

Valuation Number: 07107/578.00C
GIS ID: 0310/0032/C00

14 November 2016

Anna Gould
82 Carlton Street
Tauranga 3110



LIM

Delivery Method; Email; TRIMAX40@outlook.co.nz; dan.broadhurst@hobec.co.nz

LAND INFORMATION MEMORANDUM — 32C BEACH STREET

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 14 NOVEMBER 2016 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



Kara Dowthwaite
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	14 NOVEMBER 2016
GIS NO	0310/0032/C00
VALUATION NUMBER	07107/578.00C

1 NAME OF PROPRIETOR
Birds Eyeview Investments Limited
2 LOCATION
32C Beach Street
3 LEGAL DESCRIPTION
*Lot 3 Deposited Plan South Auckland 7591
 Flat 3 Deposited Plan South Auckland 29963*
4 PHYSICAL DESCRIPTION

House/Unit Number	32C	Street	Beach Street
RD Number		Suburb/Area	
Town	Whakatāne	Post Code	3120

5 AREA
¼ share in 802m² (more or less)
6 ZONING
Residential under the Proposed Whakatane District Plan
ATTACHMENTS

- Certificate of Title
- Keys to Map
- Legal Description Map
- District Plan Map(s)
- Underground Services Map
- Community Facilities Map
- Permit(s) and Consent(s)
- Drainage Plan
- Floor Plan(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	The Council has no historic records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. The review is scheduled for reporting to the Council late 2016. Specific queries on the interim results of the review can be directed to Council.
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)	This property is located within the vicinity of Council owned and maintained land, refer to the community facility map for the location.
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	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
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
Trade Waste Consent	No
9 RATES	COMMENTS
Year ending 30.6.2017	\$2,138.46
Number of instalments	4
Date of next instalment	25 November 2016
Current balance or arrears	\$534.61
Date of valuation	September 2013
Land value	\$84,000

• Capital value	\$139,000	
10 WATER	COMMENTS	
• Annual water supply charge	\$197.48	
• Last reading date	23 May 2016	
• Consumption	138m ³	
• Amount	\$282.19	
• Arrears outstanding	\$0.00	
11 BUILDINGS		
(a) Details of Building Permits		
Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. The permit for the four flats is located on the property file for 32D Beach Street.		
Date	Permit No	Project
9 September 1963	1830A	4 Flats
(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		
This unit appears to be connected to the Council's sewerage reticulation via a private common drain.		
(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	A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.	
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	
<i>It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Operative and Proposed 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>The appeal period for the Proposed Whakatāne District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatāne District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatāne District Council are available on Council's website www.whakatane.govt.nz.</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. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.</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	

N. Fowler

Nick Fowler
Manager Building and Monitoring



COMPOSITE COMPUTER REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SA27B/1084
Land Registration District South Auckland
Date Issued 02 October 1981

Prior References

SA3A/196

Estate	Fee Simple - 1/4 share
Area	802 square metres more or less
Legal Description	Lot 3 Deposited Plan South Auckland 7591

Proprietors

Birds Eyeview Investments Limited

Estate	Leasehold	Instrument	L H368854.4
		Term	999 years as from and including 2.4.1981

Legal Description Flat 3 Deposited Plan South Auckland
29963

Proprietors

Birds Eyeview Investments Limited

Interests

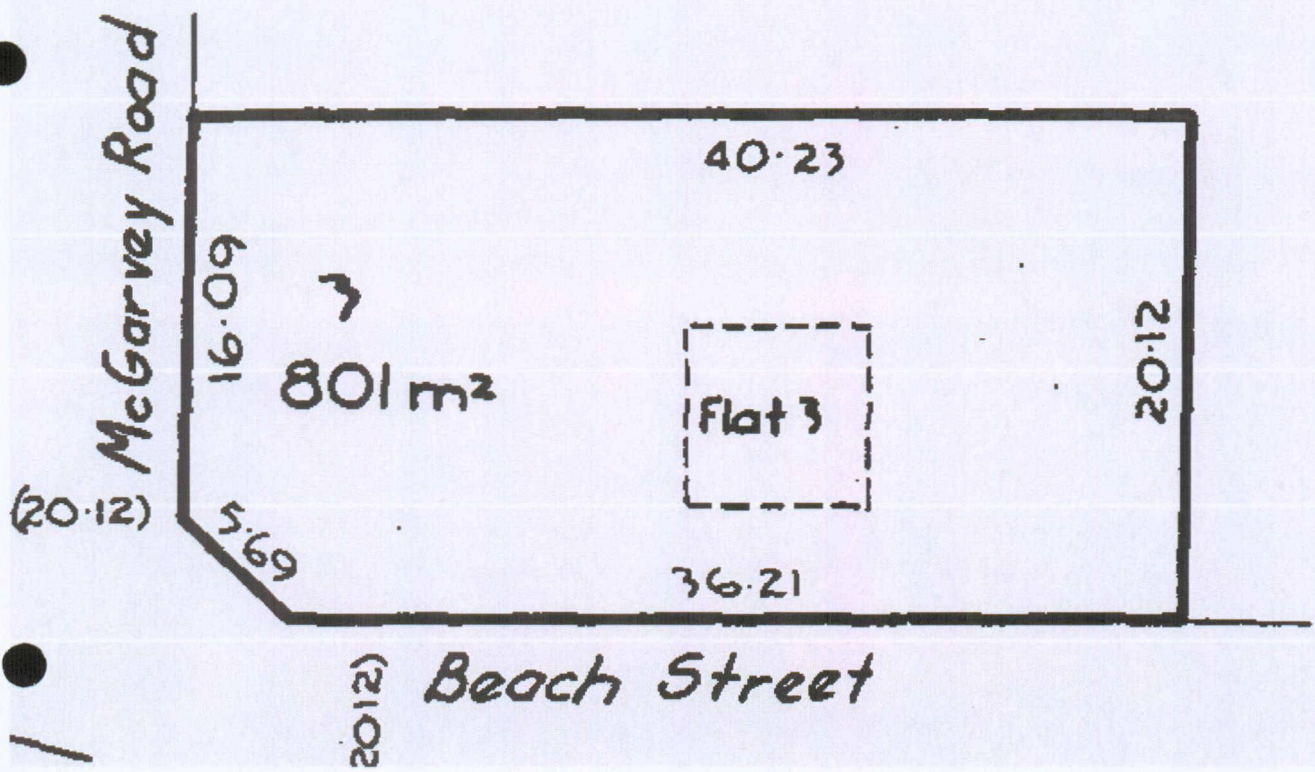
H368854.2 Lease of Flat 1 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1082 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

