



Chapman Tripp Limited
PO Box 2066
Shortland Street
Auckland 1140

Applicant	Chapman Tripp Limited
LIM address	29 Broadway Newmarket Auckland 1023
Application number	P/LEU/2016/18194
Client name/ref	Augusta Capital Limited
Date issued	08/09/2016
Legal description	PT LOT 12 DP 2359
Certificates of title	CT-1562/27

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.

Financial obligations

Financial / 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.



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

Property rates - combined information as of 1 July 2012

Address 29 Broadway, Newmarket, Auckland 1023

Billing number 60121
Land area 359m2

Previous year's rates 14,546.03

Current rates 14,834.64
Arrears 0.00
Penalties 0.00
Other charges 0.00

Total charges 14834.64

Receipts -3,708.00
Discounts 0.00
Refunds 0.00
Remissions 0.00
Overpayments 0.00

Balance at 08/09/2016 11,126.64



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



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

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 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: 29 Broadway Newmarket Auckland 1023

Summary description	Application number	Decision	Life span	Status
Int alt to retail w/hse	HC/94/03078	Approved 27/05/1994	50 years	CCC not issued (1)
Erect warehouse & office	O/413/04	Approved 27/03/1957		Note (2)



Status notes:

1. Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Section 43 (4) of the Building Act 1991 provides for Interim Code Compliance Certificates to be issued on building work that forms part of a building consent subject to specified conditions. Interim Code Compliance Certificates are replaced by the issue of a single Code Compliance Certificate for the whole of the building work at the time the work is completed.

Interim Code Compliance Certificates are usually associated with building consents for multi-unit buildings. Interim Code Compliance Certificates will be included within the attachment section of the LIM if applicable.

Note: Interim Code Compliance Certificates are not provided for building consents issued under the Building Act 2004.



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

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) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.



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

Vehicle crossing permits

Address: 29 Broadway Newmarket Auckland 1023

Summary description	Application number	Decision	Decision date
vehicle crossing	VX/03/00443	Issued	

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: 29 Broadway Newmarket Auckland 1023

Summary description	Application number	Decision	Decision date
Groundwater diversion associated with construction of basement carparking (Regional)	R/REG/2016/2057	Approved	27/07/2016
Change of use to offices MU and pkng shtfall HARRISON GRIERSON/IlaRobertson	AO/03/03110	Withdrawn	18/05/2004
Resource consent for land - carparking requirement for commercial use	HO/94/00660	Approved	27/05/1994
Resource consent for land - carparking requirement for commercial use	HO/94/00661	Approved	27/05/1994

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.

Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page:
<http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

Further information

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

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	Business - Mixed Use
Limitations	Height Control - Sunlight Admission Control - Broadway Road Designation - District Arterial Roads Newmarket Growth Area Structure Plan
Proposed Modifications	None recorded.

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>

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

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

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

Contamination issues

No Contamination Issues Recorded.

General issues

Reports

No reports are held about issues specific to this site.

Wind zone

No wind feature recorded.

Seismic performance

The Auckland Council's Earthquake Prone, Dangerous and Insanitary Buildings Policy 2011-2016 requires the Council to maintain a seismic performance database of buildings that could be potentially earthquake prone. As part of this process, the Council is assessing and grading relevant buildings on their seismic

performance. For more information on the Policy, please visit <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/councilpolicies/Pages/home.aspx>

This LIM does not contain information as to whether buildings on this property have been assessed for seismic performance under the Earthquake Prone, Dangerous and Insanitary Buildings Policy. Once an assessment has taken place, all resulting reports are placed on the relevant property file, which is available from the Council at 35 Graham Street, Auckland Central. Contact Auckland Council for more information - (09) 301 0101

Important: The initial evaluation of the seismic performance (IEP) rating for a building provides an indication of the likely seismic performance. A detailed engineering assessment (DEE) will be required to determine the true structural integrity of the building.

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 Council 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.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

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

Attachments

Code Compliance Certificates (CCC's)



No documents attached.

Consent conditions



3 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

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 Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

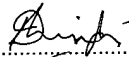
Special land features map



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

- 7.4 THAT, pursuant to Section 125 of the Act, this consent shall lapse on the expiry of two (2) years from the date of commencement of the consent unless it is given effect to before the end of that period.

