

## Statement of passing over information

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 Limited MREINZ Milford 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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## Disclaimer

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

Neither the vendor nor Cooper and Co Real Estate Limited MREINZ, Licensed Agent REAA 2008, a member of the Harcourts Group, warrants the accuracy of the LIM and no liability is accepted for 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.

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Furthermore, Cooper and Co Real Estate Limited MREINZ, Licensed Agent REAA 2008, a member of the Harcourts Group, prohibits its sales agents from making statements about structural or watertight 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.

## PROVISION OF LAND INFORMATION MEMORANDUM (LIM)

**Date Issued** 22 November 2012

**Applicant** Martyn Thomas Baker and Paula Clare Fisher  
PO Box 33585  
Takapuna  
AUCKLAND 0740

**Telephone** 09 445 6049  
**Email**

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**Address of Property** 21/ 6 Airborne Road Rosedale 0632

**Legal Description** PU C21 DP 189561, Aux 52 DP 189561, Aux 53  
DP 189561, Aux 95 DP 189561 on Lot 16 DP  
175192

**Present Owners** Martyn Thomas Baker and Paula Clare Fisher

“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		3191011617UA
Valuation as at 01 July 2012	Land	42,000
	Improvements	148,000
	Capital Value	190,000

Valuation Number		3191011617UB
Valuation as at 01 July 2012	Land	31,000
	Improvements	109,000
	Capital Value	140,000

### Property Rates

Assessment Number	238741-3	
Rates position as at 22/11/2012	Arrears	700.67
	Current Levy	2,061.18
	Penalty Charges Current	51.47
	Penalty Charges Arrears	70.00
	Assessment Payments	-1,337.14
	Overpayments	0.00
Total to clear account to 30 June 2013	Balance	1,546.18

Assessment Number	238742-1	
Rates position as at 22/11/2012	Arrears	48.60
	Current Levy	819.37
	Penalty Charges Current	4.49
	Penalty Charges Arrears	4.85
	Assessment Payments	-102.94
	Overpayments	0.00
Total to clear account to 30 June 2013	Balance	138.92

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## Retrofit Your Home Programme

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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.

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## Water Services

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

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## Development Contributions

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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**

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## 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.

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### District Plan Zoning

#### Business 10

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### 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.*

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**Designations and special provisions**

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NO

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**Road widening/building line restrictions**

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NO

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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.

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**Protected building/tree**

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NO

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**General tree protection**

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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.*

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

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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.*

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## Land Use Consents

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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.

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## Subdivision Consents

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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.*

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## Building Permits

### Issued Permits

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There are no Building Permits on this Property

### 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>	BCO-12623
<b>Application Description</b>	Studio/ Warehouse Development A12623
<b>Date Consent Issued</b>	5 December 1997
<b>Status</b>	CCC Issued

<b>Application Number</b>	BCO-13118
<b>Application Description</b>	Amendment to A12623 A13118
<b>Date Consent Issued</b>	28 March 1998
<b>Status</b>	Granted

### General Comments

If a building consent has been approved but a final code compliance certificate 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.*

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## **Certificate for Public Use**

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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.*

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## **Certificate of Acceptance**

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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.*

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## **Issued Compliance Schedules**

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

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## 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>	YES – Refer Comments Under General Information
<b>Any other known conditions for the property</b>	YES – Refer 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

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### 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

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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

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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.

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### Liquor Licences

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There are no known liquor licences for this property.

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### Swimming Pool / Spa Pool Fencing Compliance

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There are no pool fencing inspections recorded for this property.

**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.*

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## General Information

### Property Conditions

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<b>Description</b>	Foundation design restrictions
<b>Date Applied</b>	24-May-1996
<b>Comments</b>	Development shall comply with report by Worley Consultants Ltd dated 24/05/96.

<b>Description</b>	Geotechnical completion / Investigation report
<b>Date Applied</b>	09-Jul-2010
<b>Comments</b>	All lot development including any redevelopment and any temporary works shall take full account of the recommendations and limitations set out in the report by Keith Gillespie & Associates Ltd. reference 1607 dated 15 october 1997.

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. CA12623 10

Building Consent No. A12623

Date: 09 July 1998

## PROJECT LOCATION

No: 6  
Street: AIRBORNE ROAD  
District: ALBANY

## LEGAL DESCRIPTION

Valuation Roll No:

Lot: 16 DP: 175192

227 Main Road  
Albany

Postal Address  
Private Bag 93500  
Takapuna  
North Shore City  
New Zealand

PROJECT New or Relocated Building


DESCRIPTION OF WORK STUDIO WAREHOUSE DEVELOPMENT

VALUE OF WORK \$ 1,600,000

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.

