



Valuation Number: 07111/187.00  
GIS Number: 4370/0007/000

6 September 2016

Joanne Harris  
7 Rūrima Rise  
Coastlands  
Whakatāne

**Delivery Method;** Email, Collect

**LAND INFORMATION MEMORANDUM — 7 RŪRIMA RISE**

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 6 September 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

<b>DATE OF ISSUE</b>	6 SEPTEMBER 2016		
<b>GIS NO</b>	4370/0007/000		
<b>VALUATION NUMBER</b>	07111/187.00		
<b>1 NAME OF PROPRIETOR</b>			
Philip Owen Harris, Joanne Harris and BK Trustees Limited			
<b>2 LOCATION</b>			
7 Rūrima Rise			
<b>3 LEGAL DESCRIPTION</b>			
Lot 52 Deposited Plan South Auckland 27360			
<b>4 PHYSICAL DESCRIPTION</b>			
<b>House/Unit Number</b>	7	<b>Street</b>	Rūrima Rise
<b>RD Number</b>		<b>Suburb/Area</b>	
<b>Town</b>	Whakatāne	<b>Post Code</b>	3120
<b>5 AREA</b>			
889m <sup>2</sup> (more or less)			
<b>6 ZONING</b>			
Residential under the Proposed Whakatāne District Plan			
<b>ATTACHMENTS</b>			
<ul style="list-style-type: none"> <li>• Certificate of Title</li> <li>• Keys to Map</li> <li>• Legal Description Map</li> <li>• District Plan Map(s)</li> <li>• Underground Services Map</li> <li>• Community Facilities Map</li> <li>• Permit(s) and Consent(s)</li> <li>• Drainage Plan</li> <li>• Floor Plan(s)</li> </ul>			

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

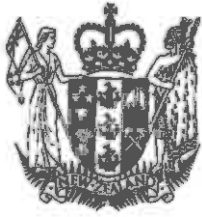
• High winds	<i>This property is located within a high wind zone.</i>
• Fill (compacted/uncompacted)	<i>No information available</i>
• Hazardous contaminants, including dangerous goods	<i>No information available</i>
• Historic sites	<i>No information available</i>
• Drainage restrictions	<i>No information available</i>
• Reserves (existing/proposed)	<i>This property adjoins Council owned and maintained land, refer to the community facility map for the location.</i>
• Easements	<i>Please refer to the attached Certificate of Title to confirm whether any easements exist over this property</i>
• Other legal restrictions (eg, building line restrictions)	<i>Please refer to the attached Certificate of Title.</i>
• Any other special features	<p><i>This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i></p> <p><i>This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</i></p>
<b>8 SERVICES</b>	<b>COMMENTS</b>
• Stormwater	<i>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.</i>
• Sewer	<i>This property is connected to the public sewerage reticulation system.</i>
• Water	<i>Metered Supply</i>
• Trade Waste Consent	<i>No</i>
<b>9 RATES</b>	<b>COMMENTS</b>
• Year ending 30.6.2017	<i>\$3,650.03</i>
• Number of instalments	<i>4</i>
• Date of next instalment	<i>25 November 2016</i>
• Current balance or arrears	<i>\$0.00</i>
• Date of valuation	<i>September 2013</i>
• Land value	<i>\$150,000</i>
• Capital value	<i>\$600,000</i>
<b>10 WATER</b>	<b>COMMENTS</b>
• Annual water supply charge	<i>\$197.48</i>
• Last reading date	<i>25 May 2016</i>
• Consumption	<i>79m<sup>3</sup></i>
• Amount	<i>\$198.73</i>

