

PROVISION OF LAND INFORMATION MEMORANDUM (LIM)

Date Issued 20 August 2010

Applicant Paul Summers
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Address of Property 2/ 80 Seaview Road Castor Bay 0620

Legal Description Unit B DP 88123 on Lot 8 DP 36150

Present Owners Casele Limited

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 North Shore City 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.

Resource Management Act 1991

North Shore City 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.

District Plan Zoning (2002)

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 Environmental Services planning helpdesk on (09) 486 8600.

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.

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 Environmental Services planning helpdesk on (09) 486 8600.

Building Permits

Issued Permits

There are no Building Permit records on file for this Property

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.

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 Environmental Services building helpdesk on (09) 486 8600.

Building Consents

Application Number	BA-1052281
Application Type	Internal Alterations and Additions - Residential
Date Consent Issued	10 March 2004
Status	CCC Issued 01.04.2008

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 Inspection Line on 486-8403 for an appointment.



If you require further information on the above, you are advised to contact council's Environmental Services building helpdesk on (09) 486 8600.

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 Environmental Services building helpdesk on (09) 486 8600.

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 Environmental Services building helpdesk on (09) 486 8600.

Unauthorised Building Works

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 Environmental Services building helpdesk on (09) 486 8600.

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.

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 Environmental Services building helpdesk on (09) 486 8600.

Land Features

Known Development Restrictions

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
Stability/Geotechnical	NO
Any other known conditions for the property	NO
The position of the public drains may restrict the placement of future building works	YES

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 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 North Shore City 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.

Availability of Council Services

Stormwater	NO
Sanitary sewer	YES
Water	YES
As built Drainage plan attached	NO-no copy on file



If you require further information on the above, you are advised to contact the Stormwater Department of the North Shore City Council on (09) 486 8600.

Environmental Protection

Health Licences

There are no known health licences on this property.

There are no health inspections recorded for 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. Multi unit sites (Body Corporate) annually.



To arrange for a pool fencing inspection, you are advised to contact council's environmental protection department on (09) 486 8600.

Water Supply

Drinking Water Supply

Is the land supplied with drinking water?

YES – the property is connected to a North Shore City Council networked (metered) drinking water supply.

Please Note:

North Shore City Council may not be aware of other drinking water systems connected to properties. There may also be private drinking water supply systems such as rainwater tanks or private water bores.

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 council's water supply department on (09) 486 8600.

Cross Connections with Water Supply

There are no known backflow on this property



If you require further information on the above, you are advised to contact council's water supply department on (09) 486 8600.

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 www.northshorecity.govt.nz 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 such as, but not limited to, the Auckland Regional Council.



If you require further information on the above, you are advised to contact council's Environmental Services building helpdesk on (09) 486 8600.

Development Contribution Information

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

On 1 July 2004 North Shore City 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) 486 8600, email actionline@northshorecity.govt.nz, visit the city's website www.northshorecity.govt.nz or refer to the Development Contributions brochure and Information Pack available from all North Shore City area Offices.



2/80 Seaview Road Castor Bay

Scale 1:1000



Legal Description



Unit B DP 88123 on Lot 8 DP 36150



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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 locations of any pipes or services shown on 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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Piped Asset Map

Flood Zone None

LEGEND

Water Supply
WasteWater
StormWater

SW Flood Zones
Flood Plain
Flood Sensitive Area



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Property Information Map

Sea Spray Zone	No	PIR Conditions	Wind Zones	Spray Zones
Wind Zone	LOW	Property	Low	
Condition	No	Building Footprint	Medium	
Backflow Device	Refer LIM		High	
-			Very High	
			Specific Eng Design	



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Property Information Map – StormWater

Flood Zone	None	PIR Conditions	Overland Flow Path	SW Flood Zones
SW Condition	No	Storm Water	Potential Overland Flow Path	Flood Plain
SW Outfall Constraint	Network Capacity	Building Footprint	Overland Flow Path	Flood Sensitive Area
SW Management Area	SMA 4		Major Overland Flow Path	Coastal Inundation
Coastal Inundation	NO			
Overland Flow Path	None			



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Zoning: Residential 4A

LEGEND

Residential 1 - 7	Residential Expansion Zone	Rural 1 - 3	Special height restriction
Business 1 - 11	Albany Centre Expansion Zone	Special Purpose 1 - 13	Zone boundary
Recreation 1 - 4	Structure Plan Zones	Areas & sites excluded from Operative District Plan	



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Designation Map

LEGEND

Designation	Proposed road	Small geological site	Building line restriction	Reserve / Open space linkages
Sites of special wildlife interest	Road to be closed	Historic building, object or place	Coastal Marine Area boundary	Stormwater ponds (location indicative)
Proposed reserve	Stormwater management area	Archaeological site	Foreshore yard	Sites excluded from Operative District Plan
Coastal conservation	Large geological site	Notable trees	Road, service lane	
		Notable grove of trees		



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