

Valuation Number: 07242/020.00  
GIS: 1390/0049/000

27<sup>th</sup> March 2025

Laura & Peter Reeve

[Dee.quin@pb.co.nz](mailto:Dee.quin@pb.co.nz)

**Delivery Method:** E-mail

**LAND INFORMATION MEMORANDUM — 49 HARBOUR ROAD, ŌHOPE.**

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 27<sup>th</sup> March 2025 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum, please contact [LIM@whakatane.govt.nz](mailto:LIM@whakatane.govt.nz).

Yours faithfully



Cody Stainthorpe  
LIM Co-ordinator

**Address all correspondence to:**

Chief Executive, Whakatāne District Council, Private Bag 1002, Whakatāne 3158 | Phone 07 306 0500 | [info@whakatane.govt.nz](mailto:info@whakatane.govt.nz)

<b>DATE OF ISSUE</b>	27 <sup>TH</sup> MARCH 2025		
<b>VALUATION NUMBER</b>	07242/020.00	<b>GIS NUMBER</b>	1390/0049/000
<b>1 NAME OF PROPRIETOR</b>			
Peter James Reeves & Laura Catherine Reeves			
<b>2 LOCATION</b>			
49 Harbour Road, Ōhope			
<b>3 LEGAL DESCRIPTION</b>			
Lot 2 Deposited Plan South Auckland 8517			
<b>4 PHYSICAL DESCRIPTION</b>			
<b>House/Unit Number</b>	49	<b>Street</b>	Harbour Road
<b>RD Number</b>		<b>Suburb/Area</b>	Ōhope
<b>Town</b>	Whakatāne	<b>Post Code</b>	3121
<b>5 AREA</b>			
809m <sup>2</sup> (more or less)			
<b>6 ZONING</b>			
General Residential Zone under the Whakatāne District Plan			
<b>ATTACHMENTS</b>			
<ul style="list-style-type: none"> <li>Record of Title</li> <li>Legal Description Map</li> <li>Culture and Heritage Map</li> <li>Underground Services Map</li> <li>Permit(s) and Consent(s)</li> <li>Resource Consent decision letter(s)</li> <li>Keys to Map</li> <li>District Plan Map(s)</li> <li>Community Facilities Map</li> <li>Drainage Plan</li> <li>Floor Plan(s)</li> <li>Easement Instrument(s)</li> </ul>			

7 SPECIAL FEATURES	COMMENTS
• 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
• Subsidence	No information available
• Falling debris	No information available
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Potential erosion	No information available
• Inundation	No information available

<ul style="list-style-type: none"> <li>Wind Zone</li> </ul>	<p>Please refer to <a href="#">BRANZ</a> for wind zone information.</p> <p>For building work on this property, the wind and corrosion zones should be confirmed at the time of design.</p>
<ul style="list-style-type: none"> <li>Fill (compacted/uncompacted)</li> </ul>	No information available
<ul style="list-style-type: none"> <li>Drainage restrictions</li> </ul>	No information available
<ul style="list-style-type: none"> <li>Hazardous contaminants, including dangerous goods</li> </ul>	No information available
<ul style="list-style-type: none"> <li>Historic sites</li> </ul>	<p>The property has a recorded archaeological/wahi tapu/historic site in the vicinity, please refer to the attached Culture and Heritage Map for the location of the site.</p> <p>Further information may be available from Heritage NZ Pouhere Taonga. The archaeological/wahi tapu/historic 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 Whakatāne District Council to undertake some activities within the identified site.</p>
<ul style="list-style-type: none"> <li>Reserves (existing/proposed)</li> </ul>	This property is within the vicinity of Council-owned and maintained land; please refer to the Community Facilities Map for the locations.
<ul style="list-style-type: none"> <li>Bay of Plenty Regional Council</li> </ul>	No information available
<ul style="list-style-type: none"> <li>Easements</li> </ul>	Please refer to the attached Record of Title to confirm whether any easements exist over this property.
<ul style="list-style-type: none"> <li>Other legal restrictions (eg, building line restrictions)</li> </ul>	Please refer to the attached Record of Title.
<ul style="list-style-type: none"> <li>Highlighted District Plan Provisions</li> </ul>	<p>The property or part of the property is located within the Extreme Level 1 fire risk area. For development of habitable buildings please refer to Rule NH-R36 of the <a href="#">Whakatāne District Plan</a> for further information.</p> <p>See <a href="#">Whakatāne District Plan</a> for further information.</p>
<ul style="list-style-type: none"> <li>Any other special features</li> </ul>	<p>This site is located within Earthquake Zone 3 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> <p>This site is located in the (Ōhope) Tsunami Evacuation area. In the case of a Tsunami, please refer to the <a href="#">Bay of Plenty Civil Defence</a> website for zone mapping.</p> <p>There are various known active earthquake fault lines in the Whakatāne District. Please refer to the GNS Science mapping for further information <a href="http://data.gns.cri.nz/af/">http://data.gns.cri.nz/af/</a>.</p> <p>Information on natural hazards which impact the Bay of Plenty region can be viewed here:</p> <p><a href="http://gis.boprc.govt.nz/story-series/index.html?appid=351747f1ca8347c483371b822198bba8">http://gis.boprc.govt.nz/story-series/index.html?appid=351747f1ca8347c483371b822198bba8</a></p> <p>For specific site details, please consult a geotechnical engineer.</p> <p>The Earthquake Commission has developed the "Natural Hazards Portal" that lists past EQCover Claims. You can access the portal here <a href="https://www.naturalhazardsportal.govt.nz/s/">https://www.naturalhazardsportal.govt.nz/s/</a>. Please note that this information is managed by the Commission and not Whakatāne District Council.</p>
<b>8 SERVICES</b>	<b>COMMENTS</b>
<ul style="list-style-type: none"> <li>Stormwater</li> </ul>	There is no public stormwater piping 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 roadside channel where permitted.
<ul style="list-style-type: none"> <li>Sewer</li> </ul>	This property is connected to the public sewerage reticulation system.

