



Valuation Number: 07242/020.00
GIS Number: 1390/0049/000

30 July 2015

Neil and Megan
717 Western Drain Road
RD2
Whakatāne 3192

LAND INFORMATION MEMORANDUM — 49 HARBOUR ROAD, OHOPE

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 30 July 2015 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'N Young'.

Nicoll Young
LIM CO-ORDINATOR

Address all correspondence to:

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

DATE OF ISSUE 30 JULY 2015

GIS NO 1390/0049/000

VALUATION NUMBER 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

House/Unit Number	49	Street	Harbour Road
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RD Number		Suburb/Area	Ohope
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Town	Whakatane	Post Code	
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5 AREA
809m² (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 | • Keys to Map |
| • Drainage Plan | • District Plan Map |
| • Legal Description Map | • Underground Services Maps |
| • Hazard Map | • Consent Notice(s) |

7 SPECIAL FEATURES
COMMENTS

- | | |
|--|---------------------------------|
| • 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>
8 SERVICES	COMMENTS
• 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
9 RATES	COMMENTS
• 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	\$190,000
• Capital value	\$500,000
10 WATER	COMMENTS
• Annual water supply charge	\$173.97
• Last reading date	26 May 2015
• Consumption	115m ³
• Amount	\$260.20
• Arrears outstanding	Nil

11 BUILDINGS		
(a) Details of Building Permits		
Date	Permit No	Project
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) Details of Building Consents		
No information available		
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings		
No information available		
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004		
No information available		
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act		
No information available		
12 USE OF LAND		
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land		
61/7/1 Memorandum of Transfer – Right of Way (copy of decision letter attached)		
(b) Details of licences held		
No information available		
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land		
No information available		
(d) Details of Conditions Affecting the Use of Land		
No information available		
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.	
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS		
(a) Requiring Authority		
No information available		
(b) Heritage Protection Authority		
No information available		
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004		
No information available		
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER		
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956		
No information available		
(bb) Information on:		
(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
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<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 www.whakatane.govt.nz 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>	
17 DISCLAIMER	
<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). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose</p>	



Paul Howells
Building Monitoring Officer



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier SA3A/263
Land Registration District South Auckland
Date Issued 17 March 1964

Prior References

SA2B/141

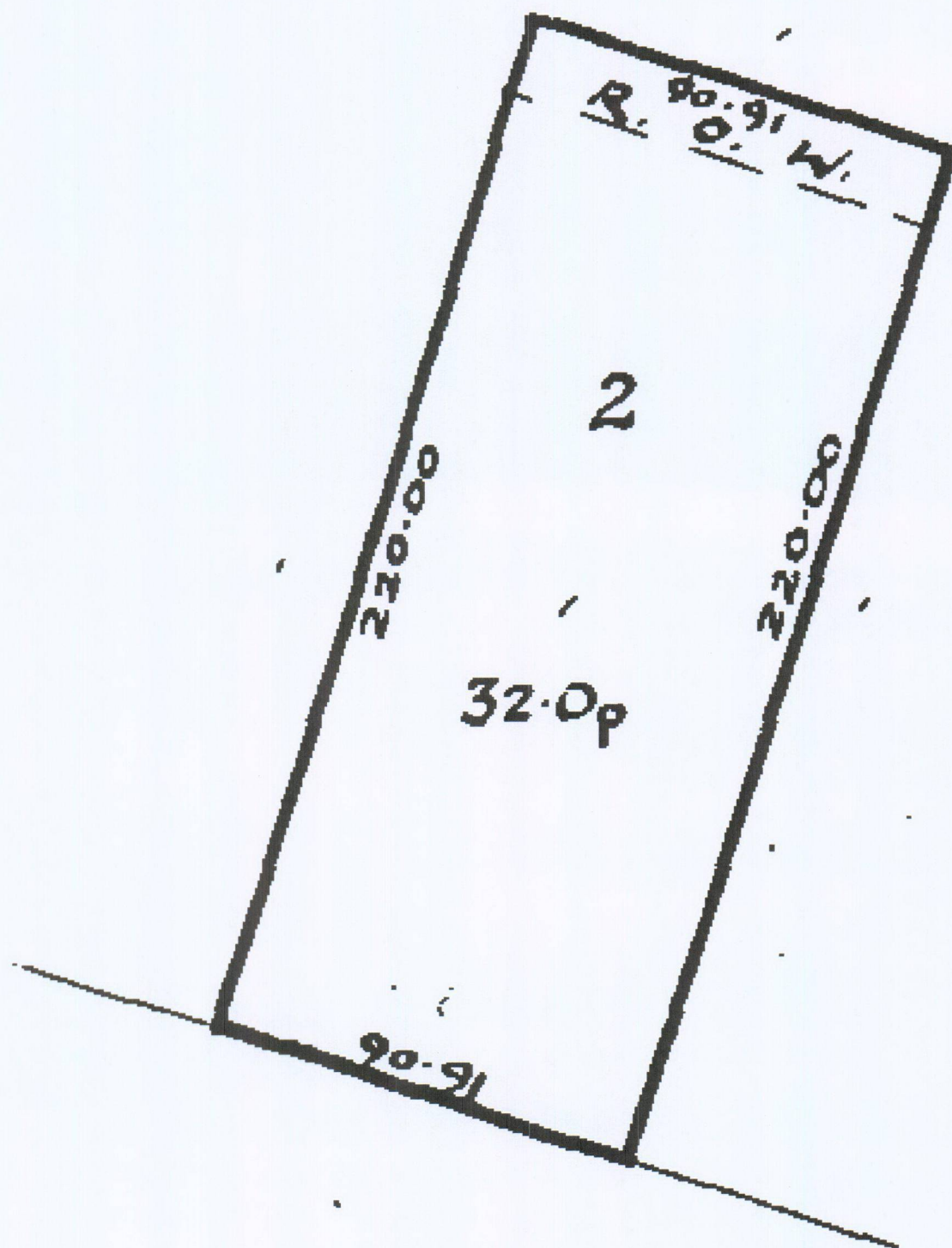
Estate	Fee Simple
Area	809 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 8517

