

## LAND INFORMATION MEMORANDUM

### Disclaimer

This Land Information Memorandum (LIM) has been obtained from the Auckland Council on behalf of the vendors and copies are made available to prospective Purchasers and interested parties for general information purposes only.

Neither the Vendors nor Harcourts Cooper and Co Real Estate Ltd MREINZ warrants the accuracy of this LIM and no liability is accepted for any errors or omissions.

It is recommended to all Purchasers and interested parties that they make their own property file enquiries with the Council for 'Due Diligence' purposes.

---

Furthermore, Harcourts Cooper and Co Real Estate Ltd MREINZ prohibits its sales agents from making statements about structural or weathertight qualities of homes which it sells. Prospective buyers are advised to seek a Building Report or make their own investigations to be satisfied in all respects.

This Information Compilation has been compiled primarily by the collection, classification and summarisation of records, documents, representations, and financial information ("Compilation") supplied by the vendor or the vendors agents. Accordingly Cooper and Co Real Estate Ltd MREINZ - Licensed Agent REAA 2008 is merely passing over the information as supplied to us by the vendor or the vendor's agents. The information herein has been sighted and approved by the vendor.

## PROVISION OF LAND INFORMATION MEMORANDUM (LIM)

**Date Issued** 15 October 2012

**Applicant** Henry Hernandez  
1050 East Coast Road  
Fairview Heights  
AUCKLAND 0630

**Telephone**  
**Email**

---

**Address of Property** 1050 East Coast Road Fairview Heights 0630

**Legal Description** Lot 1 DP 52679

**Present Owners** Heather Allison Hernandez and Henry Hernandez

“Disclaimer – this LIM report has been obtained on behalf of the Vendor and copies have been made available to prospective purchasers and interested parties for general information purposes only. However, neither the Vendor nor Harcourts Cooper & Co Ltd warrants the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective purchasers and interested parties that they obtain and rely on their own LIM Reports for due diligence purposes.”

### **DISCLAIMER**

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 Auckland 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 not currently recorded in the Council's record system. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular use.

**This Land Information Memorandum is valid for the date of issue only.**

## Financial Information

### Valuation

Valuation Number		3190025901
Valuation as at 01 July 2012	Land	300,000
	Improvements	310,000
	Capital Value	610,000

### Property Rates

Assessment Number	2116-2	
Rates position as at 15/10/2012	Arrears	0.00
	Current Levy	2,196.52
	Penalty Charges Current	0.00
	Penalty Charges Arrears	0.00
	Assessment Payments	-495.00
	Overpayments	0.00
Total to clear account to 30 June 2013	Balance	1,487.54

### 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](mailto:retrofit@aucklandcouncil.govt.nz) for more information.

### Water Services



*Watercare (09) 442 2222 for information on water charges & services provided to the property.*

---

## **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.



**For Further information on the above, you are advised to contact council's development contribution team on (09) 301 0101**

---

## Resource Management Act 1991

### Auckland Council 2002 Operative District Plan ( North Shore Section)

*The main District Plan provisions affecting this property are set out below.*

**Note** The relevant district plan provisions (zoning and rules) should be consulted to establish the development potential of, or the uses and activities provided for on, this property, and any adjoining property. Before some uses or developments can proceed, a “resource consent” may first need to be granted. Other controls, in addition to those set out below, may affect the use or development of the property. The Operative District Plan is on Council's internet site.

---

### District Plan Zoning

#### Residential 4A

#### District Plan Changes notified

---

From time to time changes are proposed for the District Plan, and notified in order that people can make submissions. These Plan Changes may propose to alter zonings, policies or rules, and may affect this property or land or sites in the locality. It is generally not possible to provide specifics as to the many and varied ways in which plan changes may affect land, sites or development rights and obligations.

For a list of all current Plan Changes see Volume 3 of the hardcopy of the District Plan, or the “Modifications” page of the “District Plan” on Council’s website (internet). Some of these changes are initiated by private persons, but are processed by the Council. They are known as Private Plan Changes. They have no effect until operative, whereas Council-initiated changes can have some effect from the first day of notification as ‘proposed’ Changes.



*If you require further information on the zoning of this property, or notified Plan Changes, you are advised to contact council’s planning helpdesk on (09) 301 0101.*

---

**Designations and special provisions**

---

NO

---

**Road widening/building line restrictions**

---

NO

Please note that building line restrictions may also be imposed on the subject Certificate of Title(s), by covenant agreements. Please refer to your Certificate of Title.

---

---

**Protected building/tree**

---

NO

---

**General tree protection**

---

Refer to section 8: Natural Environment of the Auckland Council District Plan(North Shore Section). Tree protection is dependent upon tree species, tree size, the zoning and any special provisions, which relate to the site. Please check Council's District Plan rules before undertaking any work.



*If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.*

---

**Building and / or Resource Management Compliance Issues**

---

Any Resource Management action commenced with respect to any unresolved unlawful use(s)/structure(s)

NO



*If you require further information on the above, you are advised to contact Council's Compliance and Monitoring department on (09) 301 0101.*

---

## Land Use Consents

---

There are no known planning consents on this property.

The applicant should satisfy themselves as to any remaining conditions on past issued Resource Consents.

---

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.

---

## Subdivision Consents

---

There are no known current subdivision consents for this property.

Any condition of a previous subdivision consent that has an on going effect will appear as a Consent Notice registered on the title. The details of any Consent Notice can be reviewed through the land register at Landonline.



