



Chapman Tripp Limited  
PO Box 2066  
Shortland Street  
Auckland 1140

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<b>Applicant</b>	Chapman Tripp Limited
<b>LIM address</b>	35 Broadway Newmarket Auckland 1023
<b>Application number</b>	P/LEU/2016/18197
<b>Client name/ref</b>	Augusta Capital Limited
<b>Date issued</b>	09/09/2016
<b>Legal description</b>	PT ALLOT 26 DP 1210
<b>Certificates of title</b>	CT-69/50

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## 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** 35 Broadway, Newmarket, Auckland 1023

**Billing number** 60123  
**Land area** 296m2

**Previous year's rates** 13,316.74

Current rates 13,581.00  
Arrears 0.00  
Penalties 0.00  
Other charges 0.00

**Total charges** 13581.00

Receipts -3,395.00  
Discounts 0.00  
Refunds 0.00  
Remissions 0.00  
Overpayments 0.00

**Balance at 09/09/2016** 10,186.00



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](mailto: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: 35 Broadway Newmarket Auckland 1023**

Summary description	Application number	Decision	Life span	Status
Remove carport internal fit out for office	HC/93/00131	Approved 09/02/1993	50 years	CCC Issued 23/08/1993 (1)
Erect carport	O/A043852	Approved 05/07/1967		Note (2)

Summary description	Application number	Decision	Life span	Status
Erect carport	O/83865	Approved 16/05/1962		Note (2)
Temporary sign	O/60882/01	Approved 05/07/1961		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) 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

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: 35 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

**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](mailto: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.

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

<b>Soil issues</b>	No soil issues recorded.
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	No soil reports held.
<b>Flood risk</b>	No flood risk recorded.
<b>Contamination issues</b>	No Contamination Issues Recorded.
	<b>General issues</b>
	<b>Reports</b>
	No reports are held about issues specific to this site.
<b>Wind zone</b>	No wind feature recorded.
<b>Seismic performance</b>	<p>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 <a href="http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/councilpolicies/Pages/home.aspx">http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/councilpolicies/Pages/home.aspx</a></p> <p>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</p> <p>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.</p>
<b>Corrosion exposure zone</b>	<p>Zone 1</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.</p>



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.

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



## Attachments

### Code Compliance Certificates (CCC's)

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1 page attached.

### Consent conditions

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No documents attached.

### Other issues or actions required

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No documents attached.

### Private drainage plans

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1 plan attached.

### Public drainage and water services map

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Attached map indicates public drainage and water services.

### District Plan maps

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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

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

COPY

CODE COMPLIANCE CERTIFICATE

CONSENT No: HC/93/00131

PROJECT:

Use: REMOVE CARPORT, INTERNAL FIT  
OUT FOR OFFICE

Class: Commercial - Alteration

Intended Life: 50 YEARS

PROJECT ADDRESS:

35 Broadway  
NEWMARKET 1001  
PART Shp 007786 DP 1210 CT: 69 / 50

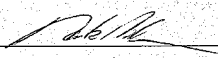
This is:

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:

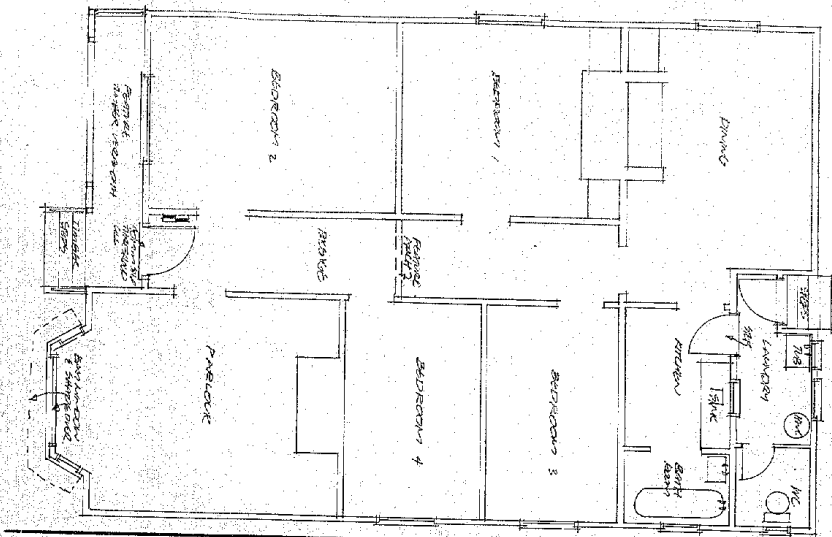
Nil

Signed for and behalf of Council:



