

Information Services

11 May 2016

Rhonda G Evans Solicitor

Fax – Corporate Information: 262 8911

By email

rhonda@evansprofessionals.co.nz

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In your reply please quote:

LIM: 132105

PRN: H107442

EMAIL: lims@aucklandcouncil.govt.nz

LAND INFORMATION MEMORANDUM

For the attention of:

Property at: 5/252 Great South Rd
Papatoetoe

Client Name: 10419

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Manukau City Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. The records may not show illegal or unauthorised building works on the property.

The Council has not undertaken an inspection of the land or any building on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult Council if you have any questions.

There are no known requisitions or restrictions on this property except those listed in this report. Council, however, reserves the right to serve requisitions whenever found necessary.

Council will, upon request, provide additional information and inspections on the above property. There will generally be an additional fee payable, based on the amount of time required to provide the requested information.



LAND INFORMATION MEMORANDUM

Issued pursuant to Section 44A

Local Government Official Information and Meetings Act 1987

Date Issued: 11 May 2016

LIM No. 132105

Holding Number: H107442

Owner: CHENG JOANNE
LIM HIENG CHHUN

Property Address: 5 252 GREAT SOUTH RD PAPATOETOE

Legal Description: UNIT F DP 100855 & AU 10 DP 100855 & AU 12 DP 100855

Area: 0 Sq Metres

Planning Map: 27A

SECTION 1: MANDATORY INFORMATION

s44A(2)(a) Information Identifying Each (If Any) Special Feature or Characteristic of the Land

No information recorded.

s44A(2)(b) Information on Private and Public Stormwater and Sewerage Drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

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

s44A(2)(ba) Information Notified to Council by a Drinking Water Supplier Under Section 69ZH of the Health Act 1956

No information has been notified to Council.

s44A(2)(bb) Information Council Holds Regarding Drinking Water Supply to the Land

For Metered Water Information please contact Watercare on (09) 442 2222 for services provided to this property.

Prospective purchasers should be aware that there may be other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores, you are advised to clarify the drinking water supply with the current landowner.

s44A(2)(c) Information Relating to any Rates Owing In Relation to the Land

Auckland Council calculates rates based on the capital value of the land, as determined by an independent valuation company.

Rates Assessment No.:	61040235
Valuation Number:	0201032400F
Date of Valuation:	1st July 2014
Land Value:	\$270,000.00
Improvement Value:	\$240,000.00
Capital Value:	\$510,000.00
Rates levied for the year: 2015/2016	\$4,541.07
Total Rates to Clear for Current Year (including any arrears):	\$1,136.07

For further information, please contact Auckland Council's Manukau **Rates team** on **(09) 301 0101**.

These values are 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: 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.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions Affecting the Land or any Buildings on the Land

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

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.

Please contact Auckland Council on (09) 301 0101 for further information.

Resource Consents

Decision Date	Proposal No & Description	Applicant	Decision Type
04/04/2003	23076 APPLICATION FOR LIQUOR LICENCE	PEGASUS ENTERTAINMENT CO LTD	Granted
06/06/2006	30261 LIQUOR LICENCE APPLICATION	SUPER LIQUOR WORLD	Granted
20/07/1993	683 CROSSLEASE - UNIT TITLE 5 UNITS	SIM - BISH HOLDINGS LIMITED	Granted
20/12/2007	33819 CERTIFICATE OF COMPLIANCE - CHANGE OF USE BUSINESS ZONE 2	E-FIT FITNESS EQUIPMENT LIMITED	Granted
21/03/2003	22584 TO ESTABLISH AND OPERATE A TAVERN	DR. ALLAN TSAI	Granted
22/03/2002	20249 ENTERTAINMENT CENTRE AT EXISTING UNIT	PEGASUS ENTERTAINMENT CO LTD	Granted
24/02/2016	49392 PRE APP - EXISTING BUILDING	JALAR LTD	Withdrawn or Abandoned
29/11/2006	30533 LIQUOR LICENCE APPLICATION	CHOICE INDIAN RESTAURANT	Granted

30/05/2006	30456 CHANGE OF USE FROM TAKEAWAY TO BOTTLE STORE	SINGLA HOLDINGS LTD	Granted
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The applicant should satisfy themselves as to any remaining conditions on issued resource consents.

