

GIS ID/FILE: 5030/0011/000



Planning: _____
Build/Eng: _____
LIMS: _____

SCANNED

LOCATION: EDGE CUMBE

STREET ADDRESS: 11 TAWA STREET

LEGAL DESCRIPTION: Lot1DPS45366

VALUATION No: 07170/001.03

OLD FILE No: _____

OLD LEGAL DESCRIPTION: _____

ASSOCIATED PARCELS

| GIS ID | LEGAL DESCRIPTION | STREET No. | ROAD NAME | NEW FILE No. |
|--------|-------------------|------------|-----------|--------------|
| | | | | |
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CROSS REFERENCE

| Subject Matter | File Number/Location | Date |
|----------------|----------------------|------|
| SUB'D | 61/8/649 | 1986 |
| | | |
| | | |
| | | |
| | | |
| | | |

WHAKATANE DISTRICT COUNCIL

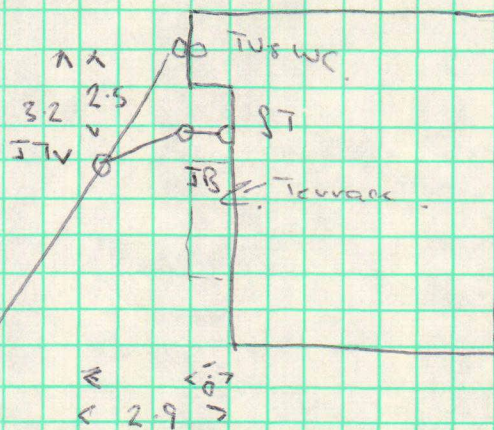
As Built Drainage Plan

Lot T. Martin D.P.

Road 11 Tawa St
 County Town Edgecombe 7170/001/03



Inspected 8.7.87 for
 B. Chadwick - OK
 Permit to connect.



< 900 >
 < 800 >

Tawa St

ROAD

For Office Use Only

Permit No. Infiltration Sources

Date Connected

Scale 1 : 100

1 : 200

Valuation Number: 07170/001.03
GIS: 5030/0011/000

19 December 2023

Susan Kerr

123swizz123@gmail.com

Delivery Method: E-mail

LAND INFORMATION MEMORANDUM — 11 TAWA STREET, EDGECUMBE.

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 19 December 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 | 19 TH DECEMBER 2023 | | |
| VALUATION NUMBER | 07170/001.03 | GIS NUMBER | 5030/0011/000 |
| 1 NAME OF PROPRIETOR | | | |
| Susan Leame Kerr | | | |
| 2 LOCATION | | | |
| 11 Tawa Street, Edgecumbe | | | |
| 3 LEGAL DESCRIPTION | | | |
| Lot 1 Deposited Plan South Auckland 45366 | | | |
| 4 PHYSICAL DESCRIPTION | | | |
| House/Unit Number | 11 | Street | Tawa Street |
| RD Number | | Suburb/Area | Edgecumbe |
| Town | Whakatāne | Post Code | 3120 |
| 5 AREA | | | |
| 834m 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 Resource Consent decision letter(s) Underground Services Map Permit(s) and Consent(s) Keys to Map District Plan Map(s) Community Facilities Map Drainage Plan Floor Plan(s) | | | |

| 7 SPECIAL FEATURES | COMMENTS |
|--|--|
| <ul style="list-style-type: none"> 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 |
| <ul style="list-style-type: none"> Subsidence | No information available |
| <ul style="list-style-type: none"> Falling debris | No information available |
| <ul style="list-style-type: none"> Landslide and Debris Flow | No information available |
| <ul style="list-style-type: none"> Alluvion (the deposit of earth, sand, etc, left during a flood) | No information available |
| <ul style="list-style-type: none"> Potential erosion | No information available |
| <ul style="list-style-type: none"> Inundation | A quick visual inspection of the building on this property was carried out following the April 2017 storm event. No obvious damage to the building was observed and accordingly the building was assigned a white placard. This designation means that there were no restrictions on access to the building. |

| | |
|---|--|
| <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) | No information available |
| <ul style="list-style-type: none"> Bay of Plenty Regional Council | <p>Regional Council's Flood Protection and Drainage Bylaws apply to drains, canals, defences against water (including stopbanks, floodwalls and pumpstations), river erosion protection and floodways managed by or under the control of Regional Council. You can get information on the Bylaws and find out if a property is within a bylaw applicable area on the website www.boprc.govt.nz/bylaw-authority or by contacting the Rivers and Drainage Assets team on 0800 884 880.</p> <p>The LIM Property is within the Omeheu Adjunct Pumping Scheme.</p> |
| <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 | <p>Part of the site is situated within the Dairy Factory Noise Corridor. Any new "noise sensitive activity", including a new dwelling for human habitation, will be required to demonstrate compliance to Rule 11.2.10 of the Whakatāne District Plan.</p> <p>Part of the site is situated within the 100m Operational Railway Corridor. Any new "noise sensitive activity", including a new dwelling, will be required to demonstrate compliance with Rule 11.2.11 of the Whakatāne District Plan unless the railway is not operative at the time of redevelopment.</p> <p>See Whakatāne District Plan for further information.</p> |
| <ul style="list-style-type: none"> 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 C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</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>The subject site adjoins a designated site (ref:D21). The purpose of this designation is "Railway Parcel", and the requiring authority is KiwiRail Holdings Limited. For future plans, please contact the requiring authority.</p> <p>Information on natural hazards which impact the Bay of Plenty region can be viewed here:</p> <p>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 |

| | | |
|---|---|------------------|
| • Stormwater | The property may not be connected to the stormwater piping system that exists. Under such circumstances, the property would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest roadside channel. | |
| • Sewer | This property is connected to the public sewerage reticulation system. | |
| • Water | Metered Supply | |
| • 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. | | |
| • Year ending 30 June 2024 | \$3,043.73 | |
| • Number of instalments | 4 | |
| • Date of next instalment | 25 February 2024 | |
| • Current balance or arrears | \$204.62 in Credit | |
| • Date of valuation | September 2022 | |
| • Land value | \$180,000 | |
| • Capital value | \$470,000 | |
| 10 WATER | COMMENTS | |
| • Annual water supply charge | \$229.58 | |
| • Last reading date | 3 rd November 2023 | |
| • Consumption | 50 m ³ | |
| • Amount | \$233.51 | |
| • Current balance or arrears | \$0.00 | |
| 11 BUILDINGS | | |
| The property file does not contain plans, specifications or a copy of the building permit/consent for the dwelling on this property. The lack of Council records does not necessarily mean that a building permit/consent was not obtained at the time, rather that the Council has no records on file. | | |
| (a) Details of Building Permits | | |
| No information available | | |
| Date | Permit No | Project |
| 17 th January 1962 | 109764 | Garage and shed |
| 21 st May 1965 | B014319 | Repairs |
| 13 th December 1966 | 077663 | Porch and Toilet |
| (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 | | |
| 61.8.649 Resource Consent Subdivision dated 20 th January 1987 (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 | |
| No information available | |
| (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 | |
| No information available | |
| 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 | |
| No information available | |
| (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 | 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 |
| 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 | |

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). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.**

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.

A handwritten signature in black ink, appearing to read 'Cody Stainthorpe', with a stylized, flowing script.

Cody Stainthorpe
LIM Co-ordinator



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **SA38D/731**
Land Registration District **South Auckland**
Date Issued 05 August 1987

Prior References
PROC 5199

Estate Fee Simple
Area 834 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
45366

Registered Owners
Susan Leanne Kerr

Interests

21-8-81

RID DOCUMENT

Date: 14 December 2023

Valuation Number: 07170 001 03

Location: 11 TAWA STREET

Legal Description: LOT 1 DPS 45366

Area (Ha): 0.0834

Valuation Date: 1 September 2022

| | Normal Values | Special Values (if applicable) |
|-----------------------|----------------------|---------------------------------------|
| Land Value: | 180,000 | |
| Improve Value: | 290,000 | |
| Capital Value: | 470,000 | |
| Tree Value: | 0 | |

Contiguous Property:

2024 Year's Assessed Rates: **3,043.73**

Instalment 1: 25 Aug 2023

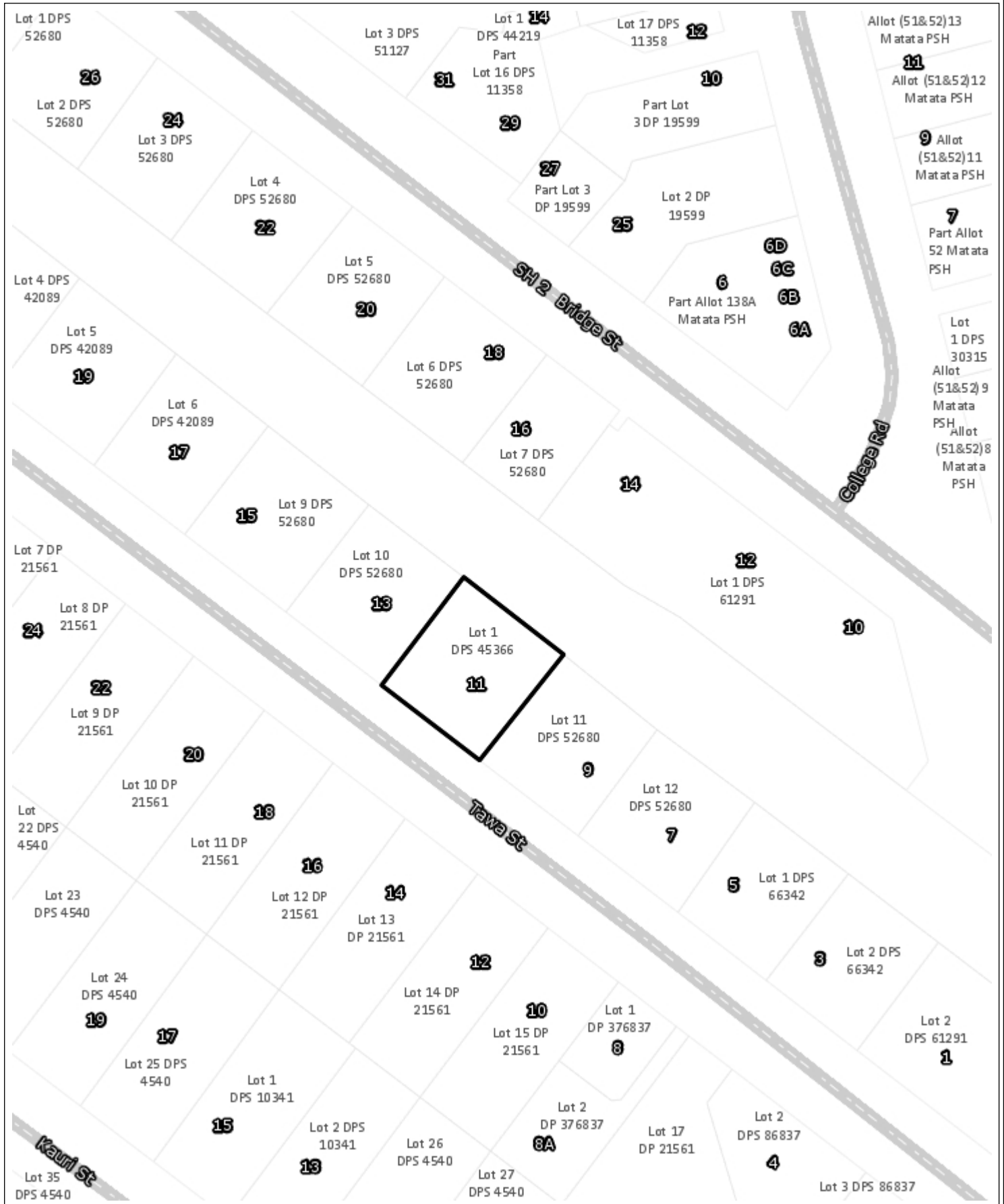
Instalment 2: 24 Nov 2023

Instalment 3: 23 Feb 2024

Instalment 4: 24 May 2024

Property Map

Date Printed: 14 December 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

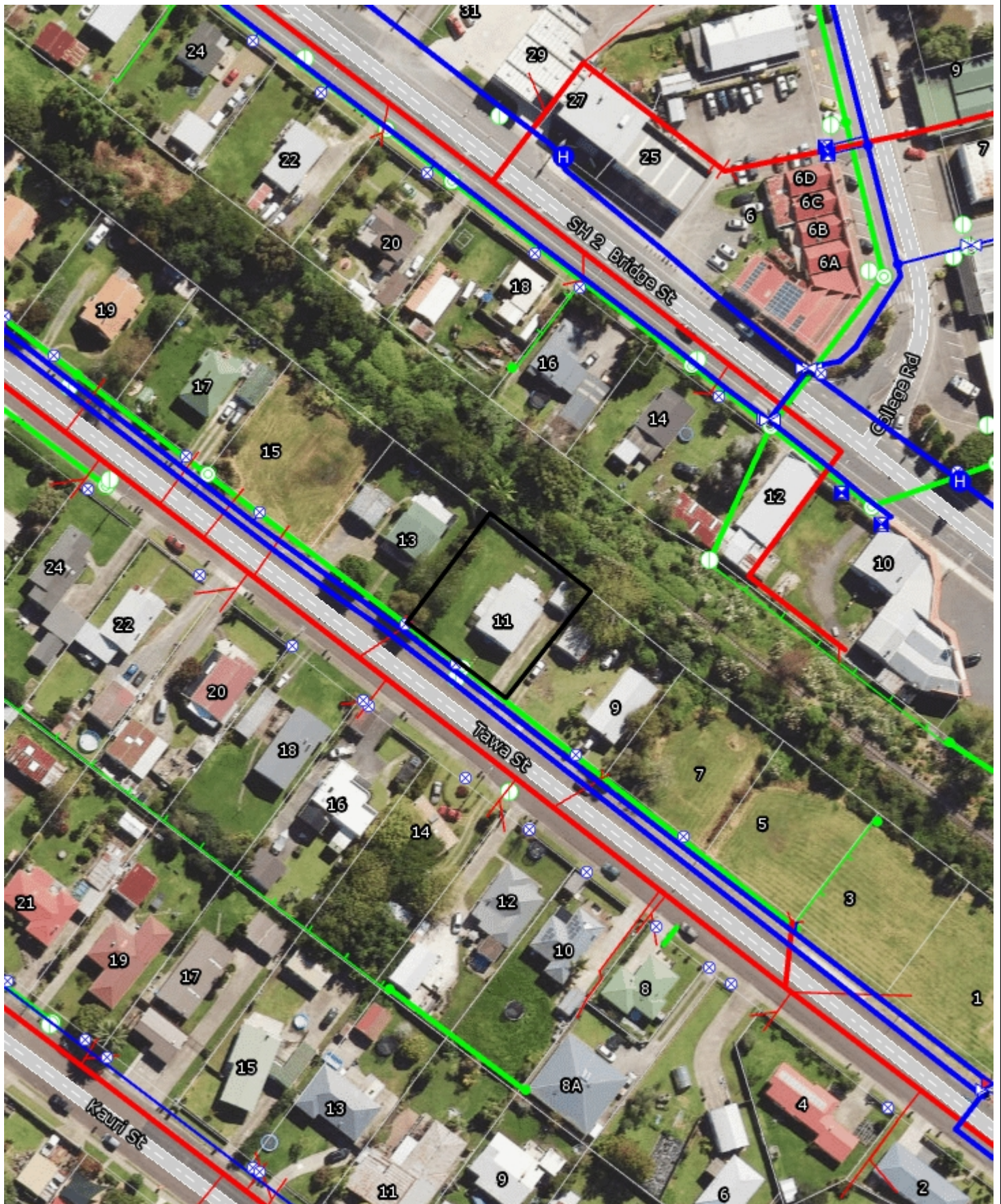
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Services Map

Date Printed: 14 December 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:



Community Facilities Map

Date Printed: 14 December 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: 14 December 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
0

57.3 Meters

57.3



Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Operative District Plan B-Side Map

Date Printed: 14 December 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:

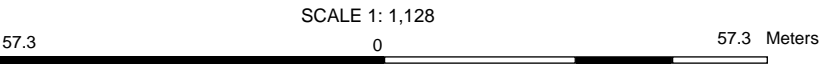


BOPRC Map

Date Printed: 14 December 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.



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
- AWAITI EAST PUMPING SCHEME
- AWAITI WEST PUMPING SCHEME
- AWAKERI FARMS PUMPING SCHEME
- BAIRD/MILLER PUMPING SCHEME
- FOUBISTER PUMPING SCHEME
- GORDON PUMPING SCHEME
- GREIG ROAD PUMPING SCHEME
- HALLS PUMPING SCHEME
- HYLAND/BAILLIE PUMPING SCHEME
- KUHANUI PUMPING SCHEME
- LAWRENCE PUMPING SCHEME
- LONGVIEW RICHLANDS PUMPING SCHEME
- LUXTON VALLEY PUMPING SCHEME
- MARTIN PUMPING SCHEME
- MASSEY PUMPING SCHEME
- MEXTED/WITHY PUMPING SCHEME


- MURRAY PUMPING SCHEME
- NICHOLAS PUMPING SCHEME
- NOORD VIERBOOM PUMPING SCHEME
- OMEHEU ADJUNCT PUMPING SCHEME
- OMEHEU EAST PUMPING SCHEME
- OMEHEU WEST PUMPING SCHEME
- PEDERSEN PUMPING SCHEME
- PLATTS PUMPING SCHEME
- POPLAR LANE PUMPING SCHEME
- REYNOLDS PUMPING SCHEME
- RIVERSLEA PUMPING SCHEME
- ROBINS ROAD PUMPING SCHEME
- ROBINSON PUMPING SCHEME
- THOMPSON/ERNEST PUMPING SCHEME
- TRAVURZAS PUMPING SCHEME
- WITHY PUMPING SCHEME
- WYLD PUMPING SCHEME


BOPRC Flood Protection 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 - Indicative

 Cultural Heritage Site


 Cultural & Built Heritage Site (Points)


 Marae & Urupa Amenity Yard


 Cultural & Built Heritage Site (Polygons)


 Statutory Acknowledgements

 Designation

 Edgecumbe Dairy Manufacturing Site

 Awakeri Quarry Setback Buffer Area

 Edgecumbe Dairy Manufacturing Site Noise Contour (45dBL Aeq)

 Omeheu Spray Irrigation Scheme

 Whakatane Board Mill Site

 Significant Specimen 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)

 NHaz4 Escarpment (Line)


Erosion Risk Zone


 Current Erosion Risk Zone


 2060 Erosion Risk Zone


 2100 Erosion Risk Zone


Inundation 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

Debris Flow Policy Area

 High


 Medium

 Low

 Rangitiki Spillway/Reids Canal

 Te Rahu Flood Storage Basin

 NHaz4 Escarpment (Polygon)

 Galatea Aerodrome Obstacle Limitation Surface

 Pedestrian Street


 Road Widening

 Restricted Vehicle Access


 State Highway

 Limited Access Road

 District Arterial Roads


 Minginui Access Road


 Railway

 Railway Corridor Buffer 100m

 Gas Transmission Pipeline Corridor

 300m Oxidation Pond Buffer

 Kawerau Geothermal Exploration Area


 Whakatane Town Centre

 Key Urban Space

 Strand Character Policy Area

 Whakatane Riverbank Reserve (Greenway Concept)

 12m Height Restriction

 Minor Rivers, Streams and Waterways

 BOPRC Drains

 Key Rivers and Waterways

 Grid Index

 Territorial Authority Boundary

Planning Zones

 Active Reserve

 Business Centre


 CPZ

 Commercial

 Community and Cultural

 Deferred Residential

 Education

 Industrial

 Large Format Retail

 Light Industrial

 Mixed Use

 Residential

 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)

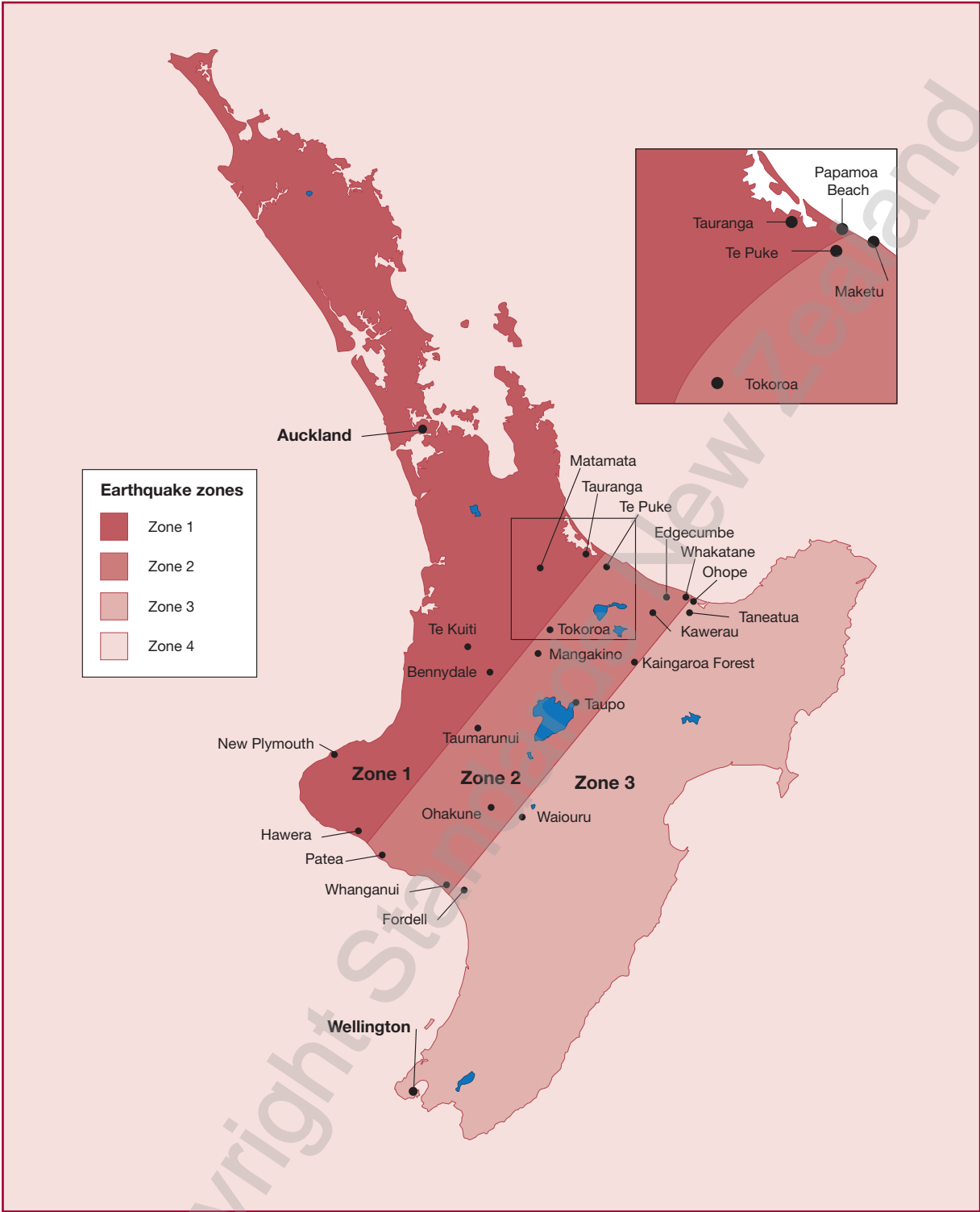


Figure 5.4 – Earthquake zones (see 5.3.2)

WHAKATANE DISTRICT COUNCIL

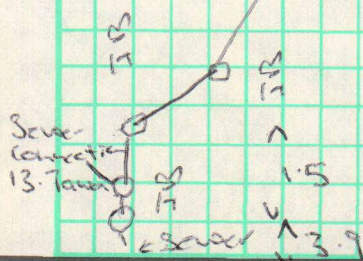
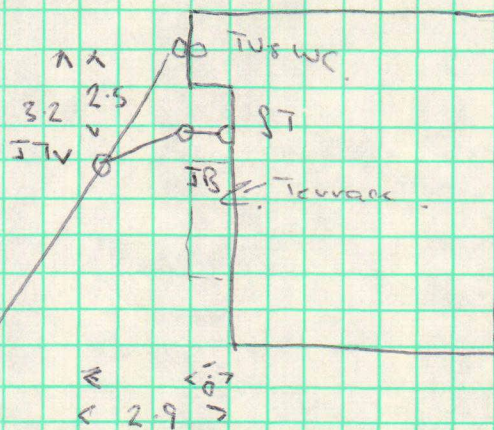
As Built Drainage Plan

Lot T. Martin D.P.

