

LIM Disclosure Summary

96 Omana Avenue, Shelly Beach

Building & Consents

The existing dwelling was constructed under Building Consent BCO10254368. A Code Compliance Certificate (CCC) was issued on 18 April 2018. No outstanding building notices or requisitions are recorded.

Resource Consent

Land Use Consent LUC60307903 was granted for earthworks exceeding the permitted area and variation of a consent notice to enable installation of a water tank system for stormwater mitigation. Council records the consent as Granted (Monitoring Complete).

Natural Hazards

The LIM includes Auckland Council's standard natural hazard mapping (flooding, overland flow paths, coastal erosion, coastal inundation, liquefaction and landslide susceptibility). There is no recorded landslide event and no Section 73 Building Act natural hazard notice affecting the property. The landslide susceptibility mapping is regional in nature and is not a site-specific hazard assessment.

Geotechnical Information

Council holds historical geotechnical reports for the property dated between 1998 and 2006.

Planning Information

The property is within the Rural and Coastal Settlement Zone and the Kaipara Sand Aquifer Management Area Overlay.

Additional Information

Council records indicate no site contamination, no compliance schedule or Building Warrant of Fitness, no registered swimming or spa pool, no Weathertight Homes notification, and no subdivision resource consents or engineering approvals affecting the property.

Disclaimer

This summary has been prepared from the LIM dated 14 July 2026 for convenience only. It should be read together with the full LIM. Purchasers should complete their own due diligence and obtain independent legal and technical advice where appropriate.