



LIM



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

**DATE OF ISSUE** 6 SEPTEMBER 2016

**GIS NO** 4370/0007/000

**VALUATION NUMBER** 07111/187.00

**1 NAME OF PROPRIETOR**
*Philip Owen Harris, Joanne Harris and BK Trustees Limited*
**2 LOCATION**
*7 Rūrima Rise*
**3 LEGAL DESCRIPTION**
*Lot 52 Deposited Plan South Auckland 27360*
**4 PHYSICAL DESCRIPTION**

|                          |           |                    |             |
|--------------------------|-----------|--------------------|-------------|
| <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        |

**5 AREA**
*889m<sup>2</sup> (more or less)*
**6 ZONING**
*Residential under the Proposed Whakatāne District Plan*
**ATTACHMENTS**

- Certificate of Title
- Legal Description Map
- Underground Services Map
- Permit(s) and Consent(s)
- Floor Plan(s)
- Keys to Map
- District Plan Map(s)
- Community Facilities Map
- Drainage Plan

**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                                | <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><br><br><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> |
| <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>   |
| 1 June 1995   | 3909  |
| <b>Project</b>  | <b>Date Code Compliance Certificate Issued</b>                                |
| 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 Councils 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



R. W. Muir  
Registrar-General  
of Land

## Search Copy

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

### Prior References

SA782/24

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

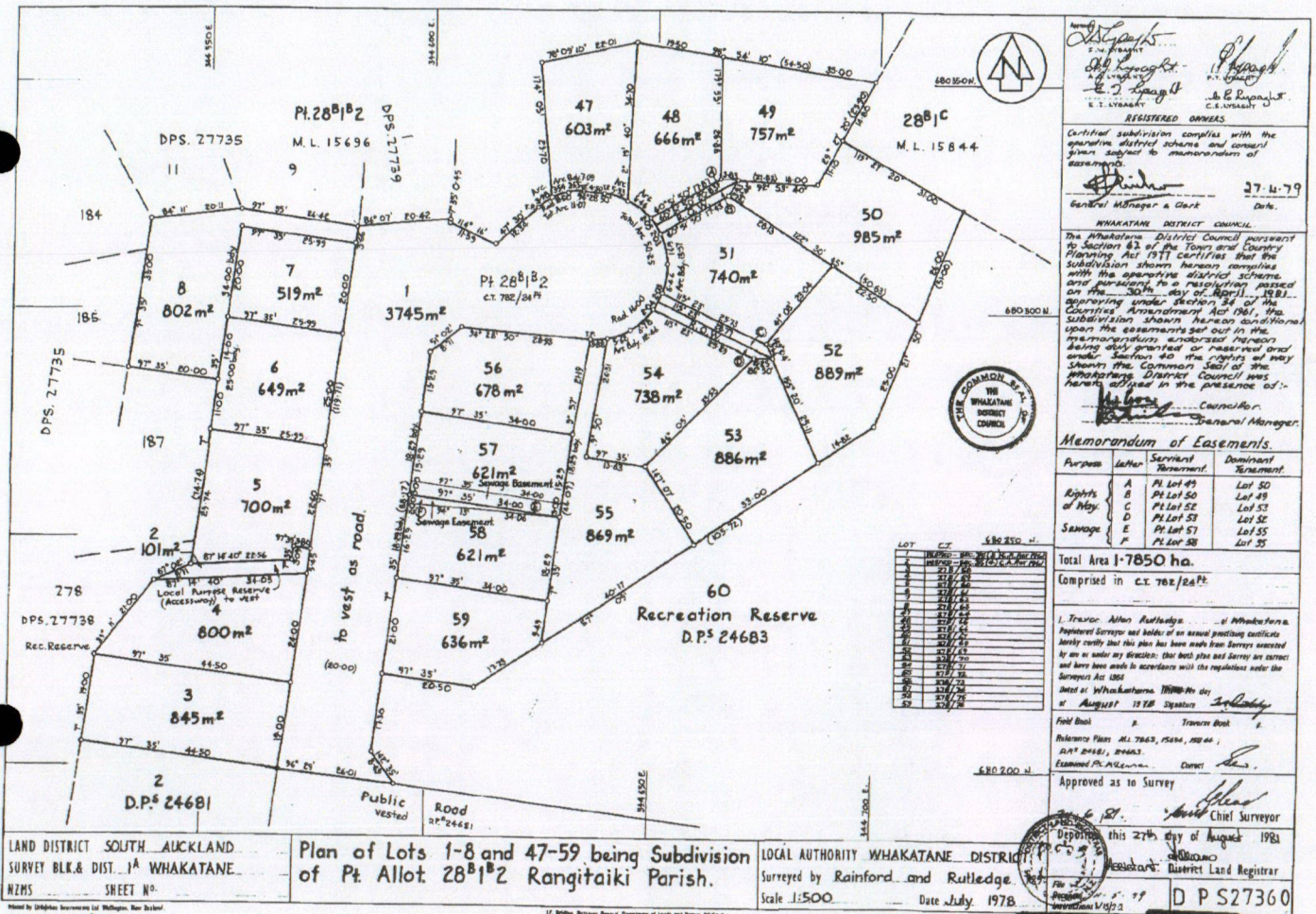
Fencing Covenant in Transfer B177971.2 - 17.12.1993 at 10.40 am

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



**REGISTERED OWNERS**

*[Signatures]*

**Whakatane District Council**

The Whakatane District Council pursuant to Section 62 of the Town and Country Planning Act 1977 certifies that the subdivision shown hereon complies with the operative district scheme and pursuant to a resolution passed on the 30th day of April 1981, approving under section 54 of the Classification Amendment Act 1961, the subdivision shown hereon and the terms upon the easements set out in the Memorandum of Easements hereon being duly granted or reserved and under Section 40 of the Act may show the Common Seal of the Whakatane District Council was hereon affixed in the presence of:

*[Signature]* Councilor  
*[Signature]* General Manager

**Memorandum of Easements**

| Purpose      | Lot | Servient Tenement | Dominant Tenement |
|--------------|-----|-------------------|-------------------|
| Right of Way | A   | Pt Lot 49         | Lot 50            |
|              | B   | Pt Lot 50         | Lot 49            |
|              | C   | Pt Lot 52         | Lot 53            |
|              | D   | Pt Lot 53         | Lot 52            |
| Sewerage     | E   | Pt Lot 51         | Lot 55            |
|              | F   | Pt Lot 58         | Lot 55            |

Total Area 1-7850 ha.  
Comprised in c. 702/2a Pt.