Proprietors

Nicash Holdings Limited

Interests

Subject to a right of way over part coloured yellow on DPS 8517 created by Transfer S277740
Appurtenant hereto are rights of way specified in Easement Certificate H596490.3 - 21.6.1985 at 2.15 pm
5698411.4 Mortgage to ASB Bank Limited - 19.8.2003 at 9:00 am



Ohiwa 100 Road

RID DOCUMENT

Date: 27 July 2015

Valuation Number: 07242 020 00

Location: 49 HARBOUR ROAD

Legal Description: LOT 2 D P S 8517 -PT SUBJ TO R/W-

Area (Ha): 0.0809

Valuation Date: 1 September 2013

	Normal Values	Special Values (if applicable)
Land Value:	190,000	
Improve Value:	310,000	
Capital Value:	500,000	
Tree Value:	0	

Contiguous Property:

2016 Year's Assessed Rates: **3,135.32**

Instalment 1: 21 Aug 2015

Instalment 2: 20 Nov 2015

Instalment 3: 26 Feb 2016

Instalment 4: 20 May 2016

maintain valuation details (view only) - rt2000

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Valno

Cancelled

Status

Revised

NICASH HOLDINGS LIMITED

21 MAR 2006

02 JUL 2015

01:23p.m.

09:48a.m.

x Datacom Solu

Bevelyn McBurn

NPD Cancel

Parcel

Sue

Legals

Key

Certificate Of Title

1390/321

4416170

LOT 2 DPS 8517

NO

Road

House

Unit

Legals

OP Occport

DC D/credit

DB D/debit

PV Parent

DM Debt Management

Summary

Year

CONTIG

Assessd

To Invc

To Clear

Balances

Rates

Water

Total

Values

Improvements

Capital

DWG OB OI

Land

Improve

Trees

Area

Cert Of Title

Group Code

Dwellings

Parcel ID	1390/321	LIVE	01 JUL 2006	05 MAR 2014
Type	SURVEYED	VACANT	05:54 p.m.	06:22 p.m.
Legal Details	Name: LOT 2 DPS 8517			
Parcel	LOT	2	Block	
Plan	DPS	8517		
Location Details	Maori Block:			
Survey District				
Meshblock		Ward		
Area Unit				
Address	Road Name	House	Unit	Suburb
	HARBOUR ROAD	49		OHOPE
Sue Number	4416170			
Comments	DPS8517			
Planning Zones	Area (ha): 0.0809			
	GIS Area: 0.0809			
	Legacy RC ID:			
Title/parent Plan				
Parcel Associations	Parcel Associatio... Assctn Descripti...			
	CC	Contact Centre		
	VA	Valuations		
	LOC	Locations		

49 Harbour Road: Legal Description Map

Date Printed: 27 July 2015

Prepared By: NY



0.0 0 SCALE 1: 500
Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles



Aerial Photography flown between 2011 and 2013, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.














WHAKATANE
District Council

LIM Operative District Plan Legend















Zone

WDC ID

	BUS1
	BUS2
	BUS3
	BUS4
	CPZ
	RES1
	RESERVE
	RUR1
	RUR2
	RUR3
	RUR4

Misc Features

Label





	25 m Contour
	35 m Contour
	Amenity Building Line
	Pedestrian Street
	Restricted Vehicle Access
	Road Widening
	Verandah Street
	Limited Access Road
	Escarpment
	Town Centre Boundary
	Rangitaiki River Floodway Area
	Rangitaiki River Floodway Line
	Omeheu Spray Irrigation Scheme
	Edgecumbe Dairy Factory Rule

Character Area





Name

	Strand Character Area
	WHK River Greenway concept
	Natural Hazard Area
	Outstanding Natural Landscape Feature Final
	Outstanding Natural Landscape Feature
	Key Urban Spaces
	Designation
	Cultural Heritage

Inundation Risk Zone 2008


	103.3m Moderate Inundation Risk Zone
	103.6m Moderate Inundation Risk Zone
	104.0m Moderate Inundation Risk Zone
	104.1m Extreme Inundation Risk Zone
	104.55m Extreme Inundation Risk Zone
	104.7m Extreme Inundation Risk Zone
	Variable Extreme Inundation Risk Zone
	Individual Inundation Compoments

Network Utility

	High Voltage Transmission Line
	Natural Gas Pipeline
	Stormwater Drain
	Natural Hazard Line