• Water	Metered Supply
• Trade Waste Consent	No
<b>9 RATES</b>	<b>COMMENTS</b>
Whakatāne District Council's rating assessment is below. For <a href="#">regional rating information</a> , please contact the Bay of Plenty Regional Council.	
• Year ending 30 June 2025	\$4,996.33
• Number of instalments	4
• Date of next instalment	23 <sup>rd</sup> May 2025
• Current balance or arrears	\$0.00
• Date of valuation	September 2022
• Land value	\$600,000
• Capital value	\$1,230,000
<b>10 WATER</b>	<b>COMMENTS</b>
• Annual water supply charge	\$229.58
• Last reading date	12 <sup>th</sup> September 2024
• Consumption	63 m <sup>3</sup>
• Amount	\$325.81
• Current balance or arrears	\$0.00
<b>11 BUILDINGS</b>	
<b>(a) Details of Building Permits</b>	
<b>Date</b>	<b>Permit No</b>
10 <sup>th</sup> February 1964	A050437
7 <sup>th</sup> October 1985	C065596
<b>Project</b>	
Dwelling	
Additions and Alterations	
<b>(b) Details of Building Consents</b>	
No information available	
<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>	
S.72 Resource Consent Subdivision dated 23 <sup>rd</sup> May 1979 (copy of decision letter attached)	
<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>	
Easement Certificate H596490.3; copy attached.	
<b>(d) Details of Conditions Affecting the Use of Land</b>	
No information available	



Minimum Platform Level	<p>Should redevelopment of the site be proposed, a site-specific minimum building platform may have to be established in accordance with the flood level advice from the Bay of Plenty Regional Council. You can obtain this advice from: <a href="https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/">https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/</a>.</p> <p>If no flood level is advised, then the required building platform level will be in accordance with the New Zealand Building Code.</p>	
<b>13 INFORMATION NOTIFIED TO COUNCIL BY A 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 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>A copy of the <a href="#">Whakatāne District Plan</a> 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. If you have a specific proposal for development of the property, then you may wish to consider professional planning or legal advice concerning this.</p> <p>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 roads, 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 2018-2028.</p> <p>Aerial photographs attached as part of this LIM should not be relied upon when determining the property boundaries. A surveyor should be engaged should the users of this LIM wish to determine the boundaries of this property.</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 Whakatāne 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 peruse 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> <p><b>The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council if there are any concerns.</b></p>		

A handwritten signature in black ink, appearing to be 'Cody Stainthorpe', written in a cursive style.

Cody Stainthorpe  
LIM Co-ordinator



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** SA3A/263  
**Land Registration District** South Auckland  
**Date Issued** 17 March 1964

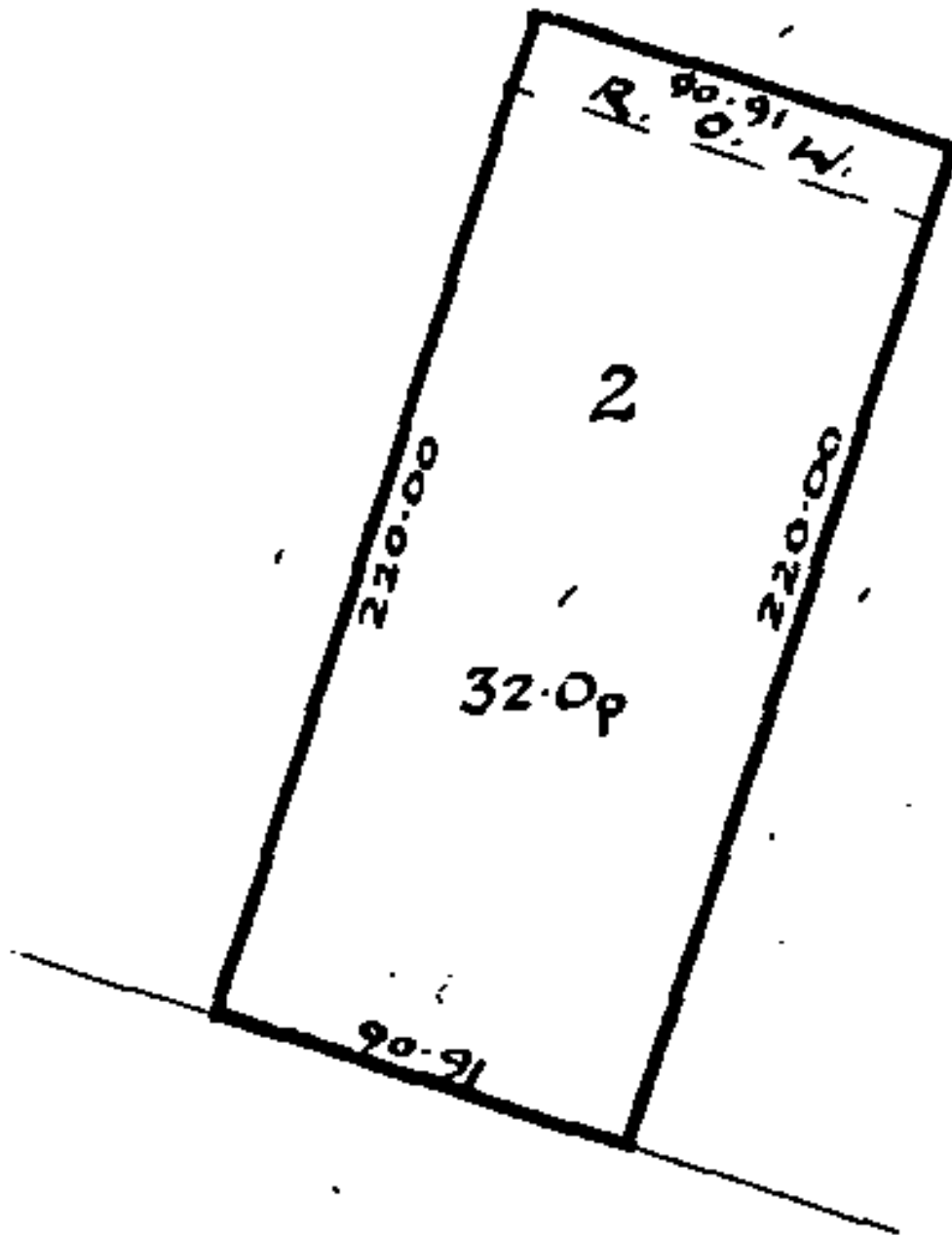
**Prior References**  
SA2B/141

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**Estate** Fee Simple  
**Area** 809 square metres more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland 8517  
**Registered Owners**  
Peter James Reeves and Laura Catherine Reeves

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**Interests**  
Appurtenant hereto are rights of way specified in Easement Certificate H596490.3 - 21.6.1985 at 2.15 pm  
12912531.3 Mortgage to Bank of New Zealand - 12.1.2024 at 2:16 pm



H596490.3 EC

Approved by the District Land Registrars: North Auckland 4221/75, South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776, Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1, Wellington A038045, Westland 45629.

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

WE, WALLIS JAMES ROGER formerly of Auckland, Commercial Traveller but now of Ohope, Commercial Traveller and IAN DAVID PARK ROGER of Hamilton, Company Director, ~~Rachel Crawford Smith of Whakatane mechanic draughtsman and Arlene Smith his wife, Albert George Porteous of Taupo retired and Jacqueline Mary Porteous his wife, George Telford Austin of Wellington company director, and Gwendolyn Gray Austin his wife, Ronald James Wylie of Whakatane chemist and June Wylie his wife.~~

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at HAMILTON on the

day of 19 85 under No. S35495 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO.