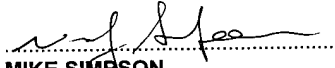
AUTHOR:



DHIRENDRA SINGH
SENIOR PLANNER, RESOURCE CONSENTS

DATE: 25 May 1994

**Report on 29 Broadway approved for
 release to Development Services Manager:**



MIKE SIMPSON
TEAM LEADER - RESOURCE CONSENTS

Date: 25/5/94

Approved as recommended:



MARTIN G GREEN
DEVELOPMENT SERVICES MANAGER
HOBSON-EASTERN BAYS

Date: 27/05/94

069783



AUCKLAND CITY

CITY ENVIRONMENTS

REPORT ON NON-NOTIFIED DISCRETIONARY ACTIVITY APPLICATION TO RE-ARRANGE BUSINESS ACTIVITIES WITH PARKING INFRINGEMENT AT 29 BROADWAY, NEWMARKET.

REPORT TO: DEVELOPMENT SERVICES MANAGER
HOBSON/EASTERN BAYS

FROM: DHIRENDRA SINGH
SENIOR PLANNER, RESOURCE CONSENTS

DATE: 23 MAY 1994

Outline: *This report relates to an application to re-arrange business activities within the existing building on the subject site. The proposal constitutes a Discretionary Activity under both the Operative and Proposed District Plans as off-street parking requirement cannot be met. Based principally on existing use rights, it is recommended that consent be granted subject to appropriate conditions.*

Keywords: Discretionary Activity

1.0 APPLICANT DETAILS

Applicant's Name: Colin Pauling

Address of Service: Colin Pauling Associates Ltd,
P O Box 15-538,
New Lynn,
Auckland 7.

Telephone Contact: 827-4777 (Bus)

Fax Number: 827-7273

LS

7.0 RECOMMENDATIONS

- 7.1 THAT, based on the assessment and conclusions above, the Discretionary activity application by Colin Pauling to re-arrange retail office and warehousing uses within the existing building with car parking non-compliance, at 29 Broadway, Newmarket (being Part Lot 12, DP2539 CT 309/54) be consented to pursuant to Sections 5, 84, 104(1), 105 and Fourth Schedule of the Resource Management Act 1991.
- 7.2 THAT, pursuant to Section 113 of the Act, this consent is based on the following reasons:
- 7.2.1 Any adverse environmental effects of the proposed activity will be minor as the relevant Discretionary Activity Assessment Criteria stated in both the Operative and Proposed District Plans are satisfied.
 - 7.2.2 Granting of consent to this application will not contravene the Commercial 1 and Business 4 zone objectives and policies of the Operative and Proposed District Plans, respectively.
 - 7.2.3 The Existing Use Rights provision of the Act can be applied to enable the proposed activities to be carried out without fully complying with the District Plan parking requirement as the character, intensity and scale of the activities will be similar to those that existed before.
 - 7.2.4 No person is deemed to be adversely affected by the parking non-compliance.
- 7.3 THAT, pursuant to Section 108 of the Act, this consent is subject to the following conditions:
- 7.2.1 All other necessary consents, particularly building consent under the Building Act 1992, shall be obtained and the relevant Bylaws and Regulations adhered to.
 - 7.2.2 The proposed activity shall be carried out in substantial conformity to the plans submitted with the application.
 - 7.2.3 Provision shall be made for two (2) sealed off-street car parking spaces in front of the building, or shown on Drawing No. P1 dated December 1993.
 - 7.2.4 The intensity and character of activities in the premises shall not be altered at any time without first obtaining a fresh resource consent from the Council.

