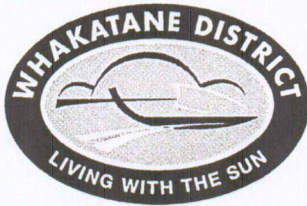




LIM



FILE NOTE

In viewing this Land Information Memorandum (LIM), please note that:

1. This LIM was issued on 22 August 2006 and that the information can only be relied upon as being accurate on the date of issue; and
2. That other information may have become known to the Council since the date of issue and that circumstances regarding the land and building(s) on that land may have changed since the issue of the LIM.

If you intend to rely on information contained in a LIM about this property, it is strongly recommended that you apply to the Whakatane District Council for an updated LIM.



Valuation Number: 07107/578.00C
GIS No: 0310/0032/C00

22 August 2006

Hamertons Lawyers
PO Box 601
WHAKATANE

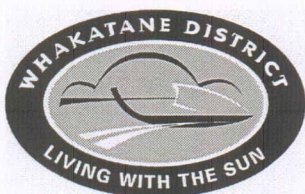
Dear Sir

**LAND INFORMATION MEMORANDUM –
32C BEACH STREET, WHAKATANE**

Please find attached a Land Information Memorandum for the above property.

Yours faithfully

Hayley Storey
LIM CO-ORDINATOR



Whakatane District Council

LAND INFORMATION MEMORANDUM

Valuation Number: 07107/578.00C
GIS No: 0310/0032/C00

Date of issue: 22/08/2006

1. OWNERS	
<i>Glen Learmond and Linda Ann Learmond</i>	
2. LOCATION	
<i>32C Beach Street, Whakatane</i>	
3. LEGAL DESCRIPTION	
<i>Flat 3 DPS 29963 on Lot 3 DPS 7591 – Having ¼ Int in 801 SQ Meters</i>	
4. PHYSICAL DESCRIPTION	
<i>Land and dwelling</i>	
5. AREA	
<i>145m²</i>	
6. ZONING	
<i>Residential 1 (Urban Living) under the Proposed Whakatane District Plan and Residential A under the Transitional Whakatane District Plan (Operative).</i>	
Attachments: • <i>Summary of land uses in zone</i> • <i>Planning maps</i>	
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>
• Slippage	<i>No information available.</i>
• Alluvion (the deposit of earth, sand, etc, left during a flood)	<i>No information available.</i>
• Inundation	<i>Council's records indicate that this property may be subject to surface water ponding during periods of heavy rainfall.</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	<i>No information available.</i>
• Reserves (existing/proposed)	<i>No information available.</i>
• Easements	<i>Legal description indicates the possible existence of cross lease areas. A title search may be required to confirm what easements exist.</i>
• Other legal restrictions (eg, building line restrictions)	<i>No information available.</i>
• Any other special features	<i>This site is located within the 'Earthquake Zone A'.</i>
8. SERVICES	
• Stormwater	<i>This property is required to dispose of stormwater via ground soakage.</i>
• Sewer	<i>This property is connected to Council's sewer reticulation.</i>
• Water	<i>Metered supply</i>
• Comments	<i>See water meter agreement attached.</i>
• Trade Waste Consent	<i>No</i>
9. RATES	
• Year ending 30.6.07	<i>\$1109.64</i>
• Number of instalments	<i>4</i>
• Date next Instalment due	<i>25/08/2006</i>
• Current balance or arrears	<i>\$277.43 as at 21/08/2006</i>
• Date of valuation	<i>September 2004</i>
• Land value	<i>\$36,000.00</i>
• Capital value	<i>\$101,000.00</i>
10. WATER	
• Last reading date	<i>21/05/2006</i>
• Consumption	<i>66m³</i>
• Amount	<i>\$75.82</i>
• Arrears outstanding	<i>Nil as at 21/08/2006</i>

11. BUILDINGS		
(a) Details of Building Permits		
Council's records indicate that building permits or building consents have been issued on land that this property was part of prior to subdivision. It is unclear from the property files whether any of these building permits/consents relate to buildings located on land now comprised in the legal description for this property. It is recommended that in these circumstances, the applicant inspect the property file to determine what building permits/consents relate to the subject property.		
Date	Permit No	Project
09/09/1963	1830A	Erect four flats
(b) Details of Building Consent		
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.		
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 or 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 minimum floor level of 102.035 (Moturiki Datum + 100) shall apply to dwellings/structures on this property.
13. INFORMATION NOTIFIED TO COUNCIL BY ANY 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 BUILDING ACT 1991 OR THE BUILDING ACT 2004		
No information available.		

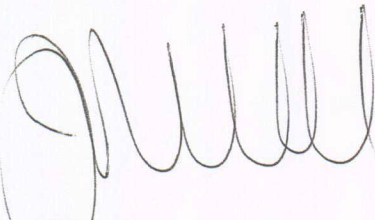
15. ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

The Proposed Whakatane District Plan is subject to appeal. The appeals relate to a wide range of issues that may affect how this property is developed or subdivided. Some of the provisions in the Proposed Whakatane District Plan may change in time by either the settlement of these appeals, by negotiation or by a decision of the Environment Court.

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 car parking. 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.

16. 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 peruse our file. The LIM Co-ordinator will hold the file for five working days. Please contact her to arrange a suitable time to view the file (phone 07-306-0500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.***



Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE



Display the next parcel in the current list

Property (Rating Unit) Enquiry

Property ID: 0310/0032/C00 Property serial: 26317

Assessment: 07107/578.00C Year: 2007 Active Parts: 1

Set History: EXCLUDE Expired Parts: 0 Future Parts: 0

Situation: 32C BEACH STREET, WHAKATANE 3080

Ratepayer: LEARMOND, GLEN

LEARMOND, LINDA ANN

Improvements: FLAT OI

No Dwellings: 1

Area: 0.0145

Legal: FLAT 3 DPS 29963 ON LOT 3 DPS 7591 - HAVING 1/4 INT IN 801..

CT: 27B/1084 Unit: X-lease:

Apportionment: 2 Separate Valuation

Available: RT WB WM

Major Class:

3 of 4 Parcels found.

RATING UNIT

Quick-query

All-query

Set-history

Toggle

Output

Next

Previous

First

List

Rid enquiry

contiguous

Exit

MapTV

People

Rates Financial

Values/Parts

Text

Water Billing

Applications

Dogs

Documents

Use of Land

Full Local Rates

Licenses

Rates Company



Formal Legal Description

LOT 3 DPS 7591

Rating Unit Legal Description

Year 2007 ↓

FLAT 3 DPS 29963 ON LOT 3 DPS 7591 - HAVING 1/4 INT IN 801 SQ METRES

LEGAL TEXT

Other-Years

OK

KEY TO SYMBOLS

Misc Symbols

(PlanMaps workspace)

District Plan

Ⓝ Ngati Awa Wahi Tapu Sites

Ⓐ Archaeology Sites

— Whakatane District Boundary

□ Land Use Resource Consent

▤ Subdivision Resource Consent

— Subdivision in process

□ Bridge

→→→ Storm Water Drain

----- River Centre Line

▤ NZLRI Soil Class (Land Resource Inventory)

□ Census Area Unit - 2001

— Property Boundary

■ Sea / River

Erosion Risk Zones

— Current Erosion Risk Zone

— 2060 Erosion Risk Zone

— 2100 Erosion Risk Zone

----- Ohiwa Harbour Erosion Hazard Line

Inundation Risk Zones

▨ Moderate Inundation Risk Zone

▩ Extreme Inundation Risk Zone

Zones

■ Business 1

■ Business 2

■ Business 3

■ Business 4

□ CPZ

□ Residential 1

■ Reserve

□ Rural 1

■ Rural 2

■ Rural 3

■ Rural 4

Designations & Significant Features

----- Road Widening

— State Highway

▤ Designations (D)

+++++ Railway

Natural Hazards

----- Natural Hazard Line

▤ Natural Hazard Feature

Miscellaneous Features

----- Amenity Building Line

- - - - ASCH Line (Areas Sensitive to Coastal Hazards)

