

Applicant: BARFOOT & THOMPSON - MILFORD

PO Box 31035

Milford

AUCKLAND 0741

LIM address: 28B Millsue Drive Henderson

Application number: LIM-2013-4335

Date issued: 07 November 2013

Legal Description: LOT 2 DP 418504

Certificate of title: CT-471039

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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 2 DP 418504
Rate Account Number	6004104/ 3
Financial Year	01-Jul-2013 to 30-Jun-2014
Balance B/Fwd 01-Jul-2013	0.00
Annual Levy	2,214.14
Penalties / Adjustments	0.0
Less Paid	-553.00
Balance to clear to 30 June 2014 as at 07/11/2013	1,661.14
Balance to clear to next instalment as at 07/11/2013	0.00

Note: Rates have been levied on the basis of 4 instalments per year. The rates figures provided are as at 07 November 2013. 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 there are no requisitions or notices outstanding on this property.

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

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

(a) Other special features (not identified in the District Plan)

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.

Special Feature Code: GEO - Soil Report for soil stability

Council has been provided with a geotechnical report in respect of soil stability for the property for the purposes of assessment under LUC-2007-0868 for a variation of Condition 1 of RMA 2005-1233 (Section 127 RMA). This report makes specific recommendations in relation to the above proposal and a copy of the report is held on Council's Hazard Register.

Special Feature Code: LWD - Low Flow Water Devices

The Owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless:

1. The construction of such residential buildings provides for the use of low flow water reduction measures which must include the following:
 - (a) all taps over hand basins/sinks and all showerheads are of a type that limit the flow rate to 9 litres/minute or less;
 - (b) all units/dwellings have showers;
 - (c) all toilets are of a 6/3 litre dual flush type;
 - (d) no in sink waste disposal units are installed; and

2. Upon completion of construction of any residential buildings and/or any alterations made to any existing habitable buildings the Owner shall provide a written report from a registered plumber on each occasion confirming that all measures mentioned above have been implemented. It is noted as at the date of this Consent Notice that a "Water Saving Devices Inventory" has been provided to Council and as at the date of this Consent Notice the above requirements have been satisfied but this stipulation is a condition of Consent RMA20021667 which is to be complied with on a continuing basis and therefore is a requirement to be supplied to the Auckland Council on each and every occasion of construction and/or any alterations made to any existing habitable buildings; and
3. All such buildings and/or alterations are constructed in accordance with the above requirements to the satisfaction of the Auckland Council.

(b) 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

The following Land Use Consents have been lodged on this property.

Note: if there are any conditions, then only that portion of the consent will be included in the attachments section. It is the owners responsibility to ensure that all conditions of resource consents are complied with and continue to be complied with.

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

Number	Description	Status
LUC-2003-105	2 LOT SUBDIVISION AROUND ONE PROPOSED DWELLING AND ONE VACANT SITE	Completed
LUC-2005-1233	Construct new dwelling and retaining walls to support existing retaining walls - earthworks Refer RMA 20021667 & 20030105 for previous consents	Completed
LUC-2007-868	Variation of RMA-2005-1233 to incorporate new retaining wall height and unconsented site earthworks that have occurred within 1m of the adjoining boundary	Completed
LUC-2008-553	Sec 127 application to change condition SD1 on RMA 20021667 to allow a revised drive profile	Completed

(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

Property within a Medium Density Housing Radius (Henderson Rail Station)

 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. 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>

Part 5. Subdivision and Development

Type	Number	Description	Status
Subdivision Consent	SUB-2002-1667	2 LOT SUBDIVISION	S224 Issued

Note: A request for a LIM does not cause the subdivision potential of the land to be investigated. All subdivisions require resource consent, which will be subject to appropriate conditions.

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
Combined Building Consent and PIM application	COM-2005-1915	NEW DWELLING WITH ATTACHED GARAGES	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.