Public Drainage and Water Services Map

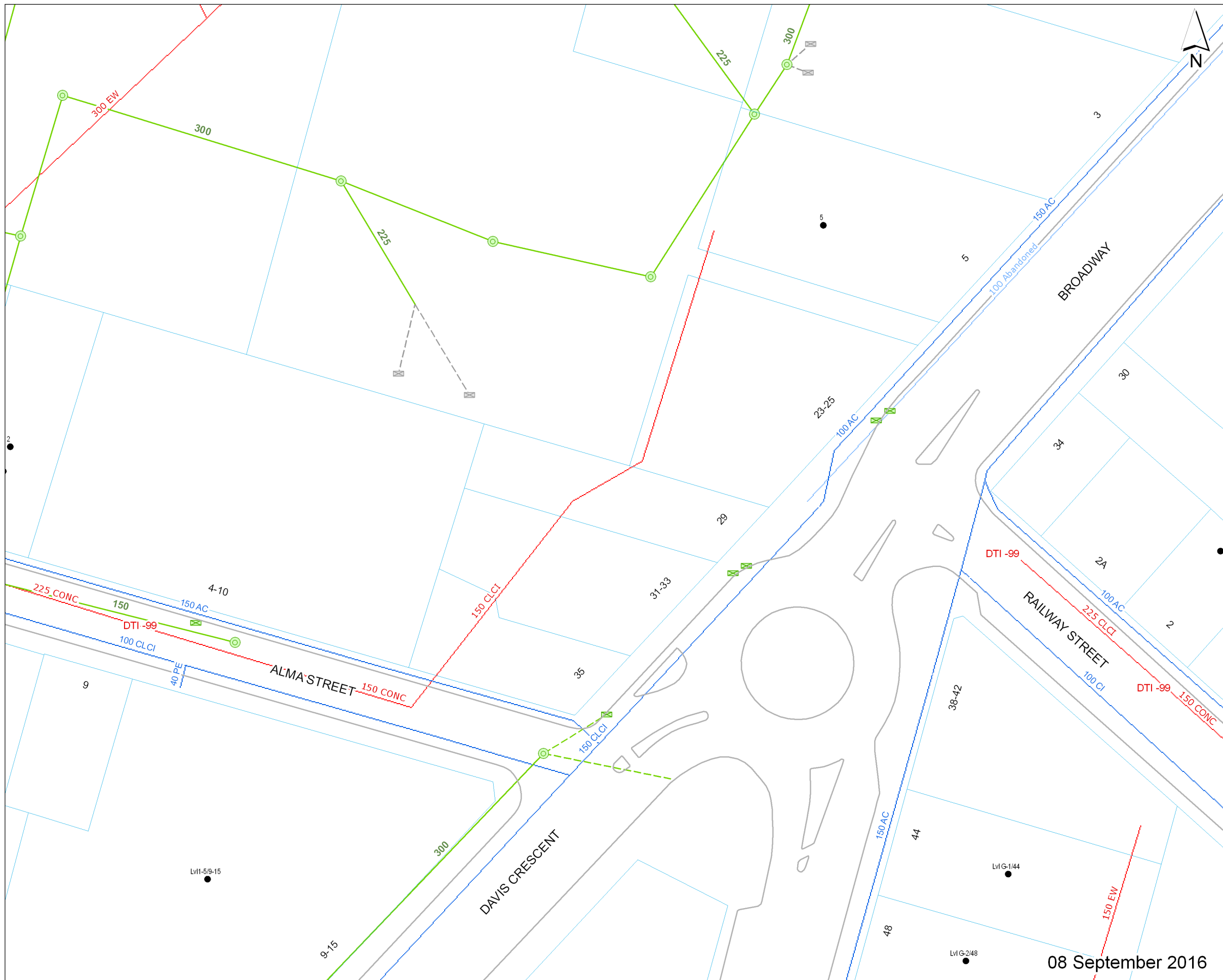
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Please consult Council if you have any queries.