Erosion Risk Zones 2008

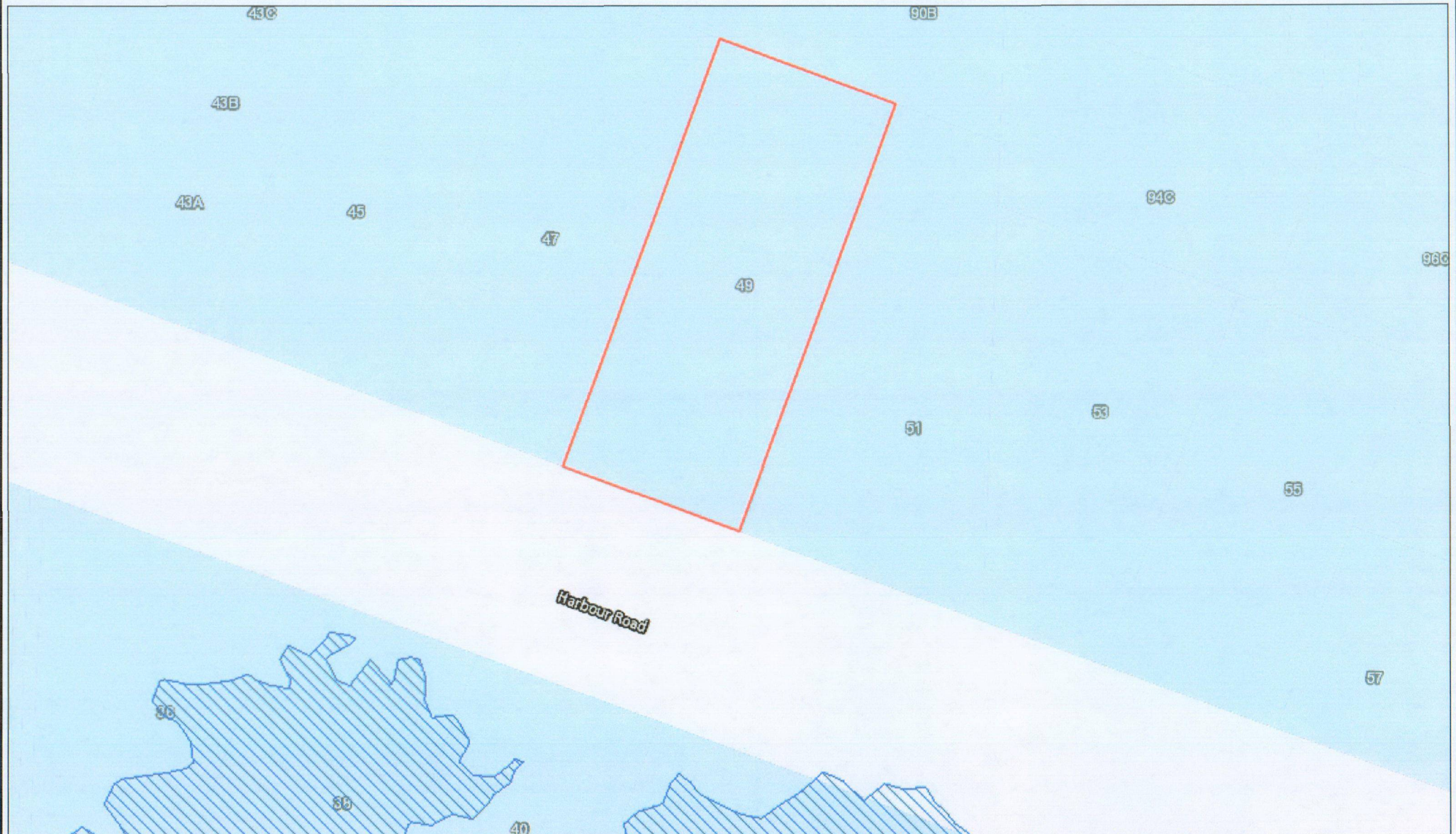
Code

	2060ERZ
	2100ERZ
	CERZ

49 Harbour Road: Operative District Plan

Date Printed: 27 July 2015

Prepared By: NY



SCALE 1: 500
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Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles














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LIM Proposed District Plan Legend





Coastal Hazards

-  2060 Erosion Risk Zone
-  2100 Erosion Risk Zone
-  Current Erosion Risk Zone
-  103.3m Moderate Inundation Risk Zone
-  103.6m Moderate Inundation Risk Zone
-  104.0m Moderate Inundation Risk Zone
-  104.1m Extreme Inundation Risk Zone
-  104.55m Extreme Inundation Risk Zone
-  104.7m Extreme Inundation Risk Zone
-  Variable Extreme Inundation Risk Zone
-  Variable ERZ Levels







Landscape Natural & Cultural Features

-  Significant Specimen Trees
-  Ridgeline
-  Esplanade Water Body
-  Cultural & Built Heritage Sites
-  Cultural & Built Heritage Sites
-  Outstanding Natural Feature and Landscape
-  Significant Amenity Landscape
-  Significant Indigenous Biodiversity Site




















Hazards

-  Natural Hazard (NHaz4)
-  Natural Hazard
-  Overland Flow Paths
-  Mill Waste Contaminated Site

Misc Features

-  25 m Contour
-  35 m Contour
-  Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
-  300 m oxidation pond buffer
-  Omeheu Spray Irrigation Scheme
-  Proposed Road

