



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	610	Street	Stanley Road	
RD Number		Suburb/Area		
Town	Opotiki		Post Code	3198
Lodgement Date	5 November 2012			
DUE DATE	19 November 2012			

Department	Date to Dept	Actual Date	Time (mins) & Initials	Notes
LIM Co-ordinator	5/11	14/11	AH 1 1/2 hr	
Building		16.11	BO pit.	
Planning		15/11	30 min CR	
Jeff Farrell/David Bewley/Diane Turner				
Environmental Health/Liquor Licensing				

Other Notes:

**covenant Area noted on planning maps*

INSTRUCTIONS FOR COMPLETION OF LIM

- All boxes are to be filled in, either with an appropriate comment or the typed comment (eg, "No information available") is to be ticked. Where an alternative is provided, ie, water, trade waste consent, the inappropriate line is to be marked for deletion by CSO. Do not tick the line which is to be left in – cross out that which is to be deleted.
1. Valuation number is written as 07234/122.00A
 2. GIS Number is written as 1245/1234/123

PROPERTY ADDRESS

610 Stanley Road, RD2, Opotiki

Valuation number 07161/021.12

GIS No 4770/0000/000

Postal address for covering letter

Glenn Ingoe, 16 Puriri Crescent, Edgecumbe

Workspace

Maintain Valuation Details (View Only)

RT/RT2000 (Site Version: WDC)

Valno	07161	021	12		Cancelled		27 JUN 2006	22 JUL 2012
Status	LIVE				Revised	01 Sep 2010	09:33am	12:14pm
	BARRACLOUGH, ANNE JANE						Origen	X Mike King
							Npd Cancel	

Parcel	Sue	Legals	Key	OP	Occport
1 4770/158	6825394	LOT 1 DP 361144	NO	DC	D/credit
				DB	D/debit
				PV	Parent
				DM	Debt Management

Road	STANLEY ROAD	House	610	Unit	
Legals	LOT 1 DP 361144				

Values	Improvements
Land	160,000
Improve	250,000
Capital	410,000

Trees 0

Cert Of Title 00/248403

Dwellings 1

Area 1.0710

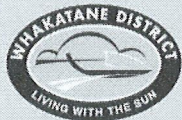
Group Code

Summary	Year	2013
contig		
Assesd		\$1,749.47
To Inv		\$874.74
To Clear		\$1,020.52

Balances		
Rates		145.78
WA Water		
Total		145.78

Open

Next >>



LAND INFORMATION MEMORANDUM

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DATE OF ISSUE**GIS NO**

4770/0000/000

VALUATION NUMBER

07161/021.12

1 NAME OF PROPRIETOR

Anne Jane Barraclough

2 LOCATION

610 Stanley Road, RD2, Opotiki 3198

3 LEGAL DESCRIPTION

✓ LOT 1 DP 361144

4 PHYSICAL DESCRIPTION**House/Unit Number**

610

Street

Stanley Road

RD Number

2

Suburb/Area**Town**

Opotiki

Post Code

3198

5 AREA

✓ 1.0710 hectares more or less

6 ZONING

✓ Rural 2 (Foothills) under the Whakatane District Plan (Operative).

ATTACHMENTS

- | | |
|--|---------------------------------------|
| • Certificate of Title | • District Plan Map |
| • Drainage Plan | • Keys to Maps |
| • Floor Plan(s) | • Underground Services Maps |
| • Geotechnical Investigation Report(s) | • Legal Description Map |
| • Consent Notice(s) | • Hazards Map |
| • Code Compliance Certificate(s) | • Resource Consent decision letter(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	The property is in the vicinity of an escarpment. Council investigations have confirmed that slippage of debris material from the escarpment faces is a naturally occurring cyclic process. In addition, isolated instances of debris, including rocks, earth and vegetation, fall from the escarpment from time to time. Although the Council has no historical site specific information in relation to this property, you should be aware that the hazard potential exists. The Council recommends that hazard management procedures be adopted for the safety of property users. In the event that a building consent application is received for building work on this property, any related building consent may be issued subject to section 72 of the Building Act 2004. This requires the Council to notify the Register-General of Land for an entry to be made on the title of the land that a building consent has been issued for building work on land that is subject to, or potentially subject to, a natural hazard. The Council recommends that legal advice be sought on the implications of the registration, or potential registration, of the Building Act notice upon the property title.
Subsidence	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)	No information available
Any other special features	This site is located within the 'Earthquake Zone 3'
8 SERVICES	COMMENTS
Stormwater	Rural properties are generally required to dispose of roof run-off on site via ground soakage.
Sewer	Rural properties are generally required to dispose of sewage on site to a private septic tank and field tile system.
Water	No Public Supply
Trade Waste Consent	No

load on site is known to have poor bearing capacity. Should redevelopment be proposed site specific design of the buildings foundations by a suitably qualified engineer will be required.