H368854.3 Lease of Flat 2 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1083 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

H368854.4 Lease of Flat 3 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1084 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

H368854.5 Lease of Flat 4 DPS 29963 Term 999 years as from and including 2.4.1981 Composite CT SA27B/1085 issued - 2.10.1981 at 1.30 pm (Affects Fee Simple)

7103071.4 Mortgage to ANZ National Bank Limited - 7.11.2006 at 9:00 am



RID DOCUMENT

Date: 7 November 2016

Valuation Number: 07107 578 00 C

Location: 32C BEACH STREET

Legal Description: FLAT 3 DPS 29963 ON LOT 3 DPS 7591 -HAVING 1/4 INT IN 801 SQ METRES
(area approximate for special rating areas only)

Area (Ha): 0.0145

Valuation Date: 1 September 2013

	Normal Values	Special Values (if applicable)
Land Value:	84,000	
Improve Value:	55,000	
Capital Value:	139,000	
Tree Value:	0	

Contiguous Property:

2017 Year's Assessed Rates: 2,138.46

Instalment 1: 26 Aug 2016

Instalment 2: 25 Nov 2016

Instalment 3: 24 Feb 2017

Instalment 4: 24 May 2017

Maintain Valuation Details - WDCOZONE/LIVE - LIVE (WDCOZONE) (LIVE)

Shortcuts

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Receipt Report Enquiry

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Workspace

maintain valuation details (view only) - RT2000

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

Valno

578

00

C

Cancelled

Status

LIVE

Revised

01 Sep 2013

BIRDS EYVIEW INVESTMENT LIMITED

21 MAR 2006

26 JUN 2014

01:18p.m.

10:01a.m.

x Datacom Solu

x Dylan McIntyr

NPD Cancel

Parcel

Sue

Legals

Key

Certificate Of Title

1

0310/80

FLAT 3 DPS 29963

NO

1

0310/87

4279144

LOT 3 DPS 7591

Road

BEACH STREET

House

32C

Unit

Legals

FLAT 3 DPS 29963 ON LOT 3 DPS 7591 -HAVING 1/4 INT IN 801 SQ METRES (area approximate for special rating areas only)

Values

Improvements

Capital

139,000

FLAT OI

Land

84,000

Improve

55,000

Trees

0

Area

0.0145

Cert Of Title

SA278/1084

Group Code

Dwellings

1

Summary

Year

2017

CONTIG

Assesd

2,138.46

To Invc

1,069.24

To Clear

1,603.85

Balances

Rates

534.61

WA Water

0.00

Total

534.61

Open

Next >>

Connected to WDCOZONE/LIVE as Kara Douthwaite (3.0.1607.6)

100%

RT/RT2000 (Site Version: WDC) (07107*578*00°C)

RT.VAL.ID1

Process ID: 7708

Parcel Maintenance - Holding - WDCOZONE/LIVE - LIVE (WDCOZONE) (LIVE)

Shortcuts

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parcel maintenance - holding (view) - cs3000.ho.03

LIVE

search (f2)

new (f3)

cancel (f7)

delete

save (f10)

change (f10)

tasks >

forms >

links / tags > (f8)

Parcel ID

0310/80

LIVE

02 JUL 2006

05 MAR 2014

Start Date

03:06p.m.

05:41p.m.

Type

HOLDING

VACANT

x Datacom Solution:

x Datacom Solution:

Holding Type

X-LEASE

File

Name

FLAT 3 DPS 29963

Planning Zones

Parent Lots

Parcel	Lot No	Plan No
1 0310/27	LOT 3	DPS 7591

1 URBAN ZONE

Holding Legals

1 FLAT 3 DPS 29963

Location Details

Maori Block

Meshblock

1306700

Ward

Whakatane - Ohope

Area Unit

Whakatane North

Road Name

House

Unit

Suburb

Address

1 BEACH STREET

32C

WHAKATANE

Comments

Sue

Area (ha)

0.0000

GIS Area

0.0145

Title/parent Plan

1

Parcel Associations

Line	Parcel Ass...	Asstn De...
1	CC	Contact C...
2	DG	Dogs
3	PA	Parent Par...
4	VA	Valuations

Open

Connected to WDCOZONE/LIVE as Kara Douthwaite (3.0.1607.6)

100%

CS/CS3000.HO.03 (0310/80)

CS.PAR.ID

Process ID: 7708

Parcel Maintenance - Surveyed Lot - WDCOZONE/LIVE - LIVE (WDCOZONE) (LIVE)

Shortcuts - Menu - MAINMENU

Qube Web Ozone LIVE

ApplicationsValuationsWater AccountsReceipt Report Enquiry

HomeWorkspace

parcel maintenance - surveyed lot (view) - cs3000.su.o3

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

Parcel ID

0310/37

LIVE

19 MAR 2008

04 MAR 2014

Type

SURVEYED

VACANT

09:26a.m.