Built Features

-  Amenity Building Line
-  Indicative service lane
-  Pedestrian Street
-  Restricted Vehicle Access
-  Road Widening
-  Limited Access Road
-  Railway
-  State Highway
-  District Arterial Roads
-  Proposed Designation
-  Designation
-  Town Centre Boundary
-  12m Height Restriction
-  Key Urban Space
-  Strand Character Area
-  River Greenway Concept
-  Gas Transmission Pipeline Corridor
-  High Voltage Electrical Transmission Line
-  High Voltage Electrical Transmission Corridor

Planning Zones

-  Active Reserve
-  Business Centre
-  Coastal Protection (CPZ)
-  Commercial
-  Community and Cultural
-  Deferred Residential
-  Education
-  Industrial
-  Large Format Retail
-  Light Industrial
-  Mixed Use
-  Residential
-  Rural Coastal
-  Rural Foothills
-  Rural Ohiwa
-  Rural Plains
-  Urban Living
-  Statutory Acknowledgements

49 Harbour Road: Proposed District Plan

Date Printed: 27 July 2015

Prepared By: NY



SCALE 1: 500
0
0.0 Miles
Projection: NZGD_2000_New_Zealand_Transverse_Mercator






















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



WHAKATANE
District Council

LIM Services Legend













Water Supply

	Back Flow Preventer
	Hydrant
	Bulk Meter
	Customer Meter
	Air Release
	Control Valve
	Isolation Valve
	Isolation Valve Closed
	Non Return Valve
	Pump Station
	Bore (Source)
	Bore BOPRC
	Node
	Toby
	Connection
	Main
	Rider Main
	Reservoir
	Scheme

Waste Water

	Valve
	Pump Station
	Node
	Miscellaneous
	Manhole
	Outlet
	Connection
	Main
	Riser Main
	Facility
	Scheme

Storm Water

	Inlet
	Manhole
	Miscellaneous
	Node
	Pump Station
	Open Drain
	Dam
	Connection
	Main
	Rising Main
	Soakage Area
	Scheme

49 Harbour Road: Underground Services Map

Date Printed: 27 July 2015

Prepared By: NY



SCALE 1: 500

0.0

0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

0.0 Miles



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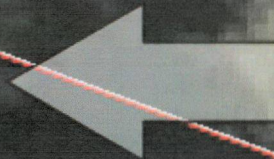
WHAKATANE
District Council

49 Harbour Road: Water Meter Map

Date Printed: 27 July 2015

Prepared By: NY

Location of Water Meter



SCALE 1: 125
0

0.0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

0.0 Miles



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19.10.87

18400143

61/7/1

\$ 59 Harbour Rd.

Le Pine & Co
Barristers and Solicitors
P O Box 140
TAUPO

ATTENTION: MR PETER MARTYN

Dear Sirs

RIGHT OF WAY : A G & J N PORTEOUS AND R C & A SMITH, HARBOUR ROAD, PORT
OHOPE

At its meeting held on *19.10.87*, Council considered the proposed surrendering of the right of way as set out in the Memorandum of Transfer. Council resolved as follows:

"THAT the Memorandum of Transfer relating to the surrender of the right of way over Lots 1 and 2 DPS 8517 in Block III Whakatane Survey District be executed under seal."

In considering the Memorandum of Transfer, Council noted that the right of way to be surrendered has been superseded by another right of way which was created as part of the Roger subdivision off Ocean Road. Council noted that the new right of way still gave access from Lots 1 and 2 through to Ocean Road and on to Ohope Beach. Accordingly, Council was satisfied that the existing right of way over Lot 2 was no longer required, and that the right of way could be surrendered.

It is pointed out that the above decision has been made by a Sub-Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