*If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.*

## Building Permits

### Issued Permits

---

<b>Application Number</b>	BPM-13014
<b>Decision Date</b>	16-Mar-1971
<b>Status</b>	Building Permit Approved
<b>Description</b>	Dwelling
<b>Application Number</b>	BPM-37663
<b>Decision Date</b>	16-Mar-1971
<b>Status</b>	Building Permit Approved
<b>Description</b>	Drainage
<b>Application Number</b>	BPM-28068
<b>Decision Date</b>	07-Mar-1974
<b>Status</b>	Building Permit Approved
<b>Description</b>	Addition to Dwelling - Patio & Pergola
<b>Application Number</b>	BPM-58479
<b>Decision Date</b>	19-Nov-1976
<b>Status</b>	Building Permit Approved
<b>Description</b>	Extension to Lounge & extra Bedroom H58479

### General Comments

Prior to the Building Act 1991, which came into effect 1<sup>st</sup> July 1992, under the building *permit* regime, there was no legal requirement for Council to keep or provide records of building work, although it was necessary for owners to carry out work to comply with bylaw requirements.

Council holds most information in reference to records of permits issued; however with some permits often little or no information is available. Council does not accept responsibility for any omission regarding the records held.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*



Council sometimes holds copies of third party Building Condition Reports (also known as Safe & Sanitary Reports) and reports for previously known Unauthorised Work. These reports have been written by independent (non Council) consultants. Council is not responsible for the information contained in these reports or the accuracy of them. They are held on file for reference only.

It is important that purchasers also carry out a property file search, to ensure that approved Council plans match what exists on site.

Unauthorised work may require a COA (Certificate of Acceptance) issued by Council.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

---

## Building Consents

<b>Application Number</b> <b>Application Type</b>	BCO-12531 Gas Installation - external Hot water cylinder
<b>Date Consent Issued</b> <b>Status</b>	A12531 19 August 1997 CCC Issued
<b>Application Number</b> <b>Application Description</b> <b>Date Consent Issued</b> <b>Status</b>	BK/10166/03 BK-19955 Drainage - S/sewer to Council system 6 March 2003 CCC Issued
<b>Application Number</b> <b>Application Description</b>	BA-1231266 Relocated stand alone office building and addition of deck to existing dwelling
<b>Date Consent Issued</b> <b>Status</b>	8 November 2007 CCC NOT ISSUED
<b>Application Number</b> <b>Application Description</b>	BP-1231266/A Amendment to BA1231266 - Change tank details.
<b>Date Consent Issued</b> <b>Status</b>	11 July 2011 Refer consent above for status

### General Comments

If a building consent has been approved but a final code compliance certificate (CCC) has not been issued, an inspection to confirm compliance with the Building Code should be arranged. Please phone Council for an appointment.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

## Other Consents

There are no other consents on this property



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

---

## Certificate for Public Use

There are no known certificates for public use on this property.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

---

## Certificate of Acceptance

There are no known certificates of acceptance on this property.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

---

## Issued Compliance Schedules

There are no known compliance schedules on this property.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

---

## Land Features

<b>Are there any potential flood areas on the property?</b>	Refer to attached Property Information Map- Stormwater & Note 1
<b>Does the property have stormwater outfall constraints</b>	Refer to attached Property Information Map- Stormwater & Note 2
<b>Which Stormwater Management Area is the property in?</b>	Refer to attached Property Information Map- Stormwater & Note 3
<b>Wind Zone</b>	Refer to attached Property Information map
<b>Spray Zone</b>	Refer to attached Property Information map
<b>Stormwater, Sanitary Sewer &amp; Water Pipes availability</b>	Refer attached Piped Asset Map
<b>As Built Drainage Plan attached</b>	YES
<b>Stability/Geotechnical</b>	NO
<b>Any other known conditions for the property</b>	YES – refer to comments under General Information
<b>Public drains may restrict the placement of future building works</b>	Refer attached Piped Asset Map

### Notes :

1. Potential flood areas include 1% AEP Coastal Inundation Areas, Flood Plains and Flood sensitive Areas. Overland Flow paths are also shown. Refer to the Auckland council web site for a more detailed explanation.
2. There are stormwater disposal limitations for this property. If this property is redeveloped or the impermeable area is significantly increased then stormwater disposal will need to be in accordance with the Approved Stormwater Outfall Policy, adopted June 2004. For further information contact the Stormwater Department of the Auckland Council.
3. Stormwater Management areas have different on-site stormwater mitigation requirements for new or re-development. Refer to District Plan Change 22 and Variations 2, 3 and 4.

## Private Wastewater Drainage

---

### Private Wastewater Drainage - No Known Issues as at 31 October 2010



*If you require further information on the above, you are advised to contact Water Care on (09) 442 2222*

## Drinking Water Supplier

---

Section 69ZH of the Health Act 1956 ( Healthy Drinking Water Amended Act ) requires Councils to provide information relating to whether the land is supplied with drinking water and if so if the supplier is the owner of the land or a networked drinking water supplier

**Please note:** Watercare may not be aware of other drinking systems connected to the properties. There may also be private drinking water supply systems such as rainwater tanks or private boreholes.

Prospective purchasers are advised to clarify the drinking water supply with the landowner.



*If you require further information on the above, you are advised to contact Watercare on (09) 442 2222*

## Environmental Protection

### Health Licences

---

There are no known health licences on this property.

The applicant is advised to satisfy themselves as to any specific licensing requirements for the type of business operations as carried out on these premises.

---

### Liquor Licences

---

There are no known liquor licences for this property.

---

### Swimming Pool / Spa Pool Fencing Compliance

---

Pool/Spa Licence Number	SPA-7922
Licence Status	Compliant

Date of last pool fencing inspection	17-Apr-2012
Did the pool fencing comply on the last inspection?	Compliant

**The current status of this Compliance could change due to Lim re inspections being undertaken**

#### WARNING

It is the owner / occupant's responsibility to ensure that the pool fence complies with the requirements of the Fencing of Swimming Pools Act 1987 at all times. Swimming Pool/Spa Pools should be inspected every 3 years.