 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

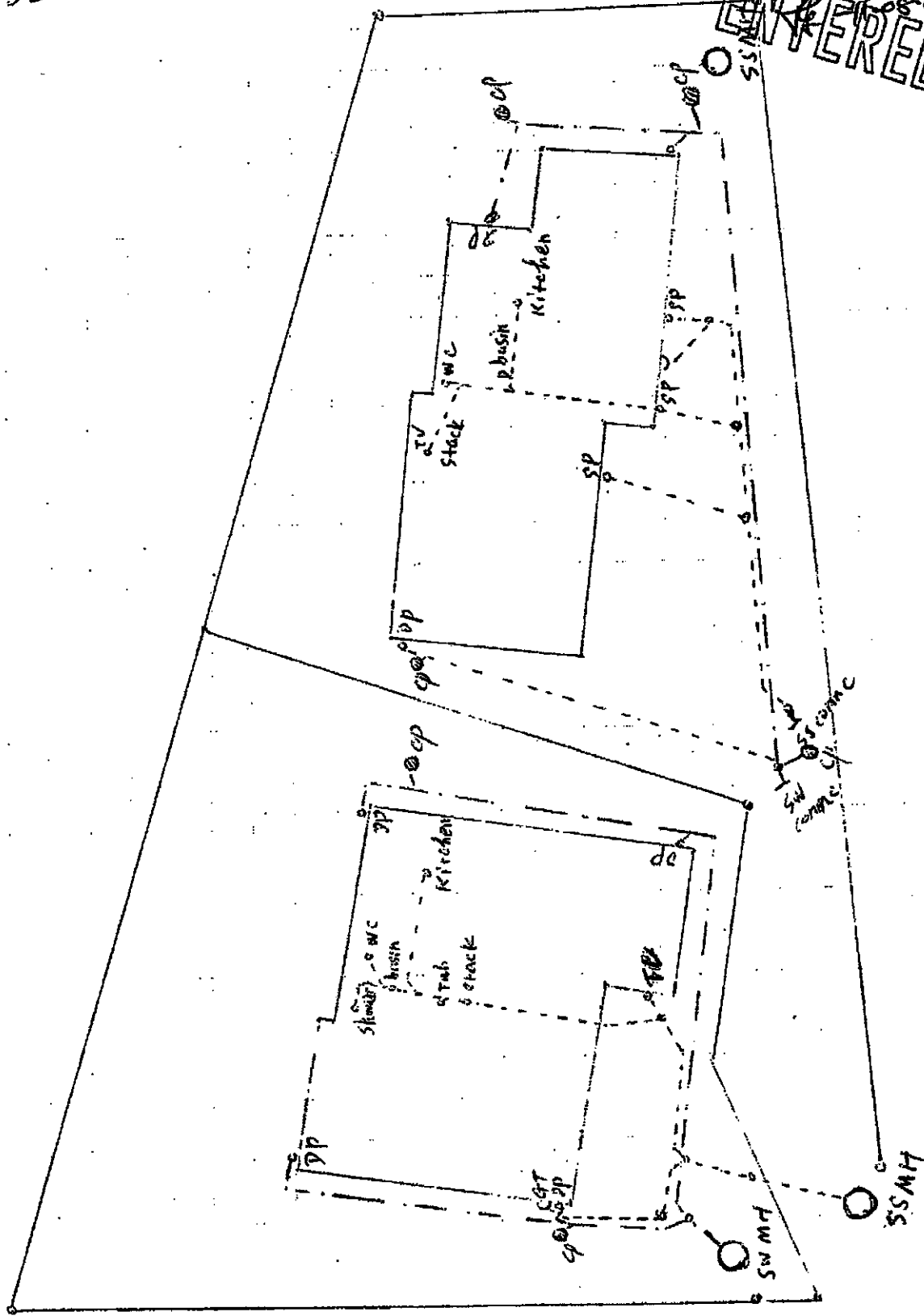
2005-1915