Date: 24/8/93

AUCKLAND CITY COUNCIL  
These plans have not been  
checked for compliance with  
the Building Act.

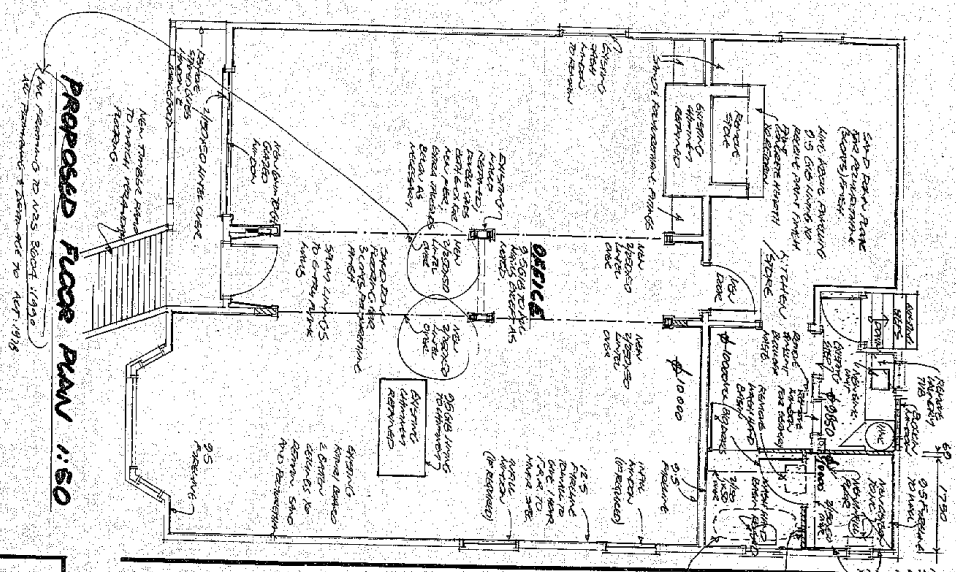


EXISTING FLOOR PLAN 1:50

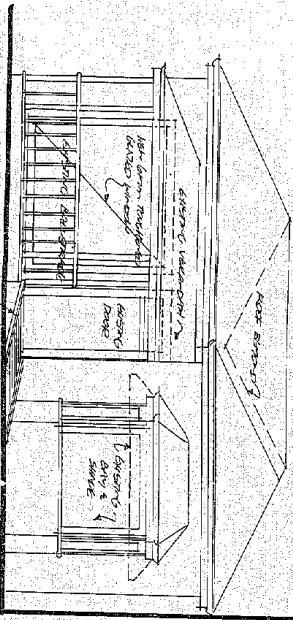
(A11)

