

Attention Mike Robson
D Kim
9 Dexter Avenue
Mount Eden
Auckland 1024

Disclaimer - Charlton Realty Ltd MREINZ

Harcourts Eden Epsom have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained in this document. Prospective clients should make their own enquiries to verify the information contained in this document. result of reliance on any information provided herein. Licensed Agent REAA 2008.

Applicant D Kim

LIM address 9 Dexter Avenue Balmoral Auckland 1024
Application number P/LEN/2012/16351

Client name/ref
Date issued 04/10/2012

Legal description Lot 39 DP 4665 799m2
Certificates of title CT-61A/725

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 Dexter Avenue, Balmoral, Auckland 1024
Billing number	95620
Rateable value	53500
Land area	799.0m2
Previous year's rates	3,008.32
Current rates	3,713.18
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	3713.18
Receipts	-664.18
Discounts	0.00
Refunds	0.00
Remissions	-392.26
Overpayments	0.00
Balance at 04/10/2012	2,656.74



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 Dexter Avenue Balmoral Auckland 1024

Summary description	Application number	Decision	Life span	Status
Relocate bathroom to dwelling 601708	RC/95/04277	Approved 30/06/1995	50 years	CCC Issued 01/09/1995 (1)
Extension	O/85197	Approved 11/09/1984		Note (2)

Summary description	Application number	Decision	Life span	Status
Deck	O/59208/01	Approved 24/08/1981		Note (2)
Enclose carport	O/75160	Approved 10/07/1979		Note (2)
Carport	O/130384	Approved 16/03/1979		Note (2)
Alterations	O/3733A	Approved 13/02/1953		Note (2)
Shed & fowl house	O/3184/02	Approved 18/10/1921		Note (2)



Status notes:

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
2. 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

Address: 9 Dexter Avenue Balmoral Auckland 1024

Summary description	Application number	Decision	Decision date
prune 1 x Dutch Elm tree (Ace Tree)	LUC20040246001	Approved	31/03/2004



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

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 - 6a
---------------	------------------

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>

Special land features

The council knows the following special features or characteristics of this land.

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

Soil issues No soil issues recorded.

No soil reports held.

Flood risk No flood risk recorded.

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.



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)



1 page 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.



AUCKLAND CITY

CODE COMPLIANCE CERTIFICATE

CONSENT No: RC/95/04277

PROJECT:

Use: Relocate bathroom to dwelling
601708

Class: Residential - Alteration

Intended Life: 50+

PROJECT ADDRESS:

9 Dexter Avenue
Balmoral 1003
Lot 39 DP 4665

CT: 61A / 725

This is:

A final code compliance certificate issued in respect of all
of the building work under the above consent.

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:



Date: 1/8/95.

Mt. Eden Borough Council.

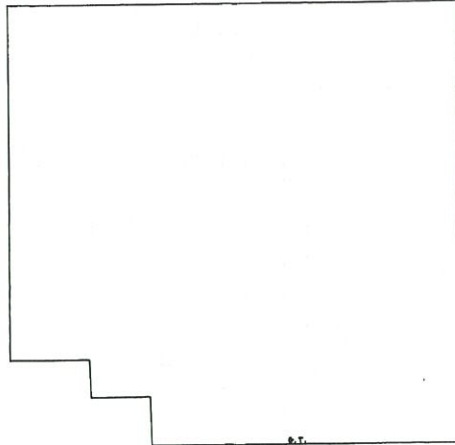
PERMIT No. _____

DATE 9.1.19

Scale: 1/4 in. to a Foot

HOUSE CONNECTION PLAN

New Sewage Drains: Red
Storm Water: Dotted Black
Old Drains: Full Black



W.C.

S.T.

I. J.

el. 9.

S.T.

Sewer

Owner E. Skelton

Street 9 Dexter Ave.

Index No. 682

Plumber

Drainer Tyne

A.D. 1.1.12

A3

Binding Margin (to be left blank)

PRIVATE DRAINAGE PLAN

Site Address: 9 Dexter Avenue Balmoral Auckland 1024

Date Printed: 04/10/2012

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.





