



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

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

• 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
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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

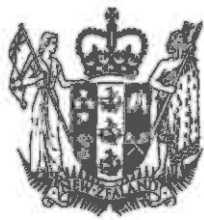
Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, 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



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

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

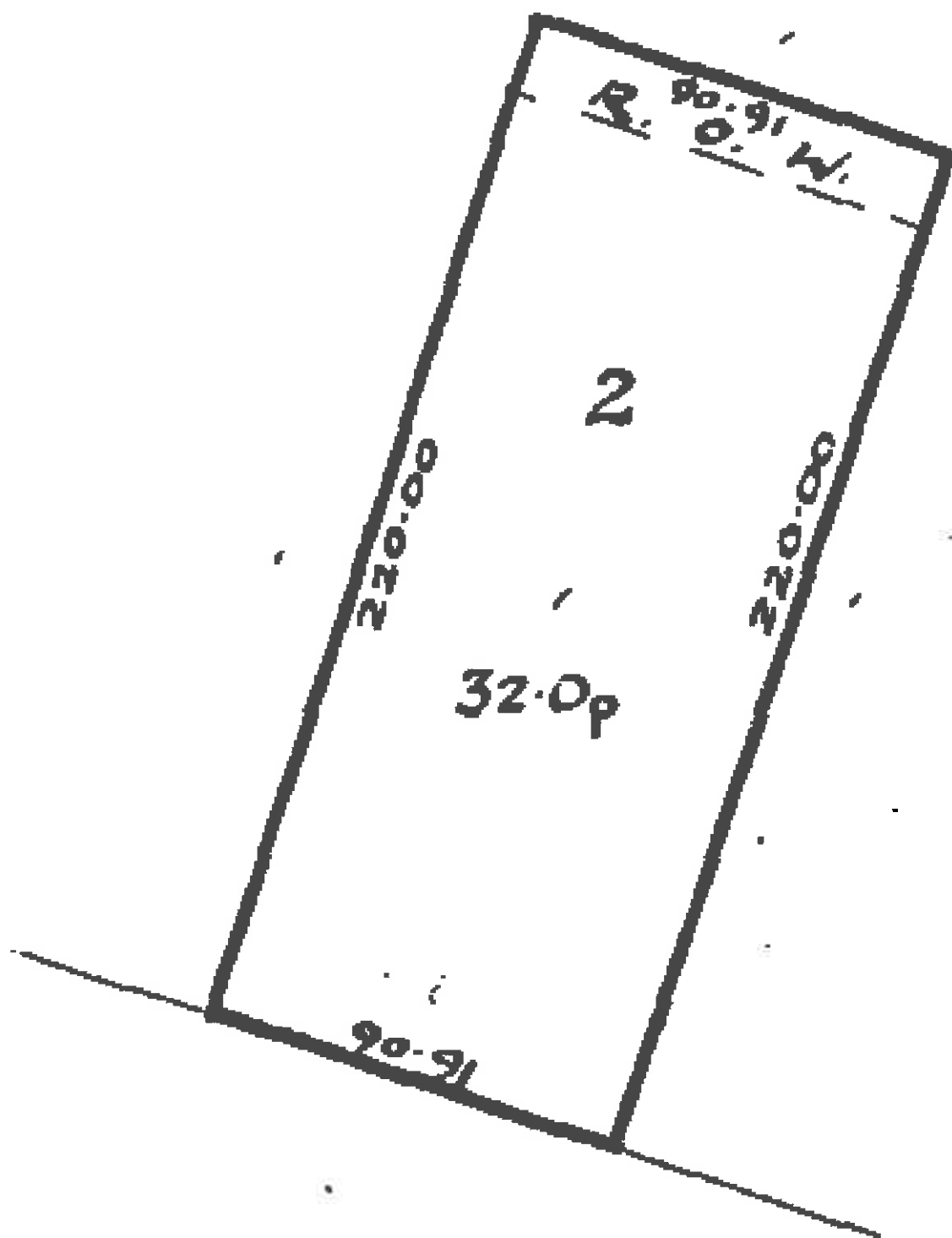
Prior References
SA2B/141

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 (12) new (3) cancel (77) delete save (110) change (110) tasks > forms > links / tags > (16)