J W Mandemaker
PLANNING OFFICER

E. Hammond
D. Henderson
W. Smith

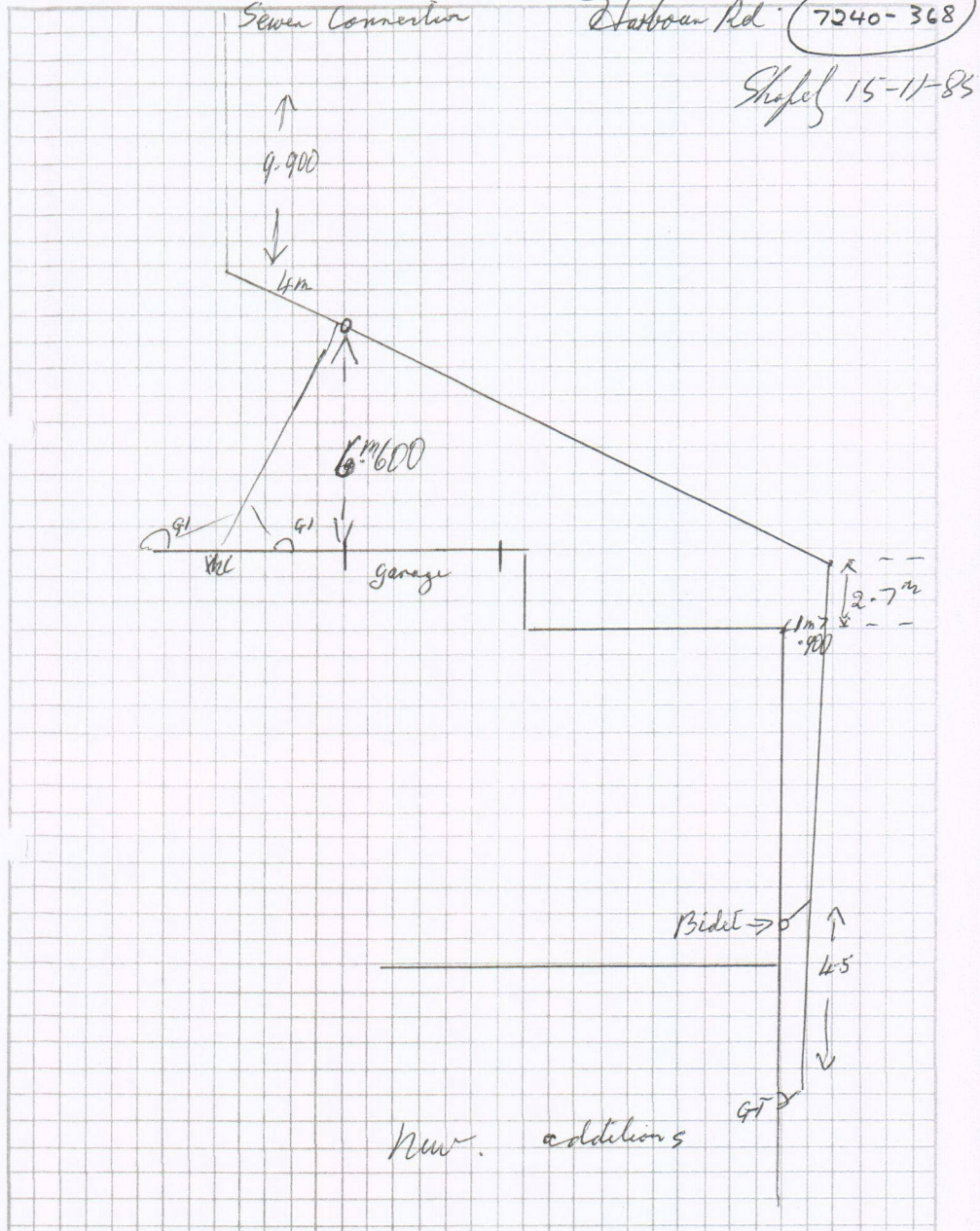
WHAKATANE DISTRICT COUNCIL

As Built Drainage Plan

Lot D.P.

Road *Harbour Rd* *No. 49*

County Town



S72

1412

24th May, 1979

Messrs. Rainford & Rutledge,
BNZ Building,
The Strand,
WHAKATANE.

Dear Sirs,

Re: Proposed Subdivision - I.D.P. & W.J. Roger - Ohope-
Preliminary Plan

I am pleased to advise that the Council at its meeting held on the 23rd May, 1979 gave consideration to the concept of subdividing Lot 6 DPS 3517 comprising 1.2433 ha and resolved as follows:

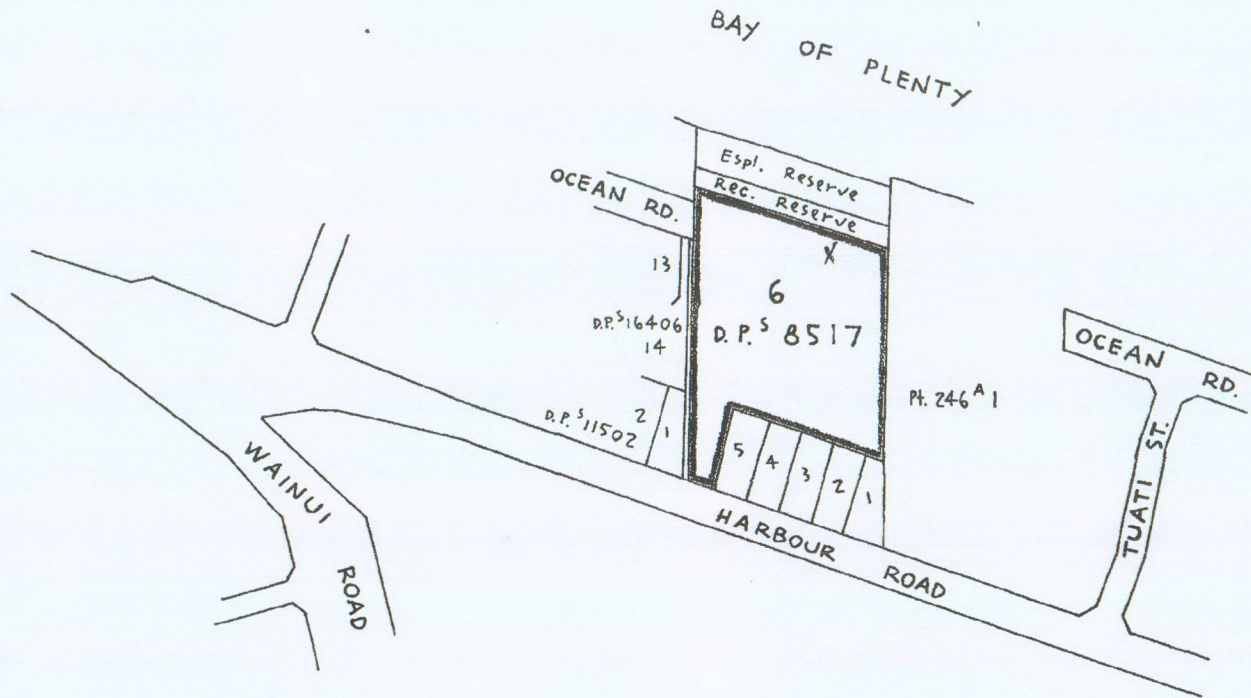
- (a) THAT Council approve the concept of the use of septic tanks in a subdivision of Lot 6 provided the areas conform to the requirements of the District Scheme and provided the Medical Officer of Health is in agreement and
- (b) THAT Ocean Road be extended to full standards to terminate in a cul de-sac close to the eastern boundary of the subdivision.

