Auckland Council
Te Kaunihera o Tāmaki Makaurau

Blue Fern Realty Ltd Licensed Agent REAA 2008
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Applicant:	S P Ngapo 16 Sabot Place Massey AUCKLAND 0614
LIM address:	16 Sabot Place, MASSEY
Application number:	LIM-2015-5061
Date issued:	23 November 2015
Legal Description:	LOT 12 DP 75340
Certificate of title:	CT-32A/111

DISCLAIMER

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant of section 44A of Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by council or other bodies. In addition, the applicant should check the Certificate of title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

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

LAND RATES

Legal Description	LOT 12 DP 75340
Rate Account Number	29101/ 3
Financial Year	01-Jul-2015 to 30-Jun-2016
Balance B/Fwd 01-Jul-2015	0.00
Annual Levy	1,747.38
Penalties / Adjustments	0.0
Less Paid	-872.00
Balance to clear to 30 June 2016 as at 23/11/2015	875.38

Note: Rates have been levied on the basis of 4 instalments per year. The rates figures provided are as at 23 November 2015. It is strongly advised that these are not used for settlement purposes.

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

RETROFIT YOUR HOME PROGRAMME

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to $5000 repaid through a targeted rate.

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

WATER RATES

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

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

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

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

According to Council database the following requisitions or notices are on this property. Please note that a copy of the requisition or notice letter is attached, if available.

Once the Council has evidence that the request relating to a Requisition or Notice has been met, the status of the Requisition or Notice will be shown as being **'satisfied'**. The Council will take no further action in relation to the Requisition or Notice.

Application Type	Number	Description	Application Status
Requisition	REQ-2009-174	Change of use of the basement area into a minor unit including a kitchen.	Satisfied

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

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

(a) Other special features (not included in the District Plan)
No known Hazards or Special Features

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

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

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

(d) Potential risk of flooding / Overland Flowpath
Council has no information to suggest potential risk of flooding on this property

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

(a) Land Use Consents under the Resource Management Act
There is no record of a Land Use Consent lodged on this property.

(b) Operative Zoning
See attached maps for Operative District Plan Zoning

(c) Known Special Features/Characteristics of Land
The Council knows the following special features or characteristics of this land.

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

(i) Other Planning Features:
Road Hierarchy – Local Road

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

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.

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

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

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

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

Maps and other information on SHAs can be found on the following internet page:
http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx

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

Part 5. Subdivision and Development

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

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Part 6. Building – Section 44A (d)

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

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

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

(a) Building, plumbing and drainage consents and permits

Status notes:

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

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

Permit/Consent	Number	Type of Work	Status
Building permits pre 1/07/1992	BPM-1975-2437	Dwelling	Complete
Building permits pre 1/07/1992	BPM-1979-13005	Addtion to Dwelling - Lift House/Family Room	Complete
Building Consent	ABA-2009-1152	Minor Plumbing &Drainage -: Remove 2 taps and waste pipe from kitchen and remove stove.	CCC Issued

Building Act note:
While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

☎ Auckland Council (09) 301 0101 if you require further information, ask for Building Control team

(b) Swimming/spa pools
There is no record of a swimming / spa pool on this property.

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

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

(c) Compliance Schedule – Section 108 of the Building Act 2004
In accordance with Section 438(1)(b) of the Building Act 2004 this compliance schedule issued under Section 44 of the Building Act 1991 has effect as if it had been issued under Section 102 of the Building Act 2004.

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

Council has no record of a Compliance Schedule for this property/building.
If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness, if none present, an application to Council for a Compliance Schedule is required.

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

Part 7. Licences – Section 44A (d)

No Health licences currently apply to this property.

No Liquor licences currently apply to this property.

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

Part 8. Attachments

- Copy of Private Drainage Plan

- Copy of Public Service Plan attached? YES
  As the sitting of the house on the attached plan of services is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Planning maps

GRAPH FOR PLAN:—

Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains & inspection fittings.