Legend

<ul style="list-style-type: none"> District Boundary 	<ul style="list-style-type: none"> Parcel Boundaries Rail Area
Wastewater <ul style="list-style-type: none"> Wsale Connections Wsale Built Wsale Out of Service Wsale Proposed Wsale Chamber Pumping Station Retail Pipe Connection Water Air Vent Control Valve Gate Valve Reflux Valve Air Control Valve 	<ul style="list-style-type: none"> Air Valve Scour Valve Lamphole Online Valve Joint Manhole Nodal Change Horizontal Bend Vertical Bend Strainer Reducer Anti Vacuum Backflow Preventor Node
Water <ul style="list-style-type: none"> Cross Junction Horizontal Bend Vertical Bend Test Point W/Q Test Point Pressure Water Pipe T Junction End Cap Node Nodal Change Hydrant Peat Valve Control Valve Butterfly Valve Ball Valve Sluice Valve Air Valve Non Return Valve 	<ul style="list-style-type: none"> Gate Valve Reflux Valve Hydrant Scour Hydrant Air Pump Reducer Access Hole Bolt Down Access Hole Weld Down Sample Point Joint Probe Flow Point Water Wholesale Meter Strainer Tap Wsale Treated Built Wsale Raw Built Wsale Proposed Wsale Out of Service Wsale Tunnel Reservoir Treatment Plant
Stormwater <ul style="list-style-type: none"> Treatment Device Public Private 	<ul style="list-style-type: none"> Channel Public Private
Septic Tank <ul style="list-style-type: none"> Public - Hi-Tech Private - Hi-Tech Public - Other Private - Other 	<ul style="list-style-type: none"> Pump Station Public Private
Soakage System <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Planting Public Private
Manhole And Chamber <ul style="list-style-type: none"> Public - Standard/Custom Private - Standard/Custom Public - Inspection Chamber Private - Inspection Chamber 	<ul style="list-style-type: none"> Erosion And Flood Control Public - Wall Structure Private - Wall Structure Public - Other Structure Private - Other Structure
Inlet And Outlet <ul style="list-style-type: none"> Public - No Structure Private - No Structure Public - Structure Private - Structure 	<ul style="list-style-type: none"> Connection Public Private
Catchpit <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Overland Flowpath Public Private
Spillway <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Viewing Platform Public Private
Pipe <ul style="list-style-type: none"> Public - Gravity Mains Private - Gravity Mains Public - Culvert/Tunnel Private - Culvert/Tunnel Public - Rising Main Private - Rising Main Public - Subsoil Drain Private - Subsoil Drain 	<ul style="list-style-type: none"> Embankment Public Private
Fence <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Stormwater Treatment Facility Public Private
Watercourse <ul style="list-style-type: none"> Public Private 	<ul style="list-style-type: none"> Forebay Public Private
	<ul style="list-style-type: none"> Bridge Public Private
	<ul style="list-style-type: none"> Safety Benching Public Private
	<ul style="list-style-type: none"> Abandoned Connection Public Private
	<ul style="list-style-type: none"> Abandoned Pipe Public - Gravity Mains Public - Culvert/Tunnel Public - Rising Main Public - Subsoil Drain



Site Address: 29 Broadway Newmarket Auckland 1023

Legal Description: PT LOT 12 DP 2359

Title Description: CT-1562/27

Date Printed: 08 September 2016 12:13 PM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999

Isthmus Section

Planning Map 1

Zoning

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Please consult Council if you have any queries.

Authorised District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/council/documents/district/default.asp>