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Rights of Way and Drainage	) part Lot 3	"A"	Lots 4 and 5	2D/400- <del>505</del> 2D/1387 3A/263 2A/1223 32C/916 DPS 8517 3A/263 2D/1387 DPS 8517 5A/1223 2D/760
	) part Lot 4	"B"	Lots 3 and 5	
	) part Lot 5	"C"	Lots 3 and 4	
	) part Lot 4	"D"	Lot 5	
	) part Lot 5	"E"	Lot 4	
	) part Lot 9	"F"	Lots 10 and 11	
	) part Lot 10	"G"	Lots 9 and 11	
	) part Lot 11	"H"	Lots 9 and 10	
	) part Lot 9	"I"	Lot 10	
	) part Lot 10	"J"	Lot 9	
Drainage	) part Lot 6	"M"	Lots 3, 4 and 5	DPS 8517 3A/263 2D/1387 DPS 8517 5A/1223 2D/760
	) part Lot 9	"F"	Lots 3, 4 and 5	
	) part Lot 10	"G"	Lots 3, 4 and 5	
Sewage Right of Way	) part Lot 2	"N"	Lot 1	
	) part Lot 9	"F" & "I"	Lots 1, 2, 3 and 4	
	) part Lot 10	"G", "J" & "K"	Lots 1, 2, 3 and 4	
	) part Lot 9	"L"	Lots 3 and 4	

N.B. On no account should this margin be used

N.B. On no account should this margin be used

*State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.*

1. Rights and powers:

The rights of way over part Lot 10 D.P.S. marked "K" and part Lot 9 D.P.S. marked "L" in favour of the registered proprietors of Lots 1, 2, 3 and 4 D.P.S. 8517 (in the case of the said Lot 10) and the registered proprietors of the said Lots 3 and 4 D.P.S. 8517 (in the case of the said Lot 9), their tenants agents servants workmen licencees and invitees shall be restricted to the purpose of giving pedestrian access only to the said dominant tenements or any part or parts thereof, these rights being in substitution for those set out in the seventh schedule to The Land Transfer Act 1952.

*N.B. On no account should this margin be used*

*N.B. On no account should this margin be used*

SIGNED by RODNEY CRAWFORD SMITH )  
 and ARLENE SMITH the registered )  
 proprietors of Lot 1 D.P.S.8517 )  
 comprised in Certificate of )  
 Title 2D/1387 (South Auckland )  
 Registry) )

*R.B. Smith*  
*Arlene Smith*

*[Signature]*  
*Solentia*  
*Whakatare*

SIGNED by ALBERT GEORGE PORTEOUS )  
 and JACQUELINE MARY PORTEOUS the )  
 registered proprietors of Lot 2 )  
 D.P.S.8517 comprised in )  
 Certificate of Title 3A/263 )  
 (South Auckland Registry) )

*A.G. Porteous*  
*J.M. Porteous*

*[Signature]*  
*Solentia*  
*Whakatare*

SIGNED by GEORGE TELFORD AUSTIN )  
 and GWENDA MAY AUSTIN the )  
 registered proprietors of Lot 3 )  
 D.P.S.8517 comprised in )  
 Certificate of Title 5A/1223 )  
 (South Auckland Registry) )

*G.T. Austin*  
*G.M. Austin*

*[Signature]*  
*Solentia*  
*Whakatare*

SIGNED by RONALD JAMES WYLIE )  
 and JUNE WYLIE the registered )  
 proprietors of Lot 4 Deposited )  
 Plan S.8517 comprised in )  
 Certificate of Title 2D/760 )  
 (South Auckland Registry) )

*R. Wylie*  
*J. Wylie*

*[Signature]*  
*Solentia*  
*Whakatare*

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

The cost of maintaining in good order repair and condition the easements hereinbefore specified shall be paid by the registered proprietors of the dominant tenements, each registered proprietor contributing a fair proportion <sup>according to</sup> to use, the proportion in case of difference to be ascertained by a single arbitrator under the provisions of The Arbitration Act 1908 and its amendments.

N.B. On no account should this margin be used

N.B. On no account should this margin be used

Dated this 5th day of March 1985.

Signed by the above-named

WALLIS JAMES ROGER

in the presence of

Witness:

Macquell

Occupation Solicitor

Address Wakaitane

Signed by the abovenamed IAN  
DAVID PARK ROGER in the  
presence of :-

Macquell  
Solicitor  
Wakaitane

W. Roger

I. V. Roger



# EASEMENT CERTIFICATE

**IMPORTANT:** Registration of this certificate does not of itself create any of the easements specified herein.

Correct for purposes of the Land Transfer Act

*McAgnell*

(Solicitor for) the registered proprietor

~~The easements referred to  
herein when created will be  
subject to Section 309(1)(c)  
Local Government 1974  
Deleted 21/11/1986  
AK~~

N.B. On no account should this margin be used

Particulars entered in the Register as shown in the schedule of land herein on the date and the time stamped below



PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY SOUTH AUCKLAND  
ASST. LAND REGISTRAR *O. Hara*

320/1976

20/7/60

20/1/387

34/263

54/1/223

N.B. On no account should this margin be used 21 JUN 85 H 596490 3

Hamerton & Chappell  
Solicitors  
Whakatane

## RID DOCUMENT

**Date:** 19 March 2025

**Valuation Number:** 07242 020 00

**Location:** 49 HARBOUR ROAD

**Legal Description:** LOT 2 D P S 8517 -PT SUBJ TO R/W-

**Area (Ha):** 0.0809

**Valuation Date:** 1 September 2022

	Normal Values	Special Values (if applicable)
Land Value:	600,000	
Improve Value:	630,000	
Capital Value:	1,230,000	
Tree Value:	0	