If the property has a Special exemption under section 6 of the Fencing of Swimming Pool Act 1987, you are advised that this exemption is granted to the current owners only, subject to conditions in the NZS 8500:2006 Safety Barriers and Fences around Swimming Pools, Spas and Hot Tubs. It is not transferable to any new owners of this property. Please contact a member of the Swimming Pool Inspections team in your area.



*To arrange for a pool fencing inspection, you are advised to contact council's environmental protection department on (09) 301 0101.*

---

## General Information

### Property Conditions

---

Description	On-site stormwater management device
Date Applied	08-Jul-2011
Comments	Regular maintenance of the 2.0 m3 detention tank system must be undertaken as set out in the Operation and Maintenance Manual or as required and at the property owners cost.

Attention should be given to land based hazards including land stability, soil contamination, dumping and previous activities that may be unknown to Council that could effect the current or your intended use of the site.

There may be broad scale information related to these land based hazards that is not specific enough to be shown on this LIM, but may be of interest to you. Should you wish to further satisfy yourself on this matter, it is suggested that a search be undertaken of the Council's website regarding information held on previous activities established and/or operating on this site.

It is also recommended that a search be undertaken of the Council's property file. Please note that a schedule of fees and charges applies for property file searches. Inquiries can also be made into information held by other organisations.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*



# Code Compliance Certificate No. CA12531 10

Building Consent No. A12531

Date: 19 September 1997

## PROJECT LOCATION

No: 1050  
Street: East Coast Road  
District: ALBANY

## LEGAL DESCRIPTION

Valuation Roll No: 3190025901  
Lot: 1 DP: 52679

227 Main Road  
Albany

Postal Address  
Private Bag 93500  
Takapuna  
North Shore City  
New Zealand

Telephone  
0-9-486 8400  
Facsimile  
0-9-415 0208

PROJECT Other

DESCRIPTION OF WORK Gas installation

VALUE OF WORK \$ 400.00

INTENDED LIFE Indefinite—but not less than 50 years

THIS IS A final Code Compliance Certificate issued in respect of all the building work under the above Building Consent.

Signed for and on behalf of the Council

Handwritten signature of Cushla Shepherd.

CUSHLA SHEPHERD  
DEVELOPMENT TEAM LEADER - ALBANY

*mailed 19/9/97*



# Code Compliance Certificate No.

**C: BK/10166/03**

**10**



**Building Consent No. BK/10166/03**

### PROJECT LOCATION

Address No / Street : 1050 East Coast Road  
District: Albany 1311

COPY

### LEGAL DESCRIPTION

Valuation Roll No: 3190025901  
Lot & DP: Lot 1 DP 52679

### PROJECT

Description Category: Minor drainage  
Description of Work: Drainage only  
Value of Work \$1,000.00

Environmental Services  
521 Lake Road  
Takapuna

**INTENDED LIFE INDEFINITE**

THIS IS

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

Postal address  
Private Bag 93500  
Takapuna  
North Shore City  
New Zealand  
www.nsc.govt.nz