I, Thomas Allan Rutledge, of Whakatane, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys conducted 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, 19th August 1978

*[Signature]* Thomas Allan Rutledge  
Field Book: *[Blank]* Transcribed Book: *[Blank]*  
Reference Plans: All 7843, 7844, 7845, 7846, 7847, 7848, 7849, 7850, 7851, 7852, 7853, 7854, 7855, 7856, 7857, 7858, 7859, 7860, 7861, 7862, 7863, 7864, 7865, 7866, 7867, 7868, 7869, 7870, 7871, 7872, 7873, 7874, 7875, 7876, 7877, 7878, 7879, 7880, 7881, 7882, 7883, 7884, 7885, 7886, 7887, 7888, 7889, 7890, 7891, 7892, 7893, 7894, 7895, 7896, 7897, 7898, 7899, 7900, 7901, 7902, 7903, 7904, 7905, 7906, 7907, 7908, 7909, 7910, 7911, 7912, 7913, 7914, 7915, 7916, 7917, 7918, 7919, 7920, 7921, 7922, 7923, 7924, 7925, 7926, 7927, 7928, 7929, 7930, 7931, 7932, 7933, 7934, 7935, 7936, 7937, 7938, 7939, 7940, 7941, 7942, 7943, 7944, 7945, 7946, 7947, 7948, 7949, 7950, 7951, 7952, 7953, 7954, 7955, 7956, 7957, 7958, 7959, 7960, 7961, 7962, 7963, 7964, 7965, 7966, 7967, 7968, 7969, 7970, 7971, 7972, 7973, 7974, 7975, 7976, 7977, 7978, 7979, 7980, 7981, 7982, 7983, 7984, 7985, 7986, 7987, 7988, 7989, 7990, 7991, 7992, 7993, 7994, 7995, 7996, 7997, 7998, 7999, 8000, 8001, 8002, 8003, 8004, 8005, 8006, 8007, 8008, 8009, 8010, 8011, 8012, 8013, 8014, 8015, 8016, 8017, 8018, 8019, 8020, 8021, 8022, 8023, 8024, 8025, 8026, 8027, 8028, 8029, 8030, 8031, 8032, 8033, 8034, 8035, 8036, 8037, 8038, 8039, 8040, 8041, 8042, 8043, 8044, 8045, 8046, 8047, 8048, 8049, 8050, 8051, 8052, 8053, 8054, 8055, 8056, 8057, 8058, 8059, 8060, 8061, 8062, 8063, 8064, 8065, 8066, 8067, 8068, 8069, 8070, 8071, 8072, 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8080, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8088, 8089, 8090, 8091, 8092, 8093, 8094, 8095, 8096, 8097, 8098, 8099, 8100, 8101, 8102, 8103, 8104, 8105, 8106, 8107, 8108, 8109, 8110, 8111, 8112, 8113, 8114, 8115, 8116, 8117, 8118, 8119, 8120, 8121, 8122, 8123, 8124, 8125, 8126, 8127, 8128, 8129, 8130, 8131, 8132, 8133, 8134, 8135, 8136, 8137, 8138, 8139, 8140, 8141, 8142, 8143, 8144, 8145, 8146, 8147, 8148, 8149, 8150, 8151, 8152, 8153, 8154, 8155, 8156, 8157, 8158, 8159, 8160, 8161, 8162, 8163, 8164, 8165, 8166, 8167, 8168, 8169, 8170, 8171, 8172, 8173, 8174, 8175, 8176, 8177, 8178, 8179, 8180, 8181, 8182, 8183, 8184, 8185, 8186, 8187, 8188, 8189, 8190, 8191, 8192, 8193, 8194, 8195, 8196, 8197, 8198, 8199, 8200, 8201, 8202, 8203, 8204, 8205, 8206, 8207, 8208, 8209, 8210, 8211, 8212, 8213, 8214, 8215, 8216, 8217, 8218, 8219, 8220, 8221, 8222, 8223, 8224, 8225, 8226, 8227, 8228, 8229, 8230, 8231, 8232, 8233, 8234, 8235, 8236, 8237, 8238, 8239, 8240, 8241, 8242, 8243, 8244, 8245, 8246, 8247, 8248, 8249, 8250, 8251, 8252, 8253, 8254, 8255, 8256, 8257, 8258, 8259, 8260, 8261, 8262, 8263, 8264, 8265, 8266, 8267, 8268, 8269, 8270, 8271, 8272, 8273, 8274, 8275, 8276, 8277, 8278, 8279, 8280, 8281, 8282, 8283, 8284, 8285, 8286, 8287, 8288, 8289, 8290, 8291, 8292, 8293, 8294, 8295, 8296, 8297, 8298, 8299, 8300, 8301, 8302, 8303, 8304, 8305, 8306, 8307, 8308, 8309, 8310, 8311, 8312, 8313, 8314, 8315, 8316, 8317, 8318, 8319, 8320, 8321, 8322, 8323, 8324, 8325, 8326, 8327, 8328, 8329, 8330, 8331, 8332, 8333, 8334, 8335, 8336, 8337, 8338, 8339, 8340, 8341, 8342, 8343, 8344, 8345, 8346, 8347, 8348, 8349, 8350, 8351, 8352, 8353, 8354, 8355, 8356, 8357, 8358, 8359, 8360, 8361, 8362, 8363, 8364, 8365, 8366, 8367, 8368, 8369, 8370, 8371, 8372, 8373, 8374, 8375, 8376, 8377, 8378, 8379, 8380, 8381, 8382, 8383, 8384, 8385, 8386, 8387, 8388, 8389, 8390, 8391, 8392, 8393, 8394, 8395, 8396, 8397, 8398, 8399, 8400, 8401, 8402, 8403, 8404, 8405, 8406, 8407, 8408, 8409, 8410, 8411, 8412, 8413, 8414, 8415, 8416, 8417, 8418, 8419, 8420, 8421, 8422, 8423, 8424, 8425, 8426, 8427, 8428, 8429, 8430, 8431, 8432, 8433, 8434, 8435, 8436, 8437, 8438, 8439, 8440, 8441, 8442, 8443, 8444, 8445, 8446, 8447, 8448, 8449, 8450, 8451, 8452, 8453, 8454, 8455, 8456, 8457, 8458, 8459, 8460, 8461, 8462, 8463, 8464, 8465, 8466, 8467, 8468, 8469, 8470, 8471, 8472, 8473, 8474, 8475, 8476, 8477, 8478, 8479, 8480, 8481, 8482, 8483, 8484, 8485, 8486, 8487, 8488, 8489, 8490, 8491, 8492, 8493, 8494, 8495, 8496, 8497, 8498, 8499, 8500, 8501, 8502, 8503, 8504, 8505, 8506, 8507, 8508, 8509, 8510, 8511, 8512, 8513, 8514, 8515, 8516, 8517, 8518, 8519, 8520, 8521, 8522, 8523, 8524, 8525, 8526, 8527, 8528, 8529, 8530, 8531, 8532, 8533, 8534, 8535, 8536, 8537, 8538, 8539, 8540, 8541, 8542, 8543, 8544, 8545, 8546, 8547, 8548, 8549, 8550, 8551, 8552, 8553, 8554, 8555, 8556, 8557, 8558, 8559, 8560, 8561, 8562, 8563, 8564, 8565, 8566, 8567, 8568, 8569, 8570, 8571, 8572, 8573, 8574, 8575, 8576, 8577, 8578, 8579, 8580, 8581, 8582, 8583, 8584, 8585, 8586, 8587, 8588, 8589, 8590, 8591, 8592, 8593, 8594, 8595, 8596, 8597, 8598, 8599, 8600, 8601, 8602, 8603, 8604, 8605, 8606, 8607, 8608, 8609, 8610, 8611, 8612, 8613, 8614, 8615, 8616, 8617, 8618, 8619, 8620, 8621, 8622, 8623, 8624, 8625, 8626, 8627, 8628, 8629, 8630, 8631, 8632, 8633, 8634, 8635, 8636, 8637, 8638, 8639, 8640, 8641, 8642, 8643, 8644, 8645, 8646, 8647, 8648, 8649, 8650, 8651, 8652, 8653, 8654, 8655, 8656, 8657, 8658, 8659, 8660, 8661, 8662, 8663, 8664, 8665, 8666, 8667, 8668, 8669, 8670, 8671, 8672, 8673, 8674, 8675, 8676, 8677, 8678, 8679, 8680, 8681, 8682, 8683, 8684, 8685, 8686, 8687, 8688, 8689, 8690, 8691, 8692, 8693, 8694, 8695, 8696, 8697, 8698, 8699, 8700, 8701, 8702, 8703, 8704, 8705, 8706, 8707, 8708, 8709, 8710, 8711, 8712, 8713, 8714, 8715, 8716, 8717, 8718, 8719, 8720, 8721, 8722, 8723, 8724, 8725, 8726, 8727, 8728, 8729, 8730, 8731, 8732, 8733, 8734, 8735, 8736, 8737, 8738, 8739, 8740, 8741, 8742, 8743, 8744, 8745, 8746, 8747, 8748, 8749, 8750, 8751, 8752, 8753, 8754, 8755, 8756, 8757, 8758, 8759, 8760, 8761, 8762, 8763, 8764, 8765, 8766, 8767, 8768, 8769, 8770, 8771, 8772, 8773, 8774, 8775, 8776, 8777, 8778, 8779, 8780, 8781, 8782, 8783, 8784, 8785, 8786, 8787, 8788, 8789, 8790, 8791, 8792, 8793, 8794, 8795, 8796, 8797, 8798, 8799, 8800, 8801, 8802, 8803, 8804, 8805, 8806, 8807, 8808, 8809, 8810, 8811, 8812, 8813, 8814, 8815, 8816, 8817, 8818, 8819, 8820, 8821, 8822, 8823, 8824, 8825, 8826, 8827, 8828, 8829, 8830, 8831, 8832, 8833, 8834, 8835, 8836, 8837, 8838, 8839, 8840, 8841, 8842, 8843, 8844, 8845, 8846, 8847, 8848, 8849, 8850, 8851, 8852, 8853, 8854, 8855, 8856, 8857, 8858, 8859, 8860, 8861, 8862, 8863, 8864, 8865, 8866, 8867, 8868, 8869, 8870, 8871, 8872, 8873, 8874, 8875, 8876, 8877, 8878, 8879, 8880, 8881, 8882, 8883, 8884, 8885, 8886, 8887, 8888, 8889, 8890, 8891, 8892, 8893, 8894, 8895, 8896, 8897, 8898, 8899, 8900, 8901, 8902, 8903, 8904, 8905, 8906, 8907, 8908, 8909, 8910, 8911, 8912, 8913, 8914, 8915, 8916, 8917, 8918, 8919, 8920, 8921, 8922, 8923, 8924, 8925, 8926, 8927, 8928, 8929, 8930, 8931, 8932, 8933, 8934, 8935, 8936, 8937, 8938, 8939, 8940, 8941, 8942, 8943, 8944, 8945, 8946, 8947, 8948, 8949, 8950, 8951, 8952, 8953, 8954, 8955, 8956, 8957, 8958, 8959, 8960, 8961, 8962, 8963, 8964, 8965, 8966, 8967, 8968, 8969, 8970, 8971, 8972, 8973, 8974, 8975, 8976, 8977, 8978, 8979, 8980, 8981, 8982, 8983, 8984, 8985, 8986, 8987, 8988, 8989, 8990, 8991, 8992, 8993, 8994, 8995, 8996, 8997, 8998, 8999, 9000, 9001, 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## 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