• Arrears outstanding			\$0.00
<b>11 BUILDINGS</b>			
<b>(a) Details of Building Permits</b>			
No information available			
<b>(b) Details of Building Consents</b>			
<b>Date</b>	<b>Consent No</b>	<b>Project</b>	<b>Date Code Compliance Certificate Issued</b>
1 June 1995	3909	New Dwelling	19 February 1997
<b>(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings</b>			
Copy attached of correspondence relating to damaged glazing			
<b>(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004</b>			
No information available			
<b>(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act</b>			
No information available			
<b>12 USE OF LAND</b>			
<b>(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land</b>			
No information available			
<b>(b) Details of licences held</b>			
No information available			
<b>(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land</b>			
No information available			
<b>(d) Details of Conditions Affecting the Use of Land</b>			
Council records indicate that a Council sewer line runs along the right of way serving this property. Any building work in the vicinity of the sewer line would need to comply with the relevant provisions of Part Seven of the Whakatāne District Council Consolidated Bylaws and/or appropriate engineering codes of practice.			
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.		
<b>13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS</b>			
<b>(a) Requiring Authority</b>			
No information available			
<b>(b) Heritage Protection Authority</b>			
No information available			
<b>14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004</b>			
No information available			
<b>15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER</b>			
<b>(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956</b>			
No information available			
<b>(bb) Information on:</b>			
(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
<b>16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT</b>	
<p><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 <a href="http://www.whakatane.govt.nz">www.whakatane.govt.nz</a> or at all public libraries and Council offices in the District.</i></p> <p><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 <a href="http://www.whakatane.govt.nz">www.whakatane.govt.nz</a></i></p> <p><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></p>	
<b>17 DISCLAIMER</b>	
<p>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). <b>The applicant is solely responsible for ensuring that the land is suitable for a particular purpose</b></p>	

N. Fowler

Nick Fowler  
Manager Building and Monitoring



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

**Identifier** SA27B/69  
**Land Registration District** South Auckland  
**Date Issued** 27 August 1981

**Prior References**  
SA782/24

---

<b>Estate</b>	Fee Simple
<b>Area</b>	889 square metres more or less
<b>Legal Description</b>	Lot 52 Deposited Plan South Auckland 27360

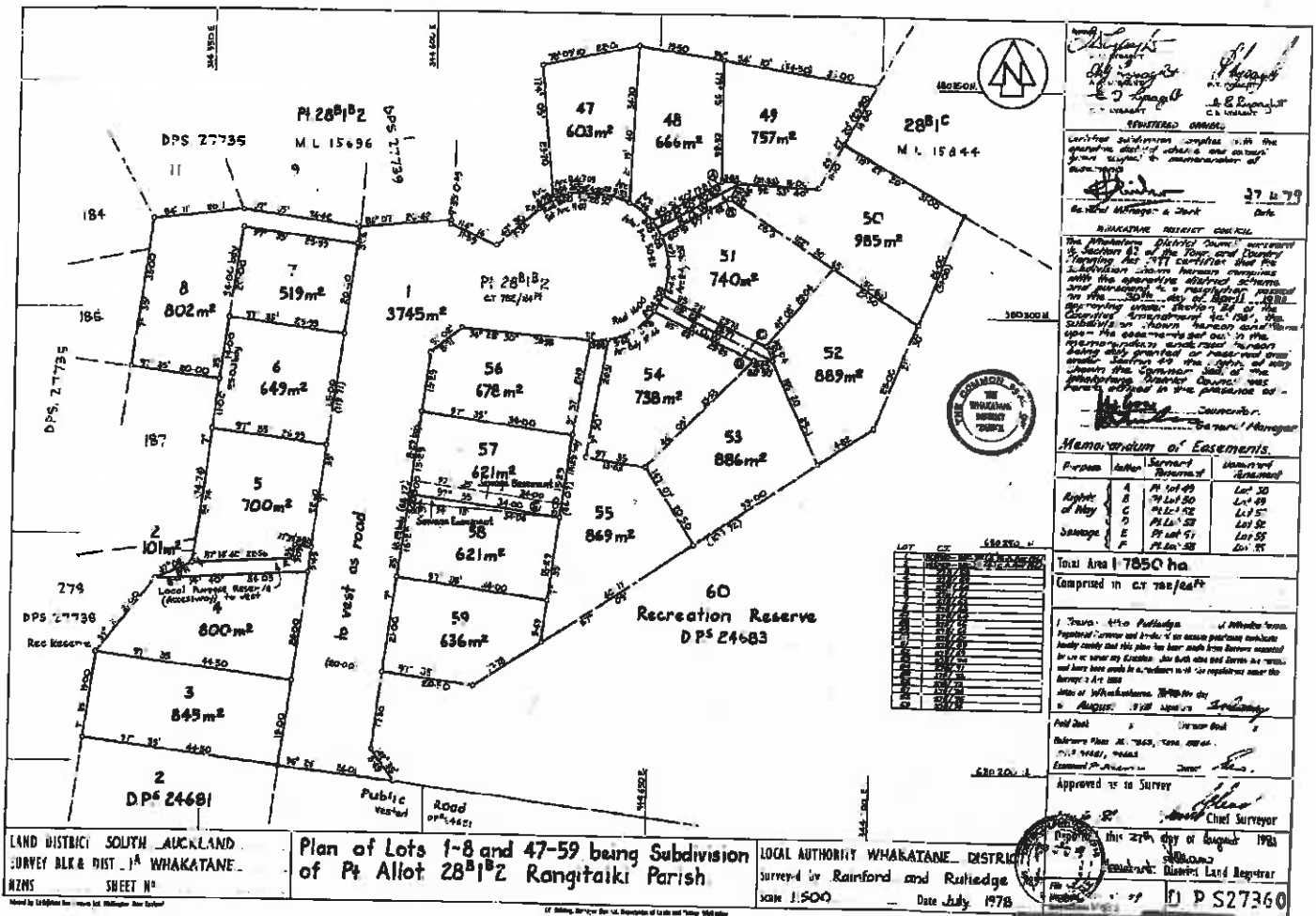
**Proprietors**  
Philip Owen Harris, Joanne Harris and BK Trustees Limited

