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INTEREST: DURING MARKETING CAMPAIGNS, DATES AND TIMEFRAMES SOMETIMES CHANGE. PLEASE REGISTER YOUR INTEREST WITH US AS EARLY AS POSSIBLE SO YOU DON'T MISS OUT ON PURCHASING THE PROPERTY.

14 August 2023

Re: 1184 Huia Road, Huia

Thank you for your interest in the above property currently listed with us and for sale by **DEADLINE SALE**.

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Sale & Purchase Agreement

1184 Huia Road, 806m² Lot 1 DP 62835. Zoning: Residential – Rural and Coastal Settlement Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

We have summarised what we believe are the important points in the LIM however we strongly recommend that you read the entire document and seek legal advice.

Wind Zones for this property	High wind speed of 44 m/s
Exposure Zones	Zone D: High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
Special Features	21/06/2005 Miscellaneous feature On 5th February 2004 a resource consent was granted on a "non-notified basis" albeit that the activity was "noncomplying". The resource consent decision was based on information provided to Council in support of the application. The application envisaged vegetation clearance of no more than 300m ² , earthworks outside the building platform for

	<p>infrastructure construction of not more than 30m³, and earthworks for retaining walls of no more than 100m³. Adverse effects on the Page 4 Auckland Council (09) 301 0101 or enquiries@aucklandcouncil.govt.nz 8270468631 LIM 11/08/2023 environment were therefore considered to be minor. A review of the resource consent completed on 25 May 2005 considers that further resource consent is required for: 1. Additional earthworks. The consent provides for earthworks outside the building platform to not exceed 100m³ and earthworks related to infrastructure not exceeding 30m³. It appears that the earthworks related to works outside the building platform under rule 3.2 total approximately 149m³. 2. Additional vegetation. The consent provides for up to 300m² of vegetation alteration. It appears that approximately 420m² is required of which 395m² has been undertaken to date. There is a section 35 notice on the building consent ABA 20040458. No further works can commence on the site until the resource consent issues are resolved.</p>
Planning	LUC-2003-918 Tree Consent Elevation Height/HRTB/Bldg Cover/ Earthworks/Rolling hgt Fill/ New Dwelling** Surrendered 17/07/2017
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: As soon as possible,

Disclosures:

- An aerial photo has been provided. This is an indicative boundary. The only way to accurately determine the boundary of a property is by obtaining a survey.

We recommend that you get a building inspection report. We also recommend that when purchasing a property, you seek legal advice, complete due diligence and arrange your finance.

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Regards

Bronwyn Scott-Woods & Adrian Gomez



The ProAgent Team

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