Valuation Number: 07102/386.00A
GIS: 4290/0005/000

27th July 2026

David Lister

sarah.f@arizto.co.nz

Delivery Method: E-mail

LAND INFORMATION MEMORANDUM – 5 RON MILLER CLOSE, WHAKATĀNE.

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 27th July 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

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatāne District Council, Private Bag 1002, Whakatāne 3158 I Phone 07 306 0500 I info@whakatane.govt.nz

DATE OF ISSUE	*27TH JULY 2026*		
VALUATION NUMBER	*07102/386.00A*	**GIS NUMBER**	*4290/0005/000*

1 NAME OF PROPRIETOR

David Robert Lister

2 LOCATION

5 Ron Miller Close, Whakatāne

3 LEGAL DESCRIPTION

A ½ share of Lot 6 Deposited Plan South Auckland 18337
Flat 1 Deposited Plan South Auckland 22421 and Grage 1 Deposited Plan South Auckland 22421

4 PHYSICAL DESCRIPTION

House/Unit Number	*5*	**Street**	*Ron Miller Close*
RD Number		**Suburb/Area**	*Whakatāne*
Town	*Whakatāne*	**Post Code**	*3120*

5 AREA

A ½ share in 1171m² (more or less)

6 ZONING

General Residential Zone under the Whakatāne District Plan

ATTACHMENTS *(ticked where applicable)*

☑ *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)*

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)*	*This property is within the vicinity of Council-owned and maintained land; please refer to the Community Facilities Map for the locations.*
• *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 Part 2 – 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*	*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 2023.* *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***	*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.*
• ***Sewer***	*This property is connected to the public sewerage reticulation system.*
• ***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***	*$3,905.12*
• ***Number of instalments***	*4*
• ***Date of next instalment***	*21st August 2026*
• ***Current balance or arrears***	*$0.00*
• ***Date of valuation***	*August 2025*

• ***Land value***	*$180,000*
• ***Capital value***	*$475,000*
11 WATER	**COMMENTS**
• ***Annual water supply charge***	*$229.58*
• ***Last reading date***	*7th May 2026*
• ***Consumption***	*19 m³*
• ***Amount***	*$225.39*
• ***Current balance or arrears***	*$225.39*

12 BUILDINGS

Council's records indicate that building permits or building consents have been issued on land that is part of a cross lease. The below permits are located in the file for 5 Ron Miller Close, Whakatane.

(a) Details of Building Permits

Date	Permit No	Project
23rd January 1976	*G44170*	*Two Townhouses*
2nd April 1980	*J042536*	*Chimney*

(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

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.

Council records indicate that a Council stormwater 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	*No information available*

17 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

The LIM property is identified as being a cross-lease. With any future building consent application, you may need to seek the written approval of the other cross-lease parties. If any changes are made that affect the Flats Plan attached to the Record of Title, you may need to apply for a resource consent to update the Flats Plan.

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.

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.

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.

Further information on building consents, exemptions, and Certificates of Acceptance can be found via the following links:
https://www.legislation.govt.nz/
https://www.building.govt.nz/

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
CROSS LEASE

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA21A/1309**
Land Registration District	**South Auckland**
Date Issued	27 October 1976

Prior References
SA20B/1000

Estate	Fee Simple - 1/2 share
Area	1171 square metres more or less
Legal Description	Lot 106 Deposited Plan South Auckland 18337

Registered Owners
David Robert Lister

Estate	Leasehold	**Instrument**	L H104841.2
		Term	999 years as from and including 1.8.1976
Legal Description	Flat 1 Deposited Plan South Auckland 22421 and Garage 1 Deposited Plan South Auckland 22421		

Registered Owners
David Robert Lister

Interests

Subject to a sewer right (in gross) over part marked S on DPS 18337 in favour of The Whakatane Borough Council created by Transfer S652995 - 1.4.1974 at 2:50 pm (Affects Fee Simple)

The easements created by Transfer S652995 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

Appurtenant hereto are rights of way specified in Easement Certificate S652996 - 1.4.1974 at 2.50 pm (Affects Fee Simple)

Subject to a right of way over parts marked A, B, C, D, and E on DPS 18337 specified in Easement Certificate S652996 - 1.4.1974 at 2.50 pm (Affects Fee Simple)

The easements specified in Easement Certificate S652996 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

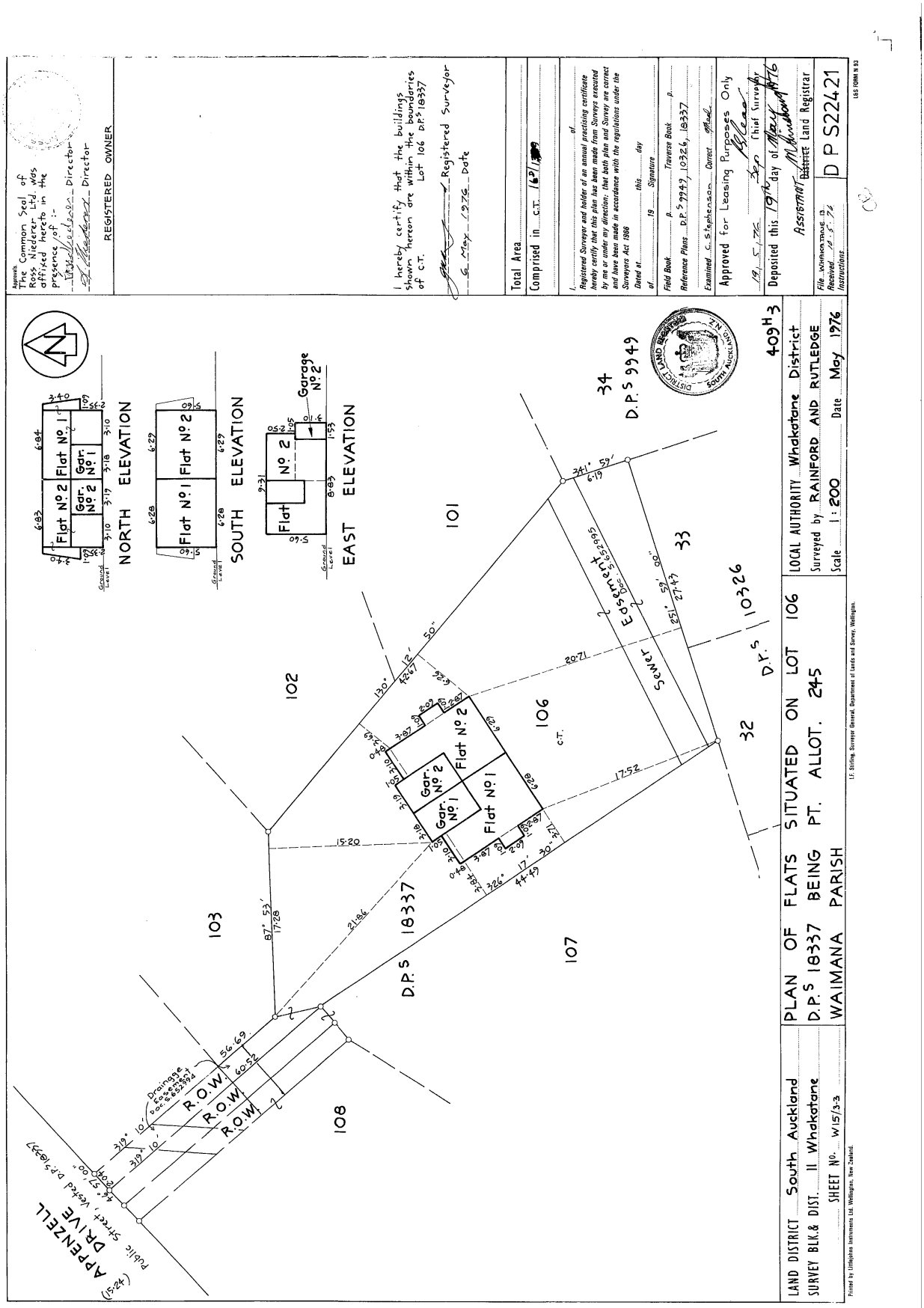
Subject to a drainage right (in gross) over parts marked B and D on DPS 18337 in favour of The Whakatane Borough Council created by Transfer S652994 - 1.4.1974 at 2:50 pm (Affects Fee Simple)