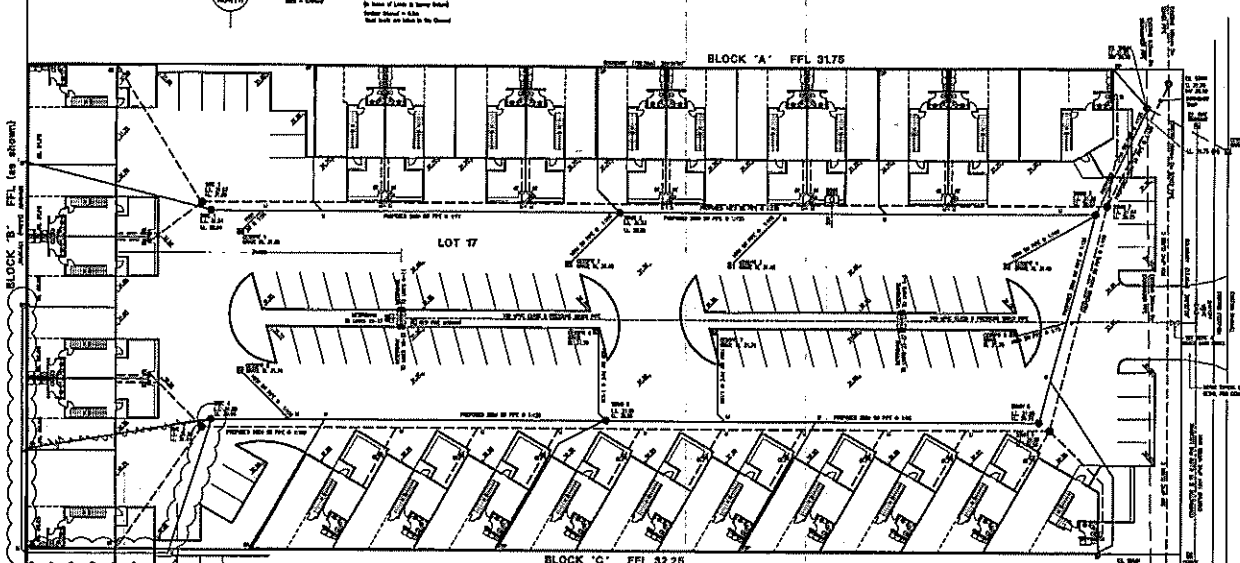
Signed for and on behalf of the Council

  
CUSHLA SHEPHERD  
DEVELOPMENT TEAM LEADER - ALBANY

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



**LEGAL DESCRIPTION:**  
 Lot 17, Block 'A', FFL 31.75  
 Lot 16, Block 'C', FFL 32.25  
 Albany, New York



**NOTES:**

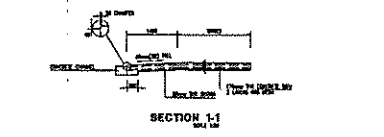
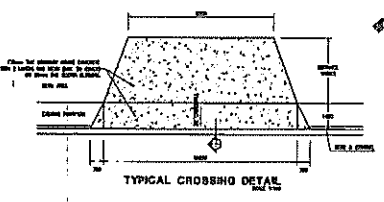
1. CONTRACTOR TO VERIFY ALL UTILITIES AND RECORDS ON THE SITE AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR RECORDS.
2. ALL UTILITIES TO BE DELETED BY CONTRACTOR AND TO BE REPLACED BY CONTRACTOR AT HIS OWNERS RISK.
3. CONTRACTOR TO VERIFY ALL UTILITIES AND RECORDS ON THE SITE AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR RECORDS.
4. ALL UTILITIES TO BE DELETED BY CONTRACTOR AND TO BE REPLACED BY CONTRACTOR AT HIS OWNERS RISK.
5. CONTRACTOR TO VERIFY ALL UTILITIES AND RECORDS ON THE SITE AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR RECORDS.
6. ALL UTILITIES TO BE DELETED BY CONTRACTOR AND TO BE REPLACED BY CONTRACTOR AT HIS OWNERS RISK.
7. CONTRACTOR TO VERIFY ALL UTILITIES AND RECORDS ON THE SITE AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR RECORDS.
8. ALL UTILITIES TO BE DELETED BY CONTRACTOR AND TO BE REPLACED BY CONTRACTOR AT HIS OWNERS RISK.
9. CONTRACTOR TO VERIFY ALL UTILITIES AND RECORDS ON THE SITE AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR RECORDS.
10. ALL UTILITIES TO BE DELETED BY CONTRACTOR AND TO BE REPLACED BY CONTRACTOR AT HIS OWNERS RISK.

