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Attention S & A Thomas & J Dredon
 Barfoot & Thompson Remuera
 417 Remuera Road
 Remuera
 Auckland 1050

Applicant	Barfoot & Thompson Remuera
LIM address	20 Bongard Road, Mission Bay, Auckland 1071
Application number	P/LEN/2011/6770
Client name/ref	
Date issued	13/05/2011
Legal description	Lot 1 DP 115575 1022m2
Certificates of title	CT-65D/102

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

Property addresses on this site

This site contains a number of addresses. Council may hold information on any or all of these addresses, and may also hold information on the site as a whole.

Site address

Address	20 Bongard Road, Mission Bay, Auckland 1071
Legal description	Lot 1 DP 115575 1022m2
Certificates of title	CT-65D/102

Other addresses

Address	20 Bongard Road, Mission Bay, Auckland 1071
Legal description	
Certificates of title	

Address	1/20 Bongard Road, Mission Bay, Auckland 1071
Legal description	
Certificates of title	



Auckland Council customer support at Property Data (09) 301 0101 if you require further information.

Financial obligations

Financial / development contributions

Financial and development contributions are particularly relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any contribution has not been paid, council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions from residential development for reserve purposes shall be paid in the form of 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.



Auckland Council (09) 301 0101 if you require further information.

Property rates

Address 20 Bongard Road, Mission Bay, Auckland 1071

Billing number	58642
Rateable value	42000
Land area	1022.0m2
<hr/>	
Previous year's rates	2,299.87
Current rates	2,405.88
Arrears	0.00
Penalties	0.00
Other charges	0.00
<hr/>	
Total charges	2405.88
Receipts	-2,377.49
Discounts	-28.39
Refunds	0.00
Remissions	0.00
Overpayments	-1.20
<hr/>	
Balance at	-1.20



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing
<http://www.aucklandcouncil.govt.nz>

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

Note: private drainage is the responsibility of the property owner up to and including the point of connection to the public sewer or drain.



Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 20 Bongard Road, Mission Bay, Auckland 1071

Summary description	Application number	Decision	Life span	Status
Int alt & addn to res dwg	HC/94/02466	Approved 13/05/1994	50 years	CCC Issued 16/03/1995 (1)
Int alt to res dwg sdd=nil p/f pd rec no 907285 100192	HB/92/00039	Approved 30/01/1992		Note (2)
Plbg to res dwg int alt bp hb/92/39 \$85.00 p/f pd rec no 907285 100192	HP/92/00039	Cancelled		
Extension to dining area	O/17486/01	Approved 22/03/1985		Note (2)
Plumbing	O/41795/01	Approved 04/07/1979		Note (2)
Erect billiard room & relocate w/c	O/27908/02	Approved 12/03/1979		Note (2)
Install stormwater cess pit	O/5105/04	Approved 31/10/1966		Note (2)
Install w c and washtub	O/3962/03	Approved 05/07/1966		Note (2)
Add to drains	O/3947/04	Approved 04/07/1966		Note (2)



Status notes:

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
2. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.



It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 301 0101 if you require further information.

Engineering approvals

No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 20 Bongard Road, Mission Bay, Auckland 1071

Summary description	Application number	Decision	Decision date
Res con/cont act/addn to res dwg	HO/94/01490	Approved	14/06/1994

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

No subdivision consents recorded.

Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



Pool fencing information is available for viewing
<http://www.aucklandcouncil.govt.nz>

Other issues or actions required

No other issues or actions recorded.



Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Residential - 2b
Limitations	None recorded.
Proposed modifications	Proposed Modification #163: Residential 1 and 2 zone review

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing
<http://www.aucklandcouncil.govt.nz>

Special land features

The council knows the following special features or characteristics of this land.

Note that this information should not be regarded as a full analysis of the site features of this land, as there may be features that the council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Soil issues	No soil issues recorded. No soil reports held.
Flood risk	No flood risk recorded.
Contamination issues	No Contamination Issues Recorded.
	General issues
	Reports
	No reports are held about issues specific to this site.
Wind zone	Medium This wind classification from New Zealand Standards (NZS 3604:1999) will apply for new structures under Approved Document B1 of the New Zealand Building Code.