▤ Restricted Vehicle Access

— Pedestrian Street

----- Possible Future Residential

Network Utilities

----- Natural Gas Pipeline

—x— High Voltage Transmission Line

▤ The Strand Character Area

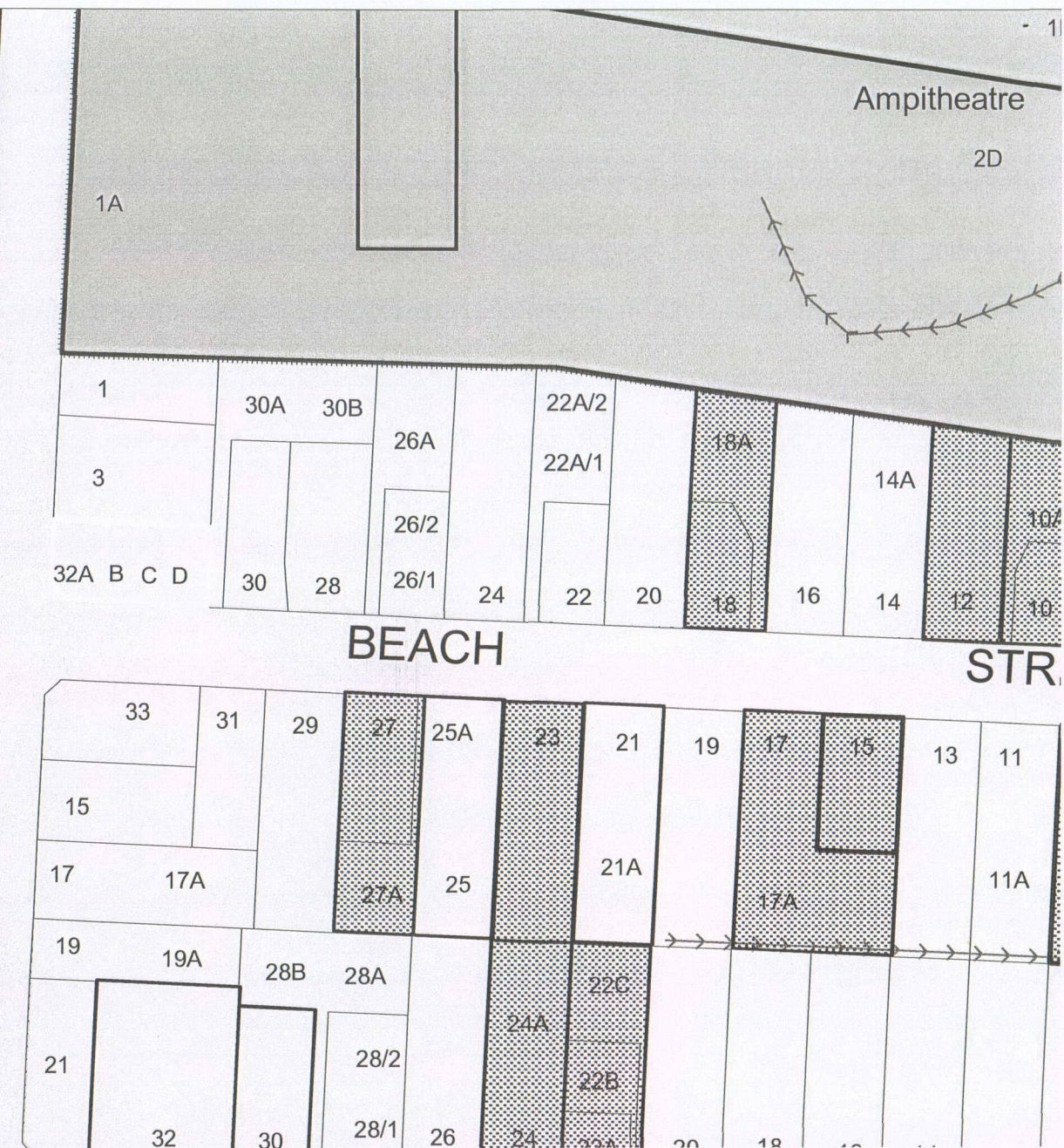
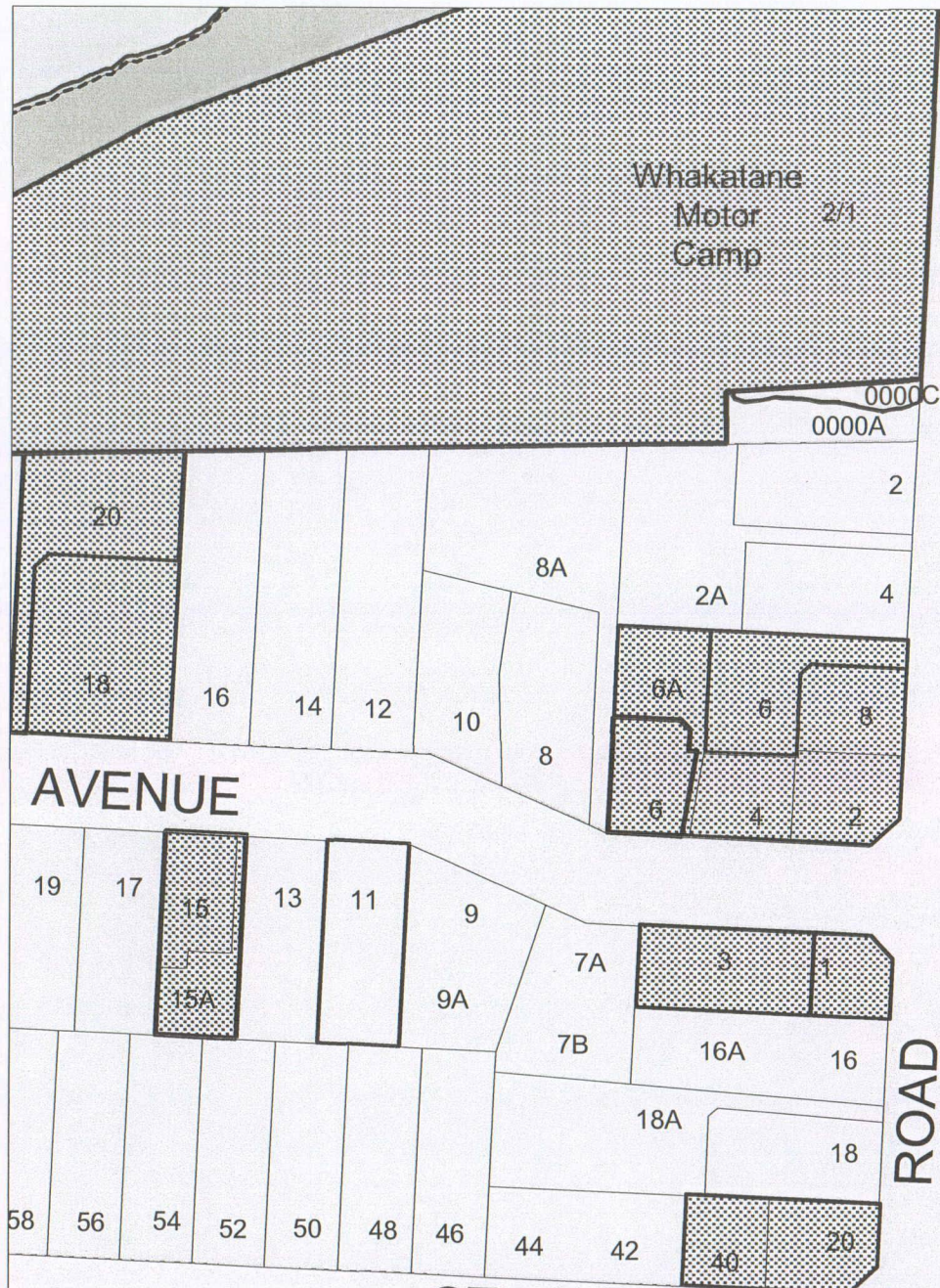
□ Whakatane River Greenway Area