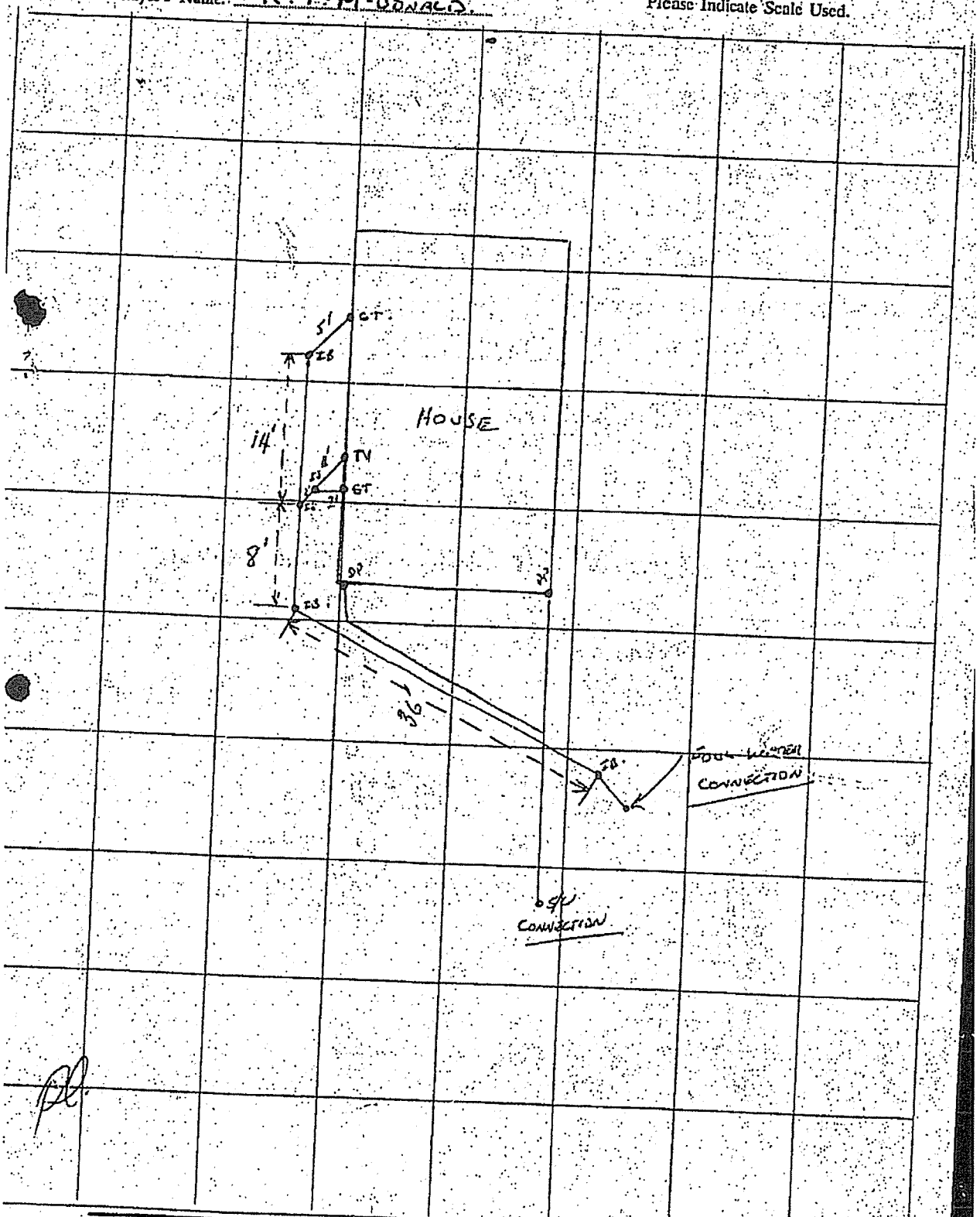
Owner's Name: UNIVERSAL HOMES LTD

Address of Property: 23 AROT PL RANUI

Lot 12 D.P. 75340

Drainlayer's Name: R.T. McDONALD.

Scale:
Where possible use 1" = 1 foot
Otherwise use 1/16" = 1 foot
Please Indicate Scale Used.