NO.	DATE	DESCRIPTION	BY
1	30/02/07	ISSUED FOR PERMIT	J.A.
2	15/03/07	ISSUED FOR PERMIT	J.A.
3	22/03/07	ISSUED FOR PERMIT	J.A.
4	28/03/07	ISSUED FOR PERMIT	J.A.
5	01/04/07	ISSUED FOR PERMIT	J.A.
6	04/04/07	ISSUED FOR PERMIT	J.A.
7	07/04/07	ISSUED FOR PERMIT	J.A.
8	10/04/07	ISSUED FOR PERMIT	J.A.
9	13/04/07	ISSUED FOR PERMIT	J.A.
10	16/04/07	ISSUED FOR PERMIT	J.A.

WATER MAIN NOTES:  
 1. CONTRACTOR TO VERIFY ALL UTILITIES AND RECORDS ON THE SITE AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR RECORDS.

**LEGEND**

---	EXISTING WATER MAIN
---	EXISTING SANITARY MAIN
---	EXISTING SEWER MAIN
---	EXISTING STORM MAIN
---	EXISTING GAS MAIN
---	EXISTING CABLE MAIN
---	EXISTING FIBER OPTIC MAIN
---	EXISTING POWER MAIN
---	EXISTING TELEPHONE MAIN
---	EXISTING RAILROAD MAIN
---	EXISTING AIR MAIN
---	EXISTING OIL MAIN
---	EXISTING NATURAL GAS MAIN
---	EXISTING OTHER MAIN



**CRIBB & HOWELL & ASSOCIATES**  
 Registered Consulting Engineers and Architects  
 100 West 12th Street, Albany, New York 12242  
 Telephone: 518/462-1234

STUDIO WAREHOUSE  
 DEVELOPMENT FOR  
 CORNERSTONE GROUP LTD.  
 LOT 17 ARBORNE ROAD  
 ALBANY, NY

PROPOSED SITING AND  
 DRAINAGE PLAN

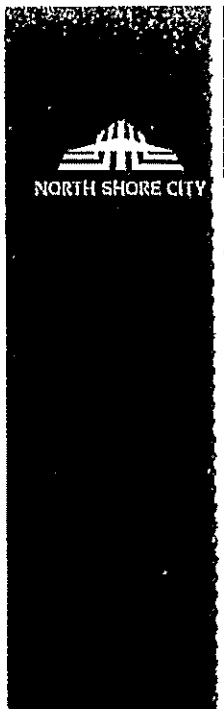
PLAN	NO.	DATE	BY
1	1000	30.07.07	4371
2	1001	01.08.07	4371
3	1002	08.08.07	4371
4	1003	15.08.07	4371
5	1004	22.08.07	4371
6	1005	29.08.07	4371
7	1006	05.09.07	4371
8	1007	12.09.07	4371
9	1008	19.09.07	4371
10	1009	26.09.07	4371



22 September 1997

26DA45

(2)



INVOICED

Steven Dietsch  
5 Ardmore Road  
Herne Bay  
AUCKLAND

(6)

Dear Steven

**LAND USE CONSENT (DISCRETIONARY ACTIVITY) - LOT 16 AIRBORNE ROAD, ALBANY RC NO:R70500A**

499A

The above application was considered by the Albany Community Board Town Planning Sub-Committee on 22 September 1997 whereby it was resolved:

90 Bentley Avenue  
Glenfield

Postal Address  
Private Bag 93500  
Takapuna  
North Shore City  
New Zealand

Telephone  
0-9-486 8400  
Facsimile  
0-9-486 8404

That the Discretionary Activity Land Use consent application by Steven Dietsch on behalf of Cornerstone Group Limited to establish a 27 unit mixed use development comprising office, warehouse, and residential accommodation, involving site works exceeding 30m<sup>3</sup> at Lot 16 Airborne Road, Albany (being Lot 16 DP 175192) (A) **NOT BE NOTIFIED** pursuant to Section 94 of the Resource Management Act 1991 and (B) **BE GRANTED CONSENT** pursuant to Rules 9.5.3.1 and 15.7.3.2 of the Proposed North Shore City District Plan and Sections 104, 105 and 108 of the Resource Management Act 1991 for the following reasons:

- 1) Compliance with the following conditions will ensure that any adverse effects on the environment as a result of the proposal will be avoided or mitigated and will not be more than minor.
- 2) The proposal fulfils the assessment criteria of Rule 15.7.3.2 (Residential Units) of the Proposed District Plan. It provides a "mixed use" development which, with the proposed conditions of this consent, should not adversely affect the proposal's relationship with future legitimate activities of the Business 10 Zone.
- 3) The proposed site works are considered appropriate for a development of this scale. The finished contour will facilitate the creation of practicable building platforms and access areas without unduly modifying the natural landform of the site.
- 4) The development supports the policies and objectives of the Proposed District Plan which aim to restrict residential development within the business zones to ensure there is an appropriate supply of suitable land

within the city to provide for business opportunities. The proposal provides for business activities in association with residential accommodation, which provide opportunities a mix of compatible activities.

