



### **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 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.

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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** 23 June 2011

**Applicant** Moller  
1/16 Lyttelton Avenue  
Forrest Hill  
NORTH SHORE CITY 0620

**Telephone** 09 486 8217  
**Facsimile**

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**Address of Property** 1/ 16 Lyttelton Avenue Forrest Hill 0620

**Legal Description** Flat 1 DP 141462 on Lot 7 DP 47933 1/2sh  
1219m2

**Present Owners** Shane Lester Moller and Rebecca Lee Moller and  
John Albert George Kearns

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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		3243043700A
Valuation as at 1 September 2008	Land	210,000
	Improvements	240,000
	Capital Value	450,000

### Property Rates

Assessment Number	78433-0	
Rates position as at 20/06/2011	Arrears	0.00
	Current Levy	1,728.80
	Penalty Charges Current	0.00
	Penalty Charges Arrears	0.00
	Assessment Payments	-1,728.80
	Overpayments	0.00
Total to clear account to 30 June 2011	Balance	0.00

### Water Services



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

### Development Contributions

There are no outstanding development contributions on this property.



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



## Resource Management Act 1991

### North Shore 2002 Operative District Plan

*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 2002 Operative District Plan is on Council's internet site.

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### District Plan Zoning (2002)

#### Residential 4A

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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

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 North Shore District Plan. 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.

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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.*

## Building Permits

### Issued Permits

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<b>Permit Number</b>	17781
<b>Nature of Work</b>	Dwelling
<b>Issue Date</b>	15.09.61
<b>Refer General Comments</b>	
<b>Permit Number</b>	29865
<b>Nature of Work</b>	Terrace/Carport addition
<b>Issue Date</b>	03.07.74
<b>Refer General Comments</b>	

### 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.

It is advisable the services of a suitable qualified building consultant be employed to review the building records and complete a building inspection on the building, to confirm the present condition of the building.

Although the council cannot be responsible for the content of an independent report we can keep a copy of this report with any property records that the council holds. This information would be made available to the public upon request.



*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>	BA/000684/01 BA-10564
<b>Application Type</b>	Alterations and Additions – Residential
<b>Date Consent Issued</b>	2 May 2001
<b>Status</b>	CCC issued 30 August 2002

### 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.*



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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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## Unauthorised Building Works

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There are no known unauthorised works applications on this property.



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

## General Comments

If there is evidence that there is outstanding unauthorised building work on the property, the owner may be required to make a formal unauthorised works notice / application including plan documents to Council, and employ the services of a suitably qualified building consultant / engineer to satisfy any proposed purchaser that the work is neither unsafe nor insanitary.

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## Issued Compliance Schedules

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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.*

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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>	NO
<b>Any other known conditions for the property</b>	NO
<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 - North Shore City council web site for a more detailed explanation.
2. There are stormwater disposal limitations for this property. If this property 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.

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## Private Wastewater Drainage

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



For any more recent information, please contact Water Care on (09) 442 2222

## General Information

### Property Conditions

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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.*



## Development Contribution Information

### **Clause 1 - (Developed sections, units or apartments with residential or business zoning)**

On 1 July 2004 Auckland Council implemented a development contributions policy based on the Local Government Act 2002. The policy states that development contributions may be required in respect of any resource consent, building consent or service connection application lodged after 24 March 2003 and granted on or after 1 July 2004. Any applicant undertaking, or intending to undertake, any consent process after 1 July 2004 should be aware of their potential liability for payment of development contributions.

The purchase of a developed section, unit or apartment will not result in any liability for development contributions. However, if it were intended to further develop or subdivide the property, or change the land use of the property, then development contributions would be applicable. In this case an estimate of development contributions should be requested from the Council by completing the "Development Contributions Estimate Request Form" and returning this to Council with the requisite fee.



