



Valuation Number: 07243/327.00

GIS: 1390/0084/000

27th March 2026

Kate Hunt

kate.hunt@actrix.co.nz

Delivery Method: E-mail

LAND INFORMATION MEMORANDUM – 84 HARBOUR ROAD, ŌHOPE.

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 27th March 2026 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum, please contact LIM@whakatane.govt.nz.

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	27 TH MARCH 2026		
VALUATION NUMBER	07243/327.00	GIS NUMBER	1390/0084/000
1 NAME OF PROPRIETOR			
Lynda Sophia Moody			
2 LOCATION			
84 Harbour Road, Ōhope			
3 LEGAL DESCRIPTION			
Lot 7 Deposited Plan South Auckland 43126			
4 PHYSICAL DESCRIPTION			
House/Unit Number	84	Street	Harbour Road
RD Number		Suburb/Area	Ōhope
Town	Whakatāne	Post Code	3121
5 AREA			
570m ² (more or less)			
6 ZONING			
General Residential Zone under the Whakatāne District Plan			
ATTACHMENTS (ticked where applicable)			
<input checked="" type="checkbox"/> Record of Title		<input checked="" type="checkbox"/> District Plan Map(s)	
<input type="checkbox"/> Easement Instrument(s)		<input type="checkbox"/> BOPRC Map	
<input type="checkbox"/> Consent Notice(s)		<input checked="" type="checkbox"/> Map Legends	
<input checked="" type="checkbox"/> Property Map		<input checked="" type="checkbox"/> Drainage Plan	
<input checked="" type="checkbox"/> Services Map		<input checked="" type="checkbox"/> Permit(s) and Consent(s)	
<input type="checkbox"/> Flood Depth Models Map		<input checked="" type="checkbox"/> Floor Plan(s)	
<input type="checkbox"/> Flooding (Inundation from 2004 Flood Event) Map		<input type="checkbox"/> Building Act Notices	
<input type="checkbox"/> Contaminated Sites Map		<input checked="" type="checkbox"/> Resource Consent decision letter(s)	
<input checked="" type="checkbox"/> Coastal Hazard Map		<input type="checkbox"/> Bond Agreement(s)	
<input checked="" type="checkbox"/> Culture and Heritage Map		<input type="checkbox"/> Geotechnical Investigation Report(s)	
<input checked="" type="checkbox"/> Community Facilities Map		<input type="checkbox"/> Technical Report(s)	

7 SPECIAL FEATURES	COMMENTS
<ul style="list-style-type: none"> • <i>Fill (compacted/uncompacted)</i> 	No information available
<ul style="list-style-type: none"> • <i>Drainage restrictions</i> 	No information available
<ul style="list-style-type: none"> • <i>Hazardous contaminants, including dangerous goods</i> 	No information available
<ul style="list-style-type: none"> • <i>Historic sites</i> 	<p>The property has a recorded archaeological/wahi tapu/historic site(s) on it and/or in the vicinity, please refer to the attached Culture and Heritage Map for the location of the site(s).</p> <p>Further information may be available from Heritage NZ Pouhere Taonga. The archaeological/wahi tapu/historic site(s) cannot be damaged, modified or destroyed without first obtaining consent under Heritage NZ Pouhere Taonga Act 2014. In addition, resource consent may be required from the Whakatāne District Council to undertake some activities within the identified site.</p>
<ul style="list-style-type: none"> • <i>Reserves (existing/proposed)</i> 	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"> • <i>Easements</i> 	Please refer to the attached Record of Title to confirm whether any easements exist over this property.
<ul style="list-style-type: none"> • <i>Other legal restrictions (eg, building line restrictions)</i> 	Please refer to the attached Record of Title.
<ul style="list-style-type: none"> • <i>Highlighted District Plan Provisions</i> 	See Whakatāne District Plan for further information.
<ul style="list-style-type: none"> • <i>Any other special features</i> 	This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
8 NATURAL HAZARDS	COMMENTS
<ul style="list-style-type: none"> • <i>Earthquake</i> 	<p>This site is located within Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.</p> <p>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 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> <p>Whakatāne District Council (WDC) recognises that certain parts of the district are susceptible to ground shaking and potential liquefaction during earthquakes.</p> <p>Previous studies (including GNS Science microzoning work for Whakatāne township) have assessed local soil conditions and their response to seismic activity.</p> <p>Different areas of the district exhibit varying levels of liquefaction susceptibility depending on soil type, groundwater conditions, and proximity to rivers or the coast.</p> <p>These district-wide assessments do not consider localised engineering works such as earthworks, ground improvement, or foundation design that may mitigate risk.</p> <p>Detailed, site-specific geotechnical investigations by a suitably qualified professional may take precedence over general mapping. Liquefaction information may affect property use and development, including building consent requirements under the Building Act 2004, subdivision consents under the Resource Management Act 1991, and infrastructure design.</p>

<ul style="list-style-type: none"> • Earthquake – Whakatāne District Plan Specific 	<p>Further information can be found in Part 2 – District Wide Matters – Natural Hazards and Risk section of the Whakatāne District Plan and through WDC's Online Mapping Service:</p> <p>Whakatāne District Plan WDC Online Maps</p>
<ul style="list-style-type: none"> • Tsunami 	<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>Whakatāne District is within the Bay of Plenty coastline, which is exposed to tsunami hazards generated by distant or local offshore earthquakes. The Bay of Plenty Regional Council and GNS Science have modelled potential tsunami inundation extents and evacuation zones for the region.</p> <p>Tsunami evacuation maps and safe zones are available at: Whakatāne District Council – Online Maps Bay of Plenty Regional Council – Natural Hazards</p>
<ul style="list-style-type: none"> • Erosion 	<p>No information available</p>
<ul style="list-style-type: none"> • Erosion – Whakatāne District Plan Specific 	<p>No information available</p>
<ul style="list-style-type: none"> • Volcanic and Geothermal Activity – Whakatāne District Plan Specific 	<p>No information available</p>
<ul style="list-style-type: none"> • Landslip (including falling debris and landslide and debris flow) 	<p>No information available</p>
<ul style="list-style-type: none"> • Landslip (including falling debris and landslide and debris flow) - Whakatāne District Plan Specific 	<p>No information available</p>
<ul style="list-style-type: none"> • Flooding (including inundation, coastal inundation and avulsion) 	<p>Council's records indicate that this property could be affected by Coastal Inundation over the next 100 years as the climate changes. Refer attached "Coastal Hazard Map".</p> <p>Information about the source of this data; A dataset based on a 2025 coastal inundation hazard assessment by NIWA for BOPRC. It covers the Whakatāne District coastal margins including Ōhiwa Harbour and considers the current, medium, and long-term impacts of projected sea level rise (SLR).</p> <p>Several limitations due to the modelling and post processing apply to the outputs.</p> <p>Edge effects, interpolation artifacts, ponding (dealing with static water bodies) and river bathymetry all pose challenges for the interpretation of these maps. Care should be taken when interpreting the flow depth and runoff in areas that might be affected by these issues. The model does not incorporate sediment transport or infiltration of flood water in the ground.</p> <p>For more detailed information on these limitations, refer section 4.4 of the report Bay of Plenty Coastal Inundation Hazard, NIWA Client Report 2023102HN (2023).</p>
<ul style="list-style-type: none"> • Flooding (including inundation, coastal inundation and avulsion) - Whakatāne District Plan Specific 	<p>No information available</p>
<ul style="list-style-type: none"> • Sedimentation 	<p>No information available</p>
<ul style="list-style-type: none"> • Wind 	<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"> • Drought 	No information available
<ul style="list-style-type: none"> • Fire 	No information available
<ul style="list-style-type: none"> • Fire - Whakatāne District Plan Specific 	The property or part of the property is located within the extreme – level 1 fire risk area. For development of habitable buildings please refer to Rule NH-R36 of the Whakatāne District Plan for further information.
<ul style="list-style-type: none"> • Bay of Plenty Regional Council 	<p>Our region is exposed to a range of natural hazards including tsunami, flooding, coastal erosion, coastal inundation, landslide, liquefaction, active faults and volcanic hazards.</p> <p>These natural hazards can have major consequences on people, property and infrastructure. Regional Council is working to improve our understanding and management of these risks to support safe and resilient communities.</p> <p>Further information regarding natural hazards held by the Bay of Plenty Regional Council that may be relevant to this property can be found at the below links:</p> <p>https://www.boprc.govt.nz/living-in-the-bay/natural-hazards/BayHazards - Bay of Plenty Natural Hazards Viewer BayMaps</p> <p>Additionally, if your property is in a low-lying area, coastal area or near a river, stream or floodplain you may request a flood level report at the following link:</p> <p>https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/</p>
<ul style="list-style-type: none"> • Building Act Information Related to Natural Hazards 	<p>Notification made in relation to section 73 of the Building Act 2004 or in accordance with section 474 of the Building Act 2004, under section 36(c) of the Building Act 1991 or section 61A of the Local Government Act 1974</p> <ul style="list-style-type: none"> • Refer to section 12(c) of this report for any relevant certificate. <p>Sign or notice under section 133BT of the building act 2004</p> <ul style="list-style-type: none"> • Refer to section 12(c) of this report for details of any applicable sign or notice.
<ul style="list-style-type: none"> • Technical Reports 	No information available
9 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
10 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 2026 	\$4,289.19
<ul style="list-style-type: none"> • Number of instalments 	4

• Date of next instalment	22 nd May 2026	
• Current balance or arrears	\$0.00	
• Date of valuation	August 2025	
• Land value	\$540,000	
• Capital value	\$720,000	
11 WATER	COMMENTS	
• Annual water supply charge	\$229.58	
• Last reading date	8 th October 2025	
• Consumption	18 m ³	
• Amount	\$222.44	
• Current balance or arrears	\$0.00	
12 BUILDINGS		
(a) Details of Building Permits		
Date	Permit No	Project
6 th September 1991	H031095	Dwelling & Garage
(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		
13 USE OF LAND		
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land		
S.504 Resource Consent Subdivision dated 26 th April 1985 (copy of decision letter attached) 61/8/504 Resource Consent Subdivision dated 23 rd October 1985 (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>	

14 INFORMATION NOTIFIED TO COUNCIL BY A STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
<i>No information available</i>	
(b) Heritage Protection Authority	
<i>No information available</i>	
15 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 2004	
<i>No information available</i>	
16 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>
17 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<p><i>Council records indicate that the permits and consents listed (if any) represent all relevant information held on the property file at the time of issuing this LIM.</i></p> <p><i>Where building work has been undertaken that required a building consent under the Building Act 2004 (generally post-1992), and no consent or approval is recorded, the work may be unauthorised. In some circumstances, such work may be able to be regularised through an application for a Certificate of Acceptance.</i></p> <p><i>It is noted that certain building work may be exempt from the requirement to obtain a building consent. However, exemptions apply only where the work was carried out in accordance with the applicable legislation at the time, and all exempt work must still comply with the New Zealand Building Code. Other approvals or requirements (such as planning or other regulatory consents) may also have applied.</i></p> <p><i>Further information on building consents, exemptions, and Certificates of Acceptance can be found via the following links:</i></p> <p>https://www.legislation.govt.nz/ https://www.building.govt.nz/</p> <p><i>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.</i></p> <p><i>Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for 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 2024-2034.</i></p> <p><i>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.</i></p>	
18 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). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.</p>	

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

Cody Stainthorpe
LIM Co-ordinator



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




R. W. Muir
Registrar-General
of Land

Identifier SA40A/676
Land Registration District South Auckland
Date Issued 27 November 1987

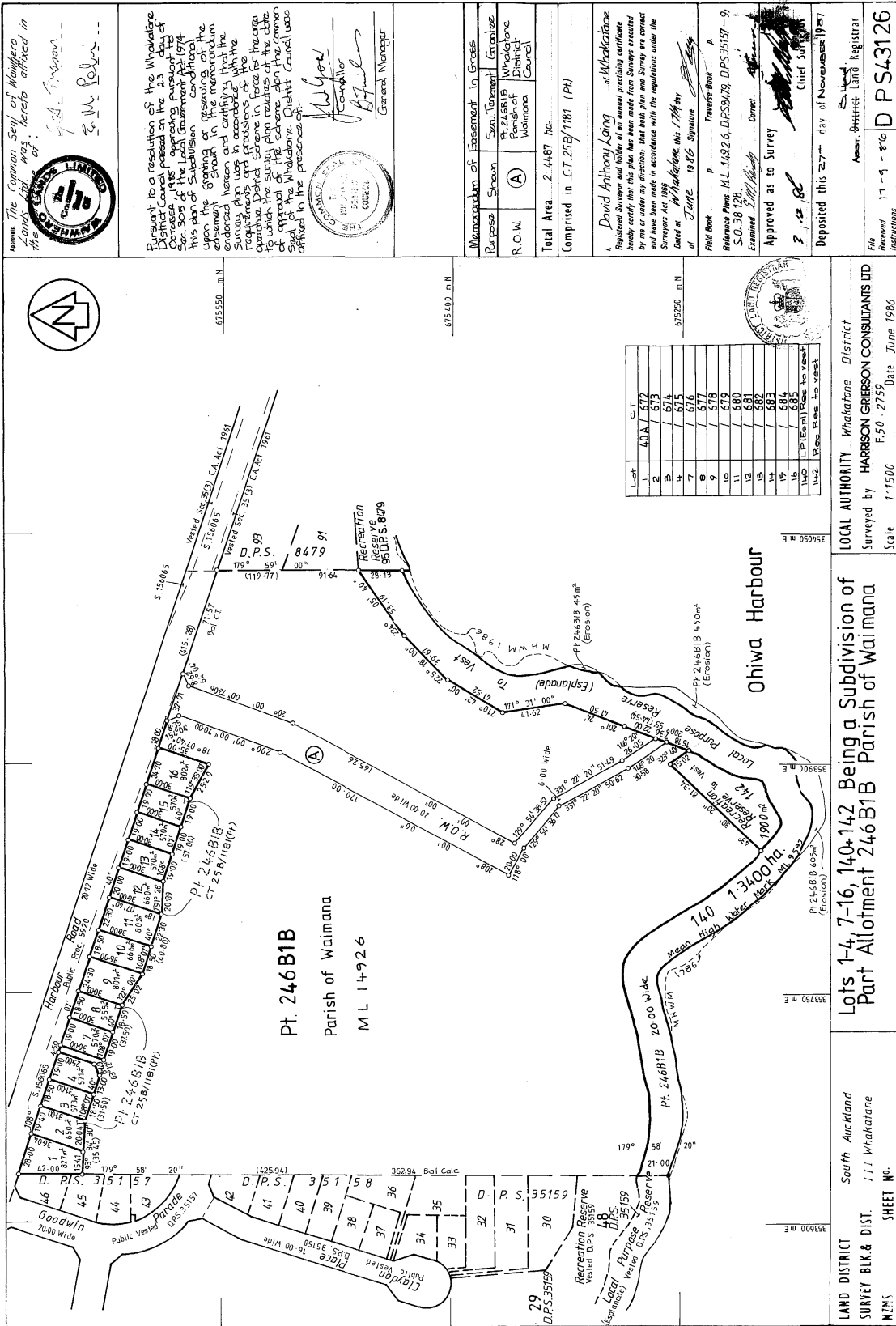
Prior References
SA25B/1181

Estate Fee Simple
Area 570 square metres more or less
Legal Description Lot 7 Deposited Plan South Auckland
43126

Registered Owners
Lynda Sophia Moody

Interests
B542538.3 Mortgage to Bank of New Zealand - 10.5.1999 at 2.40 pm

15/12/1987



Approved: The Common Seal of Whakatane District Council was hereto affixed in the presence of:

[Signature]
[Signature]

Pursuant to a resolution of the Whakatane District Council passed on the 23rd day of October 1987, the following provisions of this plan of subdivision conditional upon the granting or reserving of the easement herein and certifying that the survey plan was prepared in accordance with the provisions of the Survey Act 1986, which the survey plan relates to the common seal of the Whakatane District Council was affixed in the presence of:

[Signature]
 Registrar

[Signature]
 General Manager

Memorandum of Easement in Gross

Purpose Shown: Subdivision of Land

R.O.W. (A)

Total Area: 2.4487 ha.