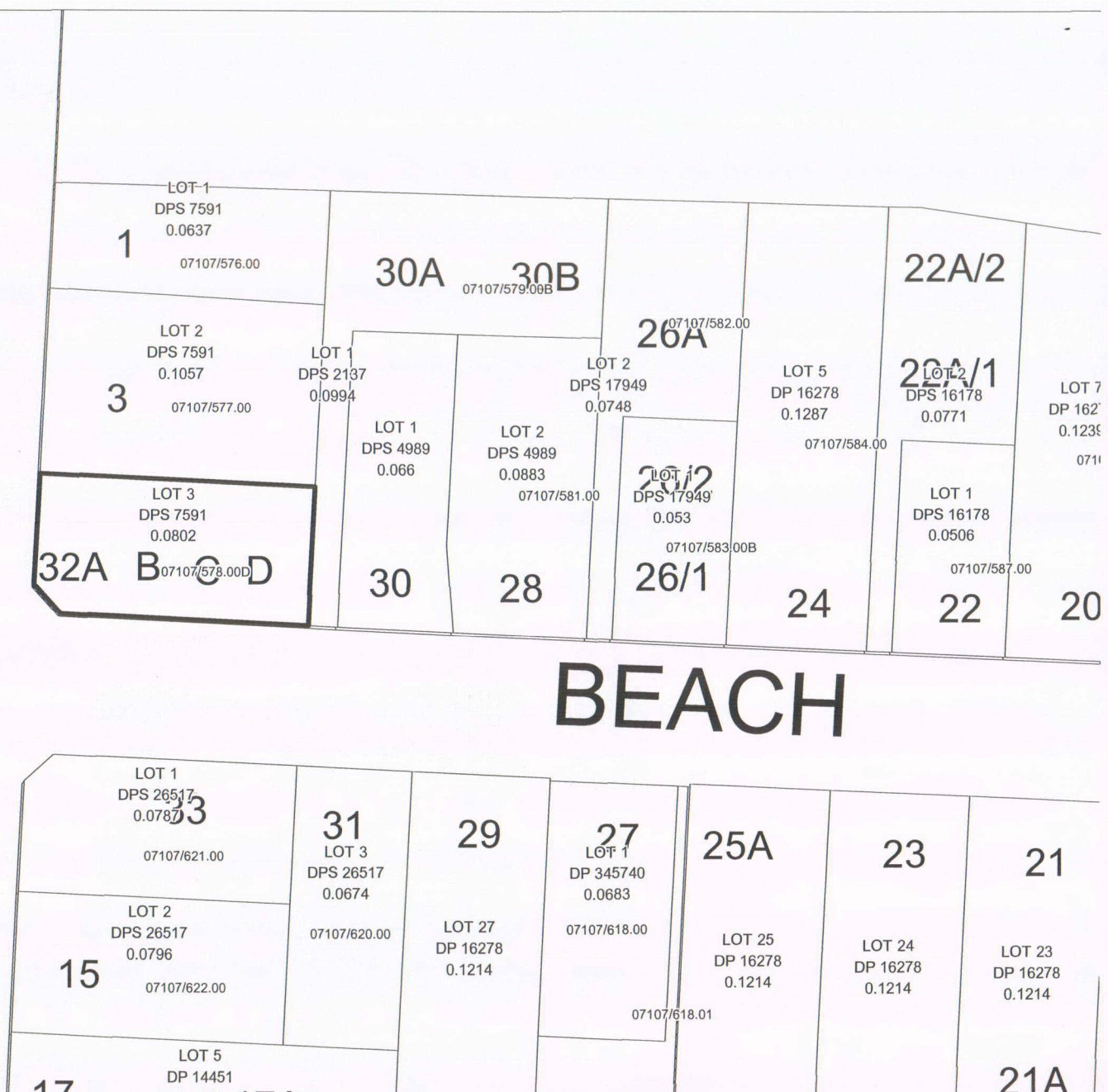
□ Whakatane Town Centre Boundary

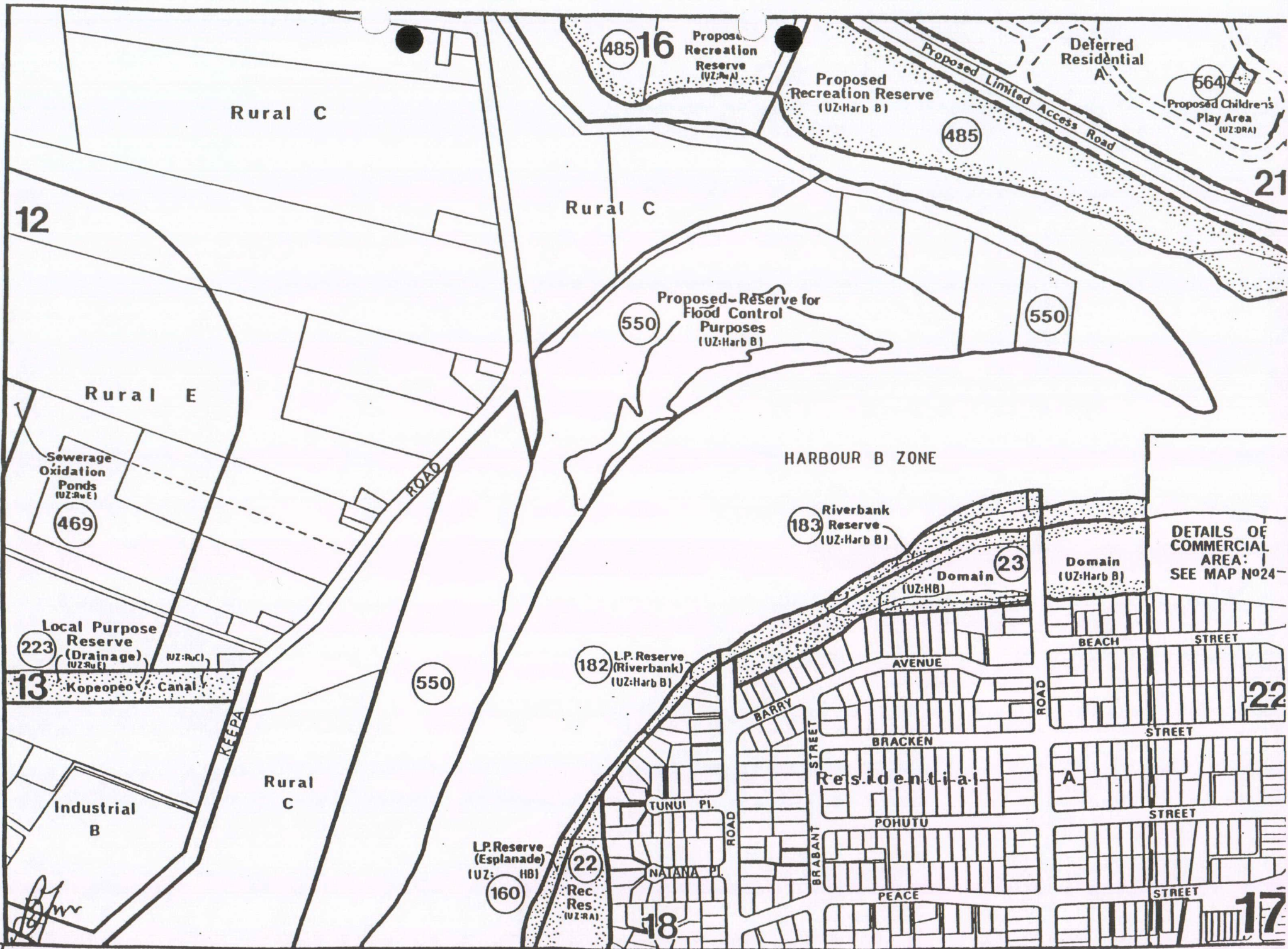
▤ Landscape Features

▤ Key Urban Spaces

▤ Cultural Features ■ ■







5.3 USES PERMITTED IN RESIDENTIAL A ZONE

The following uses shall be the predominant, discretionary and conditional uses in the Residential A Zones as specified below:

General requirements applicable to all uses in Residential A Zones are specified in Ordinances 5.4 to 5.20 inclusive. Special requirements applicable to specific uses in Residential A Zones are specified in Ordinances 5.31 to 5.58 inclusive.

The "Requirements" in these Ordinances apply to all permitted uses. In the case of conditional uses they are set out as guidelines for development and they may form the basis of any conditions imposed but the Council may impose further or other conditions in granting its consent. (Refer also to Ordinance 3.5.3(3) - Administration.)

RESIDENTIAL A ZONE

<u>Predominant Uses</u>	<u>Page</u>	<u>Conditional Uses</u>	<u>Page</u>
.31 Dwellinghouses	255	.34 Dwellinghouse Conversions into 3 or more dwellings	258
- including additional small units			
- including outside habitable rooms		.35 Multi-unit Residential Development	259
.25 Multi-unit Residential Development		Elderly Persons Housing - 4 or more	
Elderly Persons Housing		dwelling units	
- 2 dwelling units		.41 Pre-School Centre, Primary, Intermediate	268
.39 Accessory Buildings	263	and Secondary Schools, Community College	
.40 Home Occupations	265	.51 Institutions, hospitals, convalescent and	272
.51 Existing Churches listed in Appendix W	272	nursing homes, child care centres, churches,	
.56 Existing Dairies as specified in	283	Sunday Schools and Church halls, old peoples	
Appendix A		homes, medical centres, veterinary clinics,	
		existing churches	
<u>Discretionary Uses</u>		.52 Travellers' accommodation	274
.32 Specified existing Commercial and Industrial	256	.53 Places of Assembly	277
Uses		.54 Camping Grounds	279
.33 Additional Dwellinghouses	257	.55 Local Taverns	281
.34 Dwellinghouse Conversions into 2 Dwellings	258	.58 Private Parks, Playgrounds & Recreation Grounds	284
.35 Multi-unit Residential Development	259	.59 Public utilities not provided for in Section 64	
Elderly Persons Housing		of the Act	
- 3 dwelling units		.70 The use of land or buildings for any use speci-	
.36 The use of any building to be used as a		fied as a discretionary use in this zone which	
residence when that building is removed to		has been declined by Council as a predominant use	
the site from any other site (excepting		under the provisions of Ordinance 5.18 shall be	
new factory-made prefabricated dwellings)	260	deemed to be a conditional use and the provisions	
.38 Hostels, Unlicensed Residential Clubs,	262	of Section 72 of the Act shall apply	
Boarding Houses and Lodging Houses			
.39 Accessory Buildings	263		

The following uses shall be the predominant discretionary and conditional uses in the Deferred Residential A zones as specified below:

General requirements applicable to all uses in Deferred Residential A zones are specified in Ordinances 5.4 to 5.20 inclusive. Special requirements applicable to specific uses in Deferred Residential A zones are specified in Ordinances 5.31 to 5.58 inclusive. The 'Requirements' in these Ordinances apply to all permitted uses. In the case of conditional uses they are set out as guidelines for development and they may form the basis of any conditions imposed but the Council may impose further or other conditions in granting its consent. (Refer also to Ordinance 3.5.3 (3) - Administration).

DEFERRED RESIDENTIAL A ZONE

PREDOMINANT USES AND CONDITIONS

- (a) UNTIL 31 DECEMBER 1992: The predominant uses and conditions listed as predominant uses in Rural C Zone - Ordinance 4.
- (b) FROM 1 JANUARY 1993: The predominant uses and conditions shall be those uses and conditions listed as predominant uses in Residential A Zone - Ordinance 5.

CONDITIONAL USES AND CONDITIONS

- (a) UNTIL 31 DECEMBER 1992: There shall be no conditional uses.
- (b) FROM 1 JANUARY 1993: The conditional uses and conditions listed as conditional uses in Residential A Zones - Ordinance 5.

USES PERMITTED IN RESIDENTIAL B ZONE

The following uses shall be the predominant, discretionary and conditional uses in the Residential B Zone as specified below:

General requirements applicable to all uses in Residential B zones are specified in Ordinances 5.4 to 5.20 inclusive. Special requirements applicable to specific uses in Residential B zones are specified in Ordinances 5.31 to 5.58 inclusive. The 'Requirements' in these Ordinances apply to all permitted uses. In the case of conditional uses they are set out as guidelines for development and they may form the basis of any conditions imposed but the Council may impose further or other conditions in granting its consent. (Refer also to Ordinance 3.5.3 (3) - Administration).