Resource Consent documents are not attached. If you would like a copy of any resource consent or any further information, please contact the Auckland Council's Manukau Customer Centre on (09) 262-5104. An extra charge will apply. If you are enquiring about the status of a Resource Consent, please contact the Auckland Council's Manukau Resource Compliance Team on 262-8900 Ext 5455 or 5877.

Building Consents

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.

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.

Permit/ Consent Number	Date Issued	Work Description	Details	Area	LIM status	Note(s)
AB4436/262		Home Units	UNIT F & G - ASBUILT: WALL SEPARATION	0 m2	Building Permit	1
A54268	29/03/1983	Commercial Buildings	UNIT A, B, F & G - COMMERCIAL BUILDINGS	300 m2	Building Permit	1
A54322	19/05/1983	Commercial Buildings	UNITS D & E - COMMERCIAL BUILDINGS	200 m2	Building Permit	1
B14430	15/07/1983	Signs	PYLON SIGN	0 m2	Building Permit	1
B14465	25/08/1983	Signs	ADVERTISING SIGNS	0 m2	Building Permit	1
B62970	06/06/1984	Signs	DOUBLE SIDED SIGN - MICROWAVE SHOP (SINCE REMOVED)	0 m2	Building Permit	1
B62971	06/06/1984	Signs	UNIT B - DOUBLE SIDED SIGN (BELTON REAL EST, SINCE REMOVED)	0 m2	Building Permit	1
B62975	13/06/1984	Signs	DOUBLE SIDED SIGN - HOT BREAD SHOP	0 m2	Building Permit	1

B62982	26/06/1984	Signs	UNIT D - DOUBLE-SIDED SIGN	0 m2	Building Permit	1
B62991	09/07/1984	Signs	DOUBLE SIDED SIGN - CARPET FLOORING SHOP (SINCE REMOVED)	0 m2	Building Permit	1
G39054	23/05/1989	Commercial Buildings	UNIT E - SHOP REFURBISHMENT (NATIONAL BANK)	0 m2	Building Permit	1
940980	20/04/1994	Commercial Buildings	AS BUILT CHILLER AND STORE AREA	0 m2	CCC Issued 29/09/1997	2
953244	27/06/1995	Shops	UNIT B/ INTERNAL ALTERATIONS/PIZZA TAKEAWAYS	0 m2	CCC Issued 29/03/2000	2
102625	02/08/2000	Shops	UNIT G - OUTFITTING FOR BAKERY & DAIRY	159 m2	CCC Issued 08/01/2001	2
034700	05/11/2003	Commercial Buildings	UNIT G - ALTERATIONS TO BAKERY TO ACCOMODATE LAUNDROMAT	0 m2	Consent Cancelled	5D
060542	04/05/2006	Shops	Unit E - Cafe/Restaurant fitout	0 m2	CCC Issued 30/04/2007	2
062132	14/07/2006	Shops	Unit B - Internal alterations for liquor shop	0 m2	CCC Issued 25/08/2006	2
080098	01/04/2008	Commercial Buildings	Unit A - Fitout of configure express gym	0 m2	CCC Issued 01/12/2008	2
081750	24/07/2008	Shops	Unit G - Shop fitout (Butcher)	0 m2	CCC Issued 14/04/2009	2

Full copies of Building Consent documents are not attached. Attachments are listed on the last page of this LIM. If you would like a copy of any building consent or any further information, please contact the Auckland Council's Manukau Customer Centre on (09) 301 0101. An extra charge will apply.

Definitions:	CCC	Code Compliance Certificate. These were not required for permits issued under building bylaws prior to the Building Act.
	COA	Certificate of Acceptance

Note #	Details
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificate (CCC) was not required. 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.
2	Code Compliance Certificate (CCC) for this consent was issued on this date. Documents may be included in the attachment section.
5D	No building work should have been undertaken under this consent. Please contact Building Advice on (09) 262 5104

Compliance Schedules/Building Warrants of Fitness

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

A change of use of a building may mean that BWOFF and Compliance Schedule requirements may change. A building consent will usually be required.