### Contiguous Property:

**2025 Year's Assessed Rates:** 4,996.33

**Instalment 1:** 20 Sep 2024

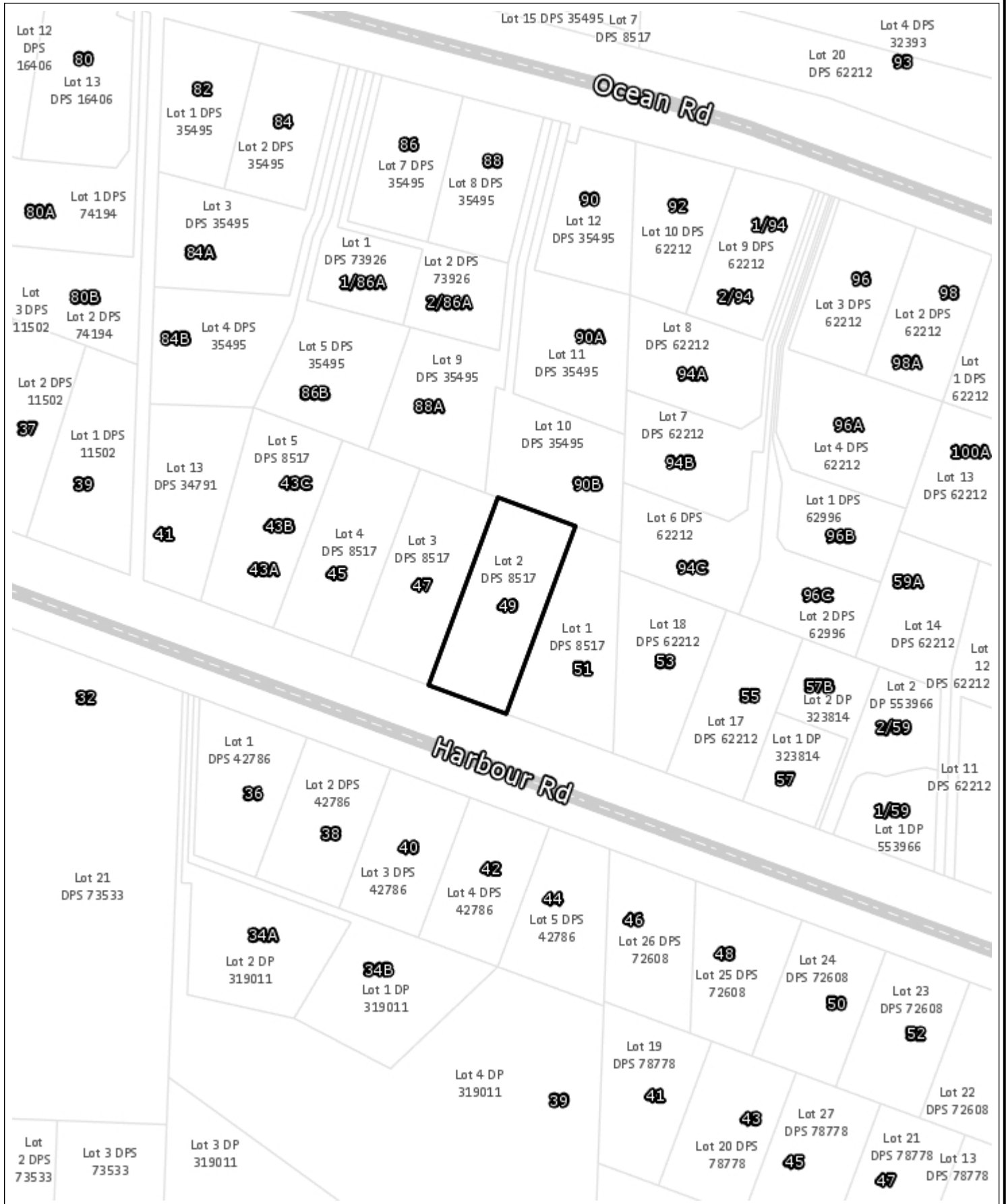
**Instalment 2:** 22 Nov 2024

**Instalment 3:** 21 Feb 2025

**Instalment 4:** 23 May 2025

# Property Map

Date Printed: 19 March 2025



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: 1,128

57.3 0 57.3 Meters

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

Prepared By:





# Services Map

Date Printed: 19 March 2025



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SCALE 1: 1,128

57.3 0 57.3 Meters

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

Prepared By:





# Culture and Heritage Map

Date Printed: 19 March 2025



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SCALE 1: 1,128

57.3 0 57.3 Meters

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

Prepared By:





# Community Facilities Map

Date Printed: 19 March 2025



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SCALE 1: 1,128

57.3 0 57.3 Meters

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

Prepared By:





# Operative District Plan A-Side Map

Date Printed: 19 March 2025



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: 1,128

57.3 0 57.3 Meters

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

Prepared By:





# Operative District Plan B-Side Map

Date Printed: 19 March 2025



Special Purpose  
- Coastal  
Protection Zone

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.



Prepared By:









# Legend (Page 1)

## Water Supply





### Back Flow Preventer

-  Three Waters
-  Other Owner











### Hydrant

-  Three Waters
-  Other Owner



### Meter

-  Bulk Meter - Three Waters
-  Customer Meter - Three Waters
-  Bulk Meter - Other Owner
-  Customer Meter - Other Owner



### Valve

-  Air Release - Three Waters
-  Control Valve - Three Waters
-  Isolation Valve - Three Waters
-  Isolation Valve Closed - Three Waters
-  Non Return Valve - Three Waters
-  Air Release - Other Owner
-  Control Valve - Other Owner
-  Isolation Valve - Other Owner
-  Isolation Valve Closed - Other Owner
-  Non Return Valve - Other Owner







### Pump Station

-  Three Waters
-  Other Owner



### Bore (Source)

-  Three Waters
-  Other Owner



### Bore (BOPRC)

-  Node
-  Three Waters
-  Other Owner
-  Toby
-  Three Waters
-  Other Owner



### Sampling Point

-  Three Waters
-  Other Owner



### Data Logger

-  Three Waters
-  Other Owner



### Connection

-  Three Waters
-  Other Owner



### Main

-  Three Waters
-  Other Owner



### Rider Main

-  Three Waters
-  Other Owner

### Reservoir



-  Three Waters
-  Other Owner

### Facility



-  Three Waters
-  Other Owner

## Waste Water



### Valve

-  Three Waters
-  Other Owner



### Pump Station

-  Three Waters
-  Other Owner



### Node

-  Three Waters
-  Other Owner



### Miscellaneous

-  Three Waters
-  Other Owner



### Manhole

-  Three Waters
-  Other Owner



### Outlet

-  Three Waters
-  Other Owner



### Sampling Point

-  Three Waters
-  Other Owner



### Data Logger

-  Three Waters
-  Other Owner



### Connection

-  Three Waters
-  Other Owner



### Main

-  Three Waters
-  Other Owner

### Riser Main



-  Three Waters
-  Other Owner

### Facility (pond)



-  Three Waters
-  Other Owner

## Stormwater



### Inlet

-  Three Waters
-  Other Owner



### Node

-  Three Waters
-  Other Owner



### Miscellaneous

-  Three Waters
-  Other Owner



### Manhole

-  Three Waters
-  Other Owner



### Pump Station

-  Three Waters
-  Other Owner



### Sampling Point

-  Three Waters
-  Other Owner



### Data Logger

-  Three Waters
-  Other Owner



### Open Drain

-  Three Waters
-  Other Owner



### Dam

-  Three Waters
-  Other Owner



### Connection

-  Three Waters
-  Other Owner



### Main

-  Three Waters
-  Other Owner



### Rising Main

-  Three Waters
-  Other Owner

### Pond

-  Three Waters
-  Other Owner



### Soakage Area

-  Three Waters
-  Other Owner





-  Ground Soakage Zone

## BOPRC Flood Protection Drainage Bylaw

### Asset Type

-  Waterway
-  Timber Wall; Stopbank; Concrete Wall

### Protection Feature















-  Defence against water (stopbank) and drain; Defence against water
-  Drain
-  Floodway; Te Rahu Ponding Area
-  Spillway