---

**Interests**

Appurtenant hereto are rights of way specified in Easement Certificate H362142.6 - 27.8.1981 at 11.46 am  
Subject to rights of way over part marked C on DPS 27360 specified in Easement Certificate H362142.6 - 27.8.1981 at 11.46 am  
The easements specified in Easement Certificate H362142.6 are subject to Section 37 (1) (a) Counties Amendment Act 1961  
Fencing Covenant in Transfer B177971.2 - 17.12.1993 at 10.40 am  
Land Covenant in Transfer B177971.2 - 17.12.1993 at 10.40 am  
8558869.2 Mortgage to ASB Bank Limited - 31.8.2010 at 3:33 pm

30/6/1976



## RID DOCUMENT

**Date:** 1 September 2016

**Valuation Number:** 07111 187 00

**Location:** 7 RURIMA RISE

**Legal Description:** LOT 52 DPS 27360

**Area (Ha):** 0.0889

**Valuation Date:** 1 September 2013

	Normal Values	Special Values (if applicable)
Land Value:	150,000	
Improve Value:	450,000	
Capital Value:	600,000	
Tree Value:	0	

### Contiguous Property:

**2017 Year's Assessed Rates:** 3,650.03

**Instalment 1:** 26 Aug 2016

**Instalment 2:** 25 Nov 2016

**Instalment 3:** 24 Feb 2017

**Instalment 4:** 24 May 2017



RTVALCERTITLE Page 1 of 1 Process ID: 5906

Connected to WDCOZONE/LIVE as Kara Dougherty (3.0.1604.13) 100% CS:CS9006 SU.03 (437046)

# LIM Services Map

Date Printed: 1 September 2018



DISCLAIMER: Aerial Photography from 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: Place names may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakareia 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 however, 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: 1 September 2016

2

Lot 47  
DPS 27360

3

Lot 48  
DPS 27360

Lot 49  
DPS 27360

4

Allot 28B1C  
Rangitahi  
PSH

5

Lot 50  
DPS 27360

Rurima Rise

Lot 51  
DPS 27360

6

Lot 56  
DPS 27360

Lot 54  
DPS 27360

9

Lot 52  
DPS 27360

7

Lot 73  
DPS  
24688

Lot 53  
DPS 27360

8

Lot 55  
DPS 27360

Lot 60  
DPS 24683

10

Lot 63  
DPS 24681

Lot 72  
DPS 24682

DISCLAIMER: Aerial Photography taken 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: Place names 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, however, 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:





# Community Facilities Map

Date Printed: 1 September 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: Place names may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakarewa 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.