For further information, please contact the Auckland Council's Manukau **BWOFF team** on **(09) 301 0101**

There are no Building Warrants of Fitness or Compliance Schedules recorded in regard to this land.

Building Warrant of Fitness – Notices to Fix

There are no Building Warrant of Fitness Notices to fix recorded in regard to this land.

Vehicle Crossings

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. Also see the Manukau City Council Consolidated Bylaw which sets out the standard required.

For further information, please contact Auckland Council's Manukau **District Plan Enforcement and Street Damage & Vehicle Crossing Inspections team** on **(09) 301 0101**

No vehicle crossing permits are recorded.

Swimming Pool and Spa Pool Fencing

Swimming pools and spa pools must be fenced as required by the Fencing of Swimming Pools Act 1987. Owners/ Purchasers are advised that a re-inspection of the swimming pools fencing should be undertaken every 3 years to ensure its ongoing compliance with the Fencing of Swimming Pools Act 1987.

The Council has no record of a swimming pool or spa pool being located on this property. If you think this is incorrect, please contact the Auckland Council's Pool Fencing team on (09) 353 9420.

WARNING

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.

Licences/Environmental Health Issues

For licence expiry date please contact the Auckland Council's Manukau **Environmental Health team** on **(09) 301 0101**.

Any Other Notices, Issues or Actions Required

There are no other Notices, Issues or Actions recorded against this land.

s44A(2)(e) Information Concerning any Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

There is no information concerning any Certification Issued by a Building Certifier available. For further information, please phone the Auckland Council's Manukau **Building team** on **(09) 301 0101**.

s44A(2)(ea) Information Notified Under Section 124 of the Weathertight Homes Resolution Services Act 2006

There is no information that has been notified to Council under Section 124 of the Weathertight Homes Resolution Services Act 2006.

s44A(2)(f) Information Relating to the Use to Which the Land May Be Put and any Conditions Attached to That Use

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

BUSINESS 2

NOT ZONED

SPECIAL POLICY BOUNDARY

VERY LIMITED DRAINAGE

Attached is a **copy of an aerial photo** and the **relevant District Plan Map** relating to the land.

The Auckland Council District Plan (Manukau Section) and any proposed changes to it are available to view at all Council offices or on-line at Councils' website: 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>

For further information, please contact a **Resource Management Planner** at the Auckland Council's Manukau **Customer Centre** on **(09) 301 0101**.

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.

s44A(2)(g) Information Regarding the Land Which Has Been Notified to Council by Another Statutory Organisation

No information has been notified to Council.

s44A(2)(h) Information Regarding the Land Which Has Been Notified to Council by a Network Utility Operator Pursuant to the Building Act 1991 or the Building Act 2004

The items listed below **only apply** if they are identified on the attached underground service or district plan maps.

- 1) Height restrictions apply where overhead power lines cross the site. For further information, please contact the Transmission Lines Manager, Transpower, Auckland on (09) 589-2371.
- 2) ARC underground lines: For works within 10 metres of Watercare Services Utilities approval is required. Phone (09) 634-7840.
- 3) The property is affected by one or more high-pressure Gas, Oil or LPG pipelines. The pipelines locations are shown on the attached underground service maps. Any work within 6 metres of the pipelines creates a risk of damage and leaks and must first be approved. Approvals are given by the following providers:
 - Oil and Gas pipelines - NGC New Zealand Limited. Phone (0800) 734-567.
 - LPG pipelines - Liquegas Limited. Phone (09) 277-7042.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

SECTION 2: OTHER INFORMATION RELEVANT TO THE LAND

(1) Rubbish and recycling details:

NO - WASTE COLLECTION

For further information please phone **Auckland Council's Manukau Call Centre** on **(09) 301-0101** or refer to our website at www.aucklandcouncil.govt.nz.

(2) Tree protection:

Tree protection restrictions may apply to this site on all native and some exotic trees.