Valno 020 00 Cancelled
Status LIVE Revised 01 Sep 2013

NICASH HOLDINGS LIMITED

21 MAR 2006 02 JUN 2015
01:23p.m. 09:48a.m.
Datacom Solu Bevelyn McBun
NPD Cancel

Parcel Sue Legals Key Certificate Of Title
1390/321 4416170 LOT 2 DPS 8517 NO

Road HARBOUR ROAD House 49 Unit

Legals LOT 2 D P S 8517 -PT SUBI TO R/W

Onport
Credit
Debit
Parent
Debt Management

Summary year 2016
Assesd 3 135.32
To Inv 2 351.49
To Clear 2 956.94

Values Improvements
Capital 500,000 DIVG OB Oi
Land 190,000
Improve 310,000
Trees 0 Area 0.0809
Cert Of Title SA3A,263 Group Code
Dwellings 1

Balances
Rates 663.83
Water 0.00
Total 663.83

Open

parcel maintenance - surveyed lot (view) - CS3000.SU.03

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

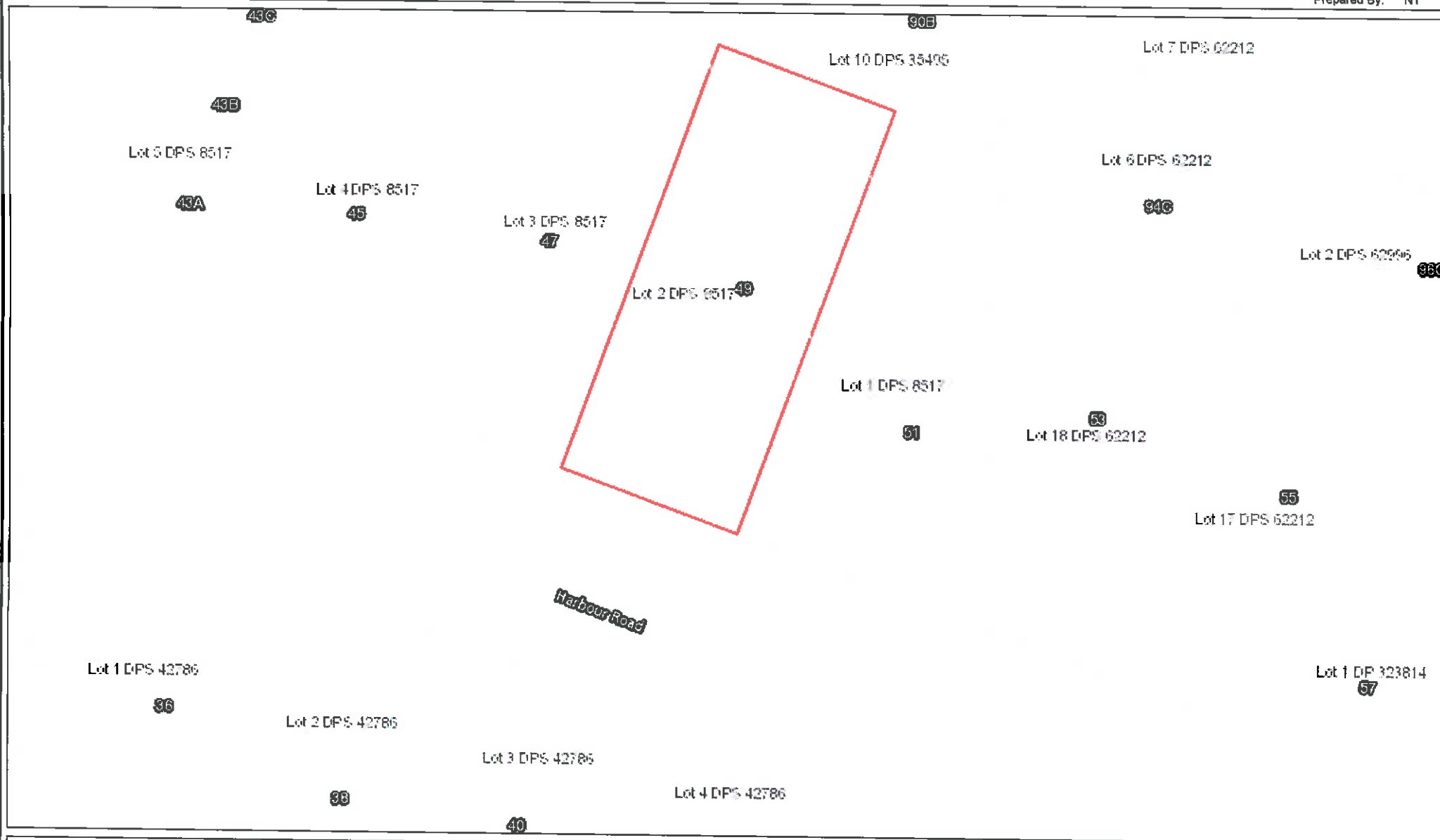
Parcel ID	1390 311	LIVE	01 JUL 2006	05 MAR 2014								
Type	SURVEYED VACANT	Start Date	05:54p.m.	06:22p.m.								
Legal Details	Name: LOT 2 DPS 8517 Parcel: LOT 2 Block Plan: DPS 8517											
Location Details	Maori Block Survey District Meshblock Area Unit											
Address	Road Name: HARBOUR ROAD House: 49 Unit: OHCE Suburb:											
Sue Number	4416170											
Comments	DPS8517											
Planning Zones	1 Area (ha): 0.0809 GIS Area: 0.0809 Legacy RC ID Title/parent Plan: 1											
Parcel Associations	<table border="1"> <thead> <tr> <th>Parcel Association</th> <th>Assn Descripti..</th> </tr> </thead> <tbody> <tr> <td>CC</td> <td>Contact Centre</td> </tr> <tr> <td>VA</td> <td>Valuations</td> </tr> <tr> <td>LOC</td> <td>Locations</td> </tr> </tbody> </table>				Parcel Association	Assn Descripti..	CC	Contact Centre	VA	Valuations	LOC	Locations
Parcel Association	Assn Descripti..											
CC	Contact Centre											
VA	Valuations											
LOC	Locations											