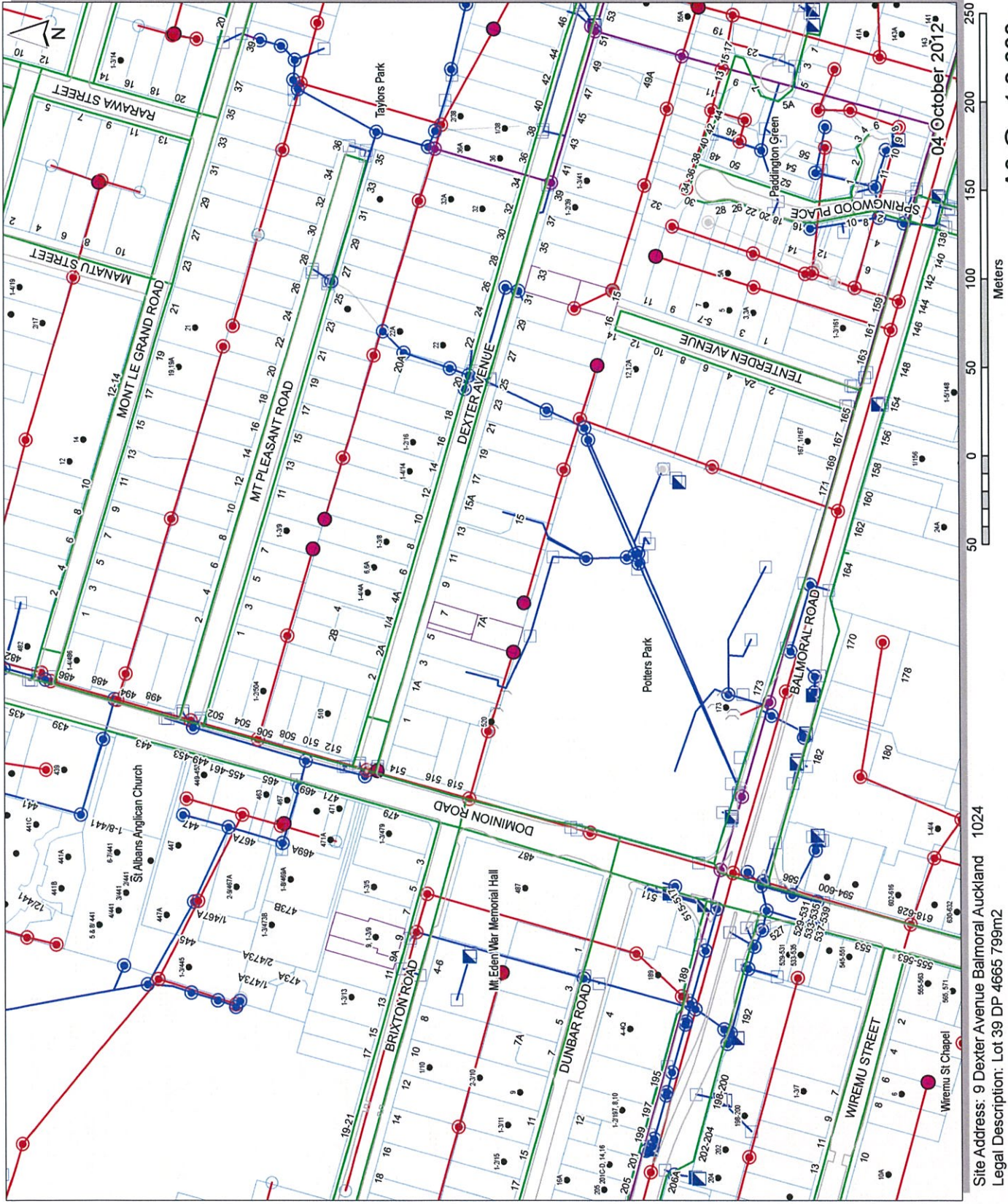
Legend

Water

- Meter Location
 - Abandoned or Removed
 - Proposed
 - Existing
- Water Node Location
 - Proposed
 - Existing
- Pump Station Location
 - Proposed
 - Existing
- Pump Connections
 - Existing
- Water Hydrant Location
 - Abandoned or Removed
 - Proposed
 - Existing
- Reservoir Location
 - Proposed
 - Existing
- Valve Location
 - Proposed
 - Existing
- Water Main Route
 - Proposed
 - Existing

