



Flat Bush 182 Dawson Road

Hot - Affordable in Flat Bush



Terms of Supply

Property Address: 182 Dawson Road, Flat Bush, Auckland

Information Supplied: Pre Contract Disclosure Statement, LIM Report, Certificate of Title, Rental Appraisal, Overseas Investment Office Statement and Information, REA Guide.

By accepting the information above from Bayleys Real Estate Ltd, or an authorised licensee in conjunction with Bayleys Real Estate Ltd, I acknowledge I have read, understood and accepted the terms on which the information is made available.

Terms upon which the information is supplied:

1. Where information is supplied by Bayleys Real Estate Ltd to customers, the information is information in the possession of the Vendor(s) that the Vendor(s) are making available to the customer without endorsement
2. No representation is made by Bayleys Real Estate Ltd or by the Vendor(s) as to the accuracy, or to the reliability, of any information made available to the customers.
3. The customer will seek such advice and explanation the customer may require from an independent specialist of their choosing.
4. Should the purchaser decide not to obtain their own specialist advice they are deemed to have satisfied themselves on all aspects of the property and are buying solely in reliance on their own judgement and contrary to the recommendation of Bayleys Real Estate Ltd or its agents.

BUILDING INSPECTIONS

Purchasers are advised to secure their own Building Inspection Report regardless of construction type, to ensure that they are fully informed as to the standard of the property they intend to invest in.

QUERIES OR REQUESTS

It will be a pleasure to assist you further should you require any additional information, or have any queries regarding the property or content of this booklet, please do not hesitate to contact us.

Pre-Contract Disclosure Statement

Section 146 of the Unit Titles Act 2010

Unit Number: 2/182 and Accessory Unit 32

Ownership Interest: 329.00 / 10,000.00

Body Corporate Number: 207650

Pre-Contract Disclosure Statement

This Pre-Contract Disclosure Statement is provided to prospective buyers of the property in accordance with Section 146(1) of the Unit Titles Act 2010 ("the Act").

General information providing a brief explanation of various matters as required by the Act is attached as Schedule 1.

Further information about the matters set out above can be obtained from the Body Corporate Secretary, Boutique Body Corporates Limited (Craig Leishman), PO Box 11131, Ellerslie, Auckland 1542. Facsimile: 09 524 9780. Email: craig@bbcl.co.nz.

Information about the Unit

- a) The amount of the annual ordinary contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is **\$1,300.05**.

The unit or the common property was the subject of a claim in relation to water penetration of the buildings in the Unit Title development. Settlement was reached with the 2 major parties deemed responsible. This units share of the settlement proceeds was utilised for repair costs.

The opening balance arrears of **\$240,855.82** was due 1 January 2017 and has been paid in full.

A third top up levy of **\$154,062.93** was raised 29 April 2017 for payment due 19 May 2017 and has been paid in full.

A special further top up levy of **\$21,264.65** was raised for wash-up for payment due 20 September 2018 and has been paid in full.

All works are complete and a CCC issued. An EEGM on 5 July 2018 resolved to accept a full and final settlement offer from the contractor of \$185,000 plus GST. This sum has been apportioned across units by BQH as per previous levies and been paid. The only remaining issue is the claim from Hampton Jones Limited referred to in e) v).

All matters are virtually completed but until the final washup and allocation occurs in line with the s 74 scheme, there will not be final certainty on cost allocations.

- b) The period covered by the annual ordinary contribution in paragraph (a) is 1 January 2019 to 31 December 2019 payable in 1 instalment.
- c) The Body Corporate proposes to carry out the following maintenance on the unit title development in the next 12 months:

The Body Corporate will carry out standard maintenance to common areas, infrastructure and services which will be funded from the ordinary Body Corporate levy. There is also some minor finishing work to be done at the rear of some units in the final two blocks. The Committee is exploring options for the gates being reinstated and new perimeter fencing but no decisions have yet been made.

- d) The Body Corporate has the following accounts as at the financial statement date of this disclosure:

Ordinary

a) Operational Account	-\$24,937.20
b) Contingency Fund	\$31,483.63

Building

a) Operational Account	-\$562.47
b) Unallocated Funds	-\$5,590.12
c) Unallocated – Clearing Account	\$10,620.33

- e)
 - i) Legal proceedings were instituted in relation to an unpaid levy, relating to this unit, but were settled in full in August 2018.
 - ii) Proceedings were also instituted against one unit holder and judgment obtained for levies charged. This was unsuccessfully appealed by the owner and after protracted proceedings judgment occurred. The unit owner was subsequently bankrupted, and the Official Assignee is in the process of selling another property owned by the bankrupt which will clear in full all amounts ordered as due by the bankrupt.
 - iii) Further details, if required, of any legal proceedings in relation to any unpaid levies on other units are available from the Secretary/Manager upon request.
 - iv) The unit owner referred to in ii) has issued proceedings unsuccessfully against the Body Corporate regarding the Body Corporate levies and failed in an appeal. Similarly claims against the Committee and Secretary by the same owner were struck out however the Court reserved the right for the owner to pursue a claim for further reports from the Body Corporate.
 - v) The final accounts of the head consultants Hampton Jones have been disputed. Their total is approximately \$50,000.00 and proceedings have been threatened but never instituted despite the debt being over 12 months old. The Body Corporate made a settlement offer, but this has never been responded to.
- f) The unit or the common property is, or has been, the subject of a claim under the Weathertight Homes Resolution Services Act 2006 or other civil proceedings relating to water penetration of the buildings in the unit title development. The claim was settled before the remedial works were commenced.



- g) Interest of 10% per annum has been charged to the vendor.
- h) Under section 148 of the Unit Titles Act 2010, a buyer may request an additional disclosure statement or may request some, but not all of the information required to be in an additional statement (specific prescribed information) before the settlement of an agreement for sale and purchase of a unit. The buyer must pay to the seller all reasonable costs incurred by the seller in providing the additional disclosure statement. The estimated cost of providing an additional disclosure statement is \$980.00 plus GST.

Please note insurance is with AIG New Zealand Limited. The noting of an interest on the policy can be obtained direct through the brokers, Marsh Limited (09 928 3301 or email BCcertificates@marsh.com).

The Secretary/Manager certifies the information in the above Pre-Contract Disclosure Statement is correct:



Signed: _____

Craig Leishman

Date: _____

11 SEP 2013

DISCLAIMER

The seller has requested Boutique Body Corporates Limited ("BBCL") prepare this disclosure statement ("disclosure") for and on behalf of the seller. BBCL has prepared this disclosure strictly on the basis that BBCL is not responsible for, and does not accept, any obligation or liability of the seller under section 150 of the Unit Titles Act 2010 ("Act"). BBCL shall not under any circumstances be deemed to be acting as the agent or representative of the seller in relation to such obligation or liability. BBCL expressly disclaims any liability to the buyer or any other party in relation to any breach of any obligation of the seller under section 150 of the Act.

To the best of BBCL's knowledge and belief at the time of preparation of this disclosure statement, the contents of this disclosure are true and correct. BBCL is not liable for any fact or circumstance not included in disclosure which is not actually known to BBCL.

If requested by the seller, BBCL will prepare a correction of an inaccuracy in this disclosure that it becomes aware of, subject to BBCL receiving payment of its reasonable fee for correcting that inaccuracy.

You are strongly advised to obtain independent legal advice regarding any questions or concerns you have about purchasing a unit or your prospective rights and obligations as a member of a body corporate.

DISCLAIMER: This LIM Report has been obtained on behalf of the vendor and copies have been made available to prospective and interested parties for general information purposes only. However, neither the Vendor nor Bayleys Real Estate Limited, Licensed under the REA Act 2008, warrant the accuracy of this copy and we accept no liability for any errors or omissions in the report. All parties are urged to take legal advice and it is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own report for any decision to purchase the property.

bayleys real estate
PO Box 58289
Botany
AUCKLAND 2163



Applicant	bayleys real estate
LIM address	182 Dawson Road Flat Bush Auckland 2023
Application number	8270195178
Customer Reference	
Date issued	12-Nov-2019
Legal Description	UNIT 2 DP 207650
Certificates of title	NA136A/742

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 the 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 the 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.

s44A(2)(a) Information identifying any special feature or characteristics of the land

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.

Site Contamination

Council's regulatory records indicate that identified contaminants at this site have been remediated to background levels.

Wind Zones

Wind Zone(s) for this property: High wind speed of 44 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building. For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” are used interchangeably.

Exposure Zones

New Zealand Standard 3604:2011E classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

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

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land


Billing Number/ Rate Account:	12345045145
Rates levied for the Year 2019/2020 :	\$2,044.27
Total rates to clear for the current year (including any arrears):	\$1,533.20

The rates figures are provided as at 8 a.m. 12/11/2019. It is strongly advised these are not used for settlement purposes.

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.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

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.

Resource Management

Planning

30 Chapel Road Flat Bush Auckland 2016

Application No.	Description	Decision	Decision Date
4565	Land Use Consent Subdivision	Granted	30/08/1995
7541	Land Use Consent Airport outer control boundary (47 sites)	Granted	28/08/1996

Application No.	Description	Decision	Decision Date
13066	Land Use Consent Consent-blanket approval-airport noise, SP5268 not released	Granted	23/10/1998
15686	Land Use Consent Engineering works to service Lot 403 DP 175381 30 Chapel	Granted	14/01/2000
17694	Land Use Consent Earthworks in excess 200m3 road upgrading	Granted	25/10/2000
18370	Land Use Consent 30 Units and unit title subdivision, subdivision for road	Granted	15/03/2001

Subdivisions

30 Chapel Road Flat Bush Auckland 2016

Application No.	Description	Decision	Decision Date
5450	Subdivision Consent Subdivision	Granted	22/02/1996
18370	Subdivision Consent 30 Units and unit title subdivision, subdivision for road	Granted	15/03/2001
18370	Subdivision survey plan ((s)223) 30 Units and unit title subdivision, subdivision for road	Granted	15/11/2001
18370	Subdivision completion cert ((s)224C) 30 Units and unit title subdivision, subdivision for road	Approved	15/11/2001

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

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. If you would like Auckland Council to search for this type of information, please contact us.

Building

30 Chapel Road Flat Bush Auckland 2016

Application No.	Description	Issue Date	Status
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Application No.	Description	Issue Date	Status
975232	Retaining Wall	28/11/1997	CCC Issued 09/05/2000 (See Note 2)
103544	Retaining walls	21/09/2000	CCC Issued 15/10/2002 (See Note 2)
011065 011065A1	30x Dwellings and Garages (30 unit development) 30x Dwellings and Garages (30 unit development) - Amended fire report following introduction of new Fire Code June 2001	27/04/2001	CCC Issued 08/08/2002 (See Note 2)
045083	Replace timber	07/11/2004	CCC Issued 21/12/2004 (See Note 2)
045085	Replace timber	09/11/2004	CCC Issued 21/12/2004 (See Note 2)
045084	Replace timber	11/11/2004	CCC Issued 21/12/2004 (See Note 2)
050178	Repairs as Weathertight Homes Resolution Services Report	04/02/2005	CCC Issued 31/05/2018 (See Note 2)
20140975 20140975A1 20140975A3 20140975A2 20140975A4 20140975	RBW: Proposed re-clad and remedial works to 6 x 2 storey high apartment blocks, 30 units in total. Re-roof selected units. Install a dditional strip drains and cesspits to assist w/drainage RBW: Proposed re-clad and remedial works to 6 x 2 storey high apartment blocks, 30 units in total. Re-roof selected units. Install a dditional strip drains and cesspits to assist w/drainage/AMEND 1: R RBW: Proposed re-clad and remedial works to 6 x 2 storey high apartment blocks, 30 units in total. Re-roof selected units. Install additional strip drains and cesspits to assist w/drainage/AMEND 1: Re RBW: Proposed re-clad and remedial works to 6 x 2 storey high apartment blocks, 30 units in total. Re-roof selected units. Install additional strip drains and cesspits to assist w/drainage/AMEND 1: Re RBW: Proposed re-clad and remedial works to 6 x 2 storey high apartment blocks, 30 units in total. Re-roof selected units. Install additional strip drains and cesspits to assist w/drainage/AMEND 1: Re Amendment created to remove Blocks 3, 4, 5 and 6 from historic consent record 20140975 (BCO10237578), to obtain a Code Compliance Certificate separately (BCO10253999) from all other blocks on site.	26/06/2014	CCC Issued 01/02/2018 (See Note 2)

Application No.	Description	Issue Date	Status
BCO10253999	Consent created to enable Blocks 3, 4, 5 and 6 to obtain a Code Compliance Certificate separately from all other dwellings on historic consent 20140975	04/09/2017	CCC Issued 25/09/2017 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, 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 the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

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

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has been notified of the following information under Section 124 of the Weathertight Homes Resolution Services Act 2006:

Effective Date	Description	Details
12/02/2018	Weathertightness claim	This information is disclosed pursuant to sections 124 of the Weathertight Homes Resolution Services Act 2006 (the Act) and 44A(2)(ea), and/or 44A(3) of the Local Government Official Information and Meetings Act 1987: A multi-unit weathertight defects claim under WHRS No 5859 by Body Corporate 207650 and some or all of the units in respect of 6 – 56 (even numbers only) Chapel Road and 180-186 (even numbers only) Dawson Road was closed in 2013. Council holds information to do with consented building work on its Property File which is available to view, but does not provide details of claims for privacy reasons nor comment on the extent of remediation (if any) as the scope of building work is determined by the Body Corporate/Unit Owner, to whom enquiries concerning these latter matters should be directed.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (DP:HGI).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Restriction(s)

This property is affected by the following restriction(s):

Effective Date	Description	Details
22/11/2001	Foundation design restrictions	Consent notice registered on titles - The geotechnical ultimate bearing pressure for units 12-18 (inclusive) dp 207650/a shall be limited to 240 kpa. Construction

		<p>inspections should also be carried out to ensure that any significantly organic soils are penetrated by the foundations. Any earthworks or building development on lot 1 dp 207628 or units 1-30(inclusive) dp 207650/a which is outside the building platforms shown on foundation engineering plan no. 9171 sheet 1 dated 12 April 2001 will require site investigation design of all foundations and construction inspections by a registered engineer experienced in geomechanics. (Refer to resource consent dated 15 march 2001, condition 12 and geotechnical completion report prepared by foundation engineering ref 9171 dated 12 April 2001)</p> <p>Due to the presence of surficial deposits of pumiceous silts for units 20-30 dp 207650/a, inspections should be undertaken by a registered engineer experienced in geomechanics. (refer to geotechnical completion report prepared by foundation engineering ref 9171 dated 12 April 2001)</p>
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Further information on these restrictions may be provided elsewhere in this document. Alternatively please contact a Resource Management Planner at an Auckland council service centre or by telephone for further information.

Vehicle Access

Effective Date	Description	Details
22/11/2001	Access	No cuts or fill should take place on units 10-30 (inclusive) DP 207650/A within two meters of the retaining wall on the Western boundary unless endorsed by a Registered Engineer to ensure that no additional loads are added to the wall. (Refer to Geotechnical Completion Report prepared by Foundation Engineering Ref 9171 dated 12 April 2001).

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information has been notified to Council.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- Consent Conditions : 13066
- Consent Conditions : 17694
- Consent Conditions : 7541
- As Built Drainage Plan : 011065
- Consent Conditions : 15686

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

182 Dawson Road Flat Bush Auckland 2023

Legal Description

UNIT 2 DP 207650

Appeals

Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

Zones

Residential - Mixed Housing Urban Zone

Precinct

Controls

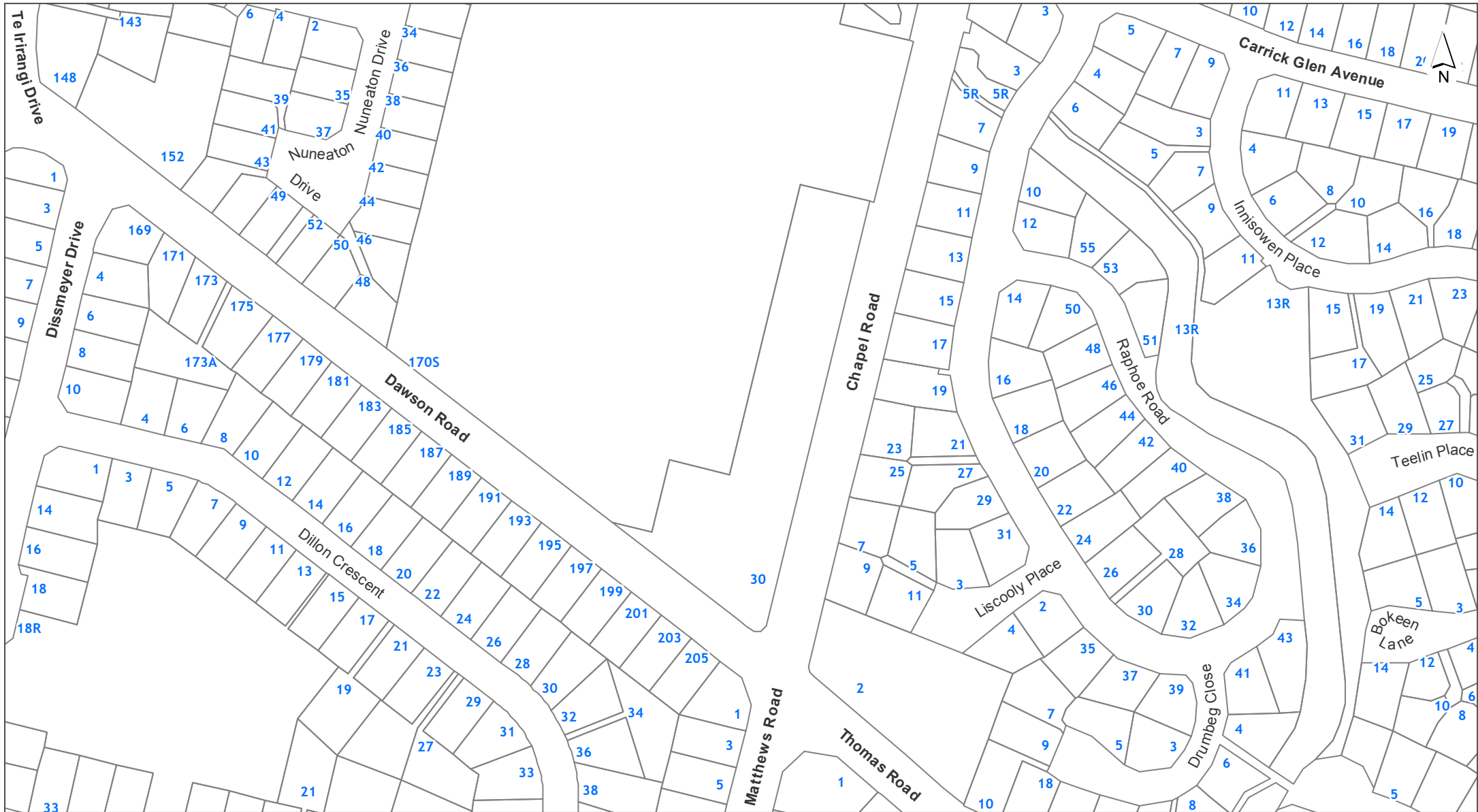
Controls: Macroinvertebrate Community Index - Urban

Overlays

Infrastructure: Aircraft Noise Overlay - Moderate aircraft noise area (MANA) - Auckland Airport - moderate aircraft noise area

Designations

Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd

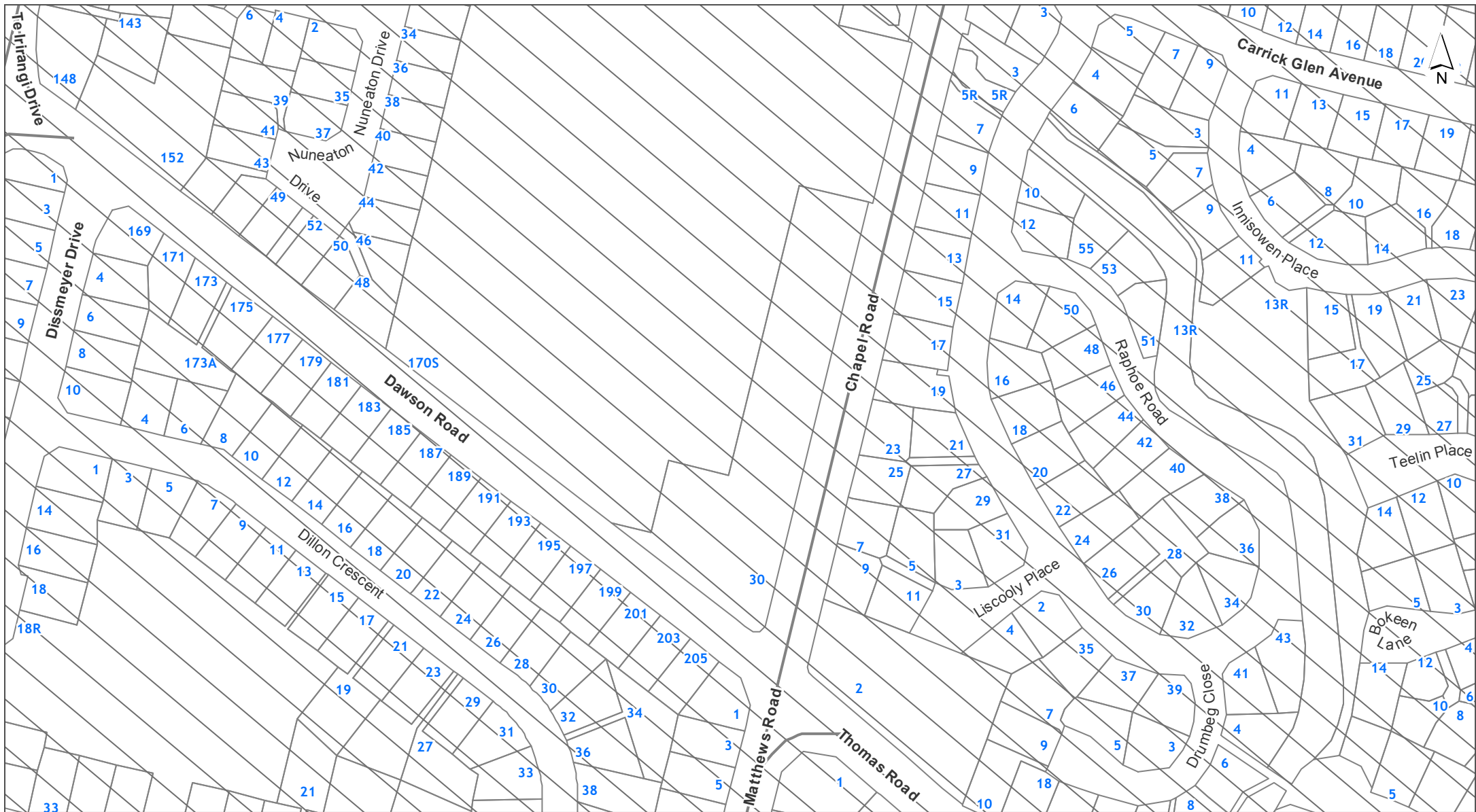


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Built Environment
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 12/11/2019