Comprised in C.T. 258/1181 (Pt)

David Anthony Long of Whakatane Registered Surveyor and holder of a general practice certificate hereby certifies that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Survey Act 1986.

Dated at Whakatane this 17th day of June 1986

Field Book: [Blank]

Reference Plans: M.L. 14826, DPSS479, DPSS35157-9, S.O. 38 128

Examiner: [Signature]

Approved as to Survey: [Signature]

Deposited this 27th day of November 1987

LOCAL AUTHORITY: Whakatane District

Surveyed by: HARRISON GIBSON CONSULTANTS LTD

Scale: 1:1500

Date: June 1986

LAND DISTRICT: South Auckland

SURVEY: B.L.K. & DIST. 111 Whakatane

SHEET NO. 7

File No. 17-9-86

Instructions: D P S 43126

RID DOCUMENT

Date: 17 March 2026

Valuation Number: 07243 327 00

Location: 84 HARBOUR ROAD

Legal Description: LOT 7 DPS 43126

Area (Ha): 0.0570

Valuation Date: 1 August 2025

	Normal Values	Special Values (if applicable)
Land Value:	540,000	
Improve Value:	180,000	
Capital Value:	720,000	
Tree Value:	0	

Contiguous Property:

2026 Year's Assessed Rates: **4,289.19**

Instalment 1: 22 Aug 2025

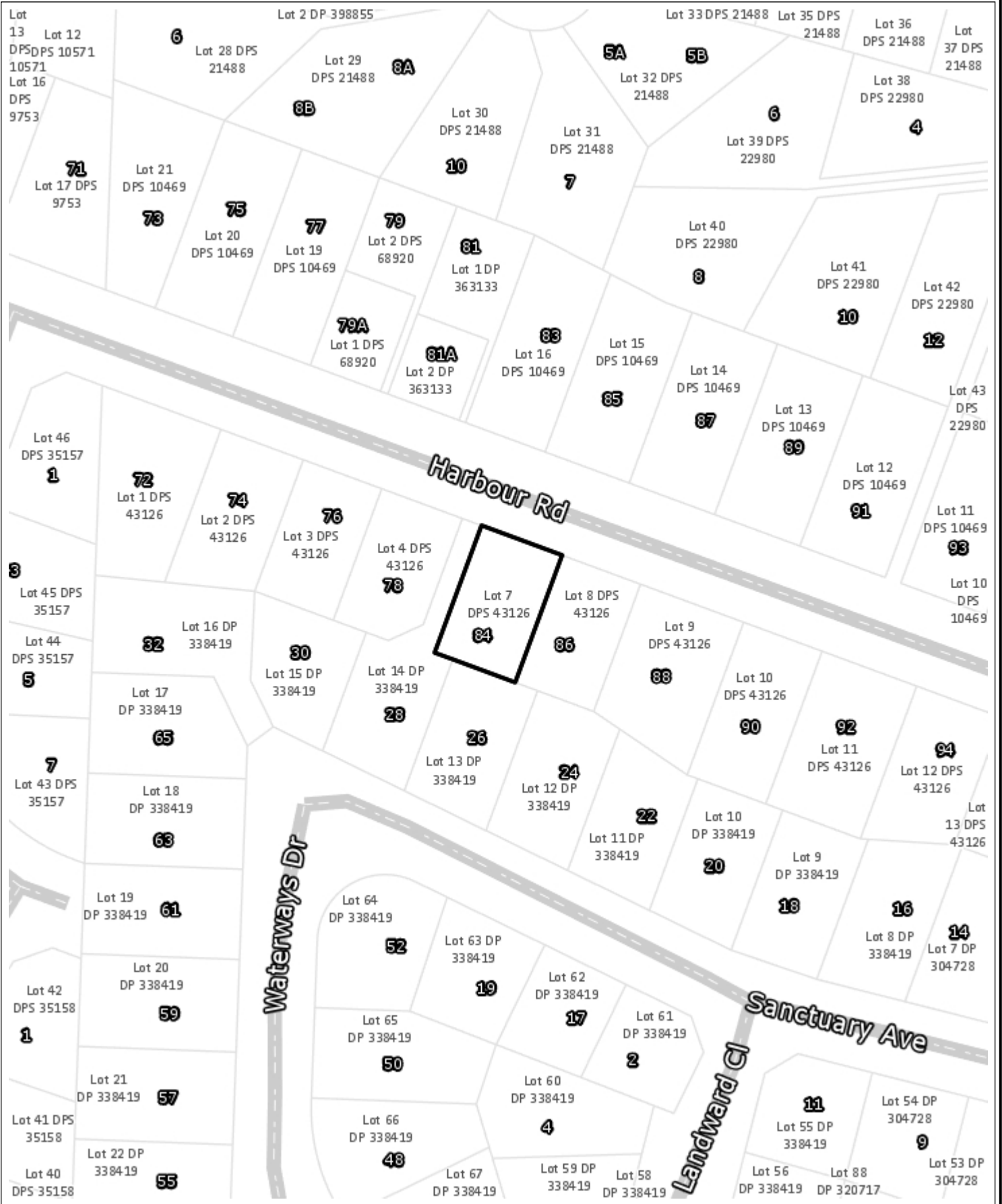
Instalment 2: 21 Nov 2025

Instalment 3: 20 Feb 2026

Instalment 4: 22 May 2026

Property Map

Date Printed: 17 March 2026



Aerial Photography flown between 2011 and 2025, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain NZAA Data: This data is sourced from NZAA's ArchSite, and is updated monthly. 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



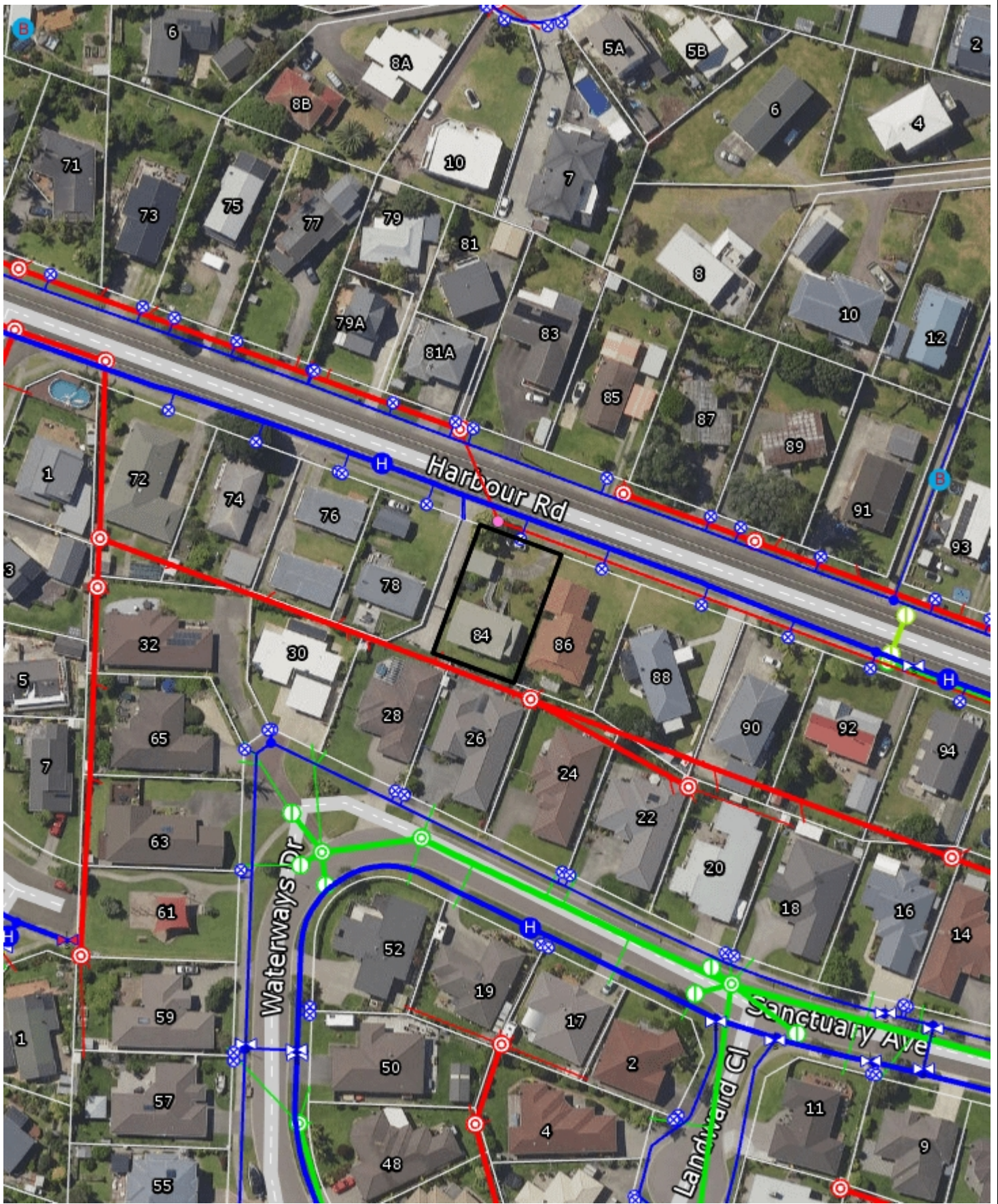
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Services Map

Date Printed: 17 March 2026



Aerial Photography flown between 2011 and 2025, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain NZAA Data: This data is sourced from NZAA's ArchSite, and is updated monthly. 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.

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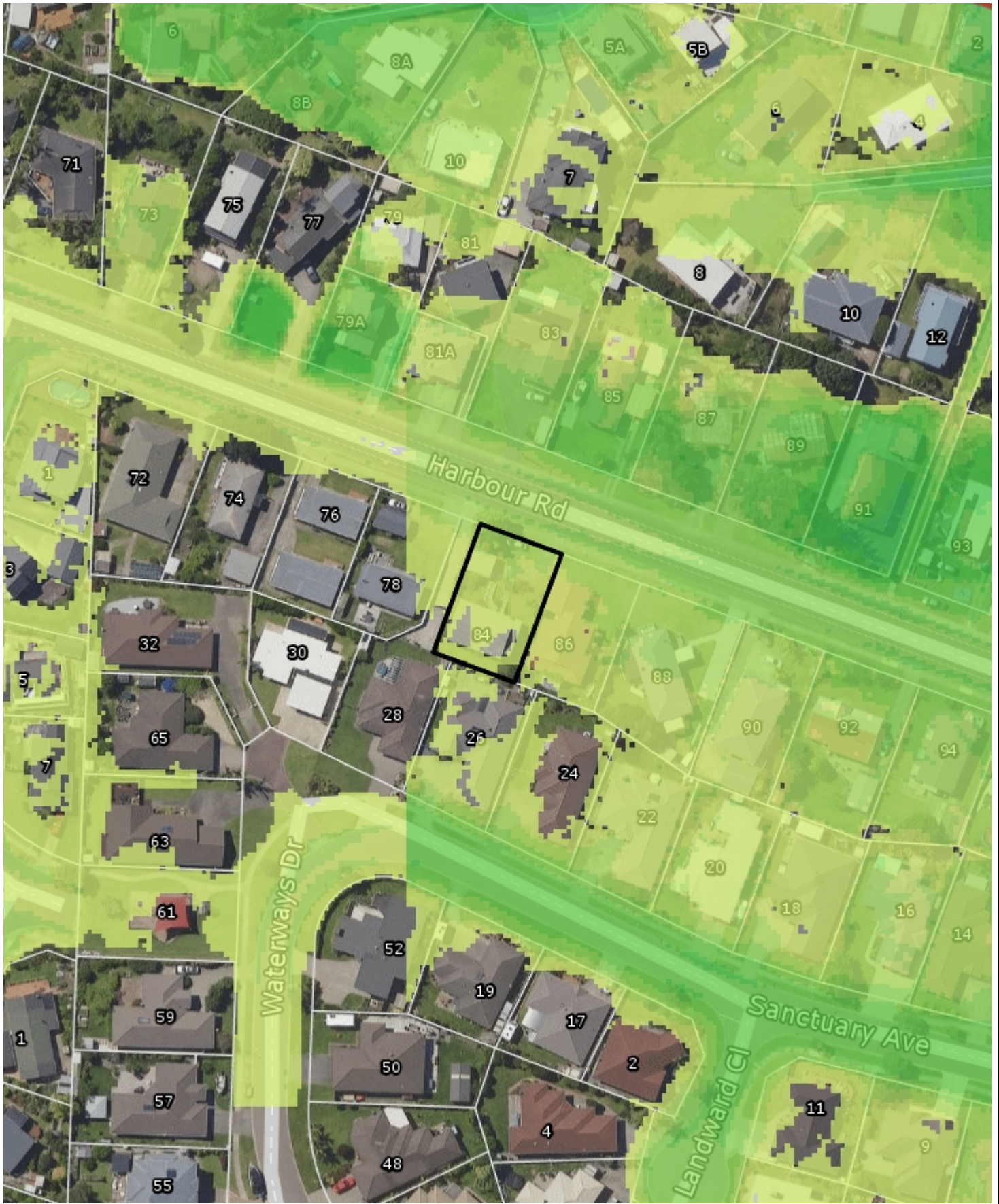
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Coastal Hazard Map

