



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 0716

Physical Address

House/Unit Number	37	Street	Symond
RD Number		Suburb/Area	
Town	Whakatane		
Lodgement Date	4/02/16		
DUE DATE	19/02/16		

Department	Date to Dept	Actual Date	Time & Initials to complete / review draft	Time spent on editing	Time spent to finalise document
LIM Co-ordinator	4/02/16	12/02/16	HO 90		
Planning		18/02/16	AK 20		
Building		18.2.16	FW 30		
Environmental Health/Liquor Licensing					

Other Notes:

S.208

~~SS-2015-8386-00~~ (replaced as 2015 in general)

SS-2015-8386-00 - file not in file room. printed docs from ~~own~~ objectivity

24.3.08.72

no building permit file - ordered file for 1100 Braemar road as that was the last subdivision. Records advised there was no file for that property

RC 20223 included. address 1098 Braemar Rd.

Kara Dowthwaite

From: Tania Kingi
Sent: Friday, 5 February 2016 12:04 p.m.
To: Kara Dowthwaite
Subject: LIM Payment received

Hi Kara

Details for you

Receipt No	2016	126291	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		BOWMAN&MARDON/LIM/PB210/BOW			
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	BOWMAN&MARDON/LIM/PB210/BOWMAN		GST Type		
2 BDLMR		20 20 10 1250	YES 100.00		
Narration	BOWMAN&MARDON/LIM/PB210/BOWMAN		GST Type		
			200.00		
Tendered	Bank Branch	Drawer/reference	Post Dated	Tendered	Fee
1 D/CRED		BOWMAN&MARDON		200.00	
Shared User				200.00	

Regards

Tania Kingi ACCOUNTS RECEIVABLE OFFICER

WHAKATĀNE DISTRICT COUNCIL

P 07 306 0500 Ext 7524 DDI 07 3060524 F 07 3070718

E Tania.Kingi@whakatane.govt.nz W www.whakatane.govt.nz

Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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DATE OF ISSUE
GIS NO

4900/0037/000

VALUATION NUMBER

07151/240.00

1 NAME OF PROPRIETOR

✓ Neville Raymond Newland and Julie Joyce Newland

2 LOCATION

✓ 37 Symond Road

3 LEGAL DESCRIPTION

✓ Lot 2 Deposited Plan 419608

4 PHYSICAL DESCRIPTION
House/Unit Number

37

Street

Symond Road

RD Number
Suburb/Area

Otakiri

Town

Whakatāne

Post Code

3120

5 AREA

✓ 5.5935 hectares (more or less)

6 ZONING

✓ Rural Plains under the Proposed Whakatane District Plan.

ATTACHMENTS

✓ Certificate of Title

✓ Keys to Map

✓ Legal Description Map

✓ District Plan Map(s)

✓ Culture and Heritage Map

✓ Community Facilities Map

✓ Underground Services Map

✓ Resource Consent decision letter(s)

✓ Easement Instrument(s)

7 SPECIAL FEATURES
COMMENTS

- Potential erosion

No information available

- Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)

No information available

- Falling debris

No information available

- Subsidence

No information available

- Landslide and Debris Flow

No information available

• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available
• High winds	No information available
• Fill (compacted/uncompacted)	No information available
• Hazardous contaminants, including dangerous goods	No information available
✓ • Historic sites	The property has a recorded archaeological/wahi tapu/historic site(s) on it or in the vicinity. Further information may be available from Heritage NZ Pouhere Taonga. The site cannot be damaged, modified or destroyed without first obtaining consent under Heritage NZ Pouhere Taonga Act 2014. In addition, resource consent may be required from the Whakatane District Council to undertake some activities within the identified site.
• 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. There are Easement Instruments registered against the Certificate of Title, copies are attached.
✓ • 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 B as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
8 SERVICES	COMMENTS
• Stormwater	Rural properties are generally required to dispose of roof run-off on site via ground soakage.
• Sewer	There is no public sewerage reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of sewage on site via private septic tank and field tile system in accordance with the provisions of the Operative On Site Effluent Treatment Plan from the BOP Regional Council.
• Water	No Public Supply
• Trade Waste Consent	No
9 RATES	COMMENTS

* There is a building consent issued for
1098 Braemar Rd

BC 20223 - This is required in the
at the address - 37 Symonds Rd.

Lodged work CCC issued
- 27-1-11 - Rebreak driveway Not issued.

• Year ending 30.6.2016	\$2,682.83
• Number of instalments	4
• Date of next instalment	26 February 2016
• Current balance or arrears	\$562.12
• Date of valuation	September 2013
• Land value	\$155,000
• Capital value	\$550,000
10 WATER	COMMENTS
• Annual water supply charge	Not Applicable
• Last reading date	Not Applicable
• Consumption	Not Applicable
• Amount	Not Applicable
• Arrears outstanding	Not Applicable
11 BUILDINGS	
(a) Details of Building Permits	
The property file does not contain plans, specifications or a copy of the building permit/consent for the dwelling on this property. The lack of Council records does not necessarily mean that a building permit or a building consent was not obtained at the time rather that the Council has no records on file.	
(b) Details of Building Consents <i>Subdivision council</i>	
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	
✓ S.208 Resource Consent Subdivision dated 25 February 1981 - (copy of decision letter attached) 24.3.08.72 Resource Consent Subdivision dated 10 March 2009 - (copy of decision letter attached) SS-2014-83-86 Resource Consent Subdivision dated 11 September 2015 - (copy of decision letter attached)	
(b) Details of licences held	
✓ No information available	
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land	
✓ No information available	
(d) Details of Conditions Affecting the Use of Land	
✓ No information available	
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
✓ No information available	
(b) Heritage Protection Authority	
✓ No information available	

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004	
<i>No information available</i>	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
<i>No information available</i>	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	<i>No information available</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider, 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/will be) 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	

David Bewley
General Manager Planning, Regulatory and Corporate Services