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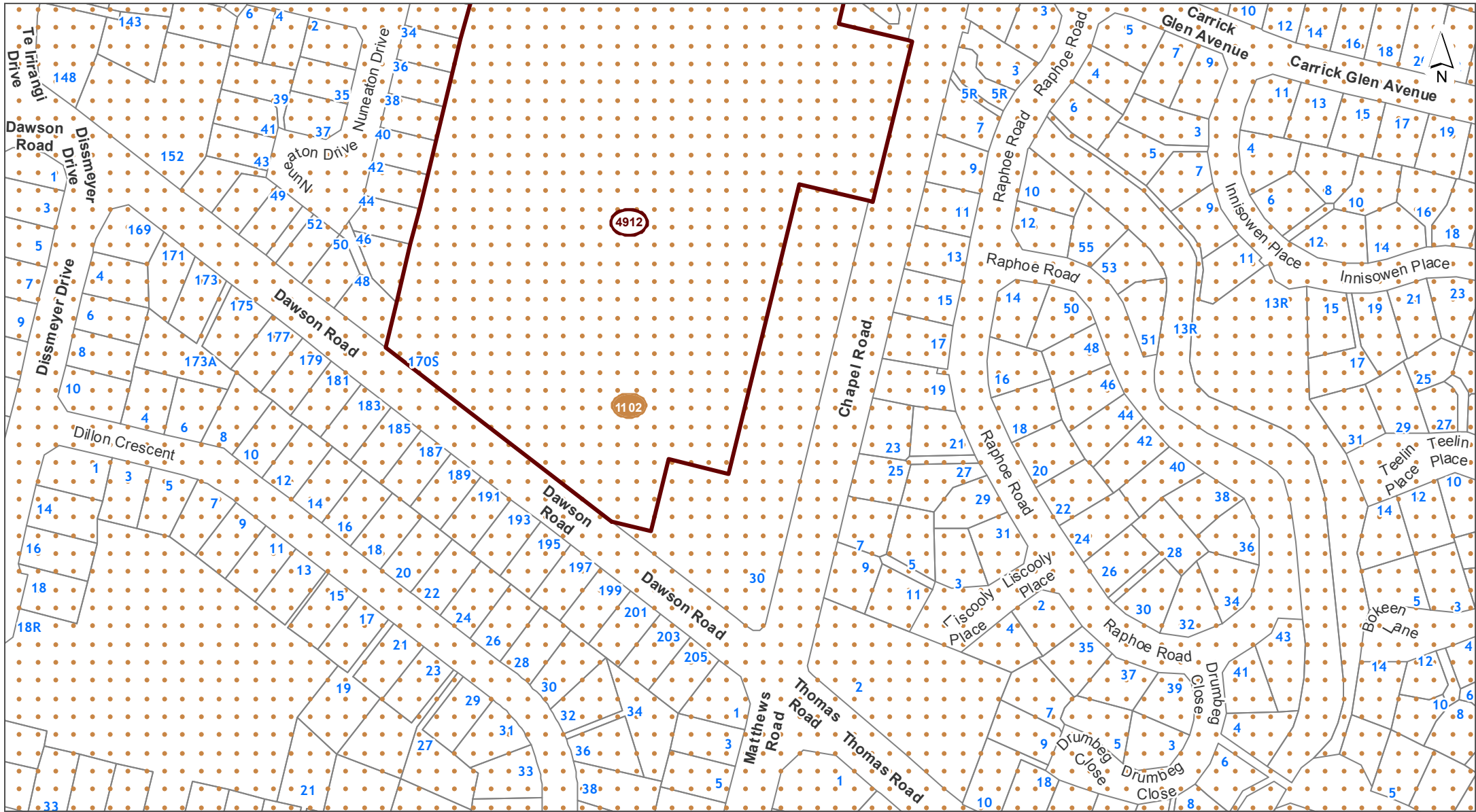
Controls
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650



Scale @ A4
 = 1:2,500

Date Printed:
 12/11/2019



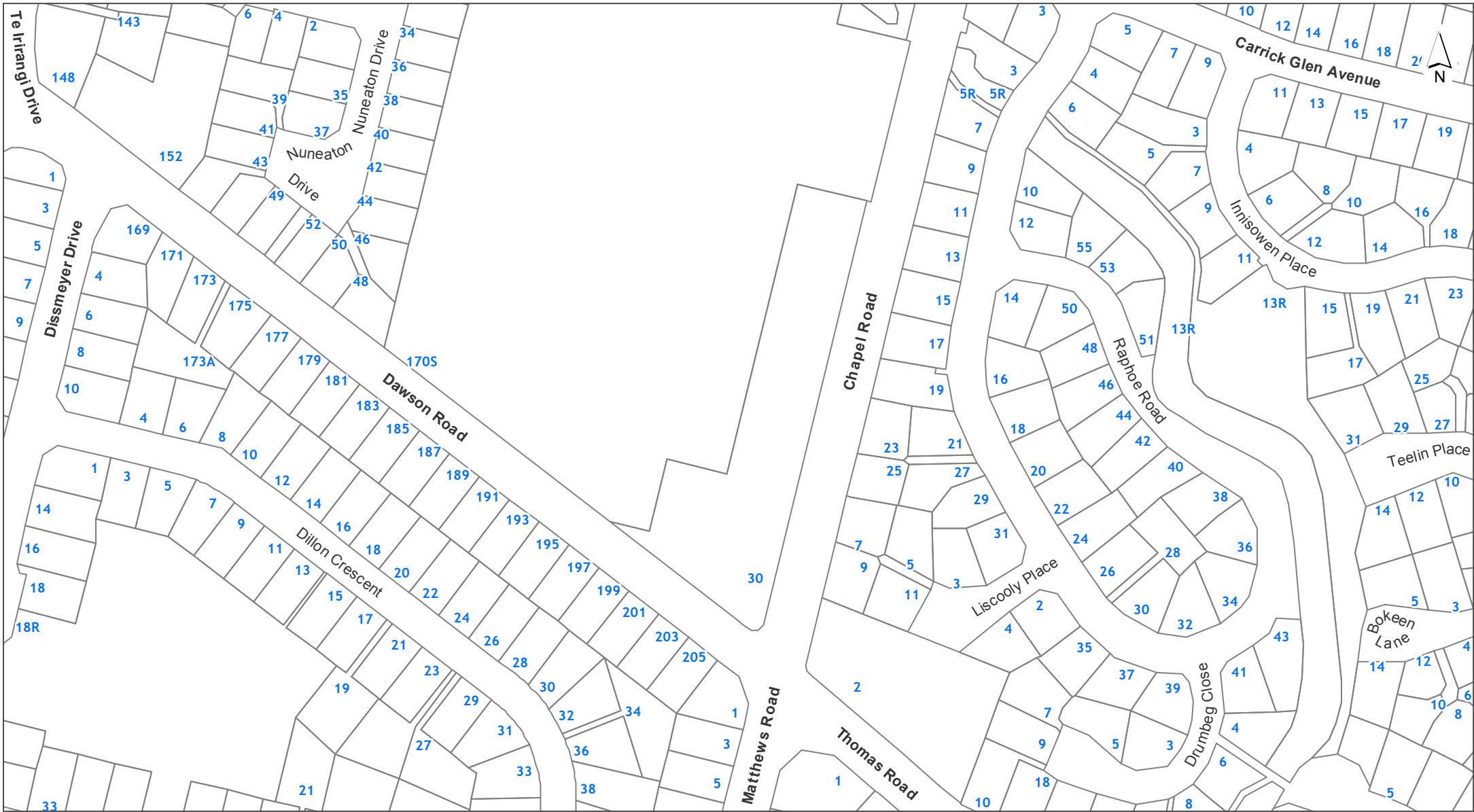


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Designations
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
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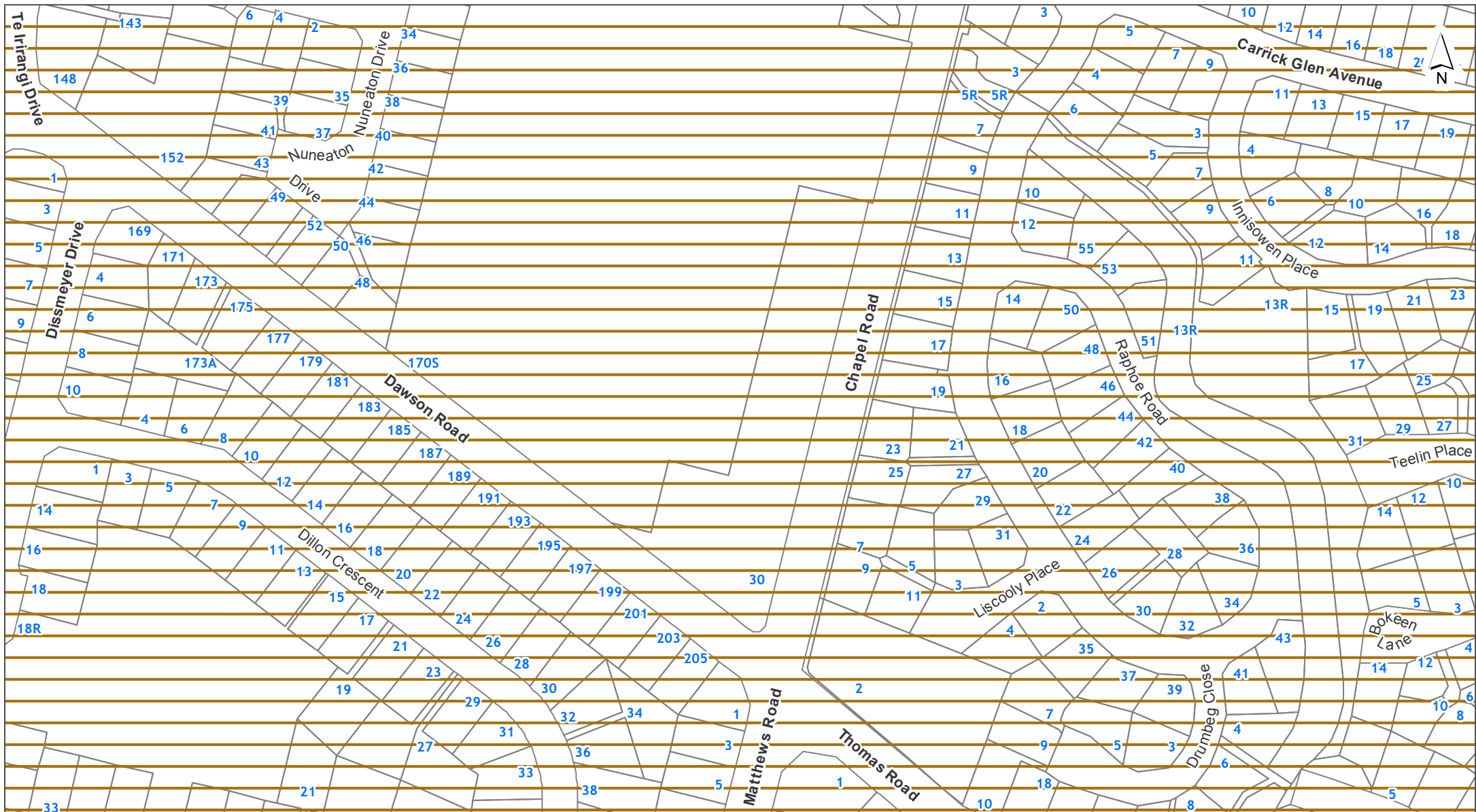
Historic Heritage and Special Character
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650



Scale @ A4
 = 1:2,500

Date Printed:
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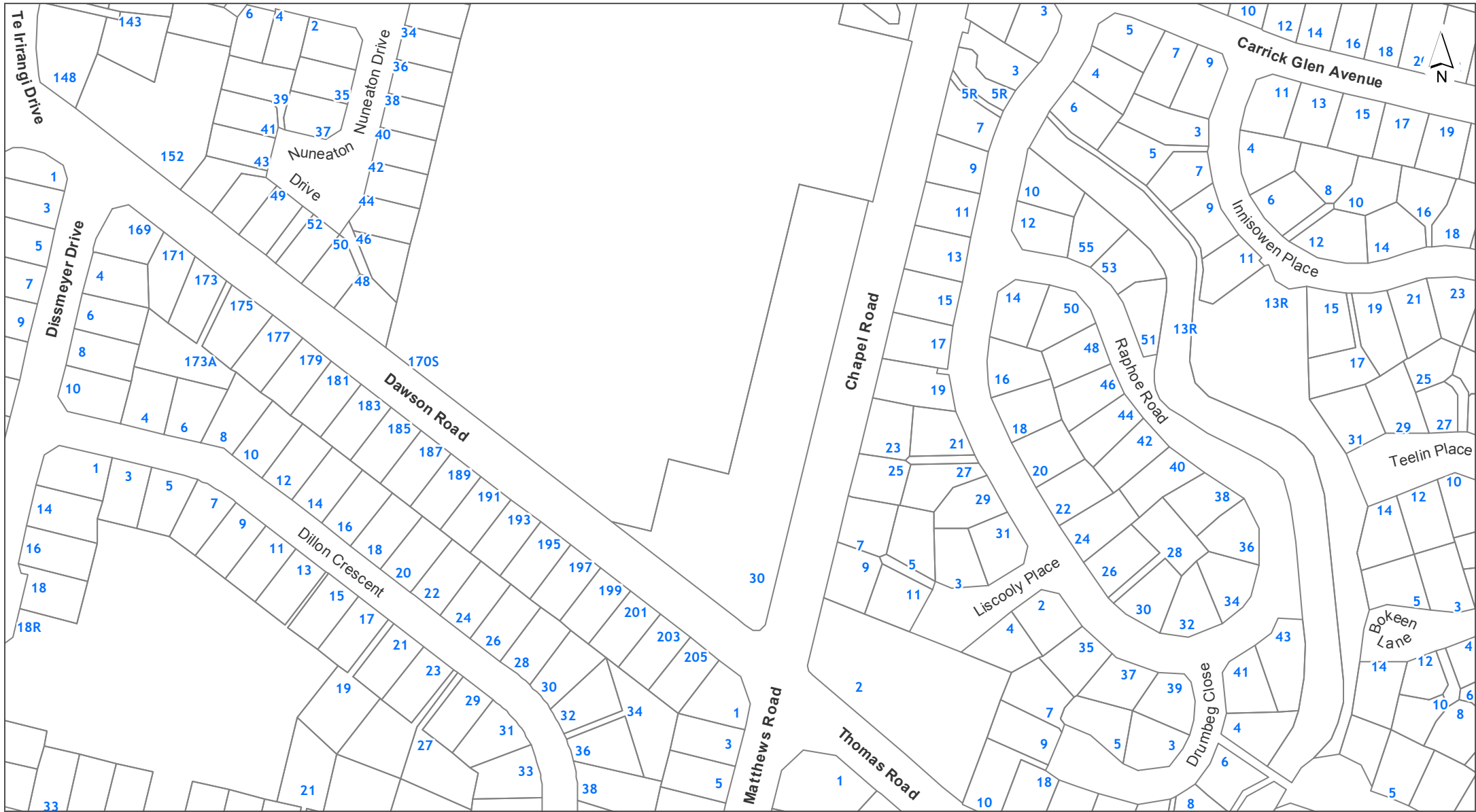


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Infrastructure
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650

0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
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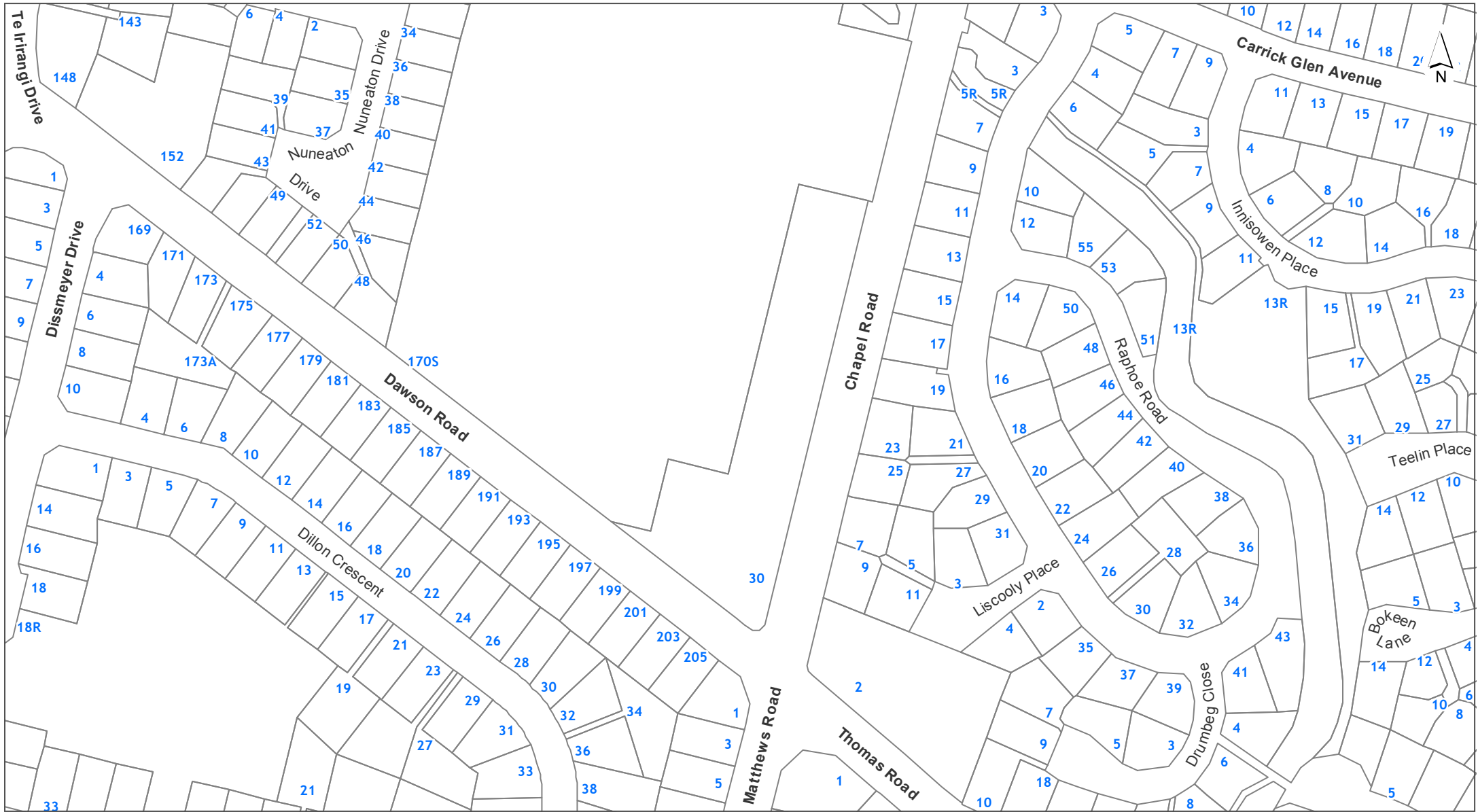
Mana Whenua
 182 Dawson Road Flat Bush Auckland 2023
 UNIT 2 DP 207650



Scale @ A4
 = 1:2,500

Date Printed:
 12/11/2019



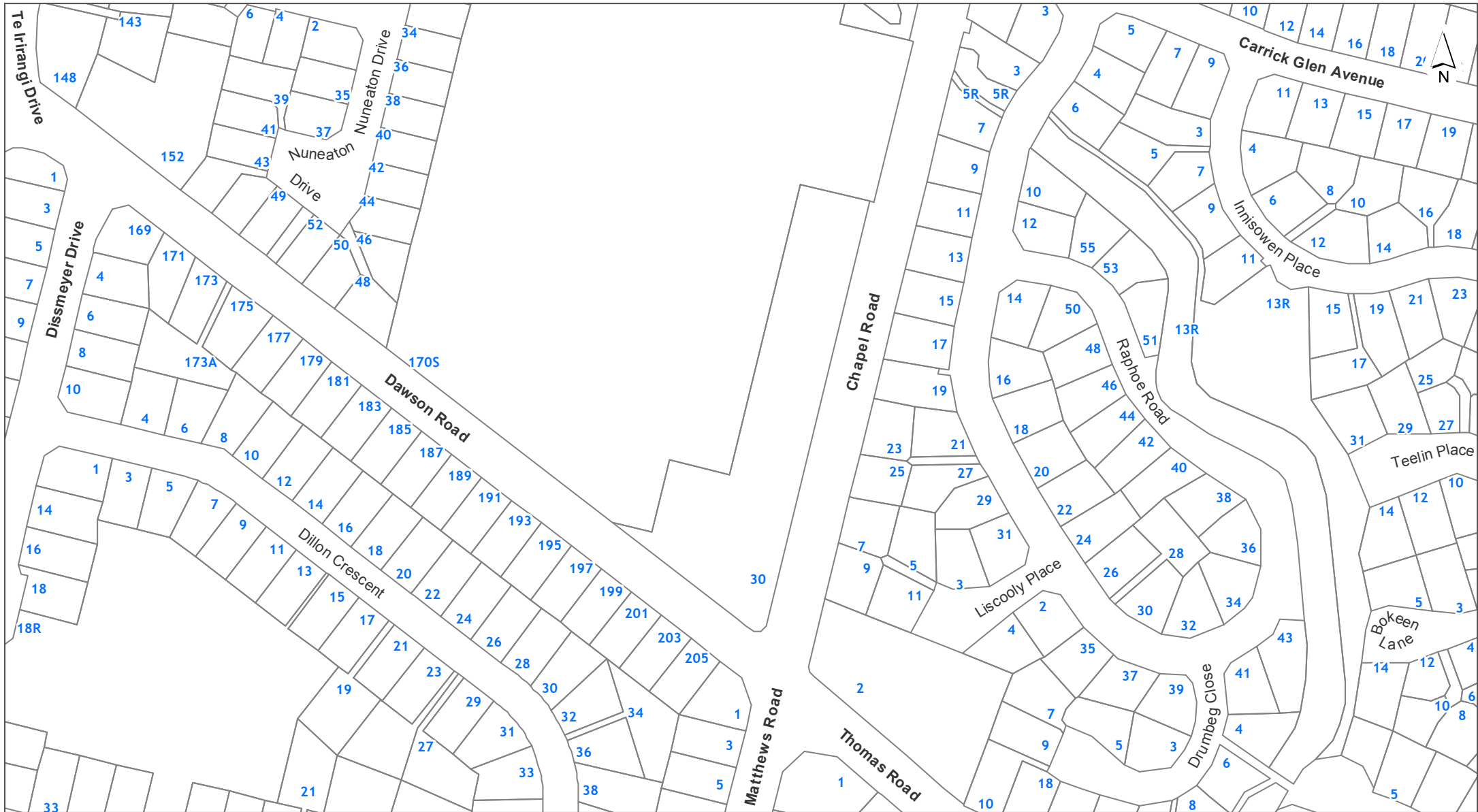


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Natural Heritage
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 12/11/2019