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








## District Plan

### Planning Zones

-  General Residential Zone
-  Medium Density Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  Commercial Zone
-  Large Format Retail Zone
-  Mixed Use Zone
-  Town Centre Zone
-  Light Industrial Zone
-  General Industrial Zone
-  Open Space Zone
-  Special Purpose - Coastal Protection Zone
-  Special Purpose - Community and Cultural Zone
-  Special Purpose - Education Zone
-  Special Purpose - Future Urban Zone
-  Special Purpose - Rural Coastal Zone
-  Special Purpose - Rural Ōhiwa Zone
-  Whakatāne Town Centre Precinct
-  Development Areas
-  Designation
-  Mill Waste Contaminated Site - Indicative















-  Cultural Heritage Site
-  Historic Heritage (Points)
-  Sites of Significance to Māori (Points)
-  Marae & Urupa Amenity Yard
-  Historic Heritage (Polygons)
-  Sites of Significance to Māori (Polygons)
-  Statutory Acknowledgements
-  Edgecumbe Dairy Manufacturing Site
-  Awakeri Quarry Setback Buffer Area
-  Edgecumbe Dairy Manufacturing Site Noise Contour (45dBL Aeg)
-  Omeheu Spray Irrigation Scheme
-  Whakatāne Board Mill Site
-  Notable Tree
-  Coastal Environment Line
-  Esplanade Water Body (Line)
-  Significant Identified Ridgelines
-  Ohakana Island 25m & 35m Contour
-  25 m Contour
-  35 m Contour
-  Bird Nesting Vehicle Restriction Area
-  Coastal Environment Zone (BOPRC)

-  Esplanade Water Body (Polygon)
-  Overland Flow Paths
-  Significant Indigenous Biodiversity Sites (SIBS)
-  Significant Amenity Landscapes (SAL)
-  Outstanding Natural Feature Landscapes (ONFL)
-  Erosion Risk Zone (CHEPA)
-  Current Erosion Risk Zone
-  2060 Erosion Risk Zone
-  2100 Erosion Risk Zone
-  NHaz4 Escarpment (Line)
-  Debris Flow Policy Area
-  High
-  Medium
-  Low
-  Rangitāiki Spillway/Reids Canal
-  Te Rahu Flood Storage Basin
-  NHaz4 Escarpment (Polygon)
-  Inundation Risk Zone (CHFPA)
-  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
-  Galatea Aerodrome Obstacle Limitation Surface
-  Pedestrian Street
-  Road Widening
-  Restricted Vehicle Access
-  State Highway
-  Limited Access Road
-  District Arterial Roads
-  Mingingui Access Road
-  Railway
-  Railway Corridor Buffer 100m
-  Gas Transmission Pipeline Corridor
-  High Voltage Electrical Transmission Lines (National Grid Centre Line)
-  300m Oxidation Pond Buffer
-  Kawerau Geothermal Exploration Area
-  Key Urban Space
-  The Strand Character Policy Area
-  Whakatāne Riverbank Reserve Policy Area
-  12m Height Restriction

# Legend (Page 3)






























## Culture & Heritage

-  Sites of Significance to Māori (Points)
-  Historic Heritage (Points)
-  New Zealand Heritage List Site
-  Ngāti Awa Historical Site
-  Nga Whenua Rahui Protected Area (Point)
-  Nga Whenua Rahui Protected Area
-  NZAA Archaeological Site
-  NZAA Archaeological Site Area
-  NZAA Archaeological Site Accuracy
-  Marae Location
-  Nohoanga Sites
-  Statutory Acknowledgements
-  Ngāti Awa Right of First Refusal
-  Iwi/Rohe Boundary

## BOPRC Pump Scheme

- |   |  |
|---|--|
|  ANGLE ROAD PUMPING SCHEME         |  MURRAY PUMPING SCHEME          |
|  AWAITI EAST PUMPING SCHEME        |  NICHOLAS PUMPING SCHEME        |
|  AWAITI WEST PUMPING SCHEME        |  NOORD VIERBOOM PUMPING SCHEME  |
|  AWAKERI FARMS PUMPING SCHEME      |  OMEHEU ADJUNCT PUMPING SCHEME  |
|  BAIRD/MILLER PUMPING SCHEME       |  OMEHEU EAST PUMPING SCHEME     |
|  FOUBISTER PUMPING SCHEME          |  OMEHEU WEST PUMPING SCHEME     |
|  GORDON PUMPING SCHEME             |  PEDERSEN PUMPING SCHEME        |
|  GREIG ROAD PUMPING SCHEME         |  PLATTS PUMPING SCHEME          |
|  HALLS PUMPING SCHEME              |  POPLAR LANE PUMPING SCHEME     |
|  HYLAND/BAILLIE PUMPING SCHEME     |  REYNOLDS PUMPING SCHEME        |
|  KUHANUI PUMPING SCHEME            |  RIVERSLEA PUMPING SCHEME       |
|  LAWRENCE PUMPING SCHEME           |  ROBINS ROAD PUMPING SCHEME     |
|  LONGVIEW RICHLANDS PUMPING SCHEME |  ROBINSON PUMPING SCHEME        |
|  LUXTON VALLEY PUMPING SCHEME      |  THOMPSON/ERNEST PUMPING SCHEME |
|  MARTIN PUMPING SCHEME             |  TRAVURZAS PUMPING SCHEME       |
|  MASSEY PUMPING SCHEME             |  WITHY PUMPING SCHEME           |
|  MEXTED/WITHY PUMPING SCHEME     |  WYLD PUMPING SCHEME          |

