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GIS ID/FILE: 3320/0066/B02

Planning: _____
Build/Eng: _____
LIMS: _____

LOCATION: **OHOPE**

STREET ADDRESS: 66B/2 OCEAN ROAD SCANNED

LEGAL DESCRIPTION: FLAT1DPS19716 ON LOT4DPS16404

VALUATION No: 07242/499.00A

OLD FILE No: _____
OLD LEGAL DESCRIPTION: _____

ASSOCIATED PARCELS

GIS ID	LEGAL DESCRIPTION	STREET No.	ROAD NAME	NEW FILE No.

CROSS REFERENCE

Subject Matter	File Number/Location	Date

From: Karl Rendall <karl.rendall@overington.co.nz>

Sent on: Thursday, August 2, 2018 3:00:21 AM

To: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>

CC: Ross <ross.overington@overington.co.nz>

Subject: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope

Hi Ross,

A revised condition based on Joes comments would appear acceptable for the sewer connection.
I note that Ross has also objected to conditions c, e, f, i, j and k.

Regards

Karl Rendall
Licensed Cadastral Surveyor
Overington Surveyors
Whakatane
ph 07 3086384
fax 07 3086328

From: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>
Sent: Friday, July 27, 2018 9:30 AM
To: Karl Rendall <karl.rendall@overington.co.nz>
Cc: Ross <ross.overington@overington.co.nz>
Subject: FW: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope

Hi Karl,

Below are the proposed conditions that Joe sent through when we initially received the objection to this consent. There is likely to be a slight modification to the conditions that will actually be on the revised consent, but will be to the same effect.

The objection relates to the installation of an additional sewer connection from the dwelling(s) to Council's reticulated system. This leads to the cancellation of associated conditions that would then not be required.

Thanks,

Ross Gardiner

Planner - Consents
KAIWHAKARITE RAUEMI - WHAKAAETANGA

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7516 **F**
E Ross.Gardiner@whakatane.govt.nz **W** whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Joe Xie
Sent: Tuesday, 26 June 2018 2:34 PM
To: Ross <ross.overington@overington.co.nz>
Cc: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>; sportslocker1@xtra.co.nz; mitchells@outlook.co.nz; Nadia Bestgen <Nadia.Bestgen@whakatane.govt.nz>; Liam Wang <Liam.Wang@whakatane.govt.nz>; Diana Kim <Diana.Kim@whakatane.govt.nz>
Subject: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope

Hi Ross,

To utilise the existing connection as a part of the development the following conditions shall be complied with:

1. The existing connection shall be inspected with a video camera to establish its condition if the pipe is an older pipe like earthenware.
2. If the lateral does not pass the inspection it shall be upgraded to meet the current standards required for all new installations.
3. All costs associated with inspection shall upgrading shall be borne by the Developer.

Also I would need the wording in the title to clearly saying that both parties shall maintain the common private drain. Would you please prepare the wording on this?

Cheers,

Joe Xie

Asset Engineer - Three Waters
KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7652 **M** 027 836 5527 **F** 07 307 0718
E Joe.Xie@whakatane.govt.nz **W** whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Ross <ross.overington@overington.co.nz>
Sent: Wednesday, 20 June 2018 5:07 PM
To: Shane McGhie <Shane.McGhie@whakatane.govt.nz>
Cc: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>; Joe Xie <Joe.Xie@whakatane.govt.nz>; sportslocker1@xtra.co.nz; mitchells@outlook.co.nz
Subject: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope
Importance: High

Hi Shane

Attached, please find letter in respect of the above.

Cheers

Ross Overington MNZIS
Registered Professional Surveyor
Licensed Cadastral Surveyor

Director of Boulder Consultants Limited trading as
OVERINGTON SURVEYORS
1st Floor Phoenix House
11 Pyne Street
PO Box 600
WHAKATANE 3158

Phone - 07 308 6384
Fax - 07 308 6328
Mobile - 0274 904 203
Email - ross.overington@overington.co.nz
www.overington.co.nz

NON-NOTIFICATION RECOMMENDATION AND DECISION

SECTIONS 95A TO 95F RESOURCE MANAGEMENT ACT 1991

Consent Number:	**SS-2018-8769-00**
Applicants:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
Site address:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**
Legal Description of Site:	**Lot 4 DPS 16406**
Site Area:	**1150 m^2**
Zoning:	**Residential**
Special Features / Policy Areas / Hazards:	**N/A**
Description of Application:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**

1. Introduction

The subject site is legally described as Lot 4 DPS 16406 (CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172), being 1150 m^2 in area. The site is accessed via Ocean Road. The site access is approximately 70 m from the intersection of Moana Street and Ocean Road. The site is approximately 4.5 mASL (meters above mean sea level). The site currently contains 2 conjoined dwellings and an accessory building.