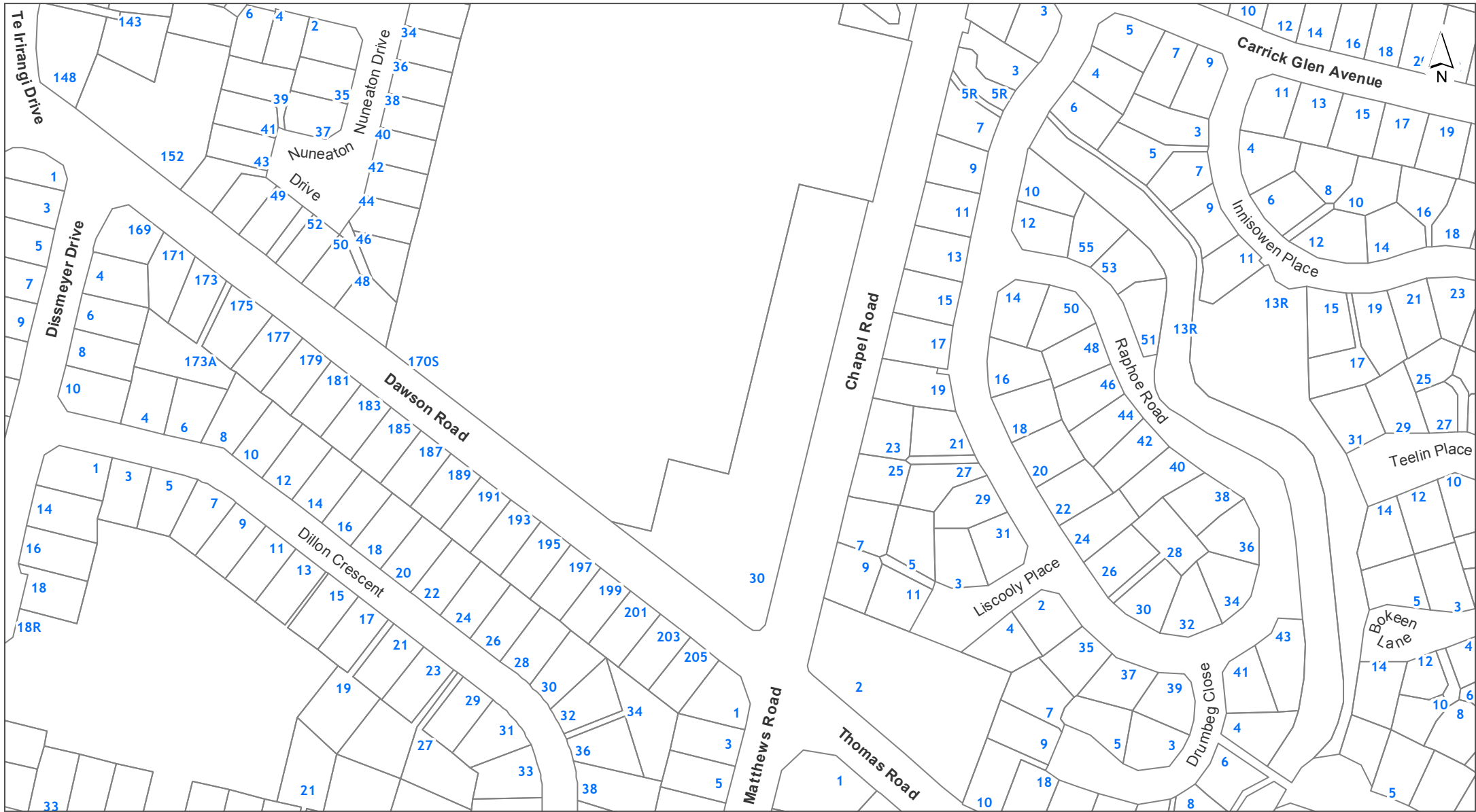


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Natural Resources
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 12/11/2019



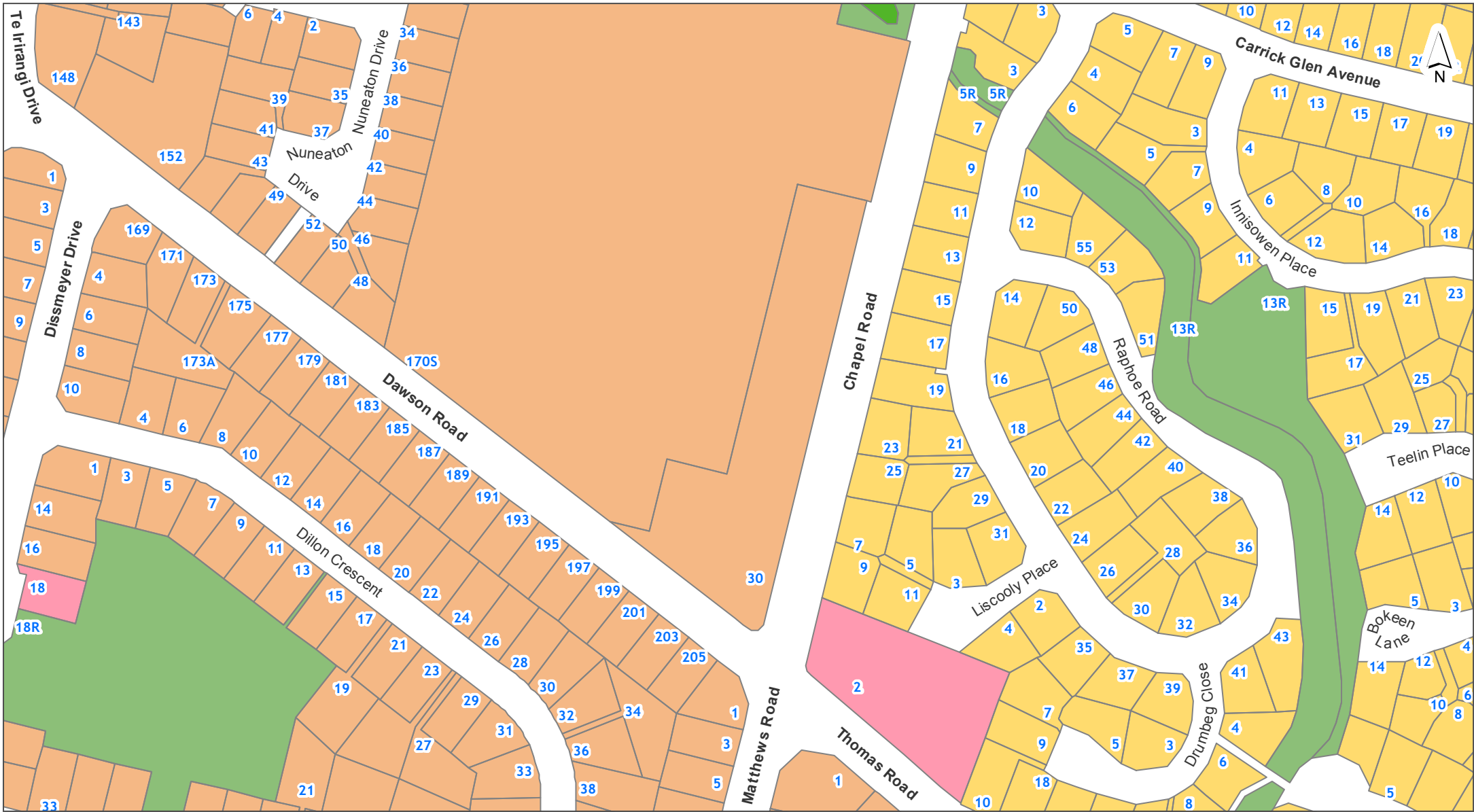


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Precincts
182 Dawson Road Flat Bush Auckland 2023
 UNIT 2 DP 207650

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
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Zones and Rural Urban Boundary
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 12/11/2019





NOTATIONS

Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

Proposed Plan Modifications






-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING





Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban }
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

Infrastructure

- Airport Approach Surface Overlay
 - Aircraft Noise Overlay
 - City Centre Port Noise Overlay [rcp / dp]
 - Quarry Buffer Area Overlay
 - National Grid Subdivision Corridor
 - National Grid Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Controls

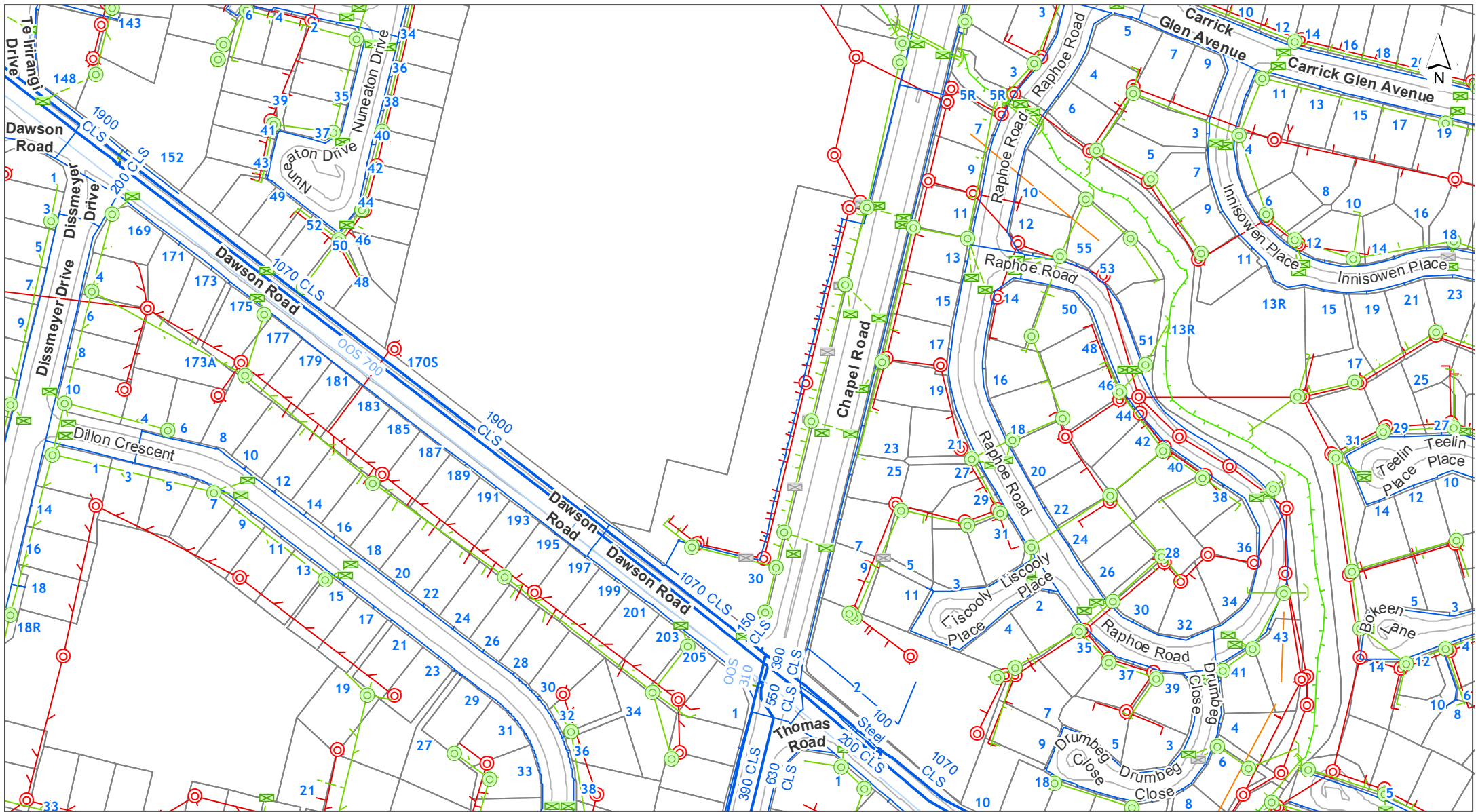
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Business Park Zone Office Control
 - Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - Surf Breaks [rcp]
 - Cable Protection Areas Control [rcp]
 - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
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 UNIT 2 DP 207650



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 = 1:2,500

Date Printed:
 12/11/2019



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, **Private** or **Abandoned**

- | | | | |
|--|-------------------------------|--|---|
| | Treatment Device | | Overland Flowpath (Public) |
| | Septic Tank | | Overland Flowpath (Private) |
| | Septic Tank (Hi-Tech) | | Forebay (Public) |
| | Soakage System | | Forebay (Private) |
| | Inspection Chamber | | Treatment Facility (Public) |
| | Manhole (Standard / Custom) | | Treatment Facility (Private) |
| | Inlet & Outlet Structure | | Pump Station |
| | Inlet & Outlet (No Structure) | | Planting |
| | Catchpit | | Embankment |
| | Spillway | | Viewing Platform |
| | Safety Benching | | Bridge |
| | Culvert / Tunnel | | Erosion & Flood Control (Other Structure) |
| | Subsoil Drain | | Erosion & Flood Control (Wall Structure) |
| | Gravity Main | | |
| | Rising Main | | |
| | Connection | | |
| | Fence | | |
| | Lined Channel | | |
| | Watercourse | | |

Water

- | | |
|--|--------------------------------------|
| | Valve |
| | Hydrant |
| | Fitting |
| | Other Watercare Point Asset |
| | Other Watercare Linear Asset |
| | Local Pipe (Bulk) |
| | Local Pipe (In Service) |
| | Local Pipe (Abandoned) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out of Service) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

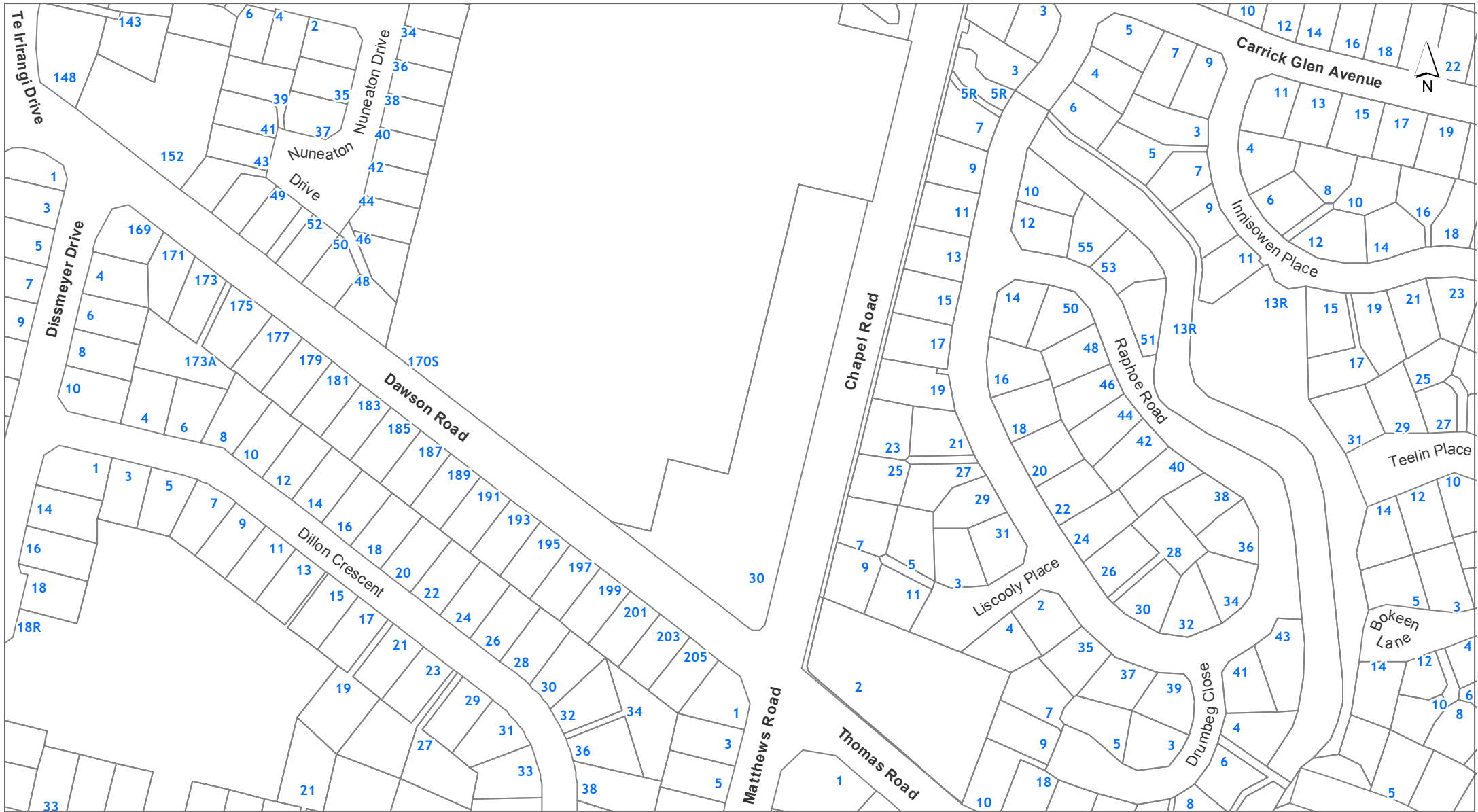
Wastewater

- | | |
|--|------------------------------------|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Main / Service Line) |
| | Local Pipe (Abandoned) |
| | Local Pipe (Future) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out Of Service) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

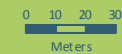
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | High-Pressure Gas Pipeline |
| | Medium-Pressure Gas Pipeline |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 15/08/2019



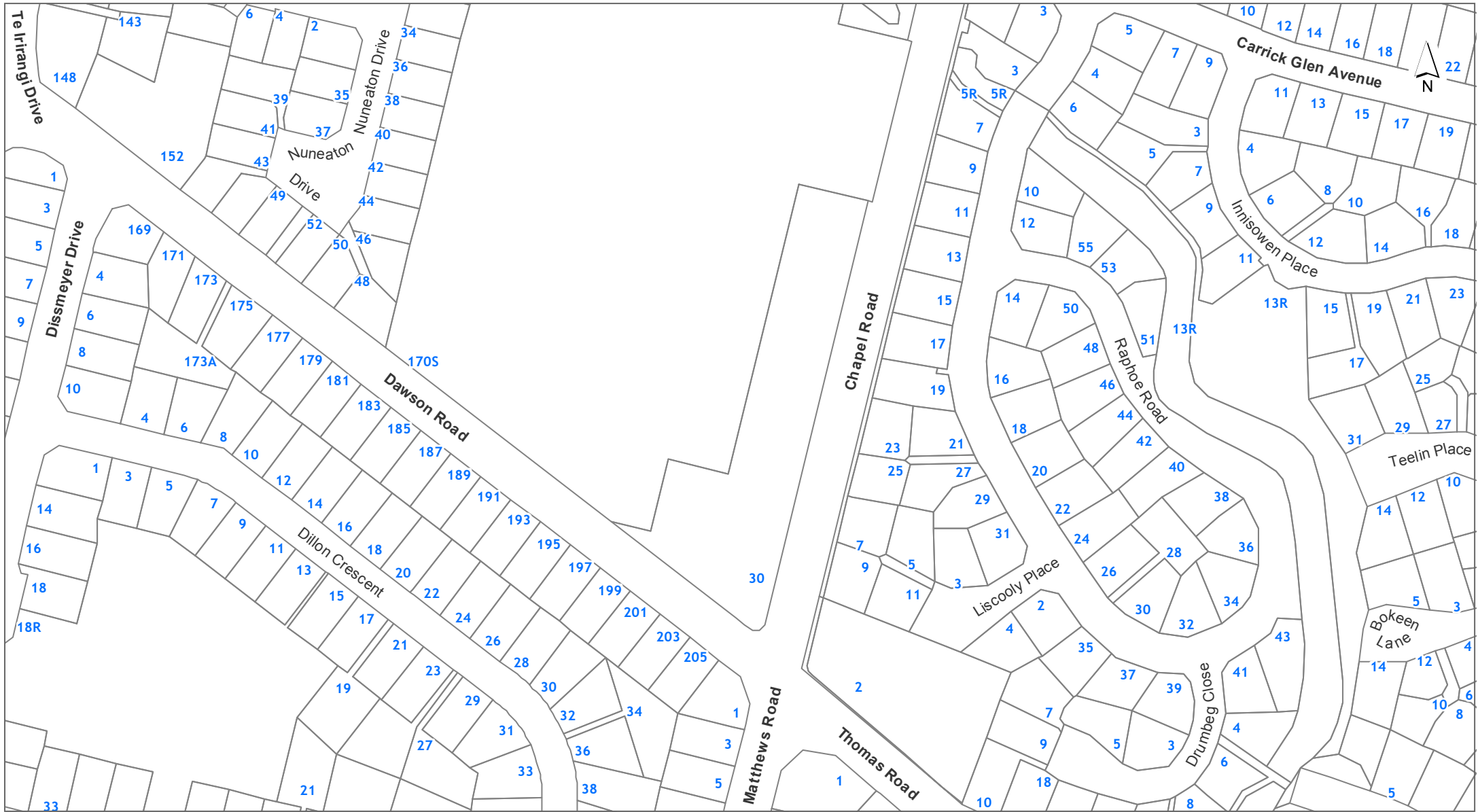
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Hazards
 182 Dawson Road Flat Bush Auckland 2023
 UNIT 2 DP 207650



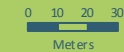
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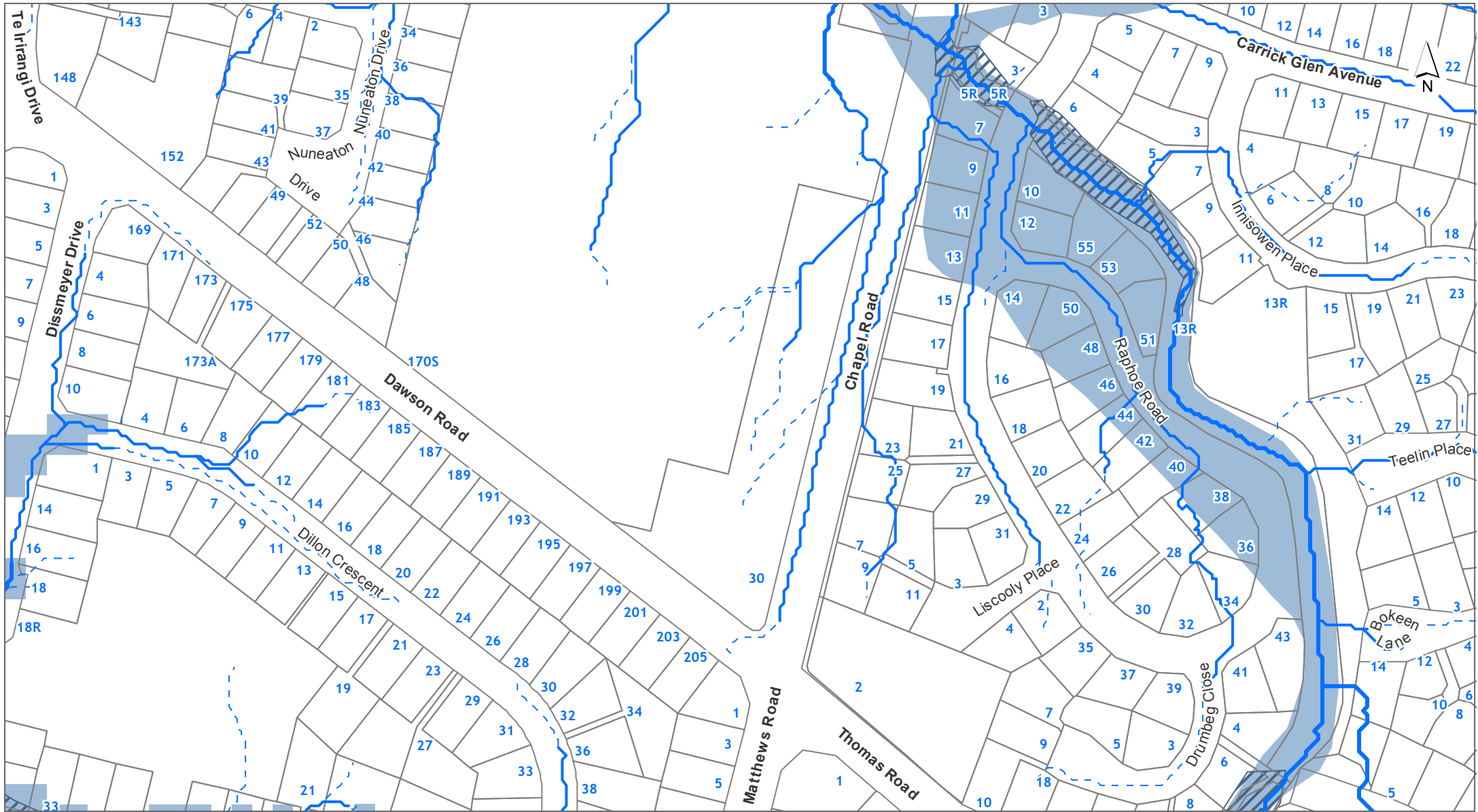
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Natural Hazards - Coastal Inundation
 182 Dawson Road Flat Bush Auckland 2023
 UNIT 2 DP 207650