Road 11 Tawa St
 County Town Edgecombe 7170/001/03



Inspected 8.7.87 for
 B. Chadwick - OK
 Permit to connect.



< 900 >
 < 800 >

Tawa St.

ROAD

For Office Use Only

Permit No. Infiltration Sources

Date Connected

Scale 1 : 100

1 : 200

W H A K A T A N E C O U N T Y C O U N C I L

APPLICATION FOR BUILDING PERMIT



PERMIT

Office Use Only

File No: 6/62.....
Permit No: 109764.....
Issued: 17/1/62.....
Received:

The Building Inspector,
Whakatane County Council.

(Date)

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: L. B. Martin Address: Edgecumbe.

Builder's Name: Self Address: "

Location of Proposed Work: Tawa St. Edgecumbe.

Purpose for which Building is to be used: Garage & Shed under one roof.

Estimated Value: Building £ 200. Fee £
Drainage and/or Plumbing £ Nil. Fee £
Total £ 200. Fee £ 1-0-0.

Section No. (See Rate Demand): Lot 14 Rly subdivision D.P. Edgecumbe.

Block No: Whakatane Parish Survey District: Upper 111 Rangitiki Roll No. 713/M. 11

Area of Section: 1/5 acre (32/100ths) Width of Frontage: 133.33 lks.

No. of persons to be Accommodated: Nil Male: Nil Female: Nil

Area of Building: 320 Sq. ft. Ceiling Height: 6' 3" approx.

| | SIZE OF TIMBER. | TYPE OF TIMBER. | SPACING. |
|---------------------|-----------------|---------------------------------|--------------|
| Foundations: | concrete. | | |
| Stringers: | 4x3. | KT Runw | 2ft centres. |
| Bottom Plates: | 3x2. | OB Runw | |
| Top Plates: | 3x2. | OB | |
| Floor Joists: | 4x2. | KT Runw | 2' centres. |
| Rafters: | 3x2 | OB Runw or Treated Pine | 3' " |
| Perkins: | 3x2 | OB Runw or Treated Pine | 2' " |
| Studs: | 3x2 | | |
| Nogging: | 3x2 | | |
| Bracing: | 3x2 | | |
| Flooring: | | Shed. Timber. Garage. Concrete. | |
| Exterior Sheathing: | | Flat Fibrolite. | |
| Internal Lining: | | Nil. | |
| Roofing: | | Iron. | |
| Piles: | | concrete. | |
| Chimney: | | Nil. | |
| Windows: | | 4 fixed lights. | |
| Sanitary Fittings: | | Nil. | |

APPROVED: (Building Inspector)
..... R. B. Martin (Signature of Applicant)

See back for schedule of fees.

WHAKATANE COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT



The Building Inspector,
WHAKATANE COUNTY COUNCIL

(Date)

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) and in accordance with the "Whakatane County Building By-laws 1963."

Owner's Name: L. Martin Address: Tawa St

Builder's Name: Ivan Joss Address: 18 Rima St.

Location of Proposed Work: Tawa St.

Purpose for which building is to be used: Repairs (Fire Job)

| | | | | |
|------------------|--------------------------|---------------|--------------|---------------|
| Estimated Value: | Building | £ 900 | Fee £ | 4.10.0 |
| | Drainage and/or Plumbing | £ 100 | Fee £ | 1.0.0 |
| | Total | £ 1000 | Fee £ | 5.10.0 |

Section No. (See Rate Demand) 14.4 34699 D.P.

Block No. Survey District: Railway Sub Division Roll No. 713/M11

Area of Section: 32.10.0 Width of frontage: Edgcomb

Number of persons to be accommodated: Male: Female:

Area of Building: Sq.ft. Ceiling Height: 8'6" Area of other

residential, commercial or industrial buildings on land: sq. ft.

Size of Timber: Type of Timber: Spacing:

To be completed in full in lieu of separate specifications.

| | | | |
|------------------------|--------------|--------------|--------------|
| Foundations: | | | |
| Stringers: | | | |
| Bottom Plates: | 4x2 | Treated Pine | |
| Top Plates: | " | " | " |
| Floor Joists: | | | |
| rafters: | 4x2 | Treated Pine | |
| Perkins: | 3x2 | " | " |
| Studs: | 4x2 | " | 15" C.T.O.C. |
| Bracing: | 4x2 | " | 3 Rows |
| Bracing: | " | " | Solid |
| Flooring: | | | |
| Exterior Sheathing: | Gib. withhd. | Treated Rimu | |
| Internal Lining: | Gib. | | |
| Roofing: | Cor. Iron | | |
| Piles: (Type and Size) | | | |
| Chimney: | | | |
| Chimney Reinforcing: | | | |
| Windows: | 1 Casement | standard | |
| Sanitary Fittings: | | | |

APPROVED:..... Signature of Builder: I. Joss
(Building Inspector) Signature of Owner: L. B. Martin

Office Use Only;

Received:.....
Permit No. 13014.519
Issued: 2.5.5-65
Fee: 4.10.0
Receipt: 18218

SEE BACK FOR FEES PAYABLE:
3 1/10/1
P.D. 1/10/1

WHAKATANE COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT



The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: _____

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) and in accordance with the "Whakatane County Building By-laws 1963."

Owner's Name: L.B. Martin Address: Edgecumbe

Builders Name: Self Address: _____

Location of Proposed Work: 11 Yawa St.

Purpose for which building is to be used: Porch and Toilet

Estimated Value: Building £ 100 Fee £ _____

Drainage and/or Plumbing £ _____ Fee £ _____

Total £ _____ Fee £ _____

Section No. (See Rate Demand) Lot 34699. Plot 14 D.P. _____

Block No. Rylands Edgecumbe Survey District: _____ Roll No. 713/11

Area of Section 0 - 0 = 32 Width of frontage _____

No. of persons to be accommodated: _____ Male: _____ Female _____

Area of Building: _____ Sq.ft. Ceiling Height: _____ Area of other _____

Residential, commercial or industrial buildings on land: _____ sq.ft.

Size of Timber: _____ Type of Timber: _____ Spacing: _____

To be completed in full in lieu of separate specifications.

Foundations. _____

Stringers. _____

Bottom Plates. _____

Top Plates. _____

Floor Joists. _____

Rafters. _____

Berlins. 66

Studs. _____

Nailing. _____

Bracing. _____

Flooring. _____

Exterior Sheathing. _____

Internal Sheathing. _____

Roofing. _____

Piles (Type and Size) _____

Chimney. _____

Chimney Reinforcing. _____

Windows. _____

Sanitary Fittings. _____

APPROVED. _____ Signature of Builder _____

(Building Inspector.) Signature of Owner. L.B. Martin

Office Use Only

Received. _____

Permit No. 077663

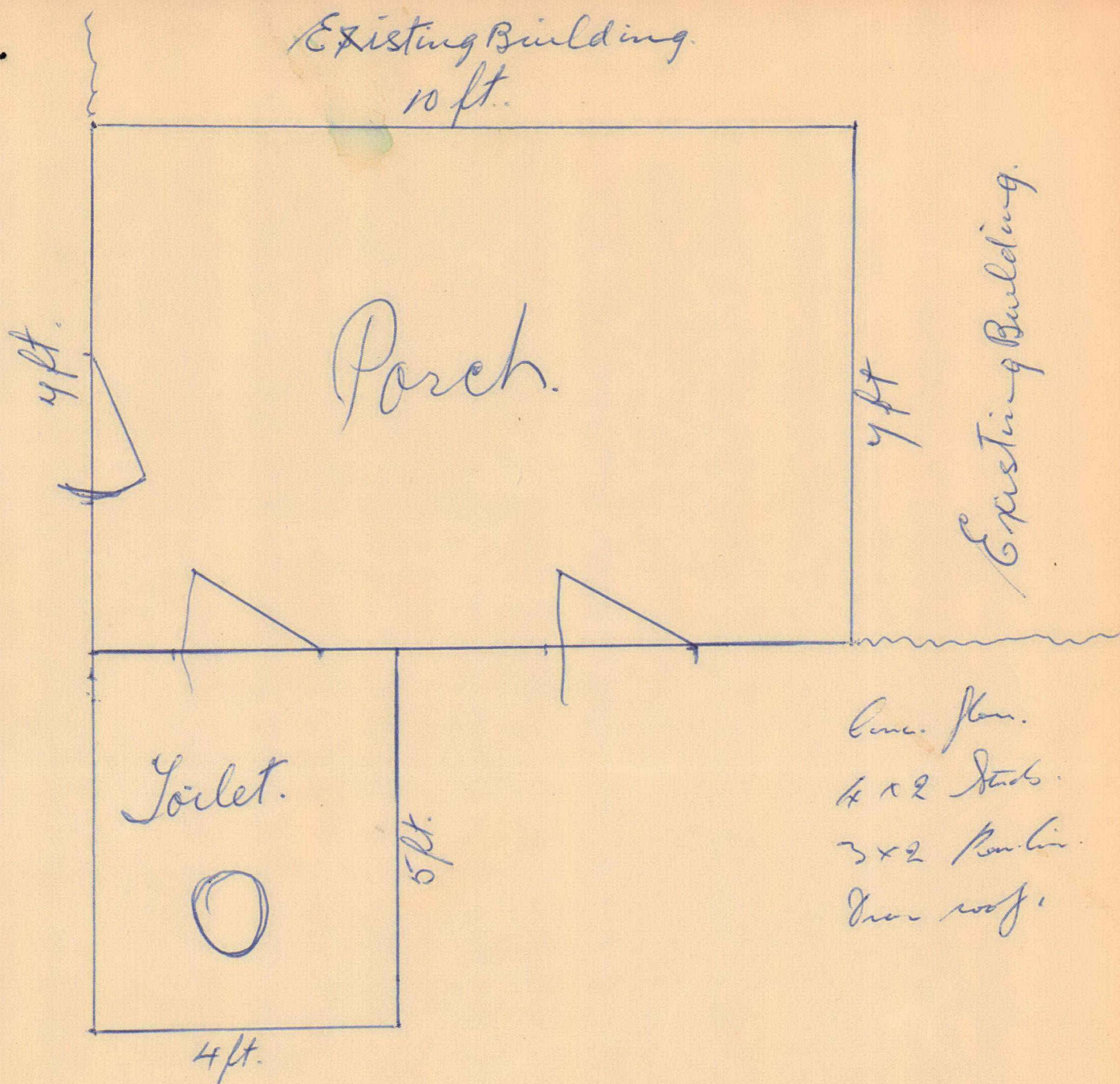
Issued. 13-12-66

Fee. _____

Receipt. _____

SEE BACK FOR FEES PAYABLE:

Free Permit
Finance Meeting
16/8/66
23/8/66
Confirmed at Council



conc. floor.
4 x 2 studs.
3 x 2 paneling.
iron roof.

Scale $\frac{1}{2}$ in = 1 ft.

JP/10

6/1/8/649

20 January 1987

Alan Kane
Registered Surveyor
PO Box 2103
WHAKATANE

Dear Sir

RE PROPOSED SUBDIVISION : MR C MARTIN, TAWA STREET, EDGE CUMBE

At its meeting held on 20 January 1987, Council considered the proposed subdivision as shown on Scheme Plan 10/1. Council resolved as follows:

- (a) THAT pursuant to Section 279(1)(b) of the Local Government Act 1974, Council approves Scheme Plan 10/1 showing a proposed subdivision of Part Allotment 138A Rangitaiki Parish in Block III of the Rangitaiki Upper Survey District, subject to the following condition:
 - (i) That either the north and east boundaries of proposed lot 1 be adjusted to provide a minimum distance of 900mm from any building to any allotment boundary, being the garage and shed shown on the Scheme Plan, or that the walls on both the garage and the shed adjacent to the allotment boundaries be fire rated for one hour where the building is less than 900mm from the boundary.
- (b) THAT pursuant to Section 305 Local Government act 1974, the Planning Officer be authorised to approve the Survey Plan in respect of the above subdivision once the Survey Plan is submitted and is in accordance with the approved Scheme Plan.
- (c) THAT pursuant to Section 306 Local Government Act 1974, the General Manager be authorised to sign a Certificate of Compliance in respect of the above subdivision, once all conditions of approval have been complied with to his satisfaction.