Date Printed: 17 March 2026



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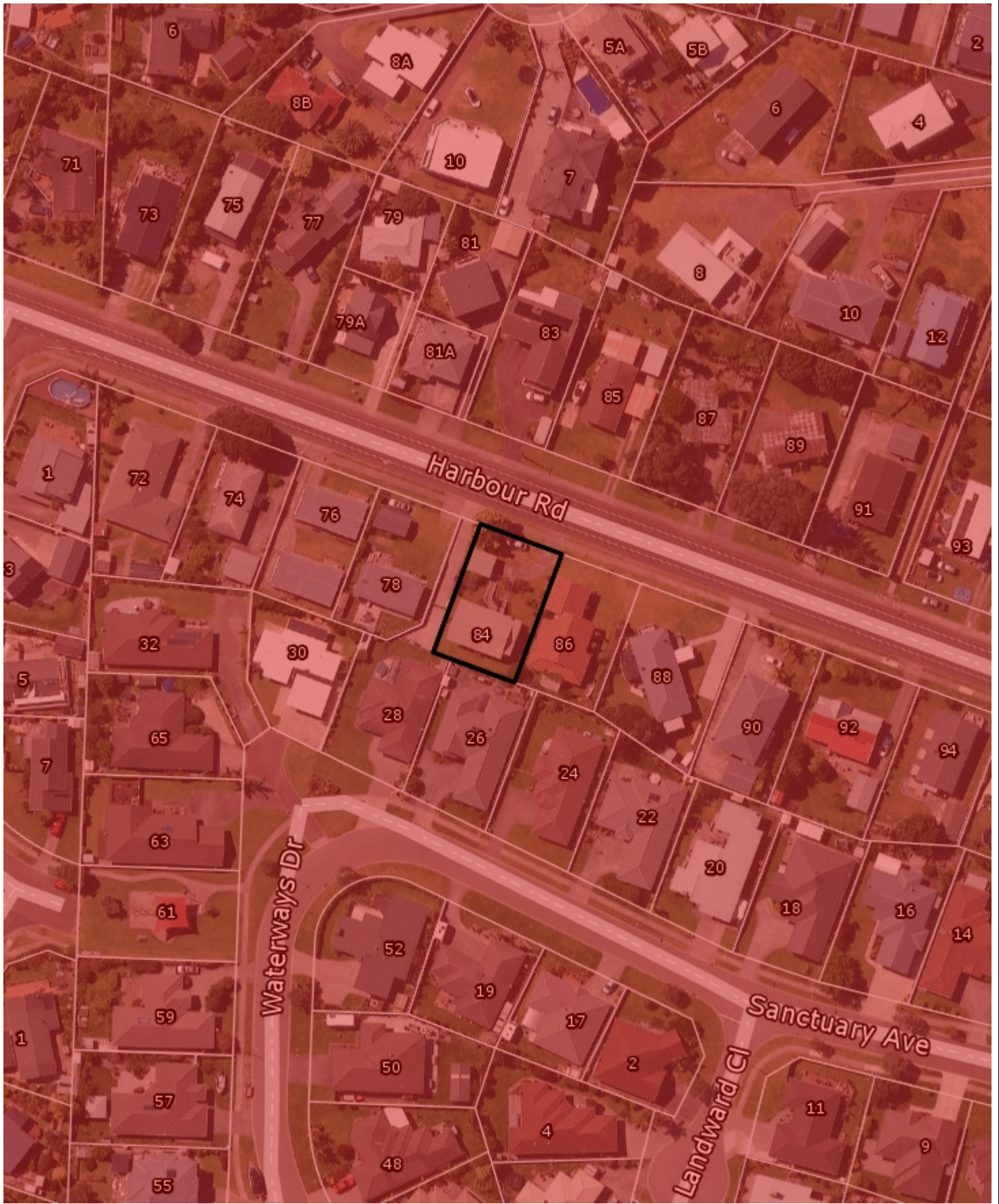
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Fire Risk Areas Map

Date Printed: 17 March 2026



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57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Culture and Heritage Map

Date Printed: 17 March 2026



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57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Community Facilities Map

Date Printed: 17 March 2026



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Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Operative District Plan A-Side Map

Date Printed: 17 March 2026



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57.3 0 57.3 Meters



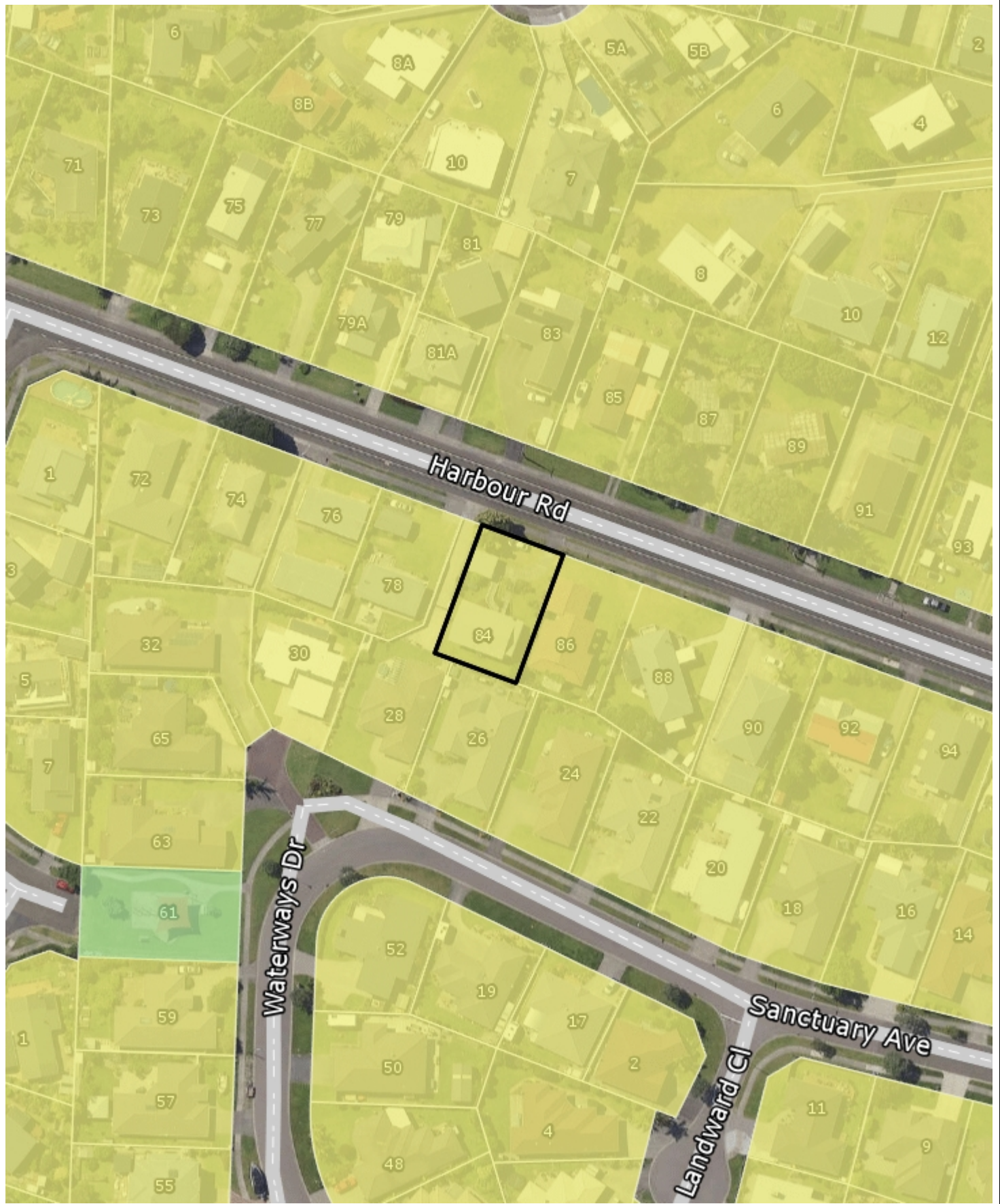
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



Operative District Plan B-Side Map

Date Printed: 17 March 2026



Aerial Photography flown between 2011 and 2025, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain NZAA Data: This data is sourced from NZAA's ArchSite, and is updated monthly. 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:










































Legend Page 1



Property Map

-  Parcel boundaries of the property
-  Parcel boundaries
-  Roads (1:1 to 1:15,000 scale)
-  Roads (1:15,001 to 1:100,000 scale)











Services Map: Water Supply





- Back Flow Preventer**
 -  Three Waters
 -  Other Owner
- Hydrant**
 -  Three Waters
 -  Other Owner
- Meter**
 -  Bulk Meter - Three Waters
 -  Bulk Meter - Other Owner
 -  Customer Meter - Three Waters
 -  Customer Meter - Other Owner
- Valve**
 -  Air Release - Three Waters
 -  Control Valve - Three Waters
 -  Isolation Valve - Three Waters
 -  Isolation Valve Closed - Three Waters
 -  Non Return Valve - Three Waters
 -  Air Release - Other Owner
 -  Control Valve - Other Owner
 -  Isolation Valve - Other Owner
 -  Isolation Valve Closed - Other Owner
 -  Non Return Valve - Other Owner

- Pump Station**
 -  Three Waters
 -  Other Owner
- Bore (Source)**
 -  Three Waters
 -  Other Owner
 -  Bore (BOPRC)
- Node**
 -  Three Waters
 -  Other Owner
- Sampling Point**
 -  Three Waters
 -  Other Owner
- Data Logger**
 -  Three Waters
 -  Other Owner
- Pump**
 -  Three Waters
 -  Other Owner
- UV Treatment**
 -  Three Waters
 -  Other Owner
- Treatment Plant**
 -  Three Waters
 -  Other Owner
- Connection**
 -  Three Waters
 -  Other Owner
- Main**
 -  Three Waters
 -  Other Owner

- Rider Main**
 -  Three Waters
 -  Other Owner
- Reservoir**
 -  Three Waters
 -  Other Owner
- Tank**
 -  Three Waters
 -  Other Owner
- Facility**
 -  Three Waters
 -  Other Owner



Services Map: Waster Water

- Valve**
 -  Three Waters
 -  Other Owner
- Pump Station**
 -  Three Waters
 -  Other Owner
- Node**
 -  Three Waters
 -  Other Owner
- Miscellaneous**
 -  Three Waters
 -  Other Owner
- Manhole**
 -  Three Waters
 -  Other Owner



- Outlet**
 -  Three Waters
 -  Other Owner
- Sampling Point**
 -  Three Waters
 -  Other Owner
- Data Logger**
 -  Three Waters
 -  Other Owner
- Pump**
 -  Other Owner
 -  Three Waters
- Aerator**
 -  Three Waters
 -  Other Owner
- Treatment Plant**
 -  Three Waters
 -  Other Owner
- Connection**
 -  Three Waters
 -  Other Owner
- Main**
 -  Three Waters
 -  Other Owner
- Riser Main**
 -  Three Waters
 -  Other Owner
- Facility (pond)**
 -  Three Waters
 -  Other Owner

Services Map: Storm Water



Inlet

-  Three Waters
-  Other Owner



Node

-  Three Waters
-  Other Owner



Miscellaneous

-  Three Waters
-  Other Owner



Manhole

-  Three Waters
-  Other Owner



Pump Station

-  Three Waters
-  Other Owner



Sampling Point

-  Three Waters
-  Other Owner



Data Logger

-  Three Waters
-  Other Owner



Pump

-  Three Waters
-  Other Owner



Connection

-  Three Waters
-  Other Owner



Main

-  Three Waters
-  Other Owner



Rising Main

-  Three Waters
-  Other Owner



Open Drain

-  Three Waters
-  Other Owner


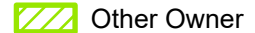
Dam


-  Three Waters
-  Other Owner

Pond

-  Three Waters
-  Other Owner

Soakage Area

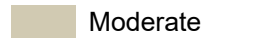
-  Three Waters
-  Other Owner

-  Ground Soakage Zone

Landslide Risk Map

Landslide Risk

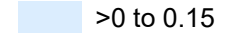
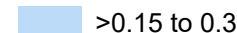
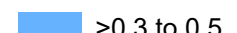

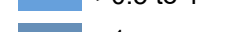
RCP 8.5 for the period 2081 to 2100

-  Very High
-  High
-  Moderate
-  Low to very low

Flood Depth Models Map

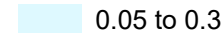
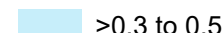
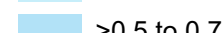
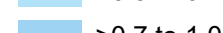
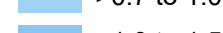
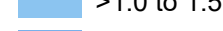
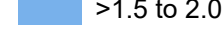
Whakatāne Town Stormwater Flood Model

Maximum flood depth (m)

-  >0 to 0.15
-  >0.15 to 0.3
-  >0.3 to 0.5
-  >0.5 to 1
-  >1

Rangitāiki Plains and Waimana Flood Models


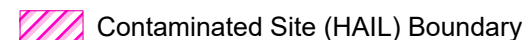
Maximum flood depth (m)

-  0.05 to 0.3
-  >0.3 to 0.5
-  >0.5 to 0.7
-  >0.7 to 1.0
-  >1.0 to 1.5
-  >1.5 to 2.0
-  >2.0

Flooding (Inundation from 2004 Flood Event) Map

-  2004 Flood Extent

Contaminated Sites Map

-  Contaminated Sites (HAIL)
-  Contaminated Site (HAIL) Boundary

Coastal Hazard Map

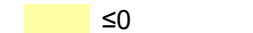
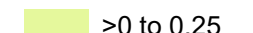
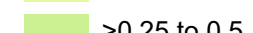
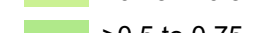
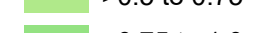
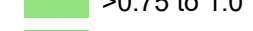
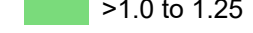
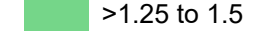
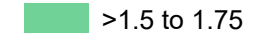
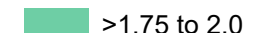
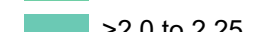
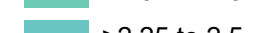
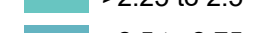
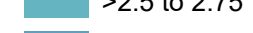
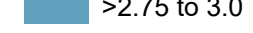
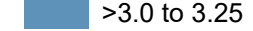
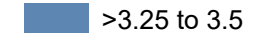
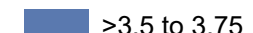
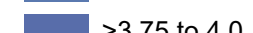
Coastal Erosion Hazard Areas (CEHA)