35 BROADWAY  
PN# HC 93/131  
REMOVE CARPORT - INT  
FITOUT FOR OFFICE  
5 FEB 1993

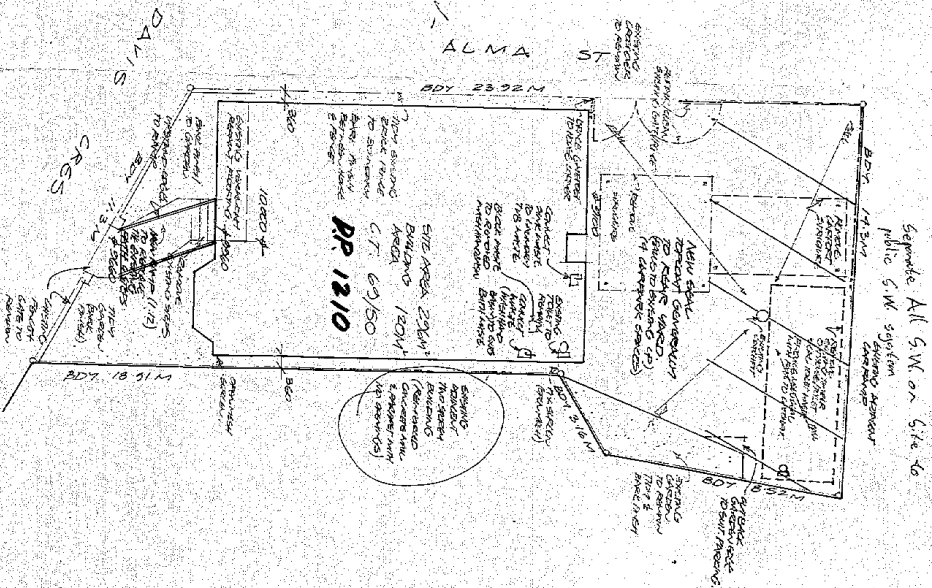
1 OF 1



PROPOSED FLOOR PLAN 1:50



FRONT ELEVATION 1:50



SITE & DRAINAGE PLAN 1:100

AUCKLAND CITY COUNCIL	
Project Name	35 BROADWAY
Project No.	HC 93/131
Project Date	5 FEB 1993
Project Status	PROPOSED
Project Location	35 BROADWAY, NEW MARKET, AUCKLAND
Project Owner	MR. J. J. J.
Project Designer	MR. J. J. J.
Project Engineer	MR. J. J. J.
Project Architect	MR. J. J. J.
Project Surveyor	MR. J. J. J.
Project Planner	MR. J. J. J.
Project Manager	MR. J. J. J.
Project Coordinator	MR. J. J. J.
Project Assistant	MR. J. J. J.
Project Secretary	MR. J. J. J.
Project Receptionist	MR. J. J. J.
Project Cleaner	MR. J. J. J.
Project Gardener	MR. J. J. J.
Project Painter	MR. J. J. J.
Project Carpenter	MR. J. J. J.
Project Electrician	MR. J. J. J.
Project Plumber	MR. J. J. J.
Project Tiler	MR. J. J. J.
Project Joiner	MR. J. J. J.
Project Fitter	MR. J. J. J.
Project Welder	MR. J. J. J.
Project Turner	MR. J. J. J.
Project Machinist	MR. J. J. J.
Project Draughtsman	MR. J. J. J.
Project Surveyor	MR. J. J. J.
Project Planner	MR. J. J. J.
Project Manager	MR. J. J. J.
Project Coordinator	MR. J. J. J.
Project Assistant	MR. J. J. J.
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Project Welder	MR. J. J. J.
Project Turner	MR. J. J. J.
Project Machinist	MR. J. J. J.
Project Draughtsman	MR. J. J. J.

PROPOSED COVERED  
UP W/TA TO OFFICE,  
35 BROADWAY NEW MARKET  
P. PROPOSED ARCHITECT 1/12-01

## PRIVATE DRAINAGE PLAN

Site Address: 35 Broadway Newmarket Auckland 1023  
Date Printed: 09/09/2016  
Page: 1 of 1  
Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.



