

Valuation Number: 07102/430.00

GIS: 0180/0047/000

23rd December 2025

Delwyn Turnbull

delt@xtra.co.nz

Delivery Method: E-mail

LAND INFORMATION MEMORANDUM – 47 APPNZELL DRIVE, WHAKATĀNE.

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 23rd December 2025 and is accurate as at that date only.

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

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	23 RD DECEMBER 2025																								
VALUATION NUMBER	07102/430.00	GIS NUMBER	0180/0047/000																						
1 NAME OF PROPRIETOR																									
Delwyn Jane Turnbull and Tyson Chad Turnbull																									
2 LOCATION																									
47 Appenzell Drive																									
3 LEGAL DESCRIPTION																									
Lot 166 Deposited Plan South Auckland 24541																									
4 PHYSICAL DESCRIPTION																									
House/Unit Number	47	Street	Appenzell Drive																						
RD Number		Suburb/Area																							
Town	Whakatāne	Post Code	3120																						
5 AREA																									
634m ² (more or less)																									
6 ZONING																									
General Residential Zone under the Whakatāne District Plan																									
ATTACHMENTS (ticked where applicable)																									
<table border="0"> <tr> <td>☒ Record of Title</td> <td>☒ District Plan Map(s)</td> </tr> <tr> <td>☐ Easement Instrument(s)</td> <td>☐ BOPRC Map</td> </tr> <tr> <td>☐ Consent Notice(s)</td> <td>☒ Map Legends</td> </tr> <tr> <td>☒ Property Map</td> <td>☒ Drainage Plan</td> </tr> <tr> <td>☒ Services Map</td> <td>☒ Permit(s) and Consent(s)</td> </tr> <tr> <td>☒ Flood Depth Models Map</td> <td>☒ Floor Plan(s)</td> </tr> <tr> <td>☐ Flooding (Inundation from 2004 Flood Event) Map</td> <td>☐ Building Act Notices</td> </tr> <tr> <td>☐ Contaminated Sites Map</td> <td>☐ Resource Consent decision letter(s)</td> </tr> <tr> <td>☐ Coastal Hazard Map</td> <td>☐ Bond Agreement(s)</td> </tr> <tr> <td>☐ Culture and Heritage Map</td> <td>☐ Geotechnical Investigation Report(s)</td> </tr> <tr> <td>☐ Community Facilities Map</td> <td>☐ Technical Report(s)</td> </tr> </table>				☒ Record of Title	☒ District Plan Map(s)	☐ Easement Instrument(s)	☐ BOPRC Map	☐ Consent Notice(s)	☒ Map Legends	☒ Property Map	☒ Drainage Plan	☒ Services Map	☒ Permit(s) and Consent(s)	☒ Flood Depth Models Map	☒ Floor Plan(s)	☐ Flooding (Inundation from 2004 Flood Event) Map	☐ Building Act Notices	☐ Contaminated Sites Map	☐ Resource Consent decision letter(s)	☐ Coastal Hazard Map	☐ Bond Agreement(s)	☐ Culture and Heritage Map	☐ Geotechnical Investigation Report(s)	☐ Community Facilities Map	☐ Technical Report(s)
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7 SPECIAL FEATURES	COMMENTS
• Fill (compacted/uncompacted)	No information available
• Drainage restrictions	No information available
• Hazardous contaminants, including dangerous goods	No information available
• Historic sites	No information available
• Reserves (existing/proposed)	No information available
• Easements	Please refer to the attached Record of Title to confirm whether any easements exist over this property.
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Record of Title.
• Highlighted District Plan Provisions	See Whakatāne District Plan for further information.
• Any other special features	This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.
8 NATURAL HAZARDS	COMMENTS
• Earthquake	This site is located within Earthquake Zone 2 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. 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/ 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. Whakatāne District Council (WDC) recognises that certain parts of the district are susceptible to ground shaking and potential liquefaction during earthquakes. Previous studies (including GNS Science microzoning work for Whakatāne township) have assessed local soil conditions and their response to seismic activity. Different areas of the district exhibit varying levels of liquefaction susceptibility depending on soil type, groundwater conditions, and proximity to rivers or the coast. These district-wide assessments do not consider localised engineering works such as earthworks, ground improvement, or foundation design that may mitigate risk. 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.
• Earthquake – Whakatāne District Plan Specific	Further information can be found in Part2 – District Wide Matters – Natural Hazards and Risk section of the Whakatāne District Plan and through WDC’s Online Mapping Service: Whakatāne District Plan WDC Online Maps