In approving the Scheme Plan, Council had regard to the Residential subdivision requirements as specified in Ordinance 9B of the Provisional Review of the Whakatane District Scheme and subsequent changes to the Ordinance as a result of Council decisions on the Review.

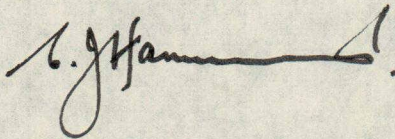
Council noted that the purpose of the subdivision is to create an allotment for free holding purposes from an existing railway lease. The only matter which required correction as part of this subdivision is the matter of the boundary in relation to the existing shed and garage on the property.

Council noted that in accordance with Section 285 of the Local Government Act 1974, that the Council may require a reserve contribution in either land or "cash in lieu". However Council noted that Ordinance 9C.3(2)(a)(ii) restricts the taking of reserve contributions and that no reserve requirements shall apply to any new allotment already occupied by a dwelling. Accordingly, no reserve contribution is payable for the proposed allotment.

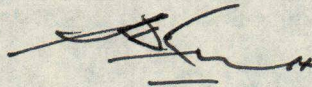
It is pointed out that the above decision has been made by a Sub-Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

If you require any further information, please do not hesitate to contact me.

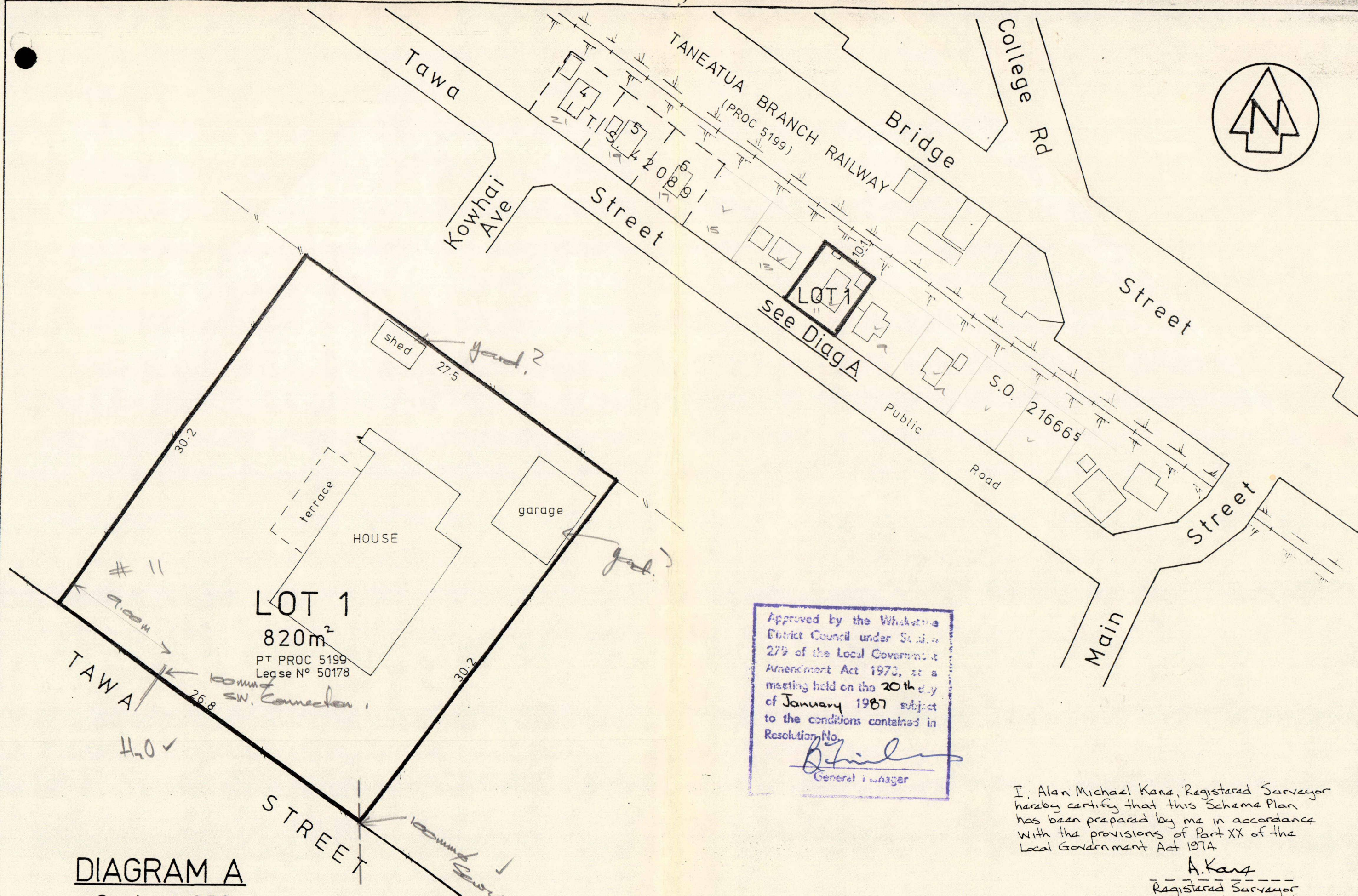
Yours faithfully



J W Mandemaker
PLANNING OFFICER



M11-J.D23



I, Alan Michael Kang, Registered Surveyor
heraby certify that this Scheme Plan
has been prepared by me in accordance
with the provisions of Part XX of the
Local Government Act 1974

A. Kang
Registered Surveyor

| | | | |
|---|----------------|----------------|--------------------------|
| ALAN KANE Registered Surveyor PQ Box 2103 WHAKATANE Phone 84427 | | | SHEET 10/1 |
| DRAWN: AMK | CHECKED: | SCALES: 1:1500 | SHEETS OF: 1P REF: A3 |
| TRACE: 0 | DATE: NOV 1986 | | |



(Previous No) Scheme Plan No. 10/1

Received 20. 11. 86 Acknowledged 25. 11. 86.

Description Prop. Lot 1 being subd. of Railway Land being Pt Allot

Locality Tawa St 138 A Rangitiki Parish

Owner C. Martin C T

Surveyor Alan Kane

Zoning Residential A.

Scheme Plan Perusal Fee \$100 Invoice No 0082

Additional Lots Created 1 @ \$10 per Lot \$10 Date Paid

Total \$110 Receipt No

✓ To C. Engineer 25. 11. 86 Returned ✓

✓ To C.H. Inspector 25. 11. 86 Returned ✓

C. Elec. Engineer Returned

Distr. Land Reg. Returned

Parks Super. Returned

✓ To D W C 25. 11. 86 Returned 5-1-86 ✓

To Community Council Returned

To Rang. Drainage Bd Returned

To General Manager Returned

Inspected on

Comments

.....

.....

.....

COUNCIL RESOLUTION 20. 1. 87.

To Surveyor on 27. 1. 87.

Appropriate Area for Reserves

Upgrading Costs \$ Date Paid

Cash in Lieu of Reserves Date Paid

Rates.

JP/10

61/8/649

27 March 1987

Alan Kane
Registered Surveyor
P O Box 2103
WHAKATANE

Dear Sir

SUBDIVISION : MR C MARTIN, TAWA STREET, EDGE CUMBE

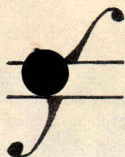
Please find attached the Land Transfer Title Plan and Certificate of Compliance for the above subdivision which has been executed under seal pursuant to Sections 305 and 306 of the Local Government Act 1974.

Yours faithfully

Alan Matheson
ASSISTANT PLANNING OFFICER

Encl

014-AM.M27



ALAN KANE
Registered Surveyor
LAND & PLANNING CONSULTANT

Bus. & A/H
Phone: (076) 84427

Principal:

A.M. Kane
B. App. Sci. (Surv.) (Hons.)
Lic. Surv. (West Aust.)
M.N.Z.I.S.

Office:

131 King Street,
Kopeopeo
P.O. Box 2103
Whakatane

Our Reference: JP/10

Your Reference:

23 March 1987

Rec
23/3/87
Q1

A
305
306

The General Manager
Whakatane District Council
Private Bag
WHAKATANE

Attention: Mr J W Mandemaker (Planning Officer)

Dear Sir

SUBDIVISION PLAN - MR MARTIN, 11 TAWA STREET, EDGE CUMBE

Please find enclosed the original Land Transfer Foil to be signed and sealed by Council in respect of the 305 and 306 Certificates.

With regard to the conditions of scheme approval, the east boundary is located 900mm and more from the garage, and the north boundary is 1600mm from the garage. The wood shed is understood to be relocated 80mm further south to give the required boundary clearance.

Two copies of the plan are enclosed for your records.

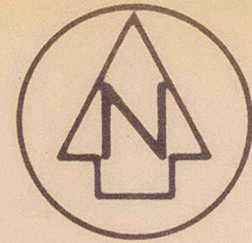
Could you please advise as soon as the plan has been signed.

Yours faithfully

A. Kane

ALAN KANE
Registered Surveyor

6
DPS 42089



Approvals
Pursuant to a resolution of the Whakatane District Council passed on the 21st day of January 1987 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan of subdivision and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme and the proposed new district scheme for the area to which the plan relates the common seal of the Whakatane District Council was affixed hereto in the presence of:

Councillor

~~Planning Officer~~
G.M.

Pursuant to Section 306(1)(f)(i) of the Local Government Act 1974, I do hereby certify that all the conditions shown on or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Whakatane District Council.

Dated at Whakatane this --- day of --- 1987

General Manager

FOR NEW ZEALAND RAILWAYS CORPORATION

RAILWAY LAND OFFICER
For and on behalf of H.M. the Queen
under the Railways Corporation Act 1981

REGISTERED OWNER

Total Area 834m²

Comprised in ... PROC 5199 (Pt)

I, Alan Michael Kara
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Whakatane this 17th day of March 1987 Signature A. Kara

Field Book p. Traverse Book p.

Reference Plans So 42723, DPS 42089

Examined Correct

Approved as to Survey -

..... / / Chief Surveyor

Deposited this day of 19

District Land Registrar

File
Received
Instructions

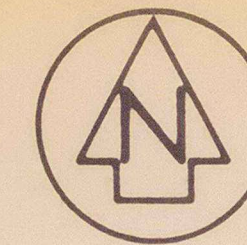
LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. III RANGITAIKI UPPER
NZMS 261 SHT RECORD MAP No

LOT 1 BEING SUBDIVISION OF RAILWAY LAND
BEING P^TALLOT 138A RANGITAIKI PARISH

TERRITORIAL AUTHORITY Whakatane District
Surveyed by JOHN PATTERSON
Scale 1:250 Date February 1987



6
DPS 42089



Approvals

Pursuant to a resolution of the Whakatane District Council passed on the 21st day of January 1987 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan of subdivision and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme and the proposed new district scheme for the area to which the plan relates the common seal of the Whakatane District Council was affixed hereto in the presence of:

Councillor

Planning Officer

Pursuant to Section 306(1)(f)(i) of the Local Government Act 1974, I do hereby certify that all the conditions shown on or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Whakatane District Council.

Dated at Whakatane this ____ day of ____ 1987

General Manager

FOR NEW ZEALAND RAILWAYS CORPORATION

RAILWAY LAND OFFICER

For and on behalf of H. M. the Queen
under the Railways Corporation Act 1981

REGISTERED OWNER

Total Area 834 m²

Comprised in ... PROC. 5199 (Pt)

I, Alan Michael Kane
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Whakatane this 12th day of March 1987 Signature A. Kane

Field Book p. Traverse Book p.