**Public Drainage and  
Water Services Map**

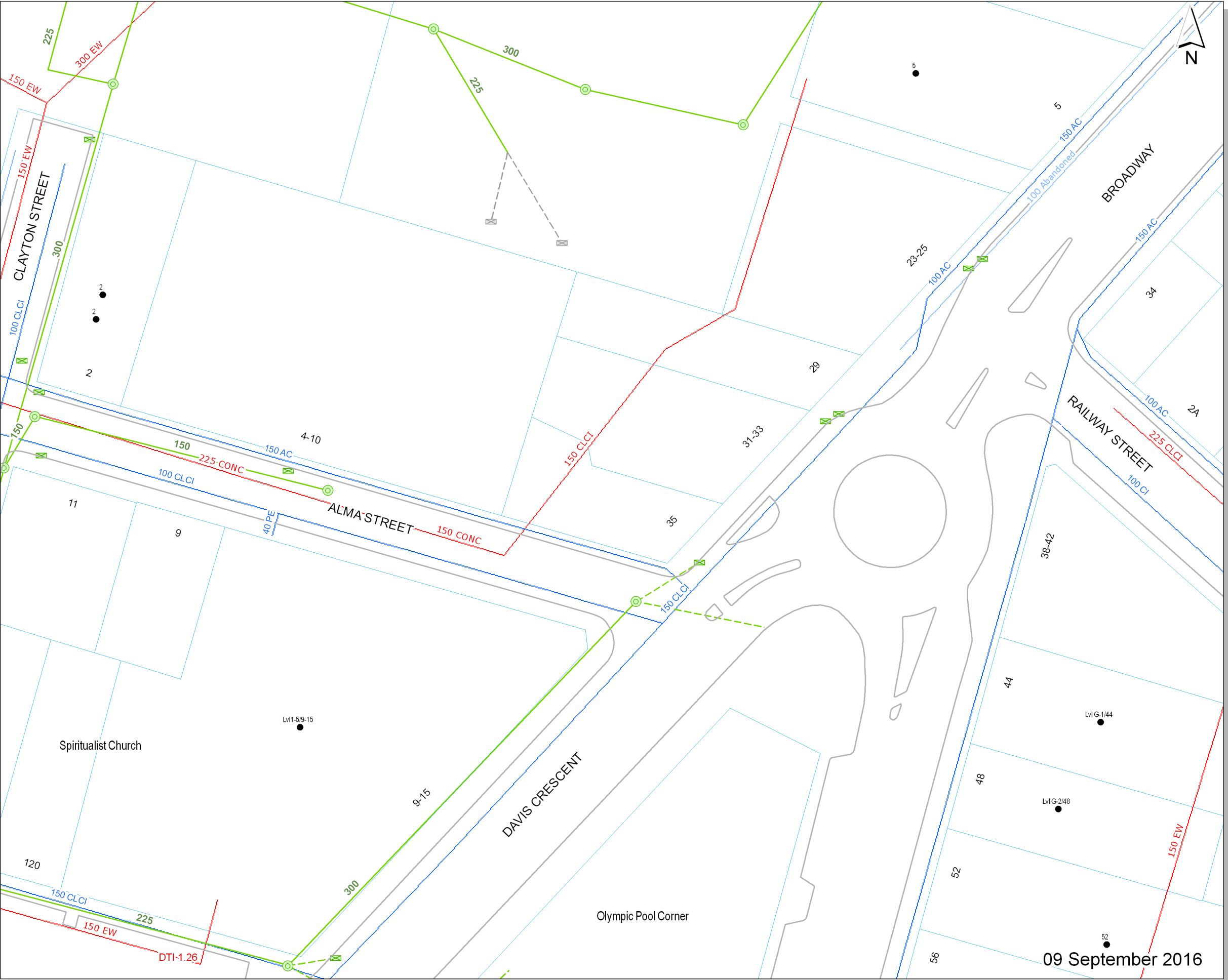
**DISCLAIMER:**

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Please consult Council if you have any queries.