*If you require further information please call council's development contributions team on (09) 301 0101, visit the city's website or refer to the Development Contributions brochure and Information Pack.*

# Code Compliance Certificate No.

**C: BA/00684/01**

**10**



**Building Consent No. BA/00684/01**

### PROJECT LOCATION

Address No / Street : 1/16 Lyttleton Avenue  
District: Forrest Hill 1309

COPY

### LEGAL DESCRIPTION

Valuation Roll No: 3243043700A  
Flat 1 DP 141462 on Lot 7 DP 47933

### PROJECT

Description Category: Res Alterations &/ or Additions  
Description of Work: addition of lounge, dining, laundry & bathroom  
Value of Work \$40,000.00

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: 30/08/02





**1/16 Lyttelton Avenue Forreast Hill**

Scale 1:1,000



**Legal Description**  
**Flat 1 DP 141462 on Lot 7 DP 47933 1/2sh 1219m2**



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.





**1/16 Lyttelton Avenue Forrest Hill** Scale 1:1,500

Legal Description  
**Flat 1 DP 141462 on Lot 7 DP 47933 1/2sh 1219m2**



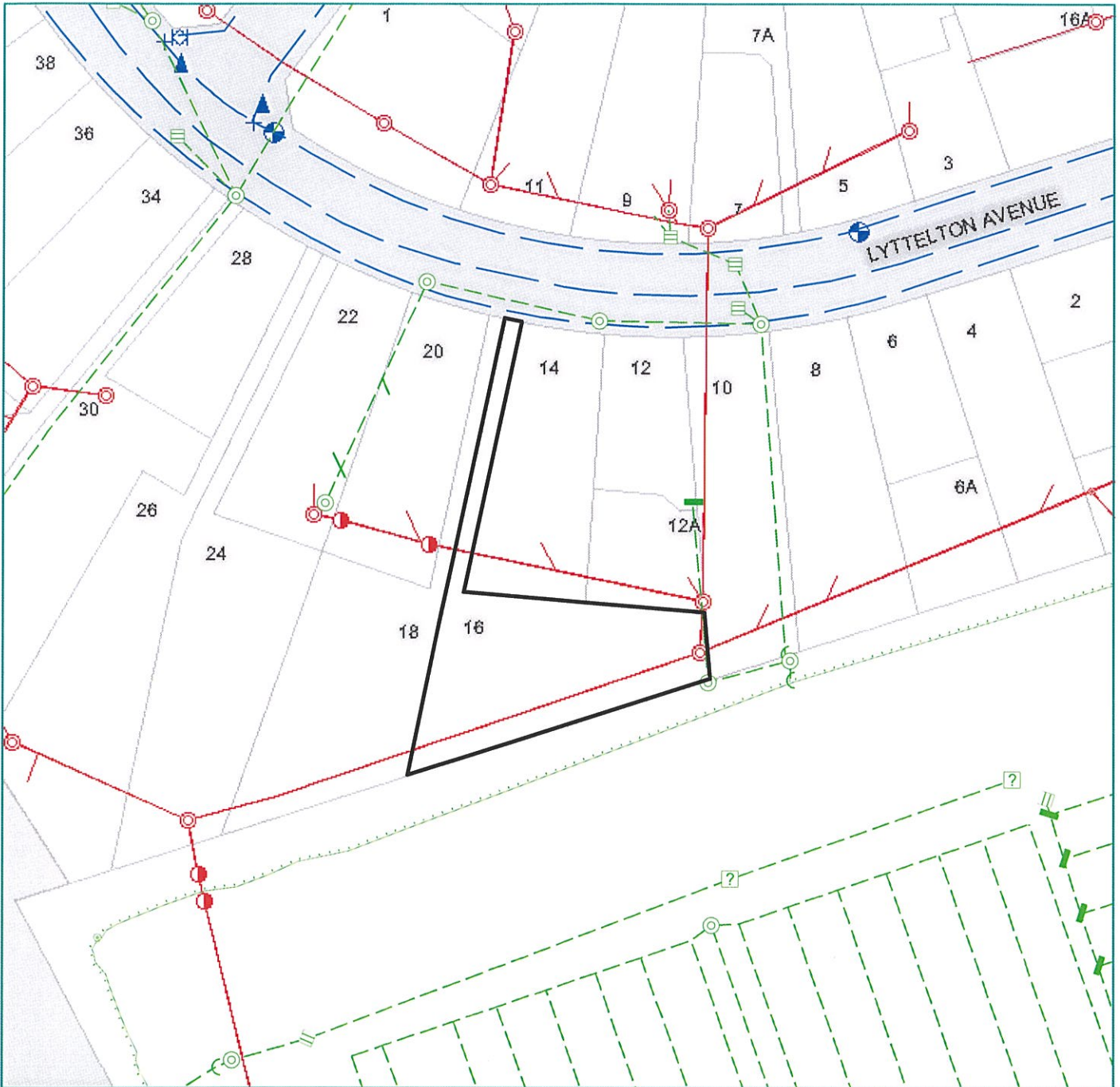
**Property Information Map**

Sea Spray Zone	NO	PIR Conditions	Wind Zones	
Wind Zone	LOW	Property	Low	Spray Zones
Condition	No	Building Footprint	Medium	
			High	
			Very High Specific Eng Design	



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**1/16 Lyttelton Avenue Forrest Hill** Scale 1:1,000

