



P Simpson
PO Box 80165
Green Bay
Auckland 0600

STATEMENT OF PASSING OVER INFORMATION:
This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Applicant	P Simpson
LIM address	9 Bellamy Place Blockhouse Bay Auckland 0600
Application number	P/LEN/2014/6980
Client name/ref	
Date issued	15/04/2014
Legal description	Lot 45 DP 55075 657m2
Certificates of title	CT-7D/560

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 **9 Bellamy Place, Blockhouse Bay, Auckland 0600**

Billing number	41229
Land area	657.0m2
Previous year's rates	1,808.61
Current rates	1,872.25
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	1872.25
Receipts	-1,692.48
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 15/04/2014	179.77



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

Address: 9 Bellamy Place Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Life span	Status
Foulwater & stormwater drains	O/3220/10	Approved 22/04/1966		Note (1)
Plumbing - new house	O/2605/14	Approved 11/02/1966		Note (1)
Erect dwelling	O/1445/14	Approved		Note (1)

Summary description	Application number	Decision	Life span	Status
Extension of bedroom	O/17865/05	Approved		Note (1)



Status notes:

1. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

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

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



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



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



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

Engineering approvals

No engineering approvals recorded.



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

Vehicle crossing permits

No vehicle crossing permits recorded.

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



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

Resource consents - planning

No planning consents recorded.

Resource consents - subdivision

No subdivision consents recorded.

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. If you would like the Council to search for this type of information, please call 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

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soils report must be submitted with any building and/or resource consent application.



Auckland Council (09) 301 0101 for further information.

No soil reports held.

Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "100yr flood plain".

The flood plain area has been determined after detailed hydraulic analysis and modelling of the stormwater system.

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

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

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

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



Auckland Council (09) 301 0101 for further information.

Watercourse

This site has a watercourse passing through or beside it, as shown on the attached public drainage and water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or along side of.



Auckland Council (09) 301 0101 for further information.

Contamination issues

No Contamination Issues Recorded.

General issues

Reports

No reports are held about issues specific to this site.

Wind zone

No wind feature recorded.

Corrosion exposure zone

Zone 1

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

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

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

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

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



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

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

Attachments

Code Compliance Certificates (CCC's)



