

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

20 November 2023

Jami Botha

Jami.botha@pb.co.nz

Delivery Method: E-mail

LAND INFORMATION MEMORANDUM — 49 HARBOUR ROAD, OHOPE.

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 20 November 2023 and is accurate as at that date only.

If you have any comments or questions in regards to this Land Information Memorandum please contact 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

DATE OF ISSUE	20 TH NOVEMBER 2023		
VALUATION NUMBER	07242/020.00	GIS NUMBER	1390/0049/000
1 NAME OF PROPRIETOR			
Francis Daniel Hagan and Claire Jayne Hagan			
2 LOCATION			
49 Harbour Road, Ōhope			
3 LEGAL DESCRIPTION			
Lot 2 Deposited Plan South Auckland 8517			
4 PHYSICAL DESCRIPTION			
House/Unit Number	49	Street	Harbour Road
RD Number		Suburb/Area	Ōhope
Town	Whakatāne	Post Code	3121
5 AREA			
809m ² (more or less)			
6 ZONING			
Residential Zone under the Whakatāne District Plan			
ATTACHMENTS			
<ul style="list-style-type: none"> Record of Title Legal Description Map Culture and Heritage Map Underground Services Map Permit(s) and Consent(s) Resource Consent decision letter(s) Keys to Map District Plan Map(s) Community Facilities Map Drainage Plan Floor Plan(s) Easement Instrument(s) 			

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"> Wind Zone 	<p>Please refer to BRANZ 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"> Fill (compacted/uncompacted) 	No information available
<ul style="list-style-type: none"> Drainage restrictions 	No information available
<ul style="list-style-type: none"> Hazardous contaminants, including dangerous goods 	No information available
<ul style="list-style-type: none"> Historic sites 	No information available
<ul style="list-style-type: none"> Reserves (existing/proposed) 	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"> Bay of Plenty Regional Council 	No information available
<ul style="list-style-type: none"> Easements 	Please refer to the attached Record of Title to confirm whether any easements exist over this property.
<ul style="list-style-type: none"> Other legal restrictions (eg, building line restrictions) 	Please refer to the attached Record of Title.
<ul style="list-style-type: none"> Highlighted District Plan Provisions 	See Whakatāne District Plan for further information.
<ul style="list-style-type: none"> Any other special features 	<p>This site is located within Earthquake Zone3 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 C 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 Bay of Plenty Civil Defence 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 http://data.gns.cri.nz/af/.</p> <p>Information on natural hazards which impact the Bay of Plenty region can be viewed here: http://gis.boprc.govt.nz/story-series/index.html?appid=351747f1ca8347c483371b822198bba8</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 https://www.naturalhazardsportal.govt.nz/s/. Please note that this information is managed by the Commission and not Whakatāne District Council.</p>
8 SERVICES	COMMENTS
<ul style="list-style-type: none"> Stormwater 	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"> Sewer 	This property is connected to the public sewerage reticulation system.
<ul style="list-style-type: none"> Water 	Metered Supply
<ul style="list-style-type: none"> Trade Waste Consent 	No
9 RATES	COMMENTS
Whakatāne District Council's rating assessment is below. For regional rating information , please contact the Bay of Plenty Regional Council.	
<ul style="list-style-type: none"> Year ending 30 June 2024 	\$4,270.38
<ul style="list-style-type: none"> Number of instalments 	4
<ul style="list-style-type: none"> Date of next instalment 	24 November 2023

• Current balance or arrears	\$1,067.57
• Date of valuation	September 2022
• Land value	\$600,000
• Capital value	\$1,230,000
10 WATER	COMMENTS
• Annual water supply charge	\$229.58
• Last reading date	20 th April 2023
• Consumption	56 m ³
• Amount	\$229.61
• Current balance or arrears	\$0.00
11 BUILDINGS	
(a) Details of Building Permits	
Date	Permit No
10 th February 1964	A050437
7 th October 1985	C065596
(b) Details of Building Consents	
No information available	
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings	
No information available	
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004	
No information available	
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act	
No information available	
12 USE OF LAND	
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land	
S.72 Resource Consent Subdivision dated 23 rd May 1979 (copy of decision letter attached)	
(b) Details of licences held	
No information available	
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land	
Easement Certificate H596490.3; copy attached.	
(d) Details of Conditions Affecting the Use of Land	
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: https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/.</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>
13 INFORMATION NOTIFIED TO COUNCIL BY A STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 2004	