Open

49 Harbour Road: Legal Description Map

Date Printed: 27 July 2015

Prepared By: NY



0.0

SCALE 1: 500
0

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: Place names 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.



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

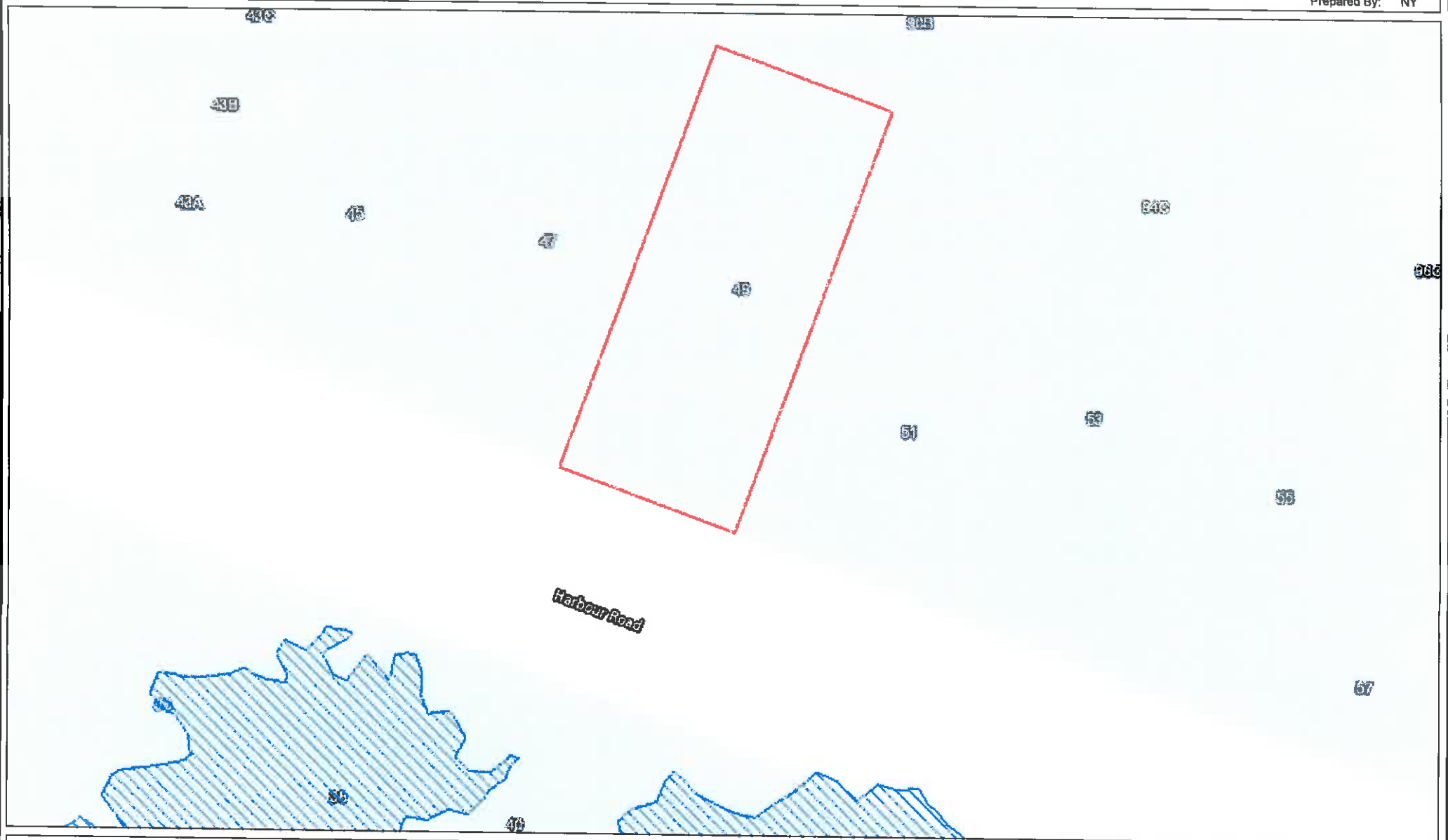
Code

	2060ERZ
	2100ERZ
	CERZ

49 Harbour Road: Operative District Plan

Date Printed: 27 July 2015

Prepared By: NY



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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