**Legend**

<b>District Boundary</b>	<b>Parcel Boundaries</b>
<b>Wastewater</b>	<b>Rail Area</b>
W'sale Connections	Air Valve
W'sale Built	Scour Valve
W'sale Out of Service	Lamphole
W'sale Proposed	Online Valve
W'sale Chamber	Joint
Pumping Station	Manhole
Retail Pipe	Nodal Change
Connection	Horizontal Bend
Meter	Vertical Bend
Air Vent	Strainer
Control Valve	Reducer
Gate Valve	Anti Vacuum
Reflux Valve	Backflow Preventor
Air Control Valve	Node
<b>Water</b>	Gate Valve
Cross Junction	Reflux Valve
Horizontal Bend	Hydrant Valve
Vertical Bend	Hydrant Scour
Test Point W/Q	Hydrant Air
Test Point Pressure	Pump
Water Pipe	Reducer
T Junction	Access Hole Bolt Down
End Cap	Access Hole Weld Down
Node	Sample Point
Nodal Change	Joint
Hydrant	Probe Flow Point
Tap	Water Wholesale Meter
Peat Valve	Strainer
Control Valve	W'sale Treated Built
Butterfly Valve	W'sale Raw Built
Ball Valve	W'sale Proposed
Sluice Valve	W'sale Out of Service
Air Valve	W'sale Tunnel
Non Return Valve	Reservoir
<b>Stormwater</b>	Treatment Plant
<b>Treatment Device</b>	<b>Channel</b>
Public	Public
Private	Private
<b>Septic Tank</b>	<b>Pump Station</b>
Public - Hi-Tech	Public
Private - Hi-Tech	Private
Public - Other	<b>Planting</b>
Private - Other	Public
<b>Soakage System</b>	Private
Public	<b>Erosion And Flood Control</b>
Private	Public - Wall Structure
<b>Manhole And Chamber</b>	Private - Wall Structure
Public - Standard/Custom	Public - Other Structure
Private - Standard/Custom	Private - Other Structure
Public - Inspection Chamber	<b>Connection</b>
Private - Inspection Chamber	Public
<b>Inlet And Outlet</b>	Private
Public - No Structure	<b>Overland Flowpath</b>
Private - No Structure	Public
Public - Structure	Private
Private - Structure	<b>Viewing Platform</b>
<b>Catchpit</b>	Public
Public	Private
Private	<b>Embankment</b>
<b>Spillway</b>	Public
Public	Private
Private	<b>Stormwater Treatment Facility</b>
<b>Pipe</b>	Public
Public - Gravity Mains	Private
Private - Gravity Mains	<b>Forebay</b>
Public - Culvert/Tunnel	Public
Public - Rising Main	Private
Private - Culvert/Tunnel	<b>Bridge</b>
Private - Rising Main	Public
Public - Subsoil Drain	Private
Private - Subsoil Drain	<b>Safety Benching</b>
<b>Fence</b>	Public
Public	Private
Private	<b>Abandoned Connection</b>
<b>Watercourse</b>	Public
Public	Private
Private	<b>Abandoned Pipe</b>
	Public - Gravity Mains
	Public - Culvert/Tunnel
	Public - Rising Main
	Public - Subsoil Drain



Site Address: 35 Broadway Newmarket Auckland 1023

Legal Description: PT ALLOT 26 DP 1210

Title Description: CT-69/50

Date Printed: 09 September 2016 8:47 AM

Property boundary positions derived from aerial photography

**A3 @ 1:500**



**Operative District Plan - 1999  
Isthmus Section  
Planning Map 1  
Zoning**

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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