Yours faithfully,



W.J. Cole.
PLANNING OFFICER

c.c. Ohope Community Council per Mr. S. Willis
Chief Administration Officer



THIS PLAN HAS BEEN PREPARED BY AND IS COPYRIGHTED TO
RAINFORD and RUTLEDGE
REGISTERED LAND AND ENGINEERING SURVEYORS
LAND DEVELOPMENT CONSULTANTS
WHAKATANE

PLAN SHOWING LOCATION OF
LOT 6 D.P. 8517 - OHOPE
Prepared for Messrs I.D.P. & W.J. Roger March 1979

SCALE
SHEET No.
OF SHEETS

1412/1
572



Application for Land Information Memorandum

Address all correspondence to :

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

First Name	Neil & Megan	Second Name	Bragg
Physical Address	717 Western Drain Road, RD2, Whakatane 3192		
House/Unit Number		Street	
RD Number		Suburb/Area	
Town		Post Code	
Postal Address (if different from Physical address)			
C/- Hamertons Lawyers Limited, PO Box 601, Whakatane 3158			
How would you like to receive your LIM?			
<input type="checkbox"/> Post <input type="checkbox"/> Collect <input type="checkbox"/> Email <input checked="" type="checkbox"/> Email to Solicitor			
Solicitors Email Address	m.ohagan@hamertons.co.nz		
Home Phone		Work Phone	07 307 0680
Mobile Phone			
Email Address	neilbragg2123@yahoo.com		
Please issue a Land Information Memorandum for the following property:			
Property details:			
Street Address/Location	49 Harbour Road, Ohope		
Legal Description:	Lot 2 Deposited Plan South Auckland 8517		
Lot	2	DP(S)	8517
or Flat		DP(S)	
Valuation Roll No (if Known)		Area of Land	809 sq metres
Property category (please tick appropriate box)			
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural / Lifestyle <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Land			
Owned by:	Nicash Holdings Limited		
Proposed Purchasers:	Neil Douglas Bragg, Megan Jane Bragg, Grant Leslie Wilkinson		
Settlement date:	N/A	Signed	<i>P. Bragg</i> Date 21/07/2015
Deposit: Residential Property/Rural Property used predominantly for farming and rural purposes \$200 (including GST) OR Business/Rural Property used for commercial or industrial use \$200 (including GST)			
Please refer to Information page overleaf			

For Office Use only	Date received	22/7/15	Receipt No	2016/13069
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WHAKATANE DISTRICT COUNCIL

FILE:

REG. No. A532304

21 JUL 2015

ACTIONED *Kara* DATE

1.....

2.....

3.....

4.....

A Land Information Memorandum (LIM) is a report that is prepared by a Territorial Authority (in this case, the Whakatane District Council), in relation to matters affecting land and buildings on a particular property.

WHO MAY REQUEST OR REQUIRE A LIM?

- (i) Property buyers and sellers
- (ii) Real estate agents
- (iii) Valuers
- (iv) Barristers and solicitors
- (v) Lenders and insurers

WHAT WILL BE IN A LIM?

Included in a LIM will be the following information:

- (a) Any special feature of the land including potential erosion, falling debris, sinking, slipping, silting or build-up of land, flooding, or likely hazardous pollutants known to the Council.
- (b) Private and public drains and easements known to Council.
- (c) Government valuation of the property and rates struck and owing for the current year. (Note: This will also include water rates where applicable.)
- (d) Council consents, certificates, notices, orders and requisitions affecting the land and any buildings on that land.
- (e) Zoning of the property and a summary sheet advising how the land can be used.
- (f) Certificates issued by a building certifier.
- (g) Any information that has been submitted to Council by other outside statutory organisations or network utility operators relating to the site or general locality.

HOW DO YOU REQUEST A LIM?

All requests for a LIM must be in writing. A request form is on the back of this form for your use.

Fill in the form, attach a cheque for the amount of \$200(including GST) and either deliver to:

The Customer Services Centre
Ground Floor
Whakatane District Council
Commerce Street
WHAKATANE

or mail to:

The Chief Executive Officer
Whakatane District Council
Private Bag 1002
WHAKATANE

ATTENTION: Manager Development and Compliance

HOW LONG WILL A LIM TAKE TO PROCESS?

The Whakatane District Council has ten (10) working days from date of receipt to action and complete a LIM. Please note, however, should you not send the required fee or incorrect or insufficient information or fee, Council will advise you of this, and your LIM will not proceed until such time as all information requested has been received by Council.