## Maximum Flood Depth (m)

- |   |             |
|---|-------------|
|    | 0 - 0.05    |
|    | >0.05 - 0.1 |
|    | >0.1 - 0.15 |
|    | >0.15 - 0.2 |
|    | >0.2 - 0.25 |
|    | >0.25 - 0.3 |
|    | >0.3 - 0.35 |
|    | >0.35 - 0.4 |
|    | >0.4 - 0.45 |
|    | >0.45 - 0.5 |
|    | >0.5 - 0.55 |
|    | >0.55 - 0.6 |
|    | >0.6 - 0.65 |
|    | >0.65 - 0.7 |
|    | >0.7 - 0.75 |
|    | >0.75 - 0.8 |
|  | >0.8 - 0.85 |
|  | >0.85 - 0.9 |
|  | >0.9 - 0.95 |
|  | >0.95 - 1   |
|  | >1 - 1.05   |
|  | >1.05 - 1.1 |
|  | >1.1 - 1.15 |
|  | >1.15 - 1.2 |
|  | >1.2 - 1.25 |
|  | >1.25 - 1.3 |
|  | >1.3 - 1.35 |
|  | >1.35 - 1.4 |
|  | >1.4 - 1.45 |
|  | >1.45 - 1.5 |
|  | >1.5 - 1.55 |
|  | >1.55 - 1.6 |
|  | >1.6 - 1.65 |
|  | >1.65 - 1.7 |
|  | >1.7 - 1.75 |
|  | >1.75 - 1.8 |
|  | >1.8 - 1.85 |
|  | >1.85 - 1.9 |
|  | >1.9 - 1.95 |
|  | >1.95 - 2+  |

## Community Facilities





















- |   |   |  |
|---|---|--|
|  Council Owned/ Administered Land |  Council Owned Buildings   |  Decking/Boardwalk       |
|  Asset Boundaries                 |  Commercial                |  Drinking Fountain       |
| Council Owned Facilities  |  Community Halls           |  Foot bridge             |
|  Aquatic Centres                   |  Operational Properties    |  Motorhome Waste Station |
|  Public Conveniences               |  Other Properties          |  Playground              |
|  Public Conveniences - Sport       |  Pensioner Housing         |  Skate Park              |
|  Sports Facilities Grounds         |  Community Facility Assets |  |
|   |  Beach Shower              |  |



Figure 4.2 – Exposure zone map (see 4.2.2)

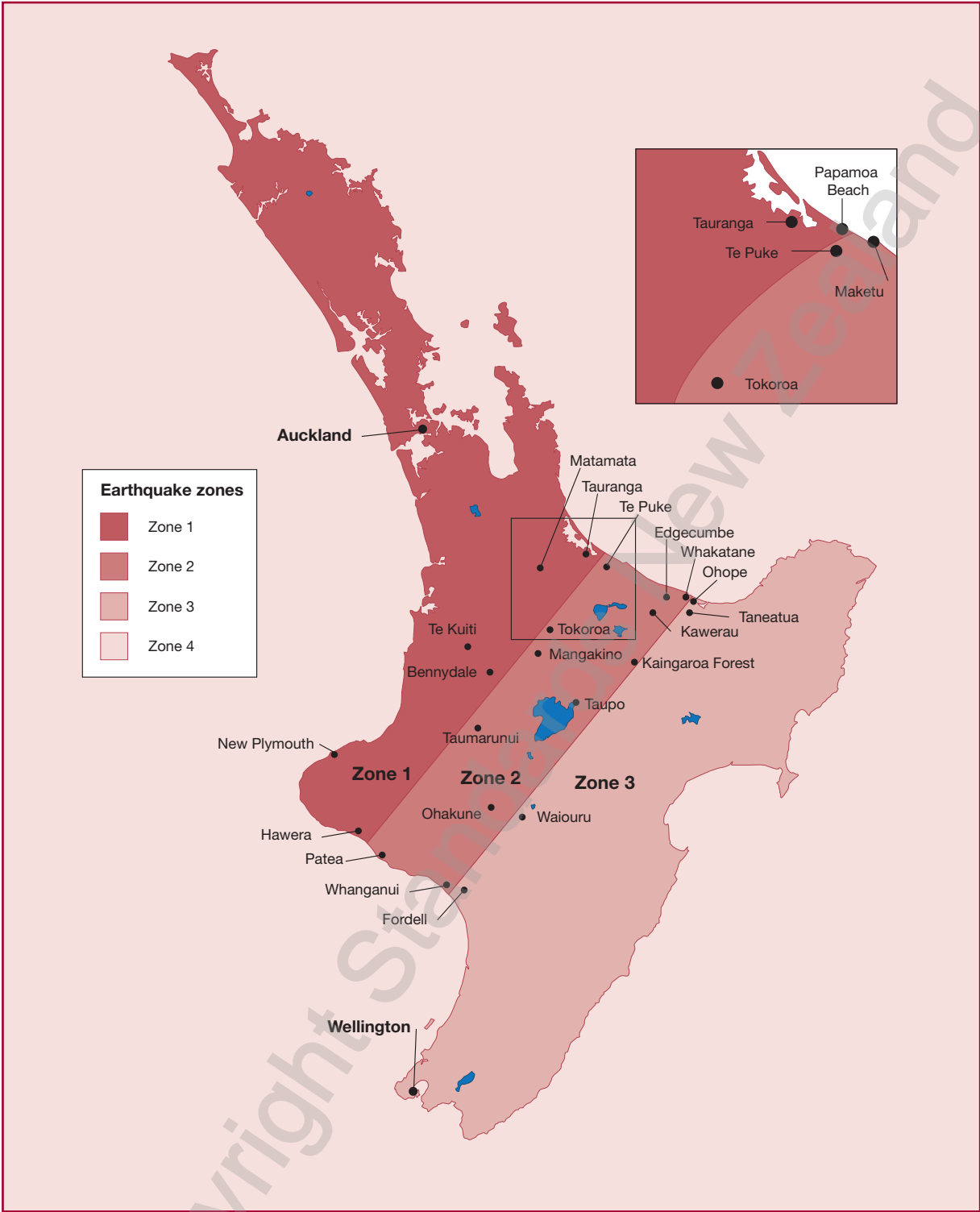


Figure 5.4 – Earthquake zones (see 5.3.2)



# WHAKATANE DISTRICT COUNCIL

## As Built Drainage Plan

Lot ..... D.P. ....

Road ..... *Harbour Rd* ..... *no 49* .....