maintain valuation details (view only) - rt2000

search (f2) new (f3) cancel (f7) delete save (f10) change (f11) tasks > forms > links / tags > (f8)

Valno: 07111 187 00 Canceled  
 Status: LIVE Revised: 01 Sep 2013  
 HARRIS, PHILIP OWEN  
 MOI: HARRIS, JOANNE

21 MAR 2006 26 JUN 2014  
 01:18 p.m. 10:11 a.m.  
 x Datacom Solu x Dylan McIntyre  
 NPD Cancel

Parcel: 4370.5 Sue: 4494164 Legals: LOT 52 DPS 27360 Key: NO Certificate Of Title

- QP Occport
- DC D/credit
- DB D/debit
- PY Parent
- DM Debt Management

Road: RUIRIMA RISE House: 7 Unit:  
 Legals: LOT 52 DPS 27360

| Summary  | Year | 2017     |
|----------|------|----------|
| CONJG    |      |          |
| Assesd   |      | 3,650.03 |
| To Invc  |      | 2,737.53 |
| To Clear |      | 2,646.28 |

Values Improvements  
 Capital: 600,000 DWG OBS OI  
 Land: 150,000  
 Improve: 450,000  
 Trees: 0 Area: 0.0889  
 Cert Of Title: Group Code  
 Dwellings: 1

| Balances |  |      |
|----------|--|------|
| Rates    |  | 0.00 |
| Water    |  | 0.00 |
| Total    |  | 0.00 |

Open

Next >>



Parcel ID43706LIVE

Start Date01 JUL 200605 MAR 2014

06:29p.m.06:22p.m.

x Datacom Solu x Datacom Solu

PF: Pfile 4370/0007/000

TypeSURVEYED

Planning Zones

Legal Details

NameLOT 52 DPS 27360

ParcelLOT52Block

PlanDPS27360

DPS

Location Details

Maori Block

Survey District

MeshblockWard

Area Unit

AddressRoad NameHouseUnitSuburb

RURIMA RISE7WHAKATANE

Comments

DPS27360

Sue Number

4494164

Area (ha)0.0889

GIS Area0.0889

Legacy RC ID

Title/parent Plan

Parcel Associations

| Parcel Associati... | Assctn Descripti... |
|---------------------|---------------------|
| BC                  | Building Conse...   |
| CC                  | Contact Centre      |
| DG                  | Dogs                |
| VA                  | Valuations          |



# LIM Services 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: Placenames 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