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	104		60	10	
Planning	27.7.15	29/7	20 min CJ	15	
Building		29.7.	15 PH.		
Environmental Health/Liquor Licensing					

Other Notes:

INSTRUCTIONS FOR COMPLETION OF LIM

1. Valuation number is written as, eg. 1234/122.00A
2. GIS Number is written as, eg, 1245/1234/123

PROPERTY ADDRESS

Valuation number

GIS No

DRAFT COMPLETION CHECKLIST – HAVE YOU DONE THE FOLLOWING?

YES

NO

COMMENTS

Printed LIM Maps?

✓

Printed Legends for Maps?

✓

Noted any culture / community facility sites?

Printed and included the RID and Parcel screenshots?

✓

Checked the Flood Spreadsheet?

Checked the Minimum Floor Height is correct?

Filled out the Building and Planning sections?

✓

Copied and included RC and BC plans?

✓

Entered the correct amount of time you spent on this draft?

✓

Updated the LIM Spreadsheet?

✓

You may now send this draft to the next department.

Address all correspondence to:

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

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

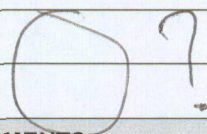
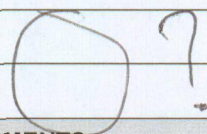
1 NAME OF PROPRIETOR
Nicash Holdings Limited
2 LOCATION
49 Harbour Road, Ohope
3 LEGAL DESCRIPTION
Lot 2 Deposited Plan South Auckland 8517
4 PHYSICAL DESCRIPTION

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

5 AREA
809m² (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)

7 SPECIAL FEATURES	COMMENTS
• 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>
8 SERVICES	COMMENTS
• 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	Nil
9 RATES	COMMENTS
• 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	\$ 
10 WATER	COMMENTS
• Annual water supply charge	\$173.97
• Last reading date	26 May 2015
• Consumption	115m ³
• Amount	\$260.20
• Arrears outstanding	Nil

11 BUILDINGS		
(a) Details of Building Permits		
Date	Permit No	Project
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) Details of Building Consents		
No information available		
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings		
No information available		
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004		
No information available		
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act		
No information available		
12 USE OF LAND		
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land		
61/7/1 Memorandum of Transfer – Right of Way (copy of decision letter attached) 572 - now added		
(b) Details of licences held		
No information available		
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land		
No information available		
(d) Details of Conditions Affecting the Use of Land		
No information available		
Minimum Floor Level	The Council inundation models recommend a minimum floor level of RL 000.0 (Motariki Datum +100) to apply to buildings on this property. or In accordance with the requirements set out in the New Zealand Building Code.	
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS		
(a) Requiring Authority		
No information available		
(b) Heritage Protection Authority		
No information available		
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004		
No information available		
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER		
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956		
No information available		
(bb) Information on:		
(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

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

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 www.whakatane.govt.nz or at all public libraries and Council offices in the District.

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.

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

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

17 DISCLAIMER

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). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

Paul Howells
Building Monitoring Officer

19.10.87

18400143

61/7/1

#59 Harbour Rd

Le Pine & Co
Barristers and Solicitors
P O Box 140
TAUPO

ATTENTION: MR PETER MARTYN

Dear Sirs

RIGHT OF WAY : A G & J N PORTEOUS AND R C & A SMITH, HARBOUR ROAD, PORT
OHOPE

At its meeting held on 19.10.87, Council considered the proposed surrendering of the right of way as set out in the Memorandum of Transfer. Council resolved as follows:

"THAT the Memorandum of Transfer relating to the surrender of the right of way over Lots 1 and 2 DPS 8517 in Block III Whakatane Survey District be executed under seal."

In considering the Memorandum of Transfer, Council noted that the right of way to be surrendered has been superseded by another right of way which was created as part of the Roger subdivision off Ocean Road. Council noted that the new right of way still gave access from Lots 1 and 2 through to Ocean Road and on to Ohope Beach. Accordingly, Council was satisfied that the existing right of way over Lot 2 was no longer required, and that the right of way could be surrendered.

It is pointed out that the above decision has been made by a Sub-Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

J W Mandemaker
PLANNING OFFICER

02-AM.08

Received 12-3-84
Author: West, Oropo, J.

Not to scale

[illegible]

Valuation Reference 724 369		Computer Codes extns. 0 change F/D indic. 111000		Date of Revision 1/ 7/84	Date form printed 27/ 8/85
Special Values 51500 21500 73000		Nature of Improvements DWG 0/1		Occupier (within the meaning of the Rating Act) SMITH RODNEY CRAWFORD & ARLENE 49 MCLEANS RD BUCKLANDS BEACH AUCKLAND	
SQ METRES 794		Address of Property/Situation 51 HARBOUR RD		Name of District WHAKATANE DISTRICT	

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

LOT 1 D P S 8517 BLK III WHAKATANE S D

Valuation Reference 724 368		Computer Codes extns. 0 change F/ indic. 111000		Date of Revision 1/ 7/84	Date form printed 30/10/85
Special Values 39000 21000 60000		Nature of Improvements DWG 0/1		Occupier (within the meaning of the Rating Act) FORTEOUS ALBERT GEORGE FORTEOUS JACQUELINE MARY 49 HARBOUR RD CHOPE	
SQ METRES 809		Address of Property/Situation 49 HARBOUR RD		Name of District WHAKATANE DISTRICT	

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

LOT 2 D P S 8517 -PT SUBJ TO F/H-
LAND FORMERLY VALUED AT ?????? ??? ?? ??