05:42p.m.

x Datacom Solu

x Datacom Solu

PE Pfile

Legal Details

Name

LOT 3 DPS 7591

Parcel

LOT

3

Block

Plan

DPS

7591

DPS

Location Details

Maori Block

Survey District

Meshblock

1306700

Ward

Whakatane - Ohope

Area Unit

Whakatane North

Address

Road Name

House

Unit

Suburb

1

BEACH STREET

32A

WHAKATANE

2

BEACH STREET

32B

WHAKATANE

Comments

Sue Number

4279144

Planning Zones

1

URBAN

RES 1 - HIST URBAN LIVING ZC

Area (ha)

0.0802

GIS Area

0.0801

Legacy RC ID

Title/parent Plan

1

Parcel Associations

Parcel Associati...

Assctn Descripti...

CC

Contact Centre

HO

Holdings

VA

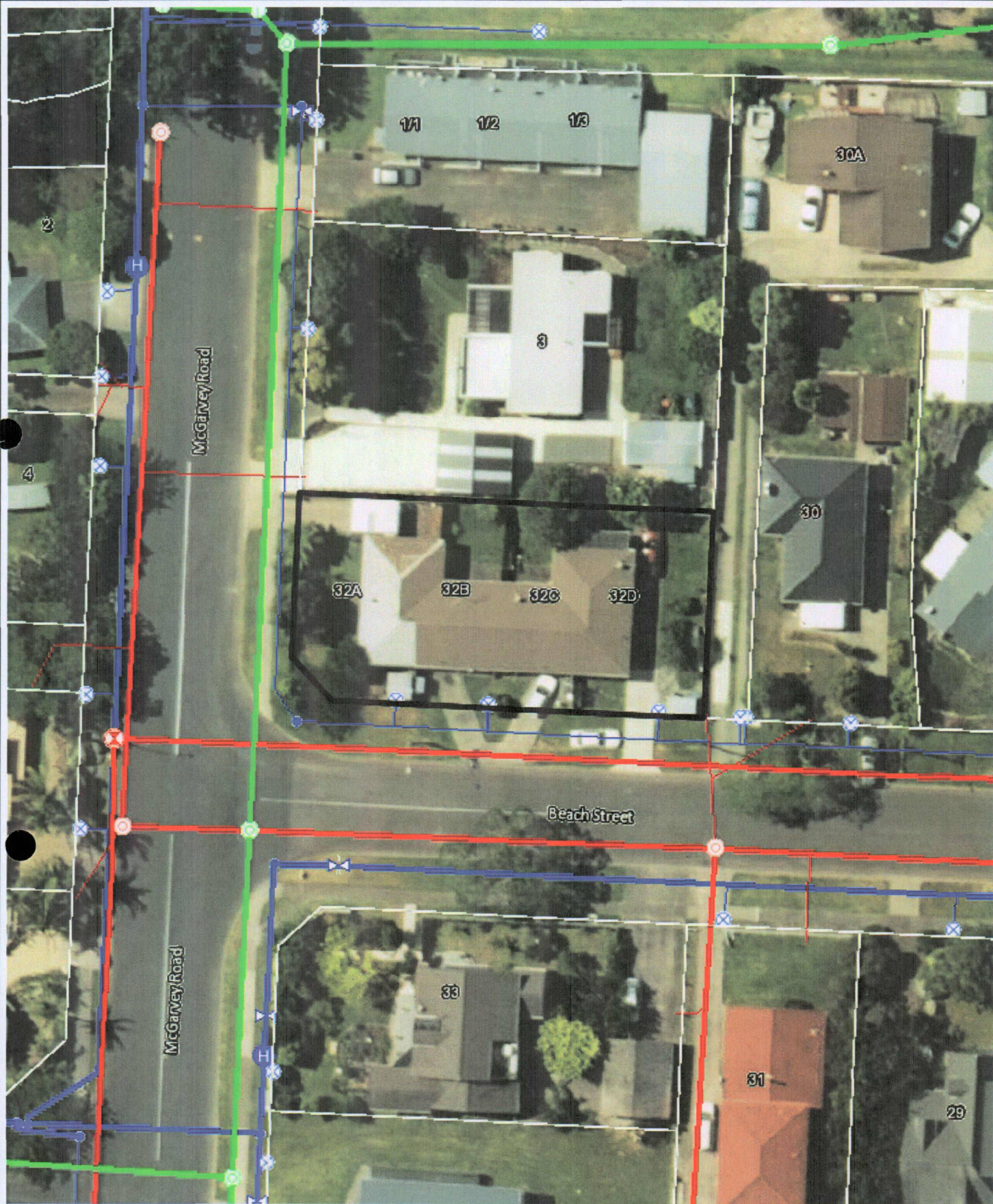
Valuations

Open

Connected to WDCOZONE/LIVE as Kara Douthwaite (3.0.1607.6) 100% CS/CS3000.SU.O3 (0310/37) CS.PAR.ID Process ID: 7708

LIM Services Map

Date Printed: 7 November 2016



DISCLAIMER: Aerial Photography flown between 2001 and 2007, 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.