Drainage

- Drainage Notes
 - Abandoned or Removed
 - Existing
- Treatment Device Location
 - Abandoned or Removed
 - Existing
- Underground Structure Location
 - Abandoned, Removed or Deleted
 - Existing
- Catchbasin Location
 - Abandoned, Removed or Deleted
 - Proposed Storm Water
 - Existing Storm Water
 - Existing Unknown
- Inlet / Outlet Location
 - Abandoned, Removed or Deleted
 - Existing
- Lamp Pole Location
 - Abandoned, Removed or Deleted
 - Existing
- Manhole Location
 - Abandoned, Removed or Deleted
 - Existing
- Manhole Location
 - Abandoned, Removed or Deleted
 - Combined
 - Proposed Storm Water
 - Storm Water
 - Proposed Waste Water
 - Waste Water
- Soakhole Location
 - Abandoned, Removed or Deleted
 - Existing
- Rising Main Route
 - Abandoned, Removed or Deleted
 - Existing
- Watercourse Route
 - Abandoned, Removed or Deleted
 - Existing
- Treatment Device Extent
 - Abandoned, Removed or Deleted
 - Existing
- Underground Structure Extent
 - Abandoned, Removed or Deleted
 - Existing
- Manhole Extent
 - Abandoned, Removed or Deleted
 - Storm Water
 - Waste Water
- Watercourse Extent
 - Abandoned, Removed or Deleted
 - Abandonment
 - Gravely Poor Route
 - Unknown
 - Combined
 - Proposed Storm Water
 - Storm Water
 - Proposed Waste Water
 - Waste Water
- Pump Station Extent
 - Abandoned, Removed or Deleted
 - Existing
- Detention Dam Extent
 - Abandoned, Removed or Deleted
 - Unknown
 - Detention
 - Water Quality
- Gas Main Pipeline
 - Gas Main Pipeline
 - Petroleum Pipeline



Site Address: 9 Dexter Avenue Balmoral Auckland
Legal Description: Lot 39 DP 4665 799m2
Title Description: CT-61A/725
Date Printed: 04 October 2012 3:00 PM

DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

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

Legend

Isthmus Zoning Activities

Activity Zone

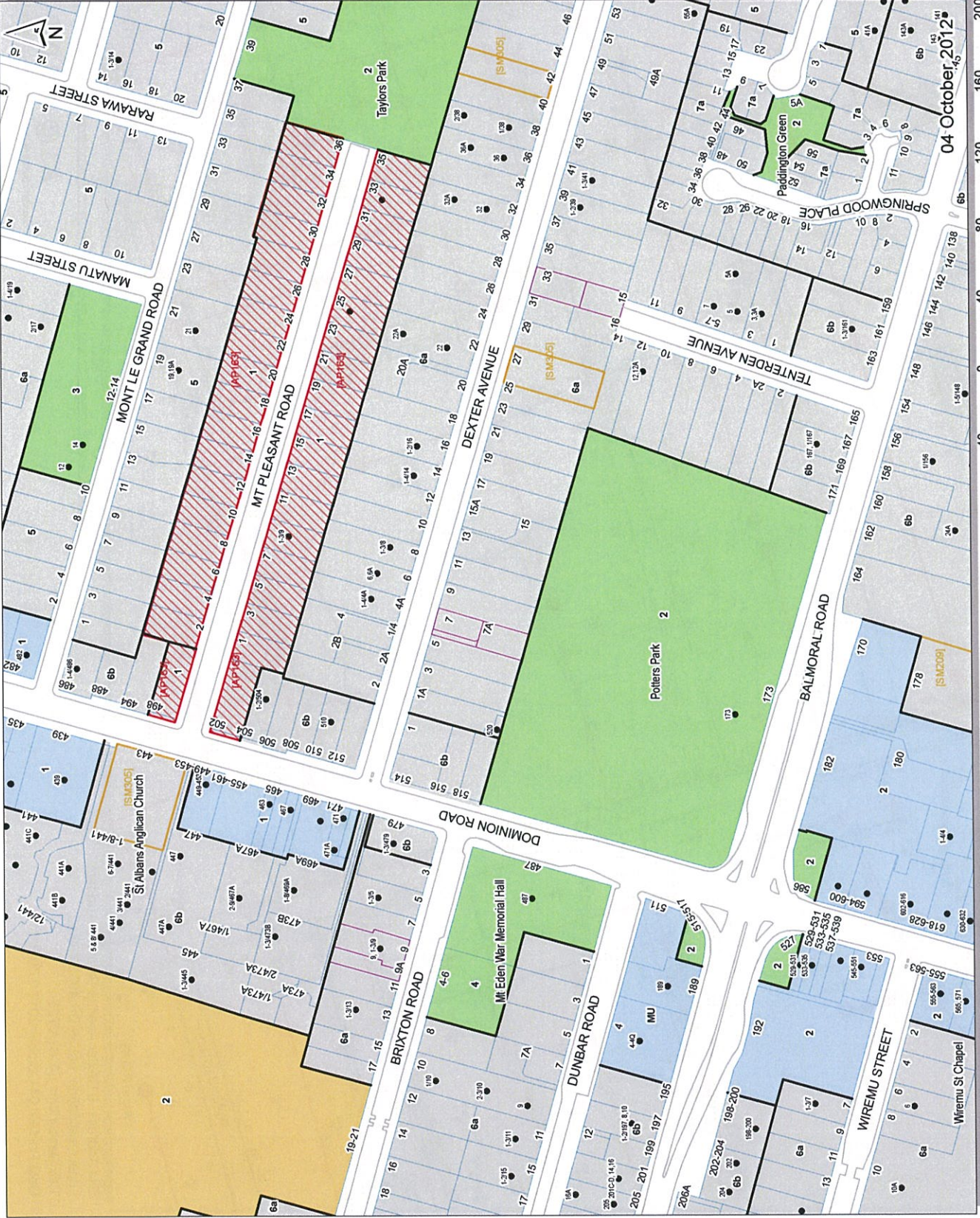
- Residential
- Business
- Open Space
- Special Purpose
- Isthmus Zoning Boundary
- Special Parking Zone locations