Consent is granted subject to the following conditions:

General

- 1) That, subject to the subsequent conditions, the development shall be carried out in accordance with the plans submitted with the application (Project No. 548 Sheet No. RC01 to RC03, dated 15 July 1997 relating to the site, elevations and floor plans drawn by Francis Clarke Architects Limited).
- 2) That the development comply with Council's Bylaws and other relevant requirements, including the obtaining of all the necessary Building Consent before the commencement of any work.
- 3) All services shall be placed underground.

Site works and Engineering

- 4) That those areas of excavation not covered by buildings, parking or accessways shall be re-vegetated (e.g. by re-grassing) within one month of the completion of site works, or as soon as practicable thereafter.
- 5) That suitable measures designed to control silt runoff shall be implemented before any site works are commenced, and maintained until all exterior site works have been completed to the satisfaction of Council. Details of the proposed silt control measures shall be provided at the building consent stage, to the satisfaction of the Development Engineer.
- 6) That during site and construction works where loose material may be carried by vehicles onto public roads in wet weather or at other times, the consent holder shall install and use a wheel wash (generally developments complying with the Auckland Regional Council's Publication "Stormwater Treatment Devices - Design Guideline Manual October 1992" will be deemed to have met this requirement).

Parking and Access

- 7) All parking spaces, accessways and manoeuvring areas must be formed and finished with an all-weather dustfree surface, drained and marked out to the satisfaction of the Council, prior to occupation of the units to which these relate.

### Noise

- 8) Prior to the issuing of any of the building consents relevant to this development the consent holder shall submit for the approval of Council a Acoustic Design report from a suitably qualified Acoustic Engineer confirming that the residential components of the development can comply with the provision of Rule 10.5 (Noise) of the Proposed District Plan. This report shall be at the expense of the consent holder.

### Landscaping Plan

- 9) Prior to the issuing of any of the building consents relevant to this development the consent holder shall submit for the approval of Council, a detailed landscaping plan. This plan shall show the location, types of species, height at planting, and numbers, and shall include details of the landscaping of the private courts yards of the individual units. The approved landscaping plan shall be implemented to the satisfaction of Council within the first planting season following the construction of the first unit.

### Body Corporate

- 10) The consent holder shall include the following statement within the Body Corporate Rules, and any future amendments to these Body corporate rules for this development:

*"No studio units owners or occupiers may lodge a complaint with the North Shore City Council regarding any activity in the Business 10 Zone which is lawfully established and operating in compliance with the District Plan or any consents conditions attached to that site or activity."*

Council shall be supplied with a copy of these Body Corporate rules showing compliance with the above requirement before the issuing of the building consents related to this development.

### Signage

- 11) All signage associated with this development shall comply with the provision of the Proposed District Plan, unless a separate Land Use consent has been obtained.

### Bond

- 12) In respect of conditions 4, 5, 7, 8, and 9, a Performance Agreement shall be entered into by the applicant in the form of a deposit or a bank guaranteed bond of \$10,000 (ten thousand dollars) prior to the issuing of a building consent. The cash deposit/bond will be refunded/terminated when the works have been completed to Council's satisfaction.

## Charges

- 13) That pursuant to section 108(1)(d) of the Resource Management Act 1991, the administrative charge, being the Council's actual and reasonable costs incurred in processing this application, shall be paid within one month of receiving an invoice for any such charges.

This planning consent is not an authority to commence work. To proceed further you may be required, if you have not already done so, to lodge a building consent application which can only be granted providing that the engineering, building and bylaw requirements are met.

That unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

In accordance with Section 108(6)(c) of the Resource Management Act 1991, the holder of this consent remains liable under this Act for any breach of conditions of the consent which occur before the expiry of the consent and for any adverse effects on the environment which become apparent during or after the expiry of the consent.

Your attention is drawn to the provisions of Section 125 of the Resource Management Act 1991, that the consent shall lapse after the expiration of two years from the date when the consent was given unless the use has been established within that period or an application has been made to the Council under Section 125 of the Resource Management Act 1991.