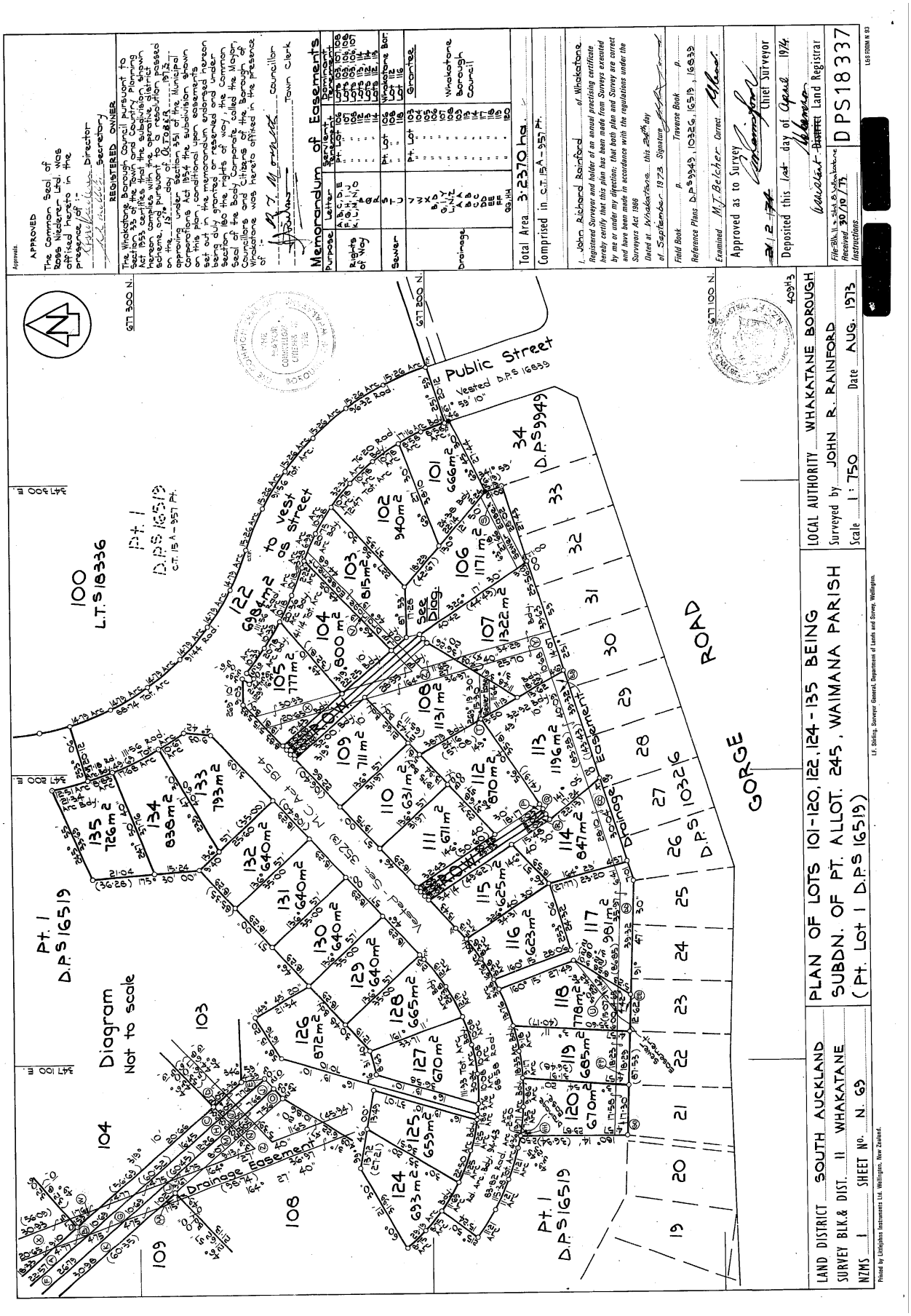
The easements created by Transfer S652994 are subject to Section 351E (1) (a) Municipal Corporations Act 1954

H104841.2 Lease of Flat 1 and Garage 1 DPS 22421 Term 999 years as from and including 1.8.1976 Composite CT SA21A/1309 issued - 27.10.1976 at 9.22 am (Affects Fee Simple)

H104841.3 Lease of Flat 2 and Garage 2 DPS 22421 Term 999 years as from and including 1.8.1976 Composite CT SA21A/1310 issued - 27.10.1976 at 9.22 am (Affects Fee Simple)

B494150.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Whakatane District Council - 27.7.1998 at 1:50 pm


Approvals
The Common Seal of Ross Niederer Ltd was affixed hereto in the presence of :-
Director
Director
REGISTERED OWNER
I hereby certify that the buildings shown hereon are within the boundaries of C.T. Lot 106 D.P.S 18337
Registered Surveyor
Date
Total Area
Comprised in C.T.
I ... of ... Registered Surveyor and holder of an annual practising certificate hereby certify 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 Surveyors Act 1956
Dated at ... this ... day of ... 19 ... Signature
Field Book ... p. ... Traverse Book ... p.
Reference Plans D.P.S 9949, 10326, 18337
Examined C.S. Stephenson Correct
Approved for Leasing Purposes Only
Chief Surveyor
Deposited this 19th day of May 1976
Assistant District Land Registrar
File WHAKATANE 13
Received 14.5.76
Instructions
D P S22421
LAS FORM N 93
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
Flat No 2
Flat No 1
Gar. No 2
Gar. No 1
Garage No 2
Ground Level
101
102
103
104
105
106
107
108
32
33
34
D.P.S 9949
D.P.S 10326
D.P.S 18337
C.T.
409H3
DISTRICT LAND REGISTRY SOUTH AUCKLAND N.Z.
Edgerton Street
APPENZELL DRIVE
Public Street, Vested D.P.S 18337
R.O.W
Drainage Reserve
LOCAL AUTHORITY Whakatane District
Surveyed by RAINFORD AND RUTLEDGE
Scale 1:200 Date May 1976
LAND DISTRICT South Auckland
SURVEY BLK & DIST. II Whakatane
SHEET No. W15/3-3
PLAN OF FLATS SITUATED ON LOT 106
D.P.S 18337 BEING PT. ALLOT. 245
WAIMANA PARISH
Printed by Litholphoto Instruments Ltd. Wellington, New Zealand.
I.C. Stirling, Surveyor General, Department of Lands and Survey, Wellington.
11-9-1985


Approvals
APPROVED
The Common Seal of Ross Niederer Ltd. was affixed hereto in the presence of :
Director
Secretary
REGISTERED OWNER
The Whakatane Borough Council pursuant to Section 35 of the Town and Country Planning Act 1953 certifies that the subdivision shown hereon complies with the operative district scheme, and pursuant of Q.T.D.S.R. Regulations passed on the 19th day of December 1973
Memorandum of Easements
Purpose
Rights of Way
Sewer
Drainage
Total Area 3.2370 ha.
Comprised in C.T. 15A/957 Pt.
I, John Richard Rainford of Whakatane
Registered Surveyor and holder of an annual practising certificate hereby certify 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 Surveyors Act 1966
Dated at Whakatane this 26th day of September 1973
Field Book p.
Traverse Book p.
Reference Plans D.P.S 9949, 10326, 16519, 16539
Examined M.J. Belcher
Approved as to Survey
Chief Surveyor
Deposited this 1st day of April 1974
Assistant District Land Registrar
File: Blk. II, Sht. 8 Whakatane
Received 30/10/73
Instructions
DPS 18337
LOCAL AUTHORITY WHAKATANE BOROUGH
Surveyed by JOHN R. RAINFORD
Scale 1:750
Date AUG. 1973
LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. II WHAKATANE
NZMS 1 SHEET No. N. 69
PLAN OF LOTS 101-120, 122, 124-135 BEING SUBDN. OF PT. ALLOT. 245, WAIMANA PARISH (Pt. Lot 1 D.P.S 16519)
Diagram Not to scale
Public Street
Vested D.P.S 16539
ROAD
GORGE
Pt. 1 D.P.S 16519
Pt. 1 D.P.S 16519 C.T. 15A - 957 Pt.
100 L.T.S 18336
Drainage Easement
Easement
Printed by Lithoplan Instruments Ltd. Wellington, New Zealand.
L.S. Stirling, Surveyor General, Department of Lands and Survey, Wellington.
LGS FORM N 53

S652994 TE $1-00

(Approved by the District Registrar, Auckland, No. 3360)

(New Zealand) (C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

WHEREAS ROSS NIEDERER LIMITED a duly incorporated company having its registered office at Whakatane (hereinafter called "the Grantor")

is
being registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in those pieces of land situated in the Land District of South Auckland

containing 1.1884 hectares

more or less being Lots 103, 104, 105, 106, 107, 108, 109, 113, 114, 117, 118, 119, and 120 on a plan of survey lodged for deposit in the Land Transfer Office under Number S.18337 being part of the land comprised and described in Certificate of Title Volume 158 Folio 957 (South Auckland Registry) (hereinafter called "the said lands")

AND WHEREAS the Grantor has agreed to transfer and grant unto THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE a body corporate under and by virtue of the Municipal Corporations Act 1954 an easement over and through part of the said lands of the Grantor for the conveyance of water whether rain tempest spring surface soakage or seepage water from the Borough of Whakatane and neighbouring localities through the said lands for the disposal thereof in such manner as THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE shall determine NOW THIS MEMORANDUM WITNESSETH that IN CONSIDERATION of the premises of the Grantor DOTH HEREBY TRANSFER AND GRANT as an easement in gross unto THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE (hereinafter together with its successors and assigns referred to as and included in the term "the Grantee") the following rights, easements and privileges:

(a) The right to construct erect lay excavate extend open drains and/or drainage pipes or concrete conduits of such dimensions as the Grantee shall think fit through or under those portions of the said lands marked with the letters V, W, X, B, D, G, I, Y, L, N, Z, AA, BB, CC, DD, EE, FF, GG, and HH and marked on the said plan "drainage easement" (hereinafter referred to as "the easement strips".)

(b) The right from time to time and at all times hereafter to discharge convey and drain into and through the said open drains and/or drainage pipes or concrete conduits all water whether rain tempest spring surface soakage or seepage in any quantities from the Borough of Whakatane and neighbouring localities for the purpose of discharging and disposing of such water.

(c) The right from time to time to construct alter repair maintain extend renew and cleanse the said open drains and/or drainage pipes or concrete conduits

25 MAR 21 0416 1-000001.00 DTY

and from time to time to lay down construct erect and make on through and under the said easement strips other or larger open drains and/or drainage pipes or concrete conduits for such size as the Grantee may deem necessary for the time being for carrying and conveying the said water and also from time to time to construct on the said easement strips such manholes surface boxes pumps and pump-houses as the Grantee may deem necessary to ensure the satisfactory and continuing conveyance and discharge of the said water.