Tsunami	This site is located in the Whakatane Tsunami Evacuation area. In the case of a Tsunami, please refer to the Bay of Plenty Civil Defence website for zone mapping. 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. Tsunami evacuation maps and safe zones are available at: Whakatāne District Council – Online Maps Bay of Plenty Regional Council – Natural Hazards
Erosion	No information available
Erosion – Whakatāne District Plan Specific	No information available
Volcanic and Geothermal Activity – Whakatāne District Plan Specific	No information available
Landslip (including falling debris and landslide and debris flow)	No information available
Landslip (including falling debris and landslide and debris flow) - Whakatāne District Plan Specific	No information available
Flooding (including inundation, coastal inundation and avulsion)	Council's records indicate that this property may be affected by inundation as indicated in a report commission by the Whakatāne District Council in 2020. The report contains a range of scenarios that combine rainfall with flood flow in the Whakatāne River. Several modelling assumptions and limitations relating to the hydraulic model, the hydrological model and hydrological inputs. The model results are suitable for comparative conceptual optioneering studies and catchment wide assessments. Professional engineering judgement is required in interpreting the results at an individual property scale. For more detailed information on the assumptions and limitations, refer section 6 of the report Whakatāne Urban Stormwater Modelling – Model Build and System Performance Report, WSP Client Report 2-34250.38 (2020). Flood Depth Models Map, attached.
Flooding (including inundation, coastal inundation and avulsion) - Whakatāne District Plan Specific	No information available
Sedimentation	No information available
Wind	Please refer to BRANZ for wind zone information. For building work on this property, the wind and corrosion zones should be confirmed at the time of design.
Drought	No information available
Fire	No information available
Fire - Whakatāne District Plan Specific	No information available

Bay of Plenty Regional Council	Our region is exposed to a range of natural hazards including tsunami, flooding, coastal erosion, coastal inundation, landslide, liquefaction, active faults and volcanic hazards. 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. 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: https://www.boprc.govt.nz/living-in-the-bay/natural-hazards/BayHazards - Bay of Plenty Natural Hazards Viewer BayMaps 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: https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/
Building Act Information Related to Natural Hazards	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 - Refer to section 12(c) of this report for any relevant certificate. Sign or notice under section 133BT of the building act 2004 - Refer to section 12(c) of this report for details of any applicable sign or notice.
Technical Reports	No information available
9 SERVICES	COMMENTS
Stormwater	No information available
Sewer	No information available
Water	Metered Supply
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.	
Year ending 30 June 2026	\$5,118.90
Number of instalments	4
Date of next instalment	21 st November 2025
Current balance or arrears	\$0.00
Date of valuation	August 2025
Land value	\$270,000
Capital value	\$880,000
11 WATER	COMMENTS
Annual water supply charge	\$229.58
Last reading date	4 th November 2025
Consumption	0 m ³
Amount	\$169.40

• Current balance or arrears		\$169.40	
12 BUILDINGS			
(a) Details of Building Permits			
No information available			
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
27 th June 1995	3038	New Dwelling	4 th January 1996
(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			
No information available			
(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			
Council records indicate that a Council sewer asset runs through part of the property. Please refer to Whakatāne District Council's Combined Waters Bylaw and Whakatāne District Plan for further information with regards to activities in the vicinity of Three Waters assets.			
Minimum Platform Level	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 Whakatāne District Council. You can obtain this advice from: https://www.whakatane.govt.nz/flood-level-report. If no flood level is advised, then the required building platform level will be in accordance with the New Zealand Building Code.		
14 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			
15 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 2004			
No information available			
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			
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	<i>No information available</i>
17 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
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. 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. 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.	
18 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.	



Cody Stainthorpe
LIM Co-ordinator



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **SA23B/525**
Land Registration District **South Auckland**
Date Issued 10 March 1978

Prior References
SA15A/957

Estate Fee Simple
Area 634 square metres more or less
Legal Description Lot 166 Deposited Plan South Auckland
24541

Registered Owners
Delwyn Jane Turnbull as to a 3/5 share
Tyson Chad Turnbull as to a 2/5 share

Interests

F. Stedina, Survey General, Department of Lands and Survey, Wellington

RID DOCUMENT

Date: 19 December 2025

Valuation Number: 07102 430 00

Location: 47 APPENZELL DRIVE

Legal Description: LOT 166 DPS 24541

Area (Ha): 0.0634

Valuation Date: 1 August 2025

	Normal Values	Special Values (if applicable)
Land Value:	270,000	
Improve Value:	610,000	
Capital Value:	880,000	
Tree Value:	0	

Contiguous Property:

2026 Year's Assessed Rates: 5,118.90

Instalment 1: 22 Aug 2025

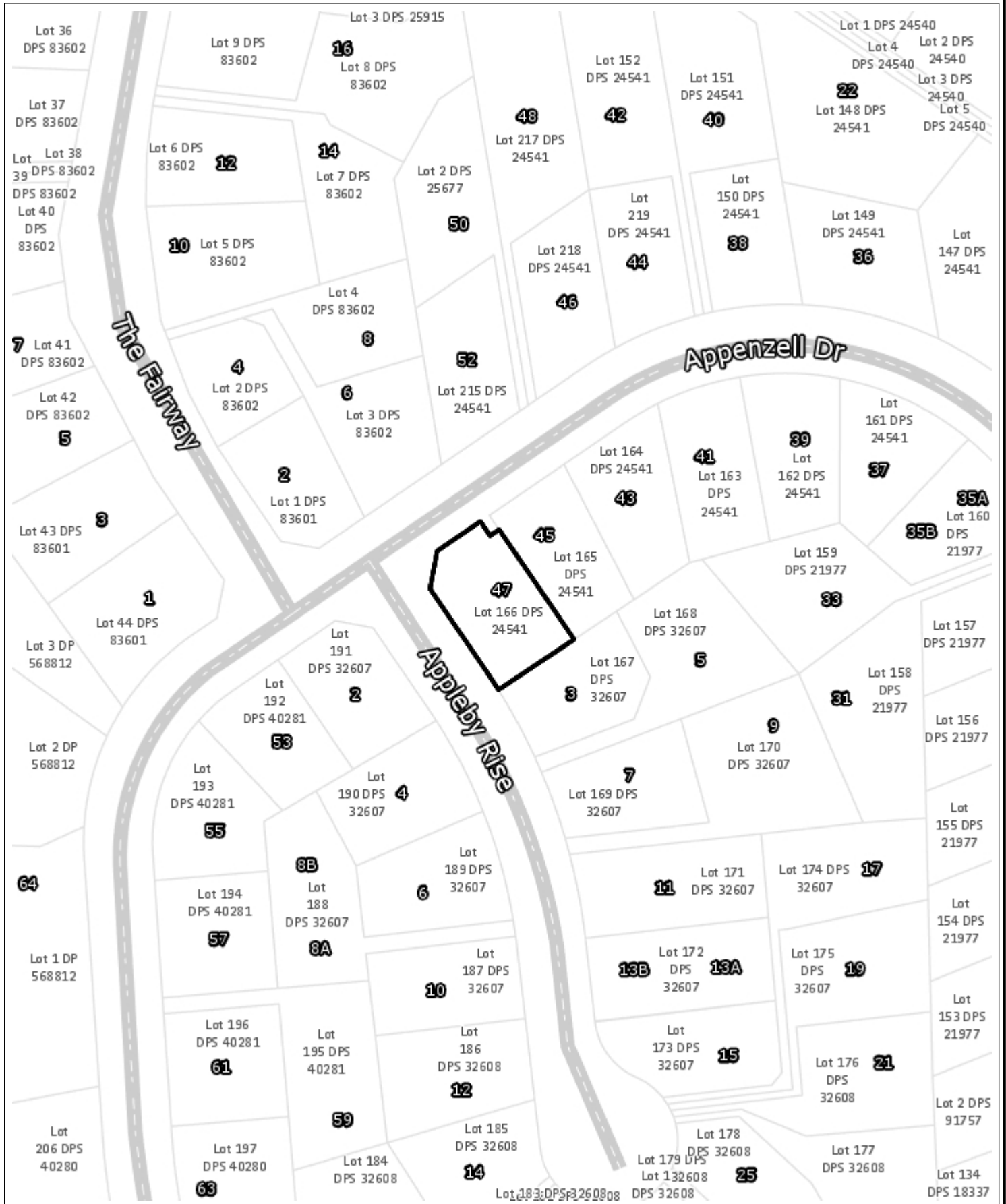
Instalment 2: 21 Nov 2025

Instalment 3: 20 Feb 2026

Instalment 4: 22 May 2026

Property Map

Date Printed: 19 December 2025



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: 19 December 2025



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:



Flood Depth Models Map

Date Printed: 19 December 2025



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:



Operative District Plan A-Side Map

Date Printed: 19 December 2025



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:



Operative District Plan B-Side Map

Date Printed: 19 December 2025



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:



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

- Pump Station
 -  Three Waters
 -  Other Owner
- Bore (Source)
 -  Three Waters
 -  Other Owner
 -  Bore (BOPRC)
- Node
 -  Three Waters
 -  Other Owner
- Sampling Point
 -  Three Waters
 -  Other Owner
- Data Logger
 -  Three Waters
 -  Other Owner
- Connection
 -  Three Waters
 -  Other Owner
- Main
 -  Three Waters
 -  Other Owner
- Rider Main
 -  Three Waters
 -  Other Owner
- Reservoir
 -  Three Waters
 -  Other Owner

- Facility
 -  Three Waters
 -  Other Owner

Services Map: Waster Water

- Data Logger
 -  Three Waters
 -  Other Owner
- Sampling Point
 -  Three Waters
 -  Other Owner
- Outlet
 -  Three Waters
 -  Other Owner
- Manhole
 -  Three Waters
 -  Other Owner
- Miscellaneous
 -  Three Waters
 -  Other Owner
- Node
 -  Three Waters
 -  Other Owner
- Pump Station
 -  Three Waters
 -  Other Owner
- Valve
 -  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

- Pump Station
 -  Three Waters
 -  Other Owner
- Manhole
 -  Three Waters
 -  Other Owner
- Miscellaneous
 -  Three Waters
 -  Other Owner
- Node
 -  Three Waters
 -  Other Owner
- Inlet
 -  Three Waters
 -  Other Owner

Services Map: Storm Water

- Data Logger
- Three Waters
 - Other Owner
- Open Drain
- Three Waters
 - Other Owner
- Dam
- Three Waters
 - Other Owner
- Connection
- Three Waters
 - Other Owner
- Main
- Three Waters
 - Other Owner
- Rising Main
- Three Waters
 - Other Owner
- Pond
- Three Waters
 - Other Owner
- Soakage Area
- Three Waters
 - Other Owner
 - Ground Soakage Zone

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

Landslide Risk Map

- Landslide Risk
- RCP 8.5 for the period 2081 to 2100*
- Very High
 - High
 - Moderate
 - Low to very low