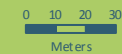
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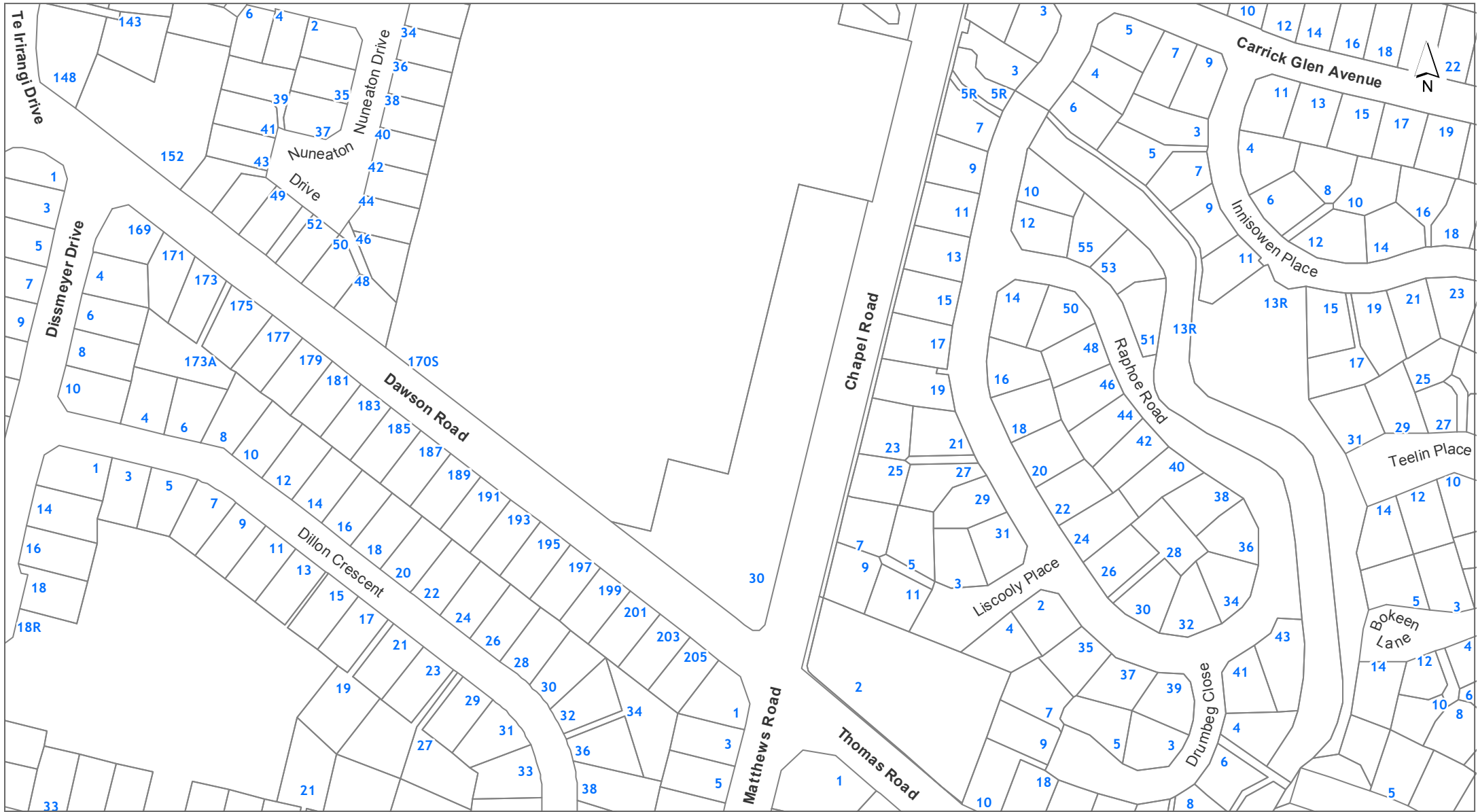
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Natural Hazards - Flooding
182 Dawson Road Flat Bush Auckland 2023
UNIT 2 DP 207650



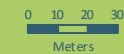
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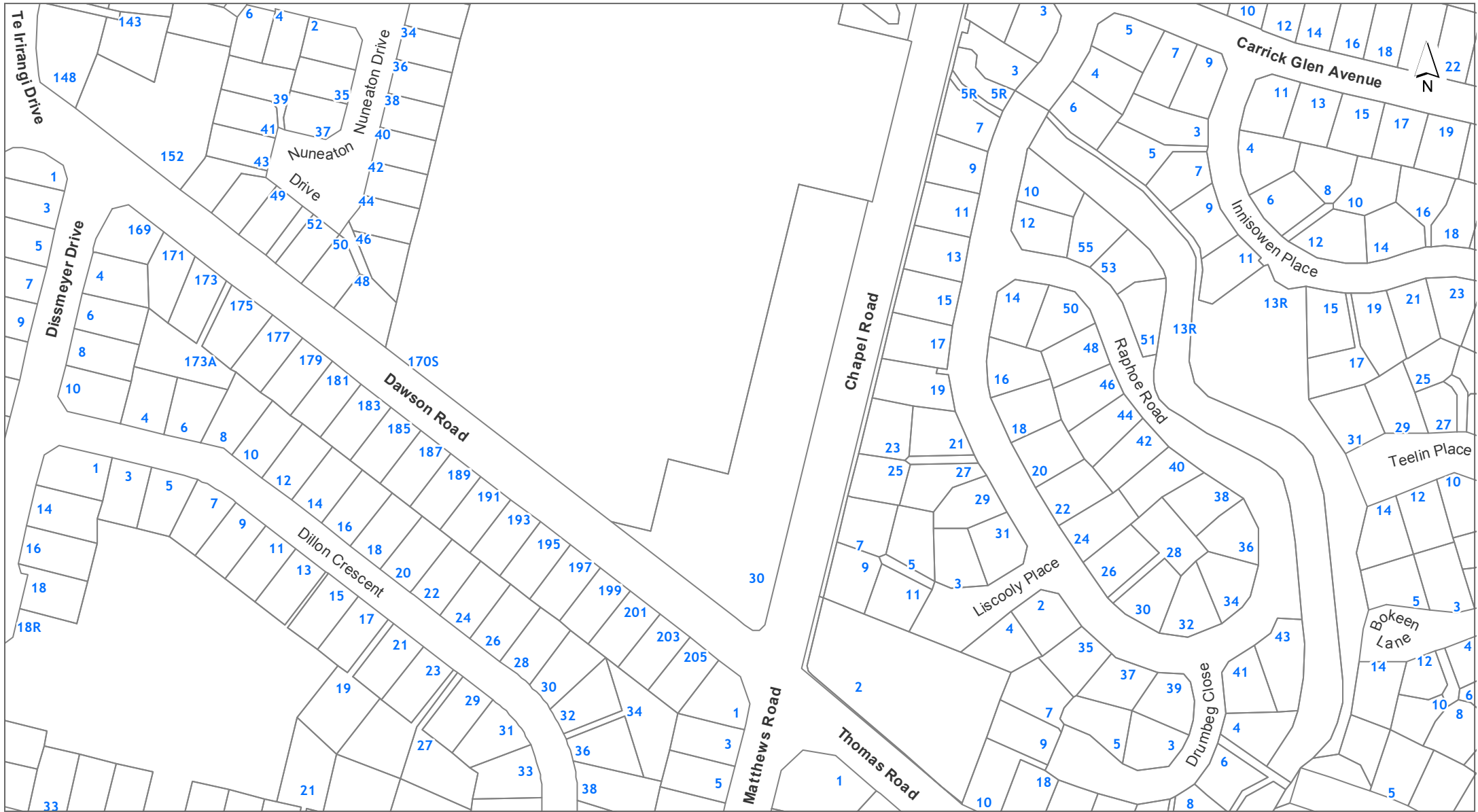
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Natural Hazards - Sea Spray
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 UNIT 2 DP 207650



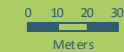
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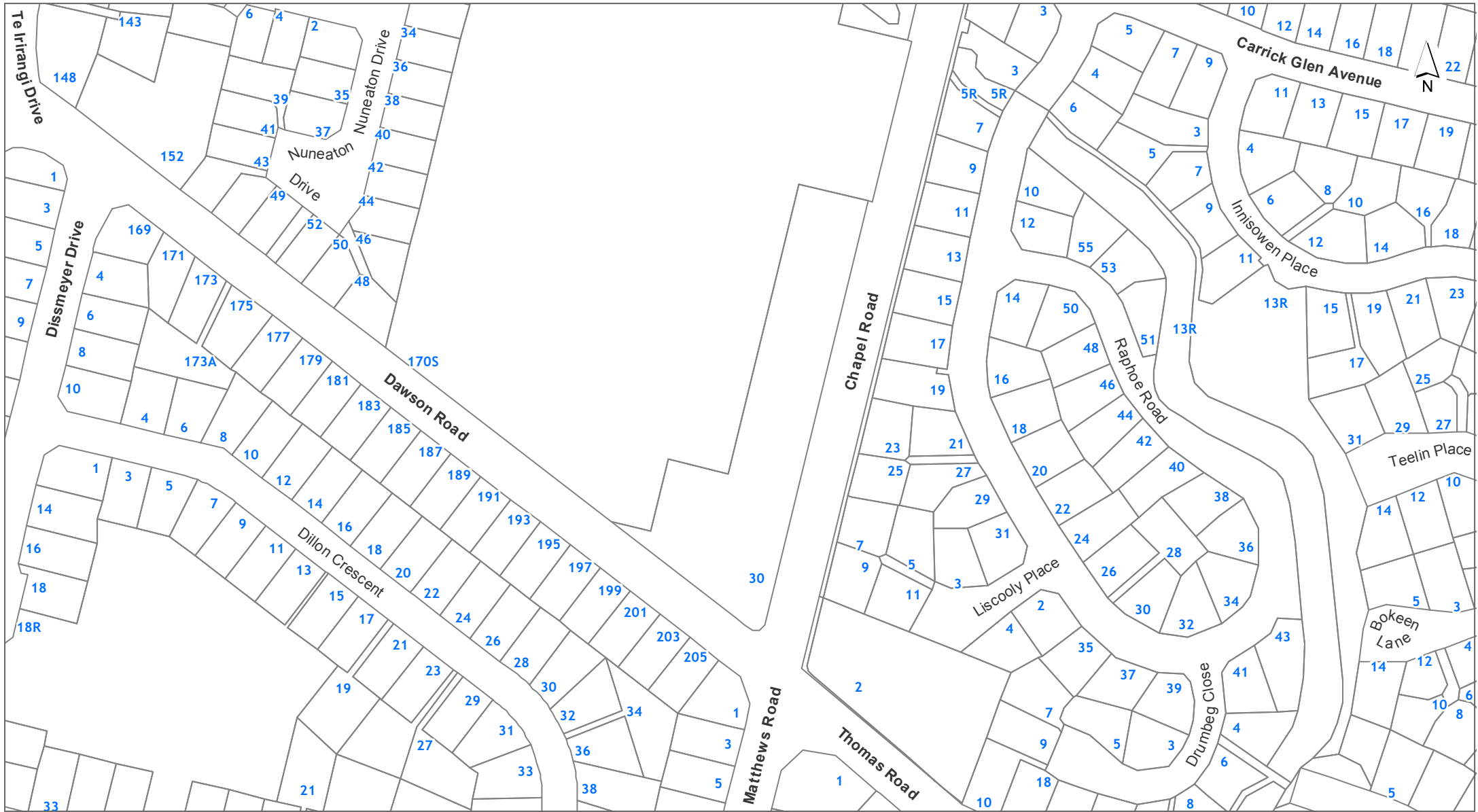
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Natural Hazards - Volcanic Cones
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 UNIT 2 DP 207650



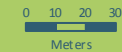
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Other
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 Date Printed:
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Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)




Hazards

Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)





Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018

*3/5/04.
-30 unit CCC issued for
-parent lot - 30 Chapel-

Building & Resource Services

23 October 1998

Universal Homes
PO Box 101-244
NORTH SHORE MAIL CENTRE

Attention: Stephen Buckwell

Dear Sirs

13066

30 CHAPEL ROAD
OTARA

Universal Homes Ltd
PO Box 101 244
NORTH SHORE MAIL CENTRE

Consent-blanket approval-airport noise SPS268 not released

Anna Fraser

6184/30

07/09/98

MAIN RESIDENTIAL
H136597
Land Use

APPLICATION FOR RESOURCE CONSENT

Applicant : Universal Homes
Application : To construct new dwellings in the Airport Outer Control Area on Lots 112 - 118 DP 189462 - Controlled Activity (Proposed District Plan).
Location : 72, 74, 76, 78, 80, 82 & 84 Medvale Ave, East Tamaki.
Legal Description : Lot 112-118 DP 189462
Zone : Residential 2 - Transitional District Plan.
Main Residential - Proposed District Plan.

DECISION

I wish to advise that resource consent for the above proposal has been granted under delegated authority as a Controlled Activity pursuant to the provisions of the Council's Proposed District Plan and to Sections 104, 105 and 108 of the Resource Management Act 1991 subject to provision being made for the compliance with the following conditions to the satisfaction of and at no cost to the Council.

CONDITIONS OF CONSENT

1. The development shall comply in all respects with the acoustic specification approved as part of this consent and numbered 13066 by the Council and a copy of which is attached to and forms part of this consent.
2. Prior to the building being occupied, the consent holder shall provide evidence to the satisfaction of the Council that condition (1) above has been

complied with. Without limiting the ways by which the consent holder can satisfy the Council that condition (1) has been complied with, the consent holder can furnish the Council with a certificate from a building certifier approved by the Building Industry Authority under the Building Act 1991 or a registered acoustic engineer stating that:

- (a) he/she has undertaken sufficient inspections during the construction works ; and
 - (b) he/she is satisfied that the requirements of condition (1) above have been complied with;
- or

If a Council building inspector has undertaken inspections during the course of construction work and is satisfied that condition (1) above has been complied with, that will be deemed to be sufficient evidence for the purposes of this condition.

- 3. That pursuant to Section 36 of the Act, this consent (or any part thereof) shall not be exercised until such time as all charges in relation to the receiving, processing and granting of this Resource Consent are paid in full.

ADVICE NOTES

- (a) In accordance with Section 125 of the Resource Management Act 1991 that consent shall lapse two years after the date on which it was granted unless it has been given affect to before the end of that period. However, the Council does have the power to extend this period in certain cases where a further application is made within three months of the date of expiry.
- (b) This consent does not constitute authority to build and it will be necessary for you to apply for a Project Information Memorandum and a building consent if you have not already done so.
- (c) A copy of this letter MUST accompany your application for a Project Information Memorandum and Building Consent. Failure to do so will result in unnecessary delay in the processing of your application.
- (d) This consent requires that noise attenuation measures pursuant to the aircraft noise requirements of the Proposed District Plan (as amended by Decision No 66) in excess of the requirements of the Building Code 1992.
- (e) The Proposed District Plan provides that Auckland International Airport Limited shall compensate affected owners in some circumstances for the costs of such measures. However those provisions:
 - are not presently operative and are subject to appeal at the Environment Court;
 - do not therefore apply to any building work authorised by this consent;
 - do not have retrospective effect and will not provide for compensation for any building work constructed pursuant to this consent.

- do not have retrospective effect and will not provide for compensation for any building work constructed pursuant to this consent.

REASONS FOR THE DECISION

1. The proposed development and activity will meet the assessment criteria contained in Rule 5.21.1 of the Proposed District Plan (as amended by Decision No. 66).
2. That the design and material used in the construction of the proposed structure will promote the attenuation of aircraft noise to an acceptable level so as to not compromise the amenities of the occupants within the building.

Within 15 working days of receipt of this decision you may lodge an objection to the decision pursuant to Section 357(2) of the Resource Management Act 1991 which will be considered by the Hearings Committee. Any such objection shall be made by notice in writing to the Council setting out the reasons for the objection.

Should you wish to enter into any further correspondence, building consent applications, or enquiries relating to property, could you please ensure that you include the file reference at the foot of page one of this letter.

Yours faithfully



R Chieng
Team Leader - Resource Consents
BUILDING AND RESOURCE SERVICES

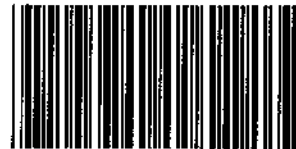
Date 23rd October 1998
Commencement of 15 Working Days
RE : S 357 RM Act 1991

Environmental Services

25 October 2000

Universal Homes Ltd.
PO Box 101-244
North Shore Mail Centre

Attention: Chris Maday



17694R

Dear Sir

DECISION ON AN APPLICATION FOR A LAND USE RESOURCE CONSENT

Applicant: Universal Homes Ltd.
Application: Land Use Consent
• Earthworks In Excess Of 200 m³ – Restricted Discretionary Activity
• Road Works associated with a land use consent – Restricted Discretionary Activity
Site: 30 Chapel Road – Richmond Park Stage 9
Legal Description: Lot 403 DP 175381
Zoning: Residential 2 - Transitional District Plan
Main Residential - Proposed District Plan
Proposal No: 17694
File Reference: ES 6184/30

I wish to advise that consent for the above application was granted on 25 October 2000 under delegated authority and pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991 subject to the following conditions being completed to the satisfaction of Council and at no cost to the Council:

General

- 1 That pursuant to Section 36 of the Resource Management Act 1991, this consent (or any part thereof) shall not be exercised until such time as all charges in relation to the receiving, processing and granting of this Resource Consent are paid in full.

Engineering Plans

- 2 The works detailed on the approved plans referenced E8/17694 (sheets 1-12) by Council shall be constructed to the satisfaction of and at no cost to the Council and are subject to the following requirements:
 - (a) All materials, workmanship and testing shall be in accordance with the current Manukau City Council Engineering Quality and MANARC Standards.

Enquiries to: Alan Payne
Reference: ES 6184/30 Proposal 17694

Direct Telephone: 09 262 8900 extn. 8706
Direct Facsimile: 09 262-5168

- (b) All construction work, shown on the attached plans, shall be supervised by an engineering representative appointed by the owner (refer to MCC Engineering Quality Standards).
- (c) On completion of the work, as-built plans and a completion certificate, in accordance with the Council's Quality Assurance Manual, shall be forwarded to Council's appointed field officer.
- (d) A 'pre-construction' meeting is to be arranged 48 hours prior to commencement of the works. Please contact Resource Compliance (phone 262 8900 extension 5877).
- (e) All works on existing public wastewater, stormwater and watermains shall be carried out by a Manukau City Council approved licensed contractor at the applicant's expense.

This condition requires compliance through completion of the works to the satisfaction of the Manager - Resource Consents & Compliance **within six months of the commencement of these works.**

Land Modification – Earthworks

- 3 The earthwork construction shall be undertaken in accordance with the erosion and sediment control plan as detailed in the approved plan(s) referenced E8/17694 (sheets 1-12) by Council, and the conditions set by Auckland Regional Council in their letter of 16 August 2000 that was included in the application documents.
- 4 All land modification works shall be undertaken in such a manner as to ensure that beyond the boundary of the site there should be no 'dust' or 'soil erosion / siltation', which in the opinion of the Manager - Resource Consents & Compliance, is objectionable, offensive or has the potential to create an adverse effect on the receiving environment.
- 5 The applicant shall be responsible to ensure that the land within the above site and the land on adjoining properties remains stable at all times in respect to the approved works.
- 6 Control measures shall be in place to ensure that any trucks leaving the site do not deposit soil or other debris on public roads. Any such material deposited on any public road shall be cleaned up immediately at the applicant's expense.
- 7 Prior to development commencing, the applicant shall provide Council's Manager - Environmental Health Unit with details of the level of communication with neighbouring property owners/occupiers and identification of the liaison person. The applicant shall ensure that, before commencement of the development, the owners of all adjoining properties are notified in writing of the development in general, its expected duration, the times at which it will be undertaken, and the name of a responsible person with whom neighbours can liaise if the need arises. (Any queries in the foregoing should be referred to the Manager - Environmental Health Unit).
- 8 Adequate provision shall be made during the earthworks construction for the protection of the existing public drains that traverse the site. Any damages to the public drains that may occur during the Development, shall be the applicant's responsibility.

- 9 All works shall be undertaken in accordance with the recommendations contained within the geotechnical investigation report prepared by Foundation Engineering (Ref No. 9171 dated 17 August 2000).
- 10 A satisfactory foundation investigation report for the site has been received from Foundation Engineering (Ref No. 9171 dated 17 August 2000). A foundation **completion report** for the site shall be submitted to the satisfaction of the Manager - Resource Consents & Compliance upon the completion of the earthworks. The report shall readdress the previous recommendations for this site and provide further amendments and recommendations as necessary.
- 11 Road upgrading is required along the full frontage (on one half of the road only) to increase the width of Chapel Road to that of the Arterial Road standard and Dawson Road to that of the Through Road standard as defined in Rule 9.14.6.5.2 and appendix 2 of the Proposed District Plan. This upgrading work has been detailed in the approved engineering plans E8/17694.

This upgrading shall include:

- (a) The relocation of the existing overhead power supply underground in the position indicated on the approved engineering plans (E8/17694).
- (b) The provision of street lighting as detailed in the application.

Due to the arrangement made between the applicant and Council, this work will also include:

- (c) Upgrading both sides of Chapel Road as detailed on the approved engineering drawings E8/17694.
- (d) The relocation of the existing overhead power supply underground in that portion of Chapel Road outside Chapel Downs Primary School.
- (e) The provision of Street lighting in that portion of Chapel Road outside Chapel Downs Primary School

Council will contribute \$197,788.50 including GST for this work as detailed in the application documents.