SCALE 1: 500

25.4 0 25.4 Meters

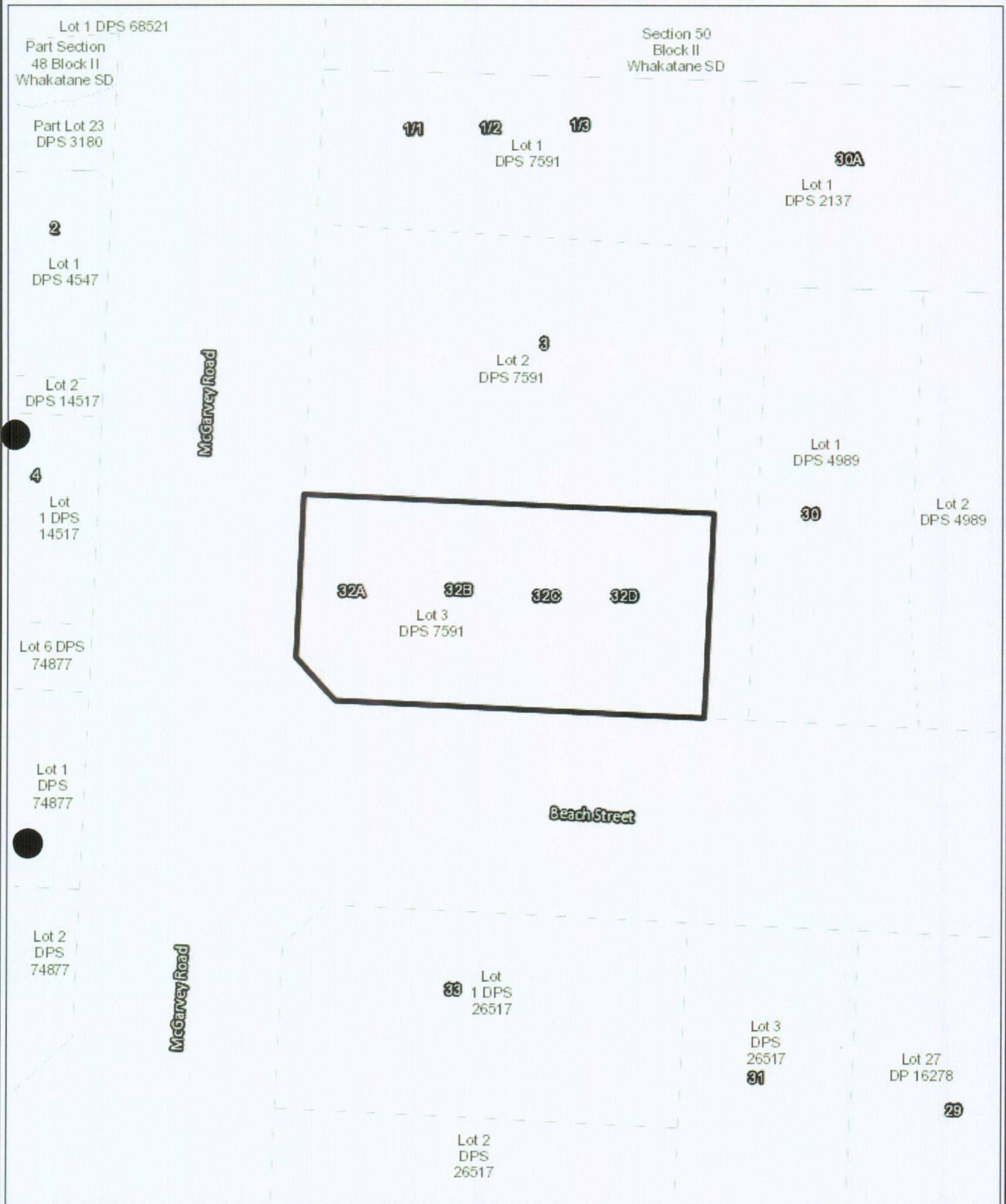
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



LIM Property Map

Date Printed: 7 November 2016



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SCALE 1: 500

25.4 0 25.4 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Community Facilities Map