Telephone  
0-9-486 8600  
Facsimile  
0-9-486 8453

### Signed for and on behalf of the council

Name: Michelle Dufty  
Position: **ACTING MANAGER CUSTOMER SERVICES**

Signature:  Date: 17/03/03



## 1050 East Coast Road Fairview Heights

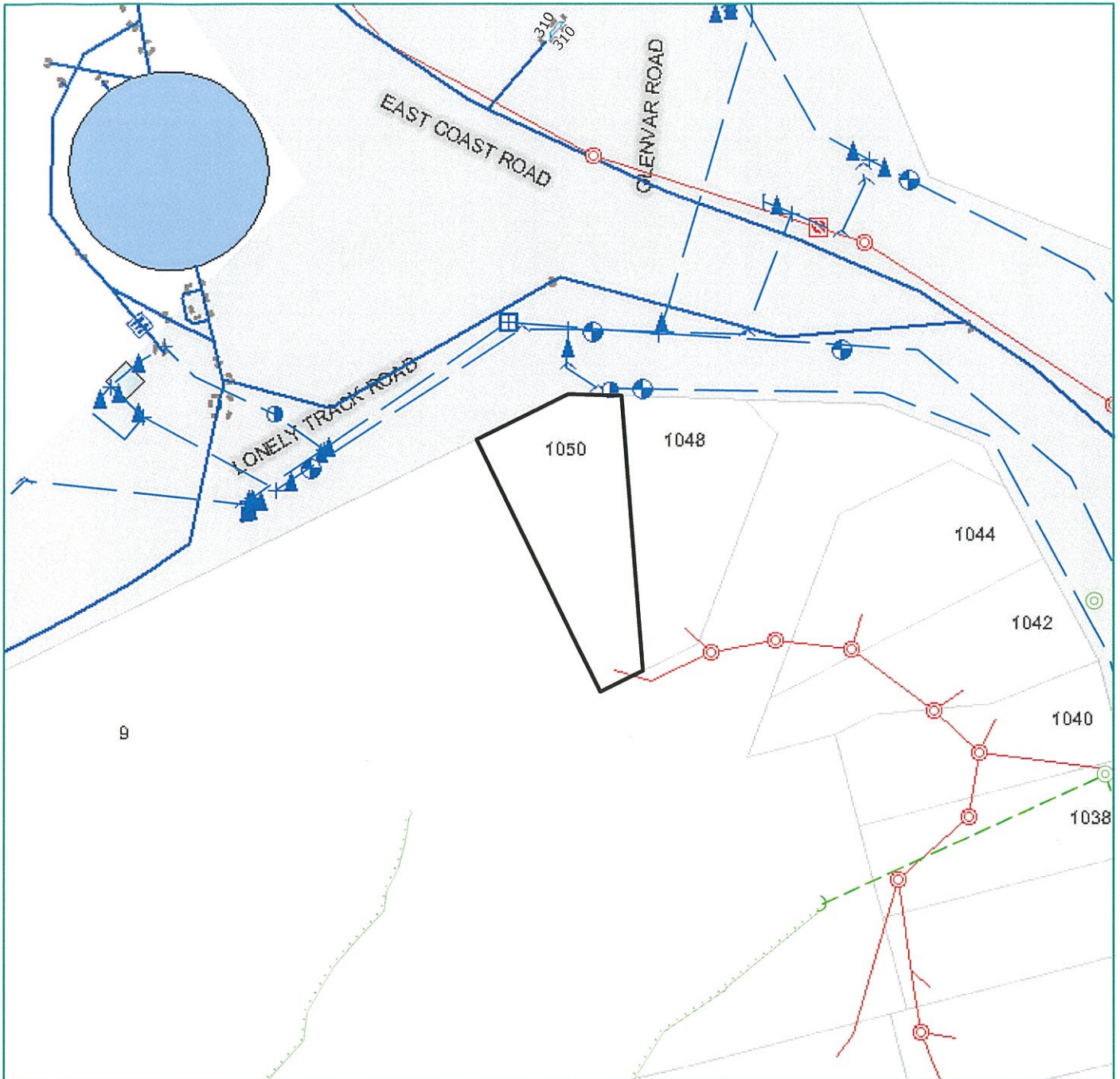
Scale 1:1,000



Legal Description  
**Lot 1 DP 52679**

The Information provided in this plan is intended to be general information only.

This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan.  
Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction.  
Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.



**1050 East Coast Road Fairview Heights** Scale 1:1,000 

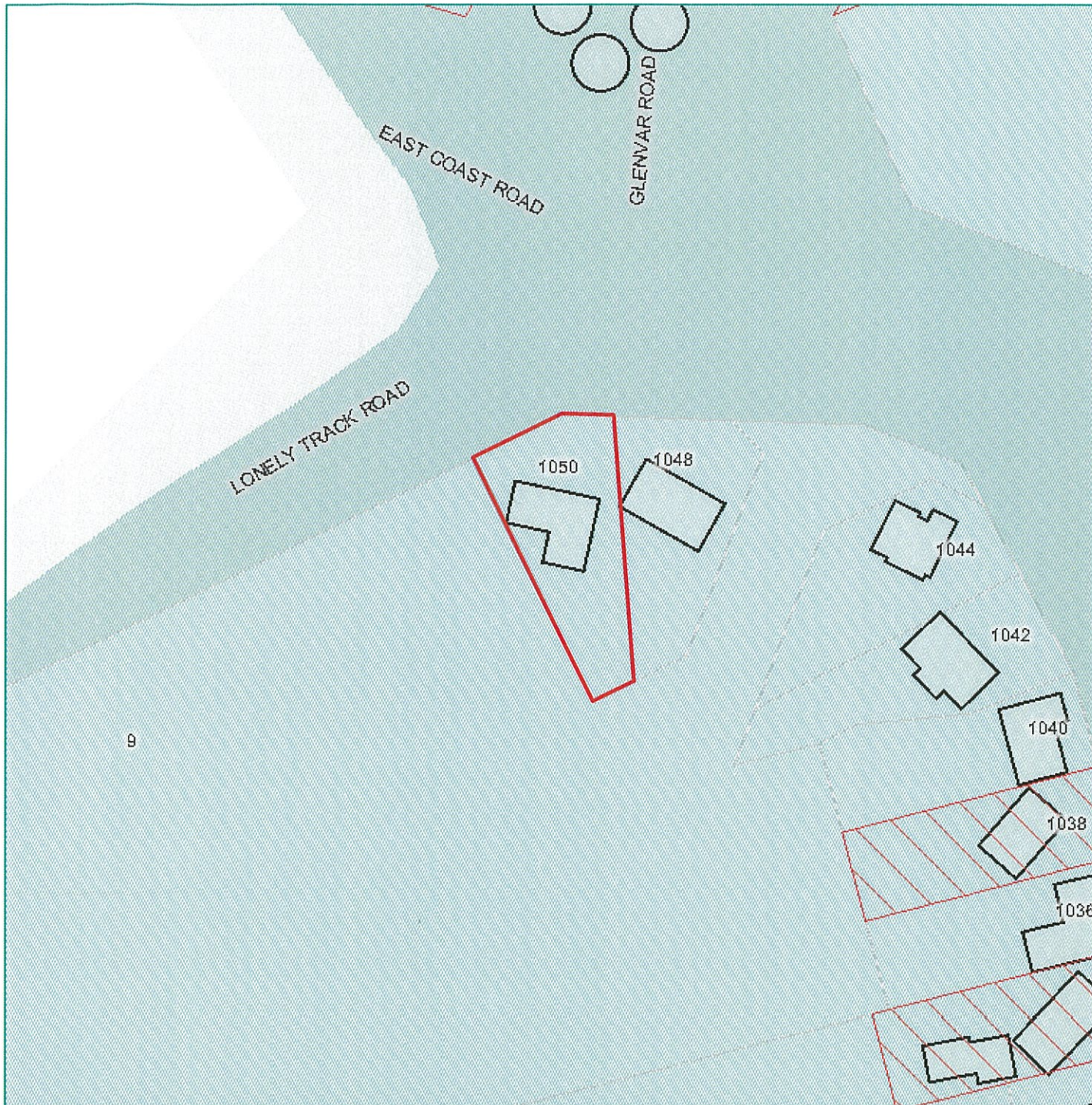
Legal Description  
 Lot 1 DP 52679

**Piped Asset Map**

Flood Zone: None

-  Water Supply
-  WasteWater
-  StormWater

The Information provided in this plan is intended to be general information only. This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan. Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction. Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.