<i>No information available</i>	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
<i>No information available</i>	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	<i>Drinking water is supplied by a networked supplier.</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<p>A copy of the Whakatāne District Plan is available for viewing on the Council's website, www.whakatane.govt.nz, or at all public libraries and Council offices in the district. 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>	
17 DISCLAIMER	
<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).</p> <p>The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.</p> <p>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.</p>	



Cody Stainthorpe
LIM Co-ordinator



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



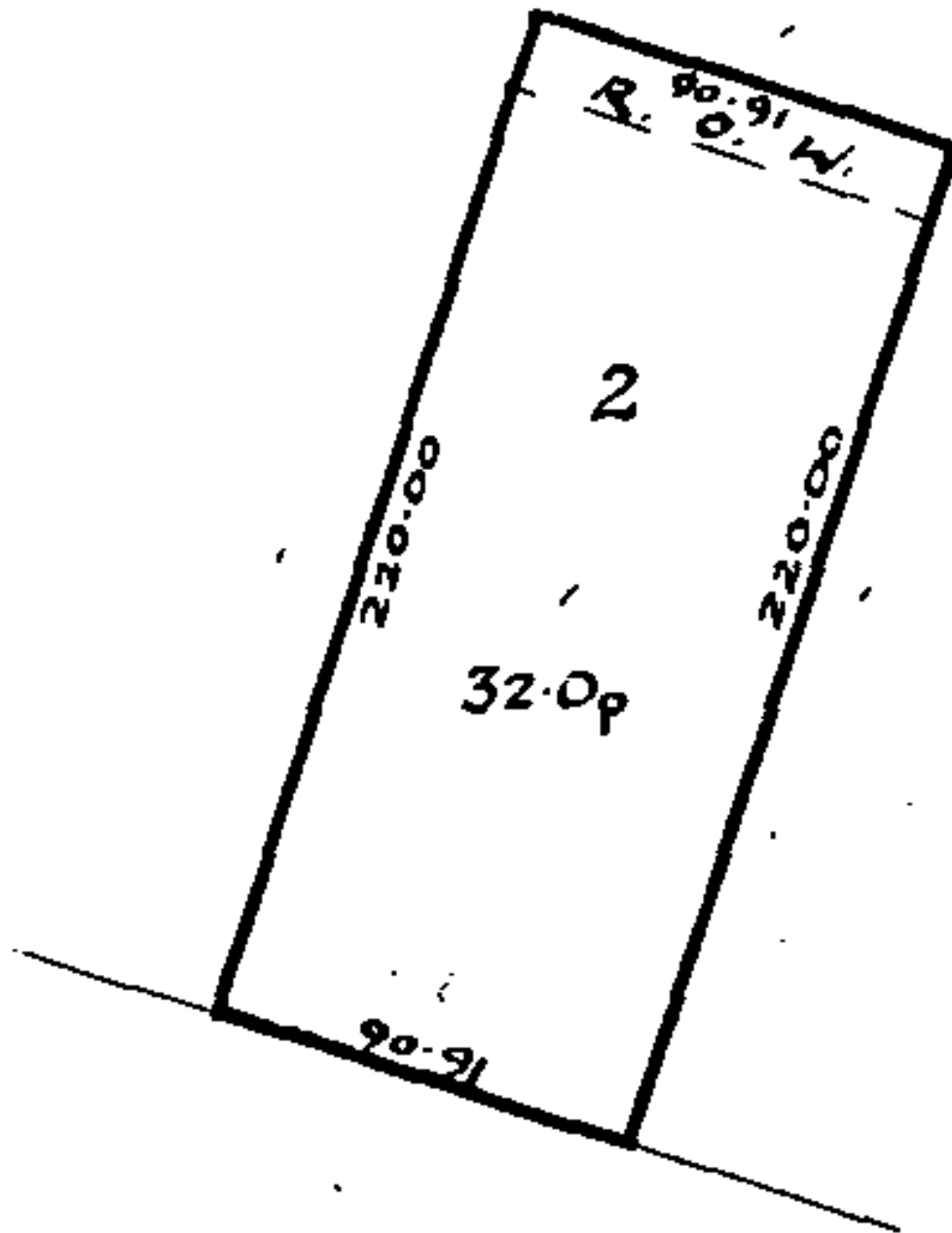

R.W. Muir
Registrar-General
of Land

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

Prior References
SA2B/141

Estate Fee Simple
Area 809 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland 8517
Registered Owners
Francis Daniel Hagan and Claire Jayne Hagan

Interests
Appurtenant hereto are rights of way specified in Easement Certificate H596490.3 - 21.6.1985 at 2.15 pm
10238765.4 Mortgage to Bank of New Zealand - 13.11.2015 at 2:57 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, ~~Rachael 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- 505 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]
Solente
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]
Solente
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]
Solente
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]
Solente
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 ^{according to} 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. D. 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: 15 November 2023

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:

2024 Year's Assessed Rates: **4,270.38**

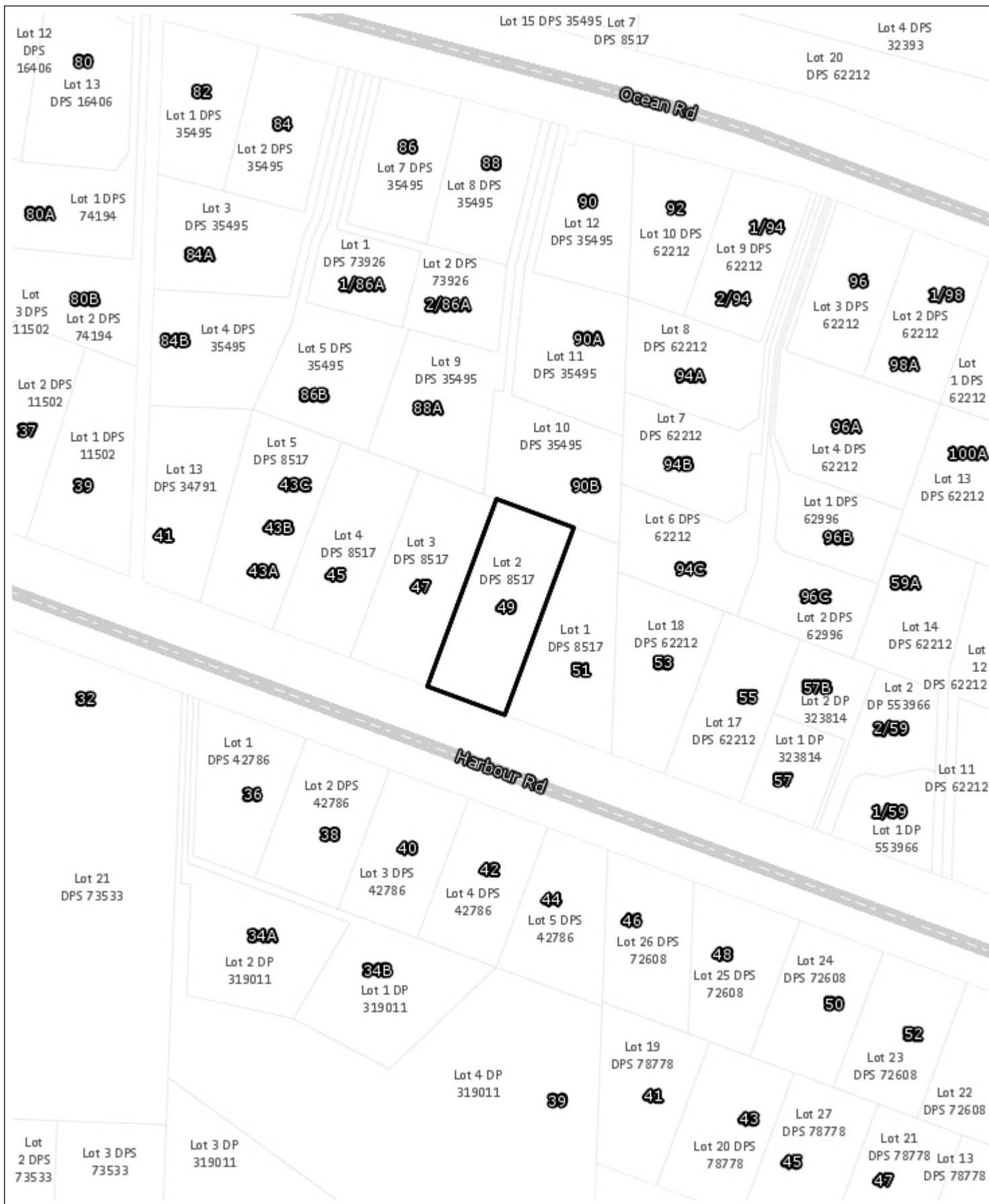
Instalment 1: 25 Aug 2023

Instalment 2: 24 Nov 2023

Instalment 3: 23 Feb 2024

Instalment 4: 24 May 2024

Date Printed: 15 November 2023



DISCLAIMER: Aerial Photography flown between 2010 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.

57.3 0 57.3 Meters



Projection: NZGD 2000 New Zealand Transverse Mercator

Prepared By:

Services Map

Date Printed: 15 November 2023



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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: 15 November 2023



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57.3
0
57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Community Facilities Map

Date Printed: 15 November 2023



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:

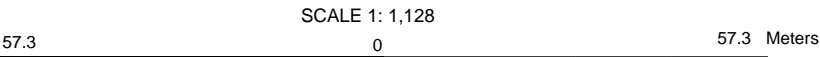


Operative District Plan A-Side Map

Date Printed: 15 November 2023



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Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Operative District Plan B-Side Map

Date Printed: 15 November 2023



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57.3 SCALE 1: 1,128 0 57.3 Meters















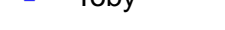

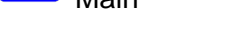


Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:













Legend (Page 1)









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
-  Facility



































Waste Water

-  Valve
-  Pump Station
-  Node
-  Miscellaneous
-  Manhole
-  Outlet
-  Connection
-  Main
-  Riser Main
-  Facility (pond)







Stormwater

-  Inlet
-  Node
-  Miscellaneous
-  Manhole
-  Pump Station
-  Open Drain
-  Dam
-  Connection
-  Main
-  Rising Main
-  Pond
-  Soakage Area
-  Ground Soakage Zone

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 |

BOPRC Flood Protect on Drainage Bylaw

-  Waterway
-  Timber Wall; Stopbank; Concrete Wall
-  Defence against water (stopbank) and drain; Defence against water
-  Drain
-  Floodway; Te Rahu Ponding Area
-  Spillway













Legend (Page 2)