Date Printed: 7 November 2016



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SCALE 1: 1,500

76.2 0 76.2 Meters

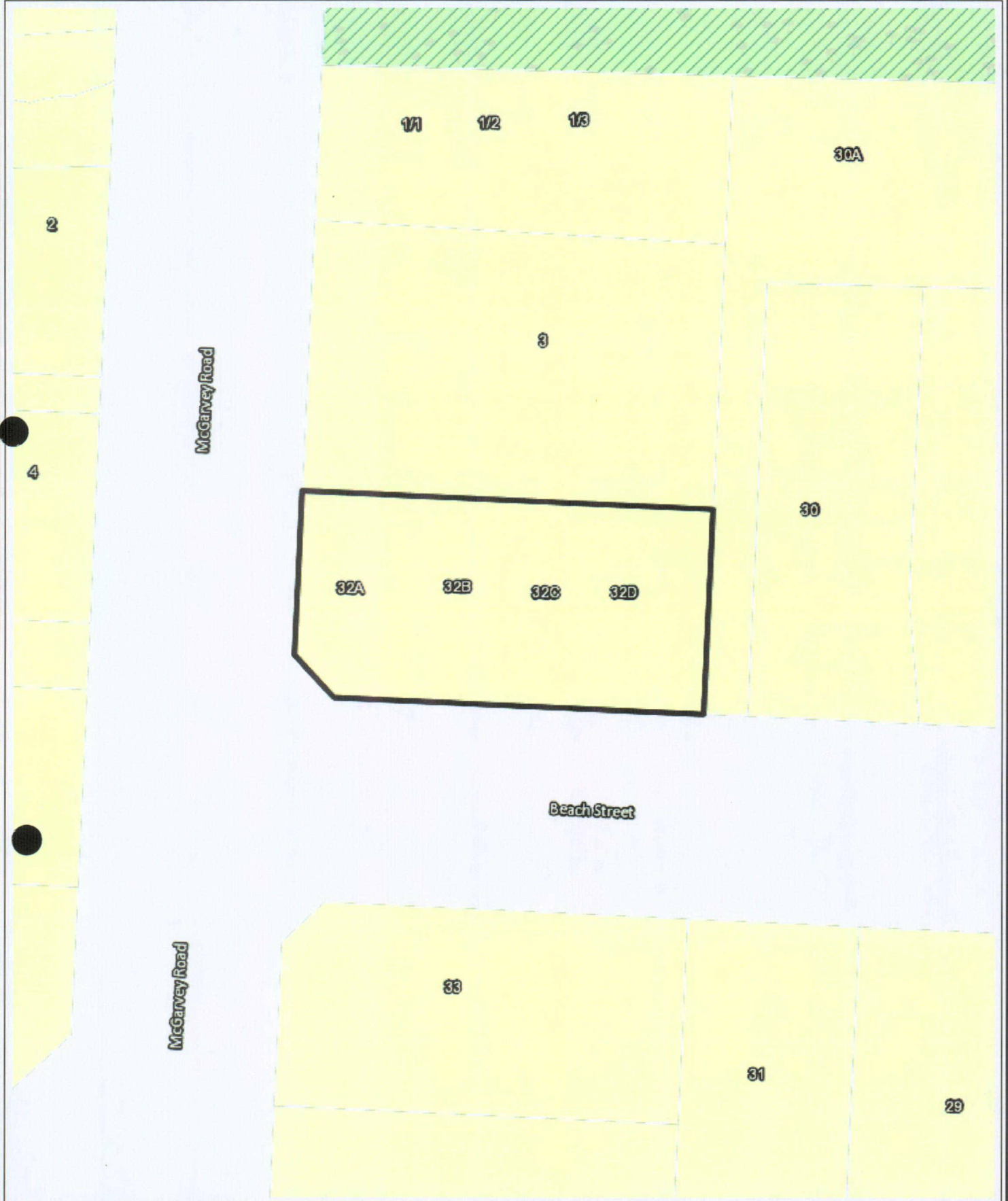
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Proposed District Plan Map

Date Printed: 7 November 2016



DISCLAIMER: Aerial Photography flown between 2001 and 2007, 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.

SCALE 1: 500

25.4 0 25.4 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Water Meter Map

Date Printed: 7 November 2016



DISCLAIMER: Aerial Photography flown between 2001 and 2007, 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.

25.4 0 25.4 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



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
-  Outlet
-  Manhole
-  Miscellaneous
-  Node
-  Connection
-  Main
-  Riser Main
-  Facility

Storm Water

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

LIM Community Facilities Legend

Council Owned Facilities

Facility Type

-  Aquatic Centres
-  Public Conveniences
-  Sports Facilities Grounds

Community Facility Assets

Asset Type

-  Climbing Frame
-  Handrail
-  See saw
-  Shade Sail
-  Skate Park
-  Slide
-  Sporting Equipment
-  Stairs/Steps
-  Swing
-  Foot bridge
-  Decking/Boardwalk
-  Playground

Council Owned Buildings

Building Type

-  Commercial
-  Community Halls
-  Operational Properties
-  Other Properties
-  Pensioner Housing

Land

-  Council Owned/Administered Land

Assets

-  Asset Boundaries

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

PERMIT No. 1830 A.

VALUATION ROLL No. 7101491

32-34

No. STREET: ~~Wifney Road.~~ Beach Street. *WFB*

Whakatane Borough Council

S.G. 5733 9/9/63

DATE RECEIVED 9/9/63

DATE ISSUED 9/9/63

Application for Building Permit

OWNER'S NAME

Waimea Holdings Ltd.

BUILDER'S NAME

J. A. Bowering

PLUMBER'S NAME

Whakatane Plumbing Co.

DRAINLAYER'S NAME

Concrete Tanks Co.

FOR OFFICE USE ONLY

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to

REMOVE
ERECT
ALTER
CONVERT
REINSTATE

4 Flats
Erect.

at No. 100 Harry Rd. Street, for Waiwera Holdings Ltd.
(Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND

Section or
Lot No. 3 Allot. No. 297/280 D.P.S. 729/
Frontage 66 ft feet. Depth 132 feet

PARTICULARS OF BUILDINGS

Area:
Foundations Blocks Walls Durock
Roof Iron

Area of Ground Floor 2458 square feet

ESTIMATED COST

Area of Outbuildings square feet

Buildings £ 6350

Plumbing 450

Drainage 200

Total £ 7000

Proposed use or occupancy of building Flats

Nature of grounds on which building is to be placed and of the subjacent strata

Iron

The following drawings must accompany this application:—

- Ground plans of proposed work.
- Front Elevation.
- Side Elevations.
- Cross section of foundation, wall and roof.
- A ground plan only must be drawn to scale on the graph opposite.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of £2 10s must be made where building material is taken across a footpath.