Figure 1: Map of site from Council's GIS.

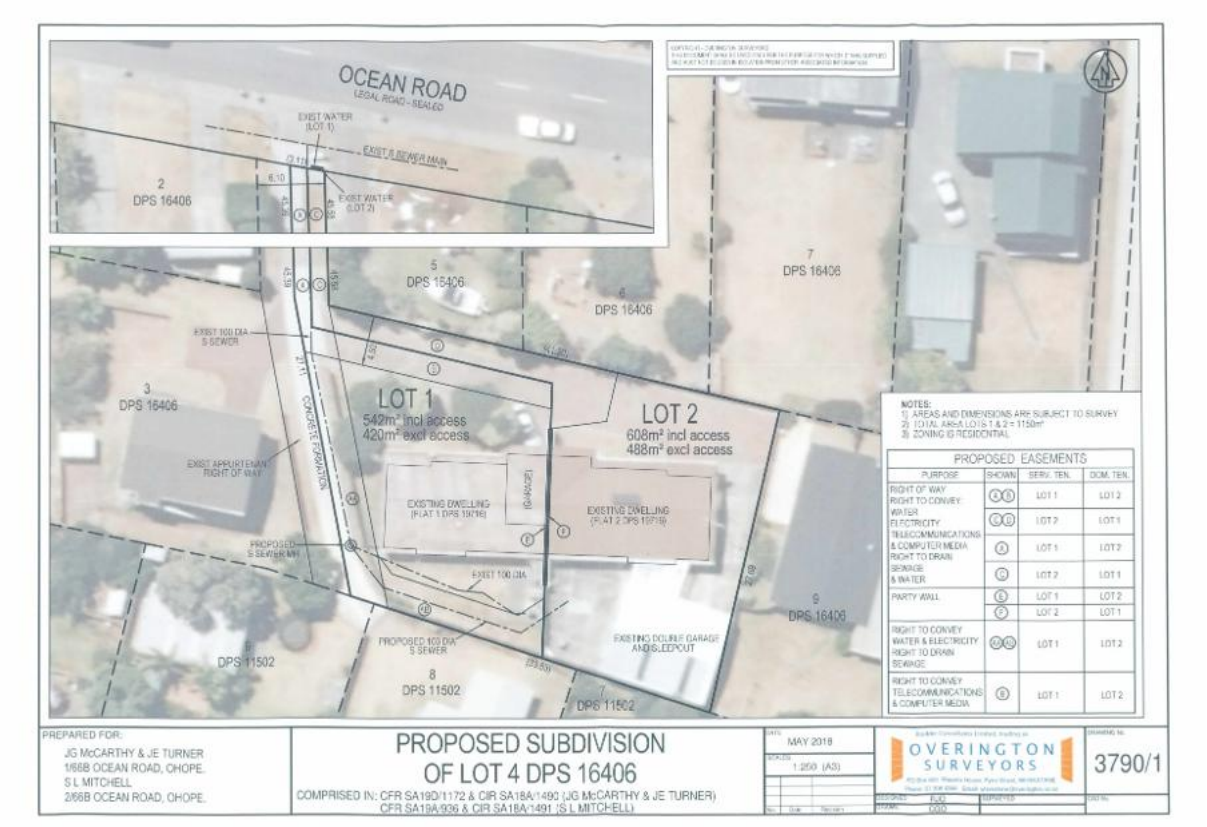


Figure 2: Proposed scheme plan.

Reasons for consent

Under the Whakatāne District Plan, resource consent is required for the proposal for the following reason(s):

For the proposed activity, there is no permitted subdivision rule(s) in the district plan.

Therefore consent is required under;

- **Rule 12.2.1.1-8 – Controlled activity –** Conversion of Land Tenure.