7627 Aolmme
Le Pine & Co

BARRISTERS AND SOLICITORS

4 Horomatangi Street, Taupo (074) 85-030, Towncentre, Turangi (0746) 7676. P.O. Box 140, Taupo New Zealand

FAX NO. (074) 86-523

WHAKATANE

28 SEP 1987

DISTRICT COUNCIL

Our ref: 18400143

Your ref:

24th September 1987


The Manager,
Whakatane District Council,
Corner Commerce Street & Strand East,
WHAKATANE.

Dear Sirs,

re: A.G. & J.M. Porteous & R.C. & A. Smith - Harbour Road,
Ohope

We act for Mr and Mrs Porteous who have received agreement with Mr and Mrs Smith regarding the surrender of the Right-of-Way between their properties and we accordingly enclose a Memorandum of Transfer surrendering the Right-of-Way and should be grateful if you would obtain execution by the Council on page three and return the document to us as soon as possible.

Yours faithfully,
LePINE & CO.


Peter Martyn

PMM/MJG

Encl.

Partners:
Marian Jozef Glazewski, LL.B.
Alan Fredric Spencer Vane, LL.B.
John David Leeming Corry, LL.B. Not. Pub.
Robert Vigor-Brown, LL.B.
Peter McLean Martyn, LL.B.

Practice Manager:
Miles Anthony Green, B.A. (Hons)
Reg. Psychologist.

IN THE MATTER of the Land
Transfer Act 1952

A N D

IN THE MATTER of Lot 1 DPS8517
Certificate of
Title Volume 2D
Folio 1387 (South
Auckland Registry)
and Lot 2 DPS8517
Certificate of
Title Volume 3A
Folio 263 (South
Auckland Registry)

MEMORANDUM OF TRANSFER BEING SURRENDER OF RIGHT OF WAY

WHEREAS RODNEY CRAWFORD SMITH of Whakatane, Mechanic Draughtsman and ARLENE SMITH his wife (hereinafter called "the Transferor") are registered as proprietors of an estate of freehold in fee simple subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in that piece of land containing 794 square metres more or less being Lot 1 Deposited Plan S8517 and being part 246B2B1 parish of Waimana and contained in Certificate of Title Volume 2D Folio 1387 (South Auckland Registry) SUBJECT TO Mortgage S369944, together with the right of way created by Transfer S277740 over part of the land contained in Certificate of Title Volume 3A Folio 263 (South Auckland Registry)

AND WHEREAS ALBERT GEORGE PORTEOUS of Taupo, Retired and JACQUELINE MARY PORTEOUS his wife (hereinafter called "the Transferee") are registered as proprietors of an estate of freehold in fee simple subject however, to such encumbrances

liens and interests as are notified by memorandum underwritten or endorsed hereon in that piece of land containing 809 square metres more or less being Lot 2 Deposited Plan S8517 and being part 246B2B1 parish of Waimana and contained in Certificate of Title Volume 2A Folio 263 (South Auckland Registry) SUBJECT TO Fencing Covenant in Transfer S279663, right of way created by Transfer S2777740, and Easement Certificate H596490.3

AND WHEREAS the right of way created by Transfer S277740 is no longer used or required by the Transferor, it having been substituted by the right of way in Easement Certificate H596490.3 and it is therefore intended that the right of way created by Transfer S277740 be released surrendered and extinguished

NOW THEREFORE to give effect to the said intention the Transferor DOETH HEREBY transfer release and surrender to the Transferee all the Transferor's right title estate or interest in and over the said land of the Transferee secondly above described created by the said Transfer S277740 to the intent that the right of way created thereby is wholly extinguished and shall merge in the fee simple of the land secondly above described

IN WITNESS WHEREOF these presents have been executed this 18TH day of DECEMBER 1986.

SIGNED by the abovenamed RODNEY)
CRAWFORD SMITH and ARLENE SMITH)
in the presence of

R. B. Smith
Arlene

R. B. Smith
Postmaster Margaret Brown
18 DEC 1986

SIGNED by the abovenamed ALBERT)
GEORGE PORTEOUS and JACQUELINE)
MARY PORTEOUS in the presence of

George Porteous
Jacqueline Porteous

Blake. P.M.

TO BE SIGNATURED TO TAKE AND
RECEIVE STATUTORY DECLARATIONS).

The Trusteebank Bay of Plenty,
entitled under Memorandum of
Mortgage S369944 hereby consents
to the right of way created by
Transfer S277740 being surrendered
and removed from the within des-
cribed land pursuant to Section
70 Land Transfer Act 1952.

The Whakatane District Council
hereby consents to the right of
way created by Transfer S277740
being surrendered and removed
from the within described land.

G. Hammond
COUNCILLOR
John Pease
ACTING PRINCIPAL ADMINISTRATIVE OFFICER
GENERAL MANAGER



MEMORANDUM OF TRANSFER BEING SURRENDER
OF RIGHT OF WAY

Certified as correct for the
purposes of the Land Transfer
Act 1952

LePINE & CO
SOLICITORS
TAUPO.