

3rd July 2026

To

The Manager,
Body Corporate,
29 Stewart Street,
Whakatane 3120

**FENCING ACT 1978 – NOTICE: BOUNDARY FENCE BETWEEN 7A, 7B, 7C & 7D Garaway St,
Whakatane and 29 Stewart Street, Whakatane**

Kāinga Ora – Homes and Communities (through its subsidiary Housing New Zealand Limited) is the current owner of the property at **7A, 7B, 7C & 7D Garaway St, Whakatane**.

We note that you are the current owner of the property at **29 Stewart Street, Whakatane**.

Please take notice that HNZN proposes to *replace* a boundary fence between the above-named properties in accordance with the following particulars:

The boundary to be fenced is **RF3** between **7A, 7B, 7C & 7D Garaway St, Whakatane** and **29 Stewart Street, Whakatane**.

1. The type of fence to be erected is a standard **1.8m** high timber paling fence approximately **46.9m(13.9m with 7A + 11m with 7B + 11m with 7C + 11m with 7D)** long, which will meet the specifications guide enclosed. Our standard timber paling fences have a 20mm gap between palings.
2. The method used to construct the fence - we propose that our Kāinga Ora maintenance partner builds the fence according to the specifications guide enclosed, unless agreed otherwise
3. The materials will be supplied and initially paid for by Kāinga Ora. The total estimated cost of the fence works has been quoted at **12,028.92** (\$3,566.74 for 7A + \$2,601.13 for 7B + \$2,570.89 for 7C + \$3,290.16 for 7D) inclusive of GST. This amount is to be shared between Kāinga Ora and you, with **your estimated share totalling \$5,443.51 (\$1,556.92 for 7A + \$1,300.57 for 7B + \$1,285.45 for 7C + \$1,300.57 for 7D) inclusive of GST**.
4. We anticipate that the fencing work will commence and be completed between September and November.

Please be advised that under the New Zealand Fencing Act 1978 you have **21 days** after the date of receipt of this notice within which to notify Kāinga Ora (at its address for service below) that you either:

- (a) object to any or all of the above particulars, and advise your counterproposals; or

- (b) that you are not liable to pay for the fencing work and provide the name and address of the person/persons who is/are liable to pay for fencing in connection with your property.

If Kāinga Ora does not receive notification from you as to paragraphs (a) or (b) above within the specified timeframe, then you will be deemed to have agreed to the proposed fencing work outlined in paragraphs 1 to 6 above. Kāinga Ora will then proceed with the proposed fencing work, and **you will be liable for a share of the cost in accordance with paragraph 4 above.**

This notice is given under the New Zealand Fencing Act 1978.

Kāinga Ora's address for service is:

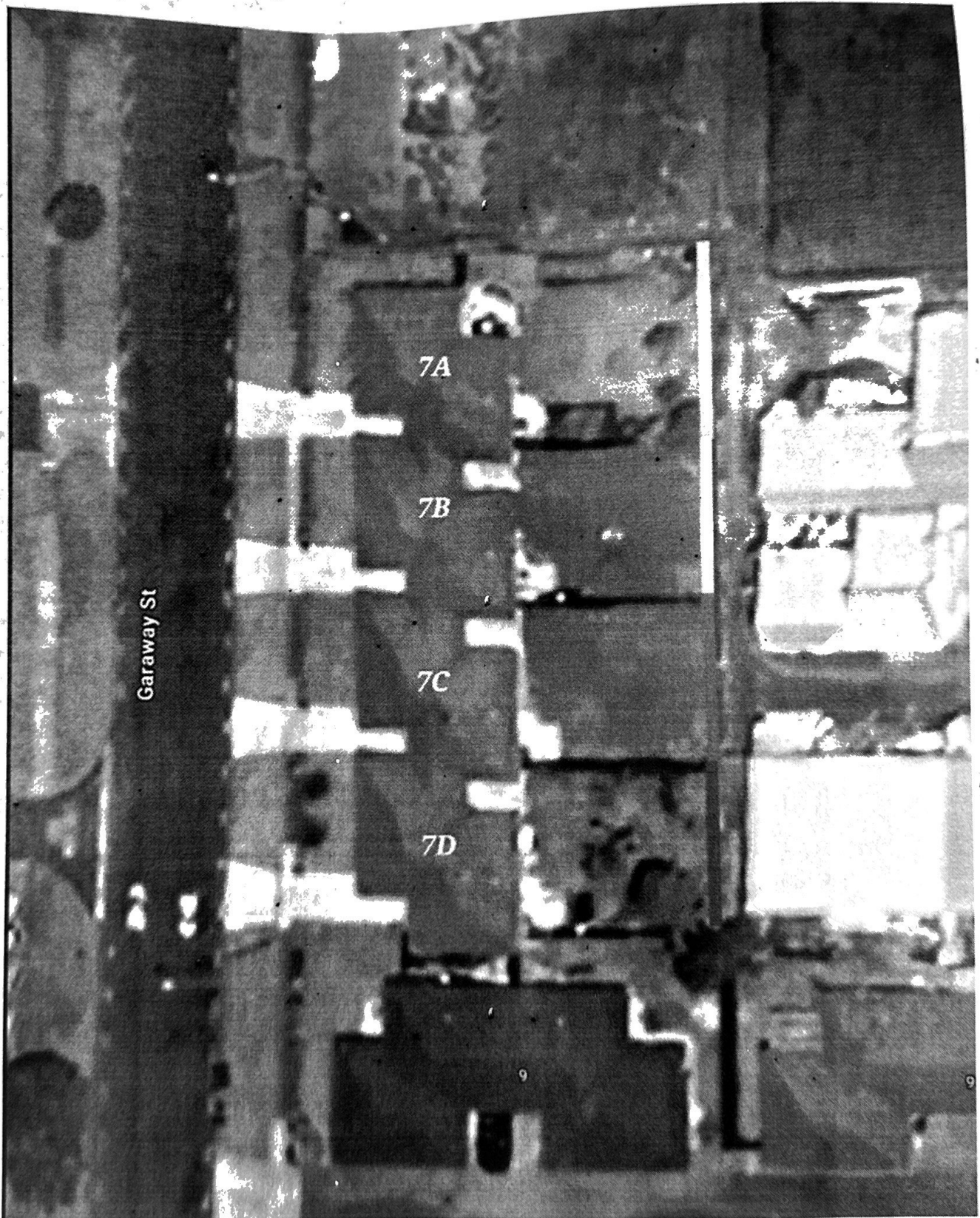
Kāinga Ora – Homes and Communities
107 Carlton Gore Road
Newmarket
Auckland

3/7/2026

Date

Shared Boundaries Team
National Projects and Technical Support Team – National Services
sharedboundaries@kaingaora.govt.nz

Signature



BODY CORPORATE S21125 - BUDGET FOR 2026/2027
 "Atlas Apartments" - 29A Stewart Street, Whakatane, 3080

UNIT	NAME	Percentage Paid by Each Unit	Levy Paid 2025/2026	Unit Share 2025/2026 Insurance	Unit Share of Funds at April, 2026	Insurance Share 2026/2027
A	Amoroa B & E	11.591%	\$2,200.00	\$2,000.10	\$75.07	\$2,180.50
B	Ratahi Percy & Sylvie	11.587%	\$2,199.30	\$1,999.40	\$75.04	\$2,179.75
C	Thoumine Sue	11.782%	\$2,236.30	\$2,033.05	\$76.36	\$2,216.63
D	Moore Lois	10.245%	\$1,944.55	\$1,767.85	\$66.35	\$1,927.30
E	Huxford Carol	10.363%	\$1,966.90	\$1,788.20	\$67.12	\$1,949.50
F	Bluett Jessica	11.275%	\$2,140.05	\$1,945.60	\$73.02	\$2,121.00
G	Wilson Steve	10.948%	\$2,078.00	\$1,889.15	\$70.90	\$2,059.50
H	Ron Coley	10.948%	\$2,078.00	\$1,889.15	\$70.90	\$2,059.50
I	Kilford Ross	11.261%	\$2,137.45	\$1,943.15	\$72.93	\$2,118.40
TOTALS		100.00%	\$18,980.60	\$17,255.65	\$647.69	\$18,812.08