RESIDENTIAL B ZONE

PREDOMINANT USES AND CONDITIONS

All predominant uses permitted in the Residential A zone.

DISCRETIONARY USES

All discretionary uses permitted in the Residential A zone.

CONDITIONAL USES

All conditional uses permitted in the Residential A zone and in addition the following:

- .52 Licensed and unlicensed restaurants and conference rooms.

5.4 GENERAL REQUIREMENTS FOR ALL PERMITTED USES
IN RESIDENTIAL ZONES

.1 General Objective

The development of each site shall be controlled in such a way that each occupier of the site and the occupiers of adjoining and neighbouring sites shall enjoy a satisfactory level of physical amenity.

.2 Dispensation Without Notice

Subject to the provisions of the Act application for dispensation from the provisions of this Ordinance may be made without notice under Ordinance 3.8 except where the Ordinance specifically states that a notified application is required.

Date: 1/1/2004

Workspace: G:\DATA\GIS\MAINT\PLAN\NIN\Map\Framap\Decision041109\Map\Whakatane\Whakatane_Map33.WOR



Zones

- Business 1
- Business 2
- Business 3
- Business 4
- CPZ
- Residential 1
- Rural 1
- Rural 2
- Rural 3
- Rural 4
- Reserve

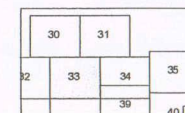
Significant Features and Designations

- Designations (D)
- Cultural Heritage (CH)
- Town Centre Boundary
- Key Urban Spaces
- Natural Hazard Feature (NHaz)
- Outstanding Natural Feature and Landscape (L)
- Whakatane River Greenway Area
- The Strand Character Area
- Amenity Building Line
- Natural Hazard Line
- Pedestrian Street
- Restricted Vehicle Access
- TLA Boundary (2001)
- Road Widening
- Possible Future Residential
- Railway Line

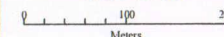
Notes

All roads/streets within the urban area are designated D47 WDC for the purpose of operating the road network. Roads/streets and rivers shall be deemed to have the underlying zoning in which they lie. Where the zoning is not the same on both sides of the road/street or river, the centreline of the road/street or river shall be deemed to be the boundary of the underlying road/street or river.

Index Map



Scale 1:5000



Proposed Whakatane District Plan
Whakatane

Map No 33

Zones

- Business 1
- Business 2
- Business 3
- Business 4
- CPZ
- Residential 1
- Rural 1
- Rural 2
- Rural 3
- Rural 4
- Reserve

Significant Features and Designations

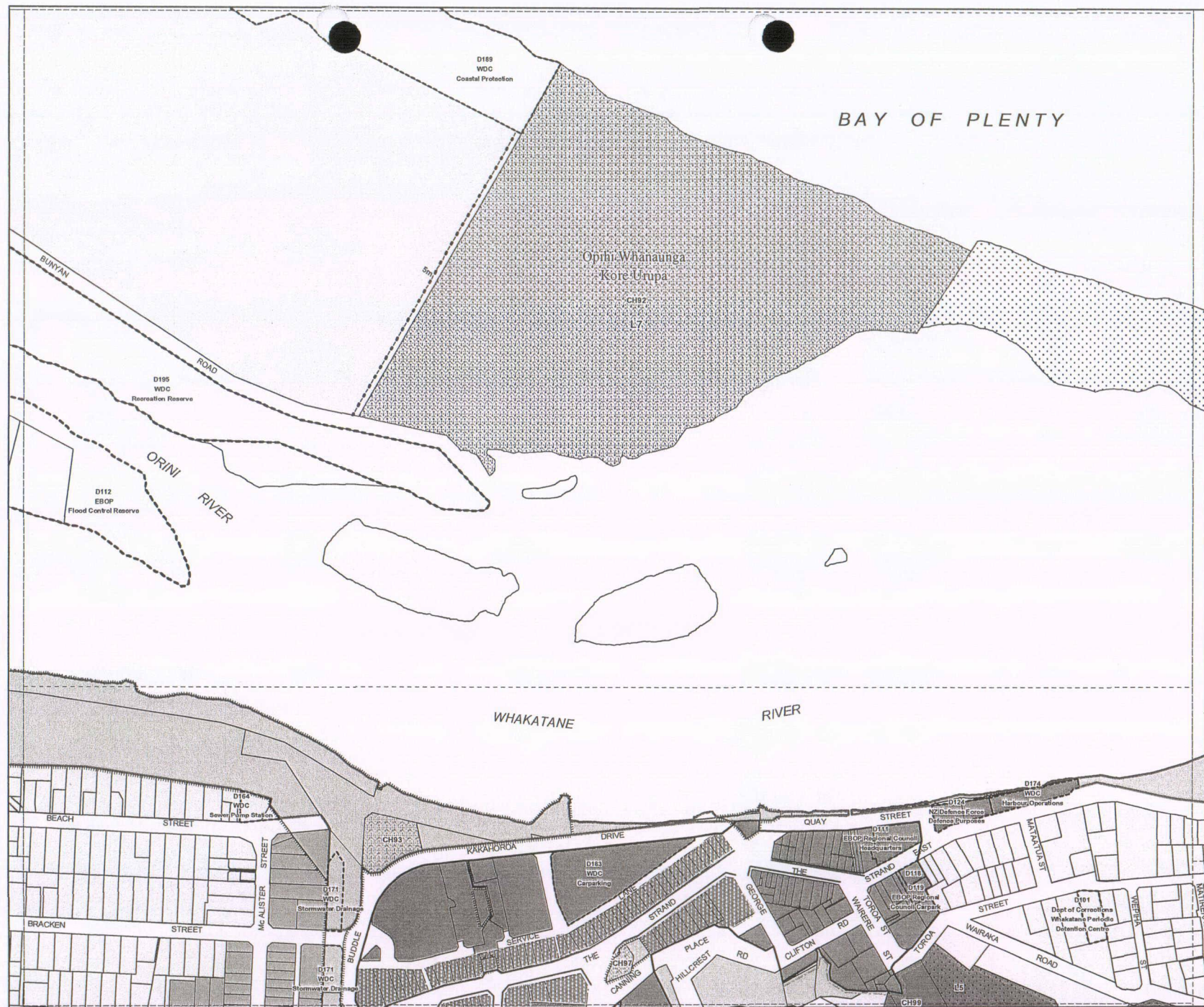
- Designations (D)
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- Restricted Vehicle Access
- TLA Boundary (2001)
- Road Widening
- Possible Future Residential
- Railway Line

Notes

All roads/streets within the urban area are designated D47 WDC for the purpose of operating the road network. Roads/streets and rivers shall be deemed to have the underlying zoning in which they lie. Where the zoning is not the same on both sides of the road/street or river, the centreline of the road/street or river shall be deemed to be the boundary of the underlying road/street or river.

Index Map

Scale 1:5000



Date: 1/11/2004
Whakatane District Council Planning Department
Map No 34

3.2 ZONES

3.2.1 Rural Zones

The following are zones in the rural area:

(a) **RURAL 1 (PLAINS) ZONE**

The Rural 1 Zone includes areas that are comprised of soils with high ratings for versatility under the New Zealand Land Resources Inventory system. The principal reasons for this approach are explained in Objective LRS4. The purpose of this zone is to retain the characteristics of the finite resource.

(b) **RURAL 2 (FOOTHILLS) ZONE**

The Rural 2 (Foothills) Zone refers to areas where the soils are subject to some limiting factors, such as gradient, erosion and drainage. This zone is intended to provide a diverse range of activities locating in the rural area.

(c) **RURAL 3 (COASTAL) ZONE**

The Rural 3 (Coastal) Zone has been created to manage three types of resource issues which occur concurrently in this area. These issues are:

- (i) the natural hazard to the environment from coastal processes;
- (ii) the sensitivity of coastal wetlands, indigenous vegetation and foredunes to subdivision, use and development; and
- (iii) the conservation of the existing natural character, particularly its landscape value.

(d) **RURAL 4 (SETTLEMENT) ZONE**

The Rural 4 (Settlement) Zone delineates densely settled residential localities within the rural area, including Matata, Taneatua, Te Teko, Waimana, Te Mahoe, Awakeri, Minginui. The latter two settlements have not been zoned for residential or commercial purposes in previous District Plans. The Council is now recognising the historic development of these areas. It is not anticipated that the proposed zoning will lead to expansion beyond the zone boundaries shown.

3.2.2 Urban Zones

The following are zones in the urban areas of Whakatane, Ohope, Edgecumbe and Murupara.

(a) **RESIDENTIAL 1 (URBAN LIVING) ZONE**

The Residential 1 (Urban Living) Zone applies to densely settled residential areas in Whakatane, Ohope, Edgecumbe and Murupara. A full range of residential accommodation predominates, but other non-residential activities compatible with the amenity of a residential area also exist or can establish.

The planning maps also show possible areas for future residential zoning. These areas have been identified following the consideration of the environmental constraints and opportunities where the residential urban growth of Whakatane-Ohope could be accommodated. These areas are not zoned Residential 1 in this Plan. The supply of Residential-zoned land will be monitored on an annual basis in accordance with Council's monitoring strategy. A plan change will be initiated to rezone land to

Residential 1 if a potential shortfall in residential sections is likely within the planning period, and infrastructural planning and further consultation with landowners occurs.