76.2

SCALE 1: 1,500  
0

76.2 Meters



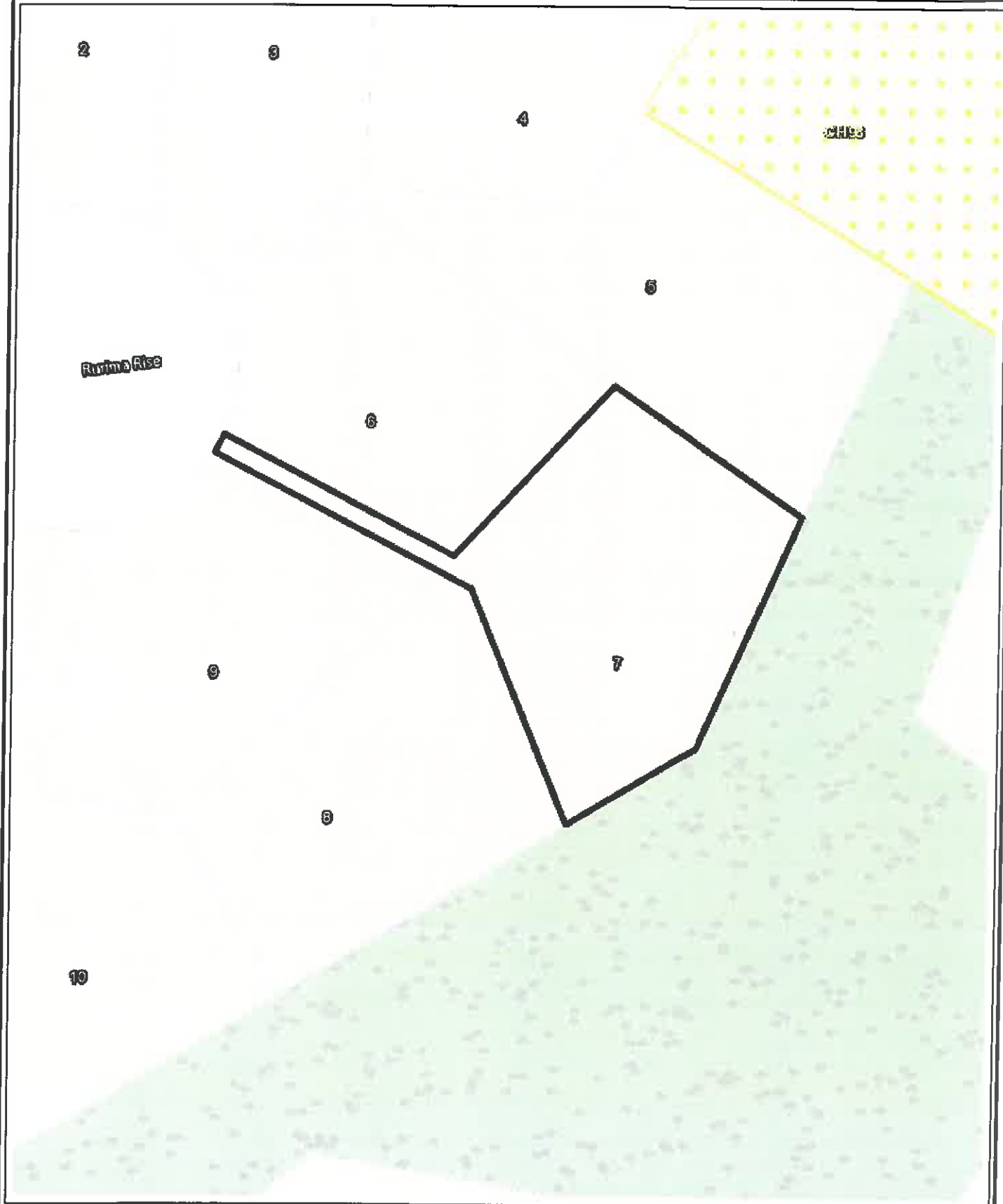
Projection: NZGD\_2000\_New\_Zealand\_Transverse\_Mercator

Prepared By:



# Proposed District Plan Map

Date Printed: 1 September 2018



DISCLAIMER: Aerial Photography from 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: Place names may not conform to LINZ guidelines 2006. 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

SCALE 1: 500

0

25.4 Meters



Projection: NZGD\_2000\_New\_Zealand\_Transverse\_Mercator

Prepared By:





# Water Meter Map

Date Printed: 1 September 2018



DISCLAIMER: Aerial Photography from 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: Place names 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 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