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

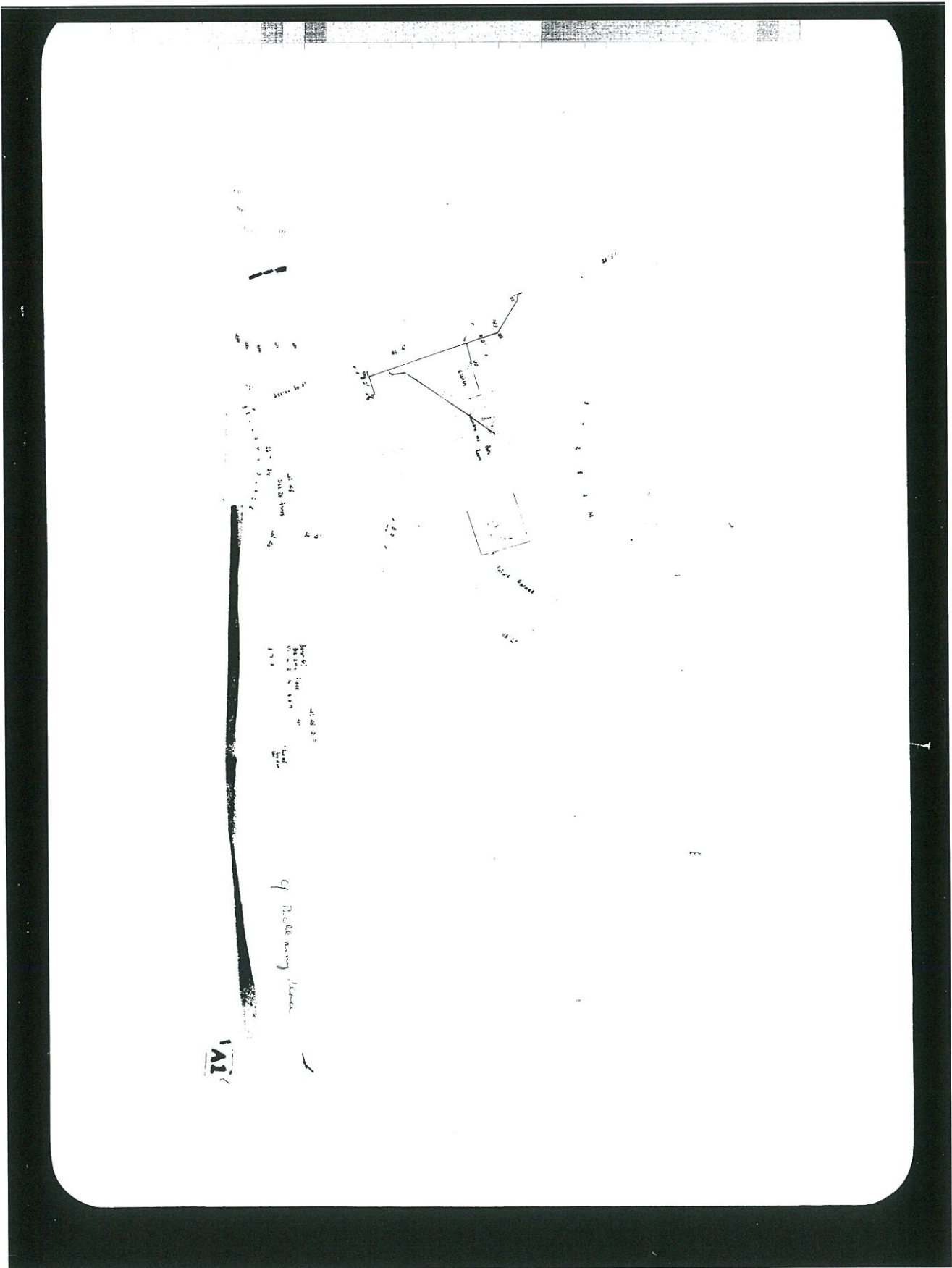


District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map



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



PRIVATE DRAINAGE PLAN

Site Address: 9 Bellamy Place Blockhouse Bay Auckland 0600

Date Printed: 15/04/2014

Page: 1 of 1

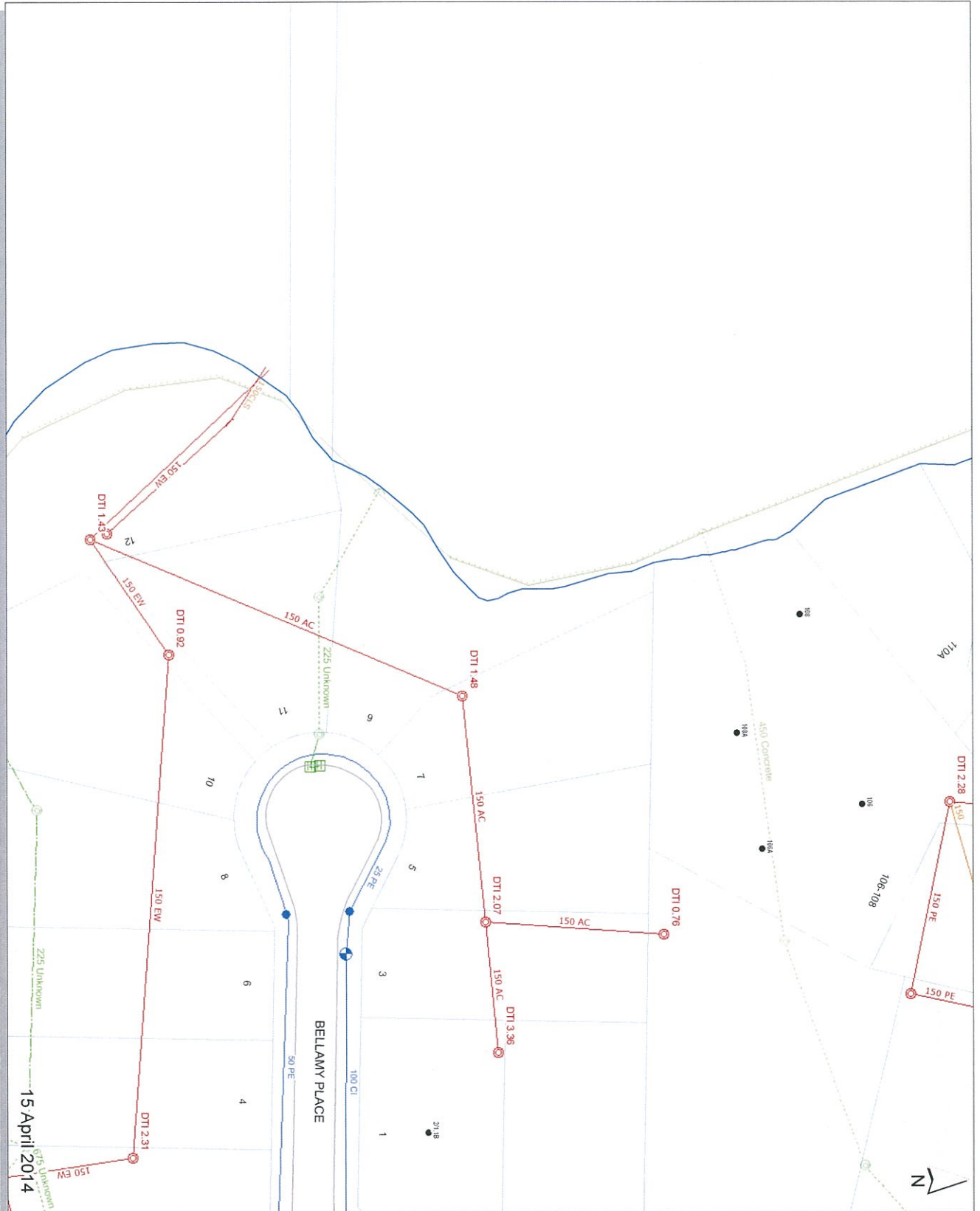
Not to scale

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



Public Drainage and Water Services Map

DISCLAIMER:
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 Please consult Council if you have any queries.



Site Address: 9 Bellamy Place Blockhouse Bay Auckland 0600
 Legal Description: Lot 45 DP 55075 657m2
 Title Description: CT-7D/560
 Date Printed: 15 April 2014 5:04 PM

Property boundary positions derived from aerial photography
A3 @ 1.500
 15 April 2014

- | Legend | |
|------------|------------------------|
| | Qualifier Pipeline |
| | Particulate Pipeline |
| Water | |
| | Hide |
| | Isol Change |
| | Cross Section |
| | Hydrant Sour |
| | End Cap |