District Plan











 Mill Waste Contaminated Site - Indicate	 Coastal Environment Zone (BOPRC)	 104.0m Moderate Inundation Risk Zone	 Whakatane Riverbank Reserve (Greenway Concept)
 Cultural Heritage Site	 Esplanade Water Body (Polygon)	 104.1m Extreme Inundation Risk Zone	 12m Height Restriction
 Cultural & Built Heritage Site (Points)	 Overland Flow Paths	 104.55m Extreme Inundation Risk Zone	 Minor Rivers, Streams and Waterways
 Marae & Urupa Amenity Yard	 Significant Indigenous Biodiversity Sites (SIBS)	 104.7m Extreme Inundation Risk Zone	 BOPRC Drains
 Cultural & Built Heritage Site (Polygons)	 Significant Amenity Landscapes (SAL)	 Galatea Aerodrome Obstacle Limitation Surface	 Key Rivers and Waterways
 Statutory Acknowledgements	 Outstanding Natural Feature Landscapes (ONFL)	 Pedestrian Street	 Grid Index
 Designation	Erosion Risk Zone	 Road Widening	 Territorial Authority Boundary
 Edgecumbe Dairy Manufacturing Site	 Current Erosion Risk Zone	 Restricted Vehicle Access	Planning Zones
 Awakeri Quarry Setback Buffer Area	 2060 Erosion Risk Zone	 District Arterial Roads	 Active Reserve
 Edgecumbe Dairy Manufacturing Site Noise Contour (45dBL Aeq)	 2100 Erosion Risk Zone	 Limited Access Road	 Business Centre
 Omeheu Spray Irrigation Scheme	 NHaz4 Escarpment (Line)	 Minginui Access Road	 CPZ
 Whakatane Board Mill Site	Debris Flow Policy Area	 Railway	 Commercial
 Significant Specimen Tree	 High	 Railway Corridor Buffer 100m	 Community and Cultural
 Coastal Environment Line	 Medium	 State Highway	 Deferred Residential
 Esplanade Water Body (Line)	 Low	 Gas Transmission Pipeline Corridor	 Education
 Significant Identified Ridgelines	 Rangitiki Spillway/Reids Canal	 High Voltage Electrical Transmission Lines (National Grid Centre Line)	 Industrial
Ohakana Island 25m & 35m Contour	 Te Rahu Flood Storage Basin	 300m Oxidation Pond Buffer	 Large Format Retail
 25 m Contour	 NHaz4 Escarpment (Polygon)	 Kawerau Geothermal Exploration Area	 Light Industrial
 35 m Contour	Inundation Risk Zone	 Key Urban Space	 Mixed Use
 Bird Nesting Vehicle Restriction Area	 103.3m Moderate Inundation Risk Zone	 Strand Character Policy Area	 Residential
	 103.6m Moderate Inundation Risk Zone		 Rural Coastal
			 Rural Foothills
			 Rural Ohiwa
			 Rural Plains
			 Urban Living

Legend (Page 3)

Culture & Heritage

-  Cultural & Built Heritage Sites (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
-  Iwi/Rohe Boundary

Community Facilities

-  Council Owned/Administered Land
-  Asset Boundaries
- Council Owned Facilities**
 -  Aquatic Centres
 -  Public Conveniences
 -  Sports Facilities Grounds
- Council Owned Buildings**
 -  Commercial
 -  Community Halls
 -  Operational Properties
 -  Other Properties
 -  Pensioner Housing

Community Facility Assets














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



Figure 4.2 – Exposure zone map (see 4.2.2)