Levy 'A' Insurance Plus 10%	Levy 'B' Insurance Plus 20%
\$2,398.55	\$2,616.60
\$2,397.70	\$2,615.70
\$2,438.30	\$2,659.95
\$2,120.00	\$2,312.75
\$2,144.45	\$2,339.40
\$2,333.10	\$2,545.20
\$2,265.45	\$2,471.40
\$2,265.45	\$2,471.40
\$2,330.28	\$2,542.10
\$20,693.28	\$22,574.50

Additional funds available over and above insurance outlay:

\$1,881.20	\$3,762.40
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VERO Insurance Premium 2026/2027

\$18,812.08

Prepared May
2026

Property value has been increased by:

Increase in premium costs:

\$1,556.43

or

Secretary of BCS21125
S THOUMINE

BODY CORPORATE S21125
29A Stewart Street
Whakatane

Local Rules in Place for Atlas Apartments.

These are a few of the Rules that Atlas Apartments Body Corporate has adopted at a Special General Meeting. Plus the Rules as recorded in The Unit Titles Act Schedule. The Committee is made up of all the Owners of the Body Corp.

1. **Parking** Parking of owners vehicles should be in the Carport or garage of the unit. Anywhere else in the Common ground (main car park) is not allowed. The main car park is for Visitors only. Owners and Tenants are responsible for their Visitors.
2. **Noise** Local council by laws applies for excessive noise. It is appreciated by all owners of Atlas Apartments that there be occasions when the noise levels rise, just don't forget that there are other residents who may be disturbed by your revelry. Common sense prevails.
3. **Animals** No dogs allowed. One cat permitted per Unit.
4. **Fences** Repairs and maintenance of fences are the responsibility of the owner, Entrance way/Exit way responsibility of the Corporate Body.
5. **Maintenance** Maintenance of the Car park Gardens, Entrance way and Exit way is the responsibility of the Body Corporate. Maintenance of individual Units is the responsibility of the owner. If a Unit falls into a state of neglect the Body Corporate committee has the right to request the owner to upgrade.
6. **Alterations** The Body Corporate committee must approve alterations any changes to the outside appearance of the unit.
7. **Painting** Painting of units to be done when required as part of

normal maintenance. If colour of unit is to be changed, permission from a sub committee of four members of the Body Corporate shall approve the colour scheme on behalf of all owners.

As presented and passed at Special General Meeting on the 17th September 2011.

BODY CORPORATE S21125

29A STEWART STREET

WHAKATANE

Secretary/Treasurer Sue Thoumine
Phone 027 251 0654

To All Proprietors

The Annual General Meeting of the Body Corporate S21125 will be held on Saturday 23rd May 2026 at 1pm in the home of Sue Thoumine Unit C to set the Agenda for the coming year 2026/2027

AGENDA.

1. Apologies
2. Minutes Of Annual General Meeting Previous Year
3. Financial Report
4. Insurance and Levy for coming year
5. Appointment of Secretary
6. Secretarys Fees
7. General Business

Regards

Sue Thoumine

NOTE; PLEASE PUT THIS DATE AND TIME ON YOUR CALENDER. THERE WILL BE ITEMS UP FOR DISCUSSION (IE DRIVEWAY REPAIR/ FENCES) YOUR INPUT IS IMPORTANT

BODY CORPORATE S21125

29A STEWART STREET

WHAKATANE

Secretary/Treasurer Sue Thoumine
Phone 027 251 0654

To All Proprietors

The Annual General Meeting of the Body Corporate S21125 will be held on Saturday 17th May 2025 at 1pm in the home of Sue Thoumine Unit C to set the Agenda for the coming year 2025/2026

AGENDA

1. Apologies
2. Minutes Of Annual General Meeting Previous Year
3. Financial Report
4. Insurance and Levy for coming year
5. Appointment of Secretary
6. Secretarys Fees
7. General Business