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required, such timber shall be treated by an approved process.

Signature of Applicant

J. A. Bowers

as Builder/Owner

Telephone No.

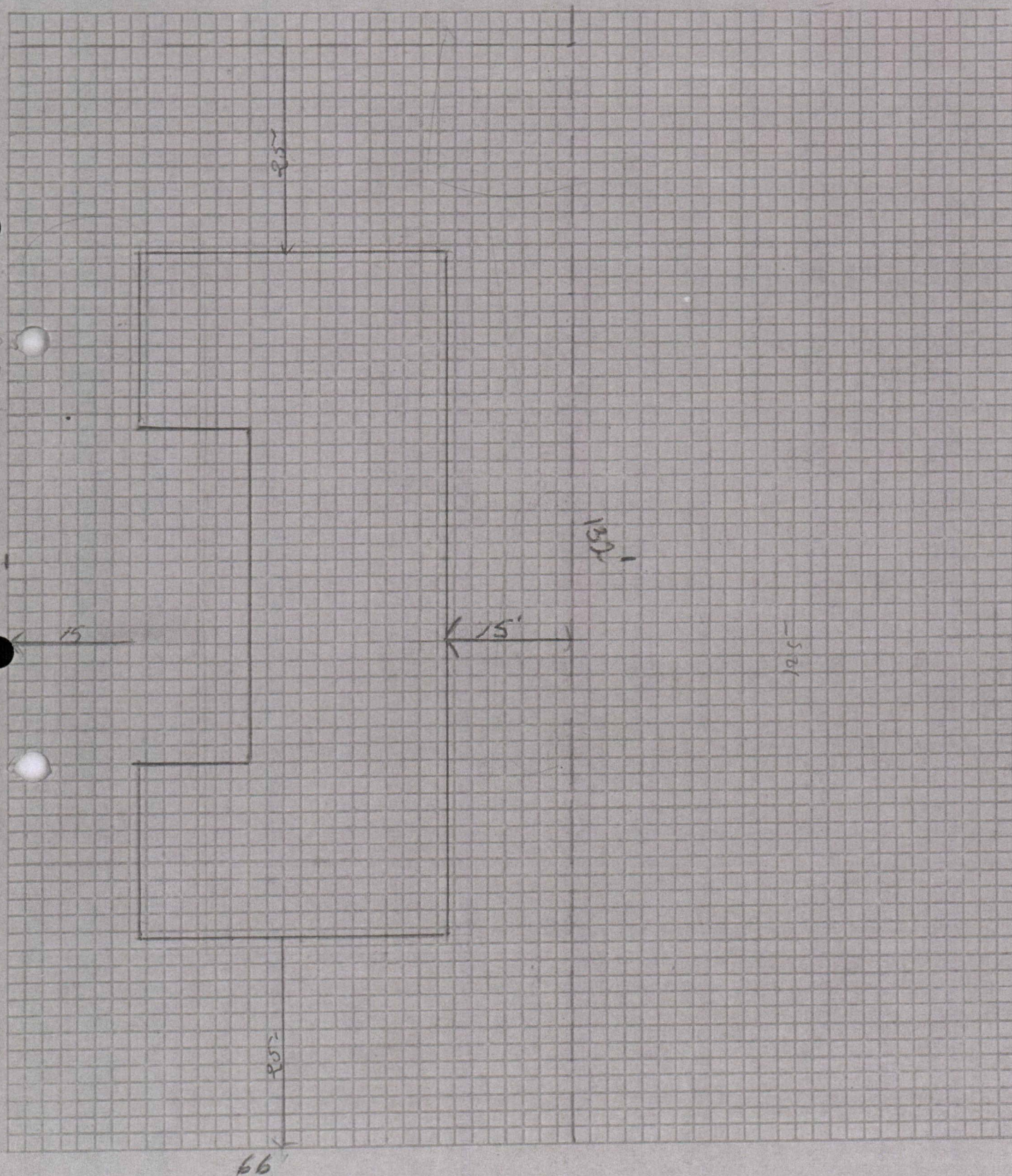
83D

Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

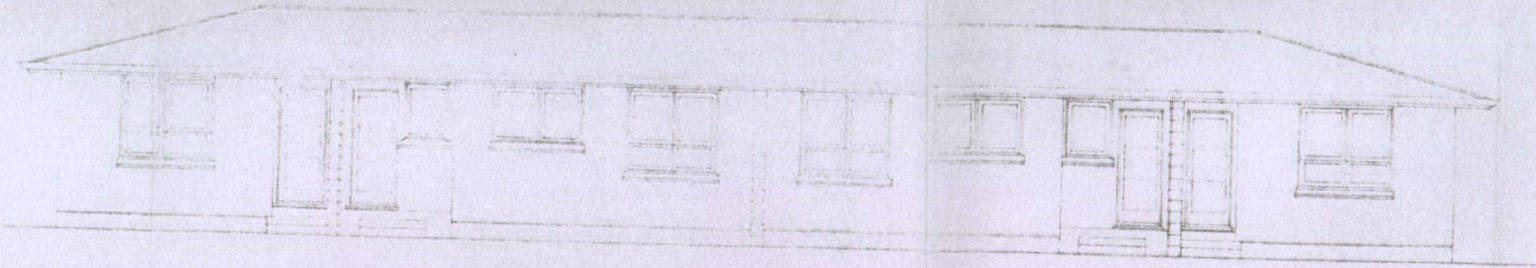
Boundary Lines to be shown — — — — —