| | Air Valve |
| | Horizontal Bend |
| | Vertical Bend |
| | Transition |
| | Reducer |
| | Relief Valve |
| | Ball |
| | Test Point Pressure |
| | Test Point WO |
| | Air |
| | Man/Service Line |
| | Manhole |
| | Access Hole |
| | Access Hole Yield Down |
| | End Cap |
| | Probe Flow Point |
| | Sample Point |
| | Shower |
| | Value Wholesale Meter |
| Mastewater | |
| | Hide |
| | Isol Change |
| | Horizontal Bend |
| | Vertical Bend |
| | Reducer |
| | Relief Valve |
| | Access Hole |
| | Access Hole Yield Down |
| | End Cap |
| | Probe Flow Point |
| | Sample Point |
| | Shower |
| | Value Wholesale Meter |
| Stormwater | |
| | Hide |
| | Isol Change |
| | Horizontal Bend |
| | Vertical Bend |
| | Reducer |
| | Relief Valve |
| | Access Hole |
| | Access Hole Yield Down |
| | End Cap |
| | Probe Flow Point |
| | Sample Point |
| | Shower |
| | Value Wholesale Meter |
| | Man/Service Line |
| | Manhole |
| | Access Hole |
| | Access Hole Yield Down |
| | End Cap |
| | Probe Flow Point |
| | Sample Point |
| | Shower |
| | Value Wholesale Meter |



Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning

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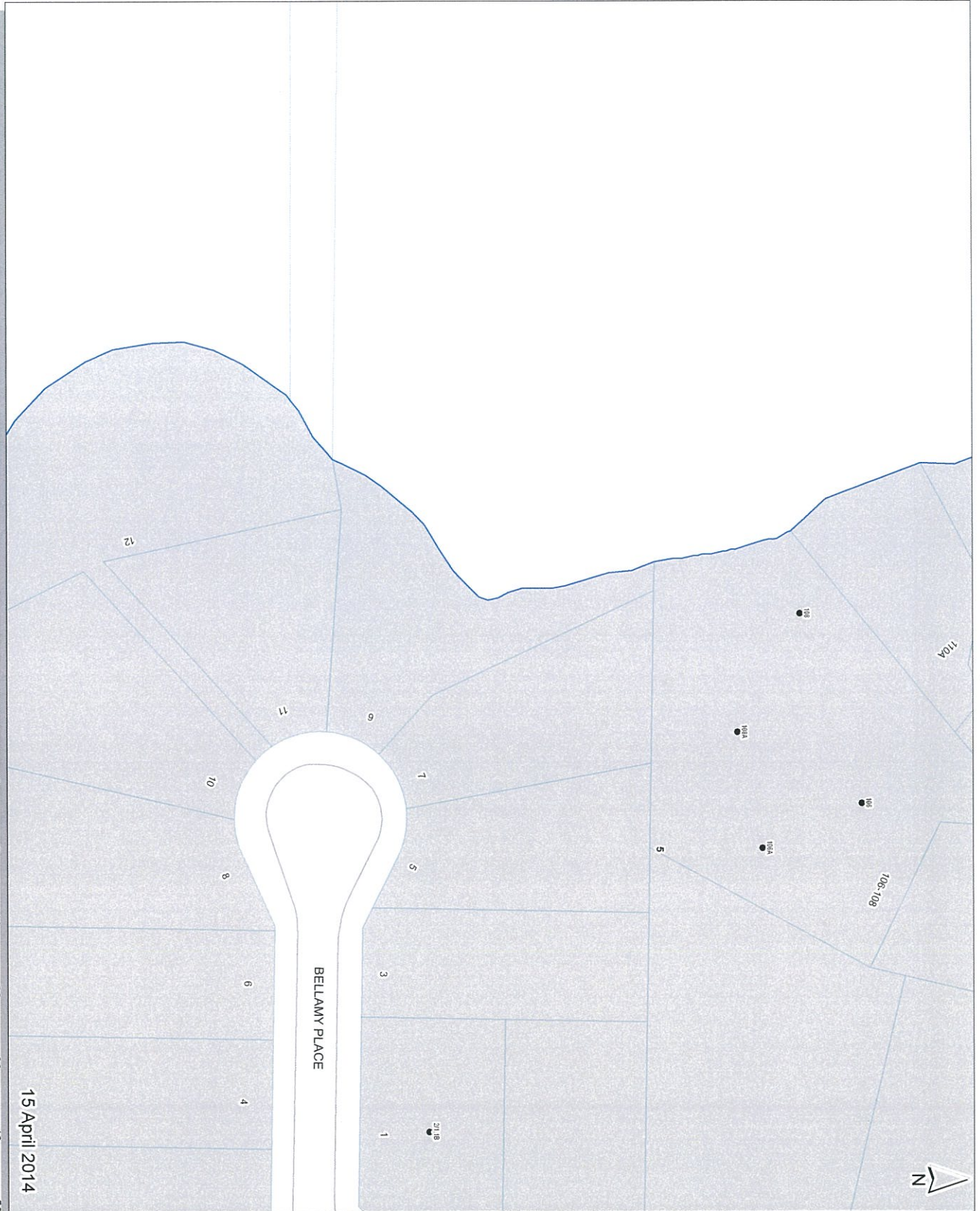
Authorised District Plan Maps are located here:
<http://www.aucklandcouncil.govt.nz/councildocuments/districtplan.html>

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
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 - Appeals
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Meters
 A3 @ 1:500
 Property boundary positions derived from aerial photography



To the Honourable of Tamaki Makaurau
Operative District Plan - 1999
Isthmus Section

Map 2
Additional Limitation

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Approved District Plan Maps are located here:
<http://www.aucklandcouncil.govt.nz/council/documents/development/development.htm>



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Meters
A3 @ 1:500

Property boundary positions derived from aerial photography

Legend	
	Buildings
	Groups of Trees (two or more)
	Tree (singular)
	Archaeological
	Climline 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
	Vehicle Access Restriction
	Verandah Control
	Centre Plan
	Structure Plan
	Climline 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
	Feeder Roads
	Podestrian Malls
	Regional Arterial Roads
	Service Lanes
	Strategic Routes



Operative District Plan - 1999
Isthmus Section

Map 3

Other Additional Limitation

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Addressed District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/council/documents/districtplan/>

Legend

-  **Other Additional 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
-  Orerunga Motorway Affected Areas
-  Special Height Limit
-  Sunlight Admission Control - Broadway
-  Volcanic Cones
-  War Memorial Museum