Legend

Isthmus Zoning Activities

Activity Zone

- Residential

Business

Open Space

Special Purpose

Isthmus Zoning Boundary

Special Parking Zone locations

District Plan Modification Affected line

Plan Change Process

- Notification

Lodgement

Submission

Appeals

Decisions

District Plan Modification Area

Plan Change Process

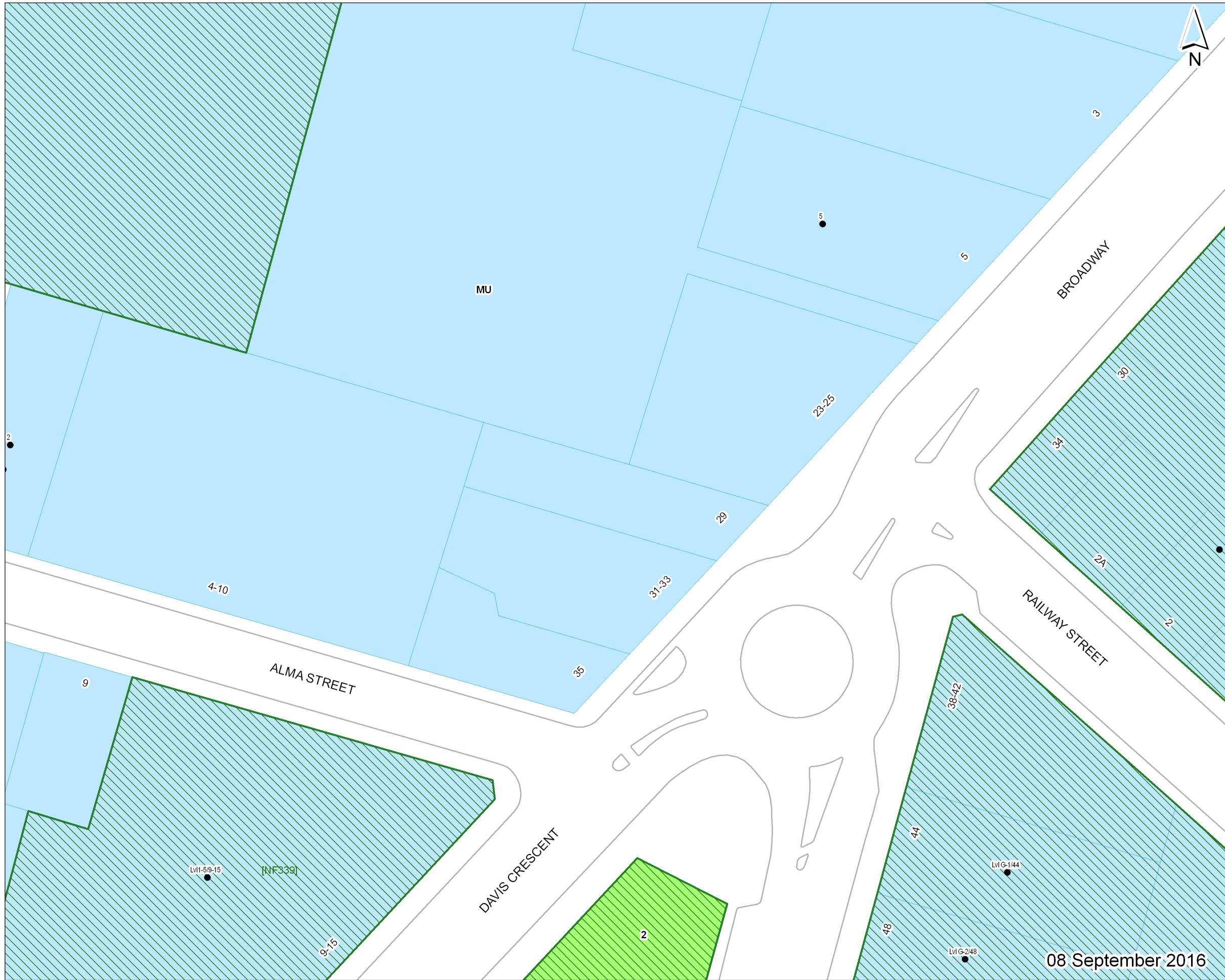
- Notification

Lodgement

Submission

Appeals

Decisions



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90918273645

Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999

Isthmus Section

Map 2

Additional Limitation


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Legend


Heritage


 Buildings


 Groups of Trees (two or more)


 Tree (singular)


 Archaeological


 Cliffline Tree Amenity


 Geological


 Interchange Control

 Maori Heritage

 Tamaki Scenic Way


 Significant Site Line (Geological Features)