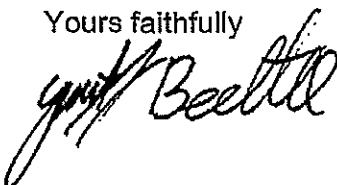
Your attention is drawn also to the provisions of Section 120 of the Resource Management Act 1991 which sets out the rights of appeal against the Council's decision.

**Please note that the final cost of processing the application will be assessed shortly. This may result in an invoice being sent to you detailing additional charges if the cost exceeds the deposit paid.**

If you have any queries regarding this matter, please do not hesitate to contact Megan Powell in the Resource Consents Department of the Development Services Office, telephone 486 8400.

Would you kindly present this letter when applying for any necessary building consent.

Yours faithfully



Lee Beattie  
**DEVELOPMENT PLANNER**

G:\PLANNING\BEATTIE\REPORTS\LOT18.1\Lee



## 21/6 Airborne Road Rosedale

Scale 1:1,000



Legal Description



PU C21 DP 189561, Aux 52 DP 189561, Aux 53 DP 189561, Aux 95 DP 189561 on Lot 16  
DP 175192

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

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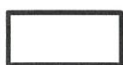


**21/6 Airborne Road Rosedale**

Scale 1:1,000



Legal Description



PU C21 DP 189561, Aux 52 DP 189561, Aux 53 DP 189561, Aux 95 DP 189561 on Lot 16  
DP 175192