Likely Scenarios (P66% and includes vertical land movement)

-  Current
-  Year 2080, 0.4m SLR (RCP 4.5)
-  Year 2080, 0.6m SLR (RCP 8.5)
-  Year 2130, 0.8m SLR (RCP 4.5)
-  Year 2130, 1.25m SLR (RCP 8.5)

Coastal Inundation 1% AEP, 2130, RCP 8.5

Maximum flow depth (m)

-  ≤0
-  >0 to 0.25
-  >0.25 to 0.5
-  >0.5 to 0.75
-  >0.75 to 1.0
-  >1.0 to 1.25
-  >1.25 to 1.5
-  >1.5 to 1.75
-  >1.75 to 2.0
-  >2.0 to 2.25
-  >2.25 to 2.5
-  >2.5 to 2.75
-  >2.75 to 3.0
-  >3.0 to 3.25
-  >3.25 to 3.5
-  >3.5 to 3.75
-  >3.75 to 4.0
-  >4.0 to 4.25
-  >4.25















Legend Page 3

Fire Risk Areas Map

Fire Risk Area






-  1 Extreme
-  2 Very High
-  3 High
-  4 Moderate
-  5 Low

Culture and Heritage Map





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

Community Facilities Map











Council Owned Buildings

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
























Council Owned Facilities


























-  Aquatic Centres
-  Public Conveniences
-  Public Conveniences - Sport
-  Sports Facilities Grounds

Community Facility Assets

-  Beach Shower
-  Decking/Boardwalk
-  Drinking Fountain
-  Foot bridge
-  Motorhome Waste Station
-  Playground
-  Skate Park
-  Stairs/Steps
-  Council Owned/Administered Land
-  Asset Boundaries
























Operative District Plan A-Side Map

-  Pupuaruhe Kainga/Pā Archaeological Site
-  Historic Heritage (Points)
-  Sites and Areas of Significance to Māori (SASM) (Points)
-  Historic Heritage (Polygons)
-  Sites and Areas of Significance to Māori (SASM) (Polygon)
-  Marae & Urupa Amenity Yard
-  Statutory Acknowledgements
-  Edgecumbe Dairy Manufacturing Site
-  Edgecumbe Dairy Manufacturing Site Noise Contour (45dBL Aeg)
-  Awakeri Quarry Setback Buffer Area
-  Paroa Rugby Club Buffer
-  Omeheu Spray Irrigation Scheme
-  Whakatāne Board Mill Site
-  Mill Waste Contaminated Site - Indicative
-  Notable Tree
-  Esplanade Water Body (Line)
-  Significant Identified Ridgelines
-  Ohakana Island 25m & 35m Contour
-  25 m Contour
-  35 m Contour
-  Bird Nesting Vehicle Restriction Area
-  Esplanade Water Body (Polygon)
-  Overland Flow Paths

-  Significant Indigenous Biodiversity Sites (SIBS)
-  Significant Amenity Landscapes (SAL)
-  Outstanding Natural Feature Landscapes (ONFL)
-  Erosion Risk Zone (CHEPA)
-  Current Erosion Risk Zone
-  2060 Erosion Risk Zone
-  2100 Erosion Risk Zone
-  Escarpment (NHaz4) (Line)
-  Debris Flow Policy Area
-  High
-  Medium
-  Low
-  Rangitāiki Floodway (NHaz1)
-  Te Rahu Ponding Basin (NHaz2)
-  Escarpment (NHaz4) (Polygon)
-  Inundation Risk Zone (CHFPA)
-  103.3m Moderate Inundation Risk Zone
-  103.6m Moderate Inundation Risk Zone
-  104.0m Moderate Inundation Risk Zone
-  104.1m Extreme Inundation Risk Zone
-  104.55m Extreme Inundation Risk Zone
-  104.7m Extreme Inundation Risk Zone
-  Coastal Environment Line
-  Coastal Environment Zone (BOPRC)
-  BOPRC Drains

Legend Page 4

Operative District Plan B-Side Map

-  Airport Noise Management Buffer
-  Galatea Aerodrome Obstacle Limitation Surface
-  Pedestrian Street
-  Road Widening
-  Restricted Vehicle Access
-  State Highway
-  State Highway Buffer
-  Limited Access Road
-  District Arterial Roads
-  Minginui Access Road
-  Railway
-  Railway Corridor Buffer 100m
-  Gas Transmission Pipeline Corridor
-  High Voltage Electrical Transmission Lines (National Grid Centre Line)
-  300m Oxidation Pond Buffer
-  Kawerau Geothermal Exploration Area
-  Key Urban Space
-  The Strand Character Policy Area
-  Whakatāne Riverbank Reserve Policy Area
-  12m Height Restriction
-  Whakatāne Town Centre Precinct
-  Designation
-  Development Areas



Planning Zones

-  General Residential Zone
-  Medium Density Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  Commercial Zone
-  Large Format Retail Zone
-  Mixed Use Zone
-  Town Centre Zone
-  Light Industrial Zone
-  General Industrial Zone
-  Open Space Zone
-  Special Purpose - Coastal Protection Zone
-  Special Purpose - Community and Cultural Zone
-  Special Purpose - Education Zone
-  Special Purpose - Rural Coastal Zone
-  Special Purpose - Rural Ōhiwa Zone

BOPRC Map





Defence Against Water

Asset Type

-  Waterway
-  Timber Wall; Stopbank; Concrete Wall

Flood Protection and Drainage Bylaw Areas

Protection Feature

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

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



Figure 4.2 – Exposure zone map (see 4.2.2)

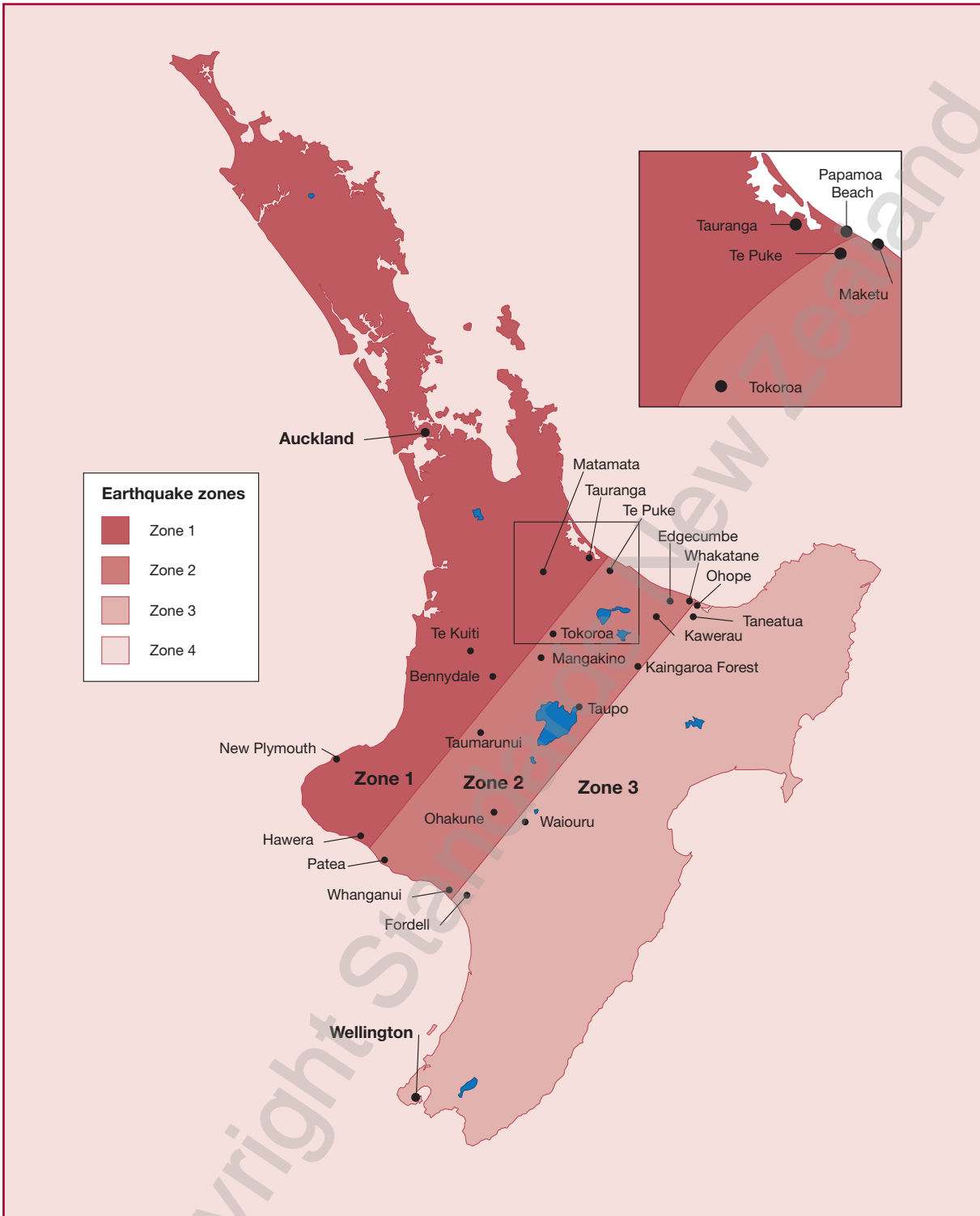


Figure 5.4 – Earthquake zones (see 5.3.2)

Valuation Number
07240-396-056

WHAKATANE DISTRICT COUNCIL

Date Received
22/8/91


Application for
BUILDING PERMIT

Permit Number
11031095

OWNER OF PROPERTY: **A.C. HARDING**

ADDRESS OF PROPOSED WORK: **84 HARBOURD, OHOPE**

LOT No. **7** D.P. **43126**

BLK:  SEC: _____
PERMIT

Approved for Issue
W.S. 9.91.

- (1) Galv Brackets to Be Installed at Bottom End of all 100x100 Timber Posts.
- (2) Engineers Calcs to Be Deposited ~~for~~ with WOC. for
 - (1) 300x100 Ridge Beam.
 - (2) 250x100 Beam Supporting Ridge Beam.
 - (3) 250x100 Center Lateral Lintel.

ENTERED	23/8-
RETURNED	4/9-
ISSUED	6/9/91

	APPROVED FOR PERMIT	INITIALS	DATE	*ADD. INFORM. REQ'D	
				Date Asked	Date Rec'd
1	PLUMBING-DRAINAGE				
2	BUILDING BYLAWS				
3	TOWN PLANNING	<i>JA</i>	29/8/91		
4	ELECTRICAL				
5	STRUCTURAL ENGINEER				
6	SERVICES ENGINEER				
7	DANGEROUS GOODS				
8	HEALTH				
9	RATES	H	26.8.91		
10					

*INSPECTORS DEPARTMENT NOTIFIED OF ADDITIONAL INFORMATION REQUEST AND/OR REASON FOR DELAY

CHECK LIST

	INITIALS	DATE		INITIALS	DATE
FEES CHECKED	<i>JA</i>	23-8-91	PERMIT WRITTEN	<i>WJ</i>	6/9
APPLICANT NOTIFIED			BOND DEPOSITED		
DOCUMENTS UPLIFTED			NEIGHBOURS' CONSENT		

REFER TO INSIDE OF FOLDER FOR BUILDING PERMIT PROCESSING CHECK LIST

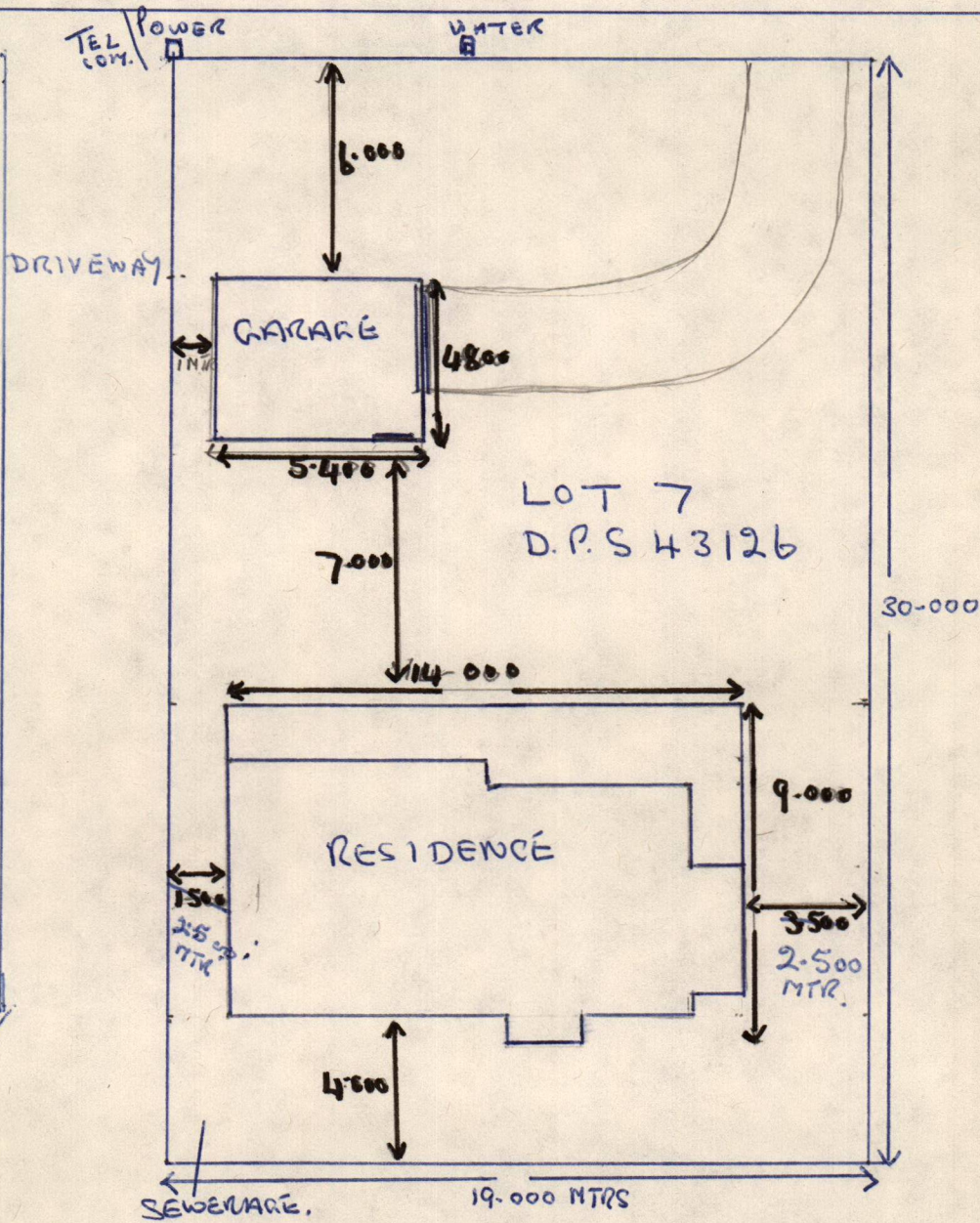
NATURE OF BUILDING WORK (e.g. NEW UNITS, ADDITIONS - FACTORY, etc.):

New House & Garage

JUNE A. ALLAN HARDING.
303A POMAHUKAWA AVENUE. PHONE 3124405.