 Electricity Tunnel


 Microwave Transmission Corridor Location


Building Line Control


Class


 Building Line Restriction


 Interchange Control Area


 Retail Frontage and Verandah Control


 Special Yard Requirement


 Vehicular Access Restriction

 Verandah Control

 Centre Plan


 Structure Plan


 Cliffline Tree Amenity Area


 Tamaki Drive Scenic Way


Significant Site Extent


Class

 Archaeological Features

 Archaeological and Geological Features


 Geological Features


 Maori Heritage


 Significant Ecological Area

Site Development Controls


Class


 Designated Works


 Additional Development Controls


 Former Landfill Areas


Road Designations


 Arterial Roads


 Collector Roads


 District Arterial Roads

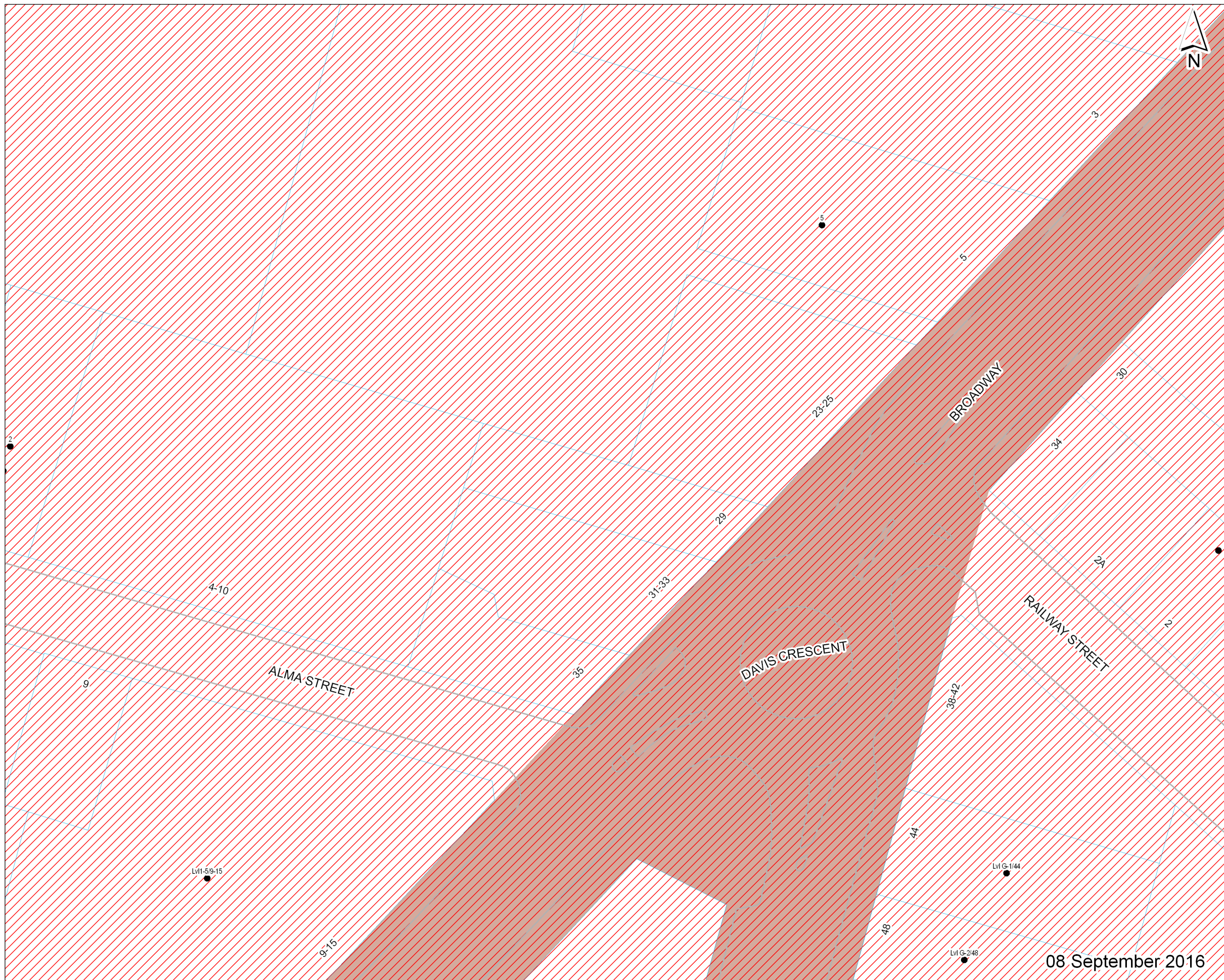
 Footways

 Pedestrian Malls

 Regional Arterial Roads

 Service Lanes

 Strategic Routes

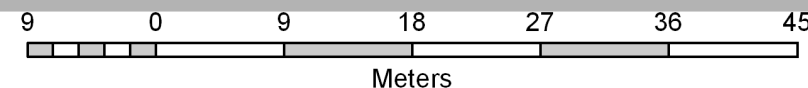


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A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999
Isthmus Section
Map 3
Other Additional Limitation