(d) The right to dig and excavate the soil of the said easement strips to such extent and depth as the Grantee shall deem to be necessary for the carrying out or performing of all or any of the work aforesaid.

(e) The right for the Grantee its surveyors engineers agents workmen and servants with or without horses carts and motor vehicles of all kinds and machinery from time to time to enter upon the land of the Grantor for the purpose of exercising all or any of the foregoing works on the said easement strips and for the purpose of from time to time inspecting the said works and generally for doing and performing of all acts and things as may be necessary or proper for or in relation to any of the purposes aforesaid and for the consideration aforesaid the Grantee and the Grantor DO HEREBY COVENANT AND AGREE the one with the other as follows:

i. That the Grantee shall and will at all times at its costs repair cleanse and maintain all such open drains and/or drainage pipes or concrete conduits including any manholes and/or surface boxes as may be constructed laid down or erected in or under the said easement strips pursuant to these premises in a good and sufficient state of repair for the purpose for which the same are designed and will prevent the same from becoming a nuisance.

ii. That in the event of the Grantee entering into and upon the said easement strips for the purpose of maintaining cleaning or repairing the said open drains and/or pipes or concrete conduits or any of the other works authorised to be carried out hereunder the Grantee shall and will carry out and complete the same with as little disturbance as to the surface of the said easement strips as possible and shall and will immediately upon completion of any such work thereon restore the surface of the said easement strips as nearly as possible to their original condition and will sow in pasture grasses to be approved by the Grantor such part as shall require the same by reason of disturbance thereof.

iii. That the Grantee will from time to time repair and make good all damage to the land of the Grantor and the improvements thereon caused by the carrying out by the Grantee of any of the works hereinbefore mentioned and will carry out and complete all repairs maintenance cleaning and other works herein authorised to be carried out with as little disturbance as possible to the land of the Grantor.

iv. The Grantor covenants not to place any buildings erections or fences on the said easement strips without the written consent of the Grantee first had and obtained and will not at any time hereafter do permit or

~~In Consideration~~ of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

all estate and interest in the

~~said piece of land above described~~

suffer and act whereby the rights powers licenses or liberties granted to the Grantee may be interfered with or affected.

v. Nothing herein contained or implied shall be deemed to compel the Grantee to convey or conduct water through the said open drains and/or pipes or concrete conduits and the Grantee may discontinue such conveyance at will and nothing herein contained or implied shall in any way limit or derogate the many rights powers or privileges vested in or imposed upon the Grantee or any other local authority in its capacity as a local authority having the control or oversight of works of the nature of those hereinbefore described by any statute statutory regulation or by-law for the time being in force.

In witness whereof these presents have been executed this 21st day of

March 19 74.

~~Signed~~ THE COMMON SEAL of ROSS NIEDERER LIMITED was hereunto affixed in the presence of

Ross Niederer Director

J. Niederer Director

ROSS NIEDERER LIMITED The Common Seal of

THE COMMON SEAL of THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE was hereunto affixed in the presence of :-

R. T. Mannett MAYOR

TOWN CLERK

THE COMMON SEAL OF THE MAYOR COUNCILLORS & CITIZENS OF THE BOROUGH OF WHAKATANE

652994

REGISTERED IN TRIPLICATE

No.

TRANSFER OF
RIGHT TO DRAIN WATER

ROSS NIEDERER LIMITED ..... *Transferor*

THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE ..... *Transferee*

Particulars entered in the Register-Book Vol. 15A
Folio 957
the 1st day of April 1974
at 2:50 o'clock

DISTRICT LAND REGISTRAR SOUTH AUCKLAND N.Z.

Assistant Land Registrar
of the District of South Auckland

This transfer is executed by the vendor pursuant to the provisions of Section 351E (2) of The Municipal Corporations Act 1954.
A.L.R.

Correct for the purposes of the Land Transfer Act.

Solicitor for the Transferee.

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

SOLICITOR FOR THE TRANSFEREE (OR LESSEE)

HAMERTON & CHAPPELL
6020/7

The District Land Registrar
Hamilton

Please retain this copy of easement for your records

Yours faithfully
per

Solicitors for the Transferee

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND

Penrose Print 17826(S)

Notified: T
Plan: Register
9 APR 1974
Time: 2.50
Fee: 5
Abstract No. 51

$1-00

S652995 TE

25 III 74 0419 CT-1 DTY

(Approved by the District Registrar, Auckland, No. 3360)

(New Zealand) (C)

Under the Land Transfer Act, 1952

Memorandum of Transfer

WHEREAS ROSS NIEDERER LIMITED a duly incorporated company having its registered office at Whakatane (hereinafter called "the Grantor")

is
~~being~~ registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of South Auckland

containing 1171 square metres

more or less being Lot 106 on a plan of survey lodged for deposit in the Land Transfer Office under Number S.18337 being all of the land comprised and described in Certificate of Title Volume 154 Folio 957 (South Auckland Registry) (hereinafter called "the said land")

AND WHEREAS the Grantor has agreed to transfer and grant unto THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE a body corporate under and by virtue of the Municipal Corporations Act 1954 an easement over and through part of the said Lot 106 on Plan S.18337 for the conveyance and discharge of sewage and other waste material and fluid from the Borough of Whakatane and neighbouring localities through the said Lot 106 on Plan S.18337 for the disposal thereof in such manner as THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE shall determine NOW THIS MEMORANDUM WITNESSETH that IN CONSIDERATION of the premises ~~xx~~ THE GRANTOR DOTH HEREBY TRANSFER AND GRANT as an easement in gross unto THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE (hereinafter together with its successors and assigns referred to as and included in the term "the Grantee") the following rights, easements and privileges:

(a) The right to use any pipes already laid on that part of the said Lot 106 on Plan S.18337 marked with the letter "S" (hereinafter called "the easement strip") or any pipe or pipes in replacement or substitution for all or any of those pipes.

(b) The right from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities through pipes of a sufficient internal diameter and of suitable material for the purpose under or on the surface of the easement strip.

(c) The right to construct erect lay excavate drains and/or pipes of a sufficient internal diameter and of suitable material for the purposes hereinbefore specified under or on the surface of the easement strip.

(d) The right from time to time to construct alter repair maintain extend renew and cleanse the said pipes and from time to time to lay down construct erect and make on through and under the said easement strip other or larger pipes for such size as the Grantee may deem necessary for the time being for carrying and conveying the said sewage other waste material or fluid and also from time to time to construct on the said easement strip such manholes surface boxes pumps and pump-houses as the Grantee may deem necessary to ensure the satisfactory and continuing conveyance and discharge of the said sewage other waste material or fluid.

(e) The right to dig and excavate the soil of the said easement strip to such extent and depth as the Grantee shall deem to be necessary for the carrying out or performing of all or any of the work aforesaid.

(f) The right for the Grantee its surveyors engineers agents workmen and servants with or without horses carts and motor vehicles of all kinds and machinery from time to time to enter upon the land of the Grantor for the purpose of exercising all or any of the foregoing works on the said easement strip and for the purpose of from time to time inspecting the said works and generally for doing and performing of all acts and things as may be necessary or proper for or in relation to any of the purposes aforesaid and for the consideration aforesaid the Grantee and the Grantor DO HEREBY COVENANT AND AGREE the one with the other as follows:

i. That the Grantee shall and will at all times at its cost repair cleanse and maintain all such pipes including any manhole and/or surface boxes as may be constructed laid down or erected in or under the said easement strip pursuant to these premises in a good and sufficient state of repair for the purpose for which the same are designed and will prevent the same from becoming a nuisance.

ii. That in the event of the Grantee entering into and upon the said easement strip for the purpose of maintaining cleaning or repairing the said pipes or any of the other works authorised to be carried out hereunder the Grantee shall and will carry out and complete the same with as little disturbance as to the surface of the said easement strip as possible and shall and will immediately upon completion of any such work thereon restore the surface of the said easement strip as nearly as possible to its original condition and will sow in pasture grasses to be approved by the Grantor such part as shall require the same by reason of disturbance thereof.

iii. That the Grantee will from time to time repair and make good all damage to the land of the Grantor and the improvements thereon caused by the carrying out by the Grantee of any of the works hereinbefore mentioned and will carry out and complete all repairs maintenance cleaning and other works herein authorised to be carried out with as little disturbance as possible to the land of the Grantor.

~~In Consideration~~ of

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said

all estate and interest in the

~~said piece of land above described~~

iv. The Grantor covenants not to place any buildings erections or fences on the said easement strip without the written consent of the Grantee first had and obtained and will not at any time hereafter do permit or suffer and act whereby the rights powers licenses or liberties granted to the Grantee may be interfered with or affected.

v. Nothing herein contained or implied shall be deemed to compel the Grantee to convey or conduct sewage other waste material or fluid through the said pipes and the Grantee may discontinue such conveyance at will and nothing herein contained or implied shall in any way limit or derogate the many rights powers or privileges vested in or imposed upon the Grantee or any other local authority in its capacity as a local authority having the control or oversight of works of the nature of these hereinbefore described by any statute statutory regulation or by-law for the time being in force.

In witness whereof these presents have been executed this 21st day of March 19 74.

~~Signed~~ by the above named

THE COMMON SEAL of ROSS NIEDERER LIMITED was hereunto affixed in the presence of

Ross Niederer Director

J. Niederer Director

ROSS NIEDERER LIMITED The Common Seal of

THE COMMON SEAL of THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE was hereunto affixed in the presence of:-

H. T. Bennett MAYOR

TOWN CLERK

THE COMMON SEAL OF THE MAYOR COUNCILLORS & CITIZENS OF THE BOROUGH OF WHAKATANE

652995

REGISTERED IN TRIPLICATE

No.