(b) **BUSINESS 1 ZONE**

This zone has been applied to the main shopping centres as well as some isolated shops throughout residential areas. This includes the Whakatane, Edgecumbe and Murupara town centres, Ohope shops, Kopeopeo and other individual sites in Whakatane.

These areas contain a very wide range of business activities conveniently located close to each other or are occupied by established retail activities. A high standard of amenity is to be maintained in the Business 1 Zone. Accordingly the integration of new larger buildings with existing development (particularly in the larger Business 1 zones) is an important feature.

Public parking areas are provided within the Whakatane Town Centre so a lower parking requirement for most activities is allowed. The joint use of parking areas and the different parking demands for different activities mean that on-site parking is not necessary for all activities, nor is it desirable to have parking areas, and vehicle crossings, breaking up the continuity of street frontages. The juxtaposition of a range of activities is a feature of the larger integrated centres in the Business 1 Zone, which warrant conveniently located common (public) parking areas.

(c) **BUSINESS 2 ZONE**

Land on the periphery of the Whakatane Town centre and close to the Kopeopeo centre has been included in the Business 2 Zone. A different standard of amenity exists within these areas. However, the interface between business and residential activities needs to be carefully managed.

Landscaping and parking in the front of sites containing new developments is to be encouraged so that vehicle trips are well able to be accommodated with safe and efficient site access and an attractive street frontage is achieved. Low pedestrian linkages are expected but retail activities are provided for to allow for those retail activities that do not need, or are unable, to be located in the Business 1 Zone, but which provide an efficient level of service to customers from a site on the fringe of the Whakatane Town Centre.

(d) **BUSINESS 3 ZONE**

This zone has been applied to some of the former industrial zones which are characterised by a dominance of manufacturing or processing activities or commercial services. Some retail activities are permitted which require larger sites (building supplies or car yards) as well as retail activities which provide a service to workers or are allied to other business activities.

Controls have been imposed on new activities to ensure the protection of physical and natural resources as well as to reduce the effects on adjoining land uses, but these are less restrictive compared with other business zones.

The Business 3 zone is designed to accommodate existing industrial activities as well as vacant land within the Whakatane urban area, located in Valley Road, Alexander Avenue, Arawa Road, Te Tahī Street, Gateway area/SH No 30/Mill Road, at Edgecumbe (two localities) and at Murupara (two localities by the town centre and a large area in Kopuriki Road).

(e) **BUSINESS 4 ZONE**

This is a site specific zone occupied by major industrial undertakings or has the potential to accommodate new, large scale, industrial activities. The zone is generally separated from more sensitive land uses, and has been applied to the Carter Holt Harvey Limited site, the Fonterra Dairy Factory site at Edgecumbe and open land at Murupara (on Kopuriki Road) which has in the past been used for forestry operations and has the potential for similar uses in the future.

3.8 ACTIVITY STATUS TABLES

3.8.1 Activity Status

The activity tables below list the activities anticipated in the District. Activities may be one of four categories, depending on the zone in which they are located and the potential effects they may have on the environment. These four categories are described in Rule 3.3.

All activities not listed in the table are deemed to be a discretionary activity unless otherwise provided for.

The examples given in this column are not a comprehensive list. Where any conflict arises between an activity listed in this column and a definition of a term in Section 4.10 (Definitions), the definition shall apply (see also Rule 3.3.2).

Key: P - Permitted Activity
C - Controlled Activity
D - Discretionary Activity
NC - Non-complying Activity

3.8.1.1 Residential 1 (Urban Living) Zone, Reserve Zone and Coastal Protection Zone

Activity	Examples	Residential 1 (Urban Living)	CPZ	Reserve Zone
RESIDENTIAL ACTIVITIES				
1. One dwelling per lot	House, flat, dwelling, residential unit, apartment	P	D	D
2. Two or three dwellings per lot		C	D	D
3. Four or more dwellings per lot		D	D	D
4. One accessory building for habitation per lot where the total number of buildings used for habitation on the site does not exceed three.		P	D	D
5. Relocation of dwelling		P or C (see Rule 4.3.9)	D	D
6. Papakainga— • one dwelling only; • more than one dwelling and other buildings and activities as referred to in the definition of papakainga	Papakainga housing, kaumatua flats	P C	D D	D D
COMMUNITY ACTIVITIES				
7. Activities (excluding buildings except as provided by 3.8.1.1(8) below and mining) on public reserves as provided for in a management plan under the Reserves Act 1977.	Sportsgrounds, playing fields, camping grounds, walking tracks	P	P	P
8. Buildings on public reserves	Clubrooms, ablution buildings, swimming pools	D	D	P ²

² If provided for by a management plan under 3.8.1.1(7) complying with the performance standards in this plan.

GENERAL PROVISIONS

Activity	Examples	Residential 1 (Urban Living)	CPZ	Reserve Zone
9. Places of assembly (not provided by any other category) designed to have a maximum occupancy or attendance of ten people at any one time; or additions, alterations or extension to buildings used for a place of assembly which will not increase the existing occupancy or attendance.	Places of worship, marae, halls, sportsgrounds, clubrooms, tourist facilities (not accommodation), art galleries, conference centres, theatres, funeral directors' premises.	P	D	P
		P	D	P
10. Educational facilities designed to have a maximum occupancy or attendance of 10 students and full-time equivalent staff at any caregiving or education session; or occupancy or attendance of greater than 10 students and full-time equivalent staff at any caregiving or education session.	Kohanga reo, pre-schools, childcare centres, kindergartens, schools, adult education centres, training schemes, kura kaupapa Māori, whare wananga and whare tapere	P	D	D
		D	D	D
11. Cemeteries and urupa		P	P	P
12. Emergency Service facilities	Fire stations, Police stations, Ambulance	P	D	D
BUSINESS ACTIVITIES				
13. Home occupation	Office incidental to residential use	P	D	D
14. Retail activity	Shops, roadside stalls, restaurants, cafés, taverns, bars	D	D	D
15. Mobile sale of goods occupying road reserve operating in compliance with the Whakatane District Council Consolidated Bylaw		P	D	D
16. Commercial service	Medical and/or veterinary centres, offices	D	D	D
17. Professional office		D	D	D
18. Accommodation facilities designed to have: - a maximum of five guests at any one time; - in excess of five guests at any one time	Nursing and elderly persons' homes, retirement villages. Travellers' accommodation, including hotels, motels, lodges, hostels, boarding houses, homestays/farmstays, camping grounds	P	D	D
		D	D	D
19. Any other business activity (not provided by any other category)		D	D	D

GENERAL PROVISIONS

Activity	Examples	Residential 1 (Urban Living)	CPZ	Reserve Zone
SURFACE OF THE WATER				
20. Structures accessory to a recreational activity on the surface of water, with the exclusion of maimai provided that such structures do not obstruct navigation of vessels in waterways	Jetties, moorings, wharves, pontoons, ramps, ski and float plane lanes	D	D	D
21. Private recreational activities on the surface of water (excluding jetboat or personal water-craft events—see Category 22).	Canoeing, rafting, boating, kayaking (excluding jetboat or personal water-craft events)	P	P	P
22. Commercial recreational activities on the surface of the water, and associated structures.	Commercial jet-boating	D	D	D
23. Jet-boat and/or personal water-craft events.		D	D	D
24. Rural production	Dairying, horticulture, orcharding, commercial vegetable growing, vineyards, woodlots, pig farming (10 or less pigs) Intensive farming	D D	D D	D D
25. Conservation blocks		P	P	P
26. Indigenous habitat/wetlands and wildlife management	Riparian management, weed and pest removal, replanting and rehabilitation of indigenous vegetation	P	P	P
27. Prospecting for mineral deposits		P	P	P
28. Mining and exploration, and processing of minerals (excluding mining provided by Rule 4.1.3)	Sand-mining, gravel and pumice quarrying, geothermal drilling and investigation	D	D	D
29. Places of assembly for a maximum of four consecutive days excluding jet-boat or personal water-craft events—see Category 22.	Festivals, carnivals, fairs, bazaars, conventions, concerts, public meetings	C	D	P
30. Building or construction projects for a period not exceeding 12 months where the activity is not provided for elsewhere in the plan or where construction effects have been consented to as part of a resource consent for the activity that is under construction.	Earthworks, stormwater control	P	D	P
31. Military training exercises for a maximum duration of 21 days.		P	P	P

GENERAL PROVISIONS

Activity	Examples	Residential 1 (Urban Living)	CPZ	Reserve Zone
SITE SPECIFIC				
32. Activities on the site of an identified natural hazard		See Section 4.4		
33. Activities on sites identified as a scheduled feature	Cultural Heritage Features, Outstanding Natural Features and Landscape	See Section 4.6 See Section 4.7		
34. Activities involving hazardous substances		See Section 4.9		
35. Activities involving Works and Network Utilities	Electrical lines, pipes, transformers, substations, telecommunications lines, masts and aerials, drainage, trig stations, solid waste disposal, power generation, water reservoirs, stopbanks, sewerage treatment plants, roads, rail-lines, airports, geothermal well heads, pipelines, plant and associated activities	See Section 4.8		
GENERAL				
36. Signs		See Section 4.3.16		
37. Subdivision		See Section 4.1.6		
38. Accessory buildings to any permitted activity (not for habitation)	Garage, carport	P	P	P
39. Accessory building to a controlled activity		C	C	C
40. Demolition of buildings and structures, except those listed in Schedule 5.2 or Appendix 6.4		P	P	P
41. All other activities not included in this list		D	D	D