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

-  Cultural Heritage Site
-  Historic Heritage (Points)
-  Sites of Significance to Māori (Points)
-  Historic Heritage (Polygons)
-  Sites of Significance to Māori (Polygons)
-  Marae & Urupa Amenity Yard
-  Statutory Acknowledgements
-  Edgecumbe Dairy Manufacturing Site
-  Awakeri Quarry Setback Buffer Area
-  Edgecumbe Dairy Manufacturing Site
-  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
 -  NHaz4 Escarpment (Line)
- Debris Flow Policy Area**
 -  High
 -  Medium
 -  Low
 -  Rangitāiki Spillway/Reids Canal
 -  Te Rahu Flood Storage Basin
 -  NHaz4 Escarpment (Polygon)
- Inundation Risk Zone (CHFPA)**
 -  103.3m Moderate Inundation Risk Zone
 -  103.6m Moderate Inundation Risk Zone
 -  104.0m Moderate Inundation Risk Zone
 -  104.1m Extreme Inundation Risk Zone
 -  104.55m Extreme Inundation Risk Zone
 -  104.7m Extreme Inundation Risk Zone
 -  Coastal Environment Line
 -  Coastal Environment Zone (BOPRC)
 -  BOPRC Drains

Operative District Plan B-Side Map

- 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
- 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

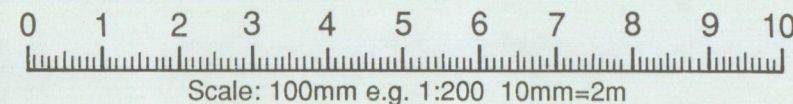
- General Residential Zone
- Medium Density Residential Zone
- General Rural Zone
- Rural Production Zone
- Commercial Zone
- Large Format Retail Zone
- Mixed Use Zone
- Town Centre Zone
- Light Industrial Zone
- General Industrial Zone
- Open Space Zone
- Special Purpose - Coastal Protection Zone
-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

Plans to include

- North point
- Street name
- Legal Boundaries
- Whole buildings
- Depth at connection
- Location of all inspection access
- Stormwater drains
- Protection of shallow drains
- Scale





INSP

CODE COMPLIANCE CERTIFICATE 3038

Section 43, Building Act 1991

BUILDING CONSENT NO: 3038

PIM NO: 3038

APPLICANT

WD/I Rose
47 Appenzell Drive
Whakatane

PROJECT LOCATION

Site Address: 47 Appenzell Drive
Whakatane
Legal Description: LOT 166
Valuation Number: 7102/430/00/

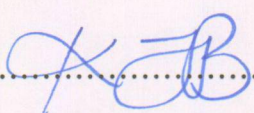
PROJECT

New Building-Exclude Garage&Outbuilding

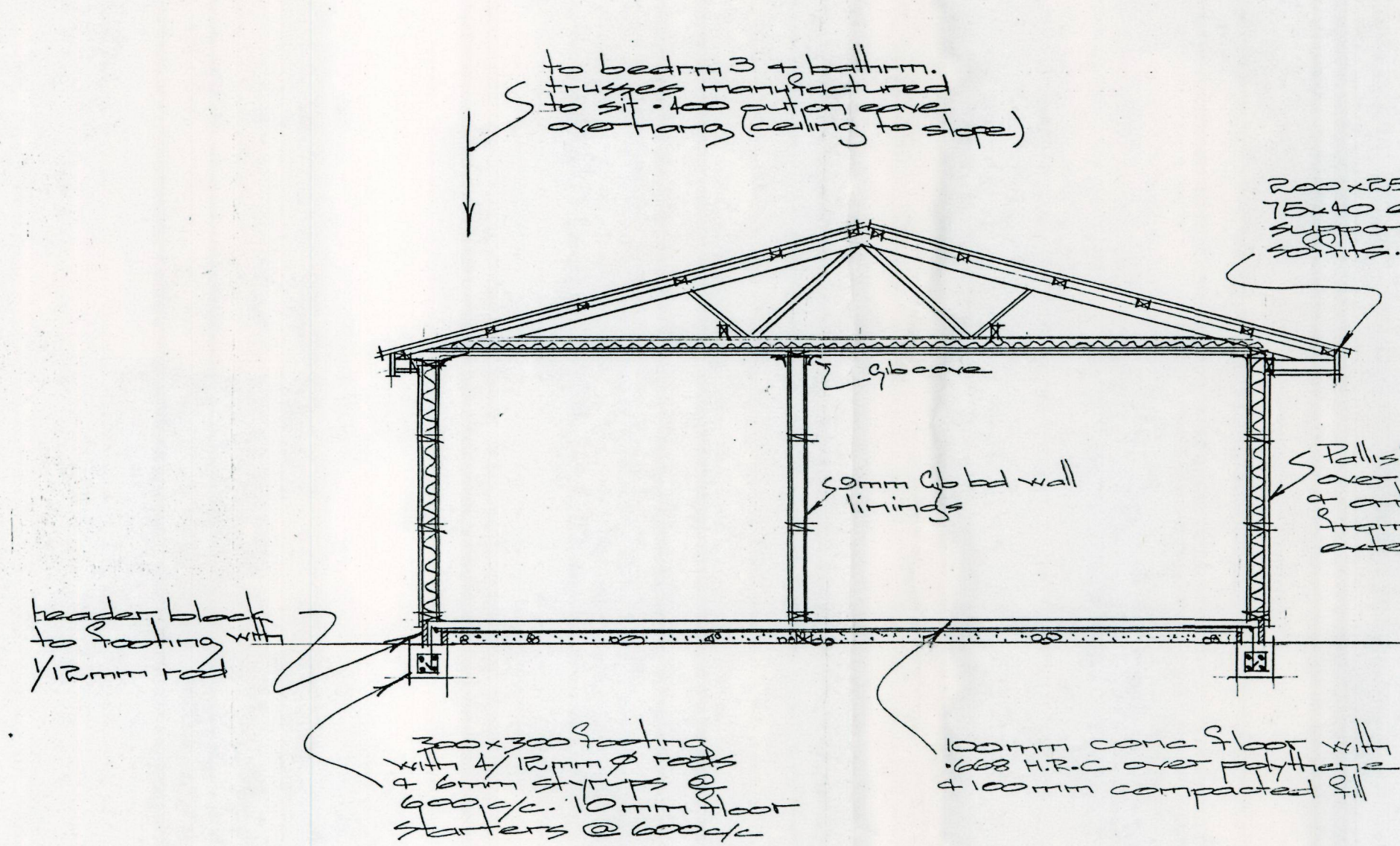
Intended Use: NEW DWELLING
Greater than 50 years