TRANSFER OF

RIGHT TO DRAIN SEWAGE

ROSS NIEDERER LIMITED ..... *Transferor*

THE MAYOR COUNCILLORS AND CITIZENS OF THE BOROUGH OF WHAKATANE ..... *Transferee*

Particulars entered in the Register-Book Vol. 15A

Folio 957

the 1st day of April

at 2:50 o'clock

DISTRICT LAND REGISTRAR SOUTH AUCKLAND, N.Z.

Assistant Land Registrar

of the District of South Auckland.

The easement created by the within Transfer is subject to the provisions of Section 351E (a) of The Municipal Corporations Act 1954. M.E.Cameron D.L.R.

Correct for the purposes of the Land Transfer Act.

Solicitor for the Transferee.

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

SOLICITOR FOR THE TRANSFEREE (OR LESSEE)

The District Land Registrar
Hamilton

Please return this copy of easement for your records

Thankyou
per

Solicitors for the Transferee

THE LAW SOCIETY OF THE DISTRICT OF AUCKLAND
A.L. 17826(S)

T

1 APR 1974

2.50

S

Sect No. 51

S 652996 EC

Form T

Approved by the District Land Registrars: North Auckland 4064/1970, South Auckland S.487357/1970, Canterbury 803133, Gisborne 1970/10, Hawkes Bay 243021, Marlborough 60651, Nelson 128470, Otago 358299, Southland 1970/386, Taranaki 70/177585, Westland 38903.

EASEMENT CERTIFICATE

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

I, ROSS NIEDERER LIMITED a duly Incorporated Company having its registered office at Whakatane

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Hamilton on the day of 19 74 under No. S.18337 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. S.18337

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Allotment No (s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 106	A,B,C,D,E	Lots 103, 107 & 108	15A/957
Right of Way	Lot 107	F,G,H,I,J,	Lots 103, 106 & 108	
Right of Way	Lot 108	K,L,M,N,O	Lots 103, 106 & 107	
Right of Way	Lot 112	P	Lots 113, & 114	
Right of Way	Lot 113	Q	Lots 112 & 114	
Right of Way	Lot 114	R	Lots 112 & 113	

LT11

1. Rights and powers:

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

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

Dated this 27th day of March 19 74

THE COMMON SEAL OF ROSS NIEDERER LIMITED was hereunto affixed

in the presence of Ross Niederer Director
A. Niederer Director

ROSS NIEDERER LIMITED The Common Seal of

Witness: .....

Occupation: .....

Address: .....

652996

REGISTERED IN DUPLICATE

No.

EASEMENT CERTIFICATE

situated in The Borough of Whakatane

PARTICULARS entered in Register Book

Vol. 15A Folio 957

the 1st April 1974

at 2:50 o'clock

~~District~~ Land Registrar
Assistant
of the District of South Auckland

The easements referred to herein when created will be subject to section 316 (a) of the Municipal Corporations Act 1954.

A. LR.

LAND & DEEDS
Nature: Easement Certificate
Firm: [illegible]
Date: 1 - APR 1974
Time: 2:50
Fee: $ 5 —
Abstract No. 51

Correct for the purposes of the Land Transfer Act.

(Solicitor for) the Registered Proprietor

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

(a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes:

(b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined:

(c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

Avon Publishing Ltd., P.O. Box 736, Auckland

B 494150.1 cc

COMPENSATION CERTIFICATE

TO The District Land Registrar of the Land Registration District of South Auckland

Pursuant to Section 19 of the Public Works Act 1981, this Compensation Certificate is forwarded to you to be deposited in your Registry and a memorial thereof registered against the title to all land affected thereby:

(a) Description of land affected by tl e Certificate:

(i) Legal Description: Firstly, fee simple to an undivided one half share being Lot 106 on Deposited Plan S.18337; and
Secondly, an estate in Leasehold created by Lease H.104841.2 being Flat 1 on Deposited Plan S.22421

(ii) Certificate of Title reference: 21A/1309 all.

(b) Brief particulars of the Agreement:

(i) Date of Agreement: 27/02/98

(ii) Nature of Agreement: An Agreement recording the terms and conditions of installation, maintenance and inspection of a water meter to record the quantity of water used on the above described land in relation to a "water by meter" charging scheme implemented by The Whakatane District Council.

(c) Names and addresses of parties to Agreement:

(i) Registered proprietor: Robert David Lister
5 Ron Miller Close

(ii) The Whakatane District Council

(d) Inspection of Agreement

(i) Place where copy of Agreement may be inspected: Office of The Whakatane District Council. Commerce Street, Whakatane

(ii) Hours during which a copy of the Agreement may be inspected: 8am to 4pm on any day when The Whakatane District Council Office is open to the public.

(iii) Reference by which Agreement may be identified: 4290/0005/000

DATED this 16th day of July 1998

EXECUTED by **THE WHAKATANE DISTRICT COUNCIL** by the affixing of its common seal in the presence of:)

THE WHAKATANE DISTRICT COUNCIL
THE Common Seal OF

Anthony Andre Bonne
Mayor

Barrie Frederic Miles
General Manager

Compensation Certificate
No.

Particulars entered in the Register Book

Vol. folio ,
the day of 19 ,
at o'clock

.....
District Land Registrar

Correct for the purposes
of the Land Transfer Act

.....
General Manager of The
Whakatane District Council

1.50 27.JUL 98 B 494150.1

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTH AUCKLAND
ASST. LAND REGISTRAR

DISTRICT LAND REGISTRAR
SOUTH AUCKLAND N.Z.

RID DOCUMENT

Date: 26 July 2026

Valuation Number: 07102 386 00 A

Location: 5 RON MILLER CLOSE

Legal Description: FLAT 1 DPS 22421 ON LOT 106 DPS 18337 -HAVING INT IN 1171 SQ METRES

Area (Ha): 0.0000

Valuation Date: 1 August 2025

	Normal Values	**Special Values** (if applicable)
Land Value:	180,000	
Improve Value:	295,000	
Capital Value:	475,000	
Tree Value:	0	

Contiguous Property:

2026 Year's Assessed Rates: **3,905.12**

Instalment 1: 22 Aug 2025

Instalment 2: 21 Nov 2025

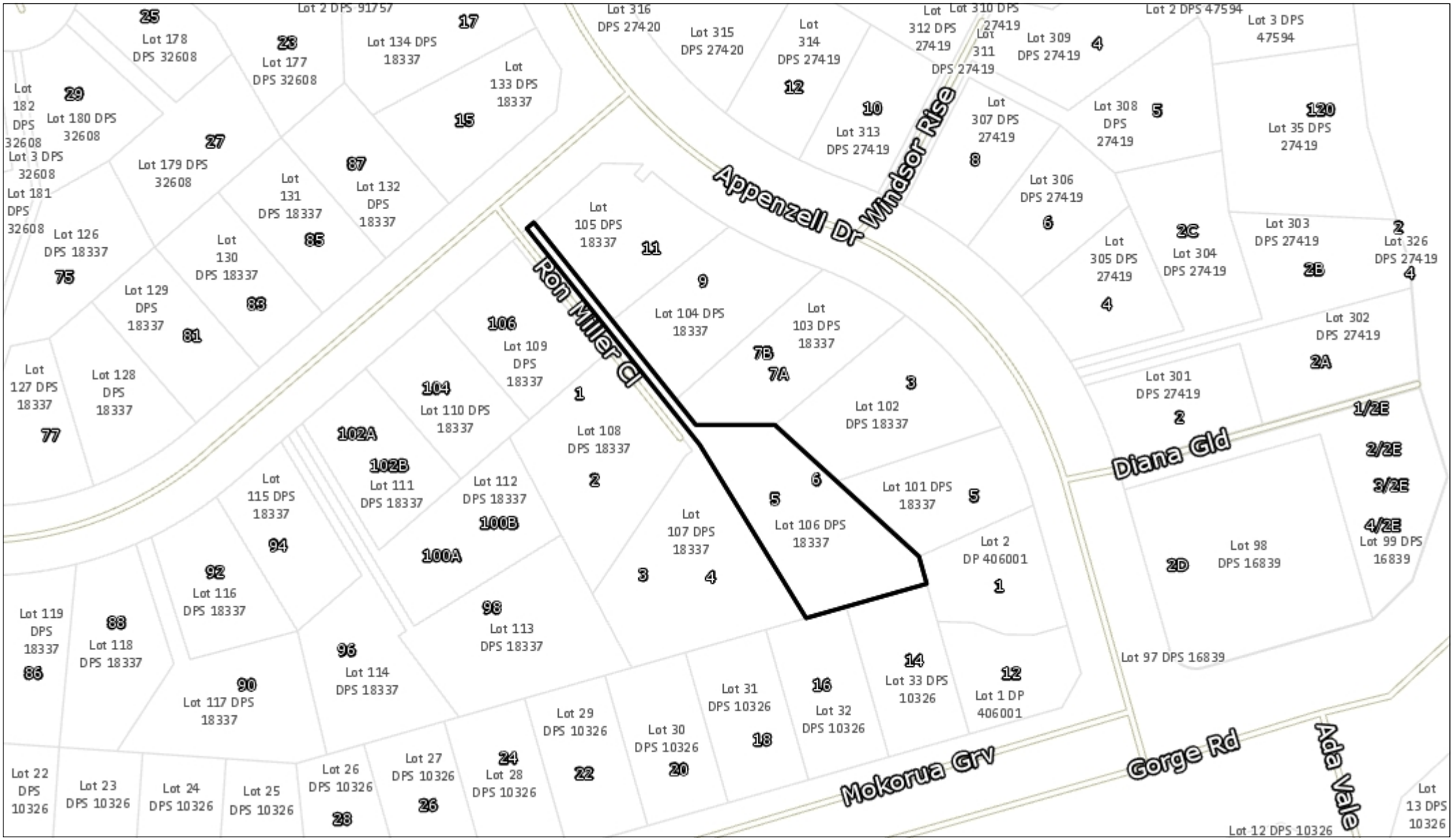
Instalment 3: 20 Feb 2026

Instalment 4: 22 May 2026

Property Map

Date Printed: 26 July 2026

Prepared By:



SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

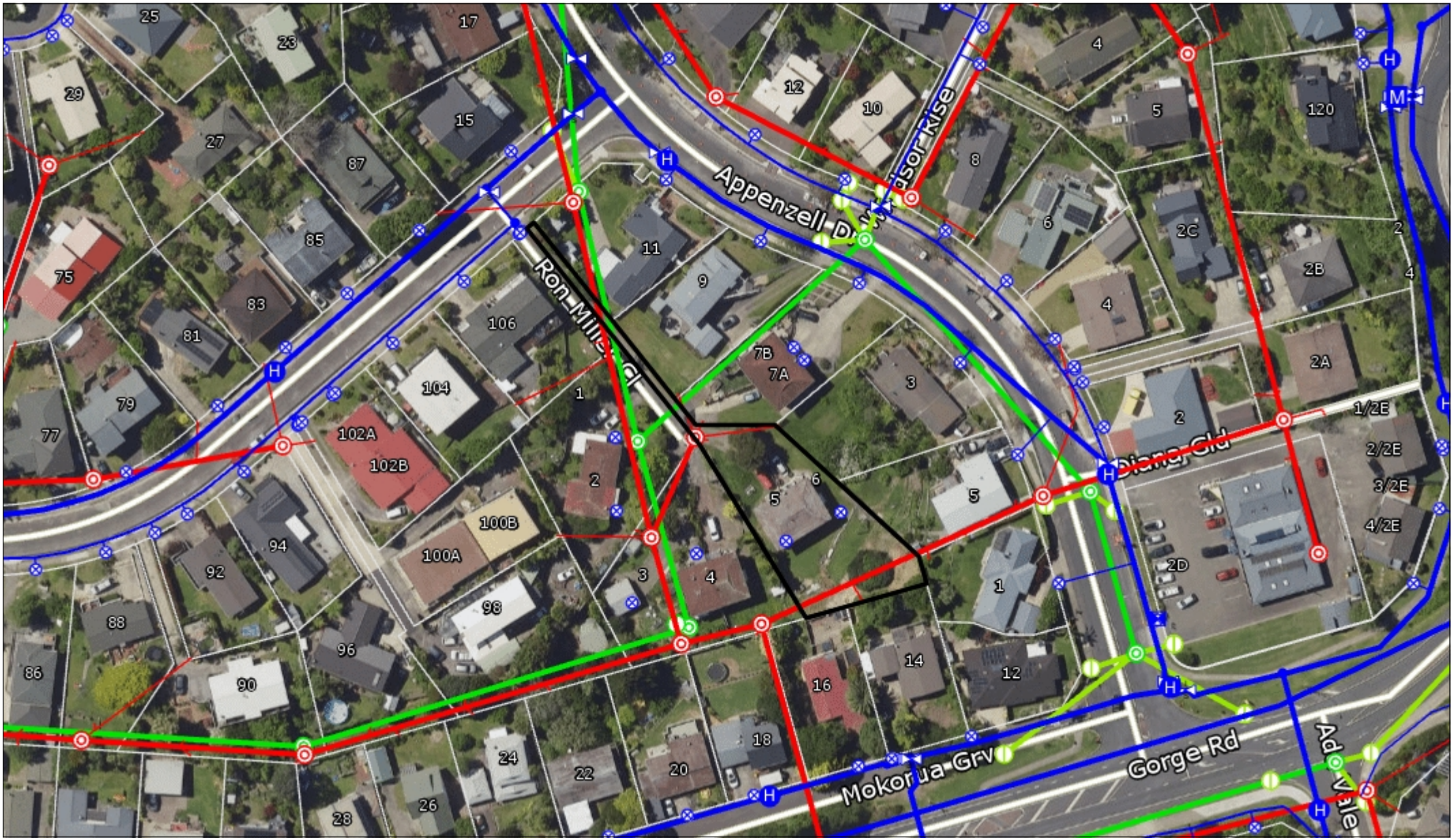
Aerial Photography flown between 2011 and 2025, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain NZAA Data: This data is sourced from NZAA's ArchSite, and is updated monthly. May contain LINZ data: Crown Copyright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

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Services Map

Date Printed: 26 July 2026

Prepared By:



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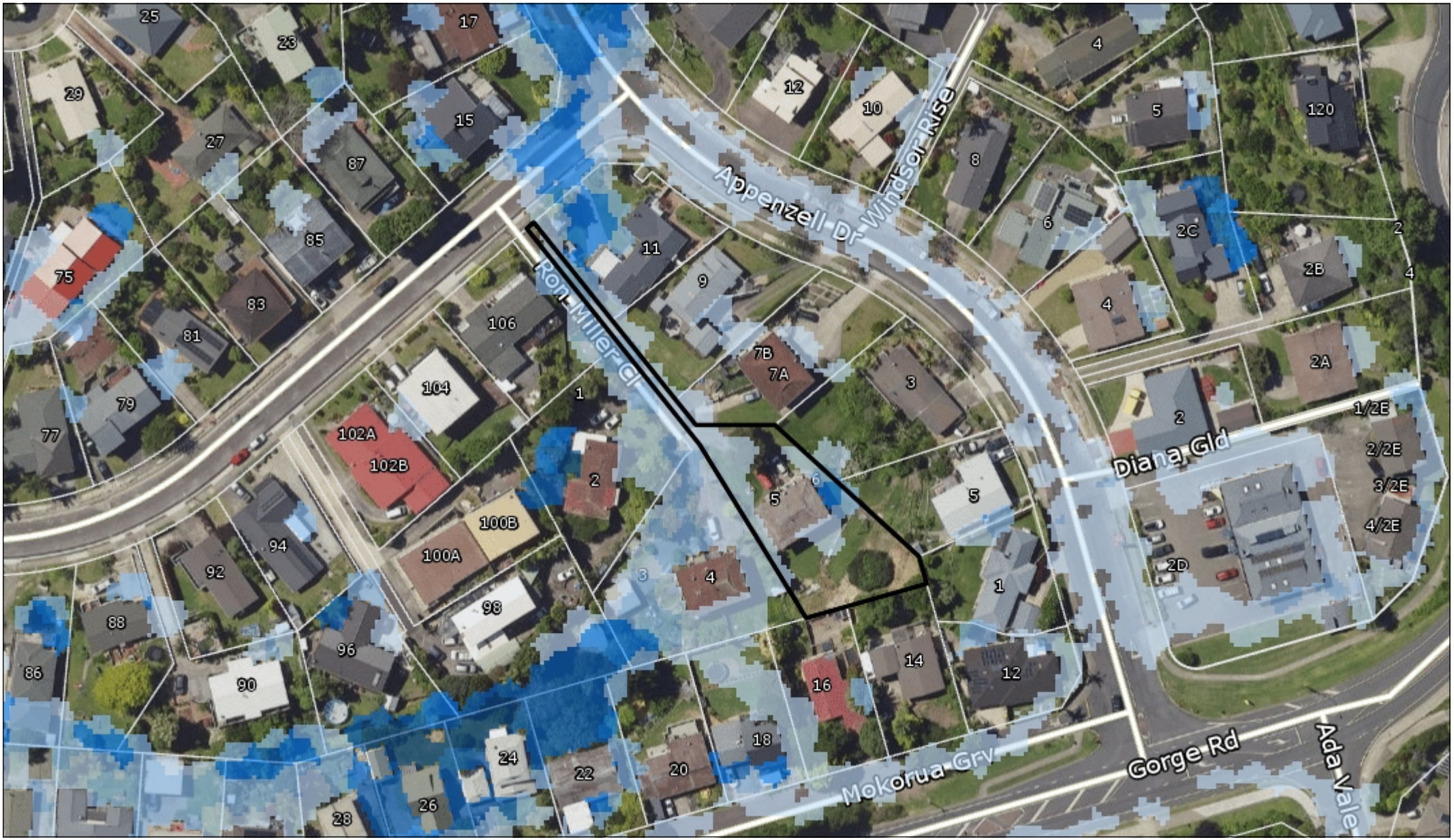
WHAKATĀNE District Council
Kia Whakatāne au i ahau

Flood Depth Models Map

Date Printed: 26 July 2026

Prepared By:



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WHAKATĀNE District Council
Kia Whakatāne au i ahau

Community Facilities Map

Date Printed: 26 July 2026

Prepared By:

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

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WHAKATĀNE District Council
Kia Whakatāne au i ahau

Operative District Plan A-Side Map

Date Printed: 26 July 2026

Prepared By:

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

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.

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Operative District Plan B-Side Map

Date Printed: 26 July 2026

Prepared By:

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

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.