As a controlled activity, Council must limit its control to those matters listed under 12.7.1.1 of the Whakatāne District Plan. The relevant matters are listed below:

> b. those Criteria listed in 4.3.1 (Two or More Dwellings Per Lot);
>
> h. provision and location of network utilities including supply or upgrading of access, stormwater treatment and disposal facilities, water supply, effluent disposal, electricity, telecommunications and gas utility. The criteria in 13.2 should also be referred to in relation to servicing.
>
> l. adverse effects likely to arise from the subdivision, associated development or subsequent use of the land including reverse sensitivity effects;

2. Public notification assessment

Sections 95A of the Resource Management Act (the RMA) outlines the steps for determining whether a consent application warrants public notification.

Step one – mandatory public notification in certain circumstances

Section 95A(3) sets out criteria that requires mandatory public notification:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C (Note this includes failure to respond to a s.92(1) request)

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Do any of the above apply to this application?

☐ Yes – No further consideration required; publicly notify the application.

☒ No - The applicant has not requested public notification of the consent, and the application does not meet the test in Section 95C of the RMA or 15AA of the Reserves Act (Go to Step 2).

Step two - if not required by step one, public notification precluded in certain circumstances

Section 95A(5) of the RMA sets out the criteria that public notification must be precluded:

> *(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:*
>
> *(b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
>
> > *(i) a controlled activity:*
> >
> > *(ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:*
> >
> > *(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:*
> >
> > *(iv) a prescribed activity (see section 360H(1)(a)(i)).*

Do any of the above apply to this application?

☒ Yes – Notification is precluded (unless special circumstances apply), (Go to Step 4).

The proposal is for a controlled activity.

☐ No (Go to Step 3).

Step three – if not precluded by step 2, public notification required in certain circumstances

Section 95A(8) sets out the criteria for determining whether public notification is required:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

Do any of the above apply to this application?

☐ Yes – I recommend the application be publicly notified for the following reasons:

☐ No – for the following reasons (then go to Step 4):

Public notification is precluded by Step 2.

Step Four- Are there special circumstances which warrant public notification?

***Note if the consent authority determines special circumstances exist, the council must notify the application (it is not discretionary).*

☐ Yes – I recommend the application be publicly notified for the following reasons:

☒ No - I do not see that there are any special circumstances that would warrant public notification of this application. Accordingly, I recommended that the application can be **processed without public notification.**

3. Limited notification assessment

Sections 95B of the RMA outlines the steps for determining whether a consent application warrants limited notification.

Step one – certain affected groups and affected persons must be notified

Section 95A(2) and (3) requires the Council to determine whether the application would affect any customary rights groups, marine title groups, land and persons subject to a statutory acknowledgement.

Do any of the above apply to this application?

☐ Yes – The application is for an activity within a protected customary rights area and the protected customary rights group is affected by the activity.

☐ Yes – The application is for an activity that will affect the exercise of the rights applying to a customary marine title group.

☐ Yes – The application is for an activity that is on, adjacent to, or may affect a statutory acknowledgement and affects the person to whom the statutory acknowledgement is made.

☒ No – (Go to Step 2).

Step two - if not required by step one, limited notification precluded in certain circumstances

Section 95B (6) sets out the circumstances where the application must be precluded from limited notification.

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a resource consent for either or both of the following, but no other, activities:

(i) a controlled activity that requires consent under a district plan (other than a subdivision of land):

(ii) a prescribed activity (see section 360H(1)(a)(ii)).

Do any of the above apply to this application?

☐ Yes – Limited Notification is precluded (unless special circumstances apply).

☒ No – Limited Notification is not precluded for the following reason/s (Go to Step 3).

Limited notification for this type of application is not precluded by any District Plan rule or national environmental standard.

The proposed activity is a controlled activity and not a “prescribed activity” in terms of Section 360H1(a)(ii) of the RMA

Step Three: if not precluded by step two, certain other affected persons must be notified

Section 95B (7), (8) and (9) set out the notification requirement for affected persons.

(7) Determine whether, in accordance with section 95E, the following persons are affected persons:

(a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and

(b) in the case of any activity prescribed under section 360H(1)(b), a

prescribed person in respect of the proposed activity.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application

Are the adverse effects on a person minor or more than minor (but not less than minor?)

☐ Yes – I recommend the application be limited notified. There are affected persons as outlined below:

☒ No – There are no affected owners/persons and/or the effects are less than minor as outlined below. (Go to Step 4).

