

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.

Disclaimer

This Land Information Memorandum (LIM) has been obtained from the Auckland City 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 Milford 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 enquire with the Council for ‘Due Diligence’ purposes.

Furthermore, Harcourts Cooper & Co Real Estate Limited MREINZ Milford Agent REAA 2008 a member of the Harcourts Group prohibits its sale 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 5 December 2012

Applicant Sarah Jane Schmack and Mark Anthony Schmack
C/- Harcourts Real Estate - Milford
PO Box 31516
Milford
AUCKLAND 0741

Telephone
Email

Address of Property 27 Harley Road Takapuna 0622

Legal Description Lot 3 DP 95211

Present Owners Sarah Jane Schmack and Mark Anthony Schmack
and Anthony Grant Mair

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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		0272037600
Valuation as at 01 July 2012	Land	620,000
	Improvements	70,000
	Capital Value	690,000

Property Rates

Assessment Number	22157-2	
Rates position as at 5/12/2012	Arrears	0.00
	Current Levy	2,470.37
	Penalty Charges Current	0.00
	Penalty Charges Arrears	0.00
	Assessment Payments	-1,234.00
	Overpayments	0.00
Total to clear account to 30 June 2013	Balance	1,236.37

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 (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

Application Number	BPM-96558
Decision Date	16-Jun-1976
Status	Building Permit Approved
Description	Replace Front Wall with Block Wall G96558

General Comments

Prior to the Building Act 1991, which came into effect 1st 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

There are no known building consents on this property.

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.

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

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

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 can be 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. New owners may have to reapply for the special exemption. 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 Compliance and Enforcement Northern Building Control on (09) 301 0101.

General Information

Property Conditions

There are no property conditions recorded against this property.

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.



27 Harley Road Takapuna

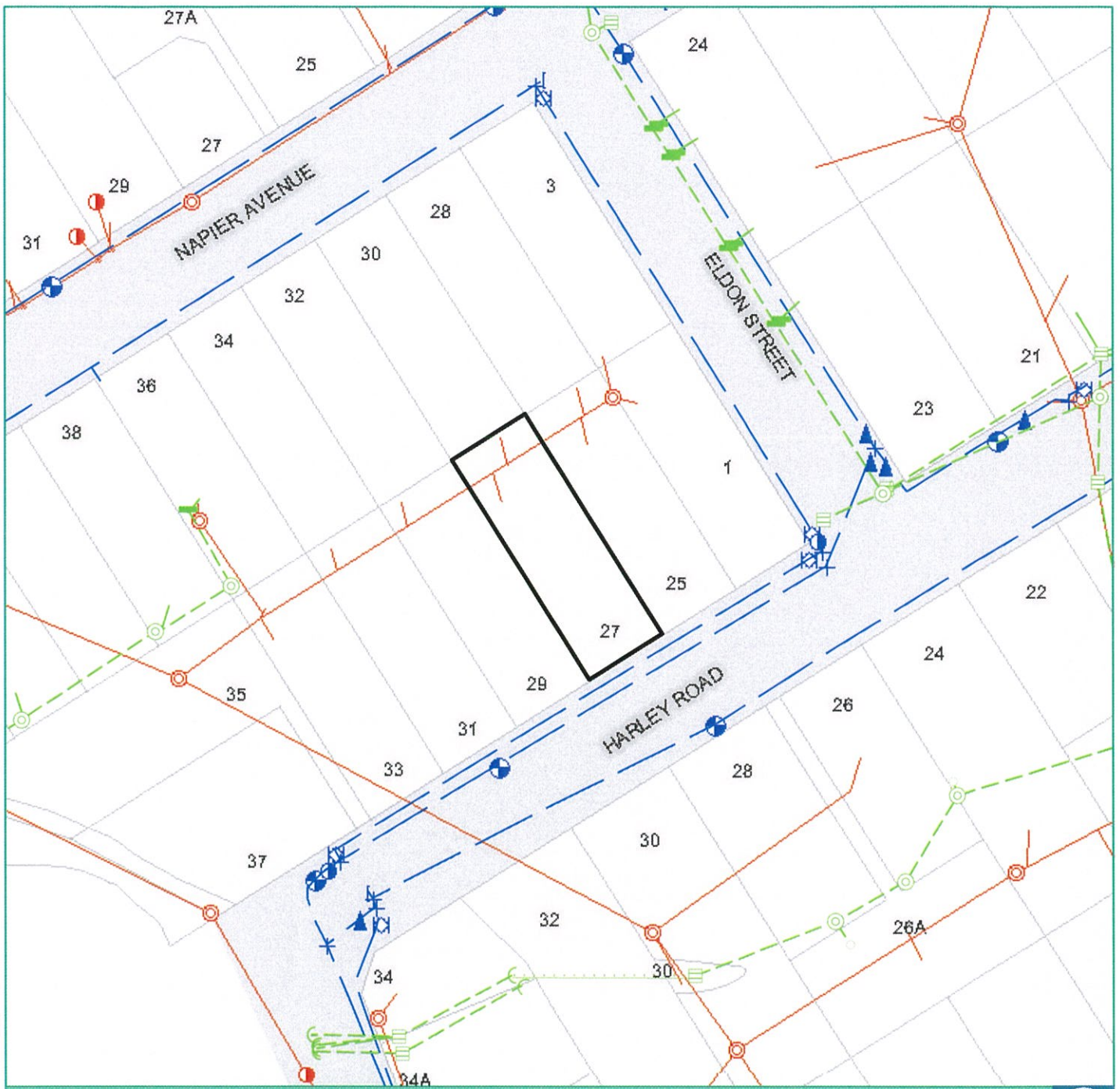
Scale 1:1,000



Legal Description
Lot 3 DP 95211

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.

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27 Harley Road Takapuna Scale 1:1,000 

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Piped Asset Map

Flood Zone: None

-  Water Supply
-  WasteWater
-  StormWater

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27 Harley Road Takapuna

Scale 1:1,000



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Property Information Map

Sea Spray Zone	YES	PIR Conditions	Wind Zones	Spray Zones
Wind Zone	MEDIUM	Property Building Footprint	Low Medium High Very High Specific Eng Design	

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27 Harley Road Takapuna

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Property Information Map - Stormwater


Flood Zone	None
SW Condition	No
SW Outfall Constraint	Network Capacity, Unconstrained
SW Management Area	SMA 4, SMA 5
Coastal Inundation	NO
Overflow Path	None

PIR Conditions


 Stormwater

 Building Footprint


Overland Flow Path

 Potential overland flow path

 Overland flow path

 Major overland flow path

Stormwater Flood Zones

 100 year flood plain

 100 year flood sensitive area

 Coastal Inundation

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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		

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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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