Reference Plans So A2723, DPS 42089

Examined Correct

Approved as to Survey -

...../...../..... Chief Surveyor

Deposited this day of 19

District Land Registrar

File
Received
Instructions

PUBLIC

TAWA

ROAD

LOT 1
834 m²

STREET

TANEATUA BRANCH RAILWAY
PROC 5199

SO 216665

675 825 mN

675 775 mN

331 675 mE

331 725 mE

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. III RANGITAIKI UPPER
NZMS 261 SHT RECORD MAP No

LOT 1 BEING SUBDIVISION OF RAILWAY LAND
BEING P^TALLOT 138A RANGITAIKI PARISH

TERRITORIAL AUTHORITY Whakatane District
Surveyed by JOHN PATTERSON
Scale 1:250 Date Febuary 1987

JP/10

6/1/8/649

20 January 1987

Alan Kane
Registered Surveyor
PO Box 2103
WHAKATANE

Dear Sir

RE PROPOSED SUBDIVISION : MR C MARTIN, TAWA STREET, EDGE CUMBE

At its meeting held on 20 January 1987, Council considered the proposed subdivision as shown on Scheme Plan 10/1. Council resolved as follows:

- (a) THAT pursuant to Section 279(1)(b) of the Local Government Act 1974, Council approves Scheme Plan 10/1 showing a proposed subdivision of Part Allotment 138A Rangitaiki Parish in Block III of the Rangitaiki Upper Survey District, subject to the following condition:
 - (i) That either the north and east boundaries of proposed lot 1 be adjusted to provide a minimum distance of 900mm from any building to any allotment boundary, being the garage and shed shown on the Scheme Plan, or that the walls on both the garage and the shed adjacent to the allotment boundaries be fire rated for one hour where the building is less than 900mm from the boundary.
- (b) THAT pursuant to Section 305 Local Government act 1974, the Planning Officer be authorised to approve the Survey Plan in respect of the above subdivision once the Survey Plan is submitted and is in accordance with the approved Scheme Plan.
- (c) THAT pursuant to Section 306 Local Government Act 1974, the General Manager be authorised to sign a Certificate of Compliance in respect of the above subdivision, once all conditions of approval have been complied with to his satisfaction.

In approving the Scheme Plan, Council had regard to the Residential subdivision requirements as specified in Ordinance 9B of the Provisional Review of the Whakatane District Scheme and subsequent changes to the Ordinance as a result of Council decisions on the Review.

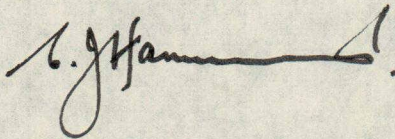
Council noted that the purpose of the subdivision is to create an allotment for free holding purposes from an existing railway lease. The only matter which required correction as part of this subdivision is the matter of the boundary in relation to the existing shed and garage on the property.

Council noted that in accordance with Section 285 of the Local Government Act 1974, that the Council may require a reserve contribution in either land or "cash in lieu". However Council noted that Ordinance 9C.3(2)(a)(ii) restricts the taking of reserve contributions and that no reserve requirements shall apply to any new allotment already occupied by a dwelling. Accordingly, no reserve contribution is payable for the proposed allotment.

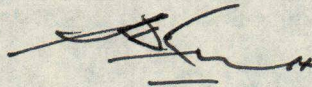
It is pointed out that the above decision has been made by a Sub-Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

If you require any further information, please do not hesitate to contact me.

Yours faithfully



J W Mandemaker
PLANNING OFFICER



M11-J.D23

| | | | | | |
|---------------------------------|--|---|--|---|------------------------------|
| Valuation Reference 7170 1 3 | | Computer Codes extns. 0 change FD/ indic. 331000 | | Date of Revision 1/ 7/84 | Date form printed 7/11/85 |
| VI LV CV | Special Values 34500 7500 42000 | Nature of Improvements DWG 0/BS 0/I | | Occupier (within the meaning of the Rating Act) MARTIN OM EST OF | |
| | | | | 179 BELLEVUE RD OTUMDETAI TAURANGA 116 | |
| SQ METRES 809 | | Address of Property/Situation 11 TAWA ST | | Name of District WHAKATANE DISTRICT | |

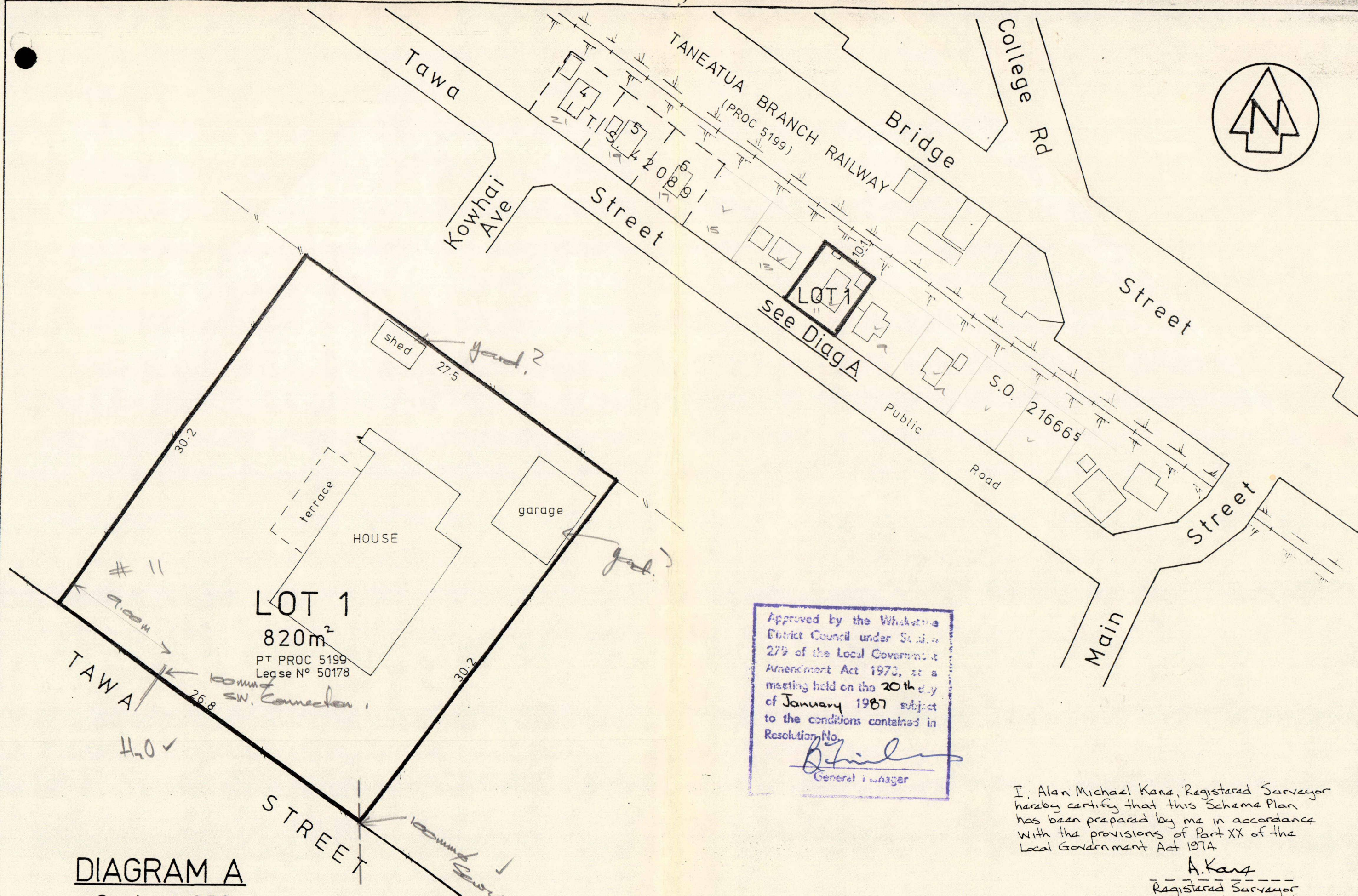
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

NEW ZEALAND RAILWAYS CORPORATION PRIVATE BAG

WELLINGTON

| CODE | SCHEME NAME | CLASS | AREA | CV | LV | SPEC | CV | SPEC | LV |
|------|-----------------------------|-------|------|----|----|------|----|------|----|
| 536 | RANGITAIKI DRAINAGE DIST A | | | | | | | | |
| 814 | C-BOP PEST BD-PONGAKAWA | | | | | | | | |
| 1098 | BPCC-RANGITAIKI-TARAWERA U2 | | | | | | | | |

L 50178 OF LOT 14 LD 32468 BLK III RANGITAIKI UPPER SD



I, Alan Michael Kang, Registered Surveyor
heraby certify that this Scheme Plan
has been prepared by me in accordance
with the provisions of Part XX of the
Local Government Act 1974

A. Kang
Registered Surveyor

| | | |
|--|---|---|
| Prepared for: MR C. MARTIN 11 Tawa Street Edgecumbe | PROPOSED LOT 1 BEING SUBDIVISION OF RAILWAY LAND BEING P ^T ALLOT 138A RANGITAIKI PARISH | ALAN KANE Registered Surveyor PO Box 2103 WHAKATANE Phone 84427 DRAWN AMK CHECKED DATE NOV 1986 SCALES 1:1500 SHEET 10/1 SERIES OF JP REF A3 |
|--|---|---|

Loss

A.

61/8/649

MEMORANDUM

TO: ~~CHIEF ENGINEER B J CROSSIN~~
CHIEF INSPECTOR P DAY

DATE: 21 November 1986

SUBJECT: SUBDIVISION :
C MARTIN, TAWA STREET, EDGECLUMBE

Please find attached a copy of the Scheme Plan and letter with respect to the above proposed subdivision at Edgeclumbe.

I look forward to any comments you may have on this matter in due course.

Ellen.

E E Stenton
PLANNING ASSISTANT

Encl

1. Boundaries to be adjusted to provide a minimum of 900mm from any buildings shown as (garage & shed).
- or (2) Fine Rate the walls adjacent to boundary for One Hour F.R.R. where building is closer to boundary than 900mm from boundary.

P1-E4.P

R. Harghey
26/11/86

NORTH
AND EAST

MEMORANDUM

TO: Town Planning Officer

FROM: Development Engineer

SUBJECT: **SUBDIVISION : C MARTIN,
TAWA STREET, EDGE CUMBE**

DATE: 18 December 1986

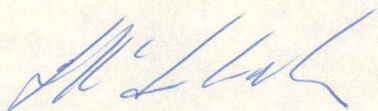
A

The property is connected to all services and the only problems would appear to be with respect to yard requirements for the garage and shed. Power and telephone reticulation is overhead and should be underground.

RECOMMENDATION:

THAT the subdivision be approved subject to:

1. The reticulation of power and telephone services to be underground.
2. The relocation of the garage and shed to comply with yard requirements.



I K Fairbrother



Ministry of Works and Development

District Office

Dey St.

Private Bag, Hamilton

Telephone 62 899. Telex NZ 2777

Inquiries to *John Lendrum*Date *1/12*Our ref *40/4*Your ref *61/6/649**General Manager**Whakatane District Council**Private Bag**Whakatane*

WHAKATANE

3 DEC 1986

DISTRICT COUNCIL

Dear Sir

SCHEME PLAN NO. *10/1* : *C Martin*STATE HIGHWAY _____ *Town St, Edgcombe*In reply to your letter *dated 24* of *November 1986*.

I have no comments to make.

~~I have the following comments to make.~~

Yours faithfully

for District Commissioner of Works

**Ministry of Works
and Development**

District Office

Dey St.

Private Bag, Hamilton

Telephone 62 899. Telex NZ 2777

P.O.

Inquiries to John Lenchem Date 26/11

General Manager
Whakatane District Council
Private Bag
Whakatane

Our ref 40/4

Your ref 61/46/649

WHAKATANE

28 NOV 1986

DISTRICT COUNCIL

Dear Sir

SCHEME PLAN NO. 10/1 : C Martin
STATE HIGHWAY _____

I acknowledge receipt of your letter of 24 Nov 1986
enclosing a copy of the abovementioned scheme plan of
subdivision.

Yours faithfully

for District Commissioner of Works

61/8/649

24 November 1986

District Commissioner of Works
Ministry of Works & Development
Private Bag
HAMILTON

Dear Sir

SUBDIVISION : C MARTIN, TAWA STREET, EDGECLIFF

Please find attached a copy of Scheme Plan 10/1 for the above proposed subdivision, together with a copy of the Surveyor's letter of support.