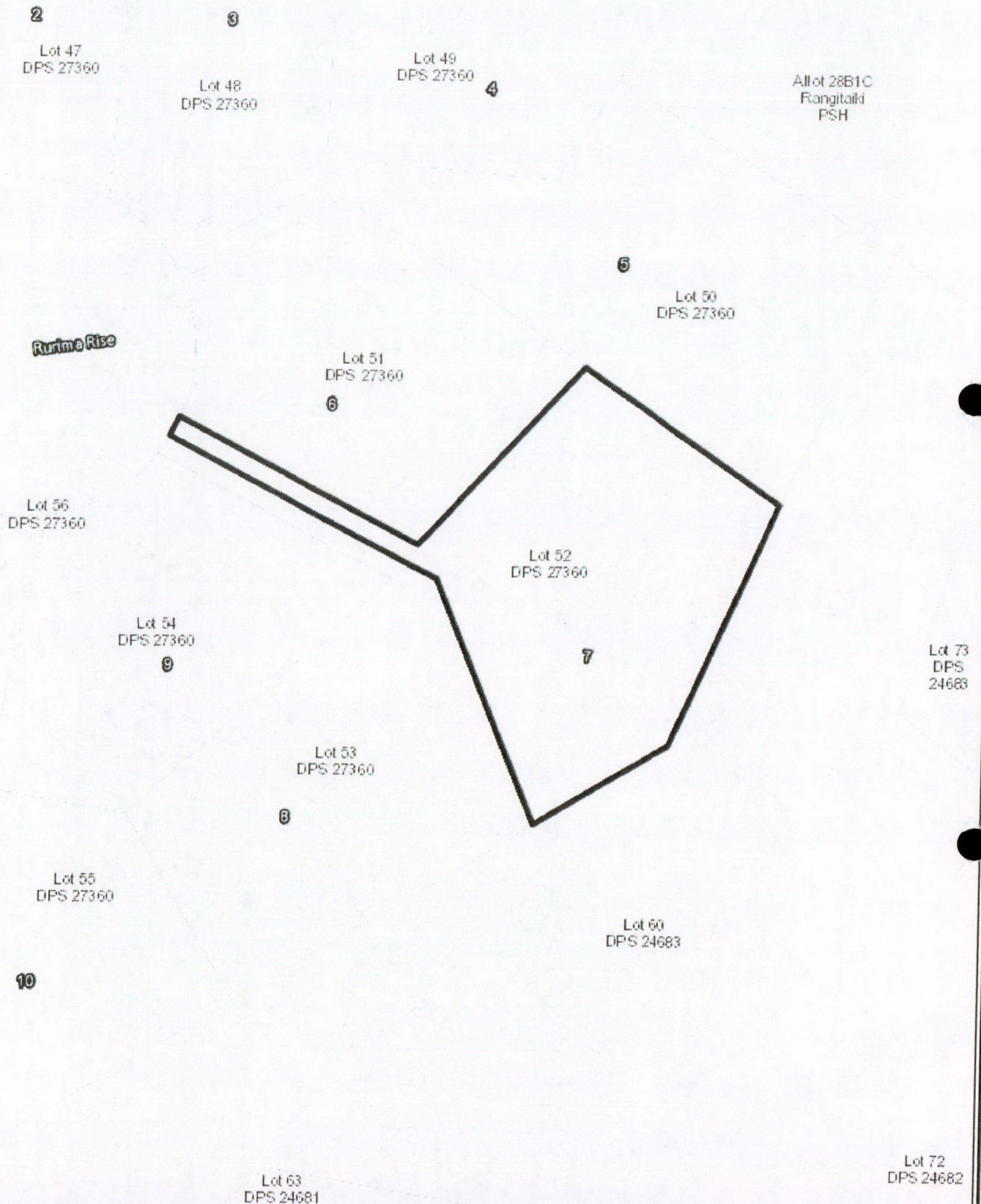
Prepared By:





# LIM Property 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 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

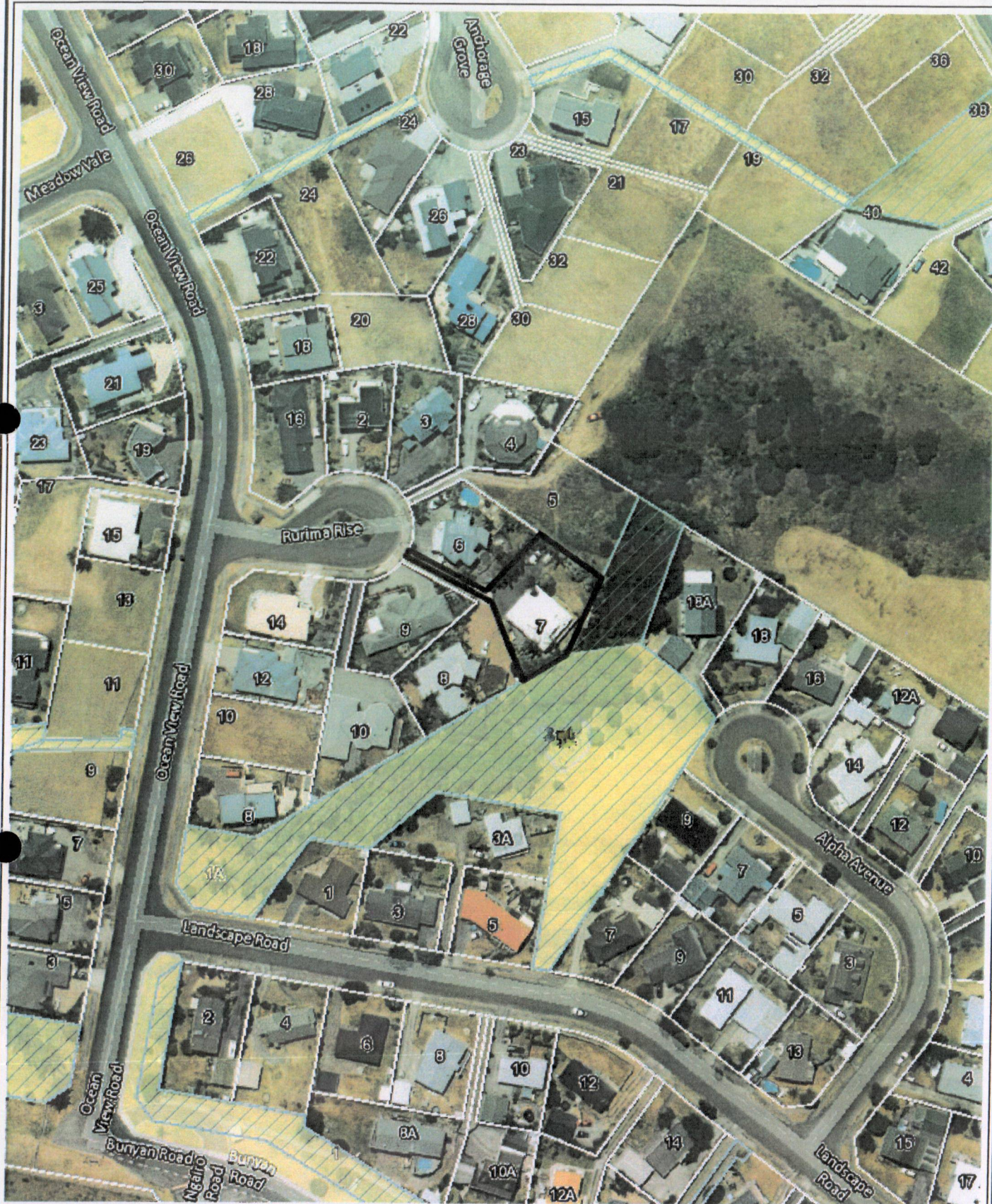
Prepared By:





# 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 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 1:1,500

76.2 0 76.2 Meters

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

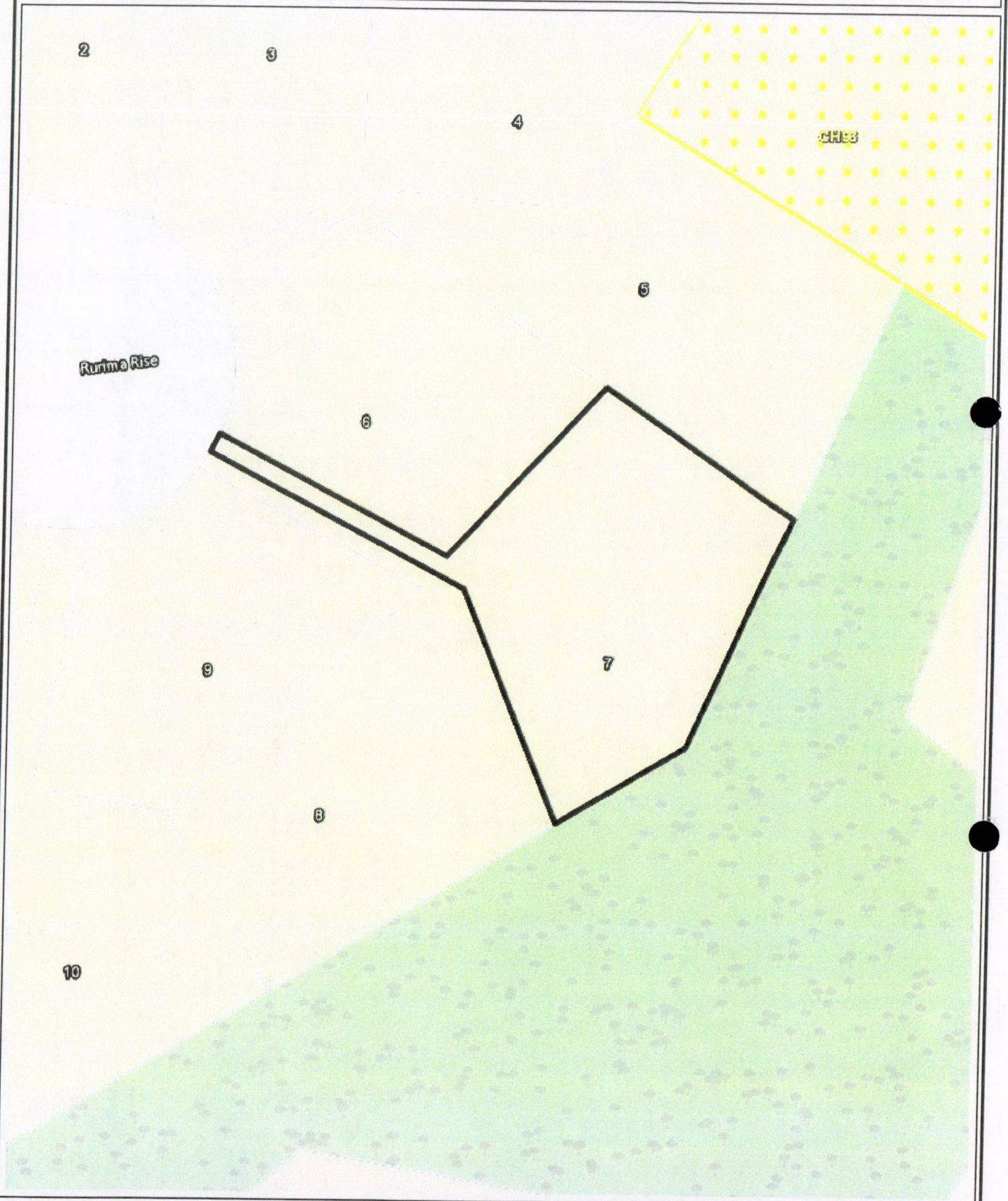
Prepared By:





# Proposed District Plan 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: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. \*Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

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

Prepared By:





# Water Meter Map

Date Printed: 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 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






## Community Facility Assets

### Asset Type

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

## Council Owned Buildings


### Building Type

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

## Land

-  Council Owned/Administered Land












## Assets

-  Asset Boundaries











# LIM Proposed District Plan Legend





## Coastal Hazards

-  2060 Erosion Risk Zone
-  2100 Erosion Risk Zone
-  Current Erosion Risk Zone
-  103.3m Moderate Inundation Risk Zone
-  103.6m Moderate Inundation Risk Zone
-  104.0m Moderate Inundation Risk Zone
-  104.1m Extreme Inundation Risk Zone
-  104.55m Extreme Inundation Risk Zone
-  104.7m Extreme Inundation Risk Zone
-  Variable Extreme Inundation Risk Zone
-  Variable ERZ Levels







## Landscape Natural & Cultural Features

-  Significant Specimen Trees
-  Ridgeline
-  Esplanade Water Body
-  Cultural & Built Heritage Sites
-  Cultural & Built Heritage Sites
-  Outstanding Natural Feature and Landscape
-  Significant Amenity Landscape
-  Significant Indigenous Biodiversity Site




















## Hazards

-  Natural Hazard (NHaz4)
-  Natural Hazard
-  Overland Flow Paths
-  Mill Waste Contaminated Site



















## Misc Features

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

## Built Features

-  Amenity Building Line
-  Indicative service lane
-  Pedestrian Street
-  Restricted Vehicle Access
-  Road Widening
-  Limited Access Road
-  Railway
-  State Highway
-  District Arterial Roads
-  Proposed Designation
-  Designation
-  Town Centre Boundary
-  12m Height Restriction
-  Key Urban Space
-  Strand Character Area
-  River Greenway Concept
-  Gas Transmission Pipeline Corridor
-  High Voltage Electrical Transmission Line
-  High Voltage Electrical Transmission Corridor