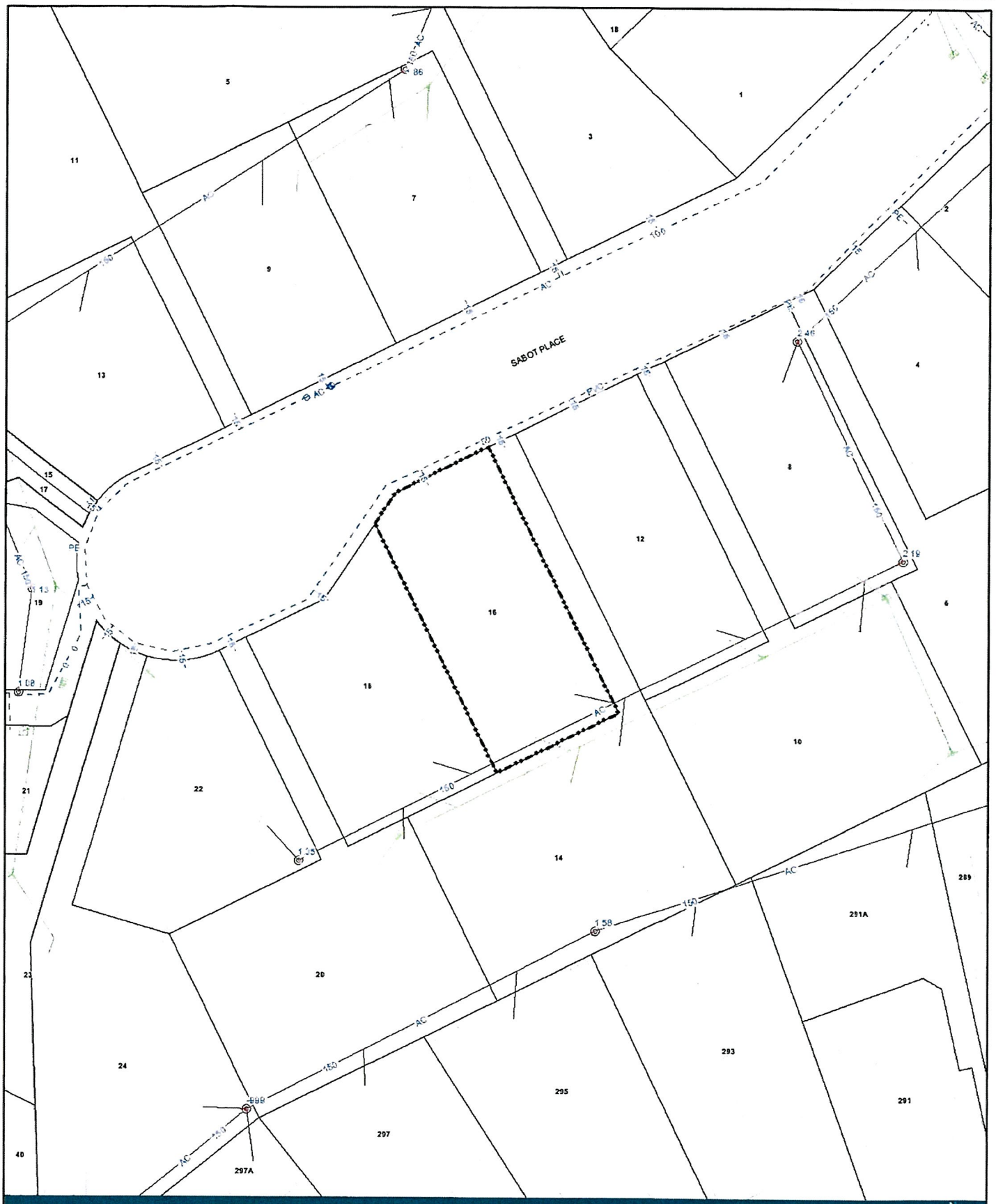
For Office Use Only:—

Drainage Permit No. 4268

Building Permit No. 2434

Remarks:

Date inspected 25/3/76 Inspector GJS



UNDERGROUND SERVICES

Scale = 1:620

16 Sabot Place MASSEY

LOT 12 DP 75340

Print Date: 18/11/2015

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

Auckland Council

UNDERGROUND SERVICES LEGEND

Water

Water Retail Fitting
- Node
- Nodal Change
- Cross Junction
- End Cap
- Horizontal Bend
- Vertical Bend
- T-Junction
- Reducer
- Test Point Pressure
- Test Point WQ

Water Retail Valve
- Unknown
- Air Valve
- Butterfly Valve
- Ball Valve
- Peet Valve
- Sluice Valve
- Non Return Valve
- Control Valve

Water Retail Hydrant
- Water Retail Hydrant

Water Retail Structure
- Pump Station
- Reservoir
- Treatment Plant
- Water Source

Water Retail Pipe
- Water Retail Pipe

Water Wholesale Fitting
- Access Hole Bolt Down
- Access Hole Weld Down
- End Cap
- Joint
- Probe Flow Point
- Pump
- Sample Point
- Strainer

Water Wholesale Valve
- Tap
- Hydrant Air
- Hydrant Scour
- Air Valve
- Butterfly Valve
- Control Valve
- Gate Valve
- Reflux Valve

Water Wholesale Meter
- Water Wholesale Meter

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

Water Wholesale Watermain
- Treated Built
- Raw Built
- Proposed
- Out of Service
- Tunnel

Wastewater

Wastewater Retail Fitting
- Node
- Nodal Change
- Horizontal Bend
- Vertical Bend
- Reducer
- Anti Vacuum
- Scour Valve
- Air Control Valve
- Backflow Preventor
- Online Valve
- Air Vent

Wastewater Retail Manhole
- Wastewater Retail Manhole

Wastewater Retail Structure
- Retail Pump Station
- Septic Tank
- Other

Wastewater Retail Pipe
- Wastewater Retail Pipe

Wastewater Wholesale Fitting
- Connection
- Joint
- Lamp Hole
- Meter
- Strainer
- Air Valve
- Control Valve
- Gate Valve
- Reflux Valve

Wastewater Wholesale Manhole
- Wastewater Wholesale Manhole

Wastewater Wholesale Other
- Wholesale Chamber
- Wholesale Pumping Station

Wastewater Wholesale Pipe
- Built
- Out of Service
- Proposed

Stormwater

Stormwater Node
- End Point / Outlet Point / Trap

Stormwater Manhole
- Catchpit Manhole
- Drop Manhole
- Standard Manhole
- Inspection Chamber

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

Stormwater Miscellaneous
- Overflow Path

Stormwater Storage Basin
- Stormwater Pond
- Low Impact Devices
- Filtration Devices
- Detention Device

Stormwater Main Line
- Subsoil Drain
- Stormwater Main Line
- Abandoned Assets
- Private Assets

Stormwater Service Line
- Stormwater Service Line
- Abandoned Assets
- Private Assets