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Legend

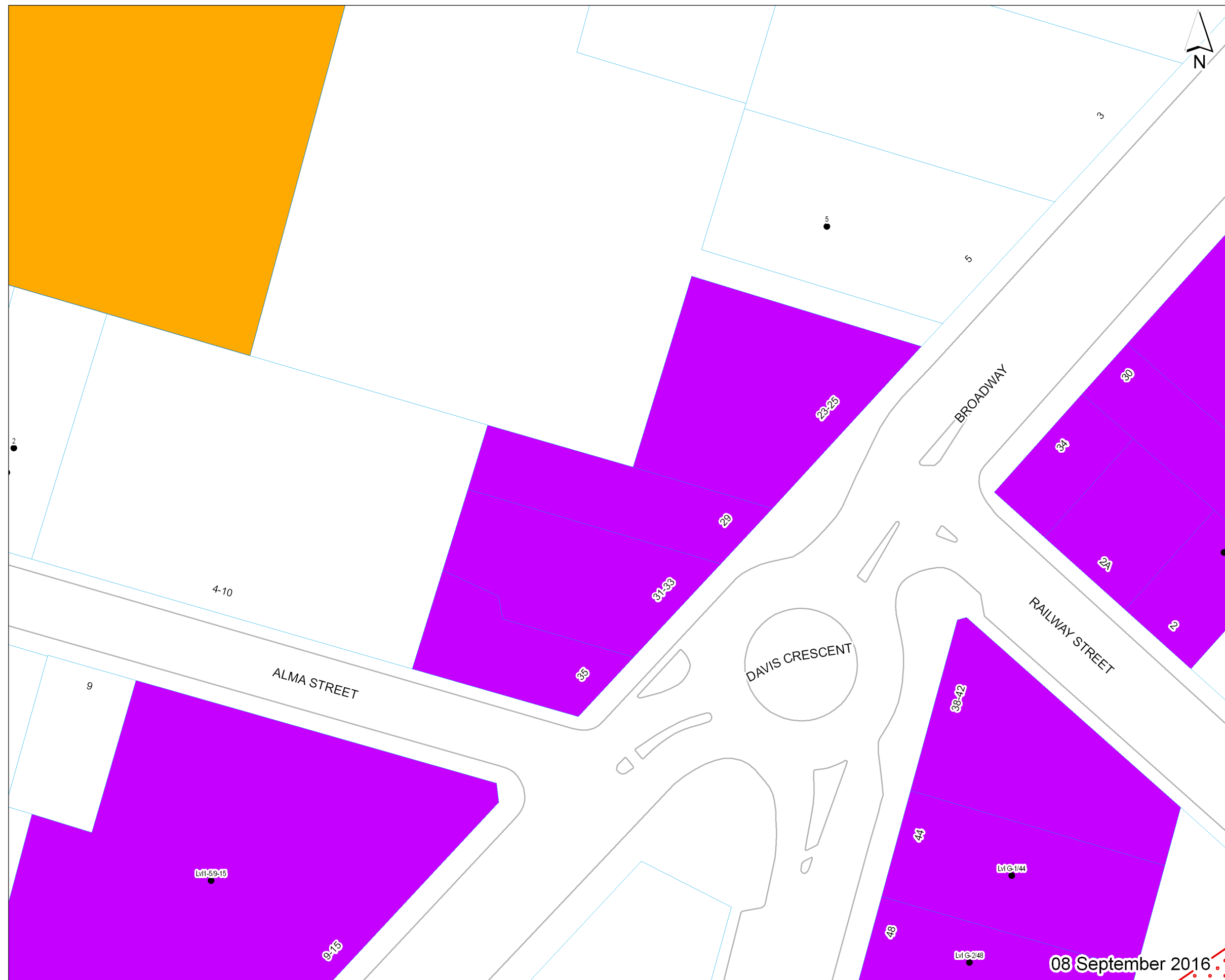
Other Addition Limitations

-  Airport Approach Slope Inner Edge
-  Coastal Management Areas

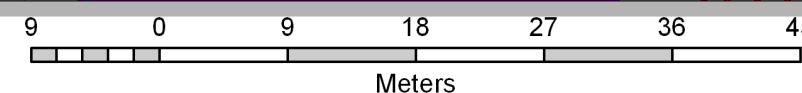
Special Height Controls

View Protections

-  Airport Approach
-  Dilworth Terrace Houses
-  Newmarket Viaduct Affected Areas - Harbour and Gulf
-  Newmarket Viaduct Affected Areas - Mt. Hobson
-  Onehunga Motorway Affected Areas
-  Special Height Limit
-  Sunlight Admission Control - Broadway
-  Volcanic Cones
-  War Memorial Museum



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A3 @ 1:500

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


08 September 2016

Special Land Features

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Legend

- Gas Main Pipeline
- Petroleum Pipeline
-  Contaminated Sites
-  Soil Register
- Soil Warning area**
 -  Slippage/Subsidence/Erosion etc
 -  Uncertified Fill
 -  Organic Soil
 -  Filled/Weak Ground
 -  Refuse Tips Site/Weak Area
 -  Unstable/Suspected Ground