Being stage 1 of and intended 1 stage(s)

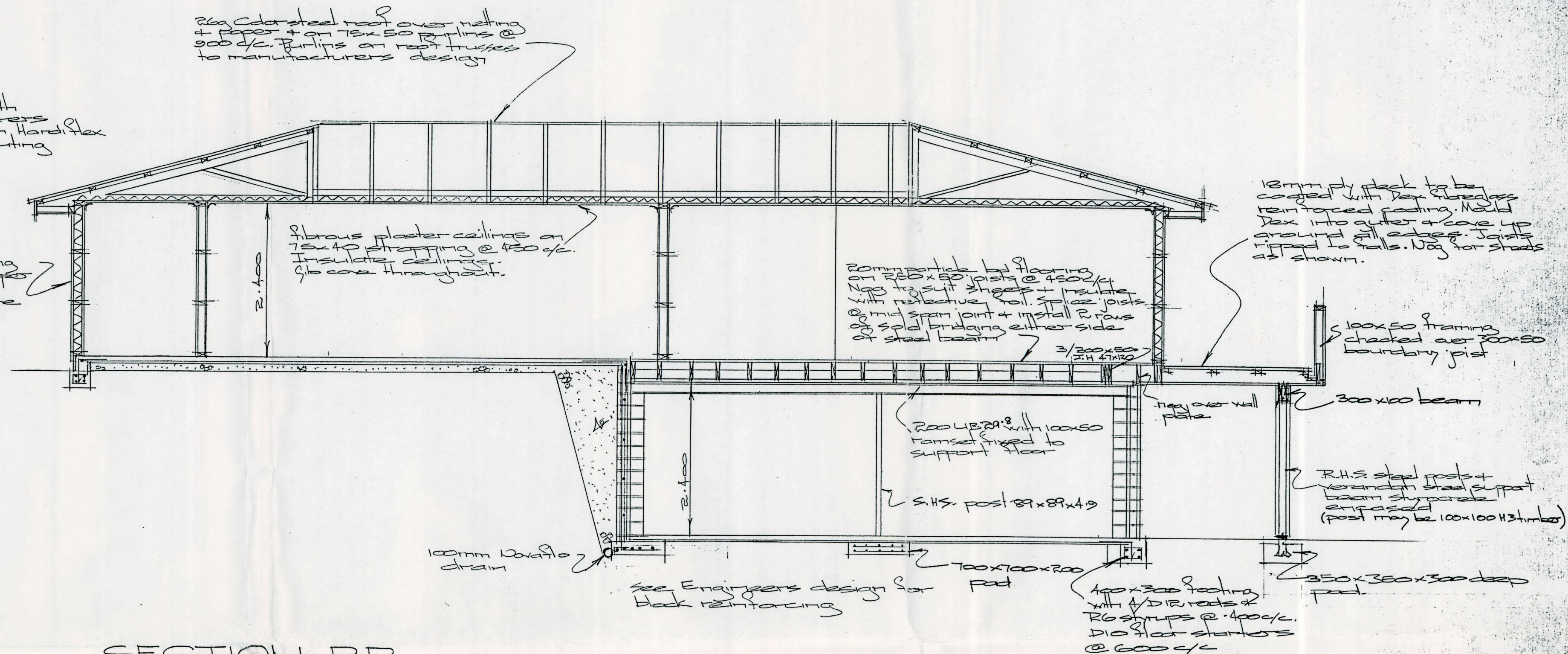
This is a final code compliance certificate issued in respect of all the building work under the building consent.