Regards

Sue Thoumine

NOTE; PLEASE PUT THIS DATE AND TIME ON YOUR CALENDER. THERE WILL BE ITEMS UP FOR DISCUSSION IN GENERAL BUSINESS

BODY CORPORATE S21125

29A STEWART STREET

WHAKATANE

Secretary/Treasurer Sue Thoumine
Phone 027 251 0654

To All Proprietors

The Annual General Meeting of the Body Corporate S21125 will be held on Saturday 18th May 2024 at 1pm in the home of Sue Thoumine Unit C to set the Agenda for the coming year 2024/2025

AGENDA

1. Apologies
2. Minutes Of Annual General Meeting Previous Year
3. Financial Report
4. Insurance and Levy for coming year
5. Appointment of Secretary
6. Secretarys Fees
7. General Business

Regards

Sue Thoumine

BODY CORPORATE S21125
ATLAS APARTMENTS 29A STEWART STREET WHAKATANE

MINUTES AGM

MINUTES OF THE AGM HELD 23rd May 2026

PRESENT; Glenys Wilson Marie Davis Lois Moore Bernard Amoroa Sharon Moore Sue Thoumine

APOLOGIES; Eve Amoroa Steve Wilson Percy Ratahi Rebecca Hyland

CHAIRMAN'S REPORT; NIL

FINANCIAL STATEMENT; The Secretary presented the Statement of Receipts and Payments for the year ended 30 April 2026 Balance at Kiwi Bank 30/04/2026 \$647.69

ARISING FROM THE MINUTES 2025 NIL

BUDGET; The Secretary presented the Budget for 2026/2027 to the meeting. The Insurance Premium for the year \$18812.08 It was moved for the year 2026/2027 Levy A will be paid.

CHAIRMAN & COMMITTEE;
All Owners are Committee

SECRETARY; Sue Thoumine was appointed again as Secretary

GENERAL BUSINESS;

A constructive conversation was held on the subject to upgrade our Driveway. The Committee voted to make a start to upgrade the driveway 1/3 this year 2026 1/3 next year 2027 1/3 in 2028. Tracks Concrete a local Company will do the work. Prices to be obtained. Bernard suggested we install Judder Bars to slow traffic down.

Meeting Closed 2.15pm

BODY CORPORATE S21125
ATLAS APARTMENTS 29A STEWART STREET WHAKATANE

MINUTES AGM

MINUTES OF THE AGM HELD 17TH MAY 2025

PRESENT; Carol Huxford Marie Davis Percy Ratahi Rebecca Hyland Lois Moore Bernard Amaroa
Eve Amaroa Tim Lindner Steve Wilson Glenis Wilson Ross Kilford

APOLOGIES; Ron Coley

CHAIRMANS REPORT; NIL

FINANCIAL STATEMENT; The Secretary presented the Statement of Receipts and Payments for the year ended 30 April 2025 Balance at Kiwi Bank \$1225.48.

ARISING FROM THE MINUTES 2024; NIL

BUDGET; The Secretary presented the Budget for 2025/2026 to the meeting. The Insurance Premium for the year \$15817.17. It was moved for the year 2025/2026 Levy B will be paid.

CHAIRMAN & COMMITTEE;
All Owners and Committee

SECRETARY; Sue Thoumine was appointed again as Secretary

GENERAL BUSINESS;

Our aging water pipes came up for discussion again three leaks over the year. Cost \$1070.00 to get a Macgregor Plumbing from Tauranga to locate the leak. Water remission from Council \$1044.76. Local Plumbers Whale Plumbing now have specialist equipment to find leaks.

Get cost of replacement before the next meeting.

As we have one water meter and nine units feeding of it a question was asked why we are charged \$132 x9 for reading. Glenis to investigate.

Maintenance on our driveway Gary & Glenis have Hot mix and offered to repair potholes.

Sections of the driveway need to be resealed. Get prices for the next AGM.

Last Valuation done 2021. Vero have reminded us. Have Valuation done later this year.

Tim Lindner is our new Chairman.

Possible working bee suggested to trim trees etc. Marie raised the subject of lack of car parking – look at garden space to be used for parking. Evelyn brought up the subject of security – garages open – people walking through and homeless close by to be vigilant with security.