This matter is referred to you for comment pursuant to Section 279(8) of the Local Government Act 1974.

Yours faithfully

E E Stenton
PLANNING ASSISTANT

M5-E1.N24

61/8/649

MEMORANDUM

TO: CHIEF ENGINEER B J CROSSEN
CHIEF INSPECTOR P DAY

DATE: 21 November 1986

SUBJECT: SUBDIVISION :
C MARTIN, TAWA STREET, EDGE CUMBE

Please find attached a copy of the Scheme Plan and letter with respect to the above proposed subdivision at Edgecumbe.

I look forward to any comments you may have on this matter in due course.

E E Stenton
PLANNING ASSISTANT

Encl

P1-E4.P

61/8/649

24 November 1986

Alan Kane
P O Box 2103
WHAKATANE

Dear Sir

SUBDIVISION : C MARTIN, TAWA STREET, EDGECLIFF

I acknowledge receipt of your letter of 19 November 1986, together with 5 copies of your Scheme Plan No 10/1 for the above proposed subdivision.

This matter will be dealt with at the earliest opportunity, and you will be advised further in due course. Please find enclosed our invoice for the cost of the scheme plan perusal fee.

Yours faithfully

E E Stenton
PLANNING ASSISTANT

M5-E.N24

61/8/649



ALAN KANE
Registered Surveyor
LAND & PLANNING CONSULTANT

Bus. & A/H
Phone: (076) 84427

Office:
131 King Street,
Kopeopeo
P.O. Box 2103
Whakatane

Principal:

A.M. Kane
B. App. Sci. (Surv.) (Hons.)
Lic. Surv. (West Aust.)
M.N.Z.I.S.

Our Reference: JP/10

Your Reference:

19 November 1986

Rec 20/11/86
AK

The General Manager
Whakatane District Council
Private Bag
WHAKATANE

Attention: Mr J W Mandemaker - Planning Officer

Dear Sir

MR C MARTIN, TAWA STREET, EDGE CUMBE - PROPOSED SUBDIVISION

Please find enclosed five (5) copies of our drawing 10/1, being the Scheme Plan in respect of the above, for your consideration pursuant to Section 279, Local Government Act 1974.

Mr Martin presently occupies a leasehold property on Railway land for which he has an agreement with New Zealand Railways to purchase the freehold in his property. The purpose of the subdivision is to allow the freeholding to be undertaken.

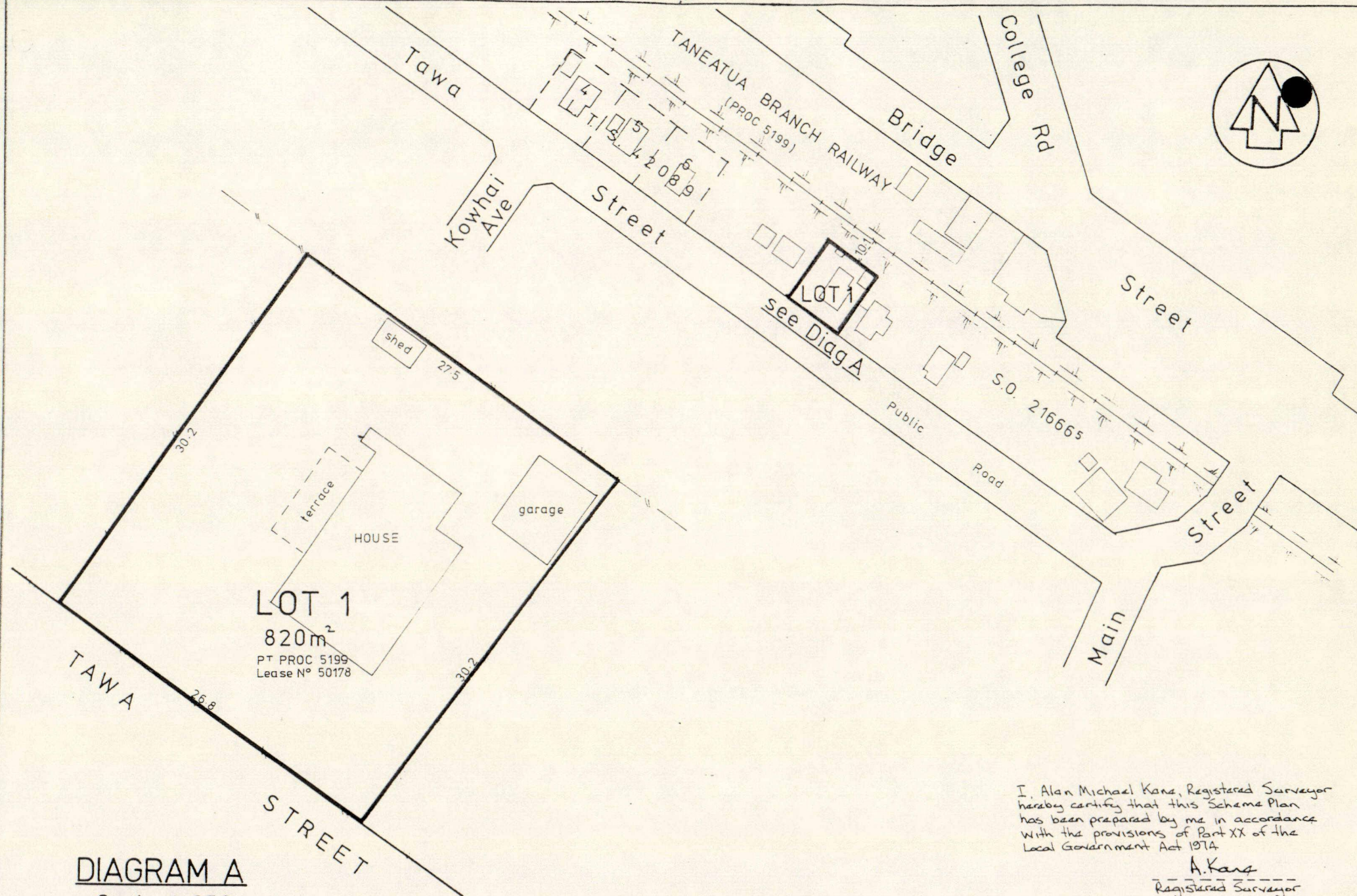
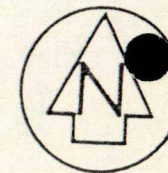
The house and garage on the property are of weatherboard construction and over 40 years old. The rear boundary will be approximately 10.1 metres from the centre-line of the rail tracks.

Would you please process the scheme application at your earliest convenience, and should you have further queries, please do not hesitate to contact me.

Yours faithfully

A. Kane.

ALAN KANE
Registered Surveyor



I, Alan Michael Kane, Registered Surveyor
hereby certify that this Scheme Plan
has been prepared by me in accordance
with the provisions of Part XX of the
Local Government Act 1974

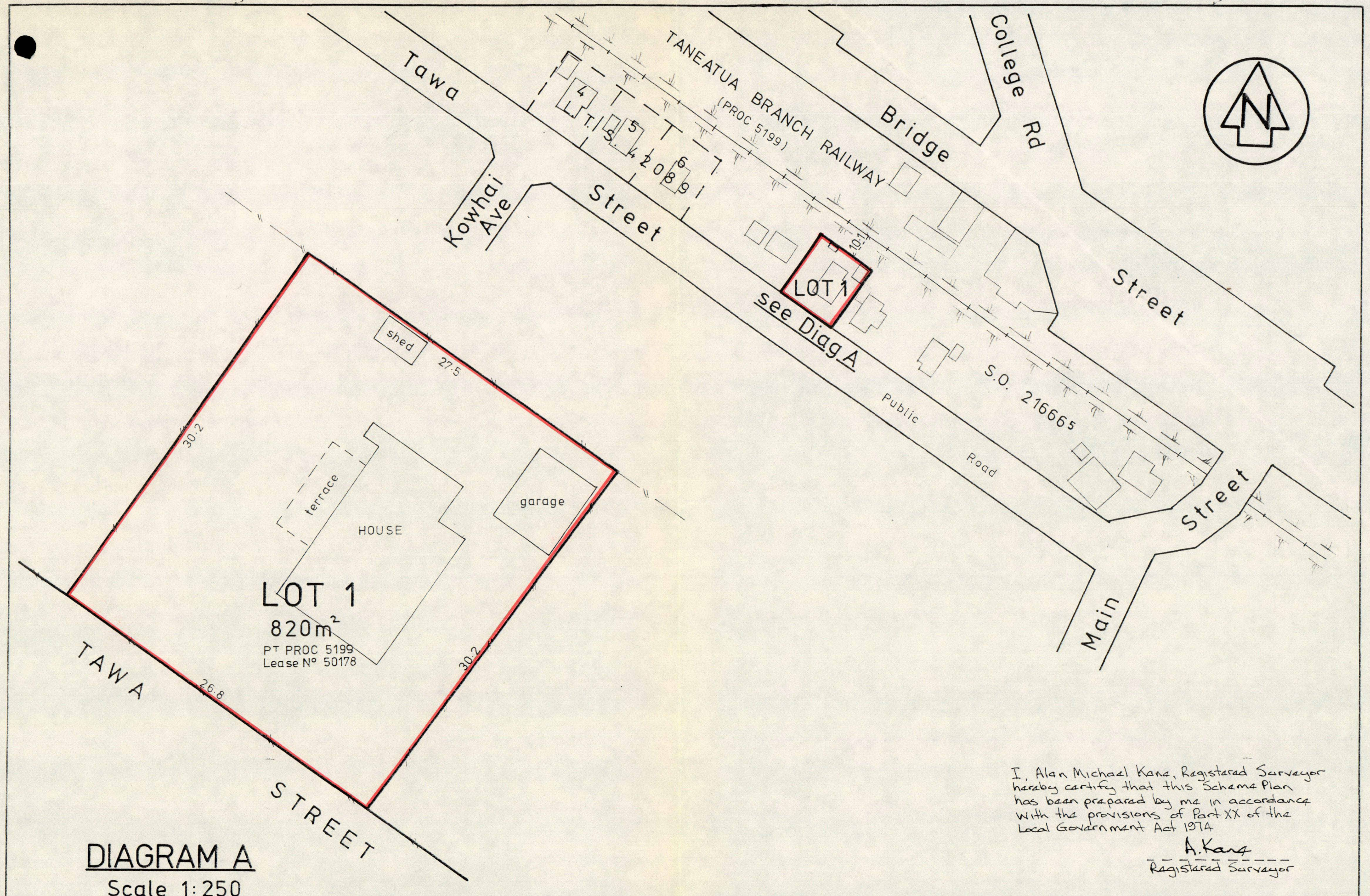
A. Kane
Registered Surveyor

Prepared for:
MR C. MARTIN
11 Tawa Street
Edgcumbe

PROPOSED LOT1 BEING SUBDIVISION OF RAILWAY LAND
BEING P^TALLOT 138A RANGITAIKI PARISH

| | | |
|---|-----------------|-----------------|
| ALAN KANE Registered Surveyor PO Box 2103 WHAKATANE Phone 84427 | | SHEET 10/1 |
| DRAWN AMK | CHECKED | SERIES OF JP |
| DATE NOV 1986 | SCALE 1:1500 | BY A3 |