District Plan Modification Affected line
Plan Change Process

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

District Plan Modification Area

- Plan Change Process
- Notification
- Lodgement
- Submission
- Appeals
- Decisions





Operative District Plan - 1999
Isthmus Section
Map 2
Additional Limitation

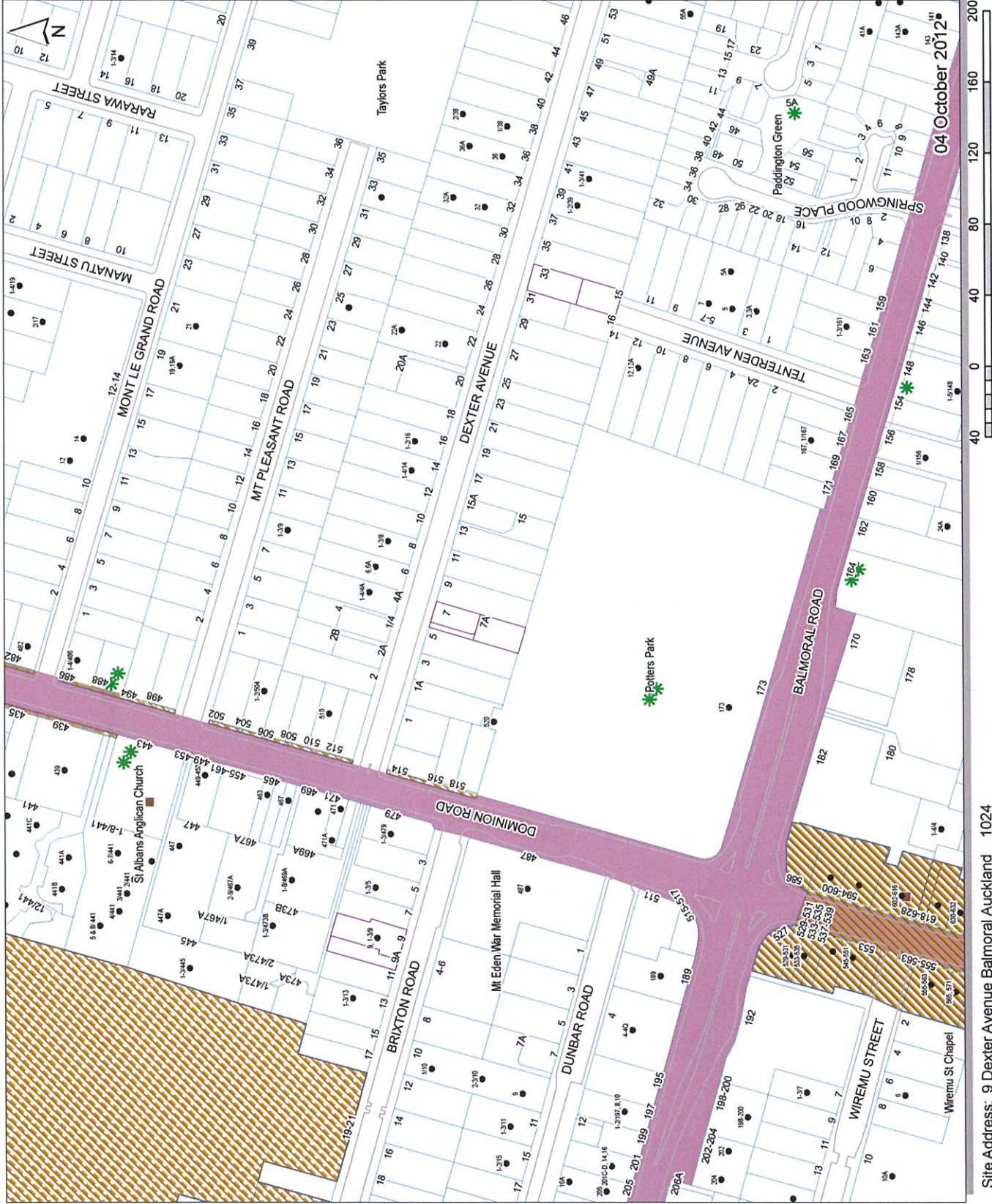
DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document.
Please consult Council if you have any queries.

