



## 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	LD 10/45		
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.

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<b>DATE OF ISSUE</b>	
<b>GIS NO</b>	4370/0007/000
<b>VALUATION NUMBER</b>	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 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	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>

• 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>			
No information available			
Council sewer line / runs along Row serving this property.			
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		

\* Copy attached of correspondence relating to damaged grazing.

(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>	

Nick Fowler  
Manager Building and Monitoring