## 1050 East Coast Road Fairview Heights








Scale 1:1,000



Legal Description  
**Lot 1 DP 52679**

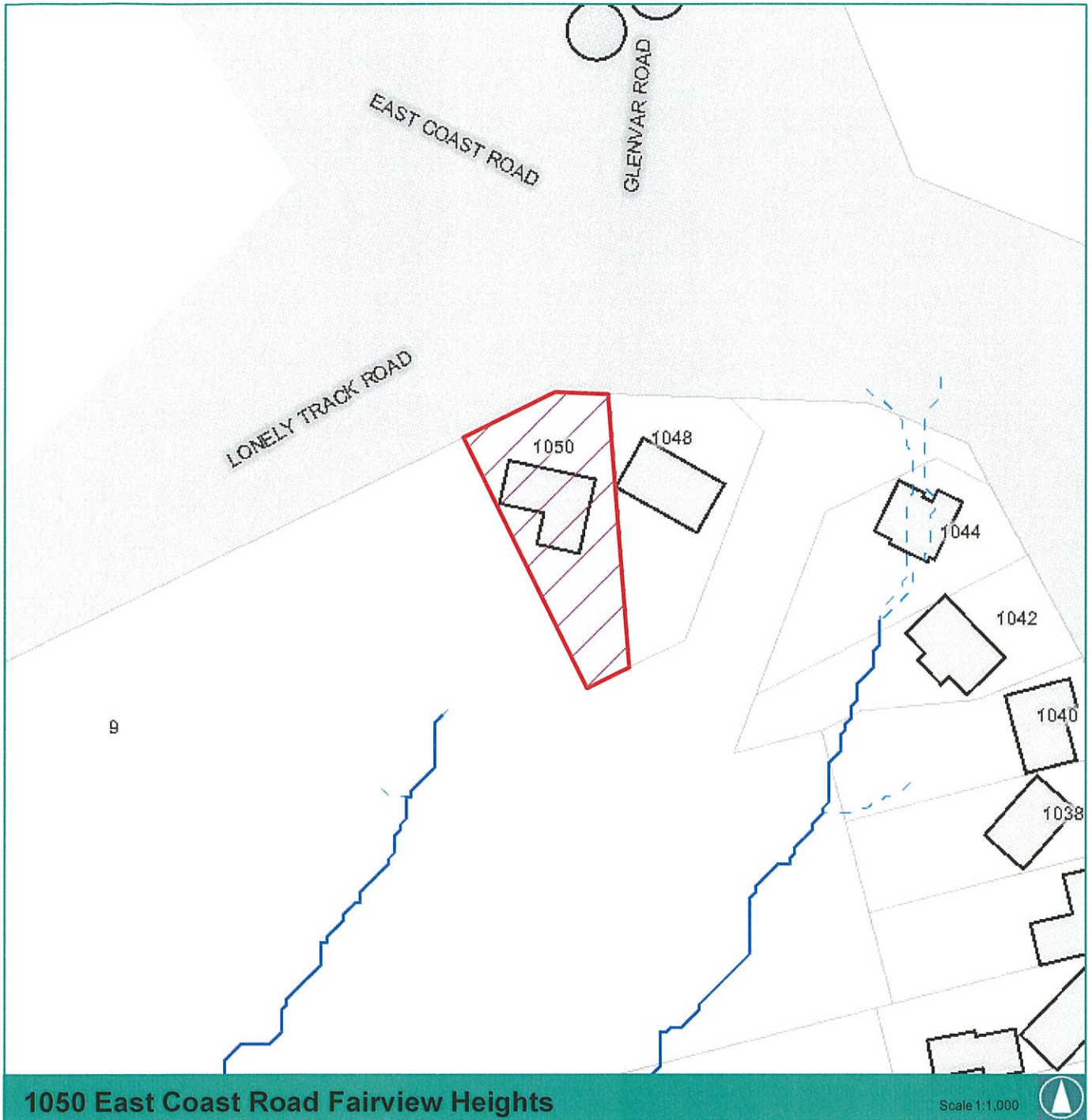


### Property Information Map

Sea Spray Zone	<b>NO</b>	<b>PIR Conditions</b>  Property  Building Footprint	<b>Wind Zones</b>  Low  Medium  High  Very High Specific Eng Design	 Spray Zones
Wind Zone	<b>HIGH</b>			

The Information provided in this plan is intended to be general information only.  
 This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan.  
 Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction.  
 Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.





### 1050 East Coast Road Fairview Heights

Scale 1:1,000



Legal Description



Lot 1 DP 52679

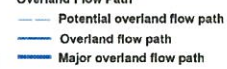
### Property Information Map - Stormwater

Flood Zone	None
SW Condition	Yes (Refer LIM)
SW Outfall Constraint	Stream Protection
SW Management Area	SMA 2
Coastal Inundation	NO
Overflow Path	None