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet

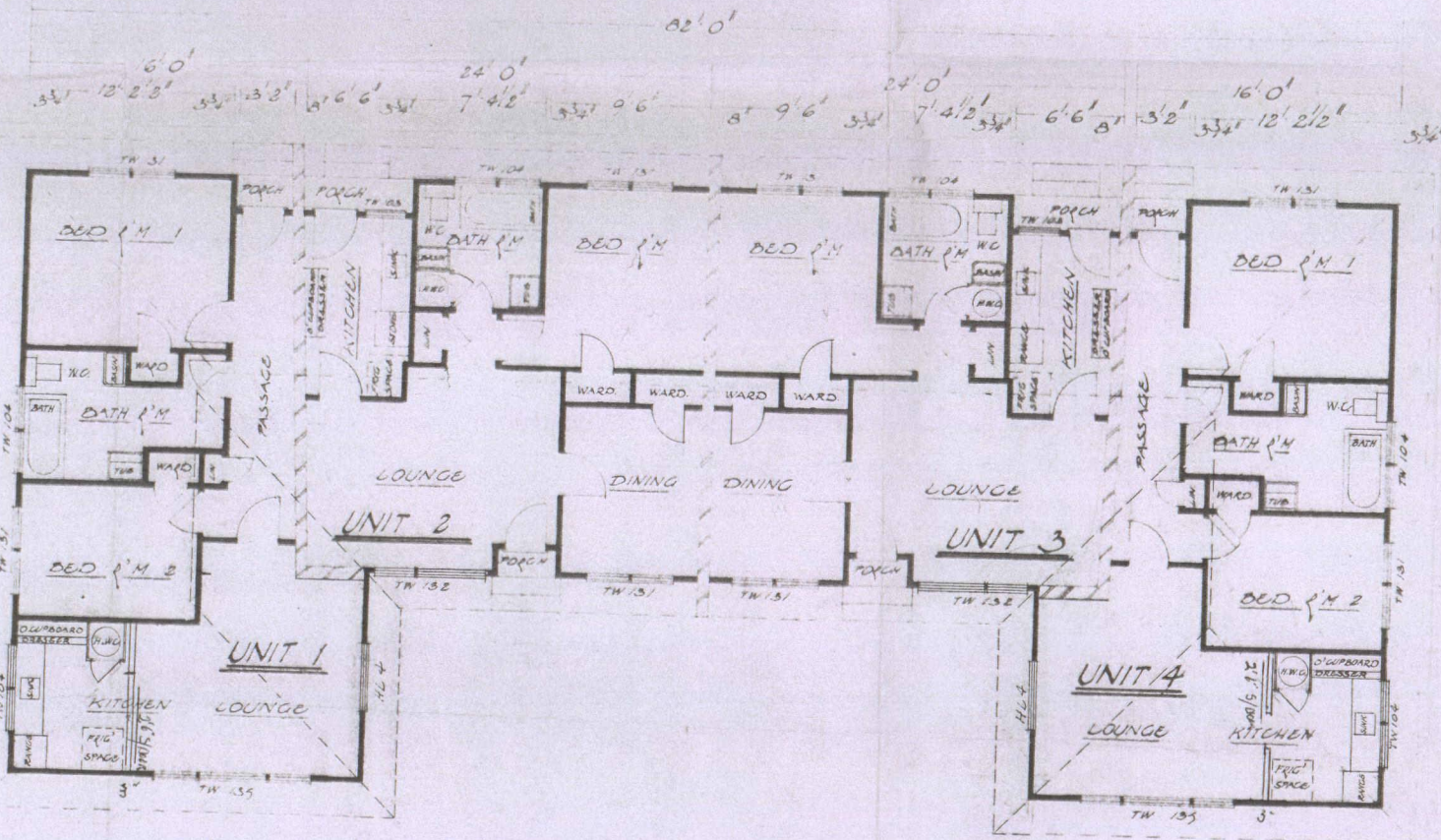


FRONT ELEVATION



REAR ELEVATION

SIDE



5' PITCH
CALC. 1/4
5' 8" PD
4' 8" PA

SECTION

PROPOSED



Application for Land Information Memorandum

Address all correspondence to:

LIM Co-Ordinator Whakatane District Council Private Bag 1002 Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