The proposed activity is not a boundary activity nor a "prescribed activity". Section 95B(7) does not apply to this proposal.

Under Section 95E of the RMA, the Council must disregard certain effects (Section 95E(2)) and effects to persons who have given written approval to the proposed activity(Section 95E(3)).

In relation to Section 95E, the Council has considered the following matters:

- The proposed activity is a controlled activity. Therefore, the Council must limit its matters of consideration when considering potentially affected parties, to what is listed under Rule 12.7.1 of the District Plan.
- Sections 95E (2)(a) and (c) do not apply as there are no rules, national environment standards or statutory acknowledgements relevant to this application;
- The Council has not received any written approval from owners of the adjoining properties.
- One dwelling per lot (as defined by the district plan) is permitted per site.
- There is currently two dwellings on the site.
- Granting of this consent will not result in additional dwellings on the site.
- Appropriate conditions of consent can be applied to mitigate any adverse effects arising from this subdivision.

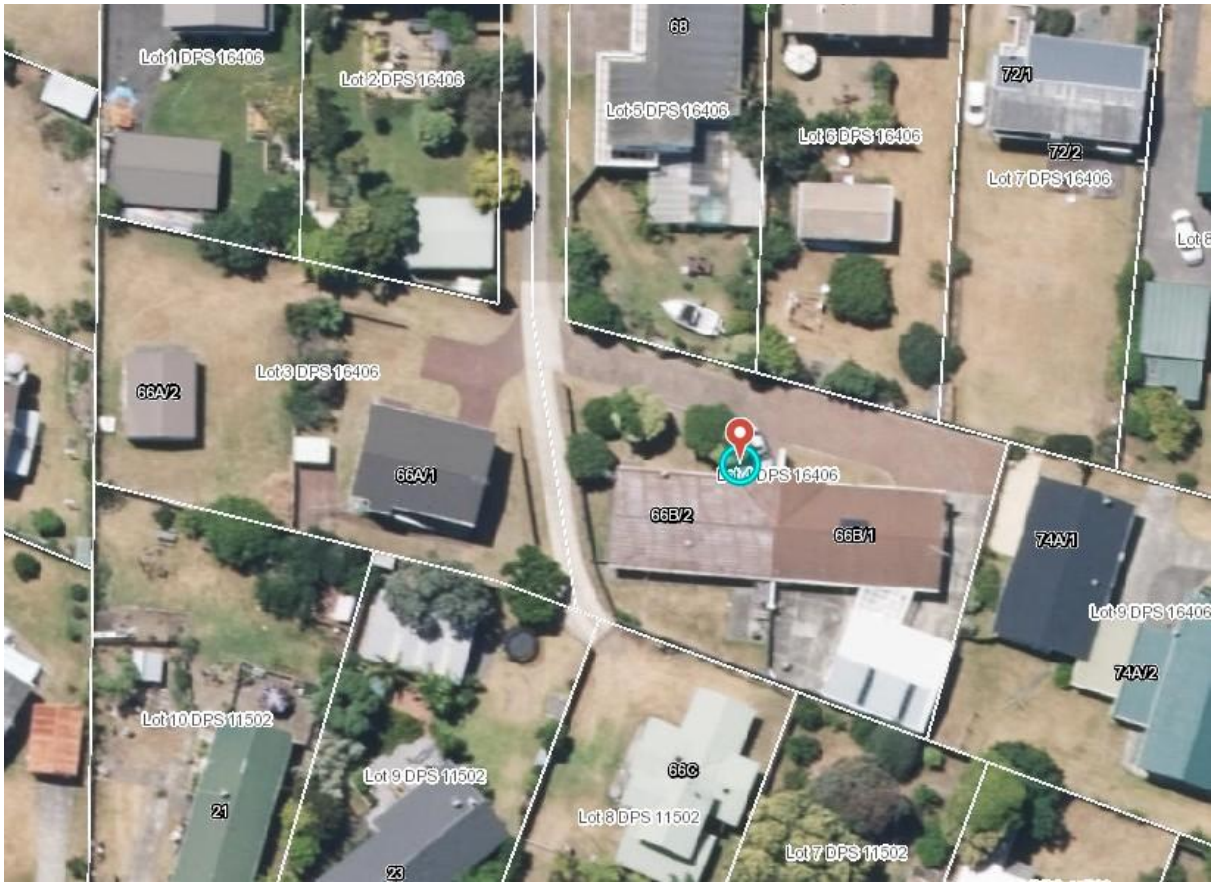


Figure 3: Wider map of the site showing neighbouring properties have compatible activities.