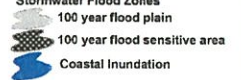
**PIR Conditions**



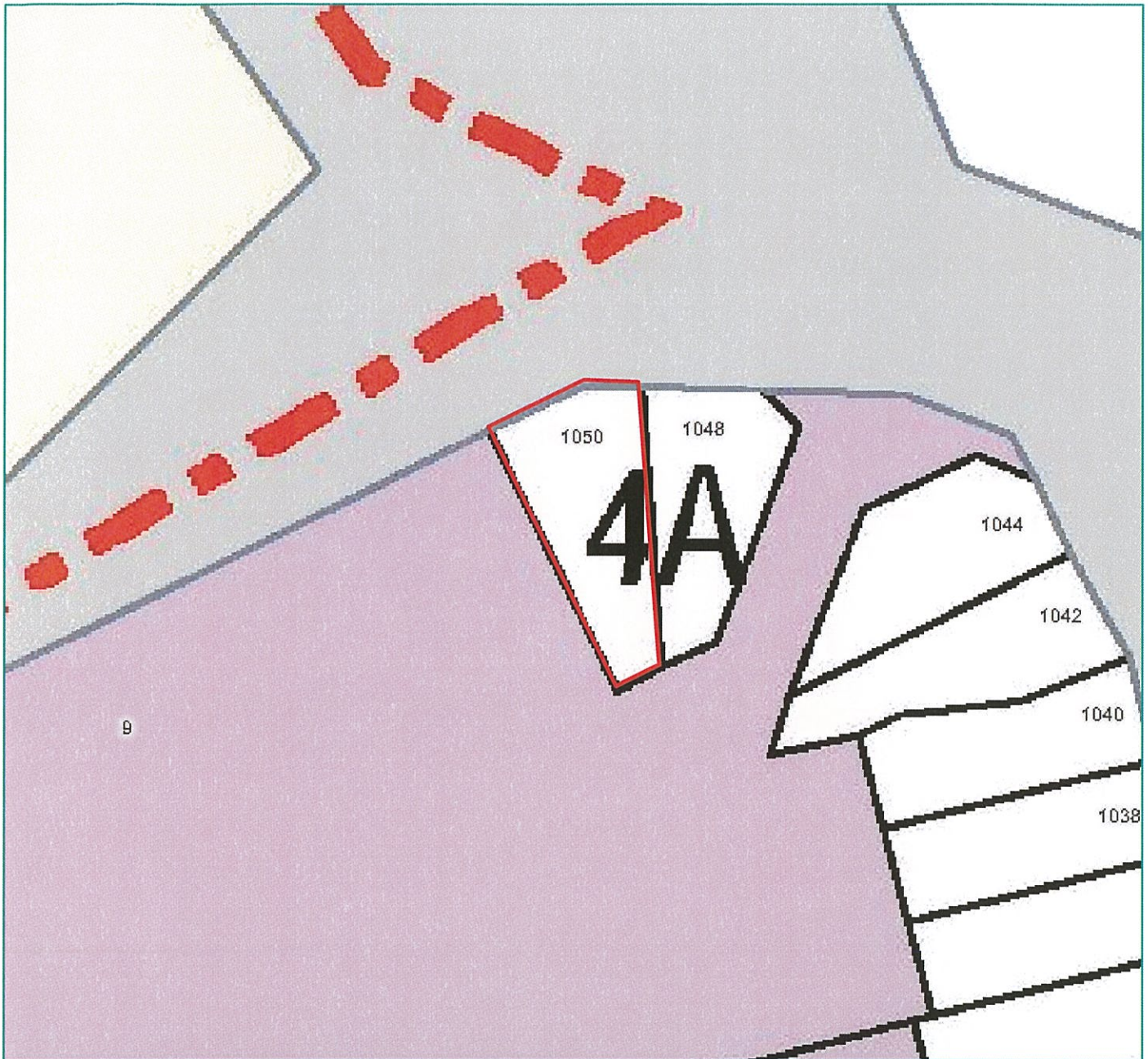
**Overland Flow Path**



**Stormwater Flood Zones**



The Information provided in this plan is intended to be general information only. This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan. Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction. Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.