(3) Notified applications for resource consents that may be relevant to the land

This property is not a Notified property on any known Resource Consents.

ATTACHMENTS

- ☒ Location Map
- ☒ Map Key
- ☒ Overland Flowpath/Flood area Map
- ☒ Map Key

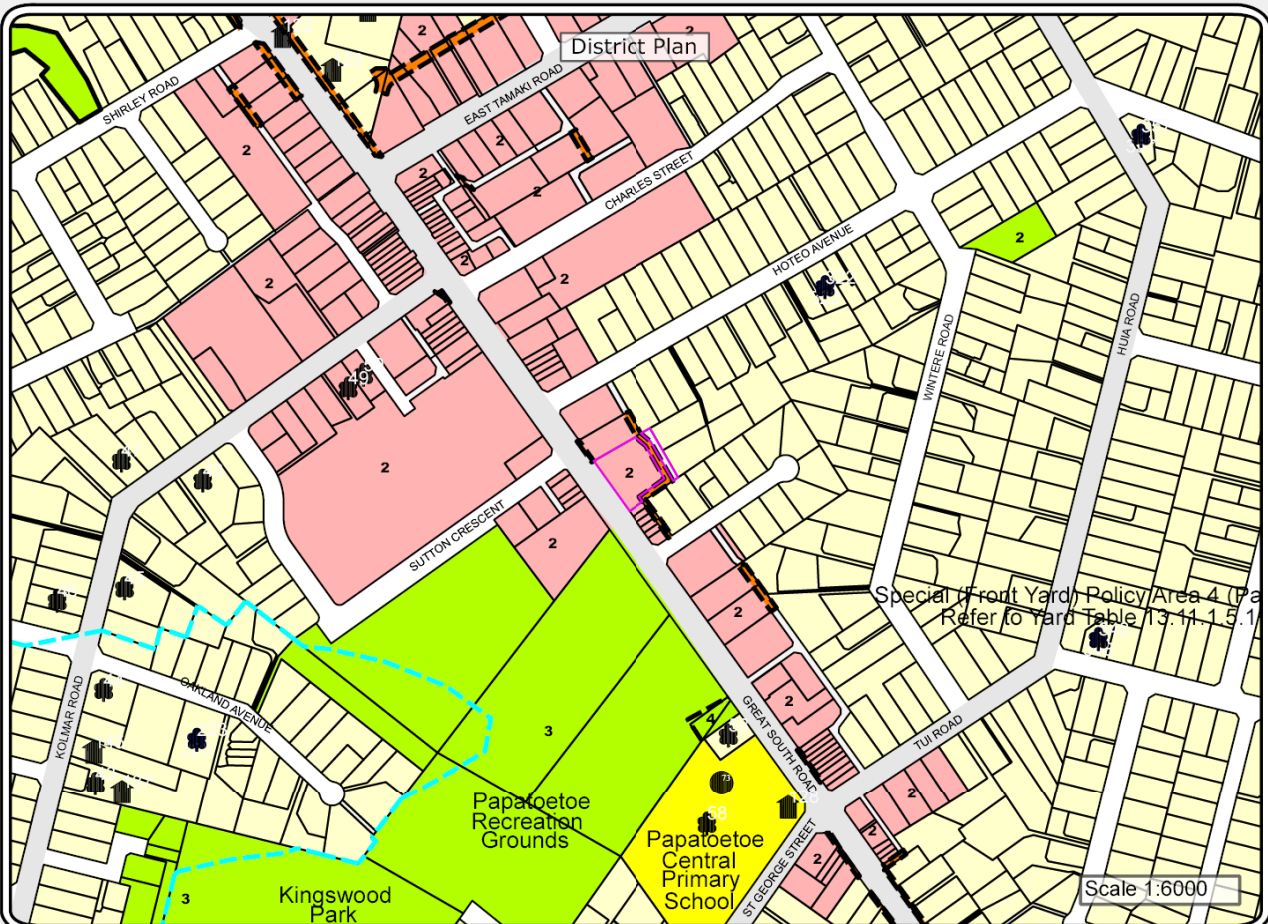
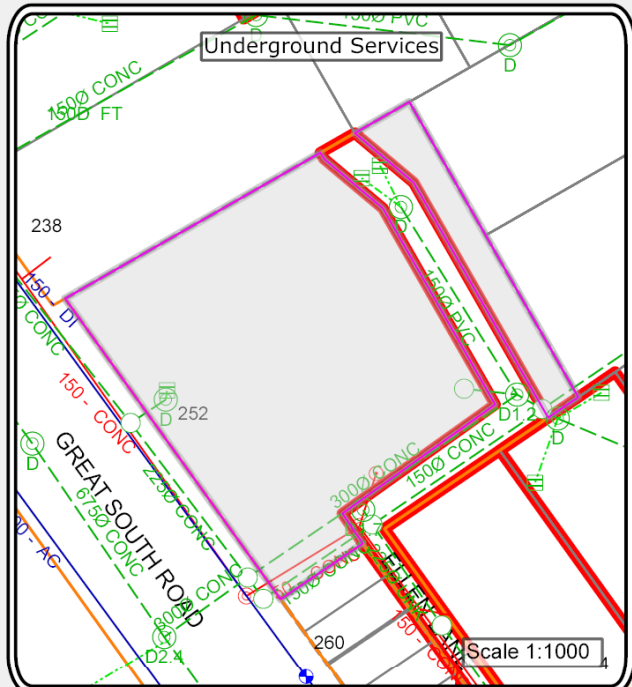
- ☒ Private Drainage Plan