Name: 

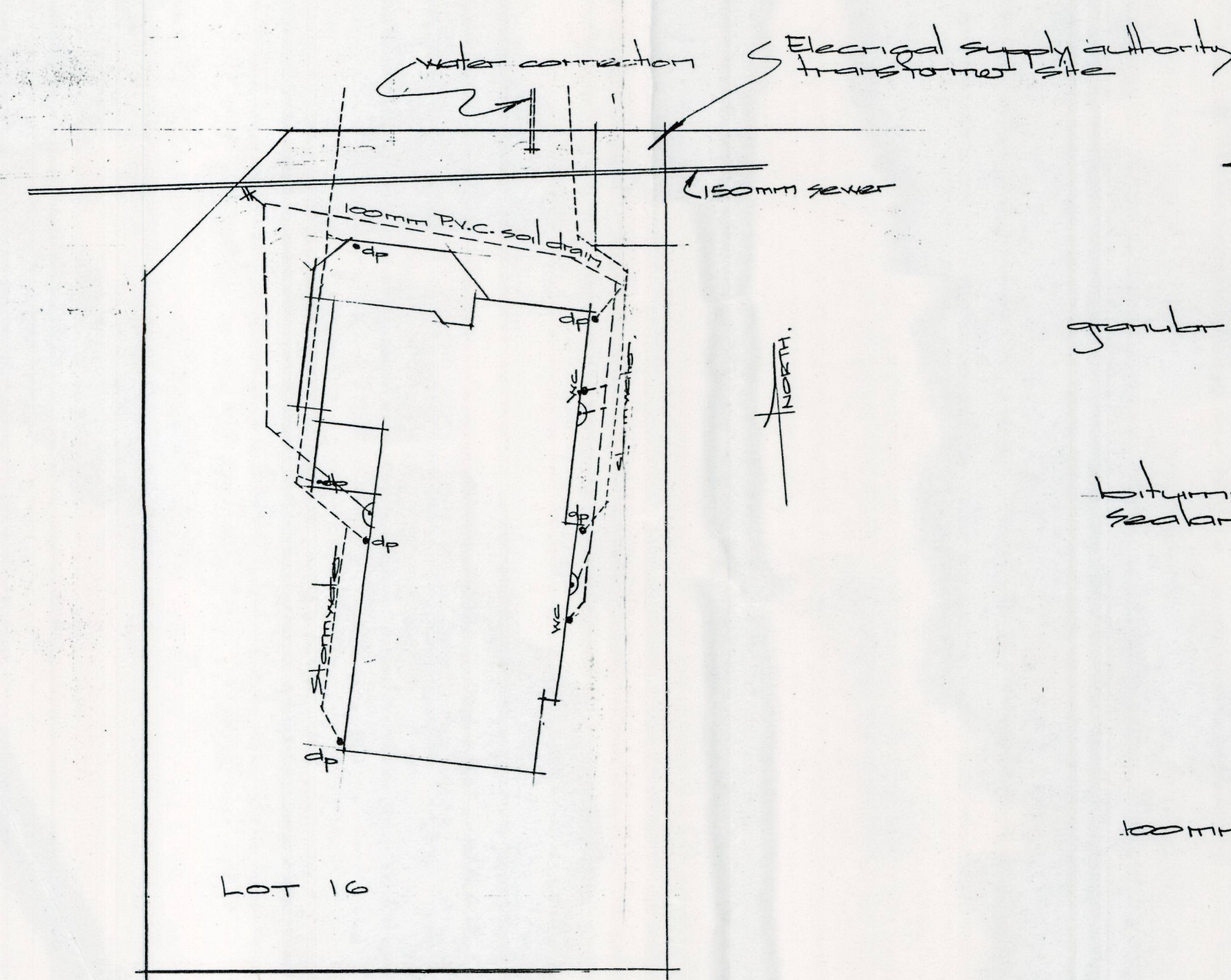
Position: DATE: Thu Jan 4 1996



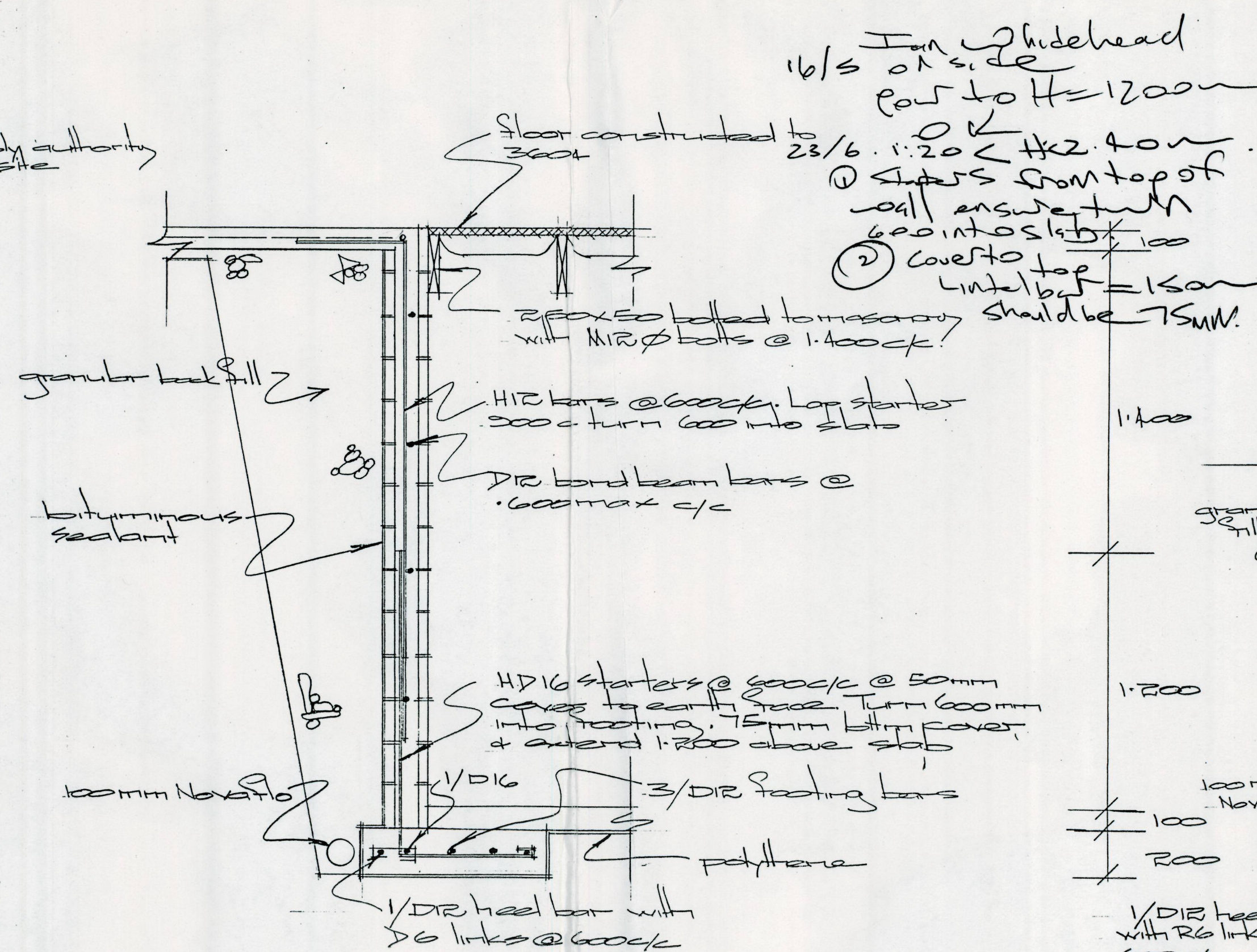
SECTION A.A.



SECTION B.B.