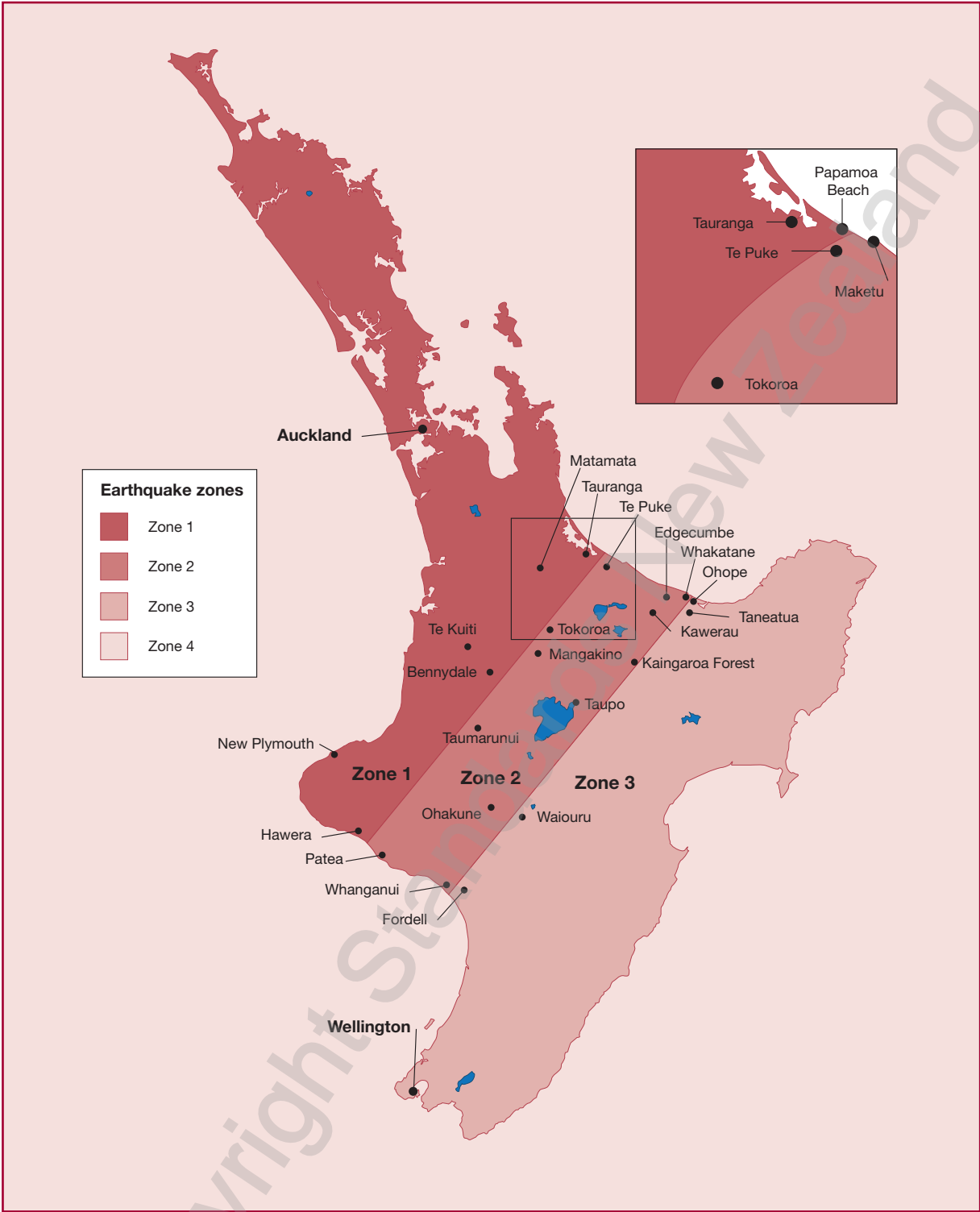


Figure 5.4 – Earthquake zones (see 5.3.2)

WHAKATANE DISTRICT COUNCIL

As Built Drainage Plan

Lot D.P.