Legal Description  
**Flat 1 DP 141462 on Lot 7 DP 47933 1/2sh 1219m2**



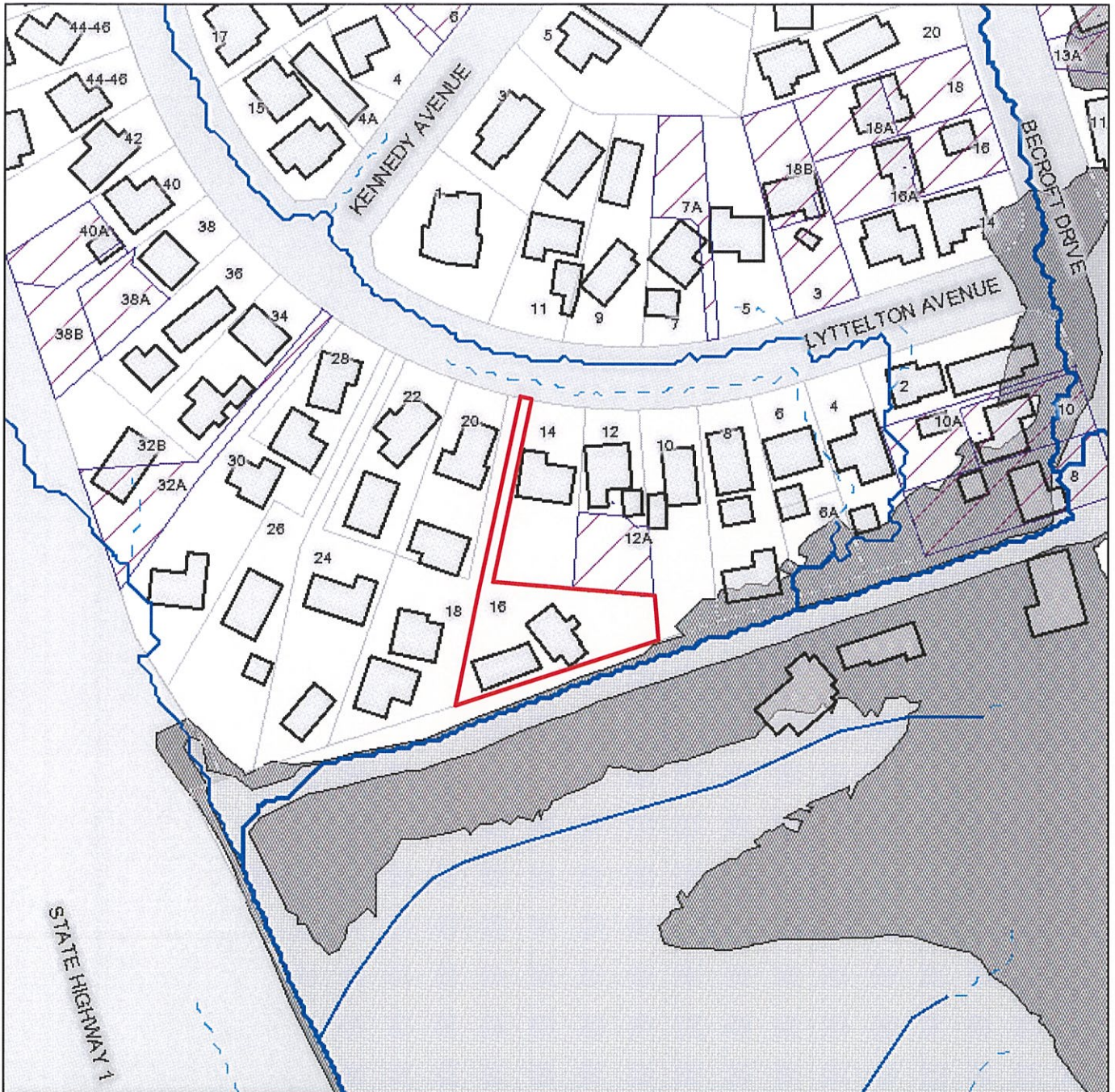
**Piped Asset Map**

<p>Flood Zone: None</p>	<ul style="list-style-type: none"> <li> <b>Water Supply</b></li> <li> <b>WasteWater</b></li> <li> <b>StormWater</b></li> </ul>