**1050 East Coast Road Fairview Heights** Scale 1:1,000 

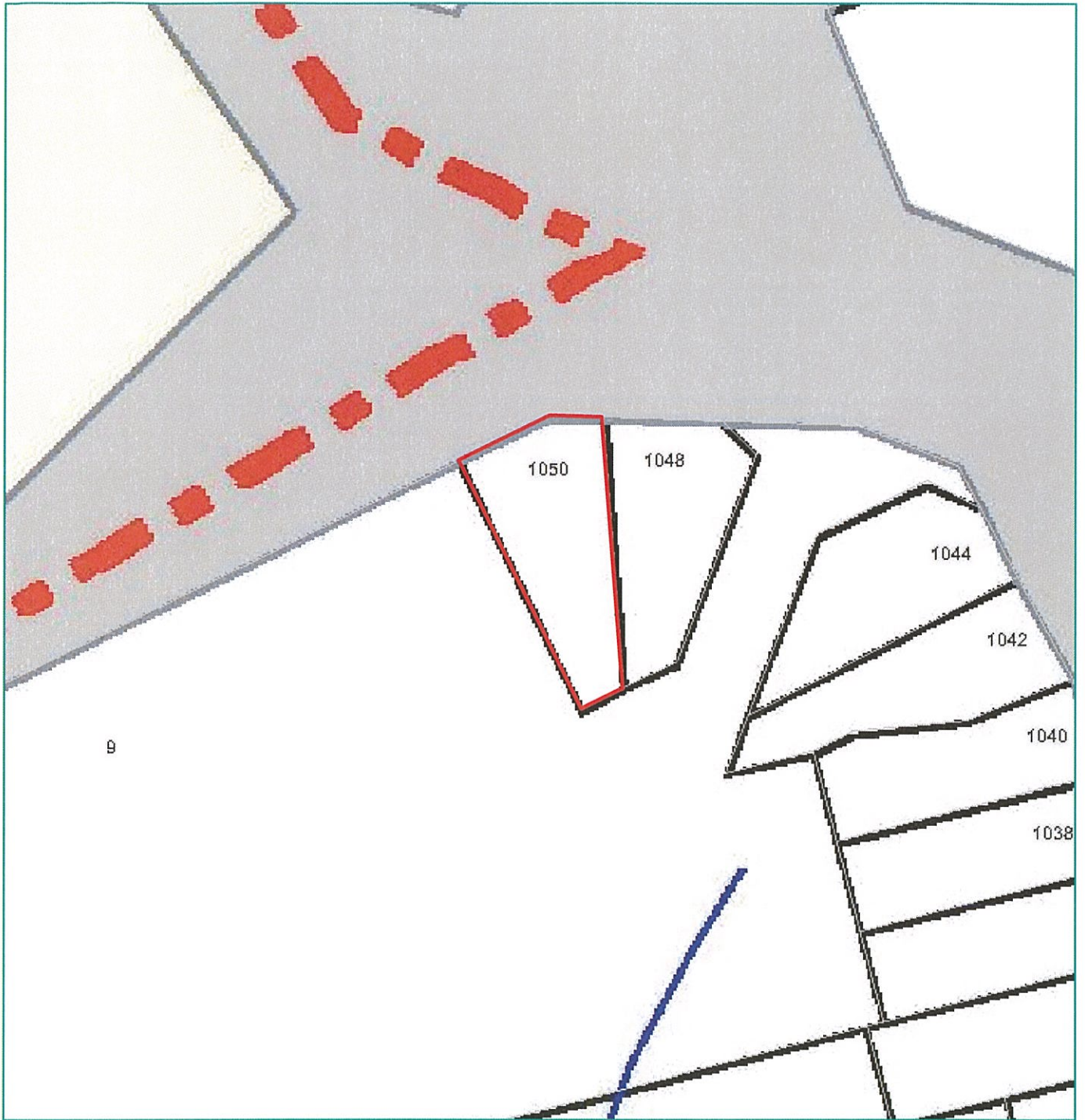
Legal Description  
**Lot 1 DP 52679**



**Zoning: Residential 4A**

LEGEND							
	Residential 1 - 7		Residential Expansion		Special Purpose 1 - 15		zone boundary
	Recreation 1 - 4		Structure Plan Area		Special Height Restriction		
	Business 1 - 12		Rural 1 - 4				

The Information provided in this plan is intended to be general information only. This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan. Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction. Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.



## 1050 East Coast Road Fairview Heights

Scale 1:1,000



 Legal Description  
Lot 1 DP 52679

### Designation Map

#### LEGEND

 Designation	 Long Bay Protection & Management Areas	 Ecology / Stormwater Management Area	 Proposed road
 Sites of special wildlife interest	 Piripiri Point Protection Area	 Landscape Protection Area - Enhancement	 Road to be closed
 Proposed reserve	 Park Interface Protection Area	 Stream Interface Management Area	 Building line restriction
 Coastal conservation	 Landscape Protection Area - Conservation	 Service Utility	 Coastal Marine Area boundary
 Large geological site	 Landscape Protection Area - Restoration	 10m Vaughans Road Setback	 Small geological site
 Reserve / Open space linkages	 Heritage Management Plan Area	 Long Bay Streams	 Historic building, object or place
 Stormwater ponds (location indicative)		 Riparian Margins in Long Bay 6	 Archaeological site
		 Ridgeline Height Control	 Notable trees
			 Notable grove of trees
			 Foreshore yard

The Information provided in this plan is intended to be general information only.  
This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan.  
Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction.  
Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.