## Council Owned Buildings

### Building Type

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

## 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

## 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

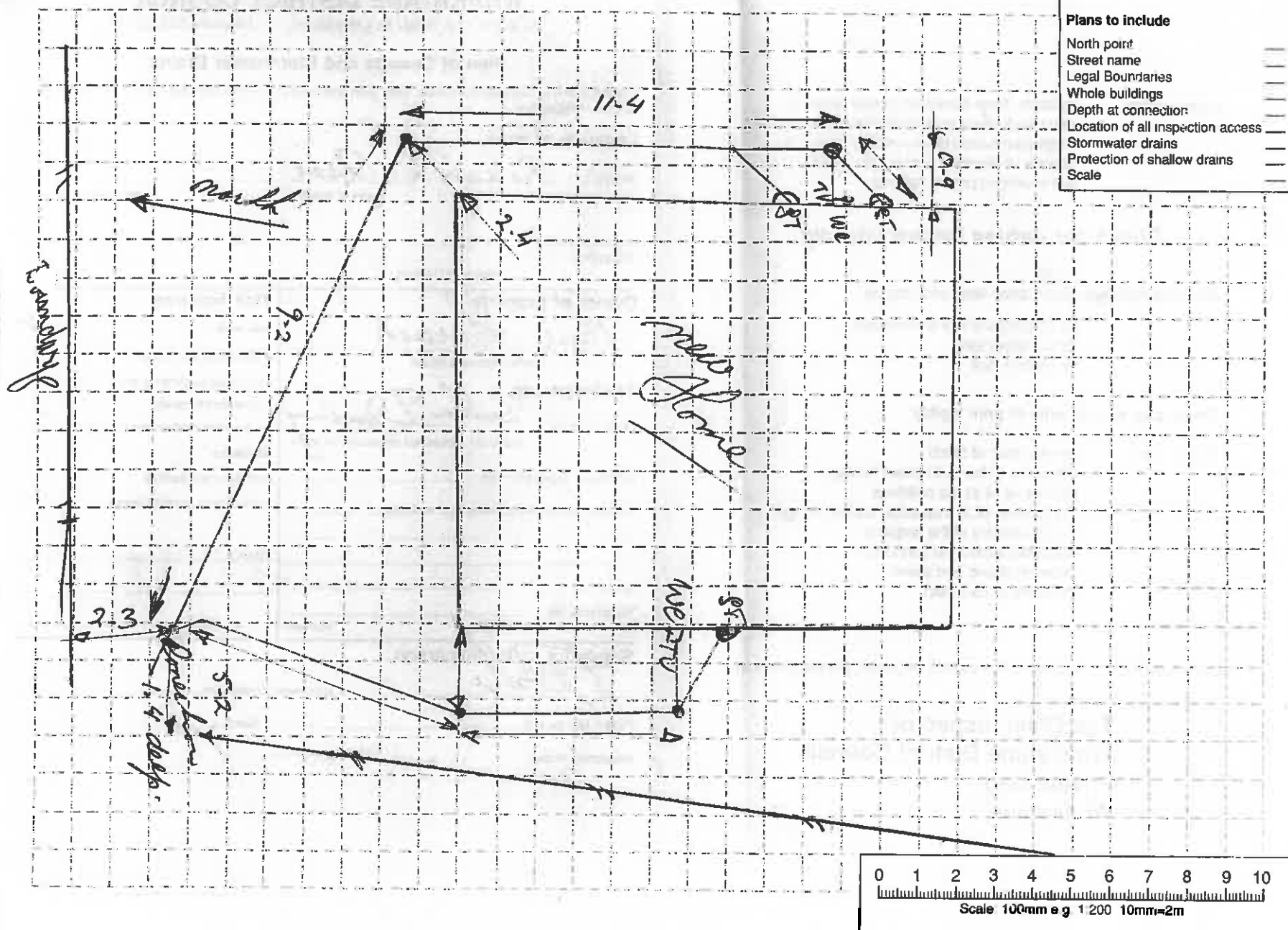
-  25 m Contour
-  35 m Contour
-  Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
-  300 m oxidation pond buffer
-  Omeheu Spray Irrigation Scheme
-  Proposed Road

## 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 Ohlwa
-  Rural Plains
-  Urban Living
-  Statutory Acknowledgements



# Whakatane District Council



Address all letters to:

THE GENERAL MANAGER, WHAKATANE DISTRICT COUNCIL, PRIVATE BAG 1002, WHAKATANE 3080.

