



## LIM TIMEFRAME/COST RECOVERY

**Address all correspondence to:**

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

**Physical Address**

House/Unit Number	49	Street	Harbour Road
RD Number		Suburb/Area	
Town	Whakatane		
Lodgement Date			
DUE DATE	4 August 2015		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator	04		60	10	
Planning	27.7.15	29/7	20m CR		
Building		29.7.	15 PH.		
Environmental Health/Liquor Licensing					

**Other Notes:**

**Address all correspondence to:**

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<b>DATE OF ISSUE</b>	
<b>GIS NO</b>	1390/0049/000
<b>VALUATION NUMBER</b>	07242/020.00



**1 NAME OF PROPRIETOR**
*Nicash Holdings Limited*
**2 LOCATION**
*49 Harbour Road, Ohope*
**3 LEGAL DESCRIPTION**
*Lot 2 Deposited Plan South Auckland 8517*
**4 PHYSICAL DESCRIPTION**

<b>House/Unit Number</b>	49	<b>Street</b>	<i>Harbour Road</i>
<b>RD Number</b>		<b>Suburb/Area</b>	<i>Ohope</i>
<b>Town</b>	<i>Whakatane</i>	<b>Post Code</b>	

**5 AREA**
*✓ 809m<sup>2</sup> (more or less)*
**6 ZONING**
*Residential 1 under the Operative Whakatane District Plan and Residential under the Proposed Whakatane District Plan.*
**ATTACHMENTS**

- Certificate of Title
- Drainage Plan
- Legal Description Map
- Hazard Map
- Keys to Map
- District Plan Map
- Underground Services Maps
- Consent Notice(s)

<b>7 SPECIAL FEATURES</b>	<b>COMMENTS</b>
• Potential erosion	<i>No information available</i>
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)	<i>No information available</i>
• Falling debris	<i>No information available</i>
• Subsidence	<i>No information available</i>
• Landslide and Debris Flow	<i>No information available</i>
• Alluvion (the deposit of earth, sand, etc, left during a flood)	<i>No information available</i>
• Inundation	<i>No information available</i>
• High winds	<i>No information available</i>
• Fill (compacted/uncompacted)	<i>No information available</i>
• Hazardous contaminants, including dangerous goods	<i>No information available</i>
• Historic sites	<i>No information available</i>

• Drainage restrictions	No information available
• Reserves (existing/proposed)	No information available
• Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Certificate of Title.
• Any other special features	<p>This site is located within Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</p> <p>This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</p>
<b>8 SERVICES</b>	<b>COMMENTS</b>
• Stormwater	There is no public stormwater reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.
• Sewer	This property is connected to the public sewerage reticulation system
• Water	Metered Supply
• Comments:	No information available
• Trade Waste Consent	No
<b>9 RATES</b>	<b>COMMENTS</b>
• Year ending 30.6.2015	\$3,135.32
• Number of instalments	4
• Date of next instalment	21 August 2015
• Current balance or arrears	Nil
• Date of valuation	September 2013
• Land value	\$ 
• Capital value	\$ 
<b>10 WATER</b>	<b>COMMENTS</b>
• Annual water supply charge	\$173.97
• Last reading date	26 May 2015
• Consumption	115m <sup>3</sup>
• Amount	\$260.20
• Arrears outstanding	Nil

<b>11 BUILDINGS</b>		
<b>(a) Details of Building Permits</b>		
<b>Date</b>	<b>Permit No</b>	<b>Project</b>
29/01/1964	A050437	Dwelling
06/10/1985		Plumbing and drainage
07/10/1985	CO65596	Additions and Alterations
07/10/1985	CO65596	Plumbing and drainage
24/02/1986		Plumbing and drainage
10/11/1992	71840	Plumbing and drainage
<b>(b) Details of Building Consents</b>		
No information available		
<b>(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings</b>		
No information available		
<b>(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004</b>		
No information available		
<b>(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act</b>		
No information available		
<b>12 USE OF LAND</b>		
<b>(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land</b>		
61/7/1 Memorandum of Transfer – Right of Way (copy of decision letter attached) <span style="float: right;">572 - now added</span>		
<b>(b) Details of licences held</b>		
No information available		
<b>(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land</b>		
No information available		
<b>(d) Details of Conditions Affecting the Use of Land</b>		
No information available		
Minimum Floor Level	The Council inundation models recommend a minimum floor level of RL 000.6 (Motuniki Datum +100) to apply to buildings on this property. or In accordance with the requirements set out in the New Zealand Building Code.	
<b>13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS</b>		
<b>(a) Requiring Authority</b>		
No information available		
<b>(b) Heritage Protection Authority</b>		
No information available		
<b>14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004</b>		
No information available		
<b>15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER</b>		
<b>(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956</b>		
No information available		
<b>(bb) Information on:</b>		
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	Drinking water is supplied by a networked supplier.	

(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
<b>16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT</b>	
<p><i>It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website <a href="http://www.whakatane.govt.nz">www.whakatane.govt.nz</a> or at all public libraries and Council offices in the District.</i></p> <p><i>The Proposed Whakatane District Plan was publicly notified on 28 June 2013. From that date the rules that have immediate legal effect are relating to Indigenous Biodiversity and Heritage, including built heritage, archaeological heritage and cultural heritage. The remainder of the rules in the Proposed District Plan will have legal effect after any submissions have been considered and the public has been notified of those decisions. The Objectives and Policies of the Proposed District Plan have legal effect from 28 June 2013.</i></p> <p><i>It is recommended that you make yourself familiar with the provisions of the Proposed District Plan as they may affect how you are able to use your land in the future. You may want to consider making a submission to the Proposed District Plan. The period for making submissions to the Proposed District Plan is from 28 June 2013 to 13 September 2013. Even if you choose not to make a submission you are advised to familiarise yourself with the submissions made, in case they promote a change to the Plan that will affect your property. Council will publish a summary of submissions received and call for further submissions after the submission period closes. You are entitled to make a further submission if a submission requests a change to the Proposed District Plan that affects your property</i></p> <p><i>Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan</i></p>	
<b>17 DISCLAIMER</b>	
<p>This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). <b>The applicant is solely responsible for ensuring that the land is suitable for a particular purpose</b></p>	

Paul Howells  
Building Monitoring Officer