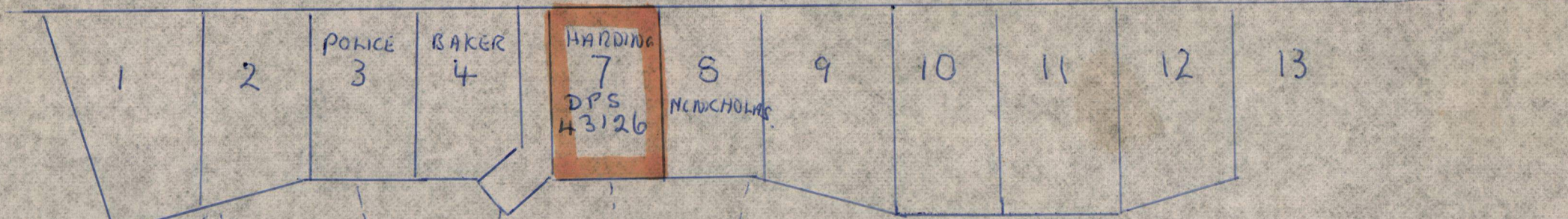
HARBOUR ROAD.

PORT ONOPE.



APPROX
SCALE 1-50.

HARBOUR ROAD

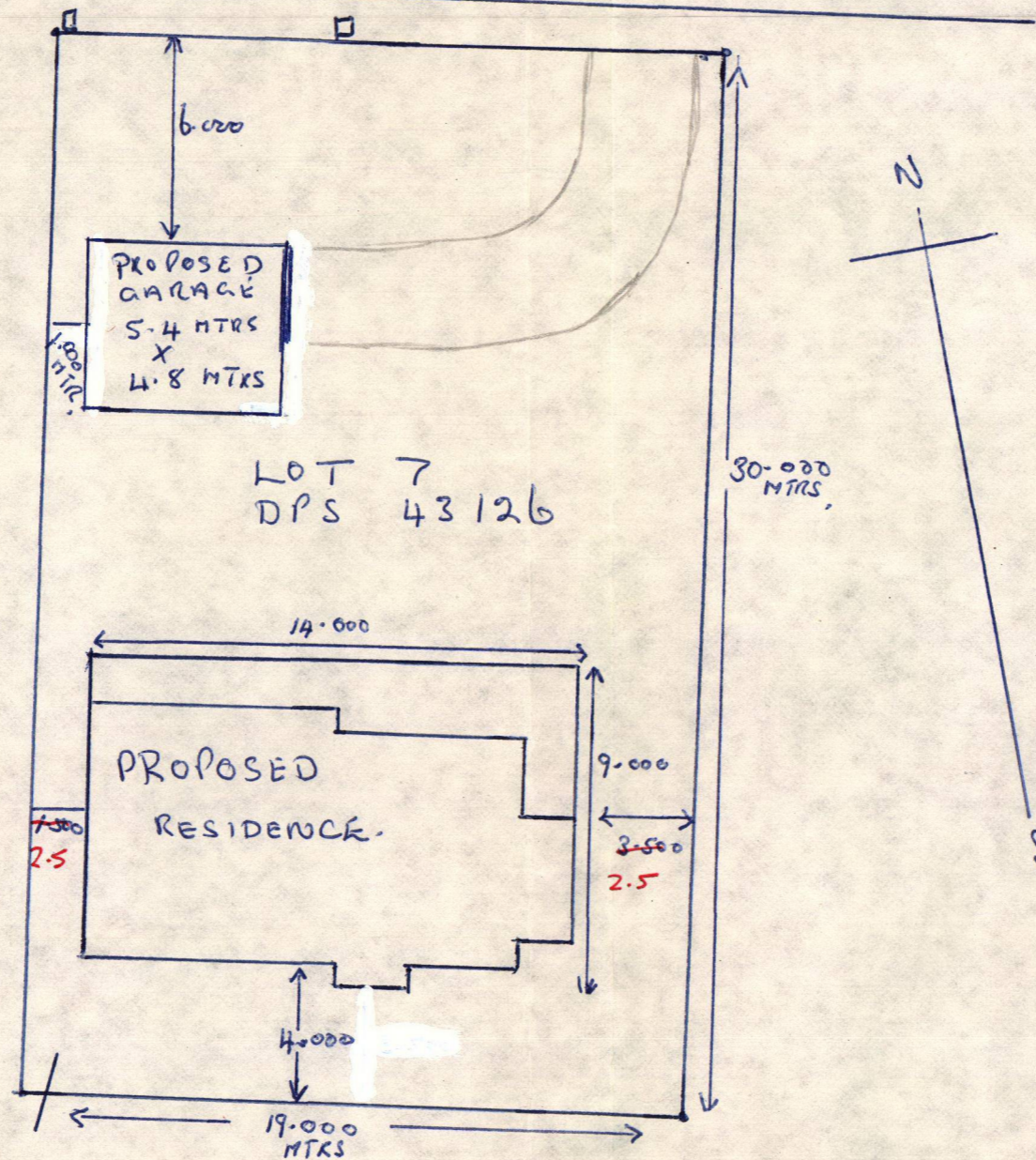


FUTURE PROPOSED SUB-DIVISION

WAIWHERO LANDS LTD.

HARBOUR ROAD

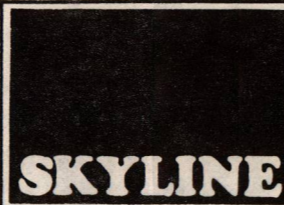
PORT OHOE.



WHAKATANE
DISTRICT COUNCIL
- 5 SEP 1991

SITE PLAN

FOR: ALLAN & JUNE CARNEGIE - HARDING
 AT: 84 HARBOUR ROAD OHOE
LOT 7. D.P.S. 43126 AREA HA.0570

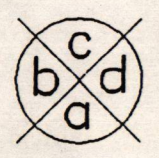
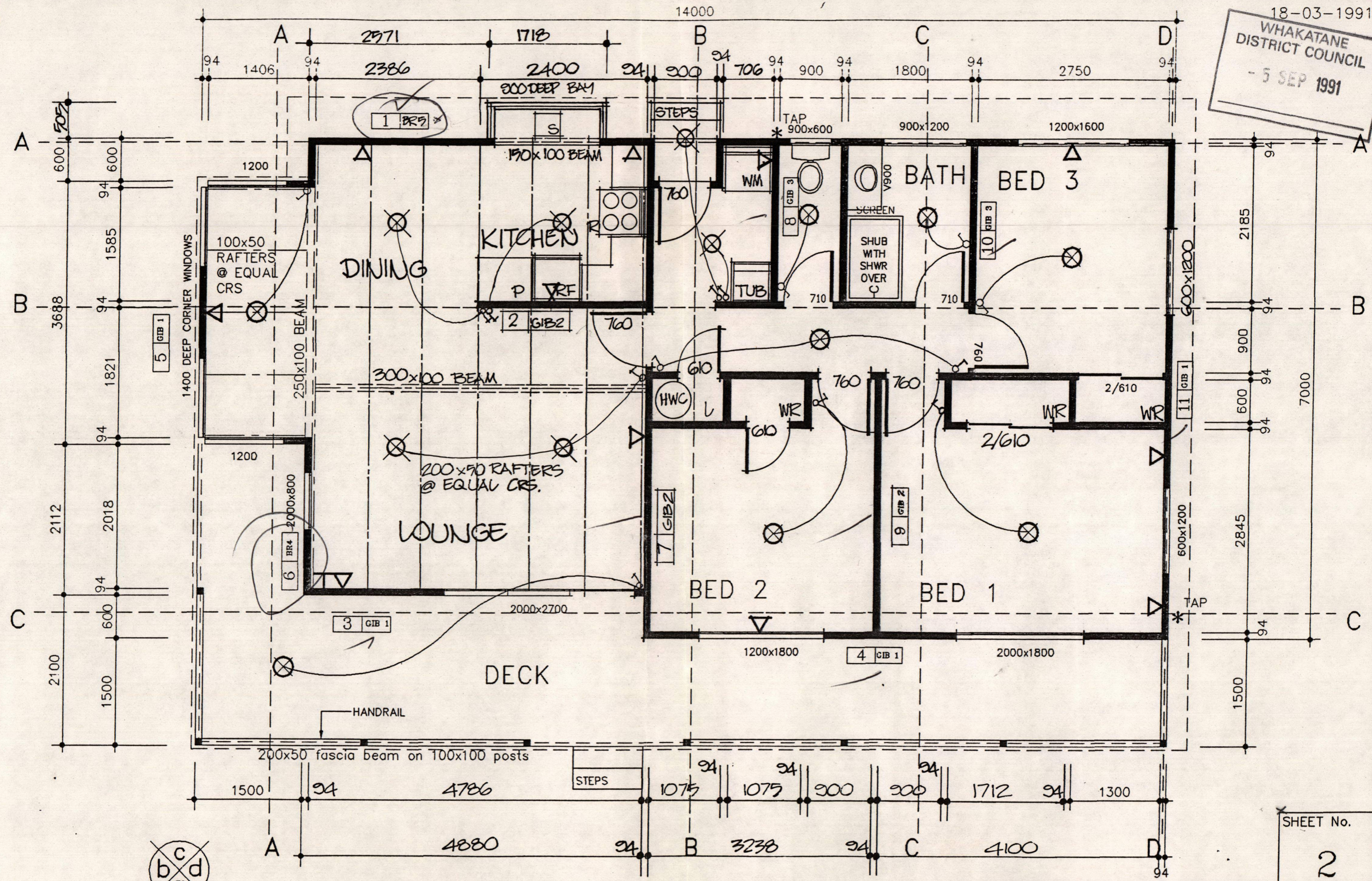


DISTRIBUTOR:
 Concrete Ltd.
 P.O. Box 577
 Whakatane
 Phone 70-581

DATE:
9-8-91
 SCALE:
 1:200

SHEET
3

18-03-1991
 WHAKATANE DISTRICT COUNCIL
 - 5 SEP 1991



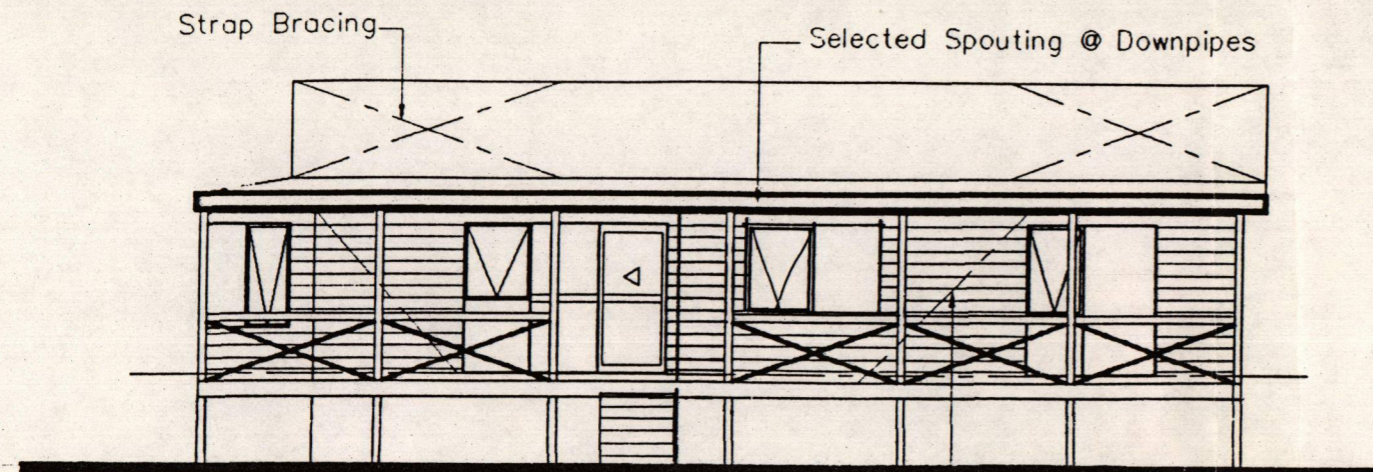
FLOOR PLAN 1:50
 AREA = 90.43 sqm

PLAN: Standard PARNELL III EB

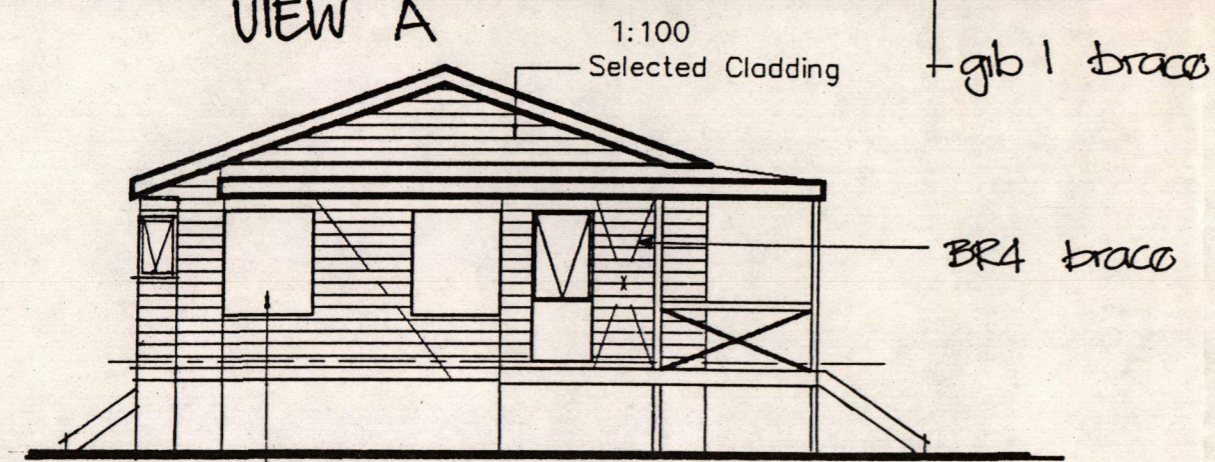
NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.