JOB ADDRESS: 1050 EAST COAST ROAD  
CNR E.C.R. & LOWERY TRACK

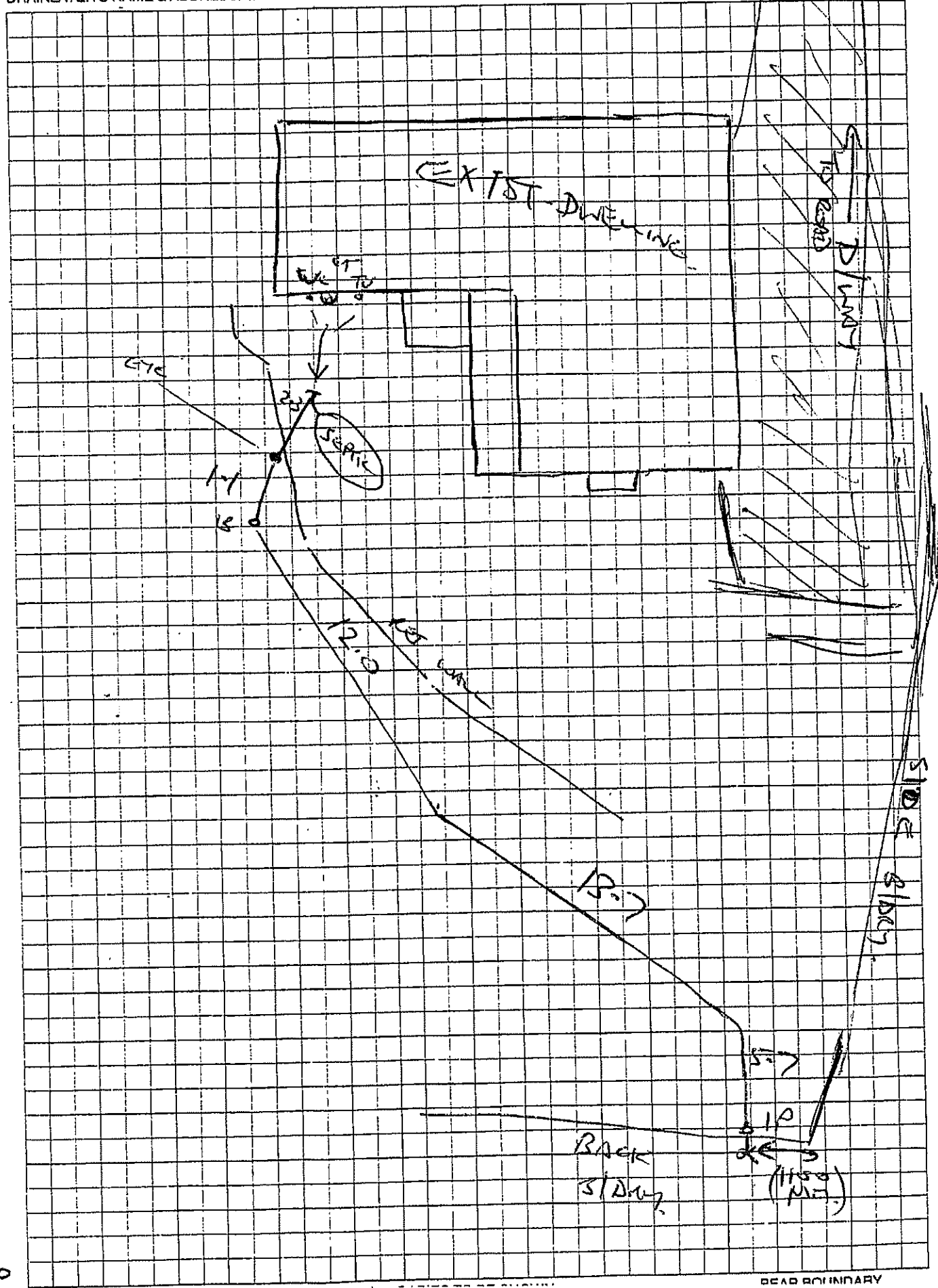
Permit No.: BK/10166/03



Inspected Date: 8/3/03

LOT NO.: ..... D.P. NO.: .....

DRAINLAYER'S NAME & ADDRESS: HOLPIN & KEMP 025 915 749 FRONT BOUNDARY



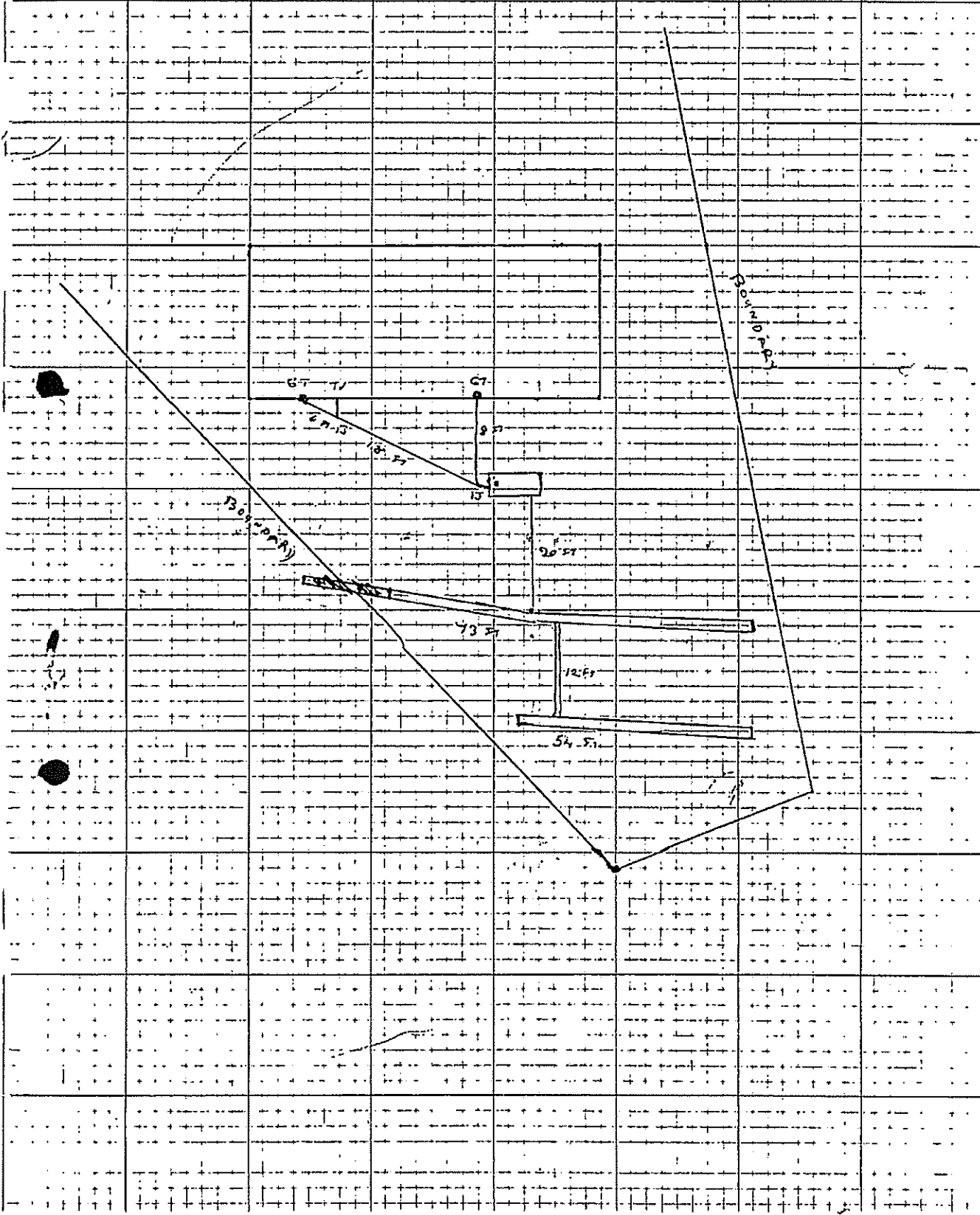


GRAPH FOR PLAN:—

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: G. OPIN  
Address of Property: 1050 EAST COAST BAYS RD  
Lot 1 D.P. 52679  
Drainlayer's Name: P. Owen

Scale:  
Where possible use 1/4" = 1 foot  
Otherwise use 1/16" = 1 foot  
Please Indicate Scale Used.



For Office Use Only:—  
Drainage Permit No. 37663  
Building Permit No. 13014  
Remarks:

Date inspected 6/12/71 Inspector RL