Flood Plains

-  Flood Plains

Overland Flow Path

- 2000m² to 4000m²
- 4000m² to 3ha
- 3ha and above





Corrosion Exposure Zone

TYPE

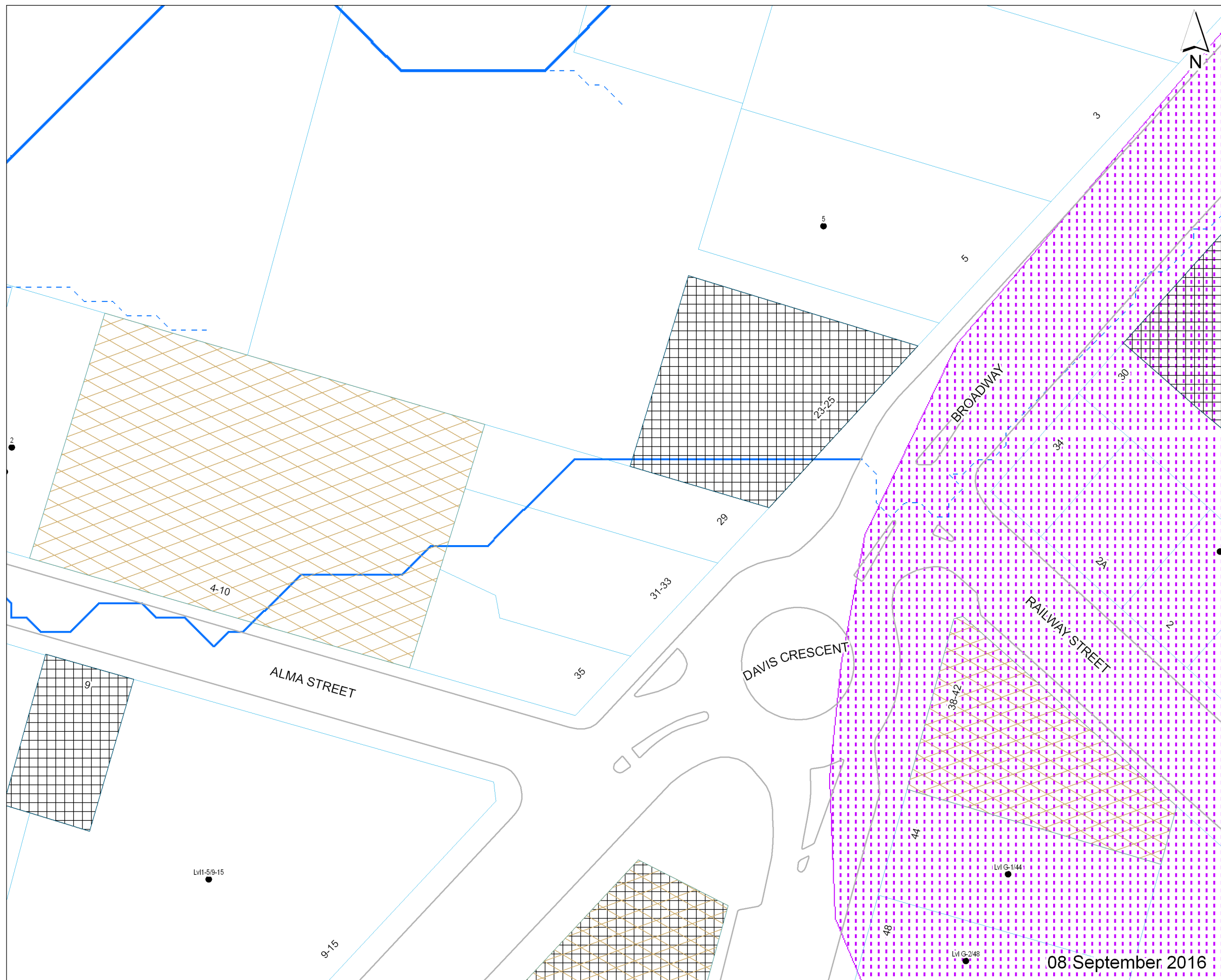
-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline

Wind Zone

CLASS

-  Medium
-  High
-  Very High
-  Specific Design

-  Volcanic Cones



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9 0 9 18 27 36 45
Meters

A3 @ 1:500

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