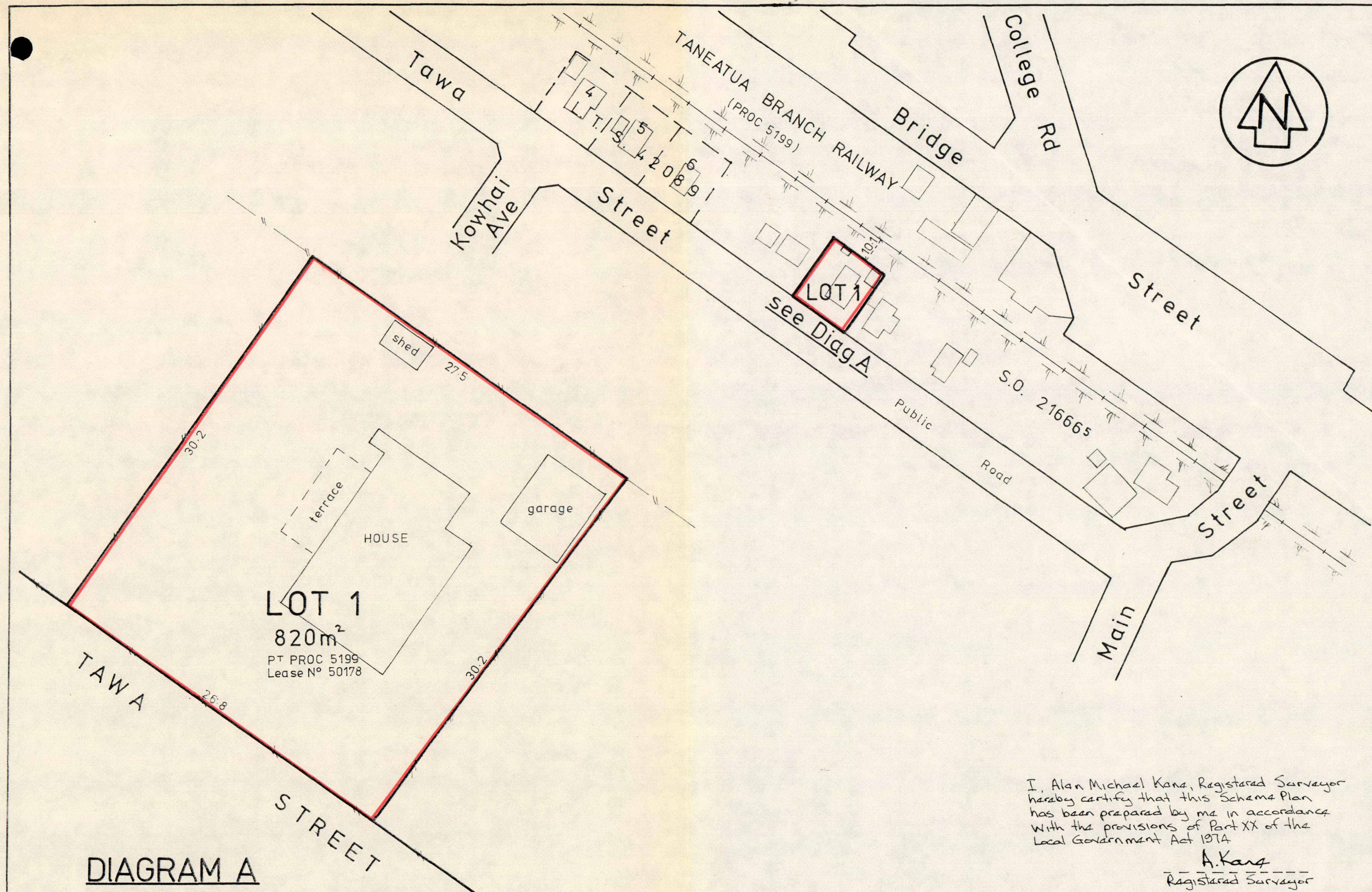
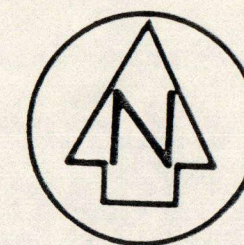
Zoning RESIDENTIAL A-Whakatane Dist



I, Alan Michael Kane, Registered Surveyor
hereby certify that this Scheme Plan
has been prepared by me in accordance
with the provisions of Part XX of the
Local Government Act 1974

A. Kane
Registered Surveyor

| | | | | | | | | | | | |
|---|--|---|---|--|---------------|--------------|--------------------------|-----------------|-----------------|--|-----------|
| Prepared for: MR C. MARTIN 11 Tawa Street Edgecumbe | PROPOSED LOT 1 BEING SUBDIVISION OF RAILWAY LAND BEING PT ALLOT 138A RANGITAIKI PARISH Zoning: RESIDENTIAL A-Whakatane Dist. | <table border="1"> <tr> <td colspan="2">ALAN KANE Registered Surveyor PO Box 2103 WHAKATANE Phone 84427</td> <td>SHEET 10/1</td> </tr> <tr> <td>DRAWN AMK</td> <td>CHECKED DATE NOV 1986</td> <td>SCALE 1:1500</td> </tr> <tr> <td colspan="2">SERIES OF JP</td> <td>REF A3</td> </tr> </table> | ALAN KANE Registered Surveyor PO Box 2103 WHAKATANE Phone 84427 | | SHEET 10/1 | DRAWN AMK | CHECKED DATE NOV 1986 | SCALE 1:1500 | SERIES OF JP | | REF A3 |
| ALAN KANE Registered Surveyor PO Box 2103 WHAKATANE Phone 84427 | | SHEET 10/1 | | | | | | | | | |
| DRAWN AMK | CHECKED DATE NOV 1986 | SCALE 1:1500 | | | | | | | | | |
| SERIES OF JP | | REF A3 | | | | | | | | | |



I, Alan Michael Kane, Registered Surveyor
hereby certify that this Scheme Plan
has been prepared by me in accordance
with the provisions of Part XX of the
Local Government Act 1974

A. Kane
Registered Surveyor

DIAGRAM A
Scale 1:250

Prepared for:
MR C. MARTIN
11 Tawa Street
Edgecumbe

PROPOSED LOT 1 BEING SUBDIVISION OF RAILWAY LAND
BEING P^T ALLOT 138A RANGITAIKI PARISH

Zoning: RESIDENTIAL A-Whakatane Dist.

| | | | |
|---|---------|------------------|-----------------|
| ALAN KANE Registered Surveyor PO Box 2103 WHAKATANE Phone 84427 | | SHEET 10/1 | |
| DRAWN AMK | CHECKED | DATE NOV 1986 | SERIES OF JP |
| TRACED | | SCALE 1:1500 | REF A3 |

WHAKATANE DISTRICT COUNCIL



ISSUE 21.7.

(Office Use Only)

Valuation Roll No: 7170.001.03

Receipt No: 1756/22.7.87

Permit No: _____

Building Permit No: _____

APPLICATION FOR PERMIT FOR PLUMBING AND DRAINAGE

To: The Health Inspector

I, the undersigned A J CHADWICK hereby apply for
(full name)

a permit for the work described herein, and set out in the plans attached hereto, to

be carried out in the premises situated in 11 TAWA ST EDGECOMBE
(street and place)

Lot No. _____ Sec No. _____ D P _____ S D _____

OWNER: T MARTIN of _____

PLUMBER: _____ of _____

DRAINLAYER: _____ of _____

DESCRIPTION OF WORK (Tick as applicable):

- The installation of:
Bath _____ Basin _____ Shower _____ Sink _____ Tub _____
WC _____ Urinal _____ HW Cylinder _____ Dual HW System _____
- The construction of:
Septic Tank _____ Foulwater drainage _____ Stormwater drainage _____
Effluent disposal system ☒
- Connection to:
Local Authority Water Supply _____ Local Authority Sewerage System _____
- Miscellaneous Work _____

Total labour cost \$ 400 Fee Payable \$ _____

Dated this 7 day of July 1987

Signature aj chadwick

Builder
Owner
Plumber
Drainlayer

PERMIT FEES (Based on labour value only)

\$7.70¢ per each \$100 of the value of the work
up to \$2000 then \$1.10¢ per each \$100 of value
thereafter. Minimum fee of \$25.

E/Q

ABOVE FEES INCLUDING GST @ 10%.

WHAKATANE COUNTY COUNCIL

APPLICATION FOR PERMIT TO CONNECT TO EDGE CUMBE SEWERAGE

To the Clerk,
Whakatane County Council,
P.O. Box 244,
WHAKATANE

I, *R. O. O'Brien*
of *Edgumbe* being a Registered Drainlayer
hereby make application for permission to carry out work set out in
the plan shown on this form at the premises situated in
Residential 11 Tawa St *Edgumbe.*
(full description of property concerned)

All works shall comply with the relevant provisions of the
"Plumbing and Drainage Regulations, 1959."

Full name and address of person for whom works is to be carried out.
Laurence Barker Martin 11 Tawa St Edgumbe
(owner or nominated occupier)

Value of proposed work including materials:-

- (a) Sanitary Plumbing: _____
- (b) Sanitary Drainage: _____
- Total £ *46*

PLAN:

An accurate plan of the proposed drainage system to $\frac{1}{8}$ " scale
shall be submitted for drainage system.

For, or on behalf of Plumber or Drainlayer

(Signature) *[Signature]* as
Builder, Owner, Plumber, Drainlayer.

DATED this *14* day of *11* 19*67*.

PERMIT FEES PAYABLE IN RESPECT OF THE ISSUE OF A PERMIT FOR
SANITARY WORK

| Estimated Value of Work: | | | | | Fee Payable: |
|--------------------------|------------------------|------|---|------|--------------|
| Not Exceeding | £ 50 | | | | £ 15 - |
| Exceeding | £ 50 but not exceeding | £100 | | | 1 10 - |
| " | £100 " | " | " | £200 | 3 - - |
| " | £200 " | " | " | £300 | 4 - - |
| " | £300 " | " | " | £400 | 5 - - |

Permit No. *1303*
Received: *11/2/67*
Date of issue: *16-2-67*
Fee: *15/-*
Receipt No. *2548*
Val. Assess.No. *713/11/11*
Date of completion of work. *28-2-67*
Rate Records Noted
Assess No. _____
Account No. _____

WHAKATANE COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT



The Building Inspector,
WHAKATANE COUNTY COUNCIL

(Date)

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) and in accordance with the "Whakatane County Building By-laws 1963."

Owner's Name: L. Martin Address: Tawa St

Builder's Name: Ivan Joss Address: 18 Rima St.

Location of Proposed Work: Tawa St.

Purpose for which building is to be used: Repairs (Fire Job)

| | | | | |
|------------------|--------------------------|---------------|--------------|---------------|
| Estimated Value: | Building | £ 900 | Fee £ | 4.10.0 |
| | Drainage and/or Plumbing | £ 100 | Fee £ | 1.0.0 |
| | Total | £ 1000 | Fee £ | 5.10.0 |

Section No. (See Rate Demand) 14.4 34699 D.P.

Block No. Survey District: Railway Sub Division Roll No. 713/M11

Area of Section: 32 perches Width of frontage: Edgcomb

Number of persons to be accommodated: Male: Female:

Area of Building: Sq.ft. Ceiling Height: 8'6" Area of other

residential, commercial or industrial buildings on land: sq. ft.