WHAKATĀNE District Council
Kia Whakatāne au i ahau

Legend Page 1

Property Map

- Property Land Parcel Boundaries
- Land Parcel Boundaries

Road (scale 1:1 to 1:15,000)

- Local Road
- State Highway

Road (scale >1:15,000 to 1:1,000,000)

- Local Road
- State Highway

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 (BOPRC)

Bore (WDC Source)
- Three Waters
- Other Owner

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

Chamber
- 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

Bulk Meter
- Three Waters
- Other Owner

Lamp Hole
- 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
- Three Waters
- Other Owner

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

Chamber
- Three Waters
- Other Owner

Facility (pond)
- Three Waters
- Other Owner

Legend Page 2

Services Map: Storm Water

Inlet
- Three Waters
- Other Owner

Node
- Three Waters
- Other Owner

Flood Gate
- Three Waters
- Other Owner

Valve
- Three Waters
- Other Owner

Soak Hole
- 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

Chamber
- Three Waters
- Other Owner

Environmental Control
- Three Waters
- Other Owner

Soakage Area
- Three Waters
- Other Owner

Ground Soakage Zone

Services Map: General Waters Assets

- Electrical Cabinet
- Fence

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

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 Area
- 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 (BOPRC)
- 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 - Future Urban 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)

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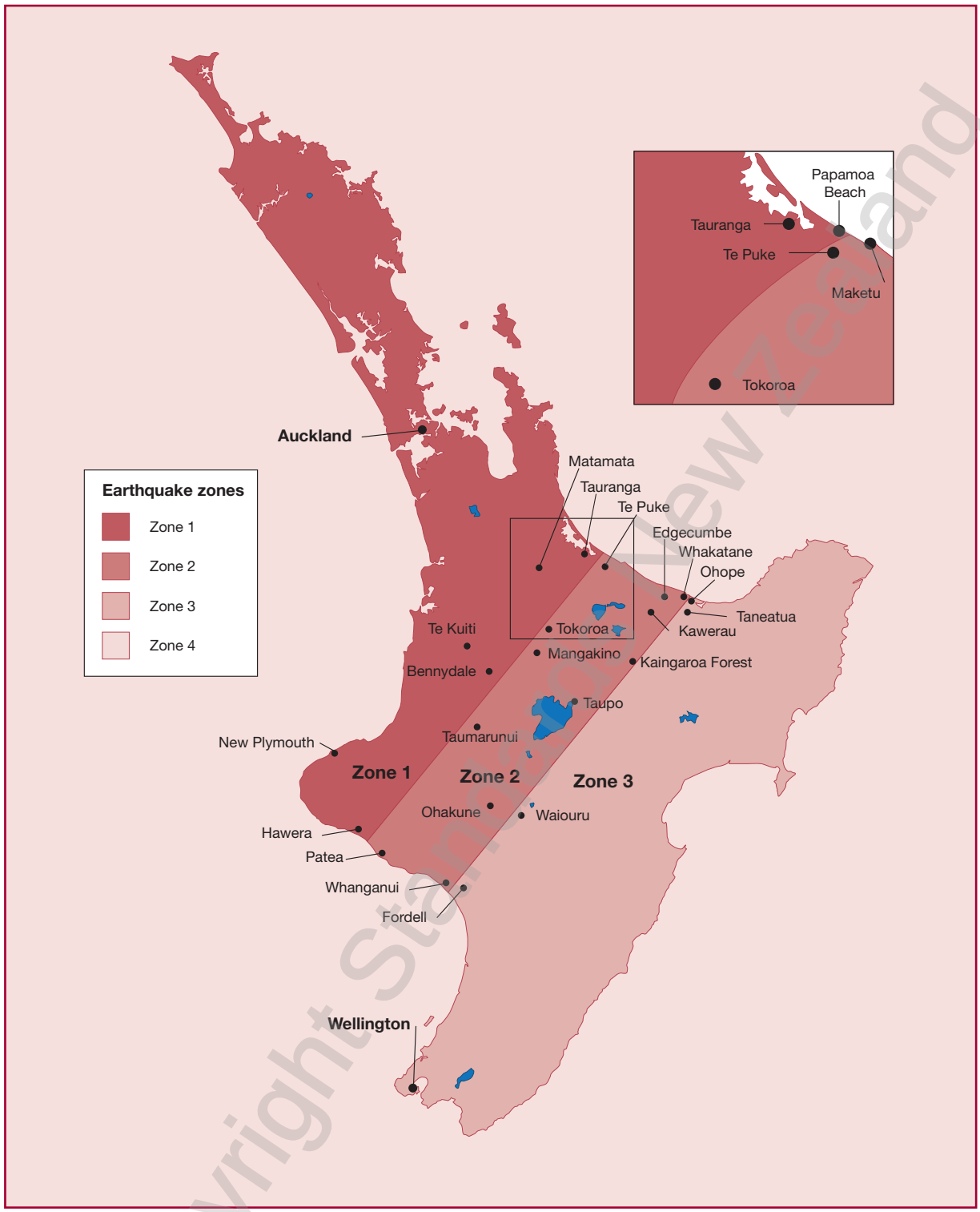

Figure 5.4 – Earthquake zones (see 5.3.2)

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PERMIT No. G44170

VALUATION ROLL No. 709/42

No: STREET: Ron Miller Close

Whakatane Borough Council

DATE RECEIVED DATE ISSUED 23.1.76.

Lot 106

Application for Building Permit

Moore & Bryce

OWNER'S NAME ~~ROSS NIEDERER LIMITED~~ Box 180

BUILDER'S NAME Ron J. Miller

PLUMBER'S NAME Dave Ireton

DRAINLAYER'S NAME Dave Ireton

WHAKATANE

FOR OFFICE USE ONLY

Ring Ross Niederer and advise fees

BIP 88.00

48.00

PID 38 ~~00~~

Bldg 20.50

$146 50

Receipt 6889 & 7856

$146.50 $10.

NOTE:

1. Enquiries should be made as to the extent of the Inner Area (Brick, Concrete etc.)
2. The Building and Health Inspector's approval of the site should be first obtained.

Whakatane Printers Ltd.

APPLICATION FOR BUILDING PERMIT

To the Borough Building and Health Inspector,
WHAKATANE.

I hereby apply for permission to ~~REMOVE~~ ERECT ~~ALTER~~ ~~CONVERT~~ ~~REINSTATE~~ a block of 2 townhouses.

at No. Lot 106, Appenzell Drive Street, for ROSS NIEDERER LIMITED (Owner)

according to Drawings and Specifications deposited herewith.

PARTICULARS OF LAND Section or Lot No. 106 Allot. No. ..... D.P.s 18337

Irregular shape Frontage ..... feet. Depth ..... feet

PARTICULARS OF BUILDINGS

Area: 1171 sq. m.

Foundations Concrete footings 4 piles Walls timber

Roof Harvey tile

Area of ~~Ground~~ Floors 235.16 square ~~feet~~ metres

ESTIMATED COST

Area of Outbuildings (including garage) ..... square feet

Buildings	$35600
Plumbing	3800
Drainage	700
	39500
Total	$40,100

Proposed use or occupancy of building residential

Nature of grounds on which building is to be placed and of the subjacent strata

clay & pumice compacted fill - see engineering design certificate by W.G. Mitchinson, reg. engnr. for previous buildings for Lots 108 & 107, 106, 102, 103

The following drawings must accompany this application:— and Council approval of special firewall.

(a) Ground plans of proposed work.
(b) Front Elevation.
(c) Side Elevations.
(d) Cross section of foundation, wall and roof.
(e) A ground plan only must be drawn to scale on the graph opposite. See plans.

Note: Plans and specifications must be submitted in duplicate.

Drainage and Plumbing permit must be obtained with each application.

Water connection must be applied for with each application.

A minimum deposit of $25.00 must be made where building material is taken across a footpath.

MH

The Building Inspector must be notified prior to pouring of footings and foundations.

All tawa timber must be treated by an approved process.

All pinus timbers must be of good quality and wherever treated timber is required, such timber shall be treated by an approved process.

YOU ARE ON BEHALF OF ROSS NIEDERER LIMITED

Signature of Applicant Ross Niederer as Builder/Owner

7055 Telephone No.

Postal Address PO Box 180 WHAKATANE

Fee ..... Stamp.