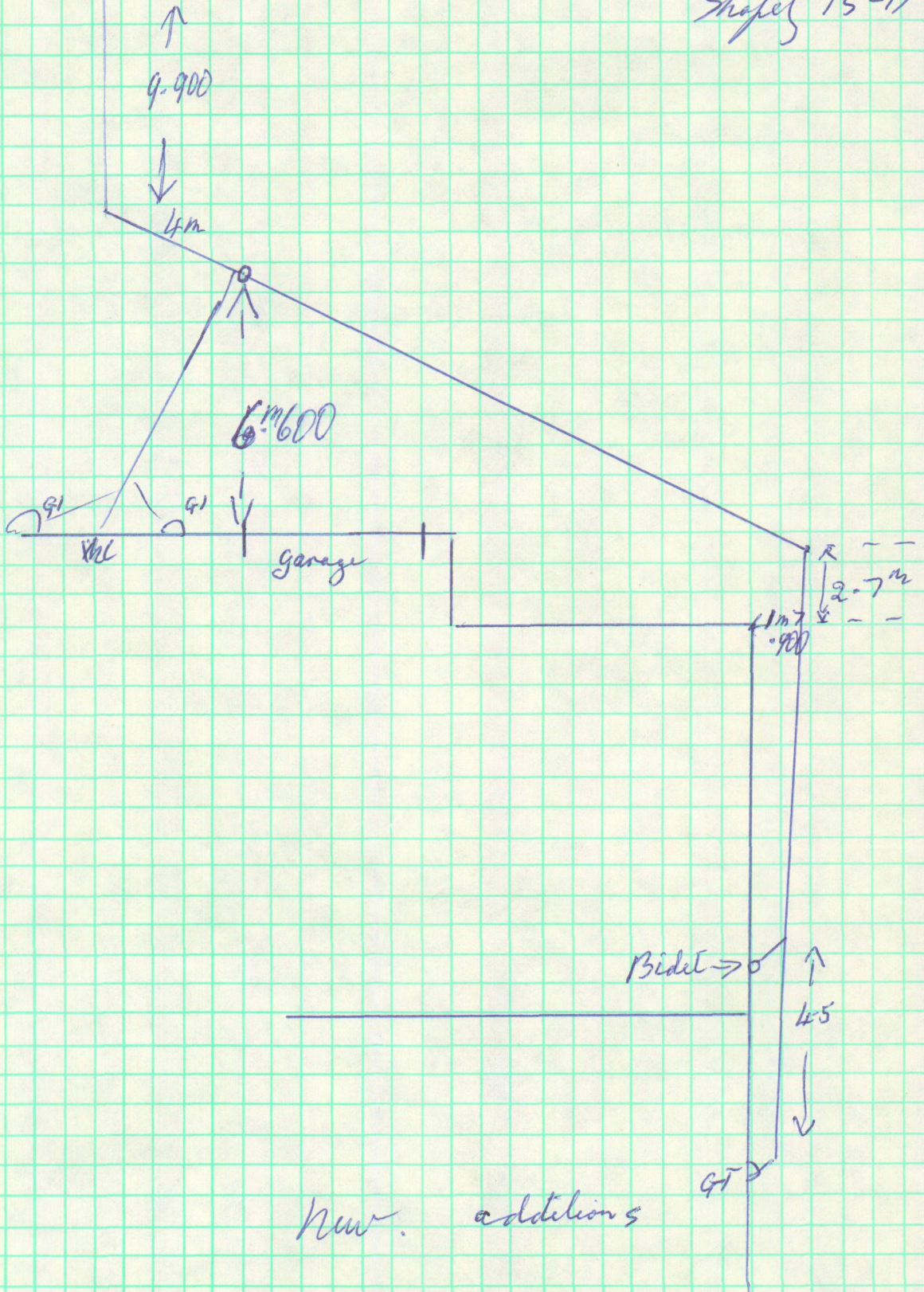
County Town .....

*Sewer Connection*

*Harbour Rd*

*7240-368*

*Shafely 15-11-85*



ROAD

For Office Use Only

Permit No. .... Infiltration Sources .....

Date Connected .....

Scale 1 : 100

1 : 200



APPLICATION FOR BUILDING PERMIT

Office Use Only

File No: .....  
Permit No: A050437  
Issued: 10-2-64  
Received: 3-2-64

The Building Inspector,  
Whakatane County Council.

PERMIT

(Date) 29/Jan 1964

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (plan to show position of building with regard to section).

Owner's Name: MIR J PITHIE Address: Brigade St - Whakatane

Builder's Name: Smith & Mason Address: P.O. Box 210 Whakatane

Location of Proposed Work: OH

Purpose for which Building is to be used: Dwelling

Estimated Value: Building £ 3,900.00 Fee £ 15-0-0  
Drainage and/or Plumbing £ 400.00 Fee £ 3-0-0  
Total £ 4,300.00 Fee £ 18-0-0

Section No. (See Rate Demand): Part of Land CTV 2B Folio 164 Lot 2 D.P. D.P.S. 8517

Block No: 1/1 Survey District: Waimārama Roll No: 246 B2, B1

Area of Section: 32 PERCHES Width of frontage: 60'

No. of persons to be Accommodated: \_\_\_\_\_ Male: \_\_\_\_\_ Female: \_\_\_\_\_

Area of Building: 960 Sq. ft. Ceiling Height: 8'

	SIZE OF TIMBER.	TYPE OF TIMBER.	SPACING.
Foundations:	<u>concrete</u>	<u>Block Reinforced on concrete footing</u>	
Stringers:	<u>4"x3"</u>	<u>Rail Board</u>	<u>7'</u>
Bottom Plates:	<u>4"x2"</u>		<u>8'</u>
Top Plates:	<u>4"x2"</u>		<u>8'</u>
Joists:	<u>6"x2" &amp; 12"x2"</u>		<u>18"</u>
Rafters:	<u>4"x2"</u>		<u>2'6"</u>
Perkins:	<u>3"x2"</u>		<u>3'</u>
Studs:	<u>4"x2" &amp; 3"x2"</u>		<u>18"</u>
Nogging:	<u>4"x2" &amp; 3"x2"</u>		<u>2'3"</u>
Bracing:	<u>4"x1" &amp; 6"x1"</u>		<u>15'</u>
Flooring:	<u>4"x1"</u>		
Exterior Sheathing:	<u>Brick</u>		
Internal Lining:	<u>Lign Board</u>		
Roofing:	<u>Iron</u>		
Piles:	<u>Pressure</u>		
Chimney:			
Windows:	<u>as Plan</u>		
Sanitary Fittings:	<u>W.C. Stoven &amp; Sink &amp; Basin</u>		

APPROVED: .....  
(Building Inspector)

Smith  
(Signature of Applicant)

See back for schedule of fees.