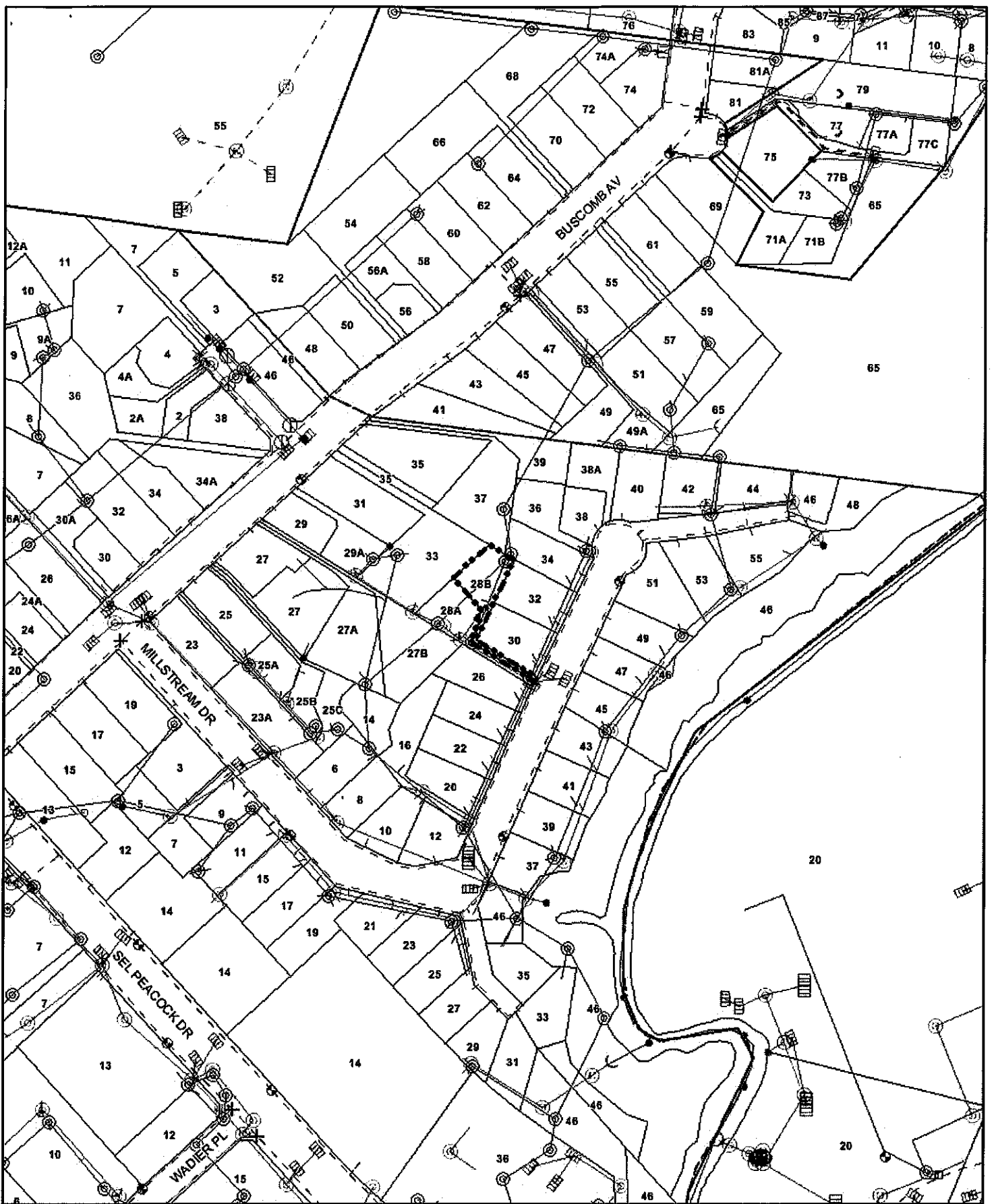
Address: 28 Millstream Drive Henderson
Reg: Drainlayer: ~~Lee~~ Laurie van Reg: No: 17322