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## 1/16 Lyttelton Avenue Forrest Hill

Scale 1:1,500



Legal Description  
 Flat 1 DP 141462 on Lot 7 DP 47933 1/2sh 1219m2



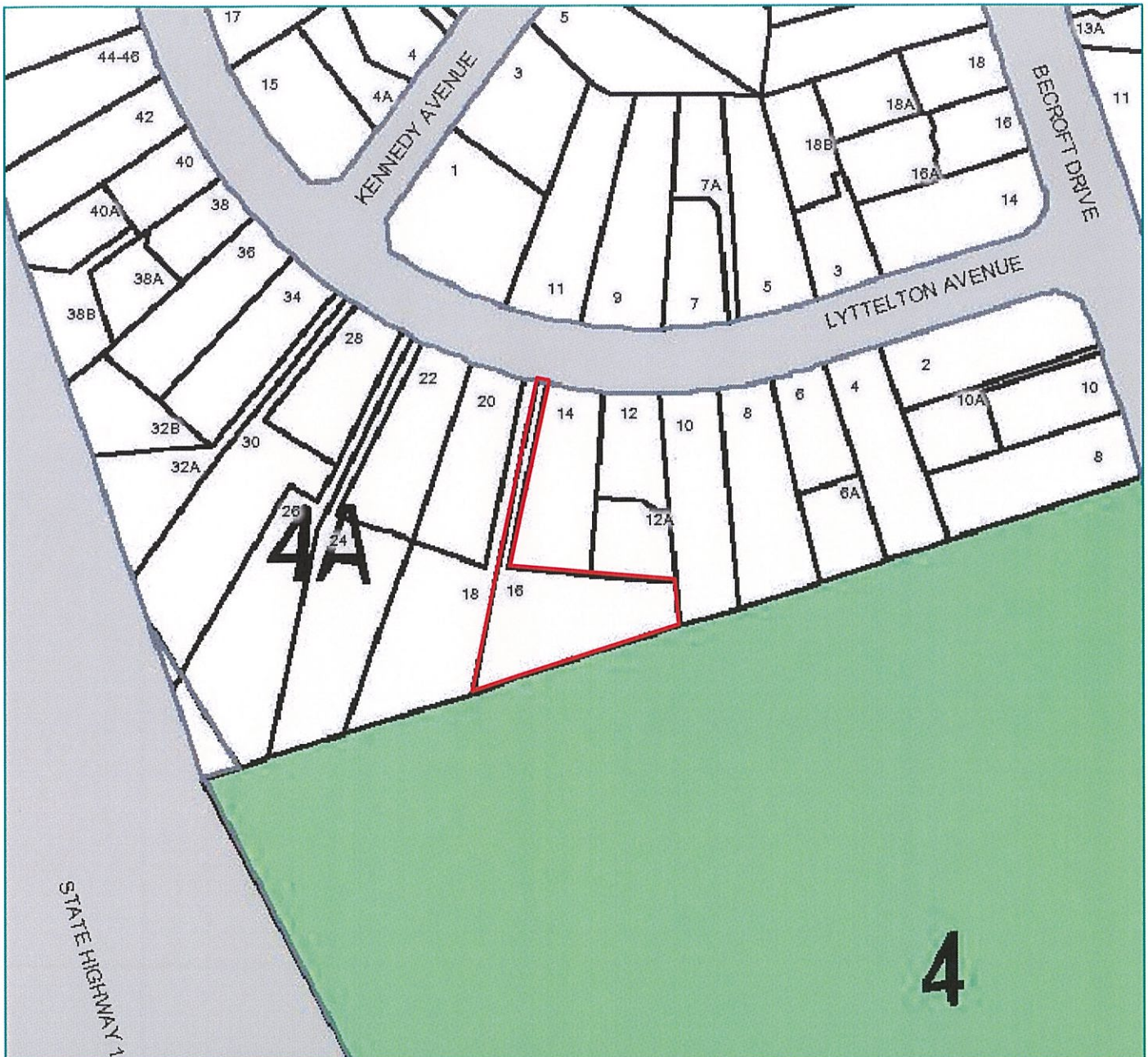
### Property Information Map - Stormwater