PERMIT

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

Condition Connection of Deck  
To Building must be to the  
Satisfaction of  
The Building  
Inspector

PERMIT NO: 0065596

DATE OF ISSUE: 7/10/85

BUILDING CONTROLLER'S APPROVAL: [Signature]

FEES: 207-00

B/P: \$ 132-00 - 982

RECEIPT NO: \_\_\_\_\_

P&D: \$ 25-00 - 981

DATE: 6/7/85

BRL: \$ 38-00 - 980

TOTAL

VALUE \$ 979

TO: Building Inspector  
WHAKATANE DISTRICT COUNCIL

Water Connection 12.-00  
Total [207] 00

I HEREBY APPLY for permission to carry out work described in the following particulars and in accordance with the plans and specifications submitted in duplicate herewith (plan showing position of buildings with regard to section to be drawn in on back of application form).

Permit to our please

OWNER'S NAME AND ADDRESS:

AG + J M PORTEOUS  
49 HARBOUR RD

BUILDER'S NAME AND ADDRESS:

Ernie Stewart  
193 Harbour Road

ADDRESS OF PROPOSED WORK:

49 HARBOUR RD OHOE.

NATURE OF WORK:

Additions & Alterations

ESTIMATED VALUE OF WORK:

BUILDING:

\$ 35000-00

PLUMBING & DRAINAGE:

\$ 3000-00

BUILDING RESEARCH LEVY:

\$ 38000-00

ALLOT NO

LOT: 2

D.P.S. 8517

VAL. ROLL NO: 7240.368.00

BLOCK NO:

AREA OF BUILDING: 53.94 - Sq. Metres

DISTANCE FROM BOTTOM TO TOP PLATE:

NAME OF LICENSED PLUMBER TO BE EMPLOYED

SIGNATURE OF APPLICANT:

J M Porteous



872

1412

24th May, 1979

Messrs. Rainford & Rutledge,  
BNZ Building,  
The Strand,  
WHAKATANE.

Dear Sirs,

Re: Proposed Subdivision - I.D.P. & W.J. Roger - Ohope-  
Preliminary Plan

I am pleased to advise that the Council at its meeting held on the 23rd May, 1979 gave consideration to the concept of subdividing Lot 6 DPS 8517 comprising 1.2433 ha and resolved as follows:

- (a) THAT Council approve the concept of the use of septic tanks in a subdivision of Lot 6 provided the areas conform to the requirements of the District Scheme and provided the Medical Officer of Health is in agreement and
- (b) THAT Ocean Road be extended to full standards to terminate in a cul de-sac close to the eastern boundary of the subdivision.

Yours faithfully,

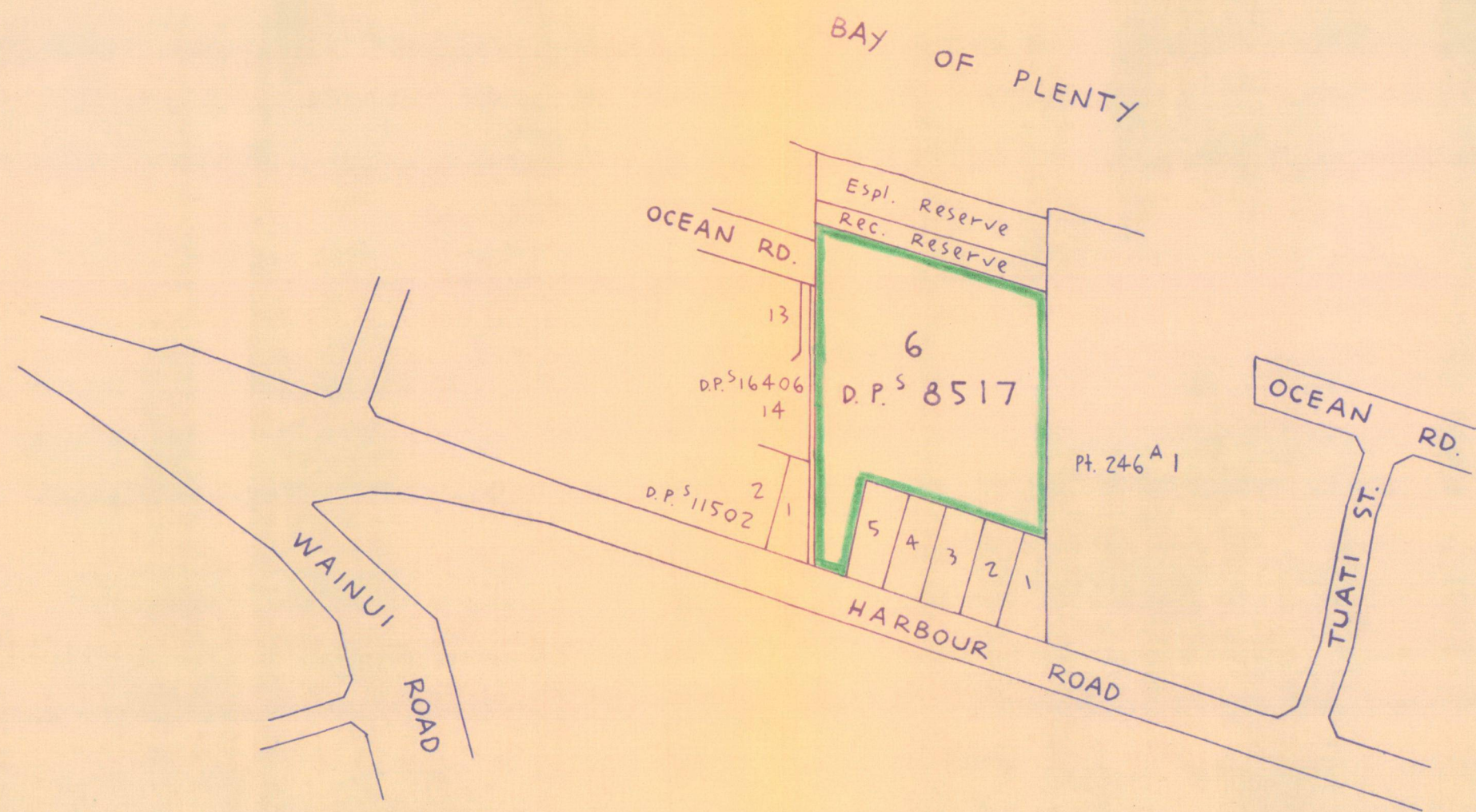


W.J. Cole.  
PLANNING OFFICER

c.c. Ohope Community Council per Mr. S. Willis  
Chief Administration Officer



NORTH



THIS PLAN HAS BEEN PREPARED BY AND IS COPYRIGHT TO -  <b>RAINFORD and RUTLEDGE</b>  REGISTERED LAND AND ENGINEERING SURVEYORS LAND DEVELOPMENT CONSULTANTS  WHAKATANE	PLAN    SHOWING    LOCATION    OF  LOT 6   D.P. <sup>S</sup> 8517   -   OHOPE   Prepared for Messrs I.D.P. & W. J. Roger
--	---