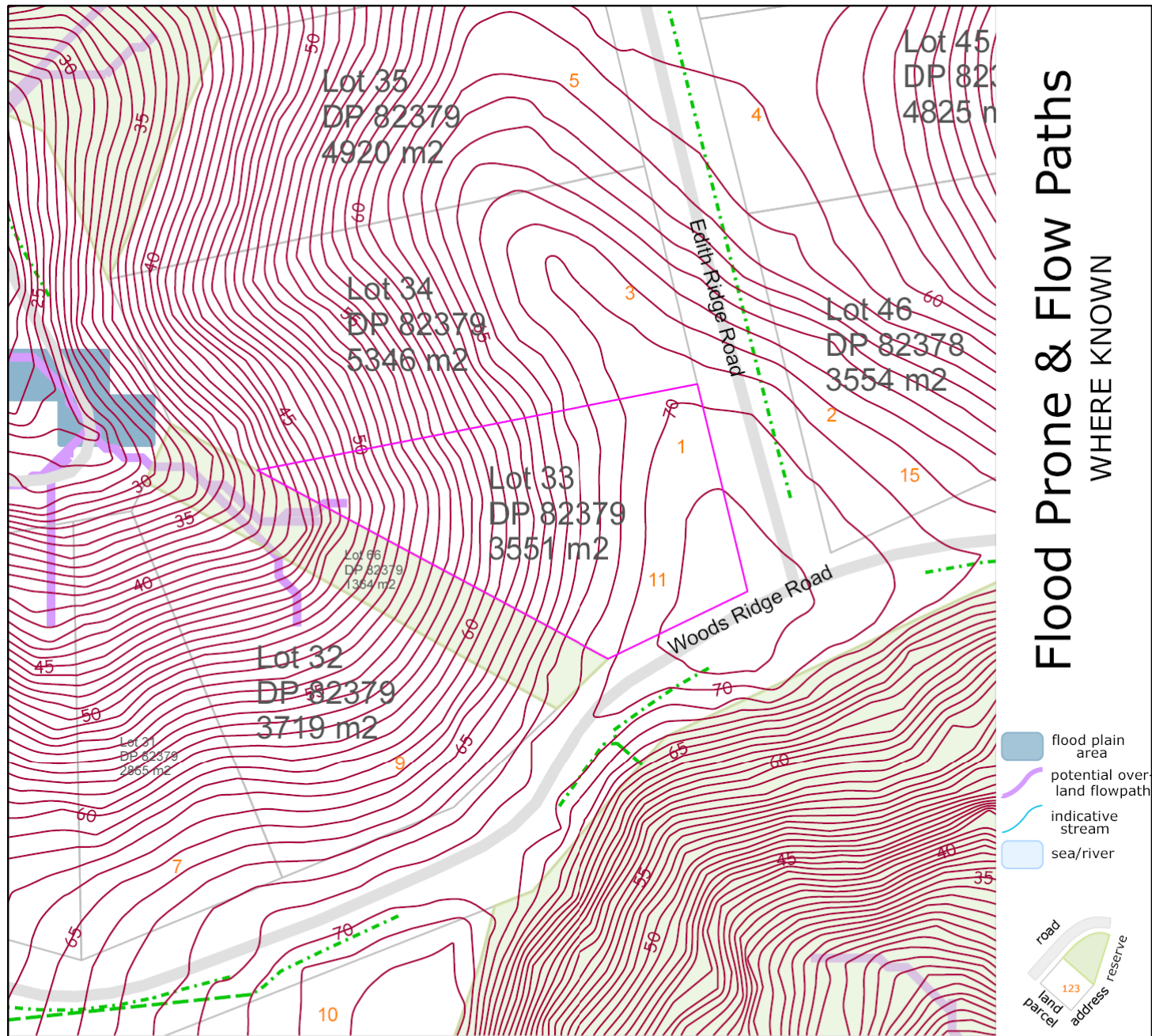
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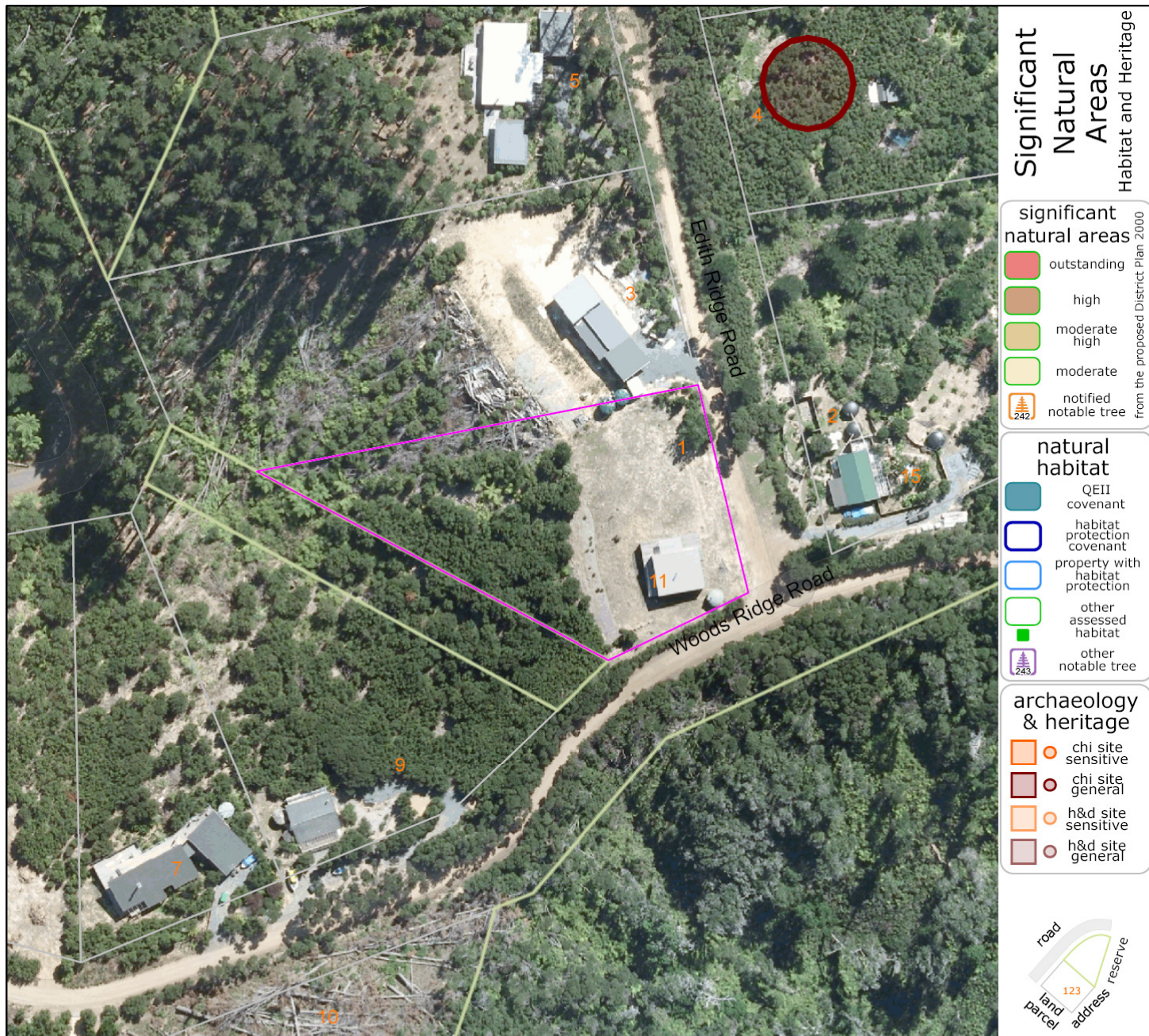
The information on this map is based on Auckland Councils catchment information at the time of production. Catchment information is being continually captured, updated and improved and thus may be subject to change.