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A3 @ 1:500

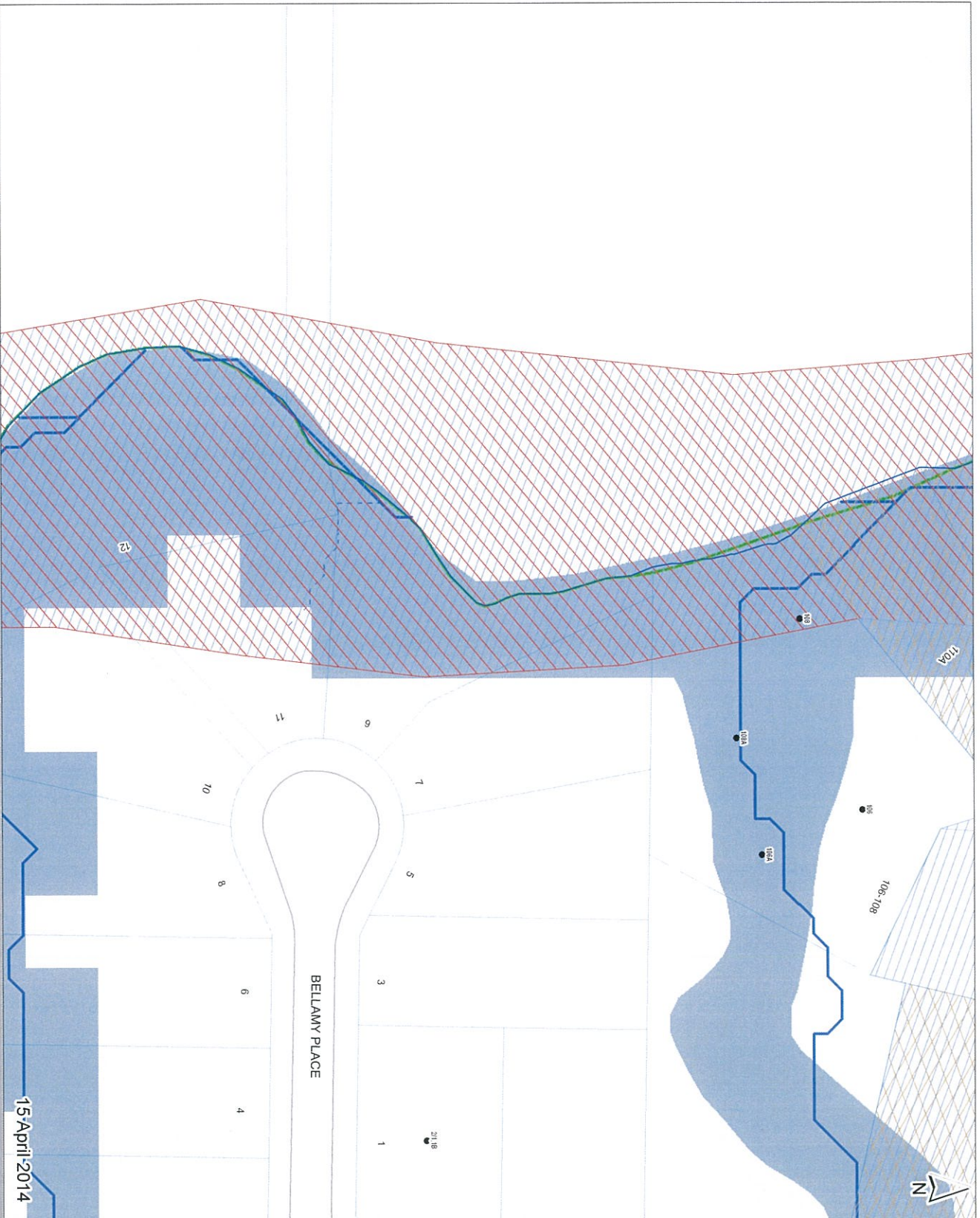
Property boundary positions derived from aerial photography

Special Land Features

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Legend

- Gas Main Pipeline
- Petroleum Pipeline
- Contaminated Sites
- Soil Register
- Soil Warning area**
 - Slippage/Subsidence/Erosion etc
 - Uncertified Fill
 - Organic Soil
 - Filled/Weak Ground
 - Refuse Tips Site/Weak Area
 - Unstable/Suspected Ground
- Flood Plains**
 - Flood Plains
- Overland Flow Path**
 - 4000m² to 3ha
 - 2000m² to 4000m²
 - 3ha and above
- Corrosion Exposure Zone**
 - TYPE
 - Seaspray
 - Seaspray baseline
 - Seaspray exclusion
 - Zone 1
 - Zone 1 baseline
- Wind Zone**
 - CLASS
 - Medium
 - High
 - Vary High
 - Specific Design
 - Volcanic Cones



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