First Name	ANNA	Surname	GOULD
House/Unit Number	3132A BEACH 82	Street	BEACH STREET Carlton street
RD Number		Suburb/Area	
Town	WHAKATANE THURANO	Post Code	3110
Home Phone	5764144	Mobile Phone	02 75222 759
Email Address	TRIMAX 400 outlode Co. NZ		
How would you like to receive your LIM?			
☒ Email ☒ Email to Solicitor (email address required)			
Solicitor's Email Address	dan.broadhurst@hobec.co.nz		
Solicitor's Name	Don Broadhurst		
Please issue a Land Information Memorandum for the following property:			
Street Address/Location	3132A Beach street Whakatane		
Legal Description:	Lot, DP, CT SA27B/1084		
Lot	Residential 2 Bedrooms	DP(S)	
or Flat		DP(S)	
Valuation Roll No (if known)	84000		
Property category (please tick appropriate box)			
☒ Residential ☐ Rural / Lifestyle ☐ Commercial ☐ Industrial ☐ Vacant Land			
Owned by:	Birds eyeriew Investments Ltd		
Proposed Purchasers:	Manna Rea and Anna Gould		
Settlement date:	Not known yet		
Signed / Date	Asalel 28/10/16		
Fee: Residential Property/Rural Property used predominantly for farming and rural purposes \$200 (including GST) OR Business/Rural Property used for commercial or industrial use \$300 (including GST)			
Please refer to Information page overleaf			

SCANNED

For Office Use only	Date received	Receipt No
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will ring with Visa number Monday)

Paid via O/c.

WHAKATANE DISTRICT COUNCIL	
FILE:	
REG. No.	A1119368
30 OCT 2015	
ACTIONED	Kara
1	
2	
3	
4	



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	32C	Street	Beach Street
RD Number		Suburb/Area	
Town	Whakatane		
Lodgement Date	31/10/16		
DUE DATE	14/11/16		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator	31/10/16	7/11/16	Kb 60.		
Planning		10/11/16	John 10		
Building		14/11/16	PH 15		
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		0310/0032/C00		
VALUATION NUMBER		07107/578.00C		
1 NAME OF PROPRIETOR				
<i>Birds Eyeview Investments Limited</i>				
2 LOCATION				
<i>32C Beach Street</i>				
3 LEGAL DESCRIPTION				
<i>Lot 3 Deposited Plan South Auckland 7591 Flat 3 Deposited Plan South Auckland 29963</i>				
4 PHYSICAL DESCRIPTION				
House/Unit Number		32C	Street	<i>Beach Street</i>
RD Number			Suburb/Area	
Town	<i>Whakatāne</i>		Post Code	3120
5 AREA				
<i>¼ share in 802m² (more or less)</i>				
6 ZONING				
<i>Residential under the Proposed Whakatane District Plan</i>				
ATTACHMENTS				
• Certificate of Title • Keys to Map • Legal Description Map • District Plan Map(s) • Underground Services Map • Community Facilities Map • Permit(s) and Consent(s) • Drainage Plan • Floor Plan(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	The Council has no historic records of ponding on this property during heavy rainfall events. A Council project to review stormwater inundation levels for the future is currently underway. The review is scheduled for reporting to the Council late 2016. Specific queries on the interim results of the review can be directed to Council.
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)	This property is located within the vicinity of Council owned and maintained land, refer to the community facility map for the location.
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	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
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
Trade Waste Consent	No
9 RATES	COMMENTS
Year ending 30.6.2017	\$2,138.46
Number of instalments	4
Date of next instalment	25 November 2016
Current balance or arrears	\$534.61
Date of valuation	September 2013
Land value	\$84,000

* This unit appears to be connected to
the Council's sewerage reticulation via a
private common drain. ✓

• Capital value	\$139,000	
10 WATER	COMMENTS	
• Annual water supply charge	\$197.48	
• Last reading date	23 May 2016	
• Consumption	138m ³	
• Amount	\$282.19	
• Arrears outstanding	\$0.00	
11 BUILDINGS		
(a) Details of Building Permits		
Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. The permit for the four flats is located on the property file for 32D Beach Street.		
Date	Permit No	Project
9 September 1963	1830A	4 Flats
(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		
No information available		
(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	A project is currently underway to define minimum floor levels applicable for this site. Please contact Development and Compliance Department at the Whakatane District Council for more information.	
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	
<i>It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Operative and Proposed 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>The appeal period for the Proposed Whakatāne District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatāne District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatāne District Council are available on Council's website www.whakatane.govt.nz.</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. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2015-2025.</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	

Nick Fowler
Manager Building and Monitoring

Kara Douthwaite

From: Tania Kingi
Sent: Tuesday, 1 November 2016 10:35 a.m.
To: Kara Douthwaite
Subject: LIM payments received

Hi Kara

Details for you

cash receipt - general ledger (view) - cr3010.gl.o3

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

Receipt No 2017 68874 UNPOSTED

Allocations

1	SUNDRY INVOICE	
2	WATER BILLING	
3	RATING	
4	DOG REGISTER	
5	INFRINGEMENTS	
6	GENERAL LEDGER	200.00
7	LODGEMENTS	
8	PARKING	

Bank Details GOULD,ANNA LE/DEBTORS/3/32ABEA

Totals

Received	200.00	Date
Change	0.00	Till
Variance	0.00	Deposit Till
Tendered	200.00	Date

General Ledger

	Code	Job Number	GL Account	GST	Amount
1	PLMOFE		25 10 10 1250	YES	100.00
	Narration	GOULD,ANNA LE/DEBTORS/3/32ABEA S/GOULD LIM			GST Type
2	BDLIMR		20 20 10 1250	YES	100.00
	Narration	GOULD,ANNA LE/DEBTORS/3/32ABEA S/GOULD LIM			GST Type
					200.00

Tendered

	Bank Branch	Drawer/reference	Post Dated	Tendered	Fee
1	D/CRED	GOULD,ANNA LE		200.00	

Shared User 200.00