Stormwater Channel
- Stormwater Channel

Information Communication Technology

- ICT Node

ICTManhole
- ICT Inspection Chamber
- ICT Manhole
- ICT Traffic Chamber

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

Miscellaneous
- Error in Unit Type
- Error in Unit Type

Gas Petroleum
- High Pressure Gas Pipeline

Contour
- 2 metre

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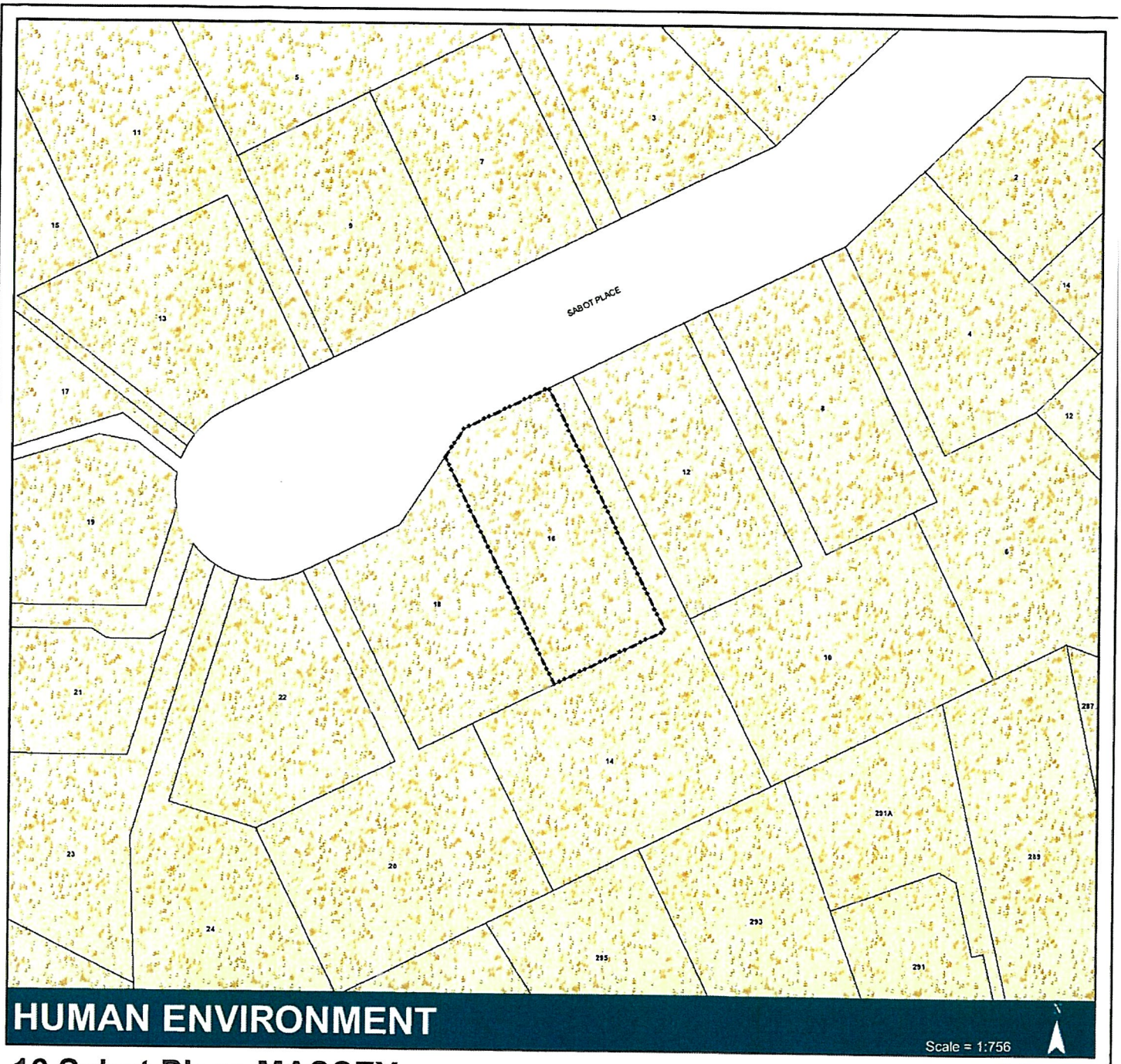