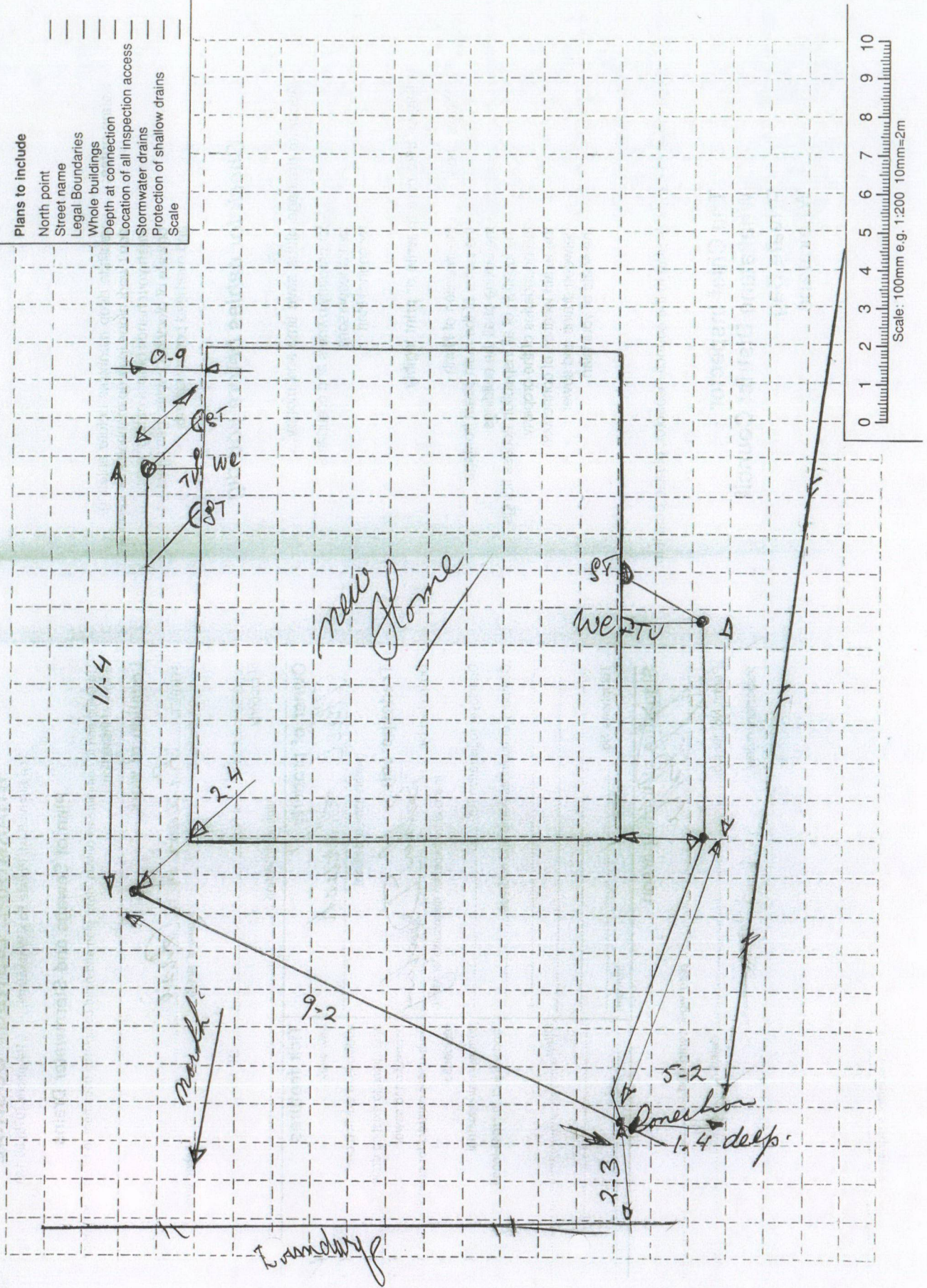
## Planning Zones

-  Active Reserve
-  Business Centre
-  Coastal Protection (CPZ)
-  Commercial
-  Community and Cultural
-  Deferred Residential
-  Education
-  Industrial
-  Large Format Retail
-  Light Industrial
-  Mixed Use
-  Residential
-  Rural Coastal
-  Rural Foothills
-  Rural Ohwiwa
-  Rural Plains
-  Urban Living
-  Statutory Acknowledgements



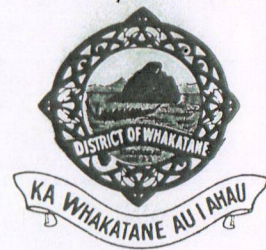
Plans to include

- North point
- Street name
- Legal Boundaries
- Whole buildings
- Depth at connection
- Location of all inspection access
- Stormwater drains
- Protection of shallow drains
- Scale





# 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.

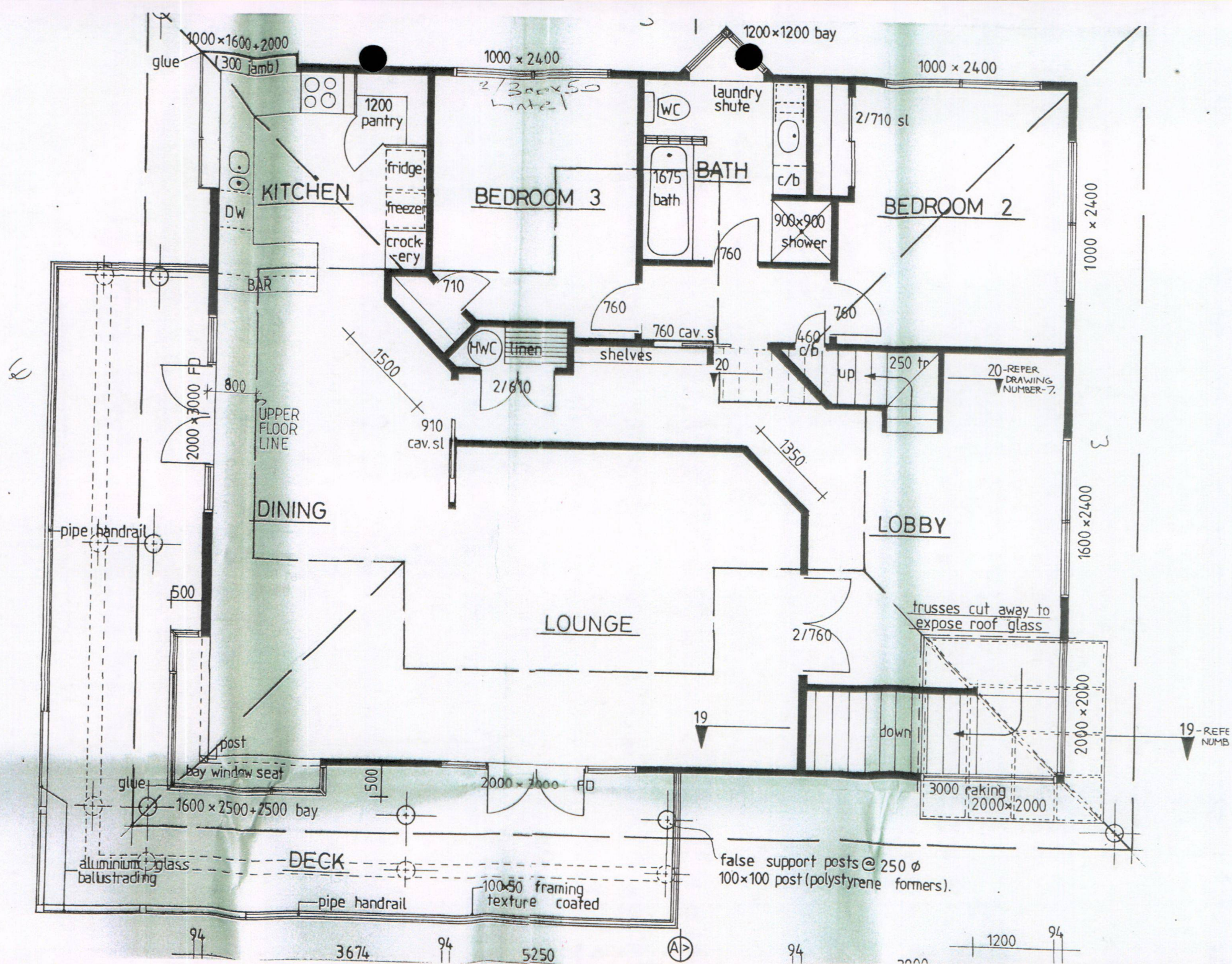
Name: ..... *X. Belshaw* .....