SHEET No. 2
 JOB No.

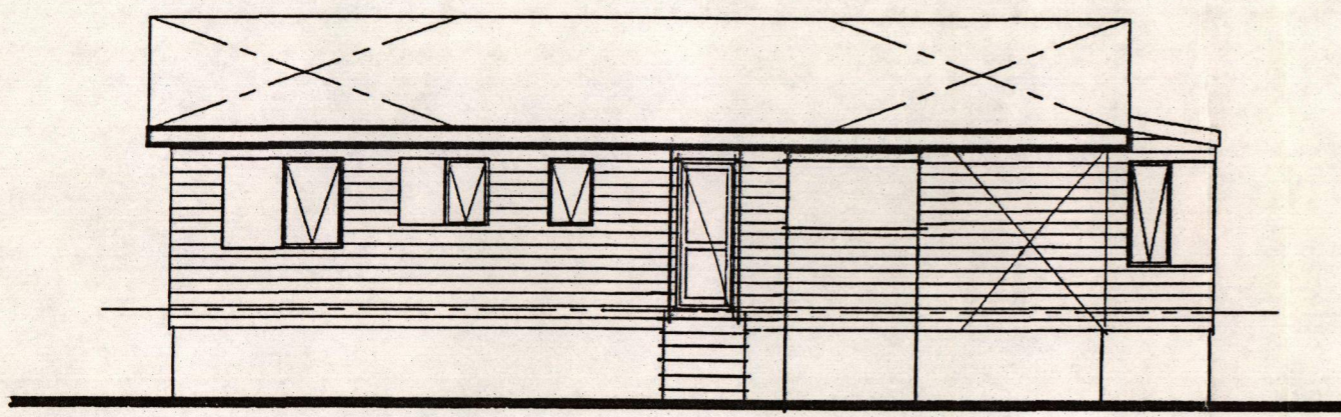
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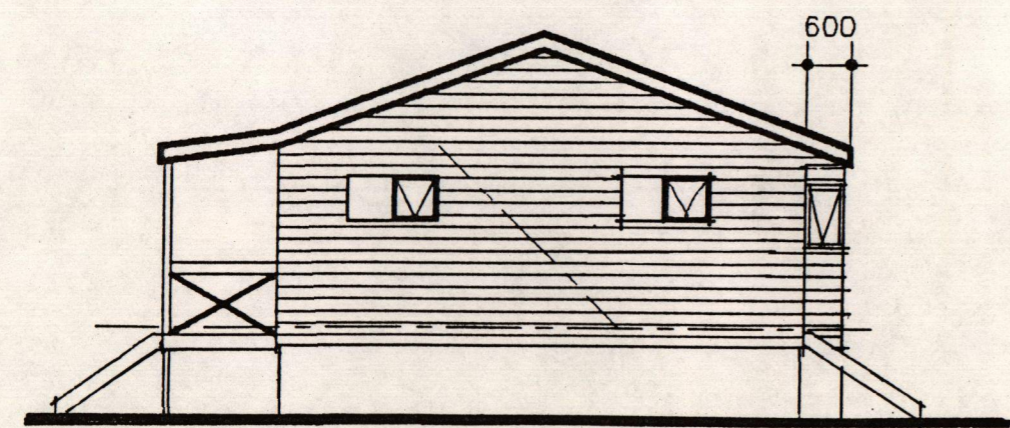
VIEW A



VIEW B 1:100

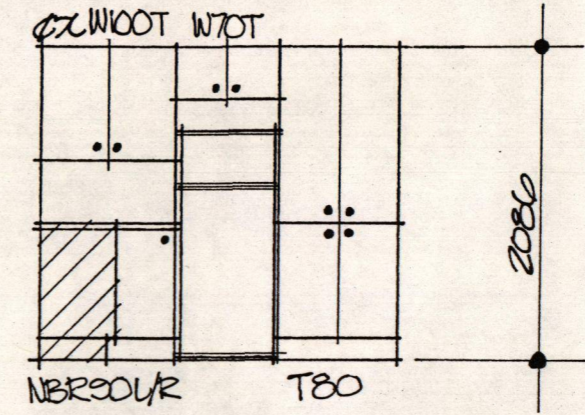
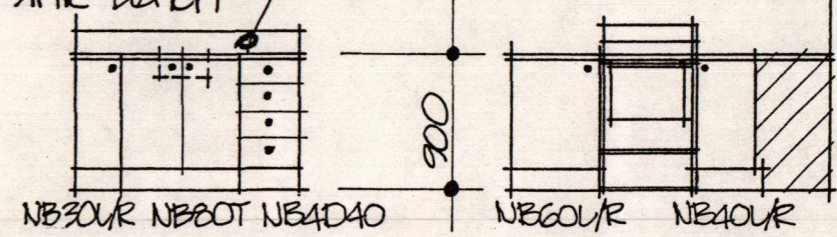


VIEW C 1:100



VIEW D 1:100

140mm upstand to sink bench



KITCHEN ELEVATIONS 1:50

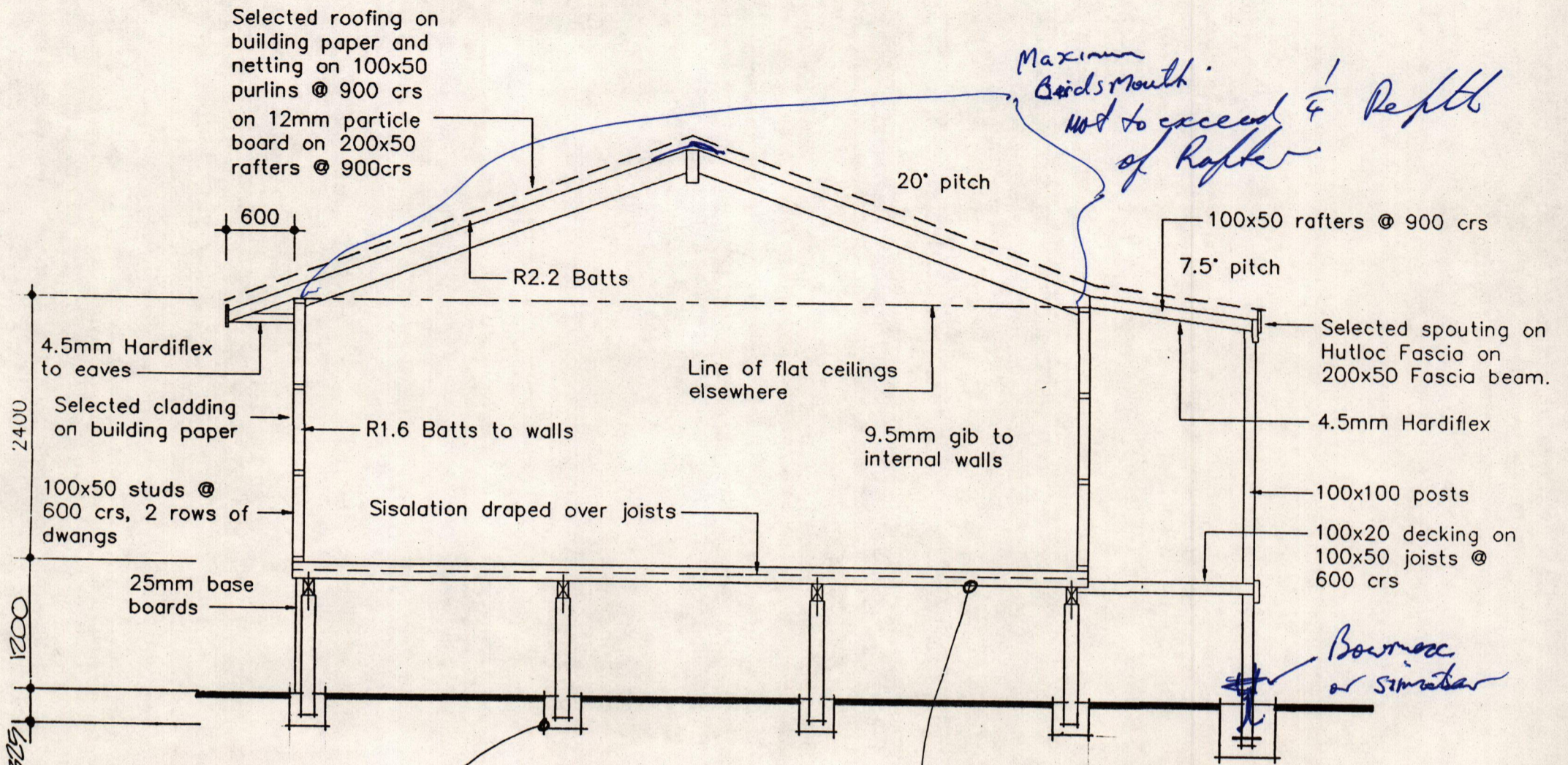
WHAKATANE DISTRICT COUNCIL
- 5 SEP 1991

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Legend		Brace Types			
⊗	Light	GIB 1	Let in steel angle brace sheet on one face.		
⊗	Wall Light	GIB 2	Let in steel angle brace sheet on both faces.		
⊕	Light Switch	GIB 3	Sheet on both faces min 1.2m long		
▽	Single Power Point	BR4	Sheet brace on one face min. 0.9m long, max. 2.4m long		
▽▽	Double Power Point	BR4	Sheet brace on one face min. 1.2m long, max. 2.4m long		
▽ _S	Shaver Point	BRACING KEY <table border="1"><tr><th>NUMBER</th><th>TYPE</th></tr></table>		NUMBER	TYPE
NUMBER	TYPE				
TV	Power Point with T.V. aerial				
⊥	Wall mounted Fluorescent	PLAN:	SHEET No.		
⊥⊥	Double Fluorescent	Standard	3		
Lintel Table		NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	JOB No.		
0 - 950	2/100x50's				
950 - 1550	2/125x50's				
1550 - 2450	2/150x50's				
2450 - 3050	2/200x50's				
3050 - 3650	2/250x50's				

Selected roofing on building paper and netting on 100x50 purlins @ 900 crs on 12mm particle board on 200x50 rafters @ 900crs

Maximum Birds Mouth. Not to exceed 1/4 depth of Rafter



CROSS SECTION

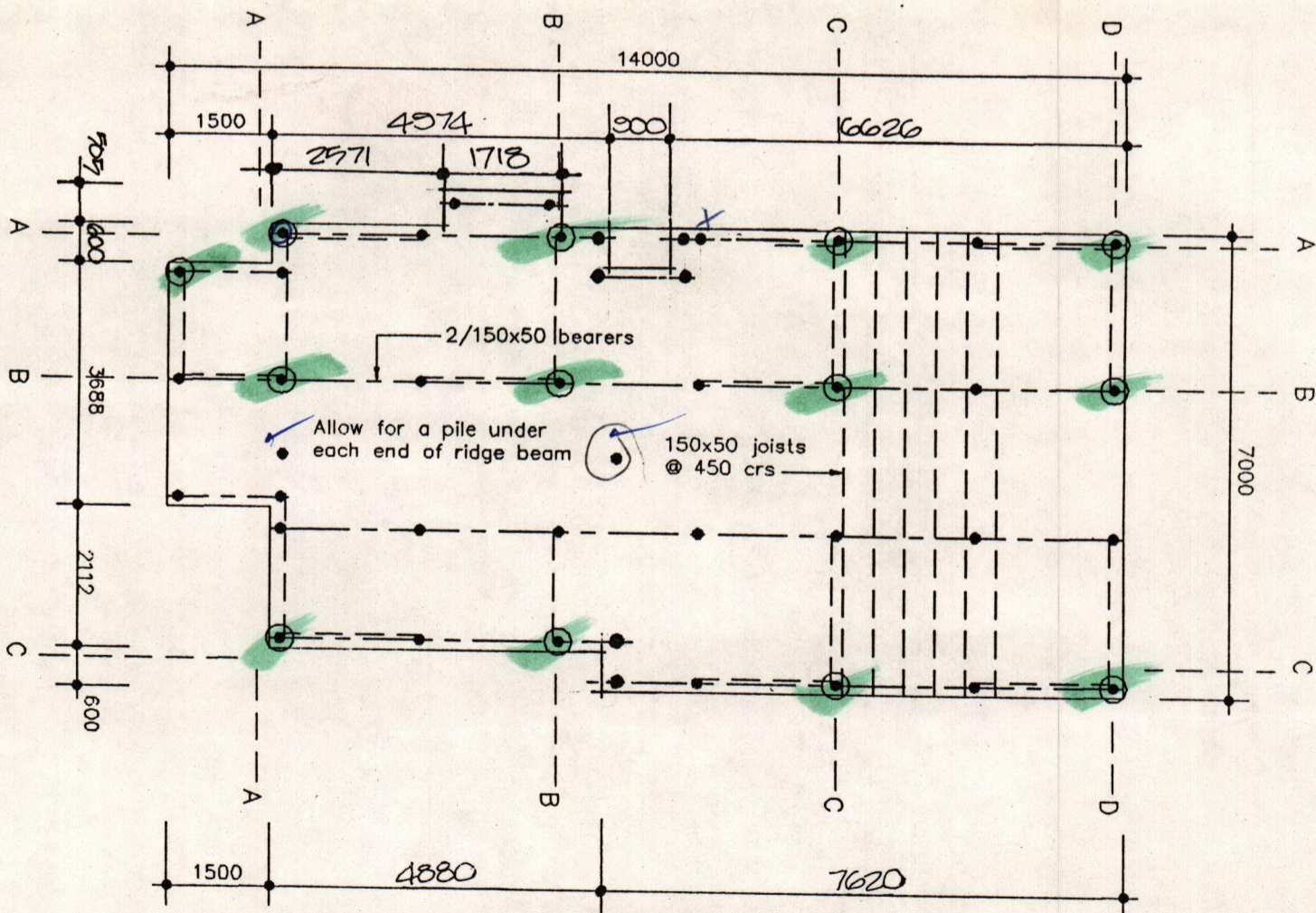
1:50

300x300x300 conc. footings

2m Max Joist span or Encase Exterior Piles 350.