Based on the reasons outlined above, I have concluded that the potential adverse effects resulted from the proposed application on the adjoining properties will be less than minor.

Step Four- Are there special circumstances which warrant limited notification?

***Note if the consent authority determines special circumstances exist, the council must notify the application (it is not discretionary).*

☐ Yes – I recommend the application be <u>limited notified</u> for the following reasons:

☒ No - I do not see that there are any special circumstances that would warrant limited notification of this application. Accordingly, I recommended that the application can be **processed without limited notification.**

4. <u>Recommendations</u>

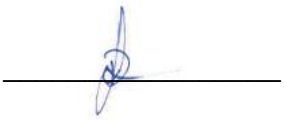
This assessment has shown that the proposal does not meet the criteria for public notification, and no other person(s) will be affected by the proposal to an extent of minor or more than minor.

I therefore recommend:

- That the application be processed on a non-notified basis in accordance with Section 95A of the Resource Management Act 1991.
- That pursuant to Sections 95 and 37A of the Resource Management Act 1991, this assessment be adopted within 20 working days after the lodgement date of this consent application (18 May 2018), excluding any period that the processing of the applicant has been put on hold in accordance with the RMA provisions.

Reported and
Recommended by: Date: 14 June 2018

Ross Gardiner - Planner – Consents

Reviewed by:  Date: 14/06/2018

Dwayne McKay - Consultant Planner

Decision under delegated authority

☒ I agree with the recommendation that the application should be process on a non-notified basis.

☐ I disagree with the recommendation and have decided that the application be processed [public notification/limited notification/non-notification].

This decision is made under delegated authority by:

Delegated Officer: Date: 15 June 2018

Shane McGhie - Principal Planner

TA Approvals

Territorial Authority	Whakatane District Council TA Certification Division	**TA Reference**	SS-2018-8769-00
Survey Number	LT 530735	**Survey Purpose**	LT Subdivision
Surveyor Reference	3790 McCarthy	**Land District**	South Auckland
Surveyor	Karl Michael Rendall		
Surveyor Firm	Ross Overington Surveyors (Whakatane)		
Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406		

TA Certificates

I hereby certify that plan LT 530735 was approved by the Whakatane District pursuant to section 223 of the Resource Management Act 1991 on the 5th day of February 2019. ☑

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 530735 ☑

Signature

Signed by Nadia Puti Bestgen, Authorised Officer, on 05/02/2019 12:04 PM

Receipt Information

Transaction Receipt Number	12257281
Signing Certificate (Distinguished Name)	Bestgen, Nadia Puti
Signing Certificate (Serial Number)	1292617304
Signature Date	05/02/2019

***** End of Report *****

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TA Approvals

Territorial Authority	Whakatane District Council TA Certification Division	**TA Reference**	SS-2018-8769-00
Survey Number	LT 530735	**Survey Purpose**	LT Subdivision
Surveyor Reference	3790 McCarthy	**Land District**	South Auckland
Surveyor	Karl Michael Rendall		
Surveyor Firm	Ross Overington Surveyors (Whakatane)		
Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Whakatane District. Dated this 5th day of February 2019. ☑

Signature

Signed by Nadia Puti Bestgen, Authorised Officer, on 05/02/2019 12:08 PM

Receipt Information

Transaction Receipt Number	12257304
Signing Certificate (Distinguished Name)	Bestgen, Nadia Puti
Signing Certificate (Serial Number)	1292617304
Signature Date	05/02/2019

***** End of Report *****

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SS-2018-8769-00
07242/499.00A

6 August 2018

JG MCCARTHY & JE TURNER AND SL MITCHELL
C/- Overington Surveyors
PO Box 600
Whakatāne 3158

ross.overington@overington.co.nz

OBJECTION TO RESOURCE CONSENT

TYPE:	**SUBDIVISION**
APPLICANT:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
CONSENT DETAILS:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**
OBJECTION DETAILS:	**OBJECTION TO CONDITIONS REQUIRING SEPARATE SEWERAGE CONNECTIONS, AND SUBSEQUENT MONITORING / EASEMENT CONDITIONS**
ADDRESS:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**
Your Ref:	**3790