TELEPHONE (07) 307-9800

FAX No. (07) 308-5804

## CODE COMPLIANCE CERTIFICATE 3909

### Section 43, Building Act 1991

**BUILDING CONSENT NO: 3909**

**PIM NO: 3909**

#### APPLICANT

PO/J Harris  
PO Box 213  
Whakatane

#### PROJECT LOCATION

Site Address: 7 Rurima Rise  
Whakatane  
Legal Description: LOT 52  
Valuation Number: 7111/187/00/

#### PROJECT

New Building-Exclude Garage&Outbuilding

Intended Use: NEW DWELLING  
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

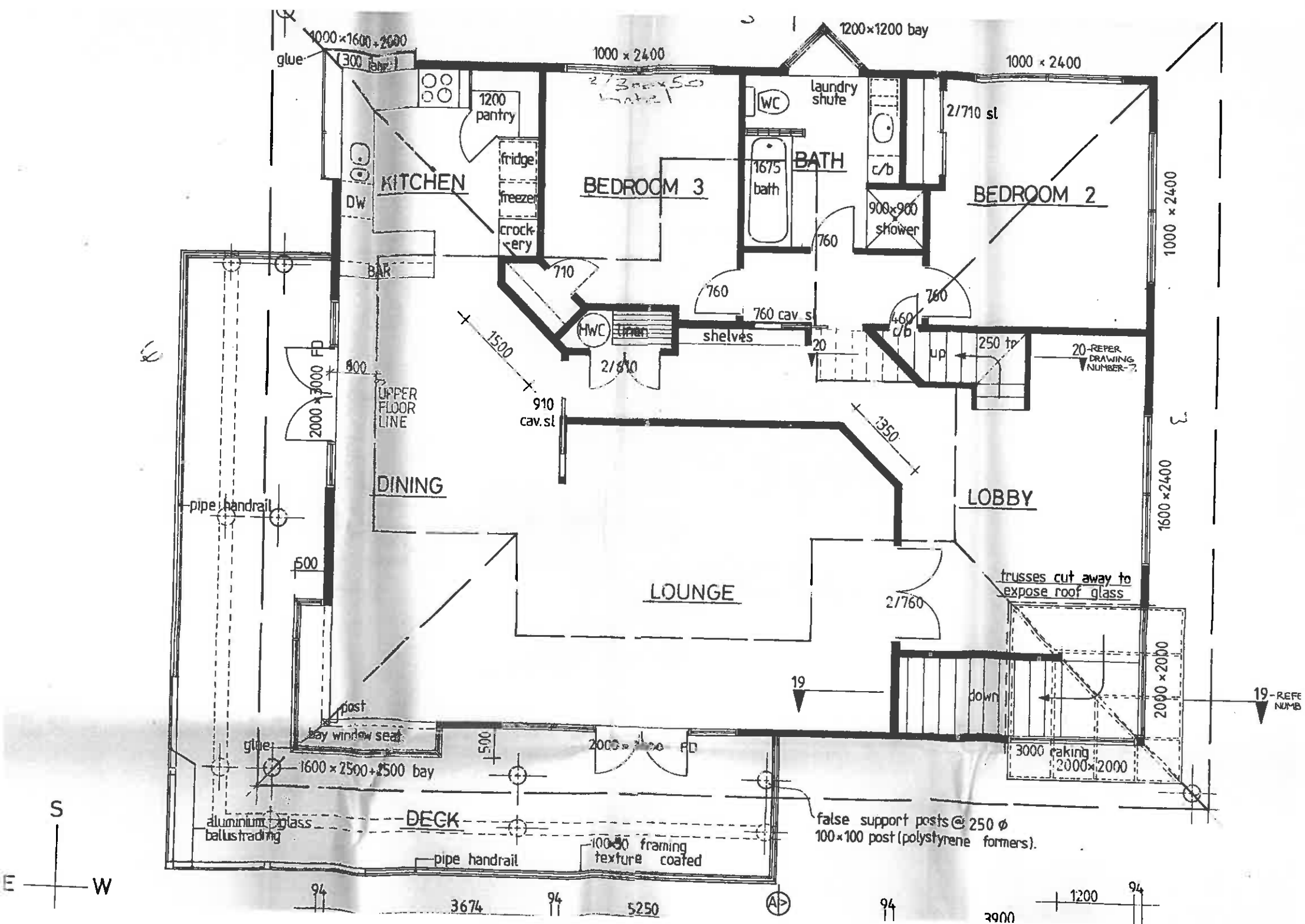
This is a final code compliance certificate issued in respect of all the building work under the building consent.