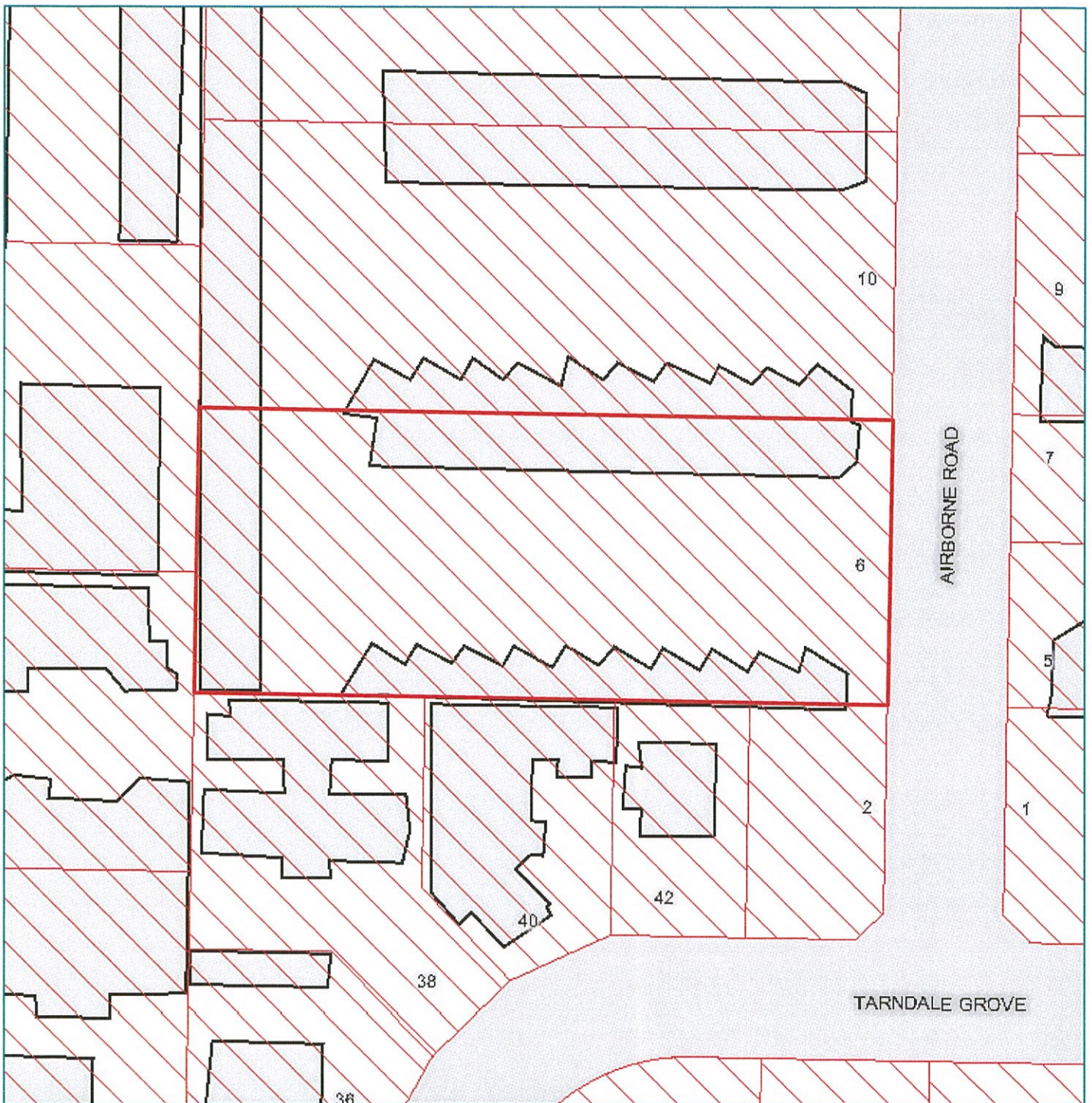
**Piped Asset Map**

Flood Zone: None

-  Water Supply
-  WasteWater
-  StormWater

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### Property Information Map