Microsoft Access - [Property Hazards]

File Edit View Insert Format Records Tools Window Help

Go Favorites

Hazards Access Database

ID: 6968

Property ID: 0310/0032/C00 **Assessment:** 07107/578.00C

Street No: 32C **Street Name:** BEACH STREET

Date Updated: **Staff Member Responsible:**

Information Source:

Clear Information Source

Select Group

WEATHER
LAND INSTABILITY
TECTONIC
DRAINAGE

Select Sub Group 1

Select Sub Group 2

Update Hazards List

New Property Record

Delete Property Record and Associated Hazards

List of Hazards Associated With This Property

	ID	Group_ID	Sub1_ID	Sub2_ID	Date_Up	Staff_ID	Info_Srce
▶	6968	WEATH	INUND	POND	24/07/1998	RAB	PLAN NO 1685/1 - MINIMUM FLOOR
✱	6968						

Record: 1 of 1

Open Data Query Form using current Street Name

Record: 6758 of 7809

Street Name:

Start EN

11:58 a.m. Monday

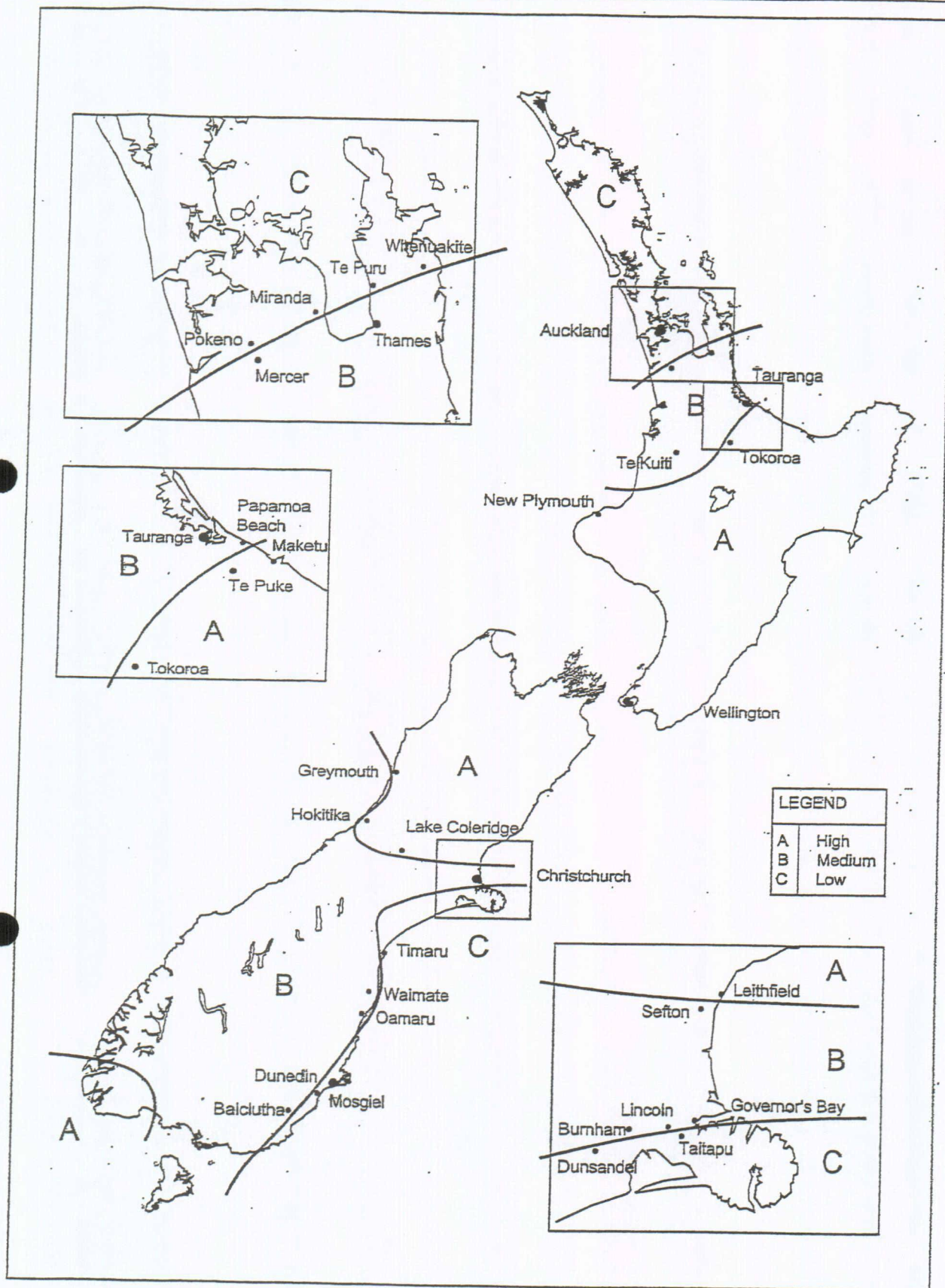


Figure 5.4 - Earthquake zones (see 5.3.2)

Land Transfer Office

Received S. 7591
Title Reference C.T. 337/215 (All)
C.T. 858/208 (All)
310 Referred to L. T. Surveyor

105500 S.
of F. Maketu

S.O. 45017

Pl. 9

S.O. 22984

S.O. 47247

PT. WHAKATANE DOMAIN

Gaz. 1948 p. 1044

Deposited this 5th day
of February 1962

Assistant District Land Registrar



From D.P. 14451

For Local Body approval see S. 224148
dated 14/11/60

Public St. C. G.
McGarveys Rd.Formed, sealed & in use
180.24.00" Origin
650.10

106000 lks. S.

Total Area: $0 \cdot 2 \cdot 18 \cdot 7$

D.P. 6197

Cross Referenced

Approved as to Survey

A. K. S.

Chief Surveyor

20.1.62Received 18/12/61Reference plans D.P. 13046, 1304714451, 16278, 2137, 4989Field book 885 p. 116Traverse book p. 2Examined by W. H. M. A. S. S.Recorded on R. 1539Correct C. K. S.

Plan of Subdn of Pt. Allot 297, Ph of Waimana

Comprised in C.T.'s 337/215 & 858/208 (All)Survey Block & District II WhakataneLand District Sth. AucklandLocal Body Whakatane Borough C.Scale 60 links to an inchSurveyed by HARRISON & GRIERSON & PARTNERSDate Sept. 1961I, Berry Lindsay Stone of Whakatane

Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.

And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act, 1957.

Declared at Whakatane this 28th day of November 1961.

before me—

Justice of the Peace, or Solicitor, or Notary-Public

Approved

A. Orenham

Applicant or Registered Owner

This space reserved for plan numbers

COUT 17591

FLAT 1
FLAT 2
FLAT 3
FLAT 4



Approval

E. I. Walter

E. I. Walter

REGISTERED OWNER

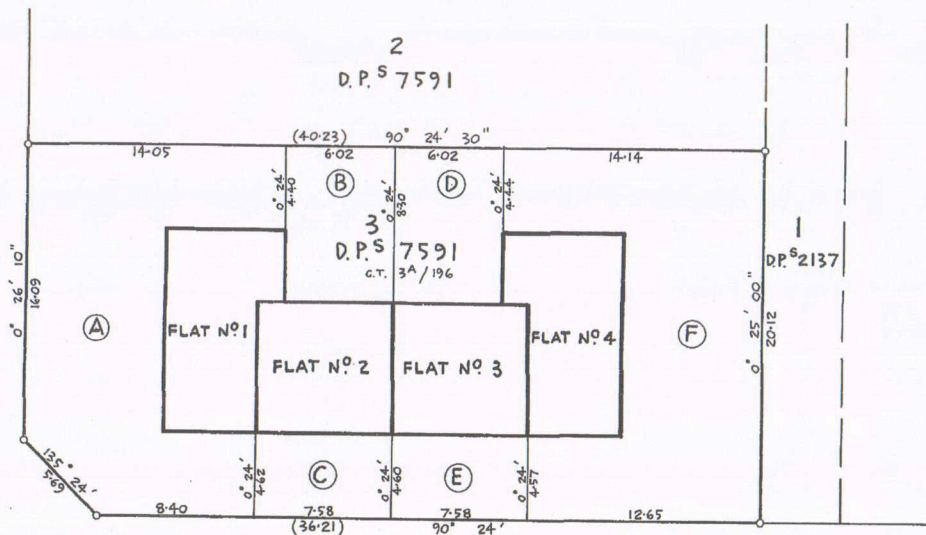
Pursuant to section 314 of the Local Government Act 1974, hereby certify that the buildings hereon were constructed before 1 April 1979 and were provided with such safeguards against fire and means of escape in case of fire as are required by the by-laws of the Whakatane District Council applying on this date.

Dated this 12 day of MARCH 1981.