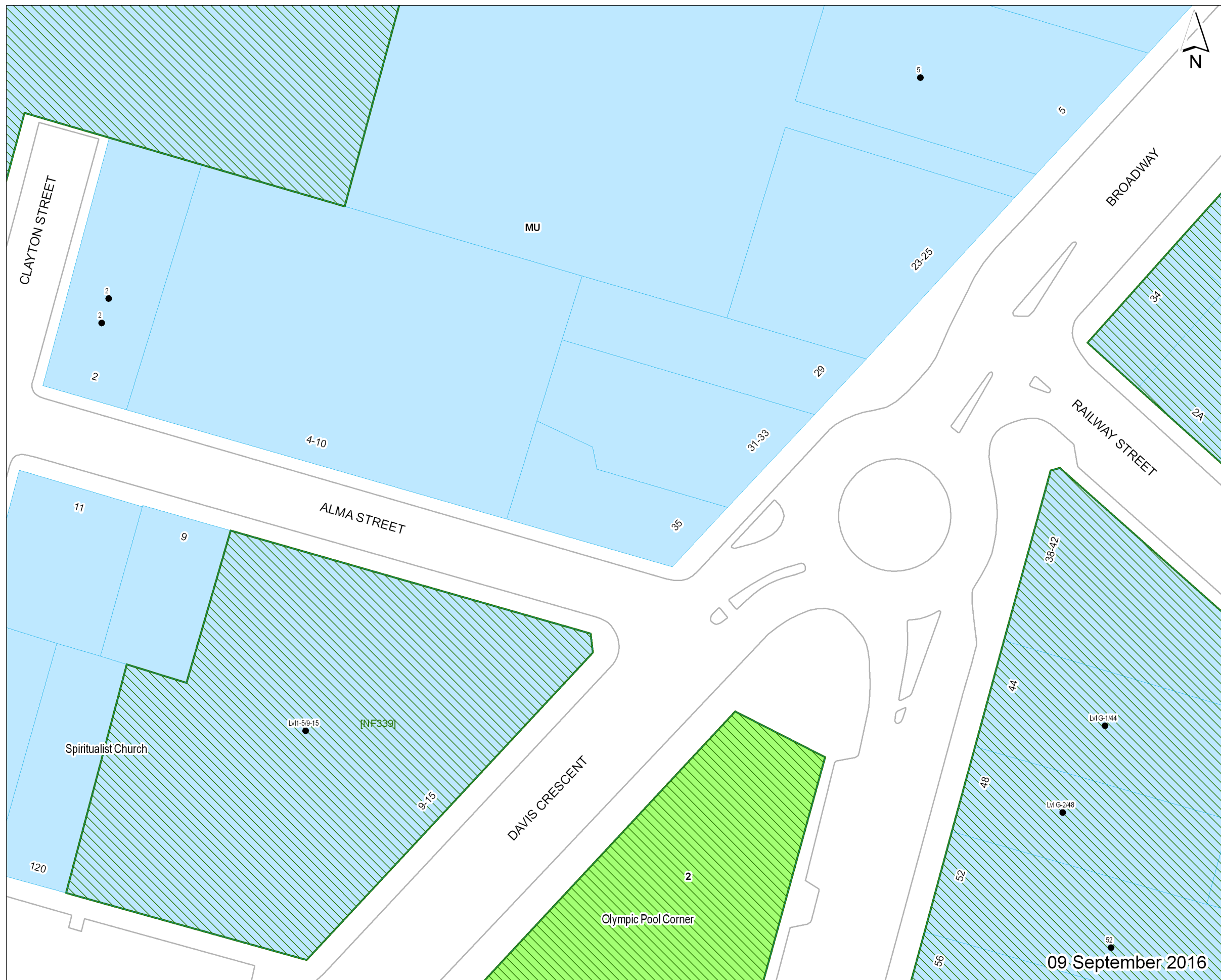
**District Plan Modification Affected line  
Plan Change Process**

- Notification
- Lodgement
- Submission
- Appeals
- Decisions

**District Plan Modification Area**

**Plan Change Process**

- Notification
- Lodgement
- Submission
- Appeals
- Decisions



Site Address: 35 Broadway Newmarket Auckland 1023

Legal Description: PT ALLOT 26 DP 1210

Title Description: CT-69/50

Date Printed: 09 September 2016 8:47 AM

10 0 10 20 30 40 50  
Meters

**A3 @ 1:500**

Property boundary positions derived from aerial photography

09 September 2016



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

Site Address: 35 Broadway Newmarket Auckland 1023  
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Title Description: CT-69/50  
Date Printed: 09 September 2016 8:47 AM