Flood Zone	None	<b>PIR Conditions</b> Stormwater Building Footprint	<b>Overland Flow Path</b> Potential overland flow path Overland flow path Major overland flow path	<b>Stormwater Flood Zones</b> 100 year flood plain 100 year flood sensitive area Coastal Inundation
SW Condition	No			
SW Outfall Constraint	Network Capacity			
SW Management Area	SMA 4			
Coastal Inundation	NO			
Overflow Path	None			



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**1/16 Lyttelton Avenue Forrest Hill**

Scale 1:1,500



Legal Description  
**Flat 1 DP 141462 on Lot 7 DP 47933 1/2sh 1219m<sup>2</sup>**



**Zoning: Residential 4A**

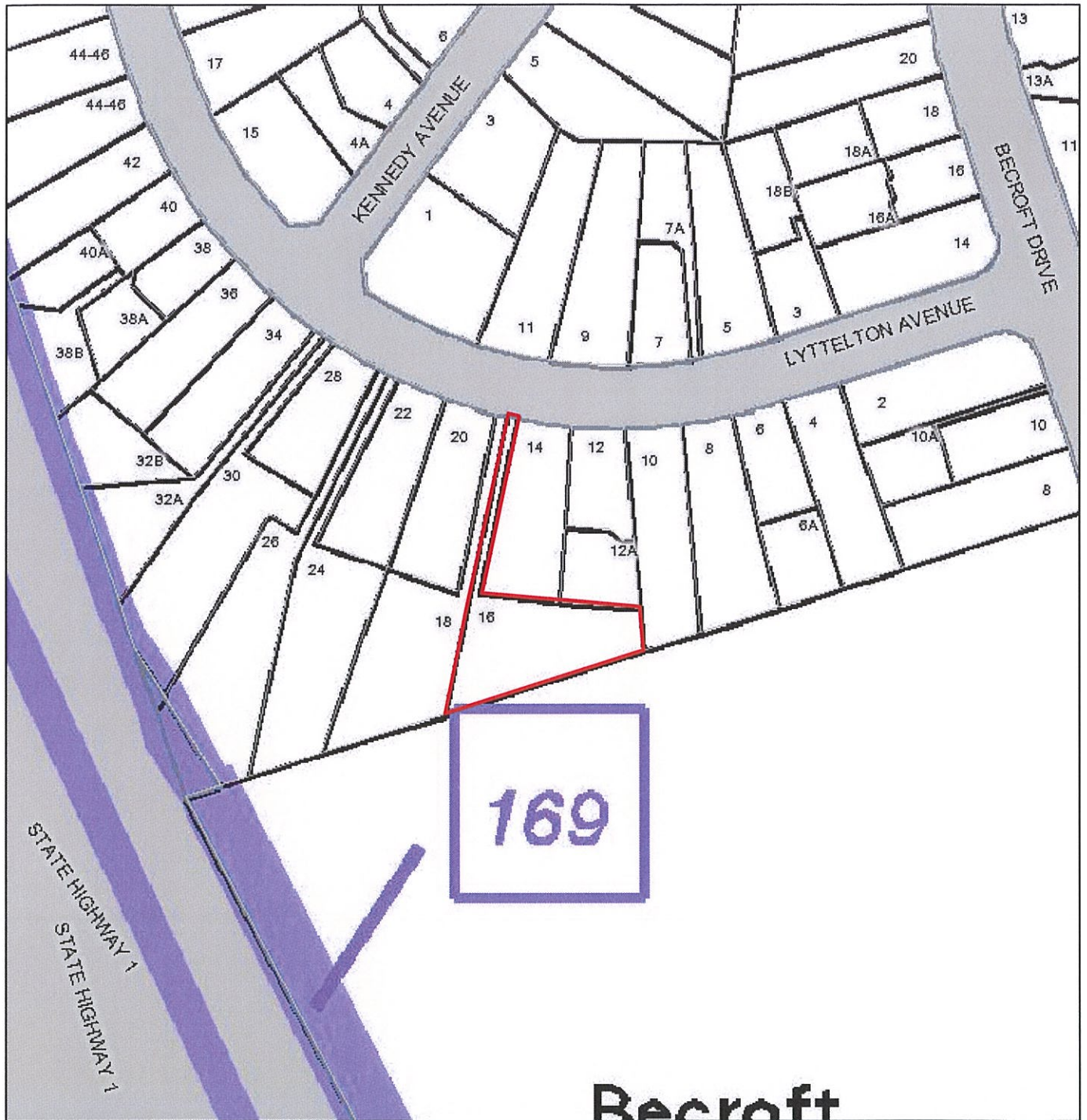
**LEGEND**

- |                   |                       |                            |               |
|-------------------|-----------------------|----------------------------|---------------|