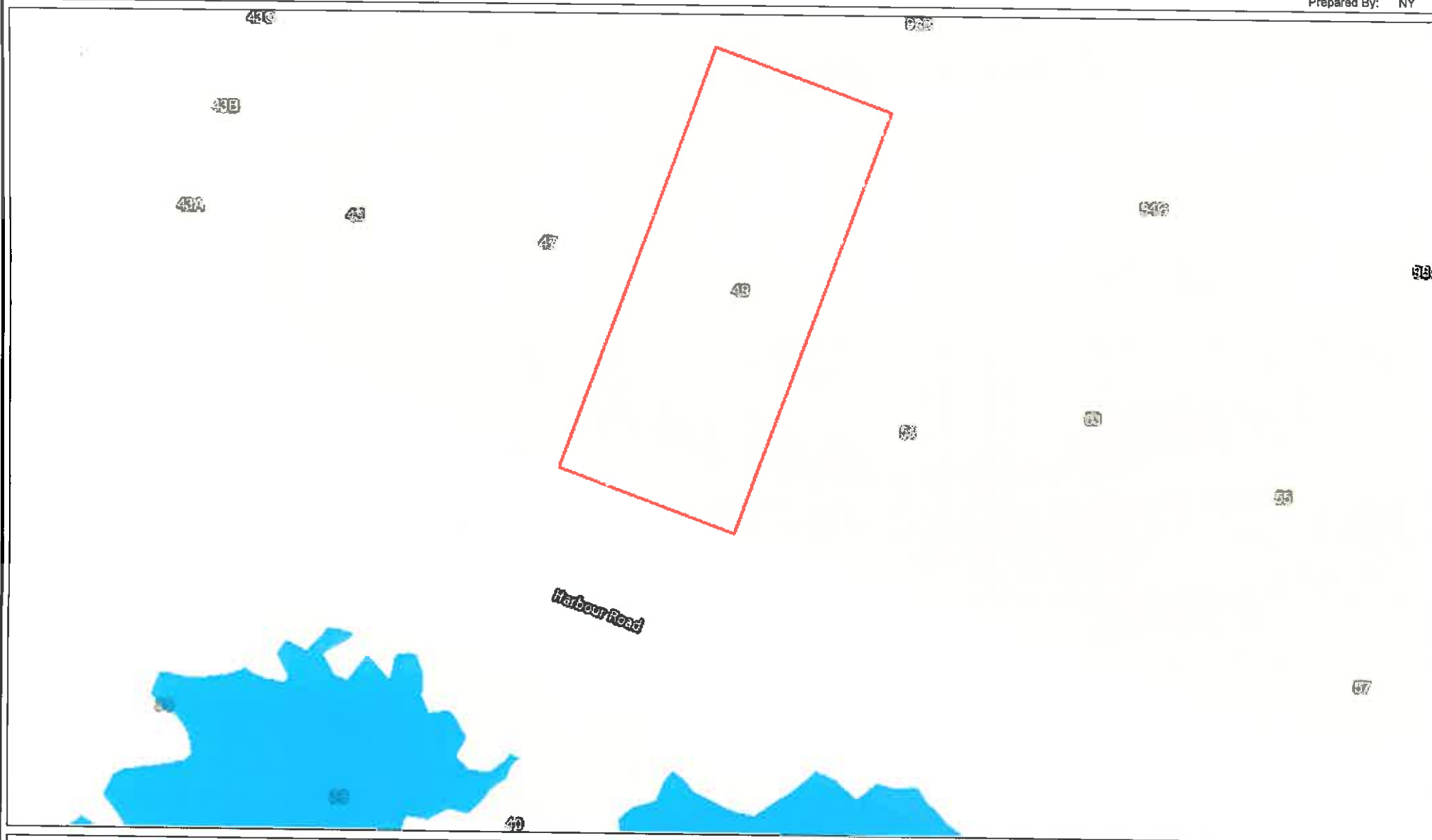
Planning Zones

-  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



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SCALE 1: 500
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Projection: NZGD_2000_New_Zealand_Transverse_Mercator 0.0 Miles






















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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



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SCALE 1: 500
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

0.0 Miles



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49 Harbour Road: Water Meter Map

Date Printed: 27 July 2015

Prepared By: NY



0.0
SCALE 1: 125
0
0.0 Miles
Projection: NZGD_2000_New_Zealand_Transverse_Mercator



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19.10.87

16400143

51/7/1

#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 H FORTESCUE AND R C & A SMITH, HARBOUR ROAD, PORT
CHOPPE

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 Rogar 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 Mandenaker
PLANNING OFFICER