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. If you would like the Council to search for this type of information, please call (09)301 0101.

Historic Heritage - The Council holds information on historic heritage places, including archaeological sites, on the Cultural Heritage Inventory (CHI) database. These places may or may not be identified in district or regional plans and may be protected under the Historic Places Act. If you would like the Council to search for this type of information, please call (09)301 0101.





5/252 GREAT SOUTH RD PAPATOETOE 2025
UNIT F DP 100855 & AU 10 DP 100855 & AU 12 DP 100855





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Manukau Operative District Plan


 Business 1 Zone


 Business 2 Zone


 Business 3 Zone


 Business 4 Zone

 Business 5 Zone


 Business 6 Zone


 Business Kirkbride


 Business Oruarangi


 Business Ihumatao


 Rail Zone


 Flat Bush Town Centre Zone


 Flat Bush Neighbourhood Centre Zone


 Main Residential Zone


 Residential Settlement Serviced Zone


 Residential Settlement Unserved Zone


 Integrated Intensive Housing


 Residential Heritage 1 Zone


 Residential Heritage 2 Zone


 Residential Heritage 3 Zone


 Residential Heritage 4 Zone


 Residential Heritage 6 Zone

 Residential Heritage 7 Zone


 Residential Heritage 8 Zone


 Flat Bush Residential 1 Zone


 Flat Bush Residential 2 Zone


 Papakaia Zone


 Maori Purpose Zone


 Public Open Space 1 Zone


 Public Open Space 2 Zone


 Public Open Space 3 Zone


 Public Open Space 4 Zone


 Public Open Space 5 Zone


 Public Open Space 6 Zone


 Public Open Space 6 Overlying Area


 Rural 1 Zone


 Rural 2 Zone


 Rural 3 Zone


 Rural 4 Zone


 Special Rural 1 Zone


 Whitford Rural A


 Whitford Rural B


 Whitford Residential Zone


 Whitford Business Zone


 Whitford Saleyard Residential Zone

 Pine Harbour Marina Zone


 Mangere Puhinui Rural Zone


 Mangere Puhinui Heritage Zone


 Flat Bush Countryside Transition Zone


 Flat Bush Countryside Transition Zone - Gracechurch Heights Area

 Future Development (Stage 1)


 Hospital Zone

 Community Health Facility Zone

 Community Health Support Zone


 Animal Village Zone


 Education


 Quarry Zone


 Explosives Zone


 Designated Area


 Stormwater Management Area


 Stormwater Management Area (Proposed Stormwater Pond)