Position: ..... *Bldg Assistant* ..... DATE: Wed Feb 19 1997

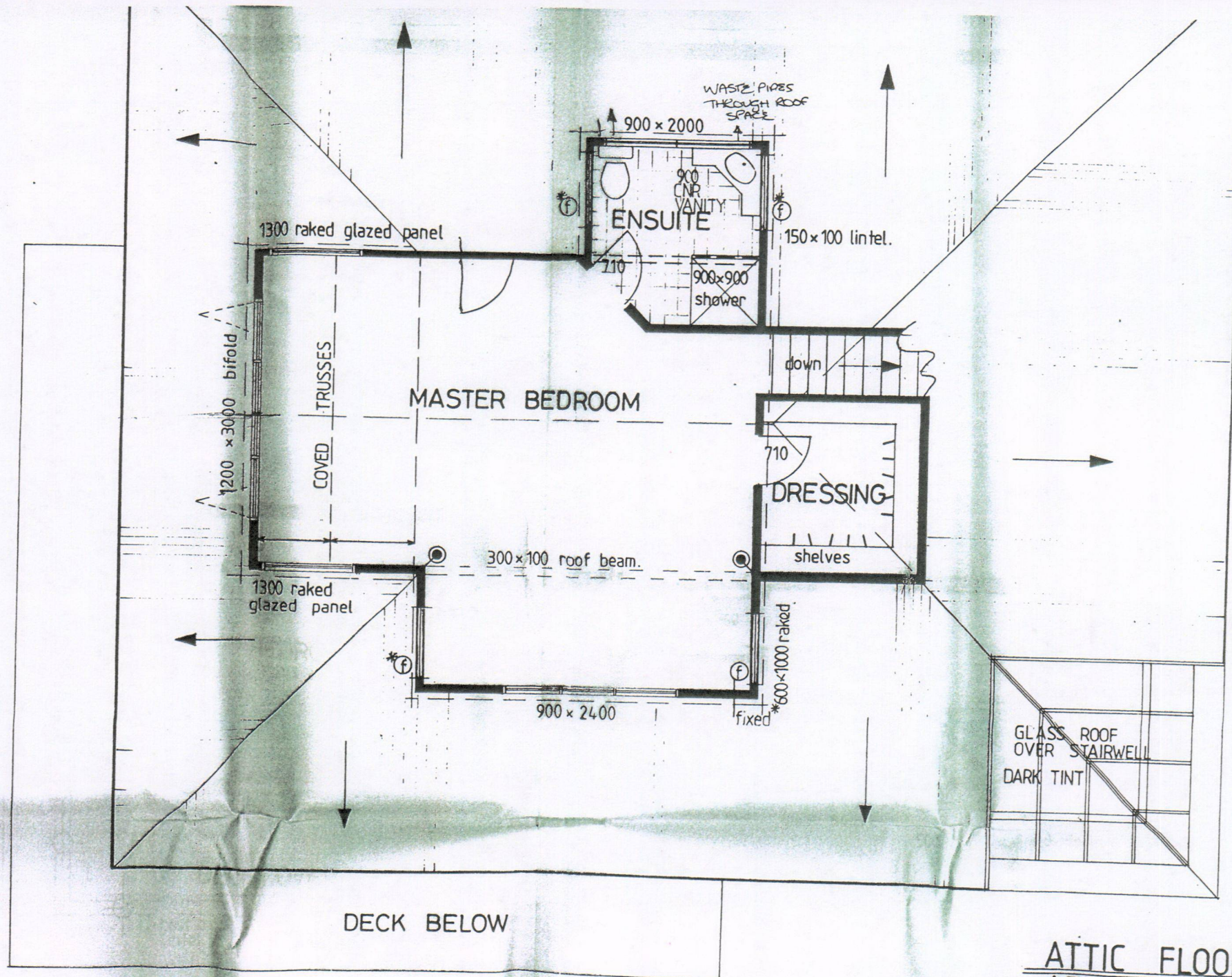


Environmental Services Department







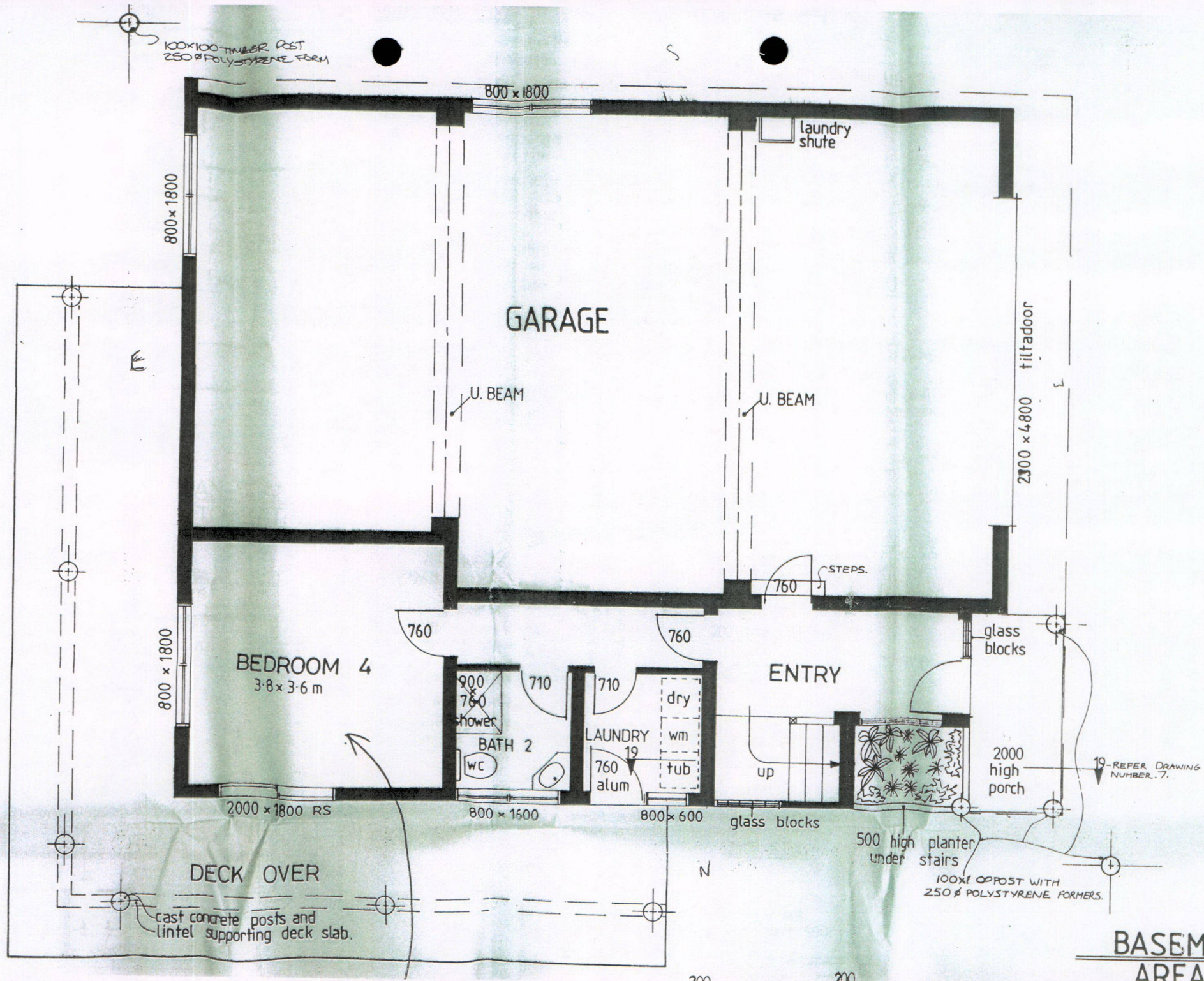


ATTIC FLOOR  
AREA 51.74m

drawing number. 3

MR MRS. P. HARRIS









# Application for Land Information Memorandum

Address all correspondence to :

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

|                   |                      |              |               |
|-------------------|----------------------|--------------|---------------|
| First Name        | Joanne               | Surname      | Harris        |
| House/Unit Number | 7                    | Street       | Rurima Rise   |
| RD Number         |                      | Suburb/Area  | Coastlands    |
| Town              | Whakatane            | Post Code    |               |
| Home Phone        | 07 3084745           | Mobile Phone | 021 220 43 23 |
| Email Address     | pjharrisnz@gmail.com |              |               |

How would you like to receive your LIM?