| 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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**1/16 Lyttelton Avenue Forrest Hill** Scale 1:1,500 

 Legal Description  
 Flat 1 DP 141462 on Lot 7 DP 47933 1/2sh 1219m2



**Designation Map**

**LEGEND**

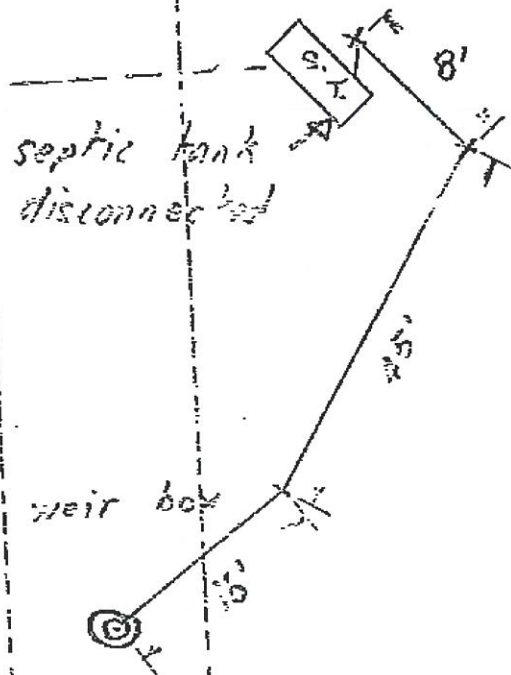
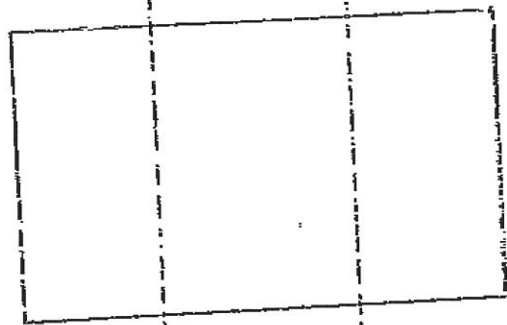
	Designations		Notable trees		Coastal conservation areas		Coastal marine area boundary
	Road, service lane, accessway		Notable grove of trees		Large geological sites		Reserve / open space linkages
	Proposed road		Historic building		Small geological site		Pond
	Building line restriction		Sites of special wildlife interest		Archaeological sites		Foreshore yard
	Road to be closed				Stormwater management areas		Areas & sites excluded from Operative District Plan



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Shanning, 16 Leffleter Ave.



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Showing lot 7 Lyttelton Ave Takapuna.