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**

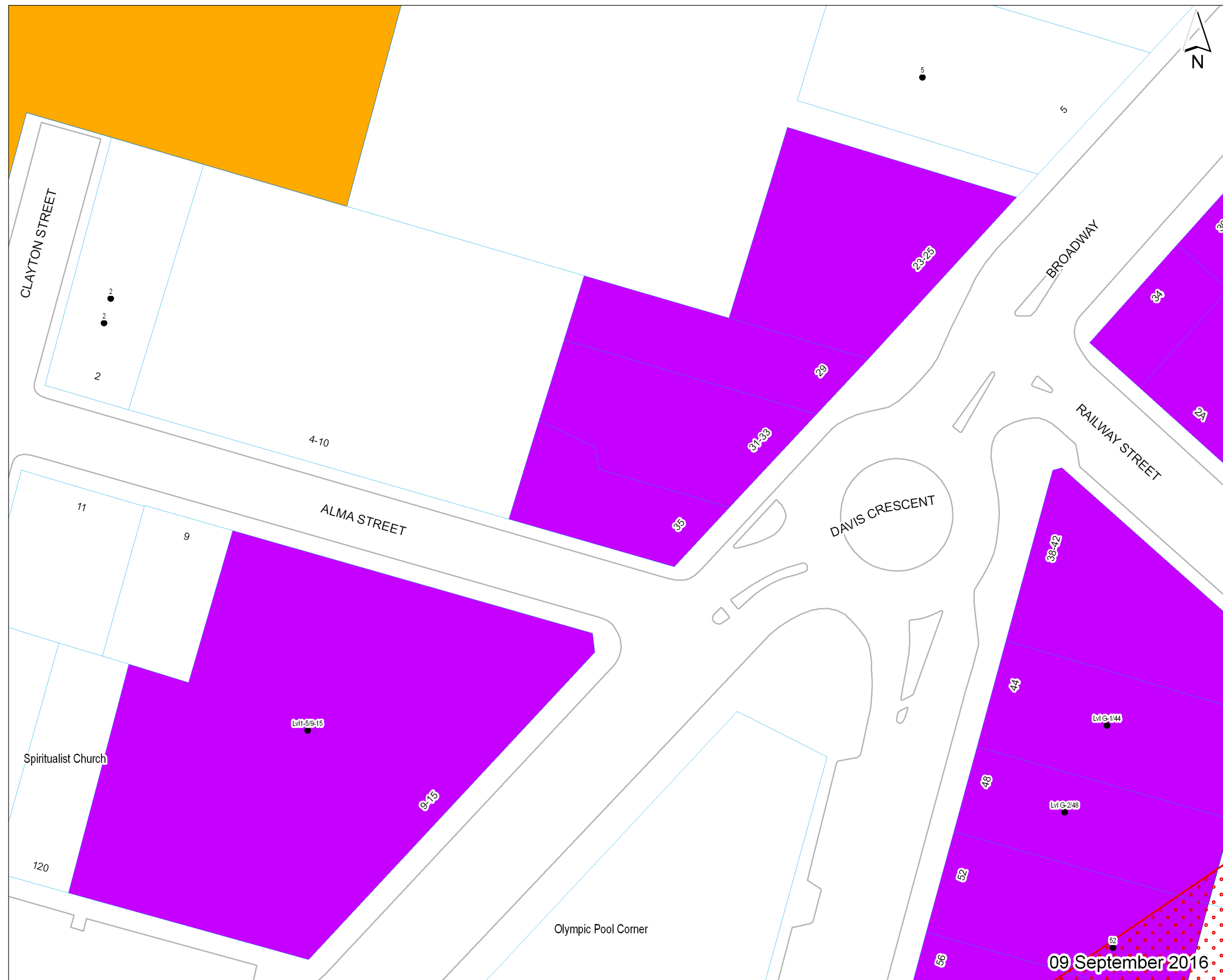
**Other Addition Limitations**

- 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
- Onewunga Motorway Affected Areas
- Special Height Limit
- Sunlight Admission Control - Broadway
- Volcanic Cones
- War Memorial Museum



Site Address: 35 Broadway Newmarket Auckland 1023  
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Date Printed: 09 September 2016 8:47 AM

10 0 10 20 30 40 50  
Meters

**A3 @ 1:500**

Property boundary positions derived from aerial photography









09 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

- 2000m<sup>2</sup> to 4000m<sup>2</sup>
- 4000m<sup>2</sup> to 3ha
- 3ha and above