Auckland Council building helpdesk (09) 301 0101 for further details of the Building Code.

Corrosion exposure zone Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland City isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.



Auckland Council building helpdesk (09) 301 0101 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)



1 page attached.

Consent conditions



No documents attached.

Other issues or actions required



No documents attached.

Private drainage plans



No plans attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



District Plan - Isthmus, Operative 1999, Map 1 - Zoning
District Plan - Isthmus, Operative 1999, Map 2 - Additional Limitations
District Plan - Isthmus, Operative 1999, Map 3 - Additional Limitations

Special land features map



Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.



AUCKLAND CITY

COPY

A R E A O F F I C E

CODE COMPLIANCE CERTIFICATE

HOBSON-EASTERN BAYS
Area Manager, Paul Sonderer

Writer's direct dial number:

When replying or calling please refer to:

CONSENT No: HC/94/02466

PROJECT:

Use: INT ALT & ADDN TO RES DWG

Class: Residential - Alteration

Intended Life: 50 YRS

PROJECT ADDRESS:

20 Bongard Road
Mission Bay 1005

CT: /

This is:

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

The Certificate is issued subject to the following conditions:

Nil

Signed for and behalf of Council:


KELVIN WALLS
SENIOR ADVISORY OFFICER
(BUILDING)

Date: 22/3/95








345 Queen Street
PO Box 7107/Wellesley Street Auckland 1 New Zealand
Telephone (09) 367-4100 Facsimile (09) 367-5171

Operative District Plan (1999) Isthmus Section Planning map 1 - zoning




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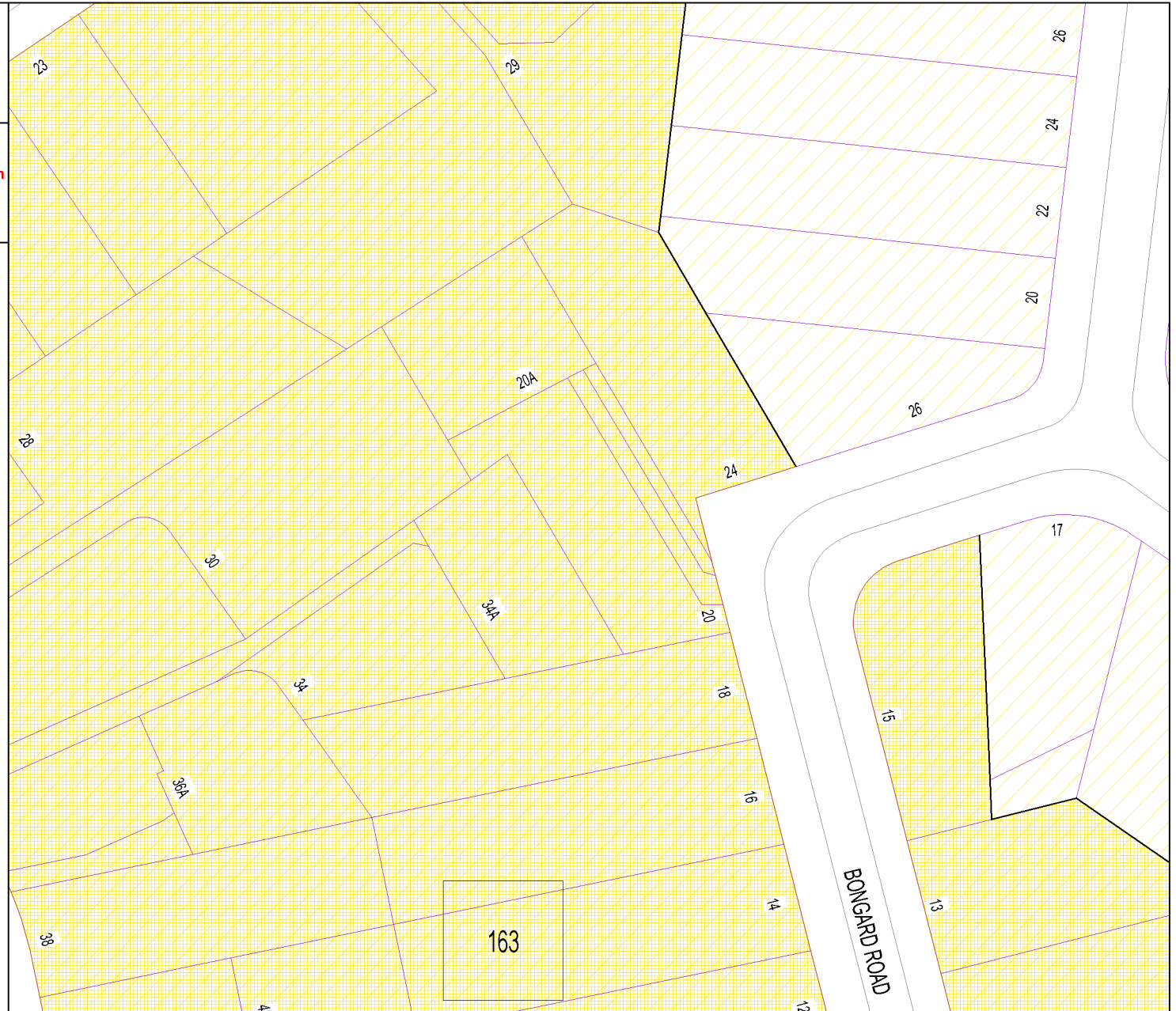
This plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. While providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult council if you have any queries.