Meeting Closed 3.30.pm

BODY CORPORATE S21125

"Atlas Apartments" - 29A Stewart Street Whakatane

Minutes of the annual general Meeting of the Body Corporate S21125 held in the home Of Sue Thoumine commencing at 1pm on Saturday 18th May 2024

PRESENT: Marie Davis, Carol Huxford, Ross Kilford, Beth Logan, Lois Moore,, Harry Luxford Percy Ratahi Rebecca Tim Lindner Ron Coley Steve Wilson

APOLOGIES; Glenys Wilson

CHAIRMANS REPORT; NIL

FINANCIAL STATEMENT; The Secretary presented the Statement of Receipts and payments for the year ended 30 April 2024 . Balance at Kiwi Bank \$1302.44

ARISING FROM THE MINUTES; NIL

BUDGET; The Secretary presented the Budget for 2024/2025 to the meeting. The Insurance Premium for the year is \$15669.34 It was moved that for the year 2024/2025 Levy A will be paid

CHAIRMAN & COMMITTEE
All Owners are Committee

SECRETARY; Sue Thoumine was appointed again as Secretary

GENERAL BUSINESS;
Our aging water pipe system came up for discussion. With frequent burst pipes time has

STATEMENT OF RECEIPTS & PAYMENTS FOR BODY CORPORATE
S21125 FOR THE YEAR ENDED:

30TH APRIL 2024

RECEIPTS

Balance Kiwi Bank 30 th April 2023	1936.77
✓AMP Insurance & Levies	12838.95
Water Rates	4051.08
TOTAL	\$18826.80

PAYMENTS

Community Lighting	400.00
Secretary Honorarium	12838.95
✓AMP Insurance	13.35
Bank Fees	4051.08
Water Rates	220.98
RoyalFlush Plumbing	

Balance Kiwi Bank 30/04/2024	1302.44
TOTAL	\$18826.80

STATEMENT OF RECEIPTS & PAYMENTS FOR BODY CORPORATE
S21125 FOR THE YEAR ENDED:

30TH APRIL 2025

RECEIPTS

Balance Kiwi Bank 30 th April 2024	1302.44
Vero Insurance	15669.34
Levies	1566.95
Water Rates	5016.59
Vero Insurance Unit A Ceiling Repairs	450.00
Hammerton Lawyers Unit A Water	132.00
Vero Insurance Unit B Ceiling Repair	700.00
TOTAL	\$24837.32

PAYMENTS

Community Lighting	120.00
Secretary Honorarium	Nil
Vero Insurance	15669.34
Bank Fees	3.60
WDC Water Rates	5016.59
Macgregors Plumbing Services	1070.60
Royal Flush Plumbing	172.10
Bunnings Hot Mix	175.00
Whale Plumbing	390.23
Mitre 10 Hot Mix	45.00
Terry Allen Ceiling Repair Unit A	700.00
Terry Allen Tree Removal	300.00
Balance at Kiwi Bank 30./04/2025	1225.48
TOTAL	\$24837.32

STATEMENT OF RECEIPTS & PAYMENTS FOR BODY CORPORATE
S21125 FOR THE YEAR ENDED:

30TH APRIL 2026

RECEIPTS

Balance Kiwi Bank 30 th April 2025	1225.48
Vero Insurance (\$15817.17 + \$1438.48)	17255.65
Levies	3163.40
Water Rates	6179.86
Loan to Body Corp S Thoumine	1000.00
Gowing & Co Unit F	200.00
S Thoumine	151.42
Difference in Calculations	6.92

TOTAL \$29182.73

PAYMENTS

Community Lighting	120.00
Secretary Honorarium	NIL
Vero Insurance	17255.65
Bank Fees	NIL
WDC Water Rates	6179.86
Bunnings Hot Mix	233.37
Whale Plumbing	803.66
Terry Allen Ceiling Repair Unit B	700.00
Bay Valuations	2242.50
Body Corp Repay Loan S Thoumine	1000.00

BALANCE KIWI BANK 30/04/2026 647.69

TOTAL \$29182.73