- * A final inspection of the garage built under BC 17533 was carried out on 15.11.12. This inspection failed due to stormwater disposal issues which will require mitigation.

Building consent 17533 was issued with a specified intended life of 15 years. Controls are specified in the Building Feasibility Report dated 14.5.2004 by Mombekko consulting in respect to siting of buildings, foundation requirements and controls over stormwater and septic tank effluent disposal.

Should it be proposed to locate any buildings closer to the top of the slopes as specified in the above mentioned report, specialist geotechnical review and investigation will be required.

9 RATES			COMMENTS
• Year ending 30.6.2013			\$1,749.47
• Number of instalments			4
• Date of next instalment			23 November 2012
• Current balance or arrears			\$145.78 as at 14 November 2012
• Date of valuation			September 2010
• Land value			\$160,000
• Capital value			\$410,000
10 WATER			COMMENTS
• Last reading date			NA
• Consumption			NA
• Amount			NA
• Arrears outstanding			NA
11 BUILDINGS			
(a) Details of Building Permits			
No information available			
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
25 January 2007	16479	New Dwelling	2 November 2007
19 February 2008	17533	Garage	Not yet issued
(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			
✓ 24.3.04.47 Resource Consent (Subdivision) dated 17 August 2004 (copy decision letter attached) - Consent Notice dated 16 January 2006, copy attached.			
✓ 24.3.02.32 Resource Consent (Subdivision) dated 5 June 2002 (copy decision letter attached)			
✓ 61.8.1051 Resource Consent (Subdivision) dated 26 September 1991 (copy decision letter attached) - Certificate of compliance dated 30 September 1992, copy 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	
<i>No information available</i>	
(b) Heritage Protection Authority	
<i>No information available</i>	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 1991 OF THE BUILDING ACT 2004	
<i>No information available</i>	
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	
<i>No information available</i>	
(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	<i>No information available</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<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> <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> <i>Some trees are protected by a consent notice. Please check the property title for any details.</i>	
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	

Jeff Farrell
MANAGER DEVELOPMENT AND COMPLIANCE



LAND INFORMATION MEMORANDUM

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DATE OF ISSUE				
GIS NO		4770/0000/000		
VALUATION NUMBER		07161/021.12		
1 NAME OF PROPRIETOR				
Anne Jane Barraclough				
2 LOCATION				
610 Stanley Road, RD2, Opotiki 3198				
3 LEGAL DESCRIPTION				
LOT 1 DP 361144				
4 PHYSICAL DESCRIPTION				
House/Unit Number		610	Street	Stanley Road
RD Number		2	Suburb/Area	
Town	Opotiki		Post Code	3198
5 AREA				
1.0710 hectares more or less				
6 ZONING				
Rural 2 (Foothills) under the Whakatane District Plan (Operative).				
ATTACHMENTS				
• Certificate of Title • Drainage Plan • Floor Plan(s) • Geotechnical Investigation Report(s) • Consent Notice(s) • Code Compliance Certificate(s) • District Plan Map • Keys to Maps • Underground Services Maps • Legal Description Map • Hazards Map • Resource Consent decision letter(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	The property is in the vicinity of an escarpment. Council investigations have confirmed that slippage of debris material from the escarpment faces is a naturally occurring cyclic process. In addition, isolated instances of debris, including rocks, earth and vegetation, fall from the escarpment from time to time. Although the Council has no historical site specific information in relation to this property, you should be aware that the hazard potential exists. The Council recommends that hazard management procedures be adopted for the safety of property users. In the event that a building consent application is received for building work on this property, any related building consent may be issued subject to section 72 of the Building Act 2004. This requires the Council to notify the Register-General of Land for an entry to be made on the title of the land that a building consent has been issued for building work on land that is subject to, or potentially subject to, a natural hazard. The Council recommends that legal advice be sought on the implications of the registration, or potential registration, of the Building Act notice upon the property title.
Subsidence	No information available
Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
Inundation	No information available
High winds	This property is in a high wind zone.
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)	The land contains an area of bush under private covenant.
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)	No information available
Any other special features	This site is located within the 'Earthquake Zone 3' and Corrosion Risk Zone C.
8 SERVICES	COMMENTS
Stormwater	Rural properties are generally required to dispose of roof run-off on site via ground soakage.
Sewer	Rural properties are generally required to dispose of sewage on site to a private septic tank and field tile system.
Water	No Public Supply

• Trade Waste Consent	No		
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(bb) Information on:	
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(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
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