LOCALITY & DRAINAGE PLAN

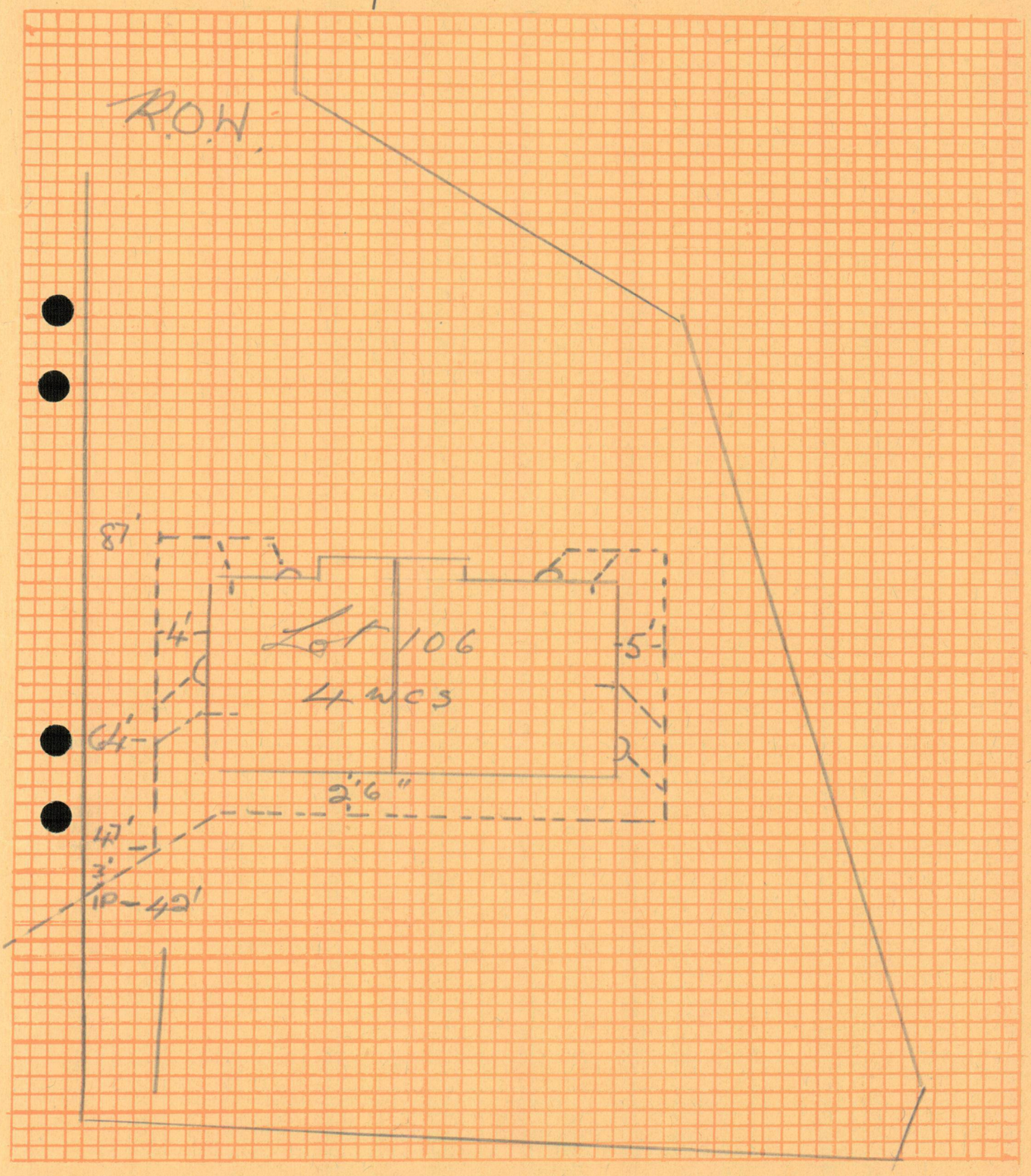
Showing Boundaries and position of Buildings on Allotment.
Drainage will be plotted by Health Inspector

Boundary Lines to be shown —— · —— · —— · —— · ——

Buildings may be erected on the Boundary line, only if the Boundary wall is constructed of:
9-inch brickwork, or
6-inch reinforced concrete.

Scale 1 inch equals 16 feet

See plans



ARRANGEMENTS TO BE MADE re

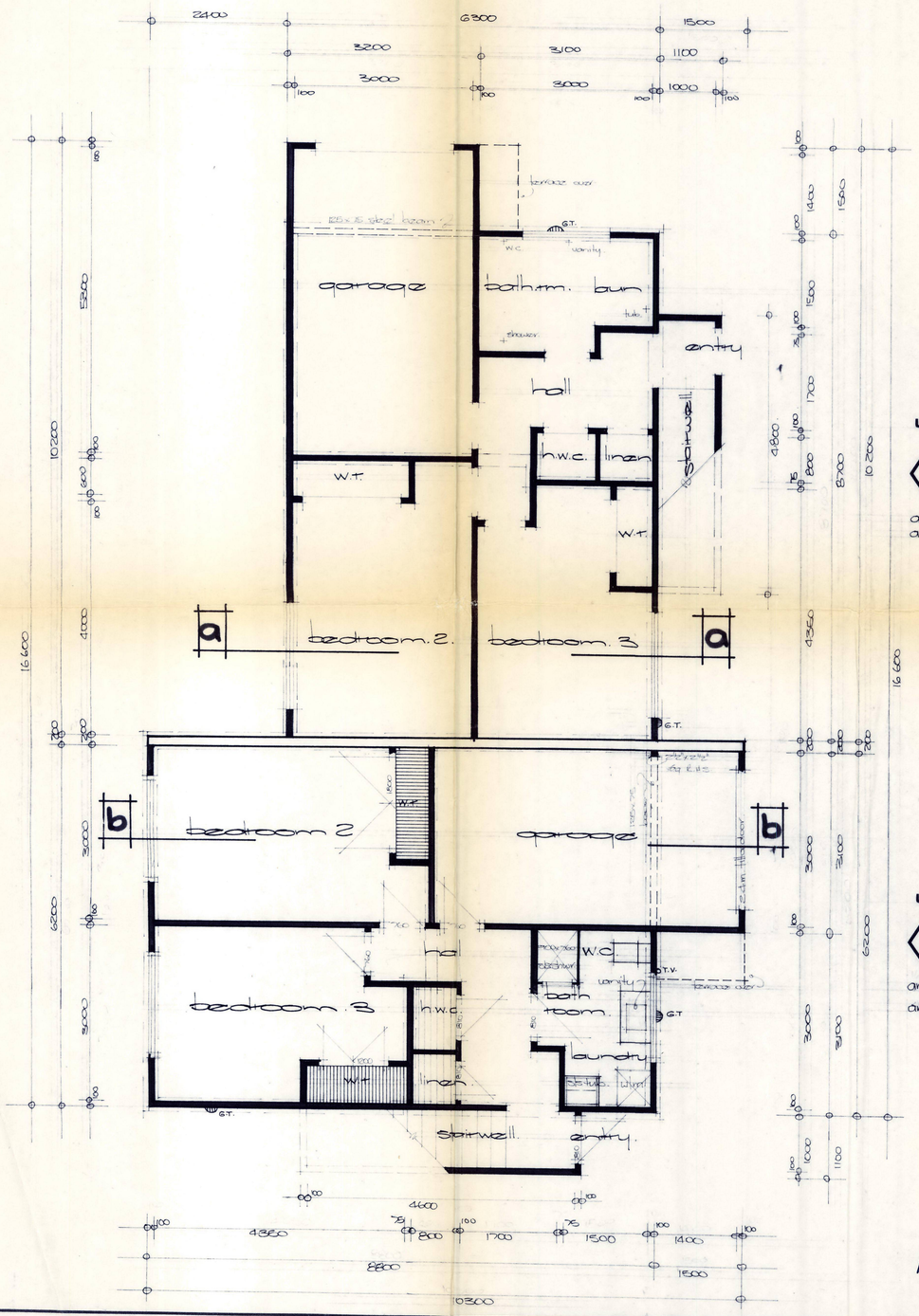
SEWER DRAINAGE ..... **GRADIENT** .....

STORMWATER DRAINAGE .....