20mm TWP HDPB flooring on 150x50 joists @ 450 crs on 2/150x50 bearers fixed to 140φ piles

Bowmore or similar



FOUNDATION PLAN

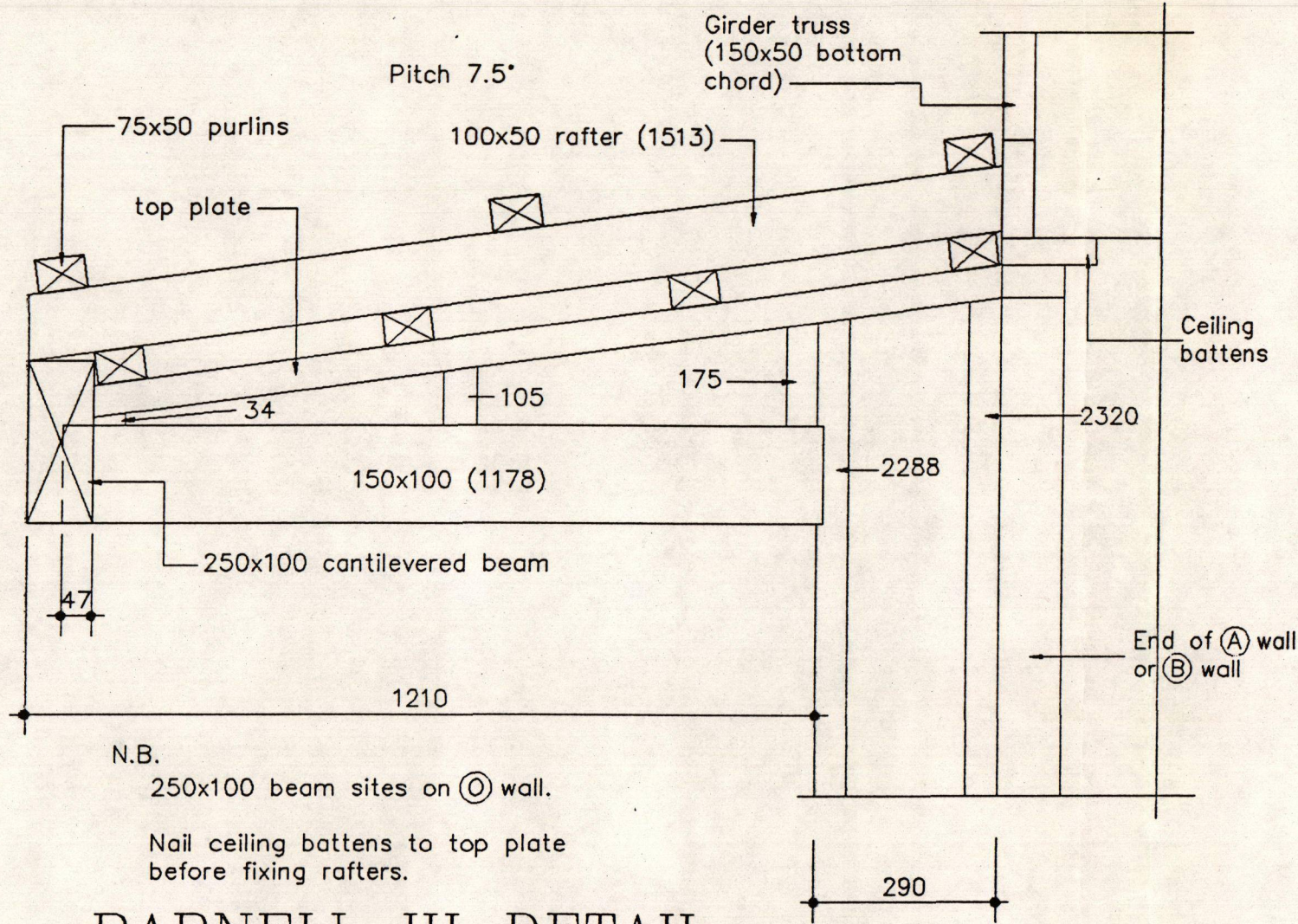
1:100

- - Ordinary Piles
- ⊙ - Anchor or Braced Piles
- 2 metre Maximum span of bearers
- Piles at equal centres

PLAN: Standard PARNELL III EB
 NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.
 JOB No. 4
 SHEET No. 4

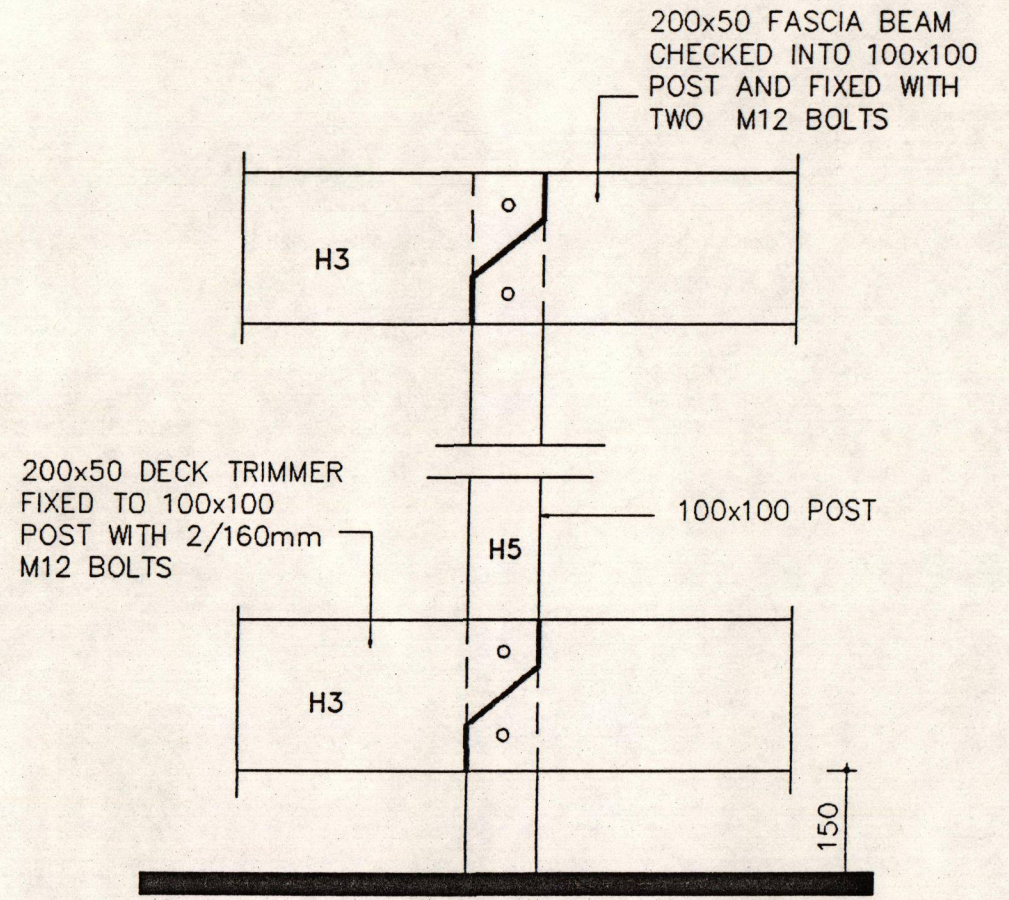
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WHAKATANE DISTRICT COUNCIL
 - 5 SEP 1991



PARNELL III DETAIL

1:10



DETAIL OF JOINS IN FASCIA BEAMS & AND DECK TRIMMERS

1:5

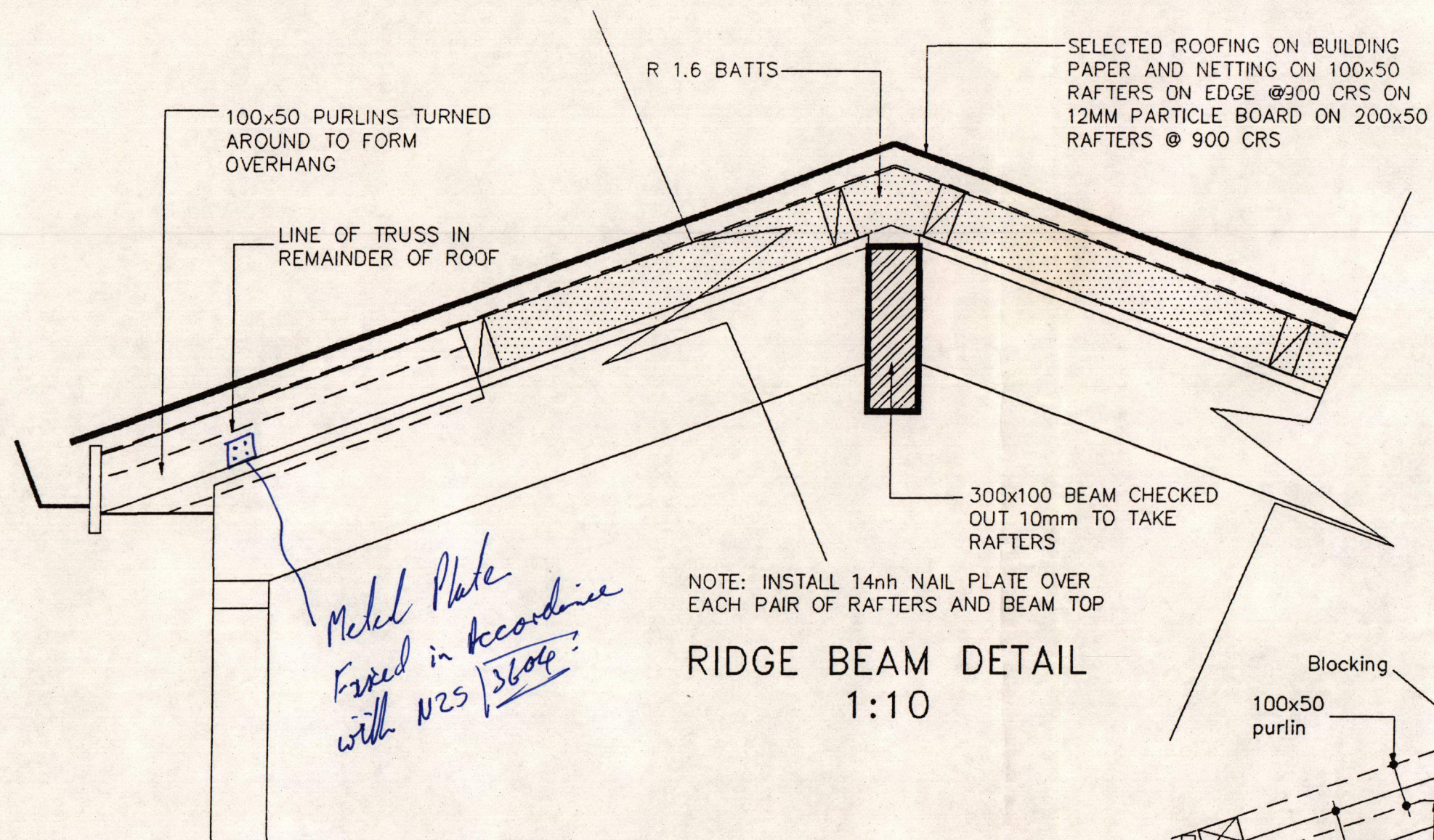
WHAKATANE DISTRICT COUNCIL
- 5 SEP 1991

SHEET No.

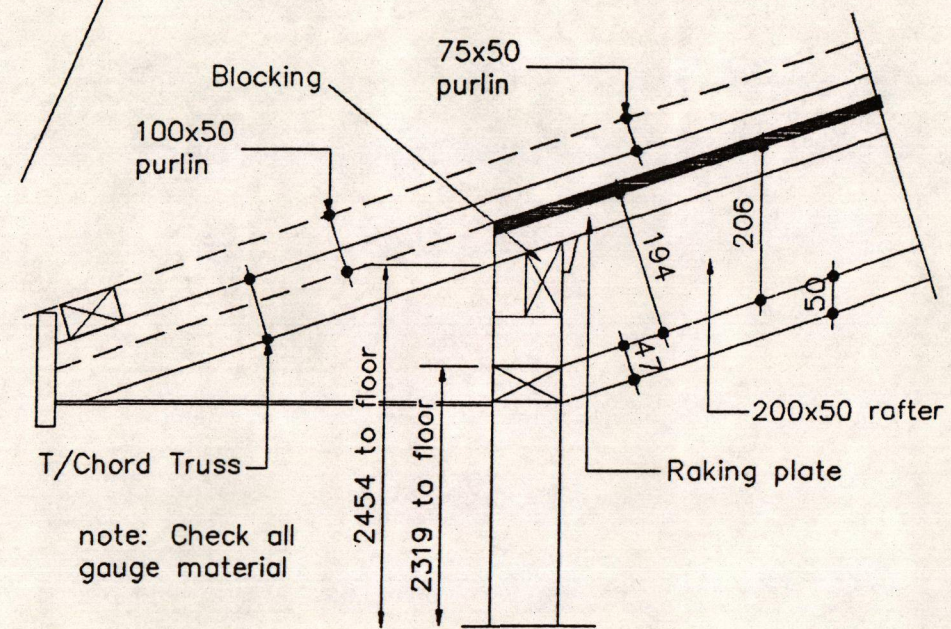
5

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<p>PLAN: Parnell DETAILS</p>	<p>NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.</p>	<p>JOB No.</p>
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RIDGE BEAM DETAIL
1:10



EXPOSED RAFTER DETAIL
1:10

SHEET No.
7

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PLAN: Parnell DETAILS	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	JOB No.
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MINUTESPLANNING COMMITTEEINFORMAL HEARINGFRIDAY 26 APRIL 1985 AT 9.00 A.M.PRESENT

His Worship the Mayor, J W Gow Esq.
(Chairman), Councillors W Badhams, L M
Brill, R D Butt and C J Hammond

IN ATTENDANCE

Councillors D R Herdman and A F
Mitchell, Messrs J W Mandemaker
(Planning Officer), B Crossen (Chief
Engineer), G D Porteous (Parks
Superintendent) and R S Pease
(Administration Officer)

APOLOGIES

An apology was received and sustained
on behalf of Councillor W P Tait

THE COMMITTEE REPORTS AND RECOMMENDS AS FOLLOWS:

APPLICANT: WAIWHERO LANDS LIMITED

APPLICATION: Concept Plan of a subdivisional
development of about 130 new
residential sections with associated
roading on land off Harbour Road,
Ohope.