Flood hazard information shown is limited to:

- Flood plain or ponding areas
- Overland flowpaths

Flood plain areas indicate areas predicted to flood in a hypothetical storm (i.e. usually the '1 in a 100 year rainfall'). Flood plain areas can also show areas expected to flood frequently, areas which pond during moderate rainfall, or areas that drain poorly. Refer to the Catchment Management Plan for the specifics for this site. Overland flowpaths identify man-made or natural drainage pathways where stormwater flows. As piped reticulation is generally only designed to cope with the '1 in 10 years' storm, some overland flowpaths may have stormwater runoff relatively frequently.

NOTE: The flood plain and overland flowpath data shown is derived from predictive models, where this map shows no flood plain or overland flowpath it does not necessarily mean that the property is free from risk of either.



SIGNIFICANT NATURAL AREAS: From the Rodney District Plan (Auckland Council District Plan - Operative Rodney Section 2011), they define the best of the areas of native vegetation and habitats of native animals that are central to the natural environment of Rodney District. Within 'best of district' they are further categorised as outstanding, high, moderate high, or of moderate value. Refer to the Proposed District Plan for policies and controls relating to these areas.

NOTABLE TREES: From Councils Notable Trees Register, 'notified notable trees' are those from the register that are also included as Protected Items in the Proposed District Plan 2000.

NATURAL HABITATS: 'Bush Protection' are those areas that have been protected from development or adverse modification by the lodgement of a covenant. The areas shown dark blue on the map show the coverage of the covenant, the lighter blue denotes a property on which a bush protection covenant exists (but where the covenant coverage is not yet computerised). Other assessed habitat and other significant tree show areas that are known to council that are additional to the Significant Natural Areas, they may be significant in their context but are not considered 'best in district'.

ARCHAEOLOGY & HERITAGE: The Council maintains a regional database, known as the Cultural Heritage Inventory (CHI). The CHI is used by councils and the community to access information on historic places, heritage agencies and cultural heritage reference material. The location of sites are shown on the map, for further information about those sites refer to the CHI database.

See the [CHI page](#) of Auckland Council's website.

Those sites shown as a circle have accurate position recorded (often GPS coordinate), those sites without an accurate position record are shown as a large square (100m x 100m), the artifact being somewhere within the square.

In addition to the CHI there are the sites recorded by Hayward and Diamond in their survey of the Waitakere Ranges.

Sites described as 'sensitive' are generally burial sites, and often considered wahi tapu by iwi, further information about these sites may be restricted.

Hayward and Diamond sites, originally recorded 1975, last updated March 2000.