☒ Email *& Pickup.* ☐ Email to Solicitor (email address required)

Solicitor's Email Address

Solicitor's Name

Please issue a Land Information Memorandum for the following property:

|                              |                                    |       |  |
|------------------------------|------------------------------------|-------|--|
| Street Address/Location      | 7 Rurima Rise Coastlands Whakatane |       |  |
| Legal Description:           |                                    |       |  |
| Lot                          |                                    | DP(S) |  |
| or Flat                      |                                    | DP(S) |  |
| Valuation Roll No (if Known) |                                    |       |  |

Property category (please tick appropriate box)

☒ Residential ☐ Rural / Lifestyle ☐ Commercial ☐ Industrial ☐ Vacant Land

Owned by: Philip & Joanne Harris

Proposed Purchasers:

Settlement date:

Signed / Date

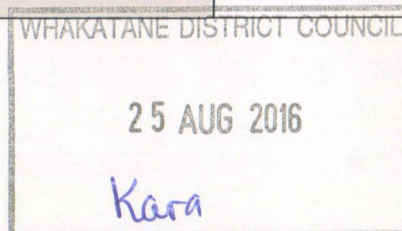
Fee: Residential Property/Rural Property used predominantly for farming and rural purposes \$200 (including GST)

OR Business/Rural Property used for commercial or industrial use \$300 (including GST)

Please refer to Information page overleaf

|                     |               |         |            |       |
|---------------------|---------------|---------|------------|-------|
| For Office Use only | Date received | 25/8/16 | Receipt No | 35608 |
|---------------------|---------------|---------|------------|-------|

Email and pick up please



A 1107420

SCANNED



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. An application form is on the back of this form for your use.

Complete the form; attach a cheque for the amount of \$200 or \$300 (including GST) and either deliver to:

Customer Services  
Ground Floor  
Whakatane District Council  
Commerce Street  
WHAKATĀNE

or mail to:

Whakatāne District Council  
Private Bag 1002  
WHAKATANE

ATTENTION: LIM Co-Ordinator

## HOW LONG WILL A LIM TAKE TO PROCESS?

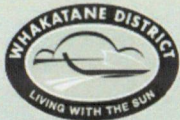
The Whakatane District Council has ten (10) working days from date of receipt to action and complete a LIM. **The days between 25 December and 15 January are not deemed to be working days and technically should not be considered as part of the 10 working day LIM processing timeframe.**

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 may not proceed until such time as all information requested has been received by Council.

## OTHER INFORMATION

A hard copy may be available upon request. Charges as outlined in Council's current Fees and Charges document under "Photocopy Charges" will apply.





## 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 | 7         | Street      | Rurima Rise |
| RD Number         |           | Suburb/Area |             |
| Town              | Whakatane |             |             |
| Lodgement Date    | 25/08/16  |             |             |
| DUE DATE          | 8/09/16   |             |             |

| Department                            | Date to Dept | Actual Date | Time & Initials to complete / review draft | Time spent on editing | Time spent to finalise document |
|---------------------------------------|--------------|-------------|--|-----------------------|---------------------------------|
| LIM Co-ordinator                      | 25/08/16     | 1/09/16     | KD 12045                                   |                       |                                 |
| Planning                              |              | 5/9/16      | LW 15                                      |                       |                                 |
| Building                              |              | 6.9.16      | PH 15                                      |                       |                                 |
| Environmental Health/Liquor Licensing |              |             |  |                       |                                 |

### Other Notes:

Paul does the letter re: window glass need to be included? Yes.



| INSTRUCTIONS FOR COMPLETION OF LIM |  |
|------------------------------------|--|
| 1.                                 | Valuation number is written as, eg. 1234/122.00A |
| 2.                                 | GIS Number is written as, eg, 1245/1234/123      |

| PROPERTY ADDRESS  |     |    |          |
|---|-----|----|----------|
|   |     |    |          |
|   |     |    |          |
| Valuation number  |     |    |          |
| GIS No  |     |    |          |
| DRAFT COMPLETION CHECKLIST – HAVE YOU DONE THE FOLLOWING?   | YES | NO | COMMENTS |
| Printed LIM Maps?   |     |    |          |
| Printed Legends for Maps?                                   |     |    |          |
| Noted any culture / community facility sites?               |     |    |          |
| Printed and included the RID and Parcel screenshots?        |     |    |          |
| Checked the Flood Spreadsheet?                              |     |    |          |
| Checked the Minimum Floor Height is correct?                |     |    |          |
| Filled out the Building and Planning sections?              |     |    |          |
| Copied and included RC and BC plans?                        |     |    |          |
| Entered the correct amount of time you spent on this draft? |     |    |          |
| Updated the LIM Spreadsheet?                                |     |    |          |

You may now send this draft to the next department.



**Address all correspondence to:**

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

|  |           |               |             |
|--|-----------|---------------|-------------|
| <b>DATE OF ISSUE</b>   |           |               |             |
| <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>  |           |               |             |
| House/Unit Number  | 7         | Street        | Rūrima Rise |
| RD Number  |           | Suburb/Area   |             |
| Town   | Whakatāne | Post Code     | 3120        |
| <b>5 AREA</b>  |           |               |             |
| 889m <sup>2</sup> (more or less)   |           |               |             |
| <b>6 ZONING</b>  |           |               |             |
| Residential under the Proposed Whakatane District Plan   |           |               |             |
| <b>ATTACHMENTS</b>   |           |               |             |
| <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <ul style="list-style-type: none"> <li>✓ Certificate of Title</li> <li>✓ Legal Description Map</li> <li>✓ Underground Services Map</li> <li>✓ Permit(s) and Consent(s)</li> <li>✓ Floor Plan(s)</li> </ul> </div> <div style="width: 50%;"> <ul style="list-style-type: none"> <li>✓ Keys to Map</li> <li>✓ District Plan Map(s)</li> <li>✓ Community Facilities Map</li> <li>✓ Drainage Plan</li> </ul> </div> </div> |           |               |             |

| 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  | This property is located within a high wind zone.  |
| • 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 adjoins 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                                | <p>This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</p> <p>This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</p> |
| <b>8 SERVICES</b>   | <b>COMMENTS</b>  |
| • 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   |
| <b>9 RATES</b>  | <b>COMMENTS</b>  |
| • Year ending 30.6.2017                                     | \$3,650.03   |
| • Number of instalments                                     | 4  |
| • Date of next instalment                                   | 25 November 2016   |
| • Current balance or arrears                                | \$0.00   |
| • Date of valuation   | September 2013   |
| • Land value  | \$150,000  |
| • Capital value   | \$600,000  |
| <b>10 WATER</b>   | <b>COMMENTS</b>  |
| • Annual water supply charge                                | \$197.48   |
| • Last reading date   | 25 May 2016  |
| • Consumption   | 79m <sup>3</sup>   |



\* Copy attached of correspondence relative to damaged gear.



|  |   |                |  |
|--|---|----------------|--|
| • Amount   | \$198.73  |                |  |
| • 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> ✕  |   |                |  |
| No information available   |   |                |  |
| <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 sewer line runs along Row serving this property.                                    |   |                |  |
| No information available   |   |                |  |
| 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 Councils 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>   |                          |

Nick Fowler  
Manager Building and Monitoring