J. Rainford General Manager / Clerk

(20-12)

MC GARVEY ROAD
Public Street, Crown Grant



BEACH STREET

Public Street, T170956

(20-12)

I hereby certify that the buildings shown hereon are within the boundaries of C.T. 3A/196, Lot 3 D.P.S 7591

J. Rainford Registered Surveyor

6th Nov. 1980 Date

Total Area 801 m²

Comprised in C.T. 3A/196 All

I, John Richard Rainford, of Whakatane Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1968

Dated at Whakatane this 6th day of November 1980 Signature *J. Rainford*

Field Book p. Traverse Book p.

Reference Plans D.P.S 4989, D.P.S 7591, D.P.S 2137

Examined D. JACKSON Correct K. A. Little

Approved For Leasing Purpose Only

31/3/1981 L.T. Surveyor

Deposited this 2nd day of APRIL 1981

B. Lloyd Asst. District Land Registrar

File Received 23.3.81 Instructions W/ha/Kazara 1

DPS29963



LAND DISTRICT South Auckland
SURVEY BLK. & DIST. II Whakatane
NZMS SHEET NO.

PLAN OF FLATS SITUATED ON LOT 3 D.P.S 7591
BEING PT. ALLOT. 297 WAIMANA PARISH

LOCAL AUTHORITY Whakatane District
Surveyed by RAINFORD AND RUTLEDGE 1567
Scale 1:200 Date October 1980

KEY TO SYMBOLS

	Water Tank		Reducer (Pipe Diameter)
	Sewer Manhole		Borehole & Water Reservoir
	Stormwater Manhole		Sewer Pump Station
	Stormwater Cesspit		Stormwater Pump Station
	Stormwater Soakhole		Water Pump Station
	Water Meter (Watermain)		Stormwater Floodgate
	Water Meter (Private Connection)		Stormwater Screen
	Water Sluice Valve (Anticlockwise OFF)		Sewer Lamp Hole
	Water Peet Valve (Clockwise OFF)		Air Valve
	Water Toby		Street Light
	Elevation (Altitude Valve)		Amenity Light
	Non-return Valve		Under Verandah Light
	Hydrant		Sewer Outfall
	Benchmark		Tap?
	Pressure Lowering or Reducing Valve (PRV)		Stormwater WingGate
			Water Borehole

Sanitary Sewer

Stormwater

Water

	ssline
	ssrm
	sscconec
	sspond

	swline
	swconec
	swdrain
	swdams
	swclvert
	Bridge
	Fence

	wtpipe - main
	wtpipe - ridermain
	wtconec
	wtres
	oldpipe



WATER METER AGREEMENT

BETWEEN the Whakatane District Council ("the Council")

AND John and Angela Beard ("the Owner")

BACKGROUND

- (a) The Council has implemented a "water-by-meter" charging scheme in the urban area of Whakatane; and
- (b) The Owner is registered as proprietor of that land described in the Schedule hereto; and
- (c) The Owner shares a common water supply pipe (herein called the "party water pipe") with the Owner's neighbours; and
- (d) The Council wishes to install a water meter between the dwelling of the Owner and the party water pipe to record the quantity of the water used by the Owner; and
- (e) The Council and the Owner wish to record the terms and conditions of installation, maintenance and inspection of the meter and any other issues arising therefrom.

THE COUNCIL AND THE OWNER NOW AGREE AS FOLLOWS:

- 1. The Council and/or its contractors shall install the water meter on the Owner's property at the cost of the Council in all respects.
- 2. The Council and/or its contractors shall at the Council's expense reinstate any damage caused to the Owner's property by installation of the water meter.
- 3. In consideration of the Council installing the water meter at no charge the Owner agrees to allow the Council and/or its contractors access to the property for the ongoing reading, maintenance, replacement, removal or checking of the meter as may be required by the Council from time to time.
- 4. Ownership of the water meter shall remain vested in the Council. Ownership of the party water pipe shall remain vested in the Owner and other users of the party water pipe.
- 5. In consideration of the agreements of the Owner contained in this Agreement the Council agrees to pay the Owner the sum of \$1.00 inclusive of GST (the receipt of which sum is hereby acknowledged by the Owner) pursuant to the Public Works Act 1981 and the Owner agrees to a compensation certificate recording this agreement being registered against the title to the Owner's land at the expense of the Council.



6. Any ongoing maintenance of leakage which occurs in the party water pipe shall remain the responsibility of the respective Owners of that pipe to the intent (in respect of leakage) that the said Owners shall be equally liable for the cost of water loss as calculated by the Council.
7. All disputes and differences which may arise between the parties in relation to this Agreement, or as to any matter arising under this Agreement or in relation to the parties' rights or obligations under this Agreement or in relation to the work to be carried out under this Agreement, shall be referred to arbitration in accordance with the Arbitration Act 1996 or any other legislation governing the law of arbitration at the date any such dispute or difference arises.

The arbitration shall be commenced by either party giving to the other notice in writing stating the subject matter and details of the dispute or difference and that party's desire to have the matter referred to arbitration.

The arbitration shall be by one arbitrator if the parties can agree upon one and, if not, then by two arbitrators, one to be appointed by each party, and their umpire to be appointed by the arbitrators before they begin to consider the dispute or difference.

The award in the arbitration shall be final and binding on the parties.

SCHEDULE

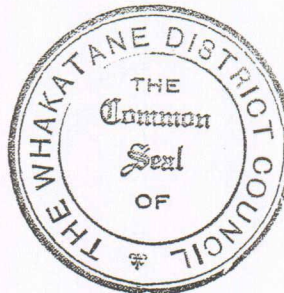
1. Address of Property: 32C Beach Street
2. Legal Description: Flat 3 DPS 29963
3. Certificate of Title Reference: 27B/1084

This Agreement is made this 30th day of September 1998

SIGNED by the Owner

)
) *Pleasant* Angela M Beard
)

The COMMON SEAL of the)
WHAKATANE DISTRICT COUNCIL)
was hereunto affixed in the)
presence of:)







Mayor

General Manager

RATING INFORMATION DATABASE ENQUIRY FOR 2007 v428 check
32C BEACH STREET, WHAKATANE 3080

Property Assessment: 07107/578.00C Unique reference: 0310/0032/C00
Year/Model: 2007 Other Reference:
Total Parts: 1 Status: CURR - CURRENT

Certificate of Title: 27B/1084 Last Valuation: 30 May 1997
Ward: 5 - WHAKATANE Region: 4 - BOP
Survey District: HN - Hamilton Unit Plan:
Cross Lease Type: *** THIS PROPERTY HAS METERED WATER **

Formal Legal Text: LOT 3 DPS 7591
RU Legal Text: FLAT 3 DPS 29963 ON LOT 3 DPS 7591 - HAVING 1/4
INT IN 801 SQ METRES

OWNER DETAILS \b0

Name	Mailing Address
----	-----
LEARMOND, GLEN	PO BOX 234, WHAKATANE 3080
LEARMOND, LINDA ANN	PO BOX 234, WHAKATANE 3080

RATEPAYER DETAILS \b0

Name	Mailing Address
----	-----
LEARMOND, GLEN	PO BOX 234, WHAKATANE 3080
LEARMOND, LINDA ANN	PO BOX 234, WHAKATANE 3080

INDICATORS

Tenure:	0-Not Applicable	Ownership:	0-N/A
Rateability:	1-Rateable	Apportionment:	2-Separate Valuation
Special Values:	0-No Special Values		

INSTALMENT DETAILS

Instalment	Date Due	Amount Due	Status	Relates to
-----	-----	-----	-----	-----
1 - Instalment 1	01 Jul 2006	\$0.00	Unbilled	District
1 - Instalment 1	01 Jul 2006	\$0.00	Unbilled	Regional
2 - Instalment 2	01 Oct 2006	\$0.00	Unbilled	District
2 - Instalment 2	01 Oct 2006	\$0.00	Unbilled	Regional
3 - Instalment 3	01 Jan 2007	\$0.00	Unbilled	District
3 - Instalment 3	01 Jan 2007	\$0.00	Unbilled	Regional
4 - Instalment 4	01 Apr 2007	\$0.00	Unbilled	District
4 - Instalment 4	01 Apr 2007	\$0.00	Unbilled	Regional

Part Assessment: 07107/578.00C Part 1 of 1 for this rating uni
Unique Reference:
Active From: 01 Jan 1900 Expiry Date:

GENERAL RATE VALUES

Land Value:	\$36,000.00	Special Land Value:	\$0.00
Capital Value:	\$101,000.00	Special Capital Value:	\$0.00
Annual Value:	\$0.00	Special Annual Value:	\$0.00
Trees:	\$0.00	Land Area:	0.0145 ha
Dwellings:	1		

TARGETED RATE VALUES

Refuse	1.0000
--------	--------

Whakatane District Council
Version: 1.31
Sewer Connections

Printed:10Aug06 08:30:40 Page 2

1.0000

INDICATORS

Tenure:	0-Not Applicable	Ownership:	0-N/A
Rateability:	1-Rateable	Apportionment:	2-Separate Valuation
Special Values:	0-No Special Values		

LAND USE

Subdivisible lots:	0	Off-street Parking:	0
Site Coverage:	5m2	Zone:	0
Category:	A	Land Use:	91 - single unit(no bach)

RATE RECORDS

Rates have not yet been set for rating year 2007

Improvements:	FLAT OI
	FLAT - Flat
	OI - Other Improvements

E=N=D==O=F==R=E=P=O=R=T=====E=N=D==O=F==R=E=P=O=R=T=====E=N=D==O=F==R=E=P=O=R=

LIM TIMEFRAME/COST RECOVERY

Address: 32 Beach Street, Whakatane
 Lodgement Date: 10/08/2006
 Due Date: 23/08/2006

Department	Date to Department	Date required back to CSC	Actual Date Returned	Time (mins) & Initials	Notes
LIM Co-ordinator					
Building	21/08		21/8/06	5 mins	
Engineering			22/8/06	20 min	
Planning	22/8				
Jeff Farrell/ David Bewley	21/8		22/8	15 min	
WP					
Jeff Farrell/ David Bewley					
Environmental Health/ Liquor Licencing					

Other Notes:

DPS Attached

INSTRUCTIONS FOR COMPLETION OF LIM:

1. 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 the WPO. Do not tick the line which is to be left in—cross out that which is to be deleted.**
2. Valuation number is written as, eg, 1234/122.00A
3. GIS Number is written as, eg, 1245/1234/123
4. WPO: Use form V23. Ctrl C everything from the logo and heading to the end and paste it after the covering letter. Then remove the usual empty fields.