Legend

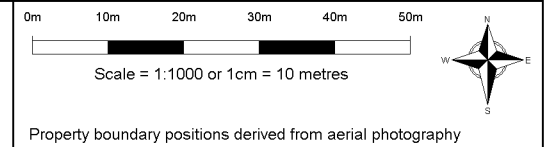
-  Residential activity zone
-  Business activity zone
-  Special purpose activity zone
-  Open space activity zone
-  Zone number
-  Boundary between zones
-  Special parking zone

Proposed plan modifications

-  Reference label
-  Affected area
-  Affected line



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Operative District Plan (1999) Isthmus Section Map 2: Additional limitations

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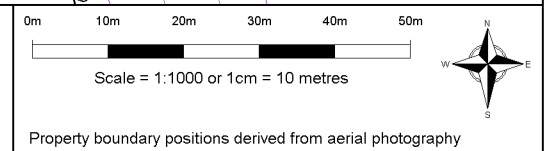
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Legend

	Reference number		Cliffline tree amenity area
	Designated works		Tamaki drive scenic way
	Additional development controls		Building line restriction
	Former landfill area		Vehicular access restriction
	Protection of sunlight admission to Broadway		Interchange control area
	Retail frontage and verandah controls		Electricity tunnel
	Verandah control only		Microwave transmission corridor
	Special yard requirement		Centre plan
	Building, object or place		Pedestrian mall
	Tree (singular)		Service lane
	Group of trees (two or more)		Collector road
	Archaeological and geological features		District arterial road
	Archaeological feature only		Regional arterial road
	Geological feature only		Strategic route
	Maori heritage site		Footway
	Significant Ecological Area	Proposed plan modifications	
			Reference label
			Affected area
			Affected line



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









Operative District Plan (1999) Isthmus Section Map 3: Additional limitations




DISCLAIMER

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Legend

-  B04-01 Coastal management area
-  B09-01 View protection: War memorial museum affected area
-  B09-09 View protection: Dilworth terrace houses
-  B09-33 View protection: Newmarket viaduct affected area - Mt Hobson
-  B09-34 View protection: Newmarket viaduct affected area - harbour & gulf
-  E05-29 View protection: Volcanic cones affected area
-  H05-04 Airport approach height control
-  H09-13 View protection: Onehunga motorway affected area

Proposed plan modifications

-  Reference label
-  Affected area
-  Affected line



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0m 10m 20m 30m 40m 50m



Scale = 1:1000 or 1cm = 10 metres



Property boundary positions derived from aerial photography

Special land features map

DISCLAIMER







This plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. There may be other information relating to the area shown on this map which is unknown to the council. Please consult council if you have any queries.