Authorised District Plan Maps are located here:
<http://www.aucklandcouncil.govt.nz/centraldocumentsandreports/default.asp>

Legend

- Heritage**
 - Buildings
 - Groups of Trees (two or more)
 - Tree (singular)
 - Archaeological
 - Cliffline Tree Amenity
 - Geological
 - Interchange Control
 - Maori Heritage
 - Tamaki Scenic Way
 - Significant Site Line (Geological Features)
 - Electricity Tunnel
 - Building Line Control
 - Cliffline Tree Amenity Area
 - Tamaki Drive Scenic Way
- Significant Site Extent**
 - Class
 - Archaeological Features
 - Archaeological Geological Features
 - Maori Heritage
 - Significant Ecological Area
- Site Development Controls**
 - Class
 - Designated Works
 - Additional Development Controls
 - Former Landfill Areas
- Road Designations**
 - Class
 - Arterial Roads
 - Collector Roads
 - District Arterial Roads
 - Footways
 - Regional Arterial Roads
 - Service Lanes
 - Strategic Routes



Site Address: 9 Dexter Avenue Balmoral Auckland 1024
Legal Description: Lot 39 DP 4665 799m2
Title Description: CT-61A/725
Date Printed: 04 October 2012 3:00 PM

A3 @ 1:2,000

Property boundary positions derived from aerial photography

DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

Authorised District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/council/documents/district/default.asp>