16 Sabot Place MASSEY

LOT 12 DP 75340

Print Date: 18/11/2015

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

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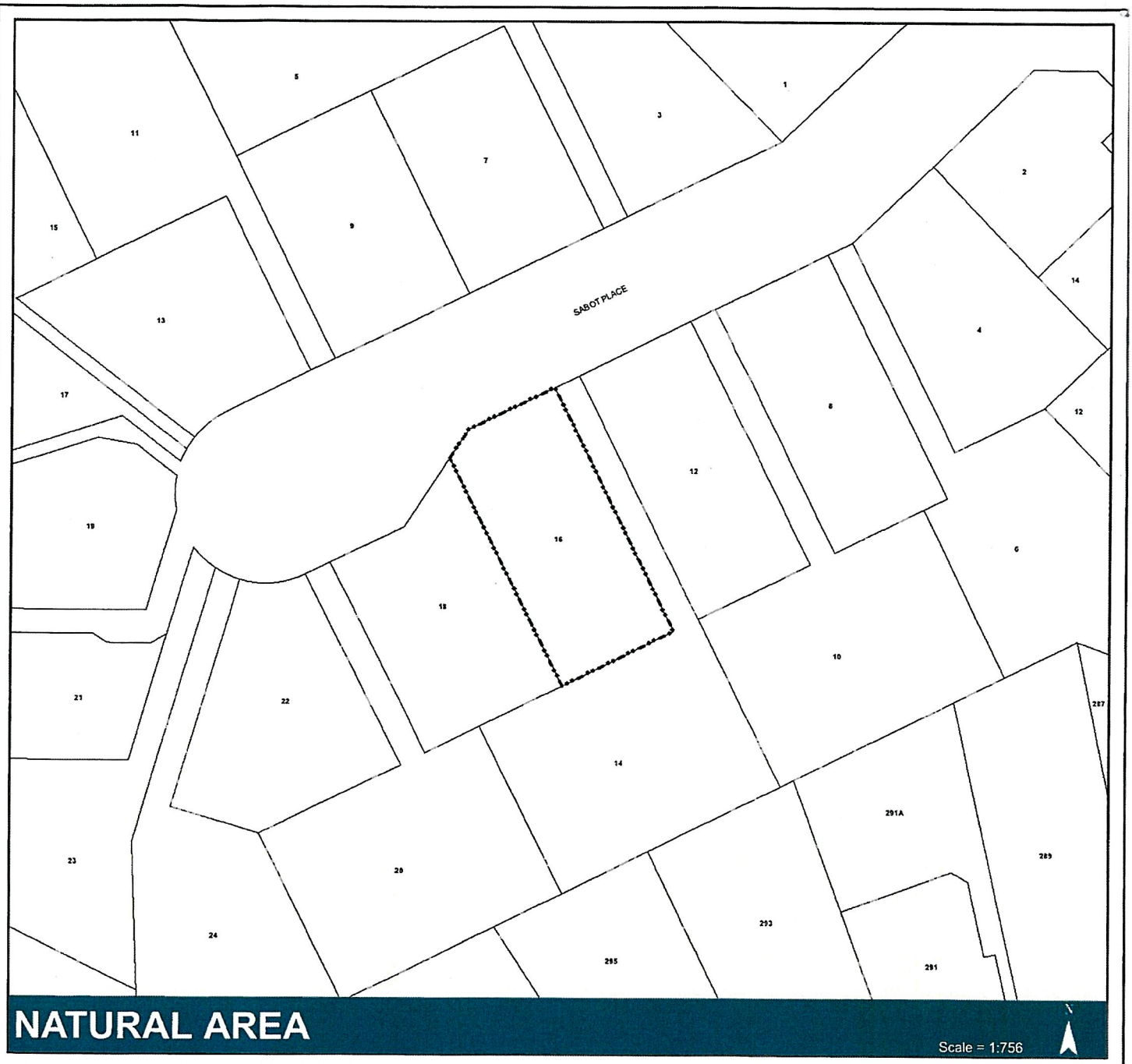

NATURAL AREA

Scale = 1:756

16 Sabot Place MASSEY

LOT 12 DP 75340

Print Date: 18/11/2015

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

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Statement of Passing over Information

This Information Compilation has been compiled primarily by the collection, classification and summarisation of records, documents, representation and financial information ("Compilations") supplied by the vendor or the vendor's agents. Accordingly Blue Fern Realty Limited Licensed Agent REAA 2008, a member of the Harcourts Group is merely passing over the information as supplied to us by the vendor or the vendor's agents.

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Neither the Vendor nor Blue Fern Realty Limited Licensed Agent REAA 2008 a member of the Harcourts Group warrant the accuracy of the LIM and no liability is accepted for errors or omission. It is recommended to all Purchasers and interested parties, that they make their own property file enquiry with the Council, for 'due diligence' purposes.

Furthermore Blue Fern Realty Limited Licensed Agent REAA 2008 a member of the Harcourts Group, prohibit its Licensed Sales Consultants from making statements about structural or water-tight qualities of the homes which it sells. Prospective Purchasers are advised to seek a Building Report or make their own investigations to be satisfied in all respects.