Legend






Wind zones

-  Medium
-  High
-  Very high
-  Specific design


Flood plains

-  100yr flood plain (catchment study)
-  50yr flood plain (catchment study)
-  10yr flood plain (catchment study)
-  Flood risk area (approximate)
-  H.A.T. flood plain
-  Overland flowpath



Soil warnings and reports

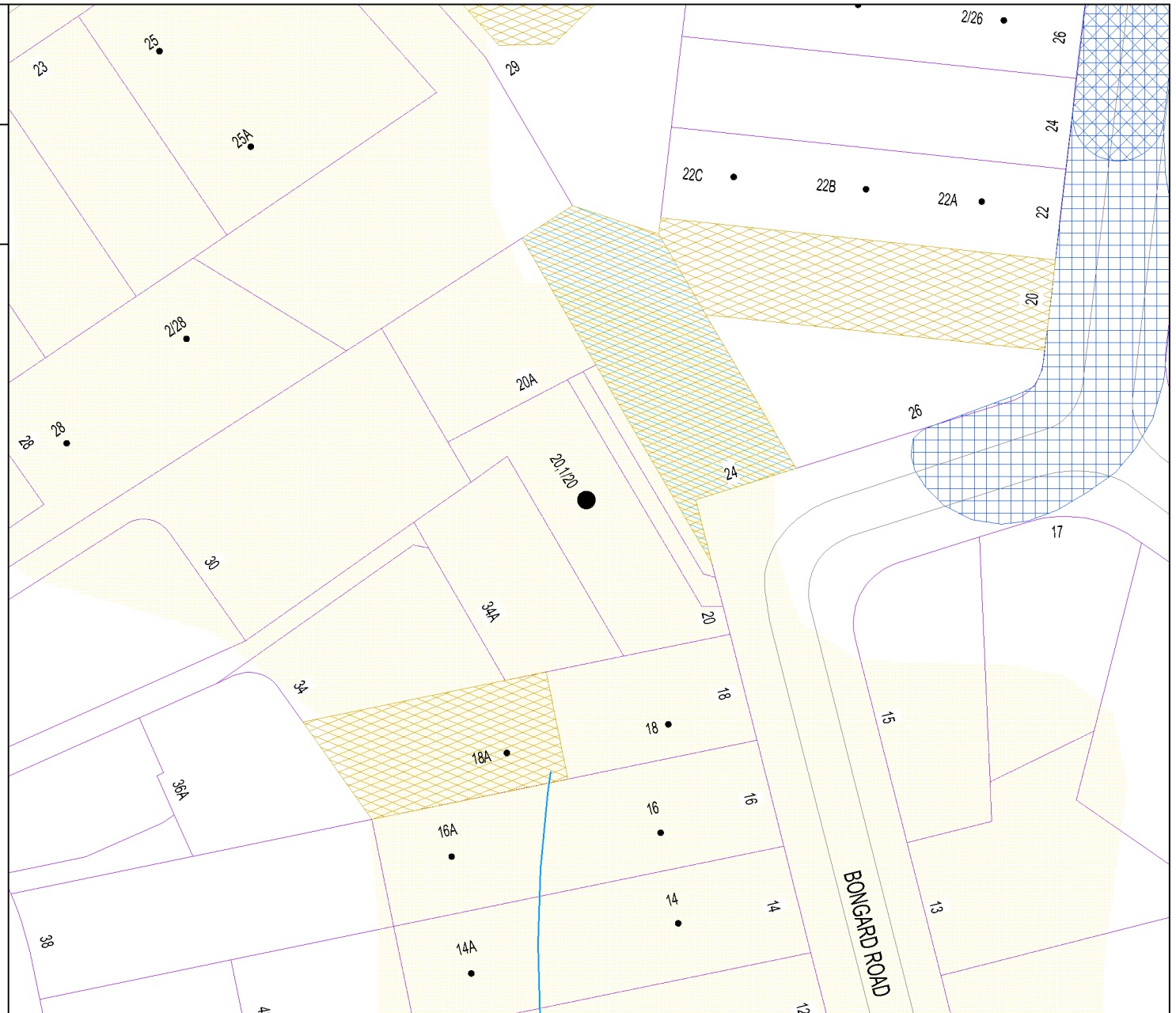
-  Unstable/suspected ground
-  Refuse tips site/weak ground
-  Soil report held
-  Filled/weak ground
-  Coastal erosion risk

Contaminated site

-  Possible contaminants

Other hazards

-  High-pressure gas main
-  Petroleum pipeline



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