11 Woods Ridge Road South Cove 1142

14 December 2015

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Franklin
DISTRICT COUNCIL

POOR ORIGINAL

Drainage/Plumbing Permit No. _____

Lot - one South Ridge DP and West's Ridge Rd. Island
No. _____ Street _____

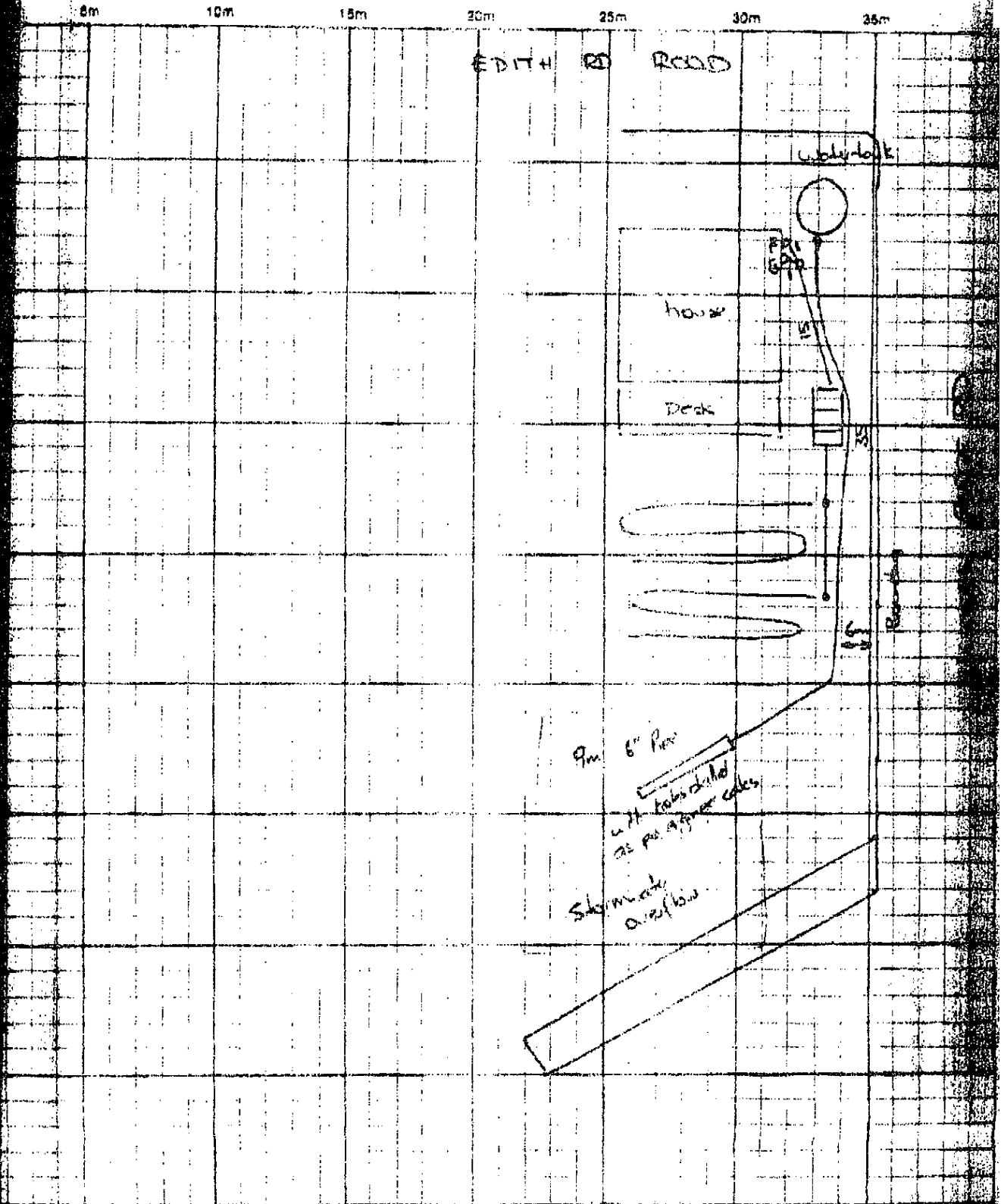
Owner's Name Mrs. Mrs. Phillips

Drainlayer's/Plumber's Name P. J. Valley Drainages Ltd.

'AS BUILT PLAN'
TO BE PRESENTED TO INSPECTOR
AT TIME OF DRAIN TEST &/OR INSPECTION

SCALE = 5mm:1m (1:200) one small square equals 1m². All other sections (including Farms, etc.), please state scale used.
Plans to be drawn in ink - Red for sanitary, Blue for stormwater, Black for buildings and boundaries.

ROAD BOUNDARY



Drain Passed - By _____

Date _____

CODE COMPLIANCE CERTIFICATE NO: ABA-41622

Section 95/43 Building Act

ISSUED BY: RODNEY DISTRICT COUNCIL

BUILDING CONSENT NO: ABA-41622

PROJECT	PROJECT LOCATION
Description	Name
NEW DWELLING	Mark Battersby and Jennifer Margaret Battersby
	Mailing Address 34 Craddock Street Avondale Auckland 1007
Proposed Use(s) in detail:	LEGAL DESCRIPTION
Dwelling	Street Address 11 Woods Ridge Road, South Cove 1030
	Property Number 1159509
Intended Life:	
Intended Life (Years) 50	Assessment number 1159509 7
	Legal Description Lot 33 DP 82379 (0.3551HA)

☒ This Code Compliance Certificate is issued under the 2004 Building Act, Section 95.

- ☐ Subject to the attached conditions.
- ☐ Subject to Variations as attached.
- ☐ Revised Legal description as attached.

Signed on behalf of the Council:



Name Cathy Berglund

Date 08-Aug-2006