PERMANENT FOOTPATH CROSSING not applicable - right of way

BUILDING PERMIT

· GROUND FLOOR PLAN ·



NORTH

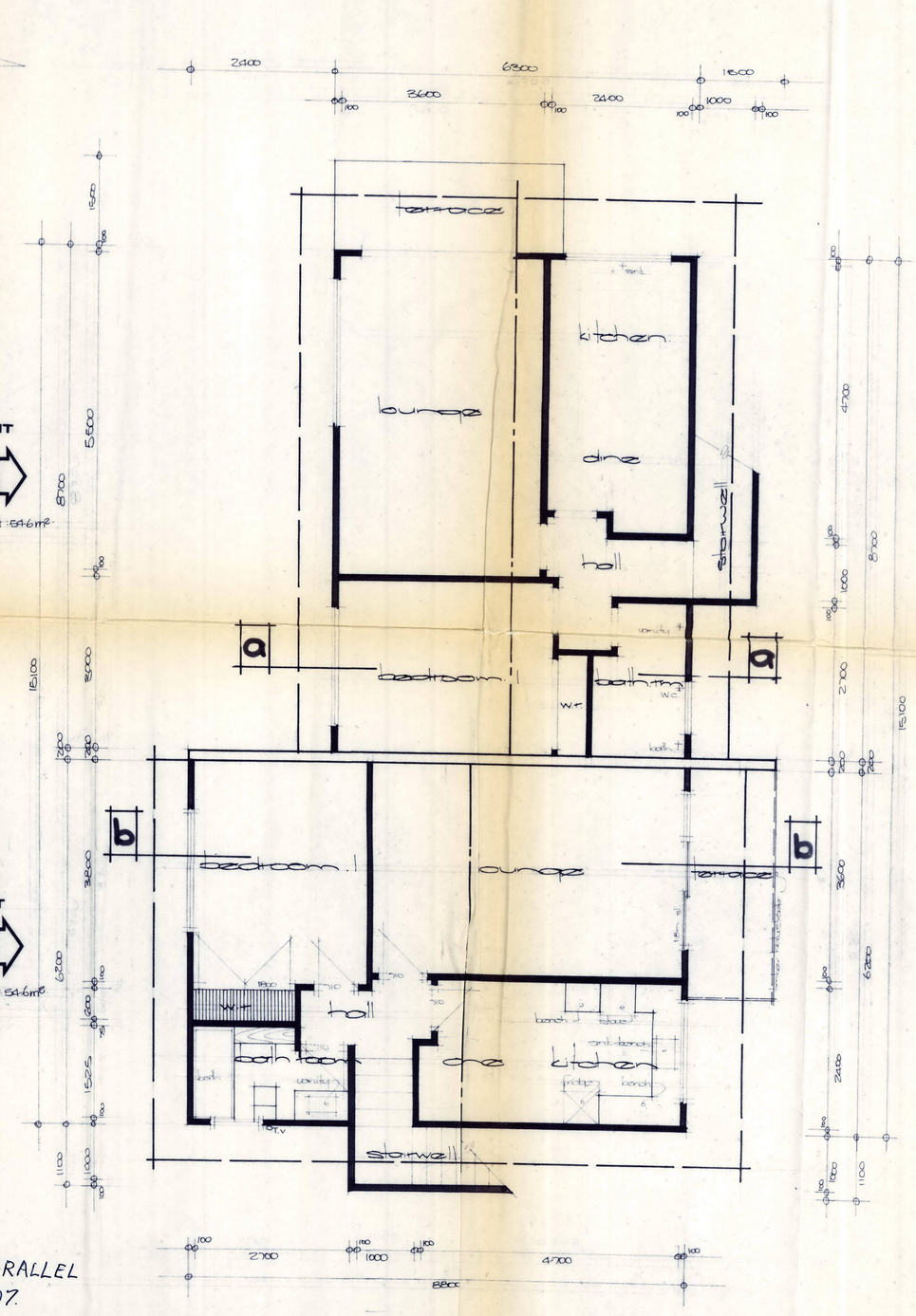
UNIT a

area of unit: 43 m²
area of garage: 16.2 m²

UNIT b

area of unit: 43m²
area of garage: 16.2m²

· TOP FLOOR PLAN ·



UNIT a

area of unit: 54.6m²

UNIT b

area of unit: 54.6m²

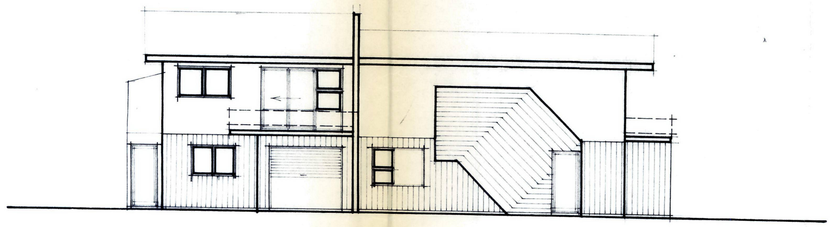
N.B. UNITS JOINED PARALLEL ON LOTS 106 & 107.

ARCHITECTURAL DRAUGHTING SERVICES
P.O. BOX 207 WHAKATANE.
PHONE WHAKATANE 3600.

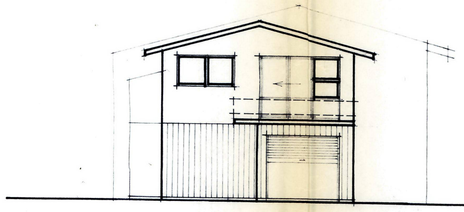
PROPOSED NEW HOME UNITS FOR ROSS WIEDERER LTD.
TO BE BUILT ON · 106-108 · MOKORUA HILLS SUBDIVISION ·

WHAKATANE BOROUGH.

DRAWN R. K. Bowden	CHECKED	SCALES 1:50	SHEET 1
TRACED	DATE 14.7.75		SERIES OF
			REF.

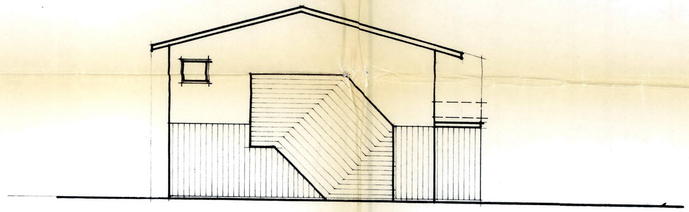


EAST·

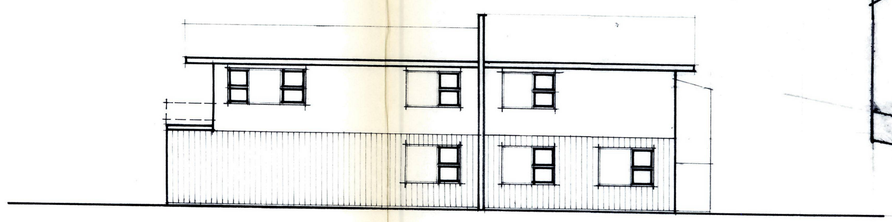


exterior cladding of
top floor, flat fibrolite
ground floor, fibrolite bribie

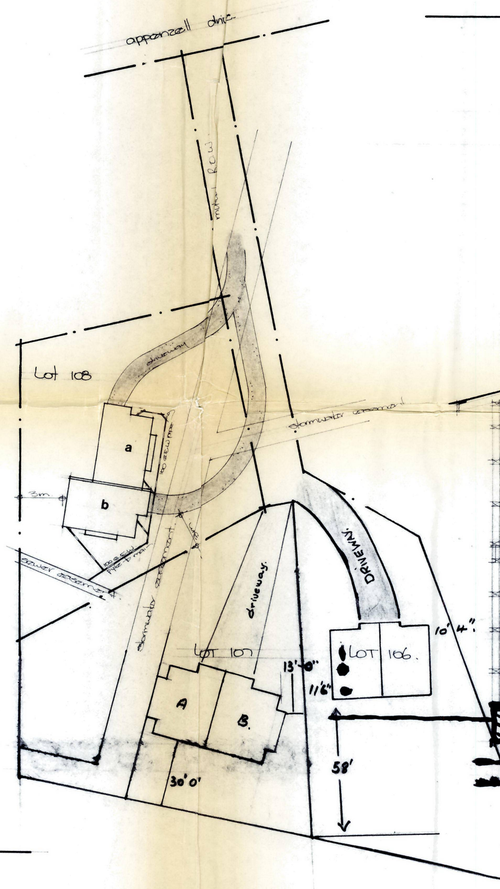
NORTH·

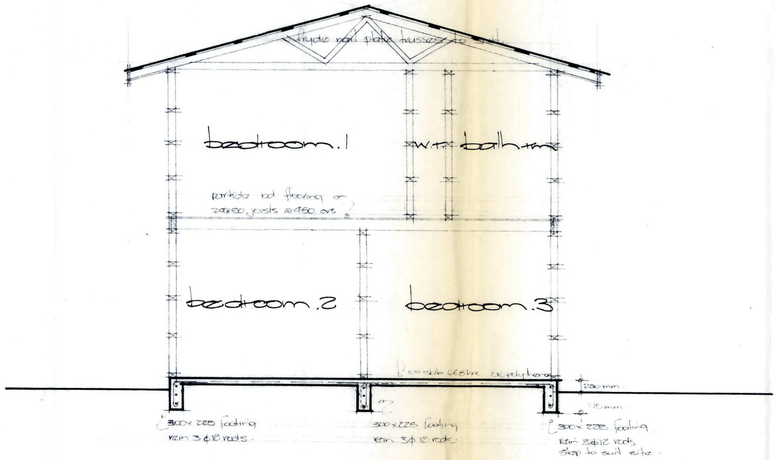


SOUTH·

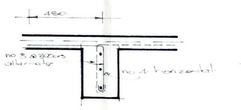


WEST·

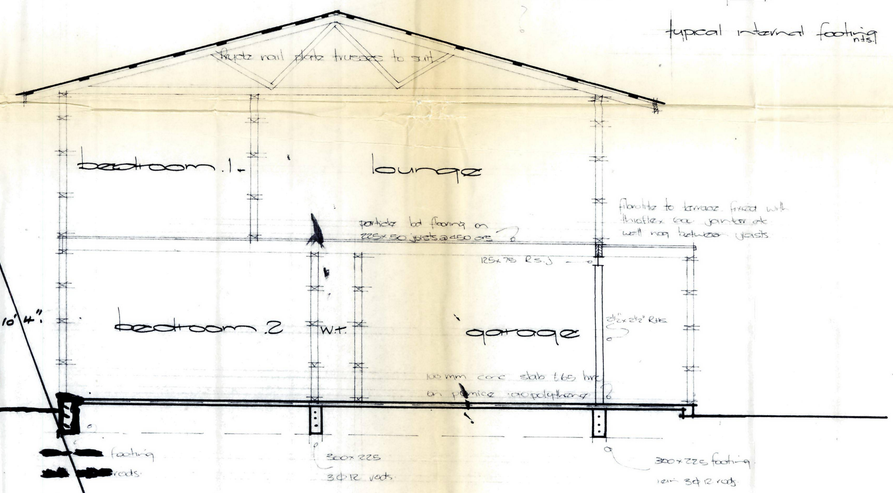




CROSS SECTION·aa



typical internal footing



CROSS SECTION. bb

ARCHITECTURAL DRAUGHTING SERVICES
P.O. BOX 207 WHAKATANE.
PHONE WHAKATANE 5600.

PROPOSED NEW RESIDENCE FOR ROSS NIEDERER LTD TO BE BUILT ON 106-108 MOKORUA HILLS SUBDIVISION:

WHAKATANE BOROUGH

DRAWN R. Knowles.	CHECKED	SCALES 1:100 (elevations)	SHEET
TRACED	DATE	1:50 (x-sections)	SERIES OF
		1:20 (details)	REF.

WHAKATANE DISTRICT COUNCIL

PERMIT

APPLICATION FOR CHIMNEY PERMIT.

PERMIT NO: T042536

Date of Issue: 2/4/80

Building Controller's Approval: .....

Fees: 85.00 11.3.80

Receipt No: 7140

Date: 17/8/79

TO: The Building Inspector,
WHAKATANE DISTRICT COUNCIL.

I HEREBY APPLY for permission to erect a chimney for

S.J. MOORE at RON MILLER CLOSE
(Address)

Lot No: ~~Pat~~ 2 DPS 23421 Val/Roll No. 7090/42/10/B

Type or make: PITTSBURGH POTBELLY

Fuel Oil Storage - litres : .....

Estimated Value: $310.00

Applicant: S.J. MOORE

Address: RON MILLER CLOSE

.....

Date: 17.8.79