Scale: 1:200

SS Line ----- SW Line -----

ENTERED 11/08/06





UNDERGROUND SERVICES

Scale = 1:2,261

Print Date: 7/11/2013

28B Millstream Drive Henderson

LOT 2 DP 418504

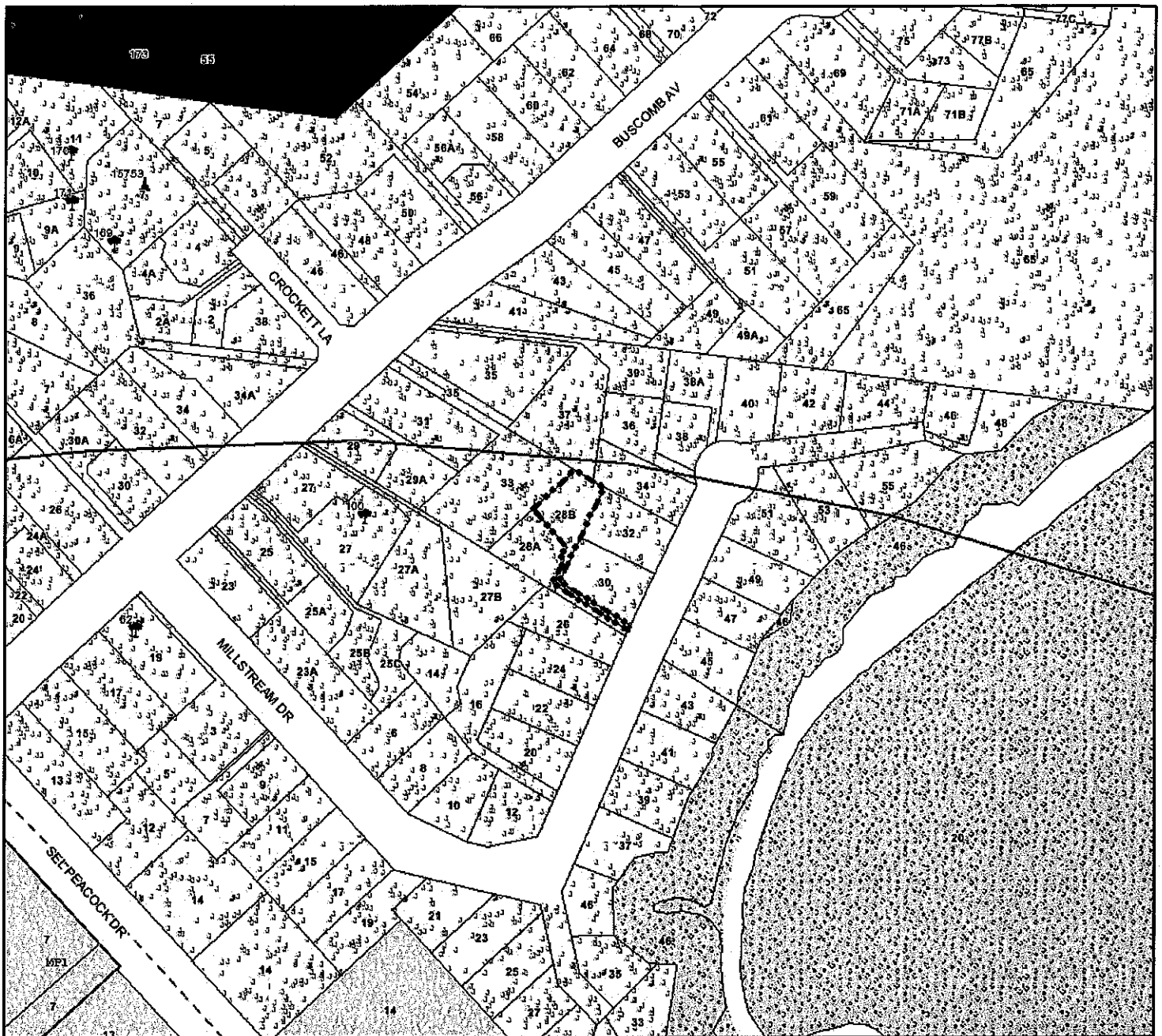
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UNDERGROUND SERVICES LEGEND