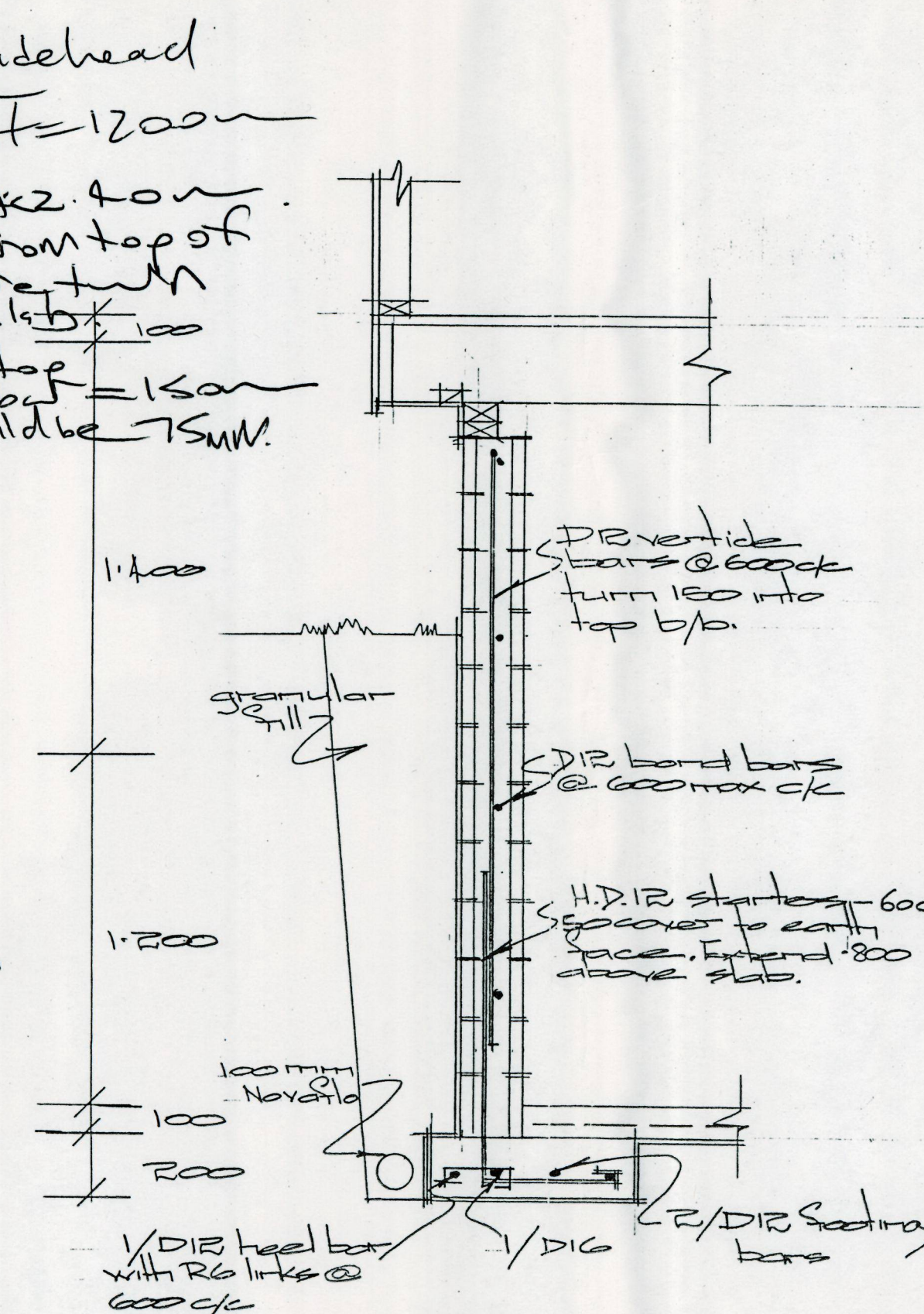


SITE PLAN 200:1.

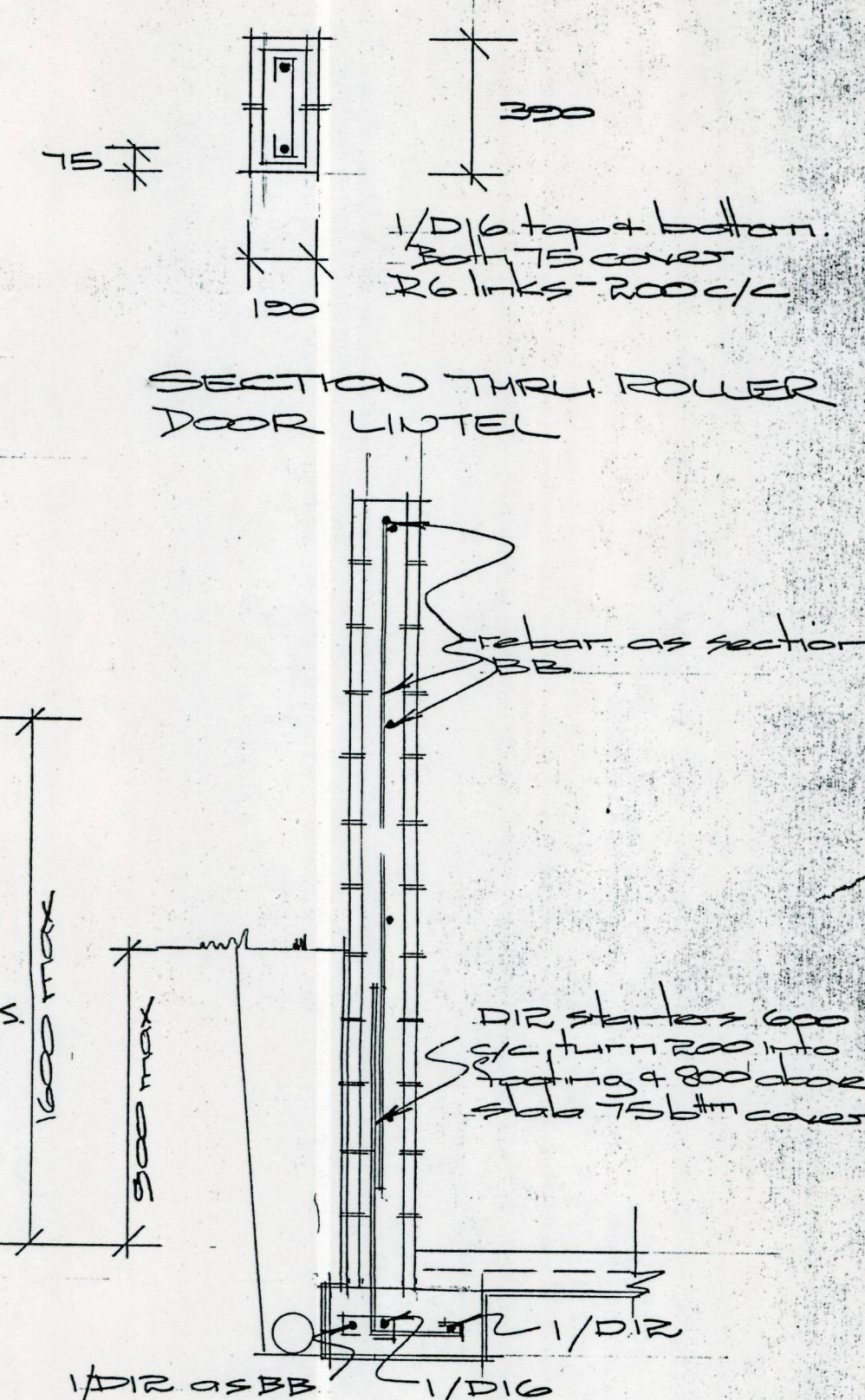


SECTION A.A.

* NOTE: Temporary prop wall until first floor conc slab is cured.



SECTION B.B.



SECTION C.C.