02-AM.08

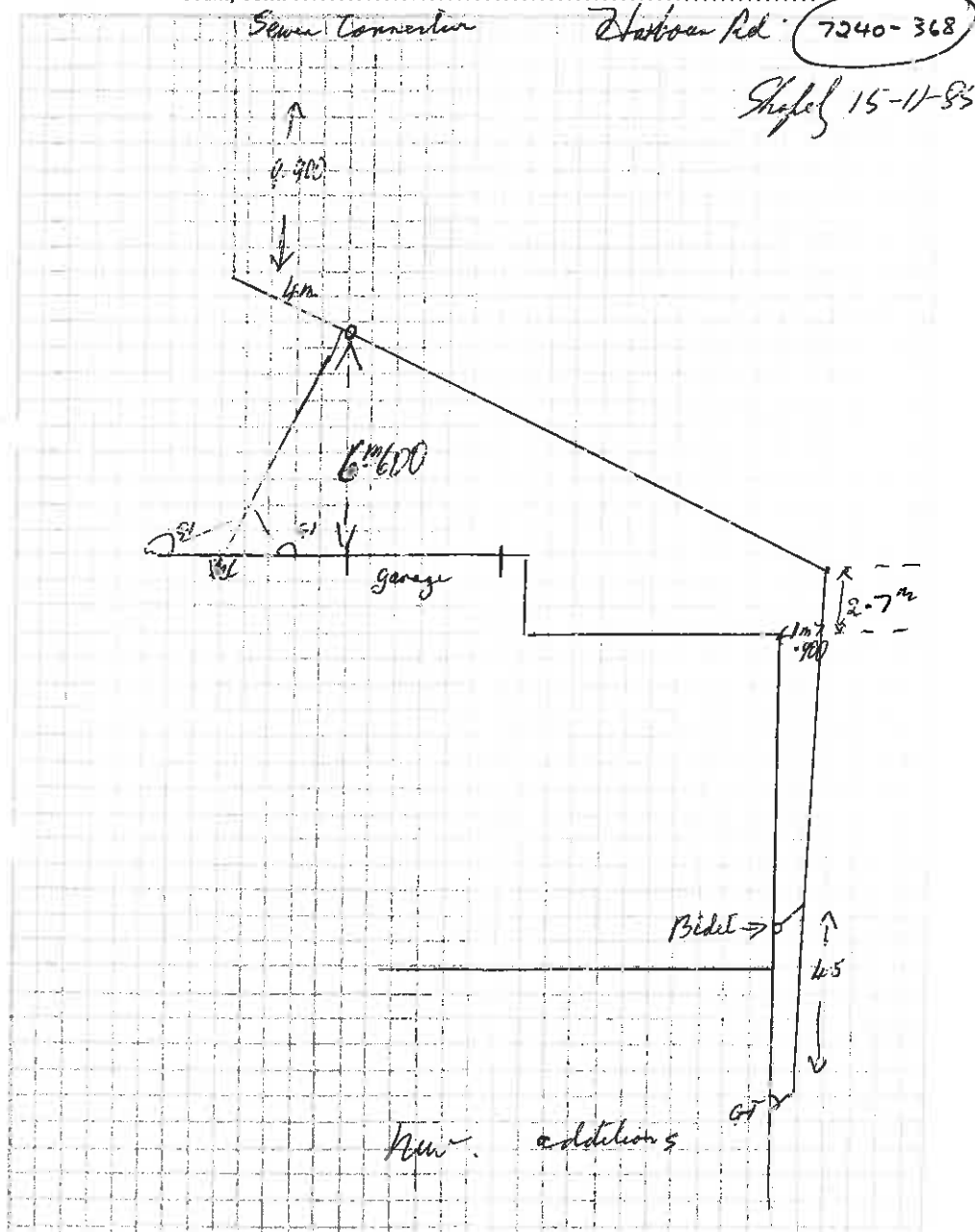
WHAKATANE DISTRICT COUNCIL

As Built Drainage Plan

Lot D.P.

Road Harbour Rd No 47

County Town



372

1412

24th May, 1979

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

Dear Sirs,

Re: Proposed Subdivision - L.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 5 DPS 3517 comprising 1.2421 Ha and resolved as follows:

- (1) 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