Road *Harbour Rd* *no 49*

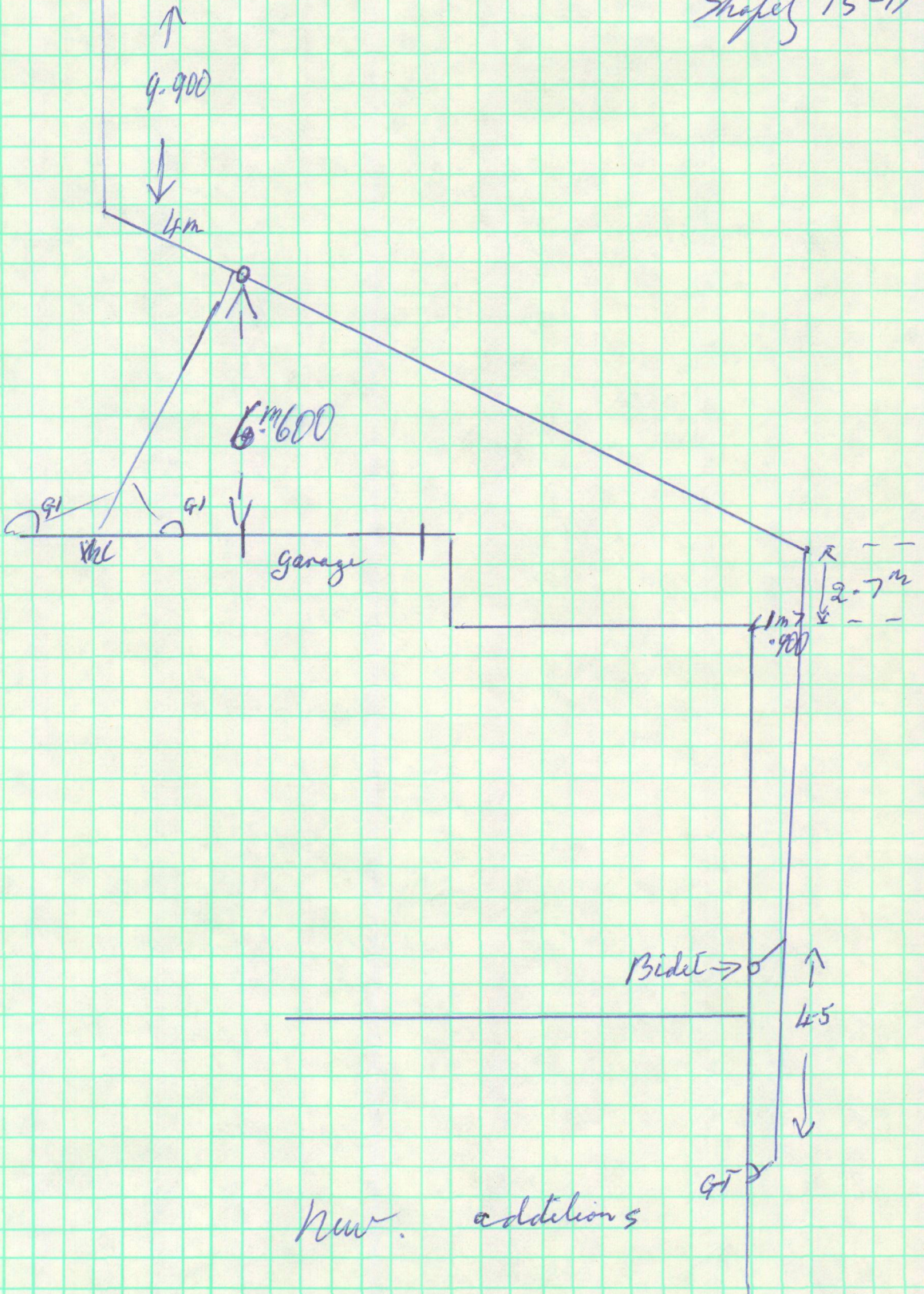
County Town

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: A050437
Permit No: 10-2-64
Issued: 3-2-64
Received: 29/Jan 1964

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: MR J PITHIE Address: Bridge St - Whakatane

Builder's Name: Smith & Mason Address: PO Box 210 Whakatane

Location of Proposed Work: OH

Purpose for which Building is to be used: Dwelling

Estimated Value: Building £ 3,900... Fee £ 15-0-0
Drainage and/or Plumbing £ 400... Fee £ 3-0-0
Total £ 4,300... 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' 724/364

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:	concrete	Block Reinforced on concrete footing	
Stringers:	4"x3"	Rail Board	7'
Bottom Plates:	4"x2"		8'
Top Plates:	4"x2"		8'
Joists:	6"x2" & 12"x2"		18"
Rafters:	4"x2"		2'6"
Perkins:	3"x2"		3'
Studs:	4"x2" & 3"x2"		18"
Nogging:	4"x2" & 3"x2"		2'3"
Bracing:	4"x1" & 6"x1"		15'
Flooring:	4"x1"		
Exterior Sheathing:	Brick		
Internal Lining:	Lign Board		
Roofing:	Iron		
Piles:	Pressure		
Chimney:			
Windows:	as Plan		
Sanitary Fittings:	Wc Stoven & Sink & Basin		

APPROVED: (Building Inspector)

(Signature of Applicant)

See back for schedule of fees.



PERMIT

WHAKATANE DISTRICT COUNCIL

APPLICATION FOR BUILDING PERMIT

Condition Connection of Reck
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.