 Mooring Management Area


 Coastal Marine Area


 Surface Of Rivers


 Boat Harbour Zone


 Primary Road Zone


 Secondary Road Zone


 Stability Area


 Manukau Rapid Transit Link Overlying Zone


 Sensitive Ridge or Coastal Margin Area


 Mineral Extraction Buffer Area Refer Appendix 9


 Conservation/Stormwater Management Policy Area


 Proposed Road, Service Lane and Road Widening


 Coastal Marine Boundary


 Coastal Marine Boundary in Dispute

 Recreational Walkway


 Recreational Trail


 Building Line Limitation


 Zone Boundary (unrelated to lot boundary)


 Area affected by Non Aeronautical Ground Light Requirement (Designation 232)


 View Shaft

 Overhead Transmission Line (applying to Favona Structure Plan Area only)


 Airport Noise Notification Area (refer Appendix 2F)

 Medium Aircraft Noise Area (refer Appendix 2F)


 High Aircraft Noise Area (refer Appendix 2F)


 Geological Area


 Waahi Tapu

 Special Policy Area Boundary

 Tree

 Proposed Tree (Proposed Plan Change 37 Effective from 1 January 2012 Decision No. [2011] NZEnvC388)

 Building

 Archaeological Sites

Underground Services Key

Water

- Tap
- Hydrant Air
- Hydrant Scour
- Air Valve
- Butterfly Valve
- Control Valve
- Gate Valve
- Reflux Valve
- Node
- Nodal Change
- Cross Junction
- End Cap
- Horizontal Bend
- Vertical Bend
- T-Junction
- Reducer
- Test Point Pressure
- Test Point WQ
- Water Retail Hydrant
- Air
- Ball
- Butterfly
- Control
- Non Return
- Peet
- Scour
- Sluice
- Unknown
- Access Hole Bolt Down
- Access Hole Weld Down
- End Cap
- Joint
- Probe Flow Point
- Pump
- Sample Point
- Strainer
- Water Wholesale Meter
- Powerline Points
- Powerlines
- HPGAS Gas Pipeline
- HPOIL Oil Pipeline

Watermains

- Treated Built
- Raw Built
- Proposed
- Out of Service
- Tunnel
- Main / Service Line
- Bulk Water
- Abandoned

Water Structures

- Water Wholesale Source
- Water Wholesale Reservoir
- Water Wholesale Pump Station
- Water Wholesale Chamber
- Pump Station
- Reservoir
- Treatment Plant
- Other

Storm Water

- Capped End
- Catchpit
- Chamber
- Connection Point
- Detention Pond
- Inlet or Outlet
- Manhole
- Node
- Rodding Eye
- Soakage
- Catchpit or Connection Lead
- Support Device
- Watercourse or Open Drain
- Main

Parcel

- Land Information Register
- Easement Boundary
- Stream / Lake/ Coastal Boundary
- Lot Boundary
- Road Corridor