Water	Wastewater	Stormwater
Water Retail Fitting	Wastewater Retail Fitting	Stormwater Node
○ Node	○ Node	● End Point / Outlet Point / Trap
⊙ Nodal Change	⊙ Nodal Change	Stormwater Manhole
○ Cross Junction	⋀ Horizontal Bend	⊖ Catchpit Manhole
End Cap	⋓ Vertical Bend	⊙ Drop Manhole
⋀ Horizontal Bend	△ Reducer	⊙ Standard Manhole
⋓ Vertical Bend	⊙ Anti Vacuum	□ Inspection Chamber
+ T-Junction	⊙ Scour Valve	Stormwater Inlet
△ Reducer	⊙ Air Control Valve	⊙ Catchpit - Super
◆ Test Point Pressure	⊙ Backflow Preventor	⊙ Catchpit - Double
◆ Test Point WC	⊙ Online Valve	⊙ Catchpit - Single
Water Retail Valve	⊙ Air Vent	○ Culvert / Pipe Inlet / Outlet / Wingwall
○ Unknown	Wastewater Retail Manhole	○ Open Pipe End
⊕ Air Valve	⊙ Wastewater Retail Manhole	⊙ Debris Control Structure
⊕ Butterfly Valve	Wastewater Retail Structure	Stormwater Miscellaneous
○ Ball Valve	⊙ Retail Pump Station	● Overflow Path
⊕ Peet Valve	⊙ Septic Tank	Stormwater Storage Basin
⊕ Sluice Valve	⊙ Other	⊙ Stormwater Pond
⊕ Non Return Valve	Wastewater Retail Pipe	⊙ Low Impact Devices
⊕ Control Valve	— Wastewater Retail Pipe	⊙ Filtration Devices
Water Retail Hydrant	Wastewater Wholesale Fitting	⊙ Detention Device
⊕ Water Retail Hydrant	— Connection	Stormwater Main Line
Water Retail Structure	⊙ Joint	+++ Subsoil Drain
⊙ Pump Station	⊙ Lamp Hole	— Stormwater Main Line
⊙ Reservoir	⊙ Meter	⋯ Abandoned Assets
⊙ Treatment Plant	⊙ Strainer	--- Private Assets
⊙ Water Source	⊙ Air Valve	Stormwater Service Line
Water Retail Pipe	⊙ Control Valve	— Stormwater Service Line
— Water Retail Pipe	⊙ Gate Valve	⋯ Abandoned Assets
Water Wholesale Fitting	⊙ Reflux Valve	--- Private Assets
⊙ Access Hole Bolt Down	Wastewater Wholesale Manhole	Stormwater Channel
⊙ Access Hole Weld Down	⊙ Wastewater Wholesale Manhole	— Stormwater Channel
End Cap	Wastewater Wholesale Other	Information Communication Technology
Joint	⊙ Wholesale Chamber	● ICT Node
⊙ Probe Flow Point	⊙ Wholesale Pumping Station	ICT Manhole
⊙ Pump	Wastewater Wholesale Pipe	⊙ ICT Inspection Chamber
⊙ Sample Point	— Built	⊙ ICT Manhole
⊙ Strainer	— Out of Service	△ ICT Traffic Chamber
Water Wholesale Valve	--- Proposed	ICT Duct
● Tap		⋯ ICT Duct
⊙ Hydrant Air		⋯ ICT Fibre Optic Duct
⊙ Hydrant Scour		⋯ ICT Traffic Cable Duct
⊕ Air Valve		Miscellaneous
⊕ Butterfly Valve		● Error in Unit Type
⊕ Control Valve		— Error in Unit Type
⊕ Gate Valve		Gas Petroleum
⊕ Reflux Valve		— High Pressure Gas Pipeline
Water Wholesale Meter		Contour
⊙ Water Wholesale Meter		— 2 metre
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		