Size of Timber: Type of Timber: Spacing:

To be completed in full in lieu of separate specifications.

| | | | |
|------------------------|--------------|--------------|--------------|
| Foundations: | | | |
| Stringers: | | | |
| Bottom Plates: | 4x2 | Treated Pine | |
| Top Plates: | " | " | " |
| Floor Joists: | | | |
| rafters: | 4x2 | Treated Pine | |
| Perkins: | 3x2 | " | " |
| Studs: | 4x2 | " | 18" C.T.O.C. |
| Bracing: | 4x2 | " | 3 Rows |
| Bracing: | " | " | Solid |
| Flooring: | | | |
| Exterior Sheathing: | Gib. withhd. | Treated Rimu | |
| Internal Lining: | Gib. | | |
| Roofing: | Cor. Iron | | |
| Piles: (Type and Size) | | | |
| Chimney: | | | |
| Chimney Reinforcing: | | | |
| Windows: | 1 Casement | standard | |
| Sanitary Fittings: | | | |

APPROVED:..... Signature of Builder: I. Joss
(Building Inspector) Signature of Owner: L. B. Martin

Office Use Only;

Received:.....
Permit No. 13014 319
Issued: 2.5.5-65
Fee: 4-10-0
Receipt: 18218

SEE BACK FOR FEES PAYABLE:
3 1/4 10/-
P.D. 1/10/65

011

SCALE OF FEES:

| <u>ESTIMATED VALUE OF WORK:</u> | | | | | | | | | | <u>FEES:</u> | |
|---------------------------------|--------|-------------------|---|-----|--------|----|----|----|----|--------------|----|
| Not exceeding £10 | | | | | | | | | | 5 | - |
| Over £ | 10 | and not exceeding | £ | 100 | .. | .. | .. | .. | .. | 10 | - |
| " | £ 100 | " | " | " | £ 200 | .. | .. | .. | .. | 1 | - |
| " | £ 200 | " | " | " | £ 300 | .. | .. | .. | .. | 1 | 10 |
| " | £ 300 | " | " | " | £ 400 | .. | .. | .. | .. | 2 | - |
| " | £ 400 | " | " | " | £ 500 | .. | .. | .. | .. | 2 | 10 |
| " | £ 500 | " | " | " | £ 600 | .. | .. | .. | .. | 3 | - |
| " | £ 600 | " | " | " | £ 700 | .. | .. | .. | .. | 3 | 10 |
| " | £ 700 | " | " | " | £ 800 | .. | .. | .. | .. | 4 | - |
| " | £ 800 | " | " | " | £ 900 | .. | .. | .. | .. | 4 | 10 |
| " | £ 900 | " | " | " | £1,000 | .. | .. | .. | .. | 5 | - |
| " | £1,000 | " | " | " | £1,250 | .. | .. | .. | .. | 6 | - |
| " | £1,250 | " | " | " | £1,500 | .. | .. | .. | .. | 7 | - |
| " | £1,500 | " | " | " | £1,750 | .. | .. | .. | .. | 8 | - |
| " | £1,750 | " | " | " | £2,000 | .. | .. | .. | .. | 9 | - |
| " | £2,000 | " | " | " | £2,500 | .. | .. | .. | .. | 10 | 10 |
| " | £2,500 | " | " | " | £3,000 | .. | .. | .. | .. | 12 | - |
| " | £3,000 | " | " | " | £3,500 | .. | .. | .. | .. | 13 | 10 |
| " | £3,500 | " | " | " | £4,000 | .. | .. | .. | .. | 15 | - |

Fee schedule for estimated value of buildings in excess of £4,000 may be obtained from the Building Inspector.

NOTE WELL:

If any dispute as to value, the Building Inspector shall have the absolute determination of the value of the proposed work or building.

The estimate must be of the completed building and to include all labour costs.

DRAINAGE AND PLUMBING:

A separate permit is required for any drainage and plumbing work carried out.

WHAKATANE COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT



The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: _____

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) and in accordance with the "Whakatane County Building By-laws 1963."

Owner's Name: L.B. Martin Address: Edgecumbe

Builders Name: Self Address: _____

Location of Proposed Work: 11 Yawa St.

Purpose for which building is to be used: Porch and Toilet

Estimated Value: Building £ 100 Fee £ _____

Drainage and/or Plumbing £ _____ Fee £ _____

Total £ _____ Fee £ _____

Section No. (See Rate Demand) Lot 34699. Plot 14 D.P. _____

Block No. Rylands Edgecumbe Survey District: _____ Roll No. 713/1411

Area of Section 0 - 0 = 32 Width of frontage _____

Number of persons to be accommodated: _____ Male: _____ Female _____

Area of Building: _____ Sq.ft. Ceiling Height: _____ Area of other _____

Residential, commercial or industrial buildings on land: _____ sq.ft.

Size of Timber: _____ Type of Timber: _____ Spacing: _____

To be completed in full in lieu of separate specifications.

Foundations. _____

Stringers. _____

Bottom Plates. _____

Top Plates. _____

Floor Joists. _____

Rafters. _____

Berlins. 66

Studs. _____

Nailing. _____

Bracing. _____

Flooring. _____

Exterior Sheathing. _____

Internal Sheathing. _____

Roofing. _____

Piles (Type and Size) _____

Chimney. _____

Chimney Reinforcing. _____

Windows. _____

Sanitary Fittings. _____

APPROVED. _____ Signature of Builder _____

(Building Inspector.) Signature of Owner. L.B. Martin

Office Use Only

Received. _____

Permit No. 077663

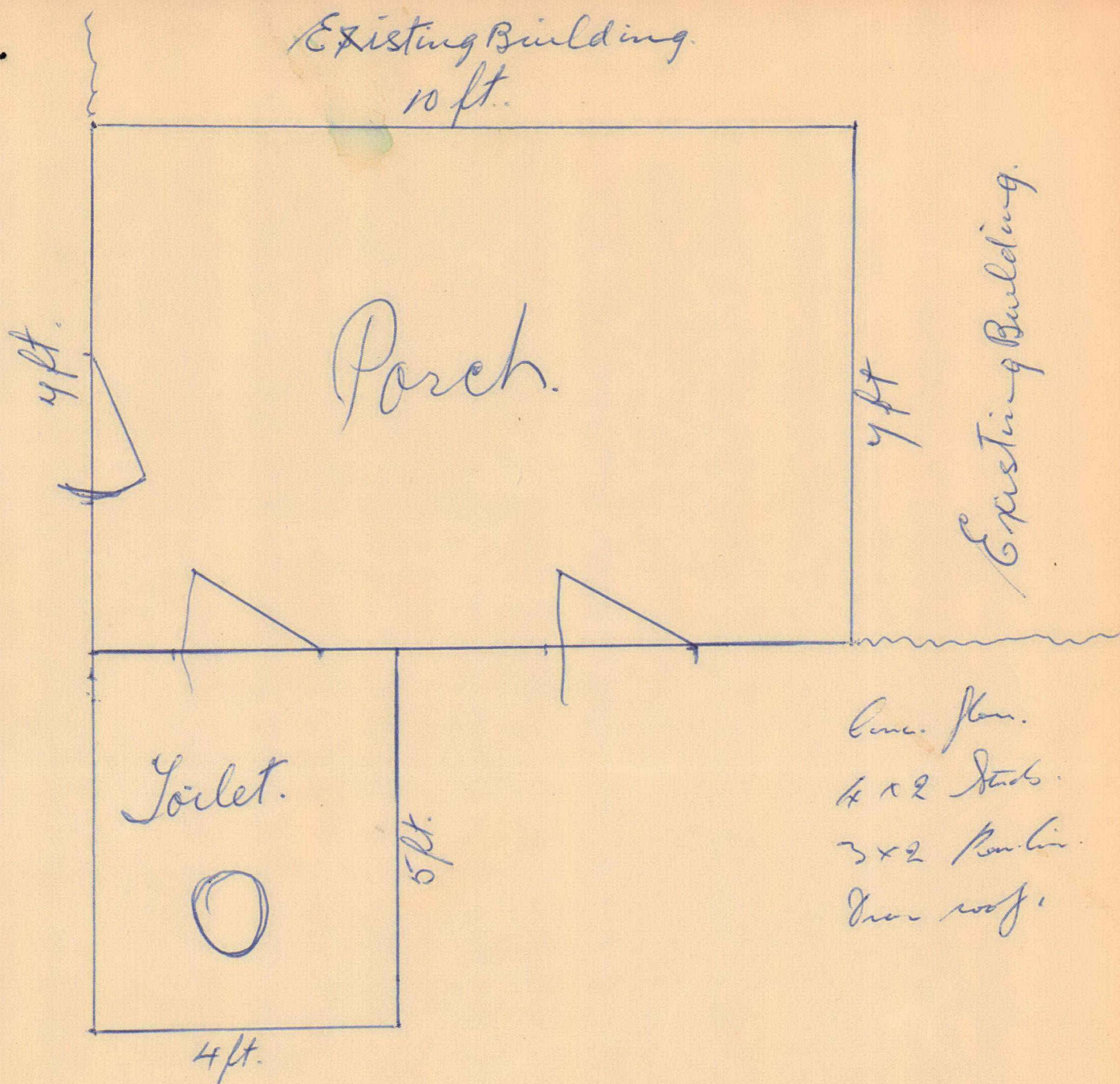
Issued. 13-12-66

Fee. _____

Receipt. _____

SEE BACK FOR FEES PAYABLE:

Free Permit
Finance 16/8/66
Meeting 23/8/66
Confirmed at Council



conc. floor.
4 x 2 studs.
3 x 2 paneling.
iron roof.

Scale $\frac{1}{2}$ in = 1 ft.

W H A K A T A N E C O U N T Y C O U N C I L

APPLICATION FOR BUILDING PERMIT



PERMIT

Office Use Only

File No: 6/62.....
 Permit No: 109764.....
 Issued: 17/1/62.....
 Received:

The Building Inspector,
 Whakatane County Council.

(Date)

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: L. B. Martin Address: Edgecumbe.

Builder's Name: Self Address: "

Location of Proposed Work: Tawa St. Edgecumbe.

Purpose for which Building is to be used: Garage & Shed under one roof.

Estimated Value: Building £ 200. Fee £
 Drainage and/or Plumbing £ Nil. Fee £
 Total £ 200. Fee £ 1-0-0.

Section No. (See Rate Demand): Lot 14 Rly subdivision D.P. Edgecumbe.

Block No: Whakatane Parish Survey District: Upper 111 Rangitiki Roll No. 713/M. 11

Area of Section: 1/5 acre (32/100ths) Width of Frontage: 133.33 lks.

No. of persons to be Accommodated: Nil Male: Nil Female: Nil

Area of Building: 320 Sq. ft. Ceiling Height: 6' 3" approx.

| | SIZE OF TIMBER. | TYPE OF TIMBER. | SPACING. |
|---------------------|-----------------|---------------------------------|--------------|
| Foundations: | Concrete. | | |
| Stringers: | 4x3. | KT Runw | 2ft centres. |
| Bottom Plates: | 3x2. | OB Runw | |
| Top Plates: | 3x2. | OB | |
| Floor Joists: | 4x2. | KT Runw | 2' centres. |
| Rafters: | 3x2 | OB Runw or Treated Pine | 3' " |
| Perkins: | 3x2 | OB Runw or Treated Pine | 2' " |
| Studs: | 3x2 | | |
| Nogging: | 3x2 | | |
| Bracing: | 3x2 | | |
| Flooring: | | Shed. Timber. Garage. Concrete. | |
| Exterior Sheathing: | | Flat Fibrolite. | |
| Internal Lining: | | Nil. | |
| Roofing: | | Iron. | |
| Piles: | | Concrete. | |
| Chimney: | | Nil. | |
| Windows: | | 4 fixed lights. | |
| Sanitary Fittings: | | Nil. | |

APPROVED: (Building Inspector)
 See back for schedule of fees.
 L. B. Martin (Signature of Applicant)

SCALE OF FEES.

ESTIMATED VALUE OF WORK.

FEES.

| | | | | | | |
|-----------------------------------|-----|--|--|--|--|---------|
| Not exceeding £10 | | | | | | 5 0 |
| Over £ 10 and not exceeding £ 100 | ... | | | | | 10 0 |
| " £ 100 " " " £ 200 | ... | | | | | 1 0 0 |
| " £ 200 " " " £ 300 | ... | | | | | 1 10 0 |
| " £ 300 " " " £ 400 | ... | | | | | 2 0 0 |
| " £ 400 " " " £ 500 | ... | | | | | 2 10 0 |
| " £ 500 " " " £ 600 | ... | | | | | 3 0 0 |
| " £ 600 " " " £ 700 | ... | | | | | 3 10 0 |
| " £ 700 " " " £ 800 | ... | | | | | 4 0 0 |
| " £ 800 " " " £ 900 | ... | | | | | 4 10 0 |
| " £ 900 " " " £1,000 | ... | | | | | 5 0 0 |
| " £1,000 " " " £1,250 | ... | | | | | 6 0 0 |
| " £1,250 " " " £1,500 | ... | | | | | 7 0 0 |
| " £1,500 " " " £1,750 | ... | | | | | 8 0 0 |
| " £1,750 " " " £2,000 | ... | | | | | 9 0 0 |
| " £2,000 " " " £2,500 | ... | | | | | 10 10 0 |
| " £2,500 " " " £3,000 | ... | | | | | 12 0 0 |
| " £3,000 " " " £3,500 | ... | | | | | 13 10 0 |
| " £3,500 " " " £4,000 | ... | | | | | 15 0 0 |

Fee schedule for estimated value of buildings in excess of £4,000 may be obtained from the Building Inspector.

NOTE WELL:

If any dispute as to value, the Building Inspector shall have the absolute determination of the value of the proposed work or building.

The estimate must be of the completed building and to include all labour costs.

DRAINAGE AND PLUMBING:

A separate permit is required for any drainage and plumbing work carried out.