Wastewater

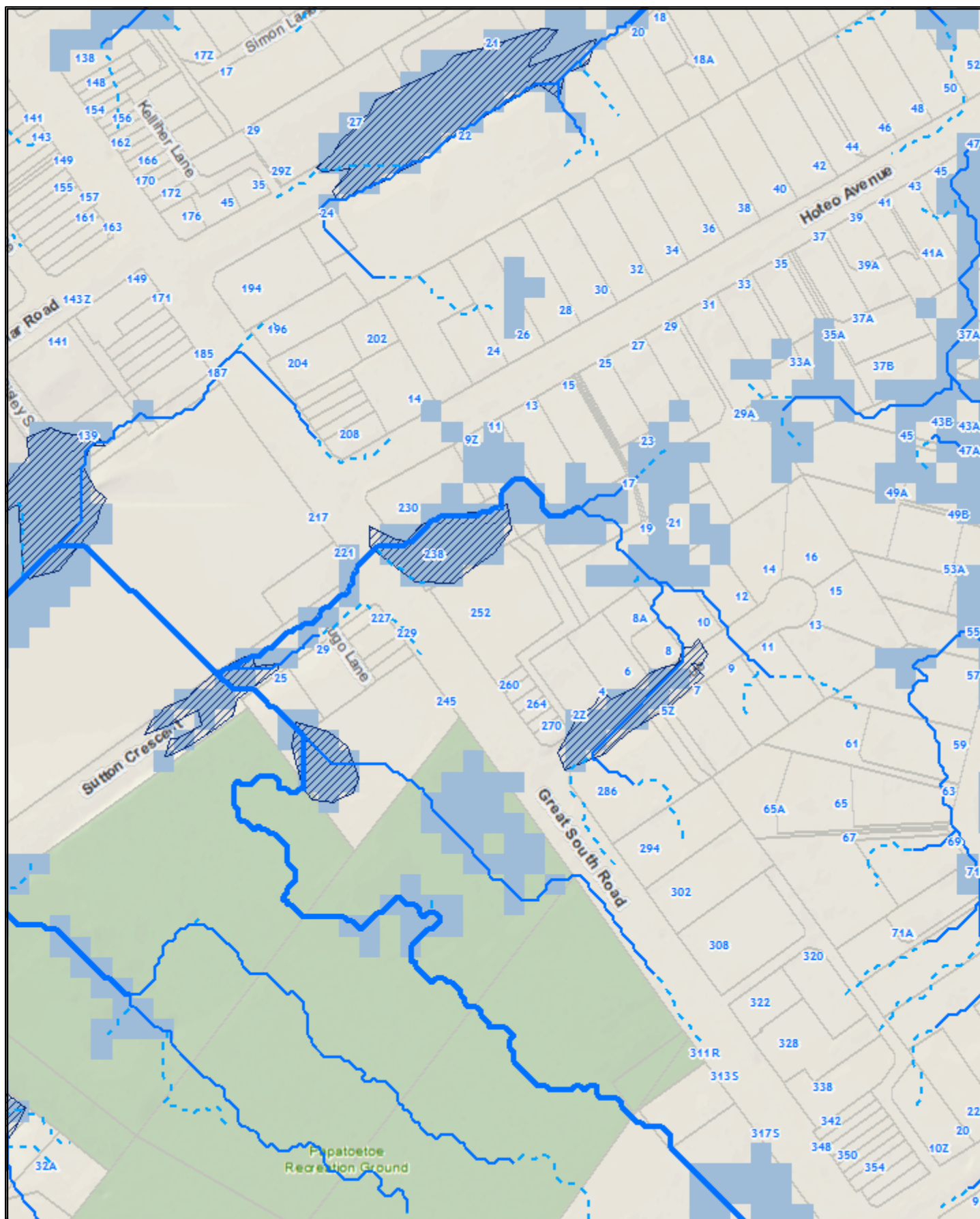
- Node
- Nodal Change
- Horizontal Bend
- Vertical Bend
- Reducer
- Anti Vacuum
- Scour Valve
- T Junction
- End Of Line Cap
- Backflow Preventor
- London Junction
- Air Valve
- Online Valve
- Air Vent
- Pressurised Sewer Boundary Kit
- Other
- Wastewater Retail Manhole
- Connection
- Joint
- Lamp Hole
- Meter
- Strainer
- Control Valve
- Gate Valve
- Reflux Valve

Wastewater Pipes

- Trunk
- Main/Service Line
- Abandoned
- Built
- Out of Service
- Proposed

Wastewater Structures

- Wastewater Retail Pump Station
- Septic Tank
- Other
- Wastewater Wholesale Chamber
- Wastewater Wholesale Pumping Station



This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.