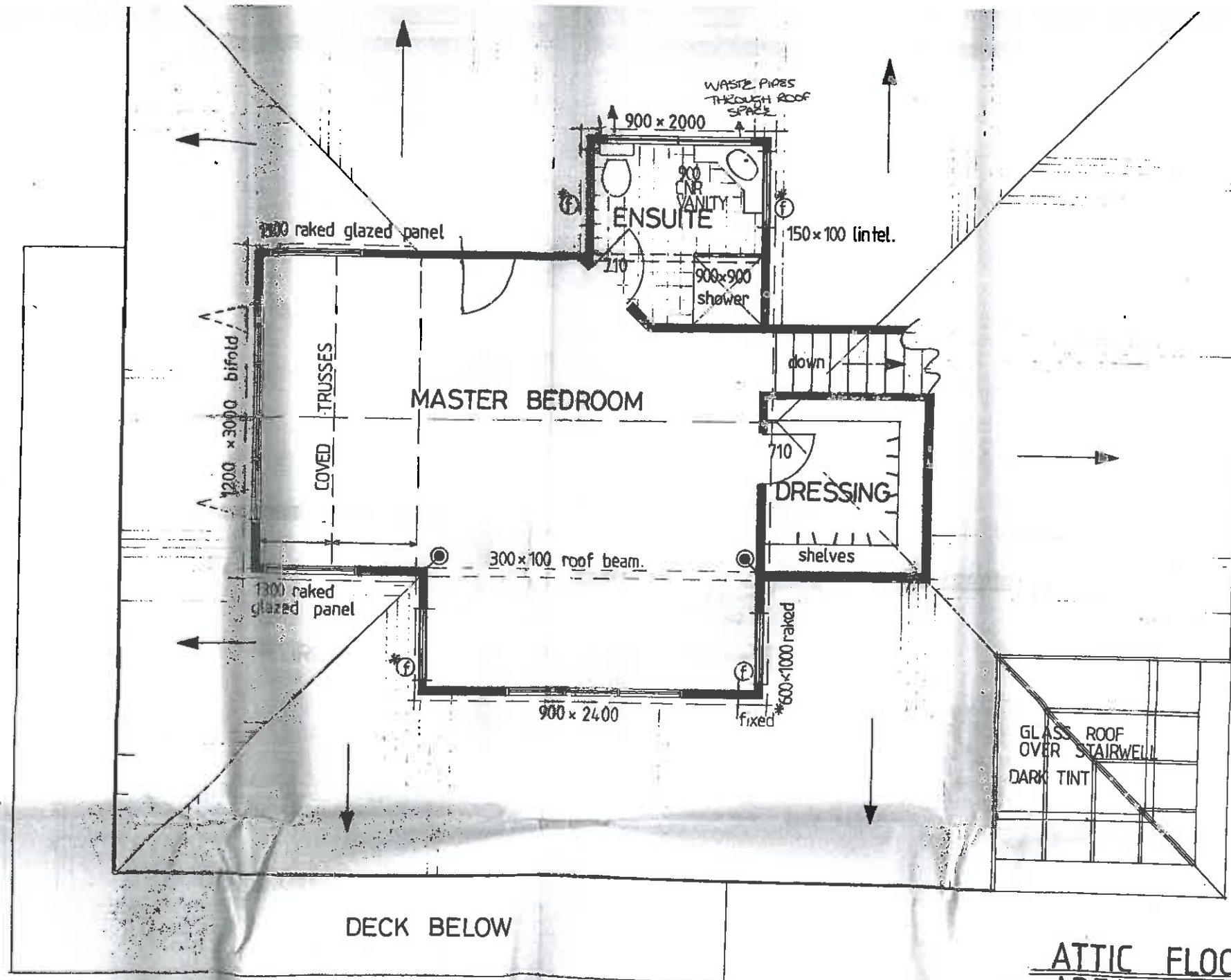
Name: X Belshaw

Position: Bldg Assistant DATE: Wed Feb 19 1997



Environmental Services Department