### Corrosion Exposure Zone

#### TYPE

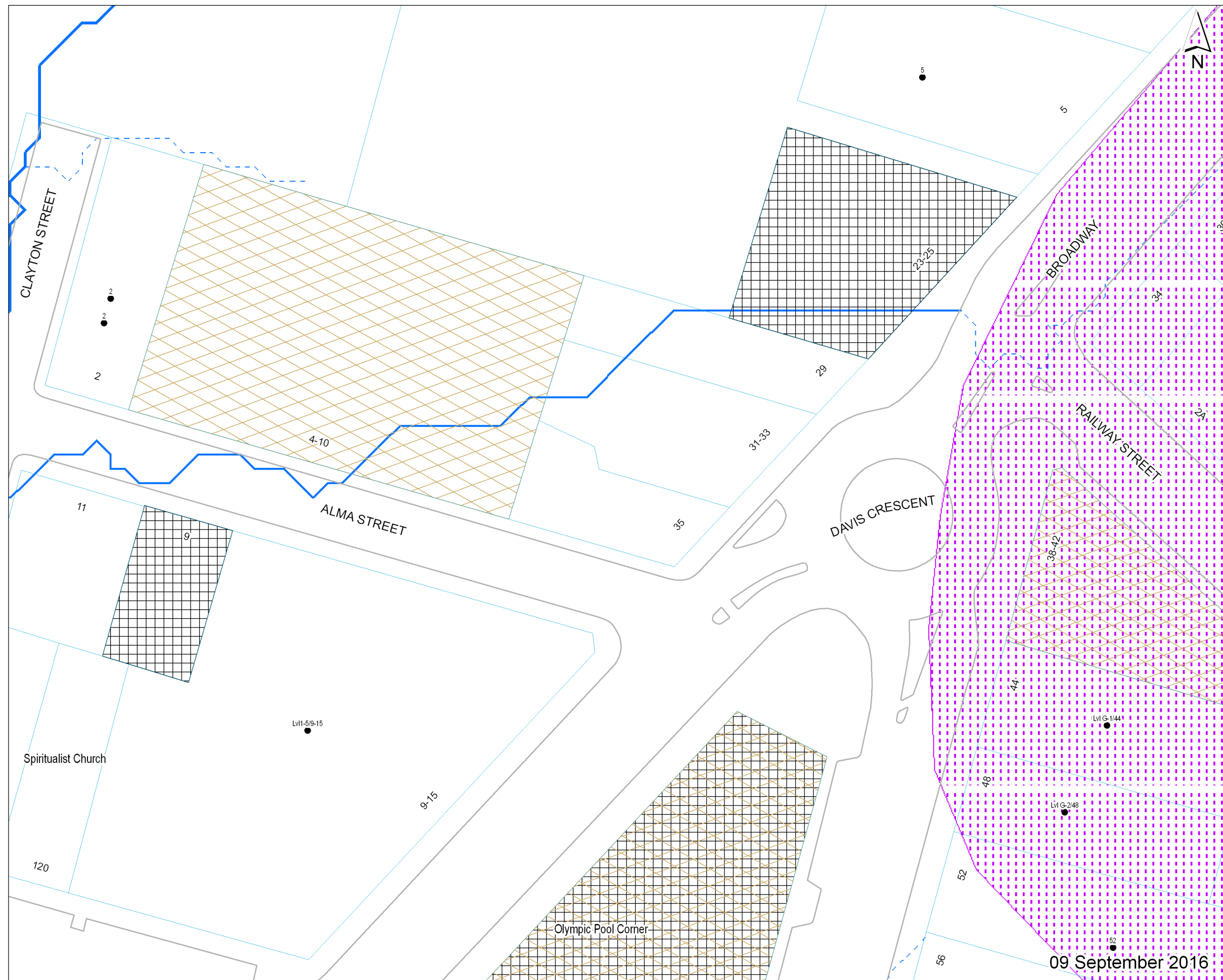
-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline

### Wind Zone

#### CLASS

-  Medium
-  High
-  Very High
-  Specific Design

-  Volcanic Cones



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Date Printed: 09 September 2016 8:47 AM

8 0 8 16 24 32 40  
Meters

**A3 @ 1:500**

Property boundary positions derived from aerial photography