5/252 Great South Rd, Papatoetoe

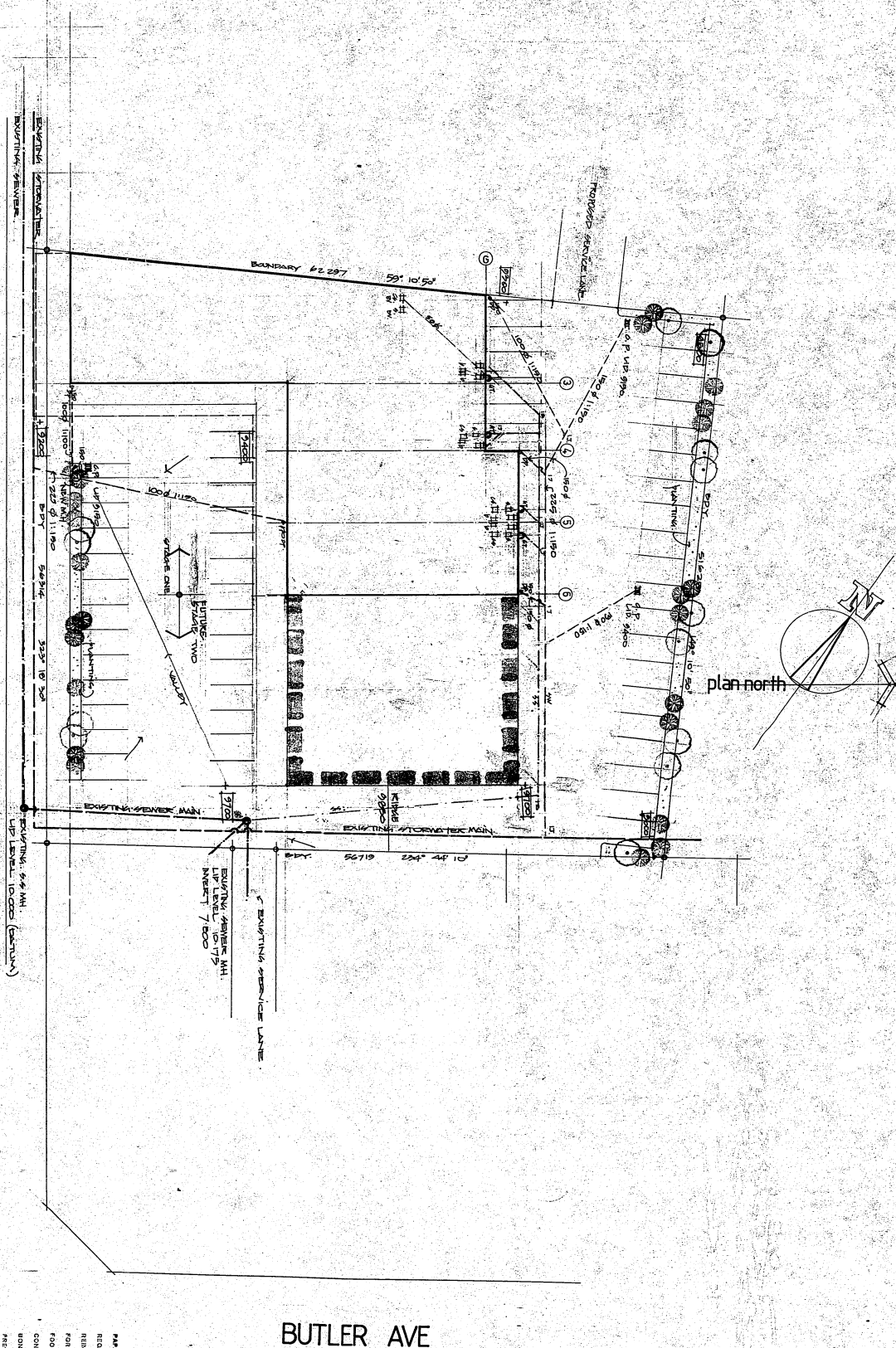


Auckland Council
Te Kaurihera o Tāmaki Makaurau

Created: Monday, 9 May 2016, 1:01:15 p.m.

Scale @ A4 1:2500

-  Flood Prone Area
-  Flood Plains
-  Overland Flow Paths -3ha and above
-  Overland Flow Path - 4000m^{m2} to 3ha
-  Overland Flow Path - 2000^{m2} to 4000^{m2}



BUTLER AVE

+ 9700 DENOTES PINCHES SEA LEVEL
DENOTES STORM TIDE
DENOTES SAFETY POWER.

105 ALBANY CITY COUNCIL
 Albany, New York 12242
 2 MAR 1983
 BUILDING DEPT. CHIEF
 CITY ENGINEER