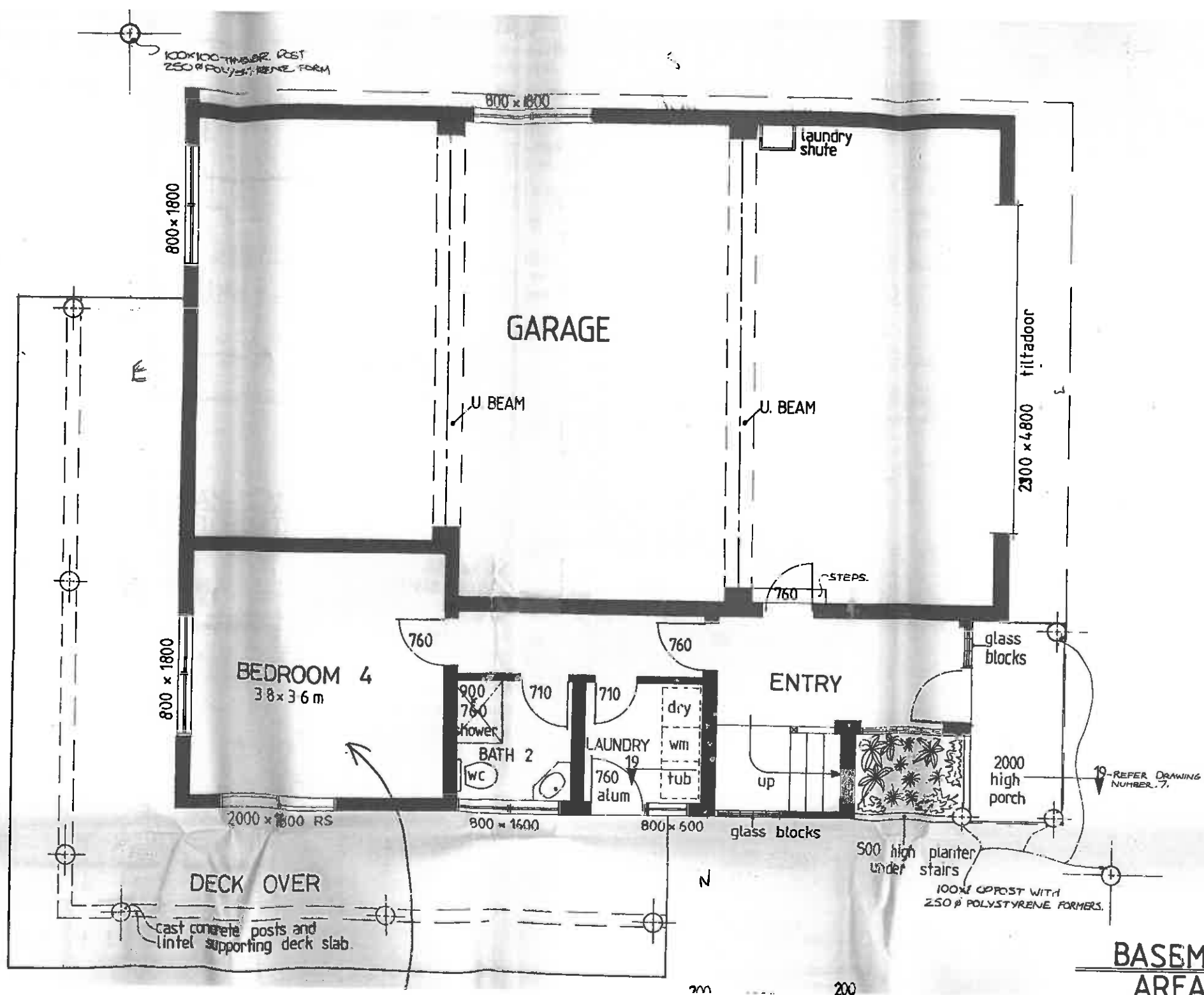




**ATTIC FLOOR**  
**AREA 51.74m**

drawing number. **3**

**MR MRS. P. HARRIS**



**BASEMENT**  
**AREA : 129**