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HUMAN ENVIRONMENT

Scale = 1:2,261



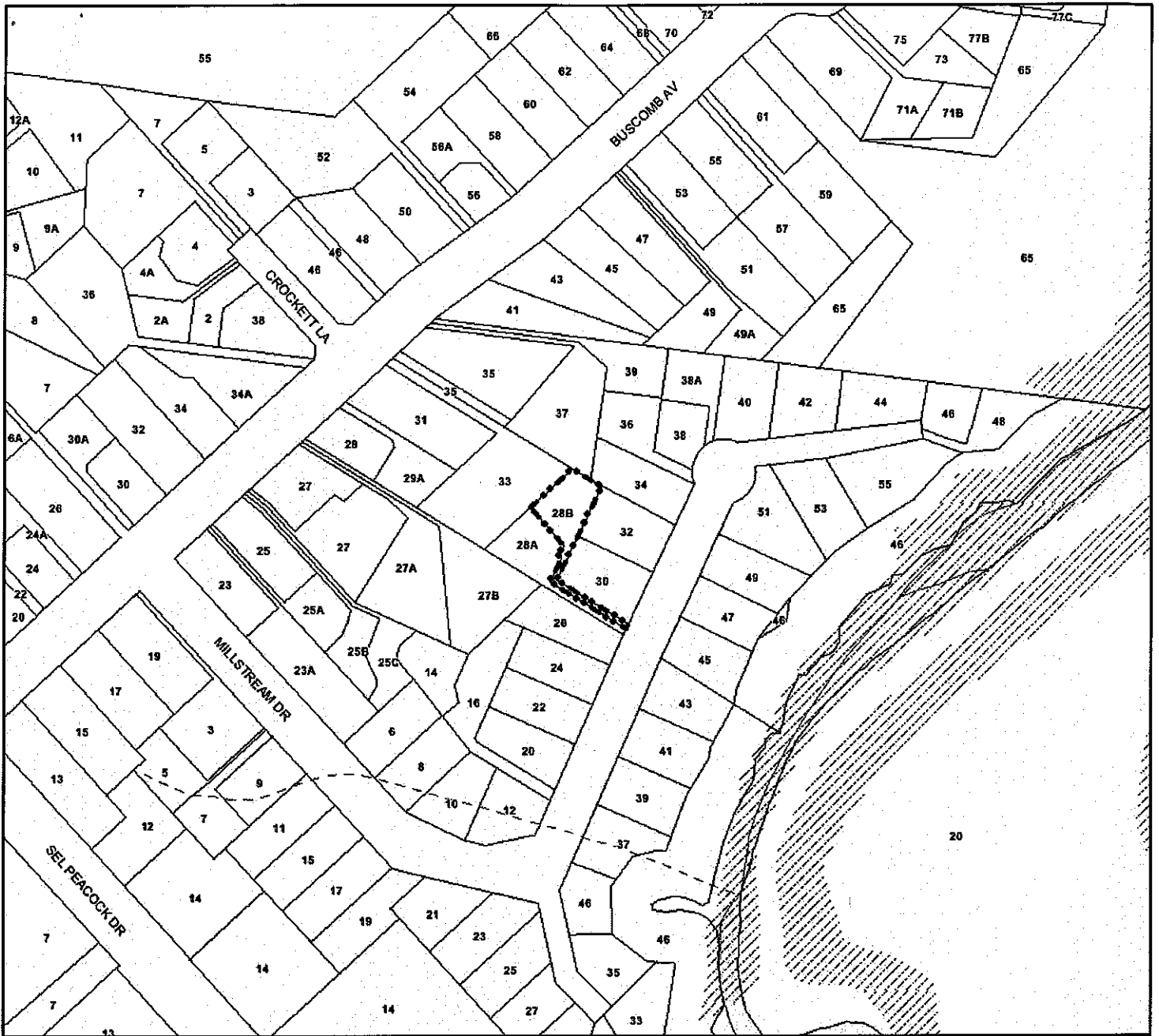
28B Millstream Drive Henderson

Print Date: 7/11/2013

LOT 2 DP 418504

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

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NATURAL AREA

Scale = 1:2,261



Print Date: 7/11/2013

28B Millstream Drive Henderson LOT 2 DP 418504

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> General Managed Protected Restoration Coastal Natural Water Body Non Riparian Stream Riparian Margin (5m) Riparian Margin (7m) Riparian Margin (10m) Riparian Margin (15m) | <ul style="list-style-type: none"> 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) | <ul style="list-style-type: none"> 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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