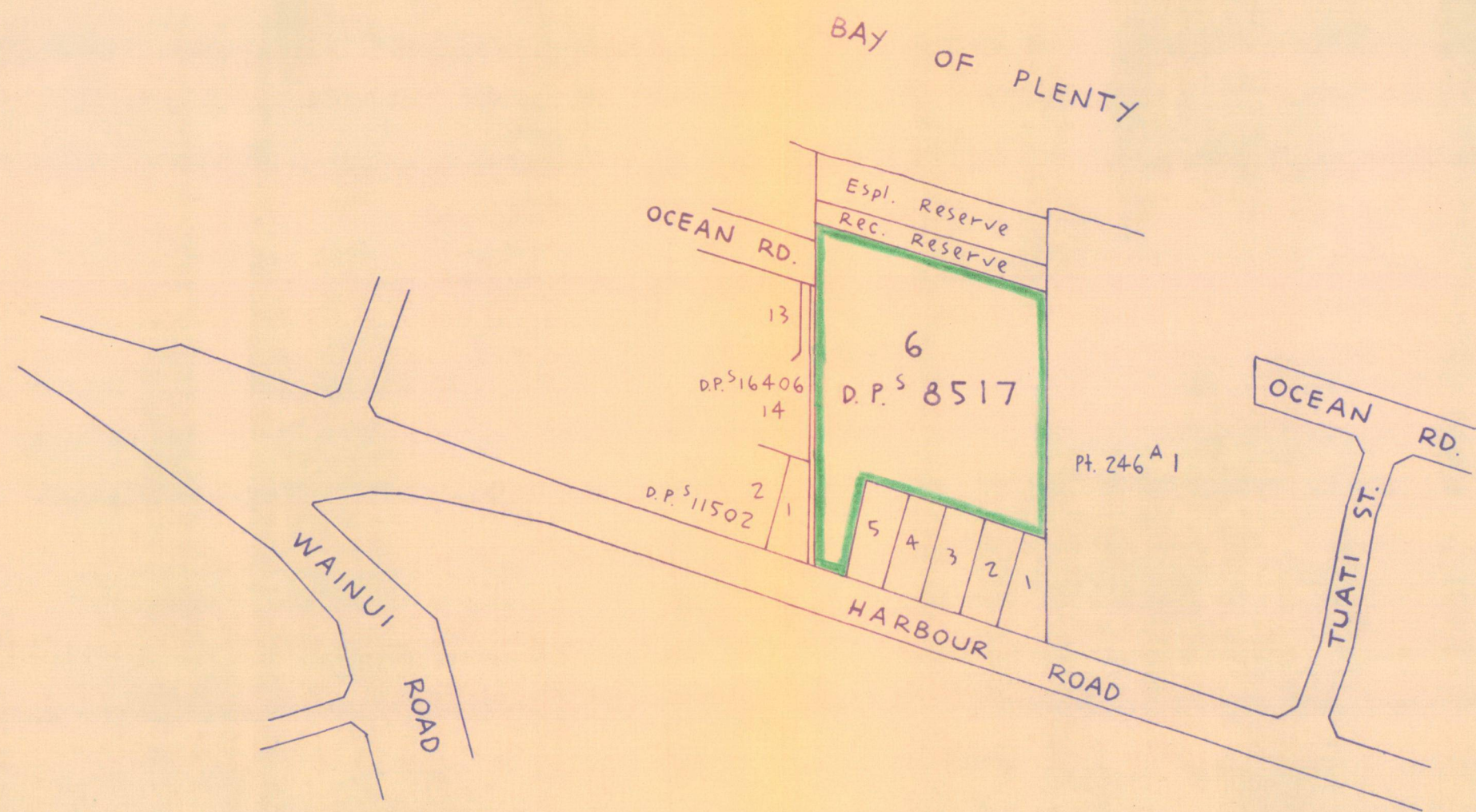
Yours faithfully,



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 - RAINFORD and RUTLEDGE REGISTERED LAND AND ENGINEERING SURVEYORS LAND DEVELOPMENT CONSULTANTS WHAKATANE	PLAN SHOWING LOCATION OF LOT 6 D.P. ^S 8517 - OHOPE Prepared for Messrs I.D.P. & W. J. Roger
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