Property address: 32 Beach Street, Whakatane

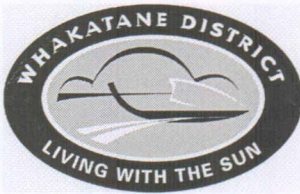
Valuation Number: 07107/578.00C
GIS No: 0310/0032/C00

Address for covering letter:

Hamertons Lawyers
PO Box 601
Whakatane

<i>Date of receipt</i>	10/08/2006
<i>Due date</i>	23/08/2006
<i>Checked and approved for submission to WPO</i>	
DSD/DP	Date

GIS ☐
 Val ☐
 Hist ☐
 Haz ☐
 Zone ☐
 Rates ☐
 R/C ☐
 Cont site ☐
 Sol ☐
 Health ☐
 D Goods ☐
 T Waste ☐
 S/Pool ☐
 HP ☐
 Flood ☐
 Desg/Hist ☐



Whakatane District Council

LAND INFORMATION MEMORANDUM

Valuation Number: 07107/578.00C
GIS No: 0310/0032/C00

Date of issue: !

1. OWNERS	
Glen Learmond and Linda Ann Learmond	
2. LOCATION	
32C Baech Street, Whakatane	
3. LEGAL DESCRIPTION	
Lot 3 DPS 29963 on Lot 3 DPS 7591 – Having ¼ Int in SQ Meters	
4. PHYSICAL DESCRIPTION	
Land and dwelling	
5. AREA	
145m ²	
6. ZONING	
Residential 1 (Urban Living) under the Proposed Whakatane District Plan and Residential A under the Transitional Whakatane District Plan (Operative).	
Attachments: - Summary of land uses in zone - Planning maps	
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.
• Slippage	No information available.
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available.
• Inundation	Council's records indicate that this property may be subject to surface water ponding during periods of heavy rainfall.
• High winds	No information available.

Flat

3 Hayley - Check Legal Description.

• 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	Legal description indicates the possible existence of cross lease areas. A title search may be required to confirm this. <i>this - what easements exist. ✓</i>
• Other legal restrictions (eg, building line restrictions)	No information available.
• Any other special features	This site is located within the 'Earthquake Zone A'.
8. SERVICES	
• Stormwater	No information available. <i>Ground seepage. ✓</i>
• Sewer	No information available. <i>Can't reticulate. ✓</i>
• Water	Metered supply
• Comments	See water meter agreement attached.
• Trade Waste Consent	No
9. RATES	
• Year ending 30.6.07	\$1109.64
• Number of instalments	4
• Date next Instalment due	25/08/2006
• Current balance or arrears	\$277.43 as at 21/08/2006
• Date of valuation	September 2004
• Land value	\$36,000.00
• Capital value	\$101,000.00
10. WATER	
• Last reading date	21/05/2006
• Consumption	66m ³
• Amount	\$75.82
• Arrears outstanding	Nil as at 21/08/2006

11. BUILDINGS			
(a) Details of Building Permits			
Council's records indicate that building permits or building consents have been issued on land that this property was part of prior to subdivision. It is unclear from the property files whether any of these building permits/consents relate to buildings located on land now comprised in the legal description for this property. It is recommended that in these circumstances, the applicant inspect the property file to determine what building permits/consents relate to the subject property.			
Date	Permit No	Project	
09/09/1963	1830A	Erect four flats	
(b) Details of Building Consent			
No information available.			
Date	Consent No	Project	Date Code Compliance Certificate Issued
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available.			
Compliance Schedule			
Building Warrant of Fitness			
Other:			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available.			
Yes (Copy attached)			
No			
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 or 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 minimum floor level of 102.035 (Moturiki Datum + 100) shall apply to dwellings/structures on this property.
13. INFORMATION NOTIFIED TO COUNCIL BY ANY 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 BUILDING ACT 1991 OR THE BUILDING ACT 2004	
No information available.	
15. ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>The Proposed Whakatane District Plan is subject to appeal. The appeals relate to a wide range of issues that may affect how this property is developed or subdivided. Some of the provisions in the Proposed Whakatane District Plan may change in time by either the settlement of these appeals, by negotiation or by a decision of the Environment Court.</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 car parking. 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>	
16. DISCLAIMER	
<i>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 peruse our file. The LIM Co-ordinator will hold the file for five working days. Please contact her to arrange a suitable time to view the file (phone 07-306-0500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.</i>	

Jeff Farrell
MANAGER
DEVELOPMENT AND COMPLIANCE

Further information:

Should you have any queries, please contact

The Customer Services Centre
Whakatane District Council

WHAKATANE DISTRICT COUNCIL

The Chief Executive
Whakatane District Council,
Private Bag 1002, WHAKATANE

Telephone: (07) 306 0500
Fax: (07) 307 0718

HS
HS0908 AG1008
2308

For office use:

Date received: 9/8/06

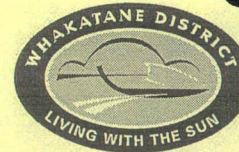
Invoice No: _____

Receipt No: 17725

Property file No: _____

0310/0032/000

21137
21151



Whakatane District Council

Private Bag 1002
WHAKATANE 3080

Telephone: 07-306-0500
Fax: 07-307-0718

Application for Land Information Memorandum

Please issue a Land Information Memorandum for the following property:

Property details:

Street address or location:

32C Beach Street,
Whakatane.

Legal description:

Lot

3

DP(S)

7591

or Flat

3

DP(S)

29963.

Valuation Roll No (if known):

07107/578,000

Area of Land:

1/4 share in 801m2

Property category (please tick appropriate box)



Residential



Rural



Commercial



Industrial



Vacant land

Owned by:

Glen & Linda A. Learmond

Proposed Purchasers:

Angela McCall.

Settlement date:

10 September 2006

Deposit:

A deposit of \$225 (GST inclusive) is payable on application.

Address for service is:

21- Hamsters, Langs,
Whakatane

Signed:

16/08/06

Phone:

073070680

Dated:

9/8/06

INTRODUCTION

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 \$225.00 (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
WHAKATANE

ATTENTION: District Planner

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 INFORMATION SHEET

Address: 32c Beach Street, Whakatane
 GIS Number: 0310/0032/000
 Valuation Number: 07107/578.000
 Zone: Res 1

File path: H51008
 Files ordered: 21/08/06
 DPS ordered: 21/08/06
 Due Date: 23/08/2006

Hazard - Section 7	Database Number	LIM Condition	Copy from file	N/A
	6758	Lim 16		
Rates - Section 9	Annual	Balance	Date of Balance	
	1109.64	277.43	21/08/06	
Water Rates - Section 10	Reading Date	Consumption	Amount	Balance & date
OR N/A (no supply or uniform annual charge)	21/05/06	66	92.70 75.82	N/A 21/08/06
Value - Section 9	Land	Capital		
	36,000	101,000		
Resource Consents - Section 12	RC Number	SD or LU	Decision Date	Scheme plan number
N/A				
Swimming Pool (LIM 39A) - Section 11c other	Complied Y/N	Date		N/A
Contaminated Site (Jeff F)				N/A
HP (current BC) - Section 11b	BC Number	Date Issued	Description of Work - check number of inspections done and if exceeded estimated inspections make note regarding extra charges	
Or N/A				
Flood - Section 11b & Section 7 Inundation	Y/N	BC if Y		
Designations - Section 15	TWDP	Rules	PWDP	Rules
Historic Sites	Copy of schedule from PWDP	OR Copy from Ngati Awa Report		
Trade Waste - Section 8	Y/N	Permitted Y/N	Copy from file	
Min Floor Level - Section 12d	N/A	Level		
		10 2.035		
Ground Soakage - Section 8	Yes	N/A		
Drainage plans	Copy from file	Yes	No	
Ordered DPS & attached	Number		Date	
	29963 7591		21/08/06	

Whakatane
District Council

TAX INVOICE No: 2007/17725
GST Reg No : 16-940-356

Received From
HAMERTONS LAWYERS
C/O HAMERTONS LAWYERS
WHAKATANE

Date : 09 Aug 2006, Time: 02:47pm
Till : CSC1P
Received : \$ 225.00
=====

Sundry : \$ 12.50 75 95 10 1480
Property Corporate - Miscellaneous Recoveries
32C BEACH STREET, WHAKATANE
\$ 212.50 25 10 10 1250
Planning - Resource Consents
32C BEACH STREET, WHAKATANE

Total : \$ 225.00
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Incl GST : \$ 25.00