Sea Spray Zone NO  
Wind Zone LOW

PIR Conditions

Property

Building Footprint

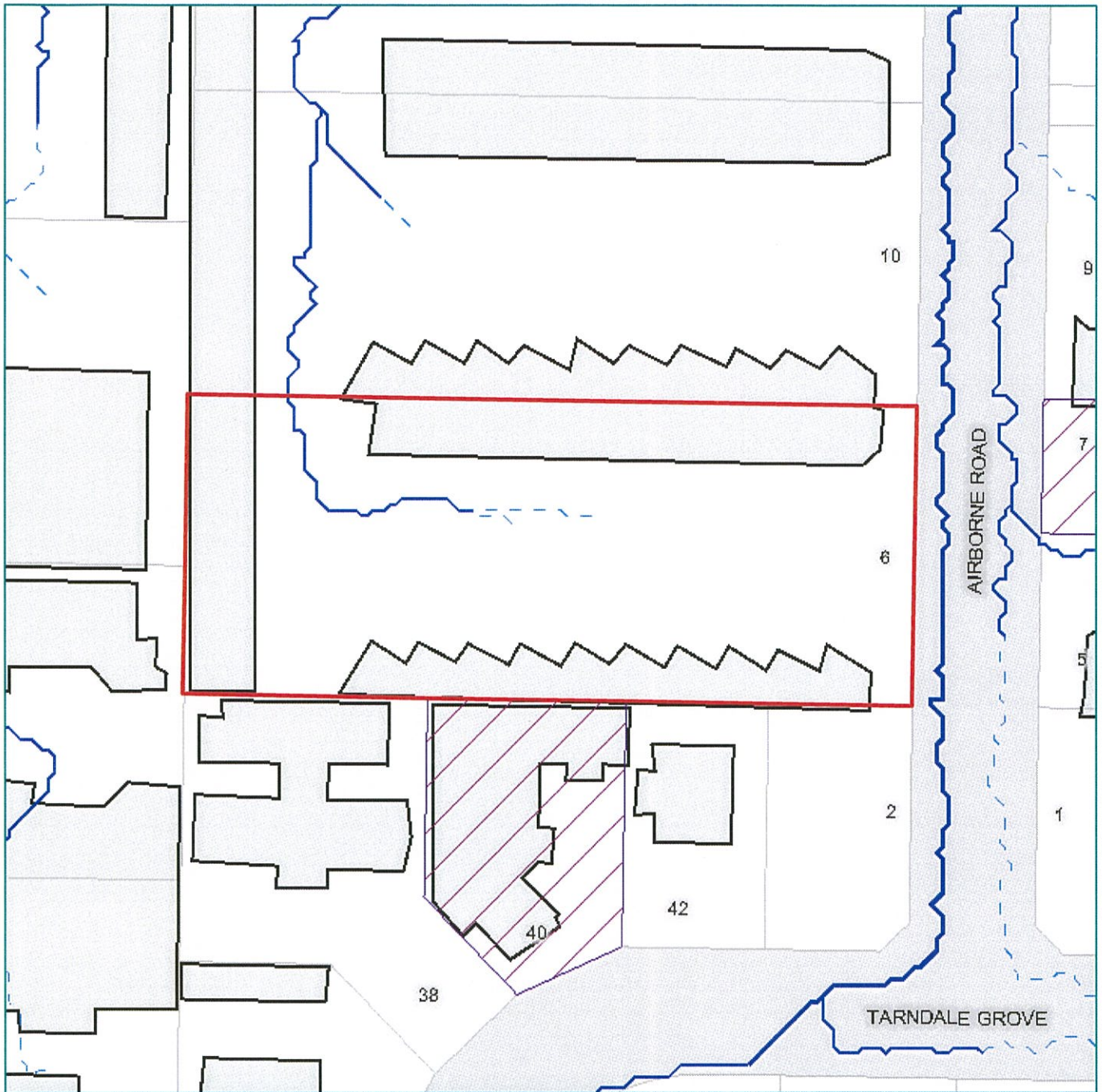
Wind Zones

Low  
Medium  
High  
Very High  
Specific Eng Design

Spray Zones

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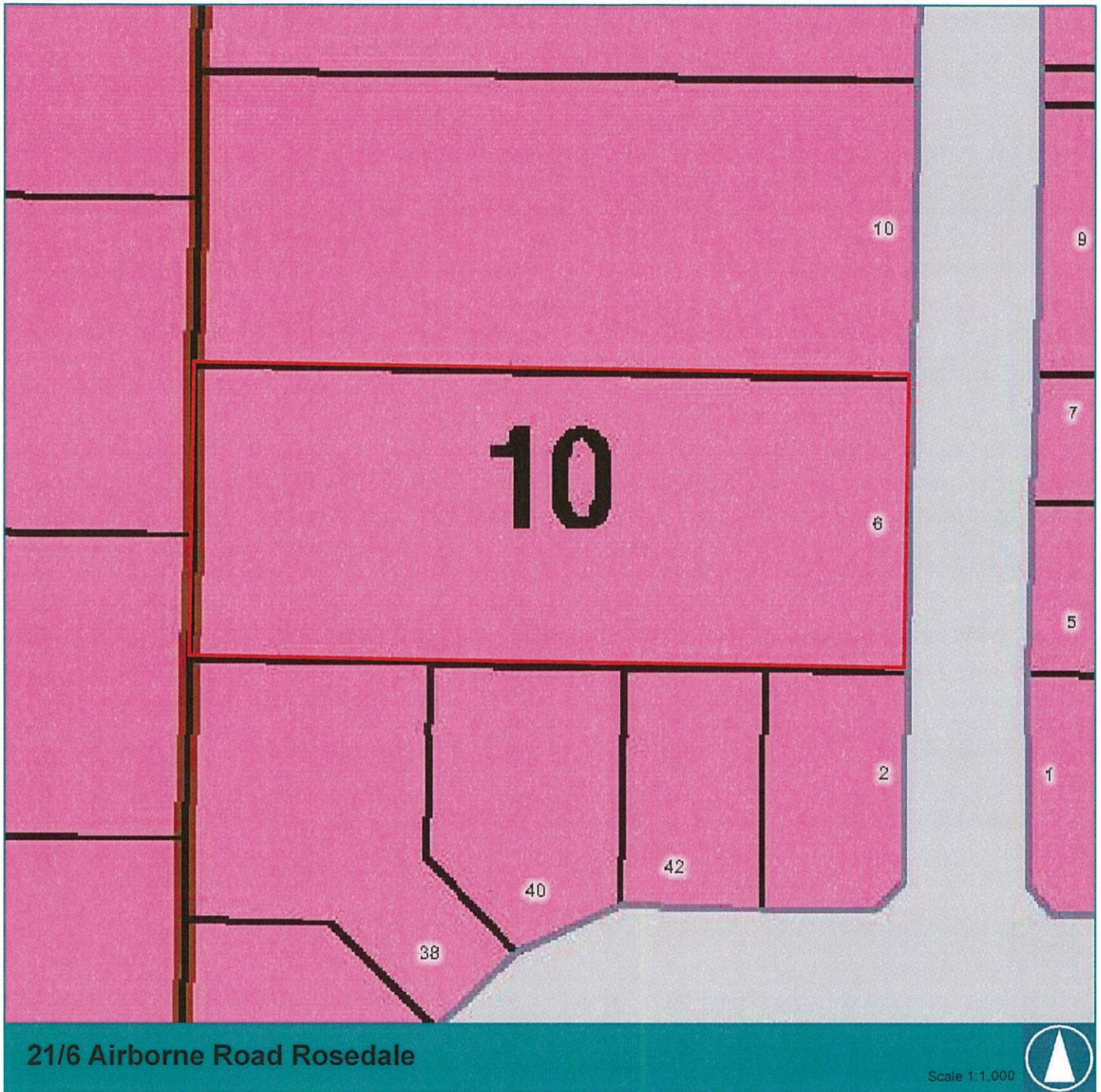
**Property Information Map - Stormwater**