- (2) THAT Ocean Road be extended to full standards to terminate in a cul de-sac close to the eastern boundary of the subdivision.

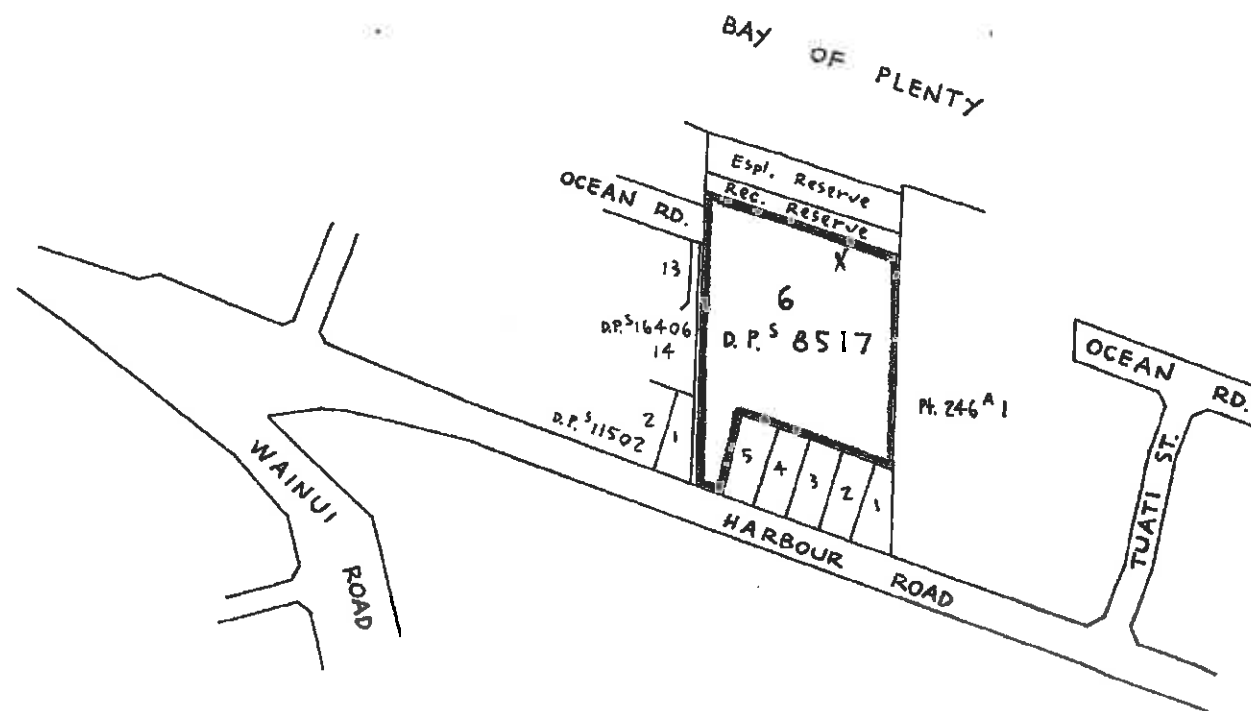
Yours faithfully,



W.J. Cole.
PLANNING OFFICER

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

NORTH
↑



THIS PLAN HAS BEEN PREPARED BY AND IS COPYRIGHT 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.R.P. & W.J. Roger
 March 1979

SCALE

1412/1

SHEET No.
 OF

SHEETS

572