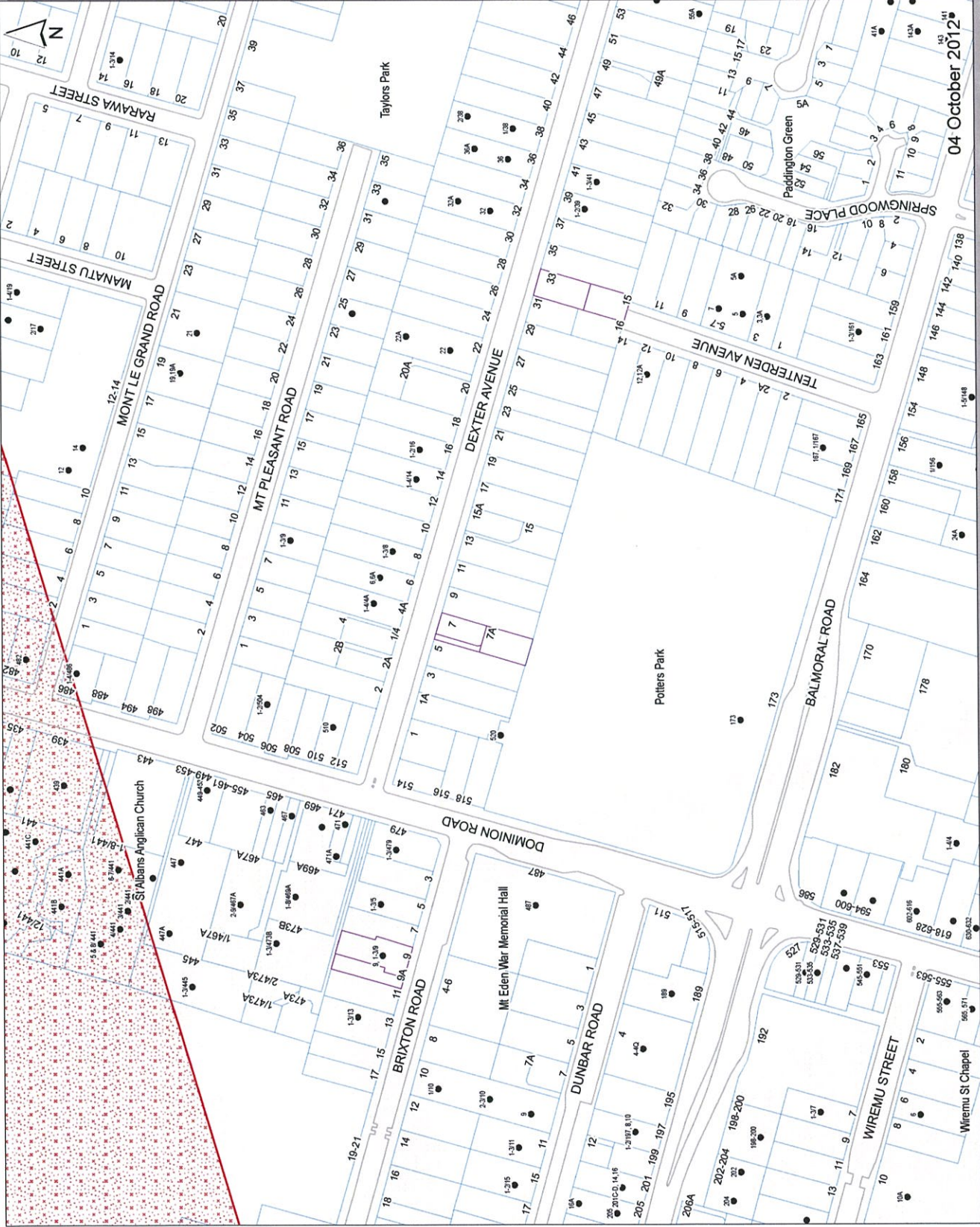
Legend

Other Additional Limitations

- Airport Approach Slope Inner Edge
- Coastal Management Areas

View Protections

- Airport Approach
- Dikwoth Terrace Houses
- Newmarket Viaduct Affected Areas - Harbour and Gulf
- Newmarket Viaduct Affected Areas - Mt. Hobson
- Onehunga Motorway Affected Areas
- Special Height Limit
- Sunlight Admission Control - Broadway
- Volcanic Cones
- War Memorial Museum



Site Address: 9 Dexter Avenue Balmoral Auckland 1024

Legal Description: Lot 39 DP 4665 799m2

Title Description: CT-61A/725

Date Printed: 04 October 2012 3:00 PM

Meters

A3 @ 1:2,000

Property boundary positions derived from aerial photography

Special Land Features

DISCLAIMER:

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes, while providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

Legend

- Gas Main Pipeline
- Petroleum Pipeline
- Contaminated Sites
- Soil Register

Soil Warning area

- Filled/Weak Ground
- Refuse Tip Site/Weak Area
- Unstable/Suspected Ground

Flood Plains

- FLOOD TYPE AND FREQUENCY
- Current Type A, 10 Year
- Current Type A, 50 Year
- Current Type A, 100 Year
- Current Type B, Not Applicable
- Current H.A.T., Not Applicable

Flood Path

Corrosion Exposure Zone

- Seaspray
- Seaspray baseline
- Seaspray exclusion
- Zone 1
- Zone 1 baseline

Wind Zone

- CLASS
- Medium
- High
- Very High
- Specific Design

Volcanic Cones



Site Address: 9 Dexter Avenue Balmoral Auckland 1024
Legal Description: Lot 39 DP 4665 799m2
Title Description: CT-61A/725
Date Printed: 04 October 2012 3:00 PM

A3 @ 1:2,000

Property boundary positions derived from aerial photography