Flood Zone	<b>None</b>	PIR Conditions	Overland Flow Path	Stormwater Flood Zones
SW Condition	<b>No</b>	Stormwater	Potential overland flow path	100 year flood plain
SW Outfall Constraint	<b>Stream Protection</b>	Building Footprint	Overland flow path	100 year flood sensitive area
SW Management Area	<b>SMA 2</b>		Major overland flow path	Coastal Inundation
Coastal Inundation	<b>NO</b>			
Overflow Path	<b>Overland Flow Path, Potential Overland Flow Path</b>			

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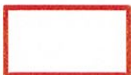


21/6 Airborne Road Rosedale

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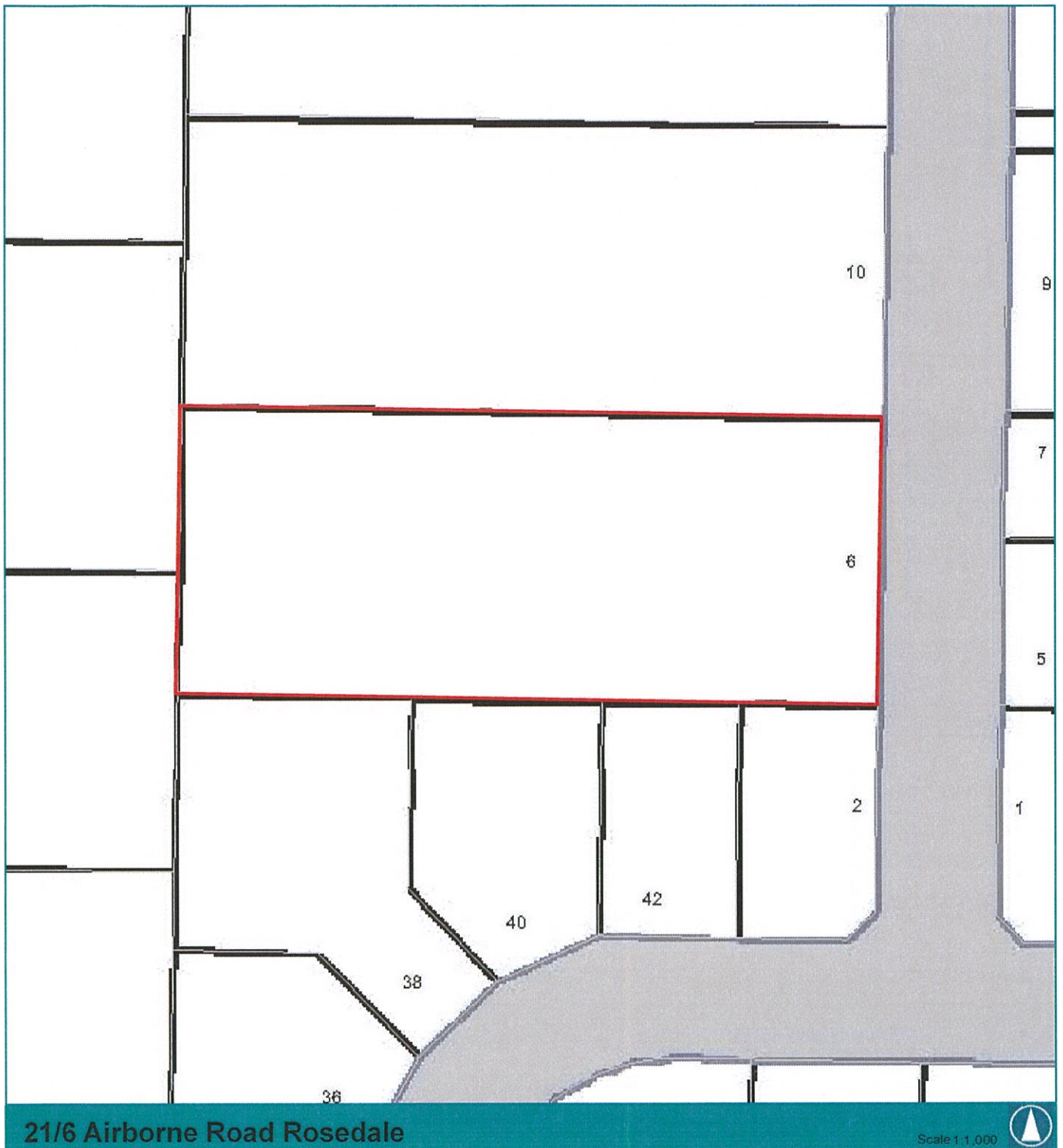
## Zoning: Business 10

### 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		

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### 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

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