



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	Kg 60		
Planning		10/11/16	John 10		
Building		14/11/16	PB 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.

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DATE OF ISSUE
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	<i>Beach Street</i>
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

* 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
9 September 1963	1830A
Project	
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	

<i>No information available</i>	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	<i>Drinking water is supplied by a networked supplier.</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider, 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 Council's website www.whakatane.govt.nz or at all public libraries and Council offices in the District.</i> <i>The appeal period for the Proposed Whakatane District Plan closed on 5 February 2016. Pursuant to Section 86F of the Resource Management Act 1991, all rules contained within the Proposed Whakatane District Plan are now treated as operative with the exception of rules that are under further appeal. Information on appeals received by the Whakatane 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