OWNER: Waiwhero Lands Limited

LOCATION: 14.1338 hectare property situated
between Harbour Road and Ohiwa Harbour
at Port Ohope.

LEGAL DESCRIPTION: Part Allotment 246B1B Parish of
Waimana.

ZONING: Residential : Operative Whakatane
County District Scheme.

Residential 'A' : Provisional Review of
the Whakatane District Scheme.

PARTIES COMMENTING: Bay of Plenty Catchment Commission.
New Zealand Historic Places Trust.
Mr B C Marshall.
Native Forest Action Council.
Ohakana Ratepayers' Association.
Department of Lands and Survey.
Ohope Community Council.

IN ATTENDANCE:

I Peterson (Potts and Hodgson) (on behalf of Applicant).

D A Laing (Harrison Grierson Consultants Limited) (on behalf of Applicant).

J Meihana (Applicant).

S Meihana (Applicant).

B C Marshall (Save the Rivers Committee).

S Nicholson (Native Forests Action Council).

D B Goile (Native Forests Action Council).

F J Villis (Chairman - Ohope Community Council).

J Farrell (Ohakana Island Ratepayers' Association Inc).

W Scott (Ohakana Island Ratepayers' Association Inc).

L Daniel (Department of Lands and Survey).

P J Seebeck.

P Haeusler.

B Petersen.

R Goile.

M Van Delden.

J A Mason.

The Planning Officer introduced his report, outlined the Concept Plan and noted his recommendation.

Mr Laing made oral submissions to the Committee on behalf of the Applicant and answered questions from Councillors.

Mr Peterson made oral submissions and also presented and read written submissions on behalf of the Applicant. Mr Peterson answered questions from Councillors.

Mr Villis made oral submissions on behalf of the Ohope Community Council and answered questions from Councillors.

Mr Marshall made oral submissions on behalf of the Save the Rivers Committee.

Mrs Nicholson made oral submissions on behalf of the Native Forests Action Council.

Mrs Goile also made oral submissions on behalf of the Native Forests Action Council.

Mr Farrell presented and read written submissions on behalf of the Ohakana Island Ratepayers' Association Inc.

Mr Scott made oral submissions on behalf of the Ohakana Island Ratepayers' Association Inc.

Mr Daniel made oral submissions on behalf of the Department of Lands and Survey.

Mr Peterson exercised his right of reply and read from his written submissions on behalf of the Applicant and answered questions from Councillors.

Mr Porteous made oral submissions on behalf of Council's Parks Department.

A site visit to the property in question between Harbour Road and Ohiwa Harbour at Port Ohope was held on Thursday 16 May 1985 at 1.30 p.m.

The Committee had regard to the provisions of the Operative Whakatane County District Scheme and the Provisionally Approved Review and proceeded to determine the matter at a Special Meeting held on 20 May 1985.

THE DECISION

- a) THAT pursuant to Section 278 (2) of the Local Government Act 1974, Council shall forward to Waiwhero Lands Limited the following comments in respect of their Concept Plan for Part Allotment 246B1B Parish of Waimana at Harbour Road, Ohope:
1. That all residential sections to be created shall be designed and contoured to ensure that they are not subject to inundation or erosion by the harbour and that the minimum level of the new residential sections be 0.5 metres above the 1.68 Moturiki Datum and that ground water levels are to be ascertained and that minimum ground level be 1 metre above the mean level.
 2. That the necessary water rights for stormwater discharge be obtained from the Bay of Plenty Catchment Commission and Regional Water Board.
 3. That the subdivider's submit to Council details of the stormwater disposal system, such system to meet all requirements specified in Ordinance 9B.7 of the Review.
 4. That sewerage must be handled by way of a fully reticulated system discharging by way of pumps or gravity lines into Council's new system in Harbour Road.
 5. That the minimum width of all internal roads be 20 metres.
 6. That the location, shape and size of the proposed recreation reserve be amended generally in accordance with the attached Plan WDC within the maximum permissible under the Local Government Act.
 7. That the disturbance of the bush associated with survey investigations be kept to a minimum with particular regard being paid to the two semi-mature Pohutukawa trees east of the knoll by the southern boundary of the reserve.
 8. That the subdivision contouring is carried out in a way that contours of the subdivision marry or meet with the reserve boundary without extensive or steep batters, and also that reserve vegetation cover is not disturbed.
 9. That the subdividers have due regard for the needs of the Ohakana Island residents for suitable access, use of Goodwins Landing, and storage space.



- Notes
1. Areas and dimensions of sections comply with the provisions of the Whakatane District Council's planning requirements.
 2. This drawing depicts a concept and is not intended as a detailed scheme plan.
 3. Staged Development dependant on availability of service and section demand.
 4. Certificate of title 258/1181
 5. Title Area: 14 1338ha.

No.	AMENDMENTS	DRAWN	DATE	ISSUED TO	COPIES	DATE	ISSUED TO	COPIES	DATE	SURVEY INFORMATION	DATE

THIS PLAN HAS BEEN PREPARED BY AND IS COPYRIGHT TO:
HARRISON GRIERSON CONSULTANTS LTD HG
 Consulting Engineers Surveyors Planners

PROJECT:
WAIWHERO LANDS LTD

TITLE: **Concept Plan for Pt. Allot. 246 B1B Parish of Waimara Ohope - Whakatane District**
 DRAWING No. **2759 M/4**
 SHEET OF SHEETS
 DESIGNED: Aug 1984 DAL CHECKED:
 DRAWN: Aug 1984 JAH APPROVED:
 SCALE: **1:1000**



D1-ES.S10

61/8/504 and 505

24 October 1985

Messrs Harrison Grierson and Partners
Registered Surveyors
P O Box 336
WHAKATANE

Dear Sirs

SUBDIVISION : WAIWHERO LANDS, OHOPE

I am pleased to advise that Council, at its meeting held on 23 October 1985 considered your Scheme Plan and resolved as follows:

- "(a) THAT pursuant to Section 279(1)(b) Local Government Act 1974, Council approve Scheme Plan 2759M/5 showing a proposed Stage 1 subdivision of Pt Allotment 246B1B Parish of Waimana in Block III Whakatane Survey District, subject to the following conditions:
- (i) That the subdivision be carried out in compliance with the Local Government Subdivisional Standard Requirements adopted by Council provided that this shall not apply to the proposed right-of-way. ✓
 - (ii) That all sections be raised to a minimum level of 0.5m above 1.68 Moturiki datum to provide drainage to Harbour Road and that the road frontage be raised to the level of Harbour Road. ✓

- (iii) That an Engineering Certificate be provided by a Registered Engineer specialising in soil mechanics and land stability, certifying that all allotments in the subdivision are safe and stable for an ordinary type dwelling to be erected thereon. ✓
- (iv) That underground power and telephone cables be connected to the Lots fronting Harbour Road. ✓
- (v) That sewer and water connections be made to all allotments from the main sewer and water lines on Harbour Road. ✓
- (vi) That all the above conditions be carried out to the satisfaction of the Council's Chief Engineer. ✓
- (vii) That a road upgrading contribution of \$13,825 be paid, being one half the cost of upgrading Harbour Road fronting the subdivision.
- (viii) That the proposed right of way, Esplanade Reserve and 1820m² of Recreation Reserve be created on the Land Transfer Title Plan. ✓
- (ix) That a suitable entrance to the right-of-way from Harbour Road be formed to enable vehicular access, the first 20 metres of the right-of-way metalled and the balance of the right-of-way formed to a standard suitable for vehicular access over its length.
- (x) That the easement document relating to the right-of-way contain the necessary provisions to ensure that Council will have no obligation to maintain that access.

S. 305

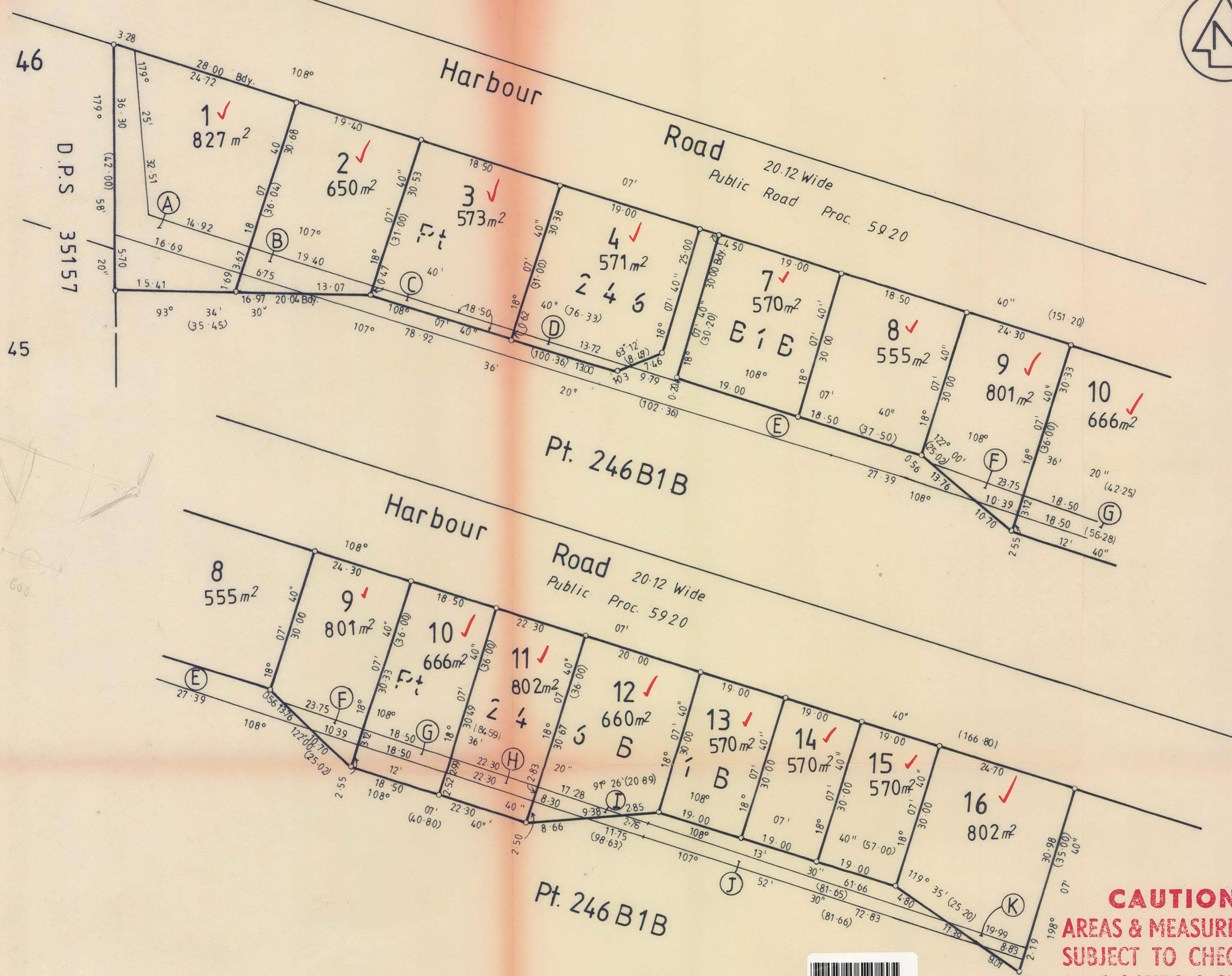
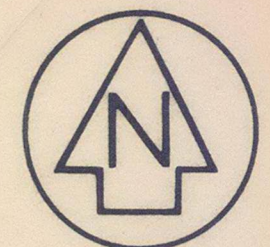
- (b) THAT it be noted that the public at large shall have vehicular access over the proposed right of way and over the Esplanade Reserve from the end of the proposed right of way to the boat launching area known as Goodwins Landing, until such time as a Management Plan can be prepared to include this access provision.
- (c) 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.
- (d) 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.

Please find attached one copy of the Scheme Plan duly endorsed by the General Manager pursuant to Section 252 of the Local Government Act 1974.

Yours faithfully

J W Mandemaker
PLANNING OFFICER

Enclosure:



46
D.P.S 35157
45

Approvals

Pursuant to a resolution of the Whakatane District Council passed on the **23** day of **October 1985** approving pursuant to Sec. 305 of the Local Government Act 1974 this plan of subdivision is conditional upon the granting or reserving of the easements shown in the Memorandum endorsed hereon and certifying that the survey plan was in accordance with the requirements and provisions of the operative District Scheme in force for the area to which the survey plan relates at the date of approval of the scheme plan the common seal of the Whakatane District Council was affixed in the presence of:-

Councillor _____
General Manager _____

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Sewage Drainage	A	Pt. Lot 1 hereon	Whakatane District Council
	B	Pt. Lot 2 hereon	
	C	Pt. Lot 3 hereon	
	D	Pt. Lot 4 hereon	
	E	Pt. 246B1B Waimana Parish.	
	F	Pt. Lot 9 hereon	
	G	Pt. Lot 10 hereon	
	H	Pt. Lot 11 hereon	
	I	Pt. Lot 12 hereon	
	J	Pt. 246B1B Waimana Parish	
	K	Pt. Lot 16 hereon	

Total Area _____
Comprised in _____

I, **David Anthony Laing**
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 **June 1986** Signature _____

Field Book p. _____ Traverse Book p. _____
Reference Plans _____
Examined _____ Correct

Approved as to Survey _____
/ / Chief Surveyor

Deposited this _____ day of _____ 19 _____
District Land Registrar

File Received Instructions _____

CAUTION
AREAS & MEASUREMENT
SUBJECT TO CHECK BY
LANDS & SURVEY



Diagram Plan

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. III Whakatane
NZMS 261 SHT RECORD MAP No

Lots 1-4, 7-16, 140 & 142 Being a Subdivision of
Pt. Allotment 246B1B Parish of Waimana

TERRITORIAL AUTHORITY Whakatane District
Surveyed by HARRISON GRIERSON CONSULTANTS LTD
F. 50: 2759
Scale not to scale Date June 1986