- 12 Any noise from construction work (as defined in Chapter 18 of the Proposed District Plan) emanating from the site shall comply with the requirements of Rule 5.18.3.6 of the Proposed District Plan. These requirements are reproduced here for your information:

Table A - Residential Zone

TIME PERIOD	NOISE LEVEL (dBA)					
	Monday – Saturday			Sunday and Public Holidays		
	L ₉₅	L ₁₀	L _{max}	L ₉₅	L ₁₀	L _{max}
0700-1800	60	75	85	45	50	65
1800-2200	45	50	65	40	45	65
2200-0700	35	40	65	35	40	65

The noise levels shall be measured and assessed in accordance with NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition".

Costs

- 1 Your deposit paid of \$ 562.50 has been deducted from the total costs.
- 2 In addition to the consent charge for this consent, and pursuant to Section 36(1)(c) of the Resource Management Act 1991, an engineering administration and inspection charge, relating to the engineering conditions of the Resource Consent will be applicable by determining all reasonable and actual costs incurred by Council. The actual charges incurred in the Council's field monitoring of the engineering works will be determined at the completion of works. The applicant will be advised of the charges as they fall due.
- 3 The aforementioned fee is in addition to the normal fees and requirements as imposed by the Manager - Building Consents & Compliance to the Building Consent.

Advice Notes

- 1 In accordance with Section 125 of the Resource Management Act 1991 this consent will lapse two years after the date on which it was granted unless it has been given effect to before the end of that period. However the Council does have the power to extend this period in certain cases where a further application is made within three months of the date of expiry.
- 2 This consent does not constitute authority to build or undertake private drainage works and it may be necessary for you to apply for a Project Information Memorandum and Building Consent if you have not already done so.
- 3 A copy of this consent and the associated approved drawings should accompany your application for a Project Information Memorandum and Building Consent. If not supplied unnecessary delay may occur in the processing of your application.
- 4 This consent does not include any structural approval of the design/calculations submitted.
- 5 A Health and Safety Control Programme is required to be submitted to Council's Manager Development Compliance for approval prior to the pre-construction meeting, for any works involving places of work controlled by the Council
- 6 Clause 6.B.6.1 of Council's Engineering Quality Standards manual (carriageway acceptance) in respect to Council carrying out Benklemann Beam tests at no cost to the developer has been amended to the extent that the cost of this work shall now be borne by the applicant.
- 7 Although the proposed location of the earthworks do not contain any known archaeological sites, it is possible that unrecorded sites may exist. Any archaeological site uncovered during development by the applicant shall be reported to the New Zealand Historic Places Trust. Under the Historic Places Act 1993, it is unlawful for any person to destroy, damage or modify an archaeological site unless the relevant consents have been obtained from the Trust.

- 8 Prior to subdivision or any further development of this site the following financial contributions will be payable to Council:
- (a) A wastewater contribution for the Rongomai Road waste water system. This contribution (FC22) is currently set at \$3,930 per hectare plus GST.
 - (b) A Comprehensive Stormwater Discharge Levy. This contribution (FC45) is currently set at \$450 plus GST per hectare.
 - (c) A Stormwater contribution. This contribution (FC20 – Rongomai Road Stormwater) is currently set at \$8,570.00 plus GST per hectare.

This information will be recorded on Council's Land Information Register.

Reasons for the Decision

- 1 The effects of the works from silt/soil erosion, dust and noise have been mitigated by the imposition of the above conditions, and the silt control measures proposed by the applicant. In this regard, the effects on the environment have been identified as minor.
- 2 The proposed works are necessary to establish a building platform upon which to undertake the intended activity on the land.
- 3 The short term adverse effects (identified within Reason 1 above) of the proposed land modification are outweighed by the long term benefits of the potential use of the above land for the proposed activity.
- 4 The proposed development and engineering works are in accordance with Council's engineering standards and should not result in any adverse effect on the environment.
- 5 The site has been confirmed as being free of contamination by asbestos.
- 6 The proposal meets the general intent of the objectives, policies and rules of the Proposed District Plan.

RIGHT OF OBJECTION

Within 15 working days of receipt of this decision (commencement date stamped below) you may lodge an objection to the decision pursuant to Section 357(2) of the Resource Management Act 1991. Any such objection shall be made by notice in writing to the Council setting out the reasons for the objection and the relief sought.

Please note that from 1 October 1999 the Council requires a deposit fee of \$450 (inclusive of GST) to accompany any objection relating to valuation figures, financial contributions and the provision of works associated with the provision of infrastructure. (Minute No. 1455/99)

Any such objection may incur the reasonable costs of processing the objection above and beyond the deposit fee (Sec 36(3) of the Act).

Should you have to enter into any future correspondence, building consent applications, or enquiries relating to this consent, could you please ensure that you include the file reference at the foot of page one of this letter.

Yours faithfully



Robert Chieng
Team Leader - Resource Consents
MANUKAU CONSENTS

Date 26/10/2000
Commencement of 15 Working Days
RE : S 357 RM Act 1991

30 August 1996

Universal Homes Ltd
PO Box 6973
Wellesley Street
AUCKLAND

ATTENTION: Stephen Buckwell

Dear Sir

APPLICATION FOR RESOURCE CONSENT - CONTROLLED ACTIVITY TO CONSTRUCT FORTY SEVEN (47) DWELLINGS UNITS IN THE AIRPORT OUTER CONTROL BOUNDARY AT RICHMOND PARK ESTATE, 30 CHAPEL ROAD, FLAT BUSH - LOT 1 DP 169027 - APPLICANT: UNIVERSAL HOMES LIMITED - ZONE: RESIDENTIAL 2 (TRANSITIONAL) AND MAIN RESIDENTIAL / AIRPORT OUTER CONTROL BOUNDARY (PROPOSED)

I wish to advise that your application for the above proposal has been considered under delegated authority as a Controlled Activity and that consent has been granted pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991 and the rules of the Operative Transitional District Plan for Manukau and the Manukau Proposed District Plan and subject to the following conditions:

1. That the dwellings shall be constructed in accordance with the acoustic report and plans (numbered B8/1158) submitted as part of the application for resource consent.

Advice Notes

- (a) In accordance with Section 125 of the Resource Management Act 1991 this consent shall lapse two years after the date on which it was granted unless it has been given effect to before the end of that period.
- (b) This consent does not constitute authority to build and it may be necessary for you to apply for a Project Information Memorandum and building consent if you have not already done so.
- (c) A copy of this letter MUST accompany your application for a Project Information Memorandum and building consent. Failure to do so will result in unnecessary delay in the processing of your application.

BRS 6184/30
Universal Homes Ltd
30 August 1996

- (d) The cadastral plan for Lot 1 DP 169027 shows High Capacity Electricity lines crossing part of the site. The applicant is advised that any new residential lots created or dwellings proposed beneath these lines require a Resource Consent under Rule 9.9.3.3 of the Proposed District Plan 1995.
- (e) The applicant is advised that each individual dwelling must also comply with the Development and Performance Standards of the District Plans for Manukau, and that any non-compliance will need to be dealt with by way of a further resource consent.

Costs

That pursuant to Section 36 of the Resource Management Act 1991, the applicant shall be responsible for paying administrative charges relating to receiving, processing and granting of the resource consent. The total amount payable will be communicated to the applicant as soon as practicable and includes the Council's standard resource consent monitoring fee of \$100.00 plus GST. Your deposit of \$200.00 already paid will be deducted from the total.

Reasons for the Decision

1. The proposed development and activity meets the rules for acoustic insulation specified in the Manukau Proposed District Plan 1995.
2. The Acoustic Report submitted with the application shows that the proposed dwelling units will have an internal noise level of Ldn 45 dBA using the specified materials.

Within 15 working days of receipt of this decision you may lodge an objection to the decision pursuant to Section 357 (2) of the Resource Management Act 1991 which will be considered by the Hearings Committee. Any such objection shall be made by notice in writing to the Council setting out the reasons for the objection.

Should you have to enter into any future correspondence, building consent applications, or enquiries relating to this consent, could you please ensure that you include the file reference at the foot of page one of this letter.


Yours faithfully



Cheryl Cleary
Team Leader - Resource Consents
BUILDING & RESOURCE SERVICES

For all new public drainage refer to approved Engineering Plans No E 87/18770 and the conditions of the Resource Consent / Permitted Activity letter.

4 - APR 2001



WATER & WASTEWATER APPROVAL

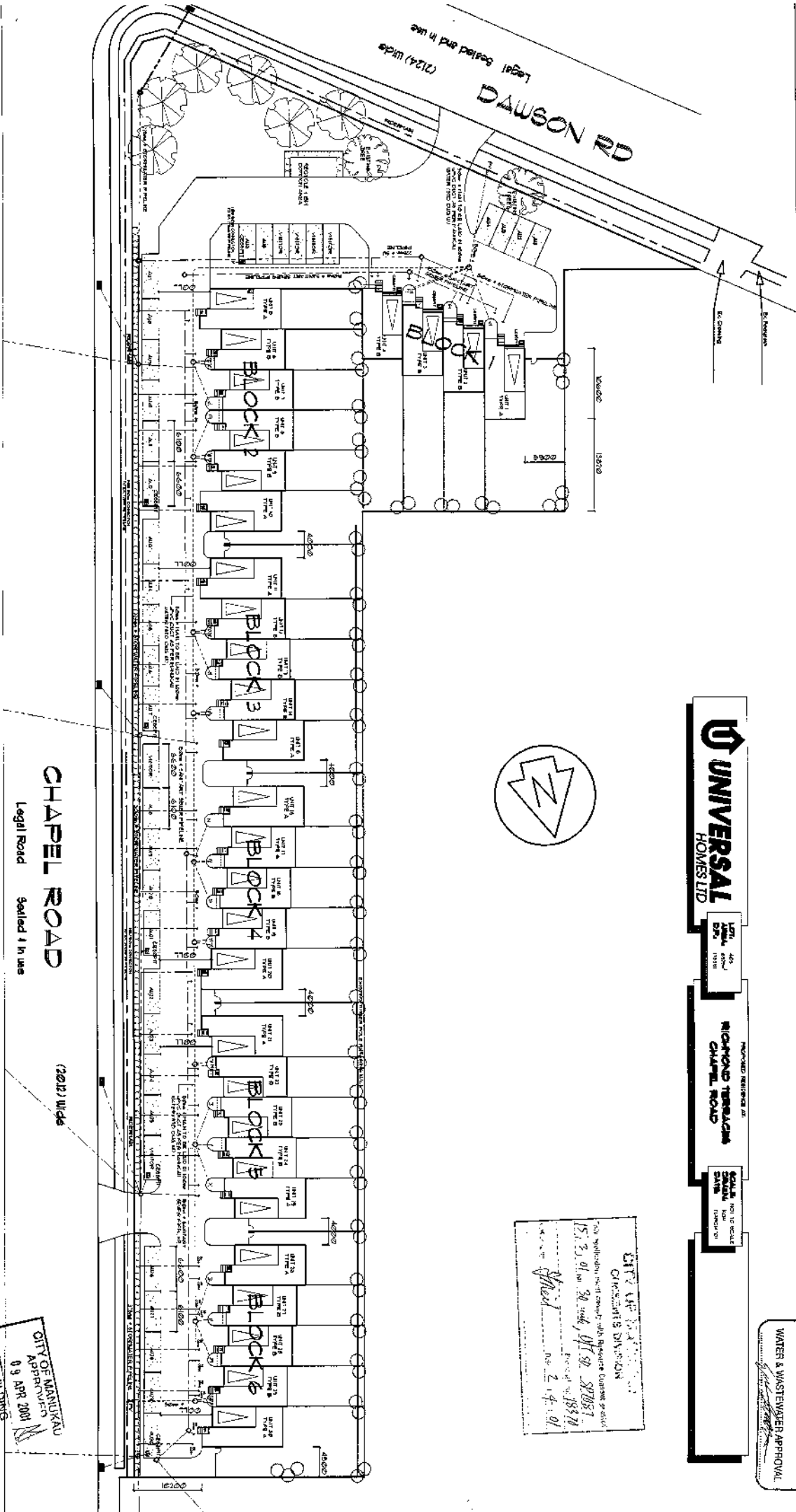
UNIVERSAL HOMES LTD

NOTIFIED REFERENCE AT

RONALD THORNTON CHAPEL ROAD

SEALING NOT TO SCALE

CITY OF MANUKAU
 CIVIL ENGINEERING DIVISION
 151, 21st Ave, 2nd floor, 01 87 27087
 Proposed: 1837M
 Date: 2.14.01
 Sheel



CITY OF MANUKAU
 APPROVED
 09 APR 2001
 BUILDINGS INSPECTOR

Environmental Services

FILE COPY

14 January 2000

Universal Homes Ltd.
PO Box 101 244
North Shore Mail Centre

Attention: Mr Chris Maday



15686R

Dear Sir

DECISION ON AN APPLICATION FOR A LAND USE RESOURCE CONSENT

Applicant: Universal Homes Ltd.
Application: RESOURCE CONSENT FOR LAND USE RESOURCE CONSENT
Proposal: To Install Stormwater and Waste Water Reticulation To Serve 30 Chapel Road
Location: 30 Chapel Road and 170S Dawson Road
Legal Description: LOT 403 DP 175381 and Pt Lot 1 DP 79052 (SO 52939) - Chapel Primary School
Zoning: Residential 2 - Transitional District Plan
Main Residential - Proposed District Plan
MCC Proposal No: 15686
File Reference: 6184/30

I wish to advise that consent for the above application was granted on 14 January 2000 under delegated authority and pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991 subject to the following conditions being completed to the satisfaction of Council and at no cost to the Council:

General

- 1 That pursuant to Section 36 of the Resource Management Act 1991, this consent (or any part thereof) shall not be exercised until such time as all charges in relation to the receiving, processing and granting of this Resource Consent are paid in full.

Engineering Conditions

- 2 The works detailed on the approved plans referenced E8/15686 (sheets 1-3) by Council shall be constructed to the satisfaction of and at no cost to the Council and are subject to the following requirements:
 - (i) All materials, workmanship and testing shall be in accordance with the current Manukau City Council Engineering Quality and MANARC Standards.
 - (ii) All construction work, shown on the attached plans, shall be supervised by an engineering representative appointed by the owner (refer to MCC Engineering Quality Standards).

CCC
Issued
8/8/02.

Enquiries to: Alan Payne
Reference: ES6184/30 Proposal 15686

Direct Telephone:
Direct Facsimile

09 262 8900 extn. 8706
09 262-5168

- OK.
- (iii) On completion of the work, as-built plans and a completion certificate, in accordance with the Council's Quality Assurance Manual, shall be forwarded to Council's appointed field officer.
 - (iv) A 'pre-construction' meeting is to be arranged 48 hours prior to commencement of the works. Please contact the Connections Clerk - Manukau Water (phone 262-5751).
 - (v) All works on existing public wastewater, stormwater and watermains shall be carried out by a Manukau City Council approved licensed contractor at the applicant's expense.

This condition requires compliance through completion of the works to the satisfaction of the Manager - Resource Consents & Compliance **within six months of the commencement of these works.**

- 3 Control measures shall be in place to ensure that any trucks leaving the site do not deposit soil or other debris on public roads. Any such material deposited on any public road shall be cleaned up immediately at the applicant's expense.

Costs

- 1 In addition to the consent charge for this consent, and pursuant to Section 36(1)(c) of the Resource Management Act 1991, an engineering administration and inspection charge, relating to the engineering conditions of the Resource Consent will be applicable by determining all reasonable and actual costs incurred by Council. The actual charges incurred in the Council's field monitoring of the engineering works will be determined at the completion of works. The applicant will be advised of the charges as they fall due.

Advice Notes

- 1 In accordance with Section 125 of the Resource Management Act 1991 this consent will lapse two years after the date on which it was granted unless it has been given effect to before the end of that period. However the Council does have the power to extend this period in certain cases where a further application is made within three months of the date of expiry.

Reasons For Decision

- 1 The application merits a consent pursuant to Sections 104 & 105 of the Resource Management Act 1991 and satisfies the rules of the Operative Transitional District Plan for Manukau and the Manukau Proposed District Plan.
- 2 The proposed works are necessary to provide stormwater and waste water services to the property at 30 Chapel Road..
- 3 The proposed development and engineering works are in accordance with Council's engineering standards and should not result in any adverse effect on the environment.

RIGHT OF OBJECTION

Within 15 working days of receipt of this decision (commencement date stamped below) you may lodge an objection to the decision pursuant to Section 357(2) of the Resource Management Act 1991. Any such objection shall be made by notice in writing to the Council setting out the reasons for the objection and the relief sought.

Should you have to enter into any future correspondence, building consent applications, or enquiries relating to this consent, could you please ensure that you include the file reference at the foot of page one of this letter.

Yours faithfully



Howard Wright
Acting Team Leader - Resource Consents
Resource Consents & Compliance

Date 17/1/00
Commencement of 15 Working Days
RE : S 357 RM Act 1991



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**



Identifier NA136A/742
Land Registration District North Auckland
Date Issued 22 April 2002

Prior References
NA138A/182

Supplementary Record Sheet
NA136A/771

Estate Stratum in Freehold
Legal Description Unit 2 and Accessory Unit 32 Deposited
Plan 207650

Registered Owners
Gary Bruce Stevenson

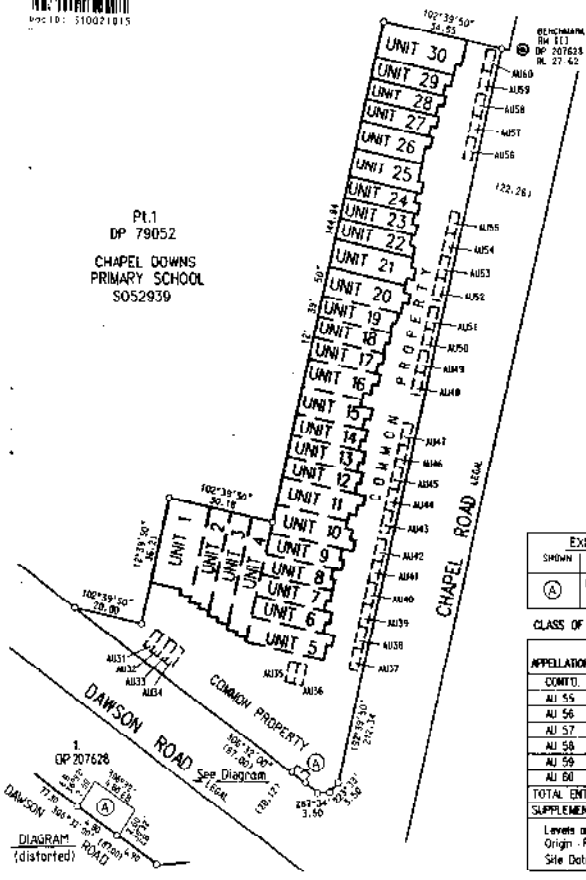
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

D658379.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 20.11.2001 at 2:27 pm

9494922.2 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council -
22.8.2013 at 1:50 pm



Pt 1
DP 79052
CHAPEL DOWNS
PRIMARY SCHOOL
S052939



SHOWN	PURPOSE	SERVIENT TENEMENT	CREATED BY
(A)	ELECTRICITY SUPPLY	LOT 1 DP 207628	D 6458379 4

CLASS OF SURVEY - CLASS 1

APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER	CT ALLOCATED
COMTD.				
AU 55	17	33.00	28.50	
AU 56	17	32.00	28.50	
AU 57	17	32.00	28.50	
AU 58	17	31.50	28.00	
AU 59	17	31.00	27.50	
AU 60	17	30.50	27.50	

TOTAL ENTITLEMENT 10000
SUPPLEMENTARY RECORD SHEET CT 136A/771
Levels are in terms of Lands and Surveys Datum 1946
Origin - RM 563 5048643 RL 97.855M
Site Datum - RM 11 DP 207628 RL 27.62

APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER	CT ALLOCATED
UNIT 1	312	45.50	35.00	136A/741
UNIT 2	312	45.50	35.00	136A/742
UNIT 3	312	49.50	39.00	136A/743
UNIT 4	329	45.50	35.00	136A/744
UNIT 5	329	44.50	34.00	136A/745
UNIT 6	304	44.50	34.00	136A/746
UNIT 7	304	44.50	34.00	136A/747
UNIT 8	304	43.50	33.00	136A/748
UNIT 9	304	43.50	33.00	136A/749
UNIT 10	334	43.50	33.00	136A/750
UNIT 11	334	42.50	32.00	136A/751
UNIT 12	304	42.50	32.00	136A/752
UNIT 13	304	42.50	32.00	136A/753
UNIT 14	304	42.50	32.00	136A/754
UNIT 15	334	42.00	31.50	136A/755
UNIT 16	334	41.50	31.00	136A/756
UNIT 17	304	41.50	31.00	136A/757
UNIT 18	304	41.00	30.50	136A/758
UNIT 19	304	40.50	30.00	136A/759
UNIT 20	334	40.50	30.00	136A/760
UNIT 21	334	40.00	30.00	136A/761
UNIT 22	304	40.00	30.00	136A/762
UNIT 23	304	39.50	29.50	136A/763
UNIT 24	304	38.00	29.00	136A/764
UNIT 25	334	38.00	29.00	136A/765
UNIT 26	334	38.00	29.00	136A/766
UNIT 27	304	38.00	28.50	136A/767
UNIT 28	304	37.50	28.00	136A/768
UNIT 29	304	37.50	28.00	136A/769
UNIT 30	330	37.50	28.00	136A/770
AU 31	17	42.00	37.00	
AU 32	17	42.00	37.00	
AU 33	17	41.50	37.00	
AU 34	17	41.00	37.00	
AU 35	17	40.00	35.50	
AU 36	17	40.00	35.50	
AU 37	17	39.00	36.00	
AU 38	17	39.00	35.50	
AU 39	17	38.50	35.00	
AU 40	17	38.00	34.50	
AU 41	17	38.00	34.50	
AU 42	17	37.50	34.00	
AU 43	17	37.00	33.50	
AU 44	17	36.50	33.00	
AU 45	17	36.50	33.00	
AU 46	17	36.00	32.50	
AU 47	17	35.50	32.00	
AU 48	17	35.00	31.50	
AU 49	17	34.50	31.00	
AU 50	17	34.50	31.00	
AU 51	17	34.00	30.50	
AU 52	17	33.50	30.00	
AU 53	17	33.50	30.00	
AU 54	17	33.00	29.50	

Approvals
SIGNED BY UNIVERSAL HOMES LIMITED

Director/AUTHORISED SIGNATORY

Thereby certify that this plan was approved by the Manukau City Council pursuant to section 223 of the Resource Management Act 1991 on the 14th day of Nov. 2004.

Authorised Officer (SP7087)

Pursuant to Section 224(F) of the Resource Management Act 1991, I, G.A. GRIERSON, hereby certify that the Manukau City Council is satisfied on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with the provisions of section 464(4) of the Building Act 1991.

Registered Valuer

I, HOSONG LOUIS BOW, MORTGAGEE OF AUCKLAND, Registered Valuer, hereby certify that I have assessed the Unit Entitlement shown hereon in accordance with the Unit Titles Act 1972.

Registered Valuer

ADDRESS OF THE BODY CORPORATE
BOOY CORPORATE SPECIALISTS LIMITED
PO BOX 30255
NORTH HARBOUR
AUCKLAND

Total Area 6929m²

Comprised in CT 136A/442

I, ANTHONY JAMES THOMAS, of Otago, being a person entitled to practice as a registered surveyor, certify that:

(a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1968 and the Survey Regulations 1968.

(b) This document is accurate, and has been prepared in accordance with that Act and those Regulations.

Signature: _____ Date of Issue: _____

Field Book: _____ Traverse Book: _____
Reference Plans: _____

Examined: _____ Correct: _____
Approved as to Survey: _____

Deposited this 14th day of November 2004

Registered Valuer of Land

File No: 2006020
Received 20 NOV 2004
Instructions

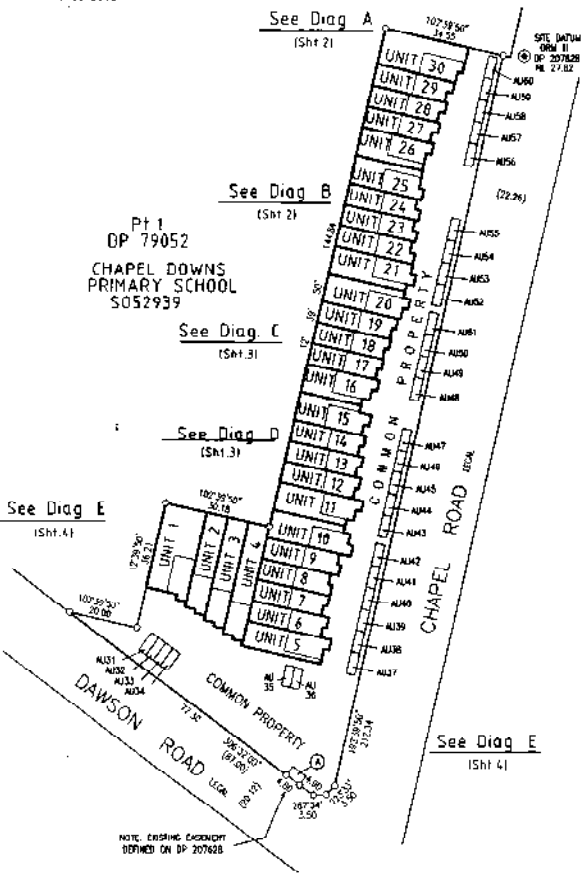
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XI OTAHUHU
NZMS 261 Sheet RECORD MAP No.

PROPOSED UNIT DEVELOPMENT
ON LOT 1 DP 207628

TERRITORIAL AUTHORITY: MANUKAU CITY
Surveyed by: HARRISON GRIERSON
Scale: 1:750 Date: AUGUST 2001

49085
12-7 Blc 8

DP 207650/A



SHEET 1 OF 4



Approved: *[Signature]*
 DIRECTOR, AUTHORIZED SIGNATORY

APPELLATION	UNIT ENTITLEMENT	HEIGHT UPPER	HEIGHT LOWER	CT ALLOCATED
UNIT 1	342	45.50	35.00	136A/741
UNIT 2	312	45.50	35.00	136A/742
UNIT 3	312	45.50	35.00	136A/743
UNIT 4	328	45.50	35.00	136A/744
UNIT 5	328	44.50	34.00	136A/745
UNIT 6	304	44.50	34.00	136A/746
UNIT 7	304	44.50	34.00	136A/747
UNIT 8	304	43.50	33.00	136A/748
UNIT 9	304	43.50	33.00	136A/749
UNIT 10	334	43.50	33.00	136A/750
UNIT 11	334	42.50	32.00	136A/751
UNIT 12	304	42.50	32.00	136A/752
UNIT 13	304	42.50	32.00	136A/753
UNIT 14	304	42.50	32.00	136A/754
UNIT 15	334	42.00	31.50	136A/755
UNIT 16	334	41.00	31.00	136A/756
UNIT 17	304	41.50	31.00	136A/757
UNIT 18	304	41.00	30.50	136A/758
UNIT 19	304	40.50	30.00	136A/759
UNIT 20	334	40.50	30.00	136A/760
UNIT 21	334	40.00	30.00	136A/761
UNIT 22	304	40.00	30.00	136A/762
UNIT 23	324	39.00	29.00	136A/763
UNIT 24	304	39.00	29.00	136A/764
UNIT 25	334	39.00	29.00	136A/765
UNIT 26	304	38.00	28.00	136A/766
UNIT 27	304	38.00	28.50	136A/767
UNIT 28	304	37.50	28.00	136A/768
UNIT 29	304	37.50	28.00	136A/769
UNIT 30	330	37.50	28.00	136A/770
AU 31	17	42.00	37.00	
AU 32	17	42.00	37.00	
AU 33	17	41.50	37.00	
AU 34	17	41.00	37.00	
AU 35	17	40.00	35.50	
AU 36	17	40.00	35.50	
AU 37	17	39.00	36.00	
AU 38	17	39.00	35.50	
AU 39	17	38.50	35.00	
AU 40	17	38.00	34.50	
AU 41	17	38.00	34.50	
AU 42	17	37.50	34.00	
AU 43	17	37.00	33.50	
AU 44	17	36.50	33.00	
AU 45	17	36.50	33.00	
AU 46	17	36.00	32.50	
AU 47	17	35.50	32.00	
AU 48	17	35.00	31.50	
AU 49	17	34.50	31.00	
AU 50	17	34.50	31.00	
AU 51	17	34.00	30.50	
AU 52	17	33.50	30.00	
AU 53	17	33.00	29.50	
AU 54	17	32.50	29.00	
AU 55	17	32.00	28.50	
AU 56	17	31.50	28.00	
AU 57	17	31.00	27.50	
AU 58	17	30.50	27.00	
AU 59	17	30.00	26.50	
AU 60	17	29.50	26.00	
TOTAL ENTITLEMENT	TO 600			

Pursuant to section 5(1)(g) Unit Titles Act 1972 I, *Louise Robyn Shields*, of the Manukau City Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured. I further certify that this plan is consistent with proposed Unit Development plan number DP 20/2000. Dated this 18th day of March 2002.

[Signature]
 Authorised Officer (DP 2007)

Levels are in terms of Lands and Surveys Datum 1946
 Origin: RM 563 5048643 RL 97.633M
 Site Datum: RM 11 DP 207628 RL 27.62

EXISTING EASEMENT IN GROSS			
PURPOSE	SHOWN	SEMENT	CREATED BY
Electricity	(A)	1 DP207628	TRANSFER D 856379.4

CLASS OF SURVEY: CLASS 1
 ADDRESS OF THE BODY CORPORATE: BODY CORPORATE SPECIALISTS LIMITED, P.O. BOX 302656, NORTH HARBOUR, AUCKLAND

Total Area 8925m²
 Comprised in C.T 136A/181 - 136A/190 INCLUSIVE

I, ANTHONY JAMES TOWN of OREGON, being a person entitled to practice as a registered surveyor, certify that -
 (a) the surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
 (b) this document is accurate and has been created in accordance with that Act and those Regulations.

Signature: *[Signature]* Date: 1/3/02

Field Book p. Reverse Book 2018 p. 12-62
 Refer to Plans
 Examiner: *[Signature]* Correct: *[Signature]*

Approved as to Survey
[Signature] Chief Surveyor

Deposited this 19th day of March 2002
[Signature] Registrar-General of Land
 File No. 136A/2018
 Received 23 March 2002
 Instructions: DP207650

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI OTAHUHU
 NZMS 261 SH1 RECORD MAP No

COMPLETE UNIT DEVELOPMENT
 ON LOT 1 DP 207628

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by HARRISON ORIENSON
 Scale 1:1000 Date FEB 2002

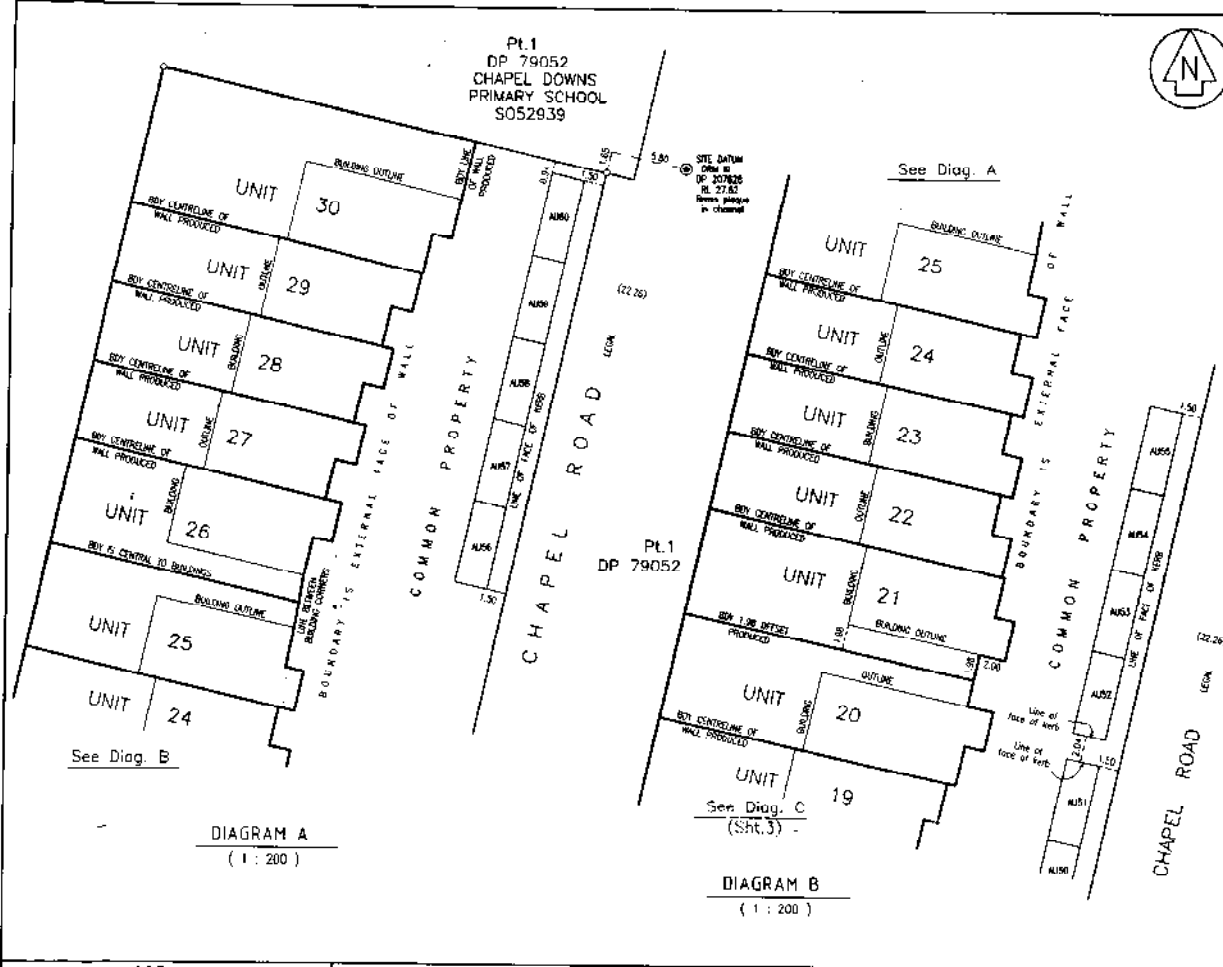
50 70 87 Stage 3
 2002



- NOTES:-**
- Principal Unit boundaries are the exterior faces of the outermost building wall adjacent common property and the centreline of walls of connected adjacent buildings. The line of the centralities of walls produced and curbside boundaries from the balance of Principal Unit boundaries unless otherwise shown.
 - Accessory Units 37 - 60 have dimensions of 6.34m by 2.50m.
 - Site Datum shown on Diagram A.

SHEET 2 OF 4

Total Area
Comprised in
<small>I, ANTHONY JAMES THOMAS OGDEN, being a person entitled to practice as a registered surveyor, certify that -</small> (a) the surveys to which this plan relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1996. (b) this document is accurate, and has been created in accordance with that Act and those Regulations. Signature: <i>[Signature]</i> Date: 13/02/02	
Field Book
Reference Plans
Examined
Approved as to Survey	<i>[Signature]</i> Chief Surveyor



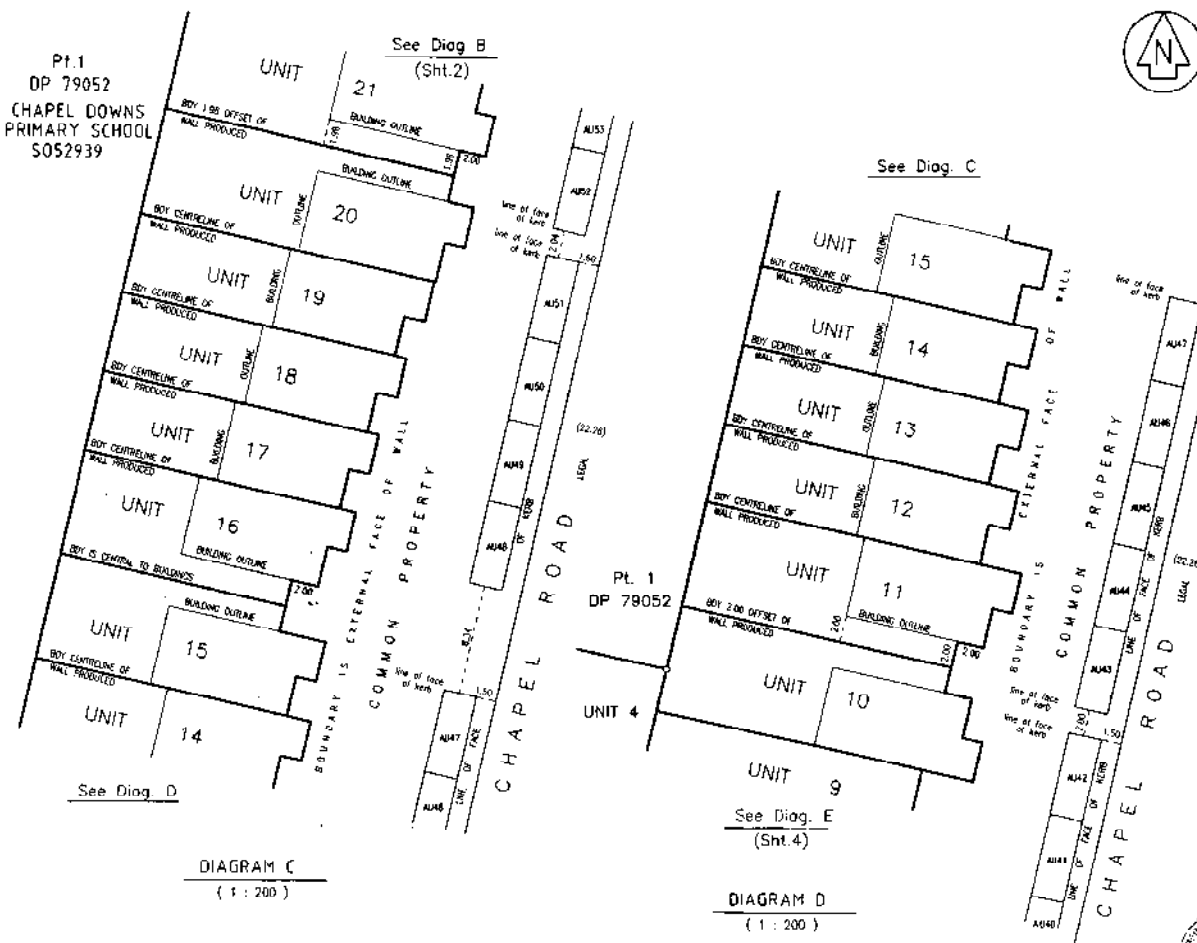
LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI OTAHUHU
 NZMS 261 SH1 RECORD MAP No

**COMPLETE UNIT DEVELOPMENT
 ON LOT 1 DP 207628**

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by **HARRISON BRIDGMAN**
 Scale 1:200 Date FEB 2002

Approved as to Survey
 Deposited in accordance with the provisions of the Land Act 2002
 Registrar-General of Land
 File 432642002-1-002
 Received 22 MAR 2002
DP207650

Pt. 1
DP 79052
CHAPEL DOWNS
PRIMARY SCHOOL
S052939



Approvals

NOTES:-

1. Principal Unit boundaries are the exterior faces of the outermost building wall adjacent common property and the centreline of walls of connected adjacent buildings. The line of the centrelines of walls produced and coasstral boundaries from the balance of Principal Unit boundaries unless otherwise shown.
2. Accessory Units 37 - 60 have dimensions of 6.00m by 2.50m.
3. Accessory Units 31 - 36 have dimensions of 6.00m by 2.50m.
4. Site Datum shown on Diagram A - Sheet 2

SHEET 3 OF 4

Total Area
 Comprised in
 I, ANTHONY JAMES TYNAN of GREYNA being a person entitled to practice as a registered surveyor, certify that -
 (a) the survey in which this document relates my measure, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1988;
 (b) the document is accurate, and has been created in accordance with that Act and those Regulations.
 Signature: *Anthony James Tynan* Date: 1/3/02
 Field Book: Traverse Book:
 Reference Plans:
 Examined: Correct: Accredited:

Approved as to Survey
 Approved: *Anthony James Tynan* Chief Surveyor
 Witnessed: *[Signature]* day of *February* 2002
 Registered General of Land
 DP207650
 22 MAR 2002

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK & DIST XI OTAHUHU
 NZMS 261 SHT RECORD MAP No

COMPLETE UNIT DEVELOPMENT
 ON LOT 1 DP 207628

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by HARRISON GRIERSON
 Scale 1:200 Date FEB 2002

Pt 1
 DP 79052
 CHAPEL DOWNS
 PRIMARY SCHOOL
 S052939

See Diag. D
 (Sht. 3)

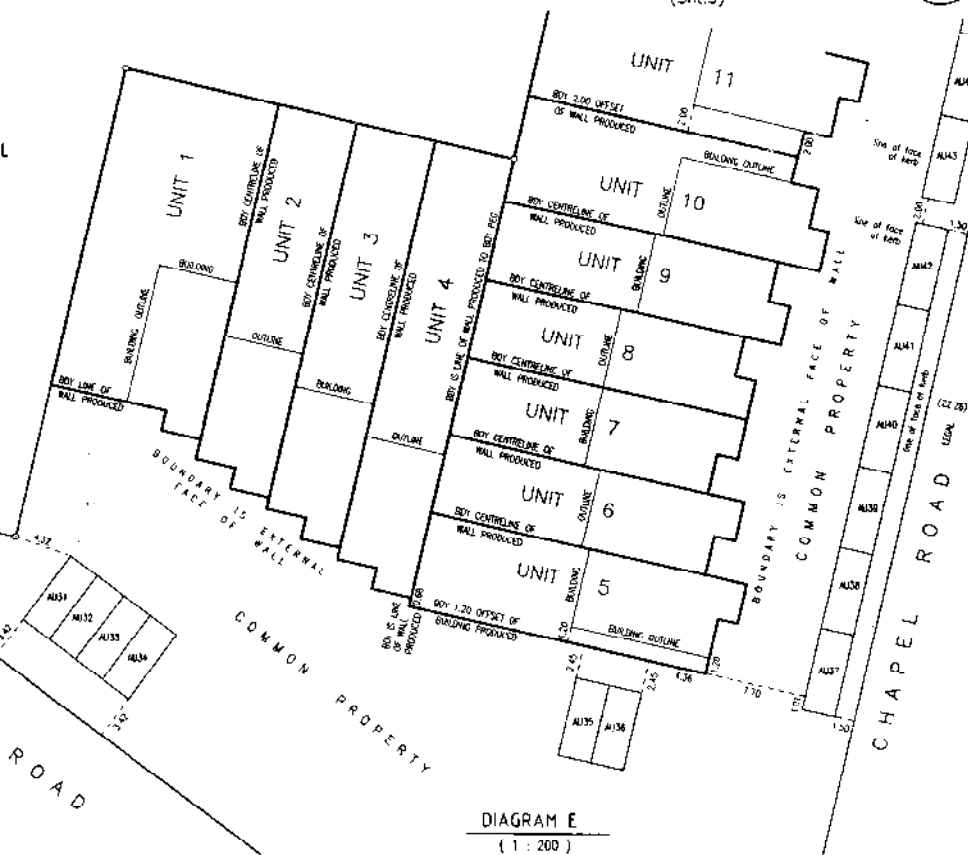


DIAGRAM E
 (1 : 200)

Approvals

NOTES:-

1. Principal Unit boundaries are the exterior faces of the outermost building wall adjacent common property and the centreline of walls of connected adjacent buildings. The line of the centrelines of walls produced and easement boundaries from the balance of Principal Unit boundaries unless otherwise shown.
2. Accessory Units 37 - 60 have dimensions of 6.00m by 2.50m.
3. Accessory Units 31 - 36 have dimensions of 6.34m by 2.50m.
4. Site Datum shown on Diagram A - Sheet 2

SHEET 4 OF 4

Total Area

Comprised in

I, ANTHONY JAMES TYMAN of Orewa, being a person entitled to practice as a registered surveyor, certify that:-
 (a) the survey to which this document relates is accurate, and was undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
 (b) this document is accurate and has been created in accordance with that Act and those Regulations.
 Signature: *[Signature]* Date: 1/2/02

Field Book *[initials]* Inverse Book *[initials]*
 Reference Plans *[initials]*
 Examples *[initials]* Correct *[initials]*

Approved as to Survey

[Signature] Chief Surveyor
 22/02/2002 day of Feb 2002
 Registrar-General of Land

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI OTAHUHU
 NZMS 261 SHT RECORD MAP No

COMPLETE UNIT DEVELOPMENT
 ON LOT 1 DP207628

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by HARRISON GRIERSON
 Scale 1:200 Date FEB 2002

DP207650

Identifier

NA136A/742



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier

NA136A/771

Land Registration District

North Auckland

Date Issued

20 November 2001

Plan Number

DP 207650

Subdivision of

Lot 1 Deposited Plan 207628

Prior References

NA136A/442

Unit Titles Issued

NA136A/741	NA136A/742	NA136A/743	NA136A/744
NA136A/745	NA136A/746	NA136A/747	NA136A/748
NA136A/749	NA136A/750	NA136A/751	NA136A/752
NA136A/753	NA136A/754	NA136A/755	NA136A/756
NA136A/757	NA136A/758	NA136A/759	NA136A/760
NA136A/761	NA136A/762	NA136A/763	NA136A/764
NA136A/765	NA136A/766	NA136A/767	NA136A/768
NA136A/769	NA136A/770		

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Fencing Covenant in Transfer D671579.1

Subject to an electricity right (in gross) over part marked A on DP 207650 in favour of Vector Limited created by Transfer D658379.4 - 20.11.2001 at 2.27 pm

D658379.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 20.11.2001 at 2.27 pm

D658379.9 Notice of Change of rules - 20.11.2001 at 2.27 pm

9159951.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 21.8.2012 at 7:00 am

9159951.2 Change of address of the Body Corporate - 21.8.2012 at 7:00 am

10421810.1 Change of address of the Body Corporate - 6.5.2016 at 7:00 am

10752203.1 Change of address of the Body Corporate - 5.4.2017 at 7:00 am

10753521.1 Notice of application to the High Court pursuant to Section 74(5) Unit Titles Act 2010 to Settle Scheme - 6.4.2017 at 10:07 am

11130890.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 30.5.2018 at 7:00 am



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier NA136A/771
Land Registration District North Auckland
Date Issued 20 November 2001
Plan Number DP 207650

Subdivision of
Lot 1 Deposited Plan 207628

Prior References
NA136A/442

Unit Titles Issued			
NA136A/741	NA136A/742	NA136A/743	NA136A/744
NA136A/745	NA136A/746	NA136A/747	NA136A/748
NA136A/749	NA136A/750	NA136A/751	NA136A/752
NA136A/753	NA136A/754	NA136A/755	NA136A/756
NA136A/757	NA136A/758	NA136A/759	NA136A/760
NA136A/761	NA136A/762	NA136A/763	NA136A/764
NA136A/765	NA136A/766	NA136A/767	NA136A/768
NA136A/769	NA136A/770		

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

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Subject to an electricity right (in gross) over part marked A on DP 207650 in favour of Vector Limited created by Transfer D658379.4 - 20.11.2001 at 2.27 pm

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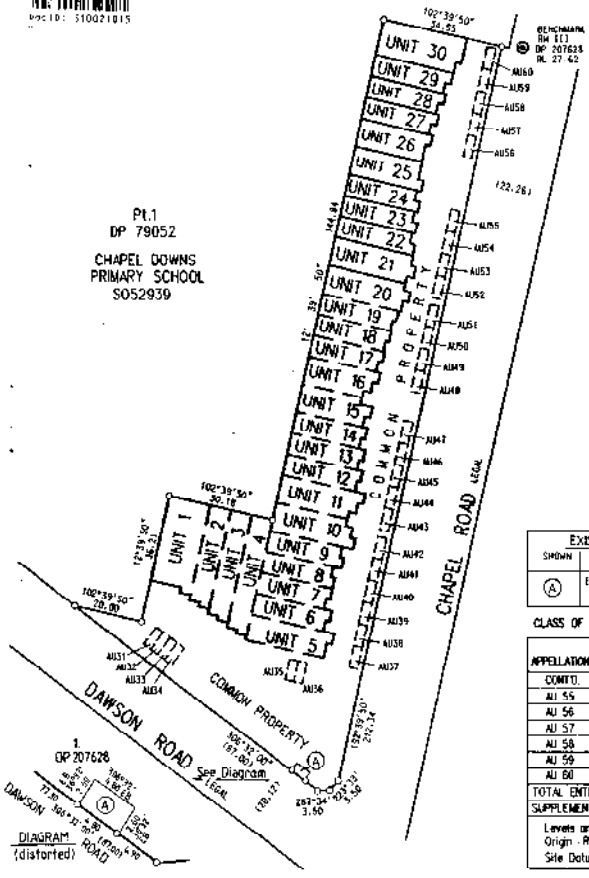
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11130890.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 30.5.2018 at 7:00 am



Pt 1
DP 79052
CHAPEL DOWNS
PRIMARY SCHOOL
S052939



SHOWN	PURPOSE	SERVIENT TENEMENT	CREATED BY
(A)	ELECTRICITY SUPPLY	LOT 1 DP 207628	D 6458379 4

CLASS OF SURVEY - CLASS 1

APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER	CT ALLOCATED
COMTD.				
AU 55	17	33.00	28.50	
AU 56	17	32.00	28.50	
AU 57	17	32.00	28.50	
AU 58	17	31.50	28.00	
AU 59	17	31.00	27.50	
AU 60	17	30.50	27.50	

TOTAL ENTITLEMENT 10000 CT 136A/771

SUPPLEMENTARY RECORD SHEET CT 136A/771

Levels are in terms of Lands and Surveys Datum 1946
Origin - RM 563 5048643 RL 97.855M
Site Datum - RM 11 DP 207628 RL 27.62

APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER	CT ALLOCATED
UNIT 1	312	45.50	35.00	136A/741
UNIT 2	312	45.50	35.00	136A/742
UNIT 3	312	49.50	39.00	136A/743
UNIT 4	329	45.50	35.00	136A/744
UNIT 5	329	44.50	34.00	136A/745
UNIT 6	304	44.50	34.00	136A/746
UNIT 7	304	44.50	34.00	136A/747
UNIT 8	304	43.50	33.00	136A/748
UNIT 9	304	43.50	33.00	136A/749
UNIT 10	334	43.50	33.00	136A/750
UNIT 11	334	42.50	32.00	136A/751
UNIT 12	304	42.50	32.00	136A/752
UNIT 13	304	42.50	32.00	136A/753
UNIT 14	304	42.50	32.00	136A/754
UNIT 15	334	42.00	31.50	136A/755
UNIT 16	334	41.50	31.00	136A/756
UNIT 17	304	41.50	31.00	136A/757
UNIT 18	304	41.00	30.50	136A/758
UNIT 19	304	40.50	30.00	136A/759
UNIT 20	334	40.50	30.00	136A/760
UNIT 21	334	40.00	30.00	136A/761
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UNIT 23	304	39.50	29.50	136A/763
UNIT 24	304	38.00	29.00	136A/764
UNIT 25	334	38.00	29.00	136A/765
UNIT 26	334	38.00	29.00	136A/766
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UNIT 28	304	37.50	28.00	136A/768
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AU 32	17	42.00	37.00	
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AU 34	17	41.00	37.00	
AU 35	17	40.00	35.50	
AU 36	17	40.00	35.50	
AU 37	17	39.00	36.00	
AU 38	17	39.00	35.50	
AU 39	17	38.50	35.00	
AU 40	17	38.00	34.50	
AU 41	17	38.00	34.50	
AU 42	17	37.50	34.00	
AU 43	17	37.00	33.50	
AU 44	17	36.50	33.00	
AU 45	17	36.50	33.00	
AU 46	17	36.00	32.50	
AU 47	17	35.50	32.00	
AU 48	17	35.00	31.50	
AU 49	17	34.50	31.00	
AU 50	17	34.50	31.00	
AU 51	17	34.00	30.50	
AU 52	17	33.50	30.00	
AU 53	17	33.50	30.00	
AU 54	17	33.00	29.50	

Approvals
SIGNED BY UNIVERSAL HOMES LIMITED

Director / Authorised Signatory

Authorised Signatory
I hereby certify that this plan was approved by the Manukau City Council pursuant to section 223 of the Resource Management Act 1991 on the 14th day of Nov. 2004.

Authorised Officer (SP7087)

Pursuant to Section 224(F) of the Resource Management Act 1991, I, G. A. B. GRIERSON, hereby certify that the Manukau City Council has satisfied on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with the provisions of section 464(4) of the Building Act 1991.

Dated this 14th day of November 2004.

Authorised Officer

Hossein Louis Bhow Mokley of Auckland Registered Valuer, hereby certify that I have assessed the Unit Entitlement shown hereon in accordance with the Unit Titles Act 1972.

Dated this 14th day of November 2004.

Registered Valuer

ADDRESS OF THE BODY CORPORATE
BOOY CORPORATE SPECIALISTS LIMITED
PO BOX 30255
NORTH HARBOUR
AUCKLAND

Total Area 6929m²

Comprised in CT 136A/442

I, ANTHONY JAMES THOMAS, of Auckland, being a person entitled to practice as a registered surveyor, certify that:

(a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1968 and the Survey Regulations 1968.

(b) This document is accurate, and has been prepared in accordance with that Act and those Regulations.

Signature: _____ Date of Issue: _____

Field Book: _____ Traverse Book: _____
Reference Plans: _____

Examined: _____ Correct: _____
Approved as to Survey: _____

Deposited this 14th day of November 2004

Chief Surveyor

5/11/04 Deputy Chief Surveyor

Registered Valuer of Land

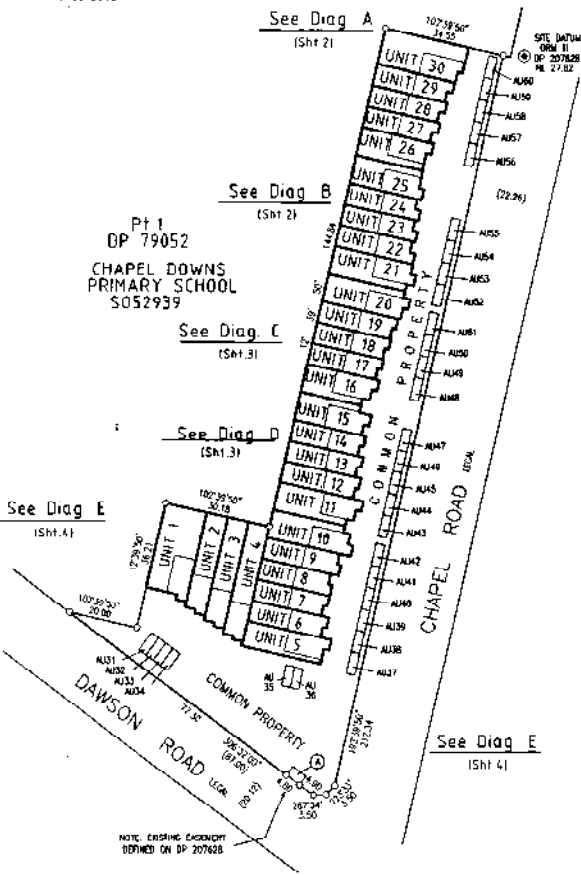
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XI OTAHUHU
NZMS 261 Sheet RECORD MAP No.

PROPOSED UNIT DEVELOPMENT
ON LOT 1 DP 207628

TERRITORIAL AUTHORITY: MANUKAU CITY
Surveyed by: HARRISON GRIERSON
Scale: 1:750 Date: AUGUST 2001

File: 20002901
Received: 20 NOV 2001
Instructions: DP 207650/A

49085
12-7 Blc 8



SHEET 1 OF 4



Approved: *[Signature]*
 DIRECTOR, AUTHORIZED SIGNATORY

APPELLATION	UNIT ENTITLEMENT	HEIGHT UPPER	HEIGHT LOWER	CT ALLOCATED
UNIT 1	342	45.50	35.00	136A/741
UNIT 2	312	45.50	35.00	136A/742
UNIT 3	312	45.50	35.00	136A/743
UNIT 4	328	45.50	35.00	136A/744
UNIT 5	328	44.50	34.00	136A/745
UNIT 6	304	44.50	34.00	136A/746
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UNIT 11	334	42.50	32.00	136A/751
UNIT 12	304	42.50	32.00	136A/752
UNIT 13	304	42.50	32.00	136A/753
UNIT 14	304	42.50	32.00	136A/754
UNIT 15	334	42.00	31.50	136A/755
UNIT 16	334	41.00	31.00	136A/756
UNIT 17	304	41.50	31.00	136A/757
UNIT 18	304	41.00	30.50	136A/758
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UNIT 23	324	39.00	29.00	136A/763
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UNIT 28	304	37.50	28.00	136A/768
UNIT 29	304	37.50	28.00	136A/769
UNIT 30	330	37.50	28.00	136A/770
AU 31	17	42.00	37.00	
AU 32	17	42.00	37.00	
AU 33	17	41.50	37.00	
AU 34	17	41.00	37.00	
AU 35	17	40.00	35.50	
AU 36	17	40.00	35.50	
AU 37	17	39.00	36.00	
AU 38	17	39.00	35.50	
AU 39	17	38.50	35.00	
AU 40	17	38.00	34.50	
AU 41	17	38.00	34.50	
AU 42	17	37.50	34.00	
AU 43	17	37.00	33.50	
AU 44	17	36.50	33.00	
AU 45	17	36.50	33.00	
AU 46	17	36.00	32.50	
AU 47	17	35.50	32.00	
AU 48	17	35.00	31.50	
AU 49	17	34.50	31.00	
AU 50	17	34.50	31.00	
AU 51	17	34.00	30.50	
AU 52	17	33.50	30.00	
AU 53	17	33.00	29.50	
AU 54	17	32.50	29.00	
AU 55	17	32.00	28.50	
AU 56	17	31.50	28.00	
AU 57	17	31.00	27.50	
AU 58	17	30.50	27.00	
AU 59	17	30.00	26.50	
AU 60	17	29.50	26.00	
TOTAL ENTITLEMENT	TO 600			

Pursuant to section 5(1)(g) Unit Titles Act 1972 I, *Louise Robyn Shields*, of the Manukau City Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured. I further certify that this plan is consistent with proposed Unit Development plan number DP 20/76500. Dated this 18th day of March 2002.

[Signature]
 Authorised Officer (DP 7087)

Levels are in terms of Lands and Surveys Datum 1946
 Origin: RM 563 5048643 RL 97.833M
 Site Datum: RM 11 DP 207628 RL 27.62

EXISTING EASEMENT IN GROSS			
PURPOSE	SHOWN	INSTRUMENT	CREATED BY
Electricity	(A)	1 DP207628	TRANSFER D 856379.4

CLASS OF SURVEY: CLASS 1
 ADDRESS OF THE BODY CORPORATE
 BODY CORPORATE SPECIALISTS LIMITED
 P.O. BOX 302656
 NORTH HARBOR
 AUCKLAND

Total Area 8925m²
 Comprised in C.T 136A/181 - 136A/190 INCLUSIVE

I, ANTHONY JAMES TOWN of OREGON, being a person entitled to practice as a registered surveyor, certify that -
 (a) the surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
 (b) this document is accurate and has been created in accordance with that Act and those Regulations.

Signature: *[Signature]* Date: 1/3/02
 Field Book: p. Reverse Book 2018 p. 12-62
 Refer to Plans: *[Signature]*
 Examiner: *[Signature]* Correct: *[Signature]*

Approved as to Survey
[Signature] Chief Surveyor

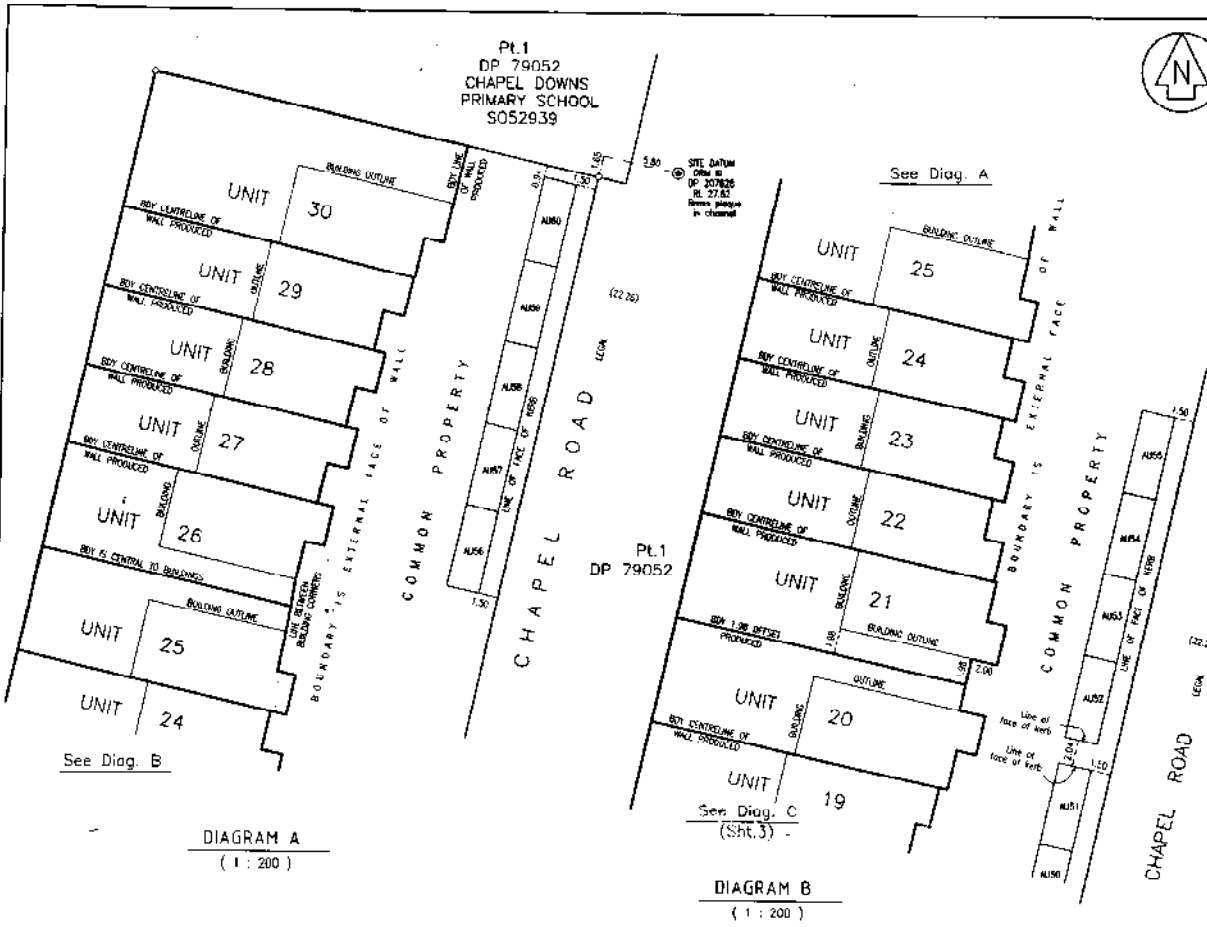
Deposited this 19th day of March 2002
[Signature] Registrar-General of Land
 File No: 136A/2018
 Received: 23 MARCH 2002
 Instructions: DP207650

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI OTAHUHU
 NZMS 261 SH1 RECORD MAP No

COMPLETE UNIT DEVELOPMENT
 ON LOT 1 DP 207628

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by HARRISON ORIENSON
 Scale 1:1000 Date FEB 2002

50 70 87 Stage 3
 2002



Approves

NOTES:-

- Principal Unit boundaries are the exterior faces of the outermost building wall adjacent common property and the centreline of walls of connected adjacent buildings. The line of the centrelines of walls produced and curbside boundaries from the balance of Principal Unit boundaries unless otherwise shown.
- Accessory Units 37 - 60 have dimensions of 6.34m by 2.50m.
- Site Datum shown on Diagram A

SHEET 2 OF 4

Total Area	
Comprised in	
I, ANTHONY JAMES THOMAS OGDEN, being a person entitled to practice as a registered surveyor, certify that -	
(a) the surveys to which this plan refers are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1996.	
(b) this document is accurate, and has been created in accordance with that Act and those Regulations.	
Signature	Date 1/2/02
Field Book	Reverse Book
Reference Plans	
Examined	Correct

Approved as to Survey

Anthony James Thomas OGDEN
Chief Surveyor

Deposited this 22nd day of February 2002

John
Registrar-General of Land

File 4304000-002
Received 22 MAR 2002

DP207650

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XI OTAHUHU
NZMS 261 SHT RECORD MAP No

COMPLETE UNIT DEVELOPMENT
ON LOT 1 DP 207628

TERRITORIAL AUTHORITY MANUKAU CITY
Surveyed by HARRISON BRIDGMAN
Scale 1:200 Date FEB 2002

ALL OTHER SURVEY GENERAL LAND INFORMATION NEW ZEALAND

APPROVED 11/2/02

Pt. 1
DP 79052
CHAPEL DOWNS
PRIMARY SCHOOL
S052939

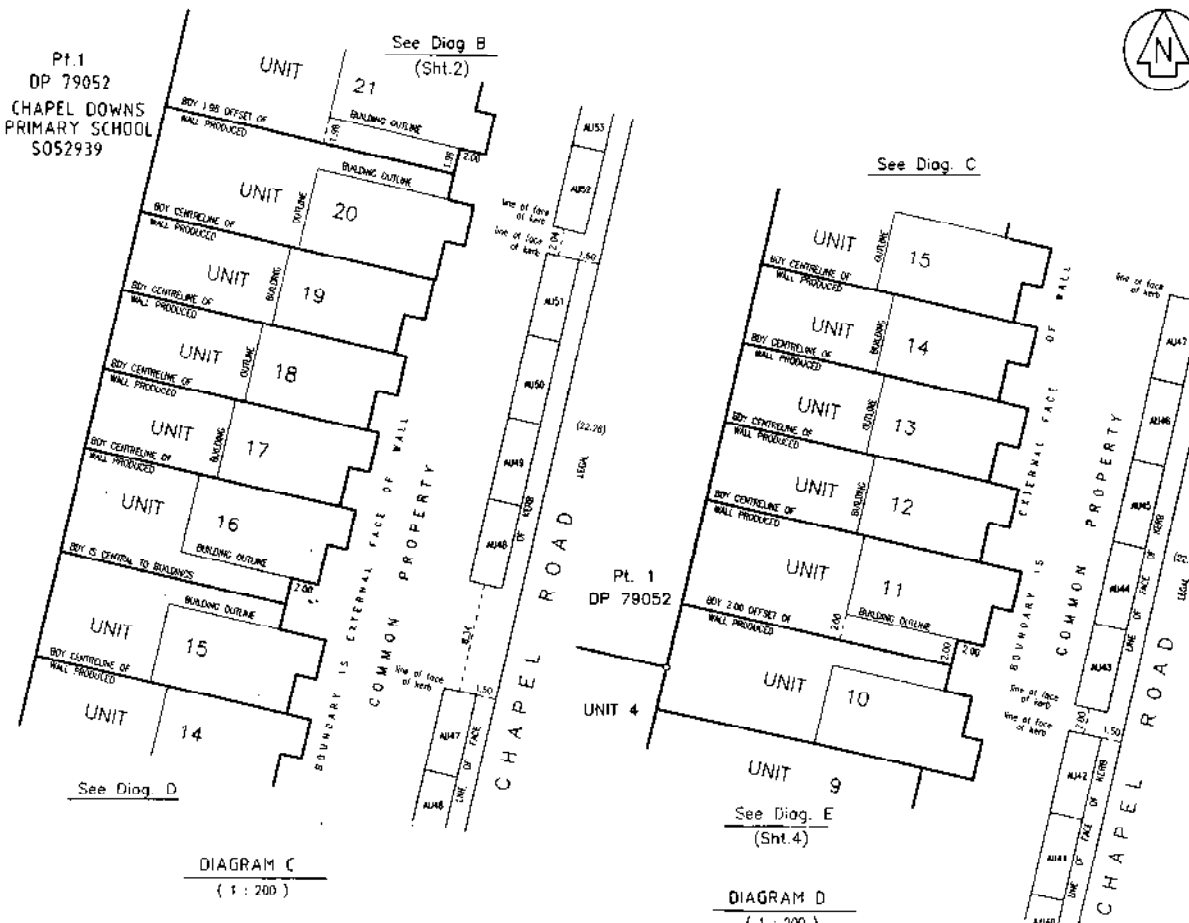


DIAGRAM C
(1:200)

DIAGRAM D
(1:200)

Approvals

NOTES:-

1. Principal Unit boundaries are the exterior faces of the outermost building wall adjacent common property and the centreline of walls of connected adjacent buildings. The line of the centrelines of walls produced and coasstral boundaries from the balance of Principal Unit boundaries unless otherwise shown.
2. Accessory Units 37 - 60 have dimensions of 6.00m by 2.50m.
3. Accessory Units 31 - 36 have dimensions of 6.00m by 2.50m.
4. Site Datum shown on Diagram A - Sheet 2

SHEET 3 OF 4

Total Area

Comprised in

I, ANTHONY JAMES TAYLOR of GREYVA being a person entitled to practice as a registered surveyor, certify that -

(a) The survey in which this document relates my measure, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1988;

(b) The document is accurate, and has been created in accordance with that Act and those Regulations;

Signature: *Anthony James Taylor* Date: 1/3/02

Title Book Traverse Book

Reference Plans

Examined Correct

Approved as to Survey

Anthony James Taylor Chief Surveyor

Witnessed this 22nd day of February 2002

John J. [Signature] Registered General of Land

Scale 1:200 Date FEB 2002

DP207650

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK & DIST XI OTAHUHU
NZMS 261 SHT RECORD MAP No

COMPLETE UNIT DEVELOPMENT
ON LOT 1 DP 207628

TERRITORIAL AUTHORITY MANUKAU CITY
Surveyed by HARRISON GRIERSON
Scale 1:200 Date FEB 2002

As Registered Surveyor (General Land Information), New Zealand

APPROVED BY THE REGISTRAR

Pt 1
 DP 79052
 CHAPEL DOWNS
 PRIMARY SCHOOL
 S052939

See Diag. D
 (Sht. 3)

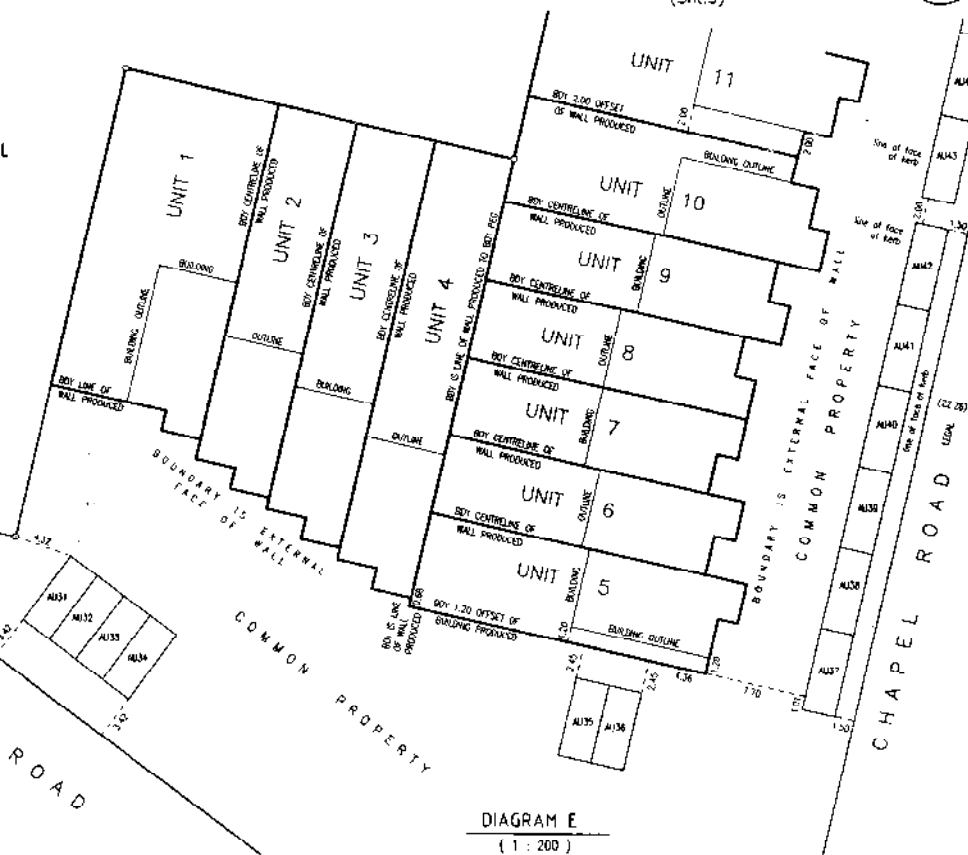


DIAGRAM E
 (1 : 200)

Approvals

NOTES:-

1. Principal Unit boundaries are the exterior faces of the outermost building wall adjacent common property and the centreline of walls of connected adjacent buildings. The line of the centrelines of walls produced and easement boundaries from the balance of Principal Unit boundaries unless otherwise shown.
2. Accessory Units 37 - 60 have dimensions of 6.00m by 2.50m.
3. Accessory Units 31 - 36 have dimensions of 6.34m by 2.50m.
4. Site Datum shown on Diagram A - Sheet 2

SHEET 4 OF 4

Total Area

Comprised in

I, ANTHONY JAMES TYMAN of Orewa, being a person entitled to practice as a registered surveyor, certify that:-
 (a) the survey to which this document relates is accurate and was undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998
 (b) this document is accurate and has been created in accordance with that Act and those Regulations
 Signature: *[Signature]* Date: 1/2/02

Field Book *[initials]* Inverse Book *[initials]*
 Reference Plans *[initials]*
 Examples *[initials]* Correct *[initials]*

Approved as to Survey

[Signature] Chief Surveyor
 22/02/2002 day of Feb 2002
 Registrar-General of Land

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI OTAHUHU
 NZMS 261 SHT RECORD MAP No

COMPLETE UNIT DEVELOPMENT
 ON LOT 1 DP207628

TERRITORIAL AUTHORITY MANUKAU CITY
 Surveyed by HARRISON GRIERSON
 Scale 1:200 Date FEB 2002

DP207650



RENTAL APPRAISAL

182 Dawson Road, Flat Bush, Auckland



Thursday 14th November 2019

Note: This appraisal is a desktop appraisal based on currently available public information.

Highlights and Features

- Three bedroom townhouse over two levels
- Single internal garage and separate laundry
- Fully fenced courtyard and deck area

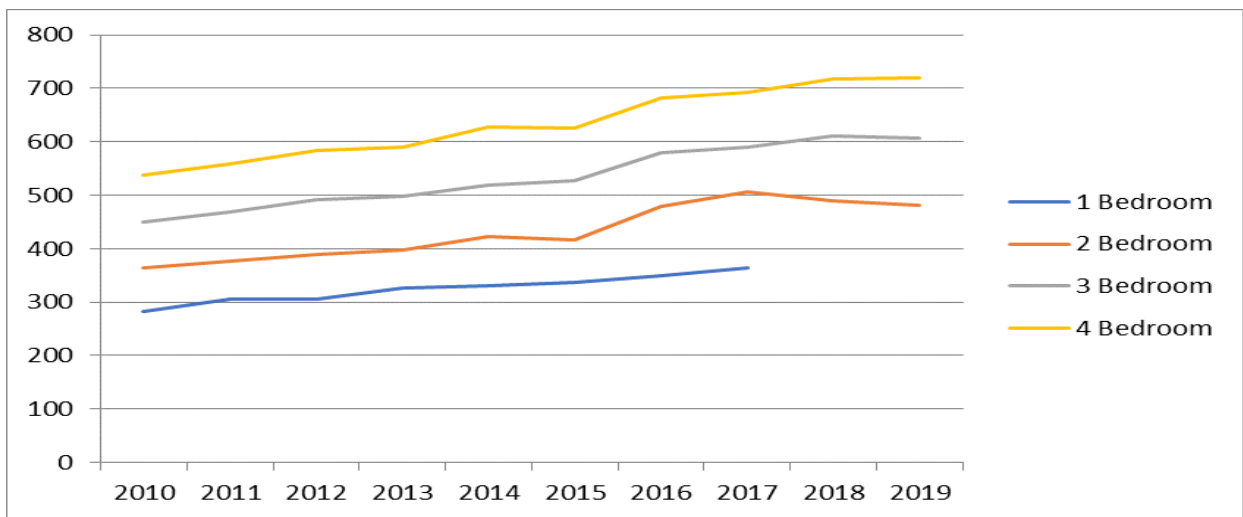
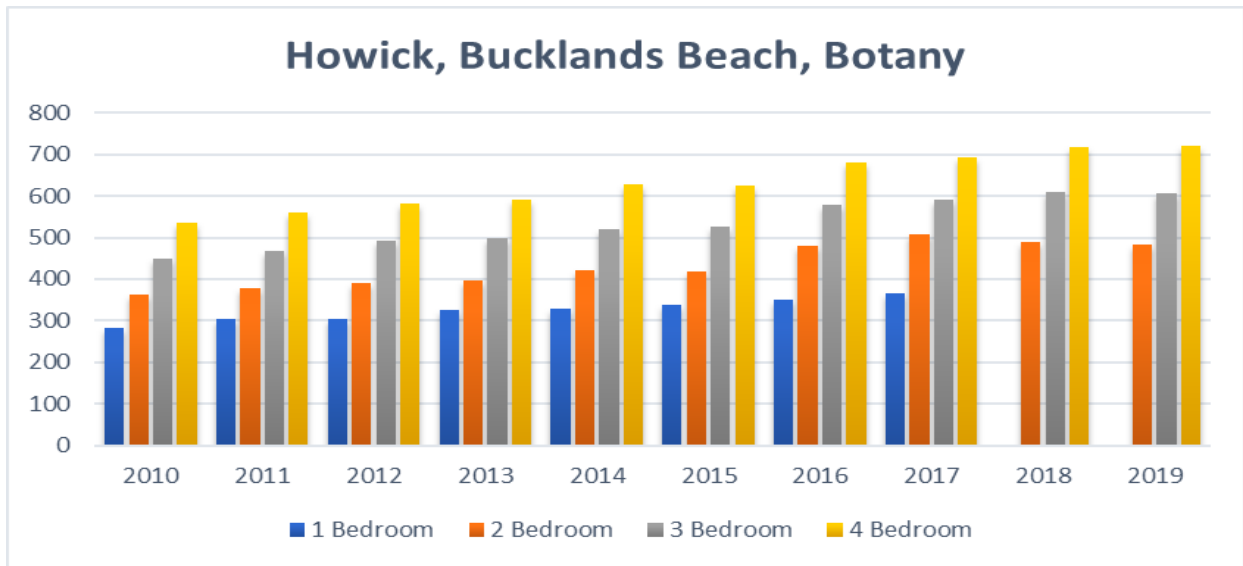
In assessing this property we took into account the position, presentation, comparisons of similar properties available to rent in the area, and the present rental market conditions.

The rental range for this residential property would rent near or around **\$600.00** per week.

Comparable Properties

Street/Suburb	Brief description	Rent pw	Days on market
49 Mandival Ave, Flat Bush	3 bedrooms, 2 bathrooms	\$620.00	Listed 07/11/2019
15/132A Stancombe Road, Flat Bush	3 bedrooms, 2 bathrooms	\$590.00	Listed 05/11/2019
GH/136 Stancombe Road, Flat Bush	3 bedrooms, 1 bathrooms	\$570.00	Listed 11/11/2019

Type	Bedrooms	Bonds Received	Lower Quartile	Median	Upper Quartile
House	2	28	\$450	\$487	\$512
House	3	71	\$580	\$600	\$630
House	4	62	\$650	\$680	\$700
House	5+	30	\$800	\$945	\$1,100



The above graph have been compiled using statistics from the Ministry of Business, Innovation and Employment (MBIE). These are accurate up to date figures which reflect exactly what properties in the area have been tenanted for, as the information is gathered using the bonds which are lodged with Tenancy Services.

Bayleys Property Management offers a full management service and a casual letting service. Our Property Managers are responsible for ensuring that we tenant properties to the best possible applicant, a full credit and reference check is carried out on each applicant.

Inspections are carried out on a regular basis; a full report is provided upon completion. Rent is entered on a daily basis and any arrears followed up immediately, Bayleys Property Management has a zero rent arrears policy.

If you have any queries or concerns regarding the appraisal, or if you are interested in finding out more about the service we offer please do not hesitate to call me as I would be happy to assist you.

Yours Sincerely,

Kegan Monteiro
Residential Property Manager

M + 64 27 739 3357 | E + Kegan.monteiro@bayleys.co.nz | www.bayleys.co.nz
12 Nelson Street, Howick, Auckland, New Zealand
Bayleys Real Estate Ltd, Licensed under the REA Act 2008

Disclaimer

This appraisal of your property's market rental is given in good faith based on market information at the date of appraisal. This appraised rent reflects what the property should be marketed at to generate offers from suitable tenants. The ultimate rent achieved may differ from the amount indicated in the appraisal. No warranty is given by Bayleys or its agents on the achievement or otherwise of the appraised market rent or to any person who places reliance on the information contained in this report.

This appraisal is based on currently available public information. Neither Bayleys nor its agents have viewed the property and its surrounding area to assist in making this appraisal. The physical characteristics of the property and its surround can have a significant bearing on the rent achieved.

The appraised market rent provided by Bayleys is not a Registered Valuer's rental assessment. We recommend you seek advice from a registered Valuer when making decisions on your rental property.

Renting your property involves a number of factors including achievable rent, tenure of tenancy, creditworthiness of tenant, and upkeep of property. The Bayleys Residential Letting and Management team offers a comprehensive yet cost effective property management service. Our knowledge of the market and professional skills ensures the highest possible rental is achieved relative to the term and with the best possible tenant.



Residential Land Statement

Section 51A of the Overseas Investment Act 2005

A separate Residential Land Statement will need to be completed for each individual or entity (non-individual/corporate).
Individuals complete Part 1a, entities (non-individual/corporate) complete Part 1b.

Part 1a Individuals

I am an individual completing the statement for myself (*purchasing the residential land in your own name*)

Am I eligible to buy under the Overseas Investment Act 2005?

(Tick which applies)

Yes, I am a current New Zealand citizen

Yes, I am an Australian or Singaporean citizen buying residential land only

Yes, I hold a New Zealand residence class visa **or** Australian or Singaporean Permanent Resident visa **and all** of the following applies:

- I have been residing in New Zealand for at least the immediately preceding 12 months; and
- I am a tax resident in New Zealand; and
- I have been present in New Zealand for 183 days or more in the immediately preceding 12 months.

Yes, I am an Australian or Singaporean Citizen buying residential land that is also sensitive for another reason and I have consent from the Overseas Investment Office

→ Please provide Overseas Investment Office case number

Yes, I have consent from the Overseas Investment Office

→ Please provide Overseas Investment Office case number

Yes, an exemption applies

→ Please provide Overseas Investment Office case number or statutory reference

If you require consent and have not applied, or an exemption does not apply, contact the Overseas Investment Office or seek legal advice.

Part 1b Entities (non-individual/corporate)

(Tick which applies)

I am completing the statement for a body corporate, company, partnership or other entity

I am completing the statement for someone else under an enduring power of attorney or on behalf of trustees of a trust

→  Please attach a certificate of non-revocation if you are acting under an enduring power of attorney

Is the entity eligible to buy under the Overseas Investment Act 2005?

Yes, the entity is neither an overseas person nor an associate of an overseas person

Yes, the entity has consent from the Overseas Investment Office

→ Please provide Overseas Investment Office case number

Part 2

Name(s) of person or entity

What is the full name(s) of the person or entity that will appear on the record of title as the new owner(s)?

Part 3

The residential land being acquired

What is the record of title reference for the residential land or the street address?

Part 4

Signature

I certify that all of the information in this statement is true and correct.

Your name

Signature

Date signed

Position or office held (if signing as an authorised person)



You must provide this statement to your conveyancer or lawyer

Conveyancers will rely on the information provided in the statement in giving effect to the acquisition of the interest in residential land.

Providing a statement that is false or misleading is an offence under the Overseas Investment Act 2005 and you may be liable for a penalty of up to \$300,000.

Contact the Overseas Investment Office

Phone: 0800 665 463 (in NZ) or +64 7 974 5595 (if overseas)

Email address: oio@linz.govt.nz

Website address: www.linz.govt.nz/oio

Important things to know:

1. A sale and purchase agreement is a **legally binding** contract.
2. The real estate agent is **working for the seller** of the property, but must treat the buyer fairly.
3. You need to understand the difference between a **conditional** and an **unconditional** agreement.
4. You can **negotiate** the conditions you require in a sale and purchase agreement.
5. Make sure you **read** and **understand** the sale and purchase agreement before signing it.
6. It is recommended that you get your **lawyer to check** the sale and purchase agreement before you sign it.

Introduction

Buying or selling a home is one of the biggest financial commitments you will ever make. There are several relatively complicated stages to negotiate and there are a number of things to look out for.

When you are buying or selling residential property you should always have a written sale and purchase agreement. This is the legal document that forms the contract between the buyer and the seller.

This is a guide to the sale and purchase agreement that you will be asked to sign if you wish to buy or sell residential property.

This guide provides information about sale and purchase agreements, tells you where you can get more information, what to expect from a real estate agent¹ and what to do if there is a problem.

This guide only relates to the sale of residential property.

This guide is just that – guidance. You should not rely on it for legal advice. It's been prepared by the Real Estate Agents Authority (REAA), a Crown entity established by the Real Estate Agents Act 2008.

Whether you are a buyer or a seller, the agent must provide you with a copy of this guide before you sign a sale and purchase agreement, and ask you for written acknowledgement that you have received it. If you require more information, you can consult your lawyer. Information is also available on the REAA's website: www.reaa.govt.nz.

Why do I need a sale and purchase agreement?

A sale and purchase agreement provides certainty to both the buyer and the seller as it sets out in writing all the agreed terms and conditions. It is a legally binding contract.

Can I negotiate?

The seller and buyer can negotiate, through the agent, on price and conditions until they both reach agreement.

Important things to know:

- You should have a written sale and purchase agreement.
- Always read the sale and purchase agreement before signing it.
- Have your lawyer check the sale and purchase agreement before you sign it.
- Both the buyer and seller can negotiate changes to the price and conditions.
- A sale and purchase agreement is a legally binding contract.

The sale and purchase agreement

Your agent will probably use the Auckland District Law Society and Real Estate Institute of New Zealand form (the ADLS form).

Your sale and purchase agreement should include the following:

- The name(s) of the seller(s) and buyer(s).
- The address of the property.
- The type of title (freehold, leasehold etc.).
- The chattels that are to be sold with the property (e.g. whiteware, drapes, television aerial etc.).
- The price.

- The rate of interest that the buyer must pay on any overdue payments.
- Any deposit that the buyer must pay.
- Any conditions the buyer wants fulfilled before the contract is agreed.
- The date on which the agreement will become unconditional if there are conditions.
- The settlement date (the date the buyer pays the remainder of the amount for the property, usually the day when the buyer can move into the property).

Conditions in the document

The buyer will usually want to have some or all of the following conditions fulfilled before the contract is agreed:

- **Title search** – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if anyone else has any claim over the property.
- **Finance** – this refers to the buyer arranging payment, normally a loan, by a specified date.
- **Valuation report** – normally required by a lender, this report is an estimate of the property's worth on the current market.
- **Land Information Memorandum (LIM) report** – provided by the local council, this report provides information on things such as rates, building permits and consents, drainage and planning.
- **Building inspection report** – these help determine how sound the building is and what might need to be repaired.
- **Engineer's report** – similar to the above but more focused on the section and structure of the property.
- **Sale of another home** – the buyer may need to sell their home in order to buy another.

General or standard clauses

A sale and purchase agreement also includes clauses that set out general obligations and conditions. It helps to understand what these mean as you will need to comply with them. Examples may include:

- **Access rights** – what access the buyer can have to inspect the property before settlement.
- **Default by buyer** – the buyer may have to compensate the seller e.g. interest payments.
- **Default by the seller** – the seller may have to compensate the buyer e.g. accommodation costs.
- **Insurance** – makes sure the property remains insured until the settlement date and outlining what will happen if any damage does occur.

Your lawyer will explain these clauses.

When does the buyer pay the deposit and the full amount?

When the seller and buyer have agreed on all aspects of the sale and purchase agreement, any deposit is usually paid to the real estate agent by the buyer. This money is initially held in the agent's trust account.

The agent usually takes their commission from the deposit when the contract becomes unconditional. This is agreed between the seller and the agent as set out in the agency agreement². The seller should make sure that the deposit is large enough to cover the agent's commission.

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer. The settlement day is usually the date when the buyer can move into the property.

Before the sale and purchase agreement becomes unconditional and if the sale doesn't go ahead because some of the conditions haven't been met, the buyer may be entitled to have the deposit refunded in full.

However, once the offer becomes unconditional you won't be able to get your deposit back if you change your mind for any reason.

What is the difference between a conditional and an unconditional agreement?

- Conditional refers to the sale and purchase agreement having a set of conditions that are to be met, such as the buyer's current house being sold, a building inspection being carried out, or finance being secured.
- Unconditional refers to when all conditions in the sale and purchase agreement have been met and the transaction is ready to proceed to a change of ownership.

¹ Real estate agent or agent are general terms that refer to an agent, branch manager or salesperson.

² Refer to the Real Estate Agents Authority's New Zealand Residential Property Agency Agreement Guide

Can I cancel the agreement if I change my mind?

You cannot cancel a sale and purchase agreement just because you have had second thoughts about buying or selling the property concerned.

In general, once you have signed a sale and purchase agreement and the conditions set out in it have been met, you will have to go ahead with the sale/purchase of the property.

What can I expect from an agent?

The agent works for and is paid by the seller. The agent must therefore carry out the seller's instructions (as set out in the agency agreement) and act in the interests of the seller.

Agents also have clear responsibilities to buyers even though they are representing the seller.

When you are buying a property, ask the agent questions. Be specific about what you want to know.

All agents are bound by the Code of Professional Conduct and Client Care, issued by the REAA. Under the Code, agents have to deal fairly and honestly with all parties.

A copy of the Code of Professional Conduct and Client Care is available from www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

What if my agent or someone related to them wants to buy the property?

If your agent, or anyone related to them, wants to buy your property, they must get your written consent to do this.

More information on this situation can be found in the Conflict of Interest Information Sheet, available from www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

It is important to consult your lawyer throughout the buying and selling process.

Who pays the agent?

Real estate agents in New Zealand work on behalf of sellers and it is the sellers who pay the agents. An agent who is marketing a property on behalf of a seller cannot ask a buyer to pay for their services.

The agent is acting for the seller and does not have the same duty to a buyer as they do to the seller.

What is a buyers' agent?

Buyers' agents are common in some other countries. They are agents who are employed by buyers to locate properties and sometimes to negotiate purchases on the buyer's behalf. If you employ a buyers' agent you should still have a written agency agreement and will have to pay for their services.

More information on buyers' agents can be found in the Buyers' Agent Information Sheet, available from www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

What if there's a problem?

If you are concerned about the behaviour of an agent, you should discuss any concerns you have with the agent or their manager. Agents are required to have in-house complaints resolution procedures.

If this does not work or if you do not wish to go through this process, you can contact the REAA.

The REAA has a number of ways it can help with your concerns. This includes sending the agent a compliance advice letter, arranging alternative dispute resolution or processing the matter as a complaint. When you contact the REAA they will help you identify the best way of dealing with your concern.

More information on how the REAA can help you can be found at www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

You can get more information from ...

There are several places you can go for help and advice including:

- The Real Estate Agents Authority (REAA) at www.reaa.govt.nz or call 0800 for REAA (0800 367 7322). The REAA can provide information and assistance on a wide range of issues and is responsible for dealing with concerns about real estate agents.
- Your lawyer.
- Community Law Centres www.communitylaw.org.nz
- Citizens Advice Bureau www.cab.org.nz
- Ministry of Consumer Affairs www.consumeraffairs.govt.nz
- NZ Law Society Property Section www.propertylawyers.org.nz
- Consumer Build www.consumerbuild.org.nz

Real Estate Agents Authority

PO Box 25371, Wellington 6146

Phone: 0800 for REAA (0800 367 7322) or (04) 471 8930

Fax: 04 815 8468

Email: info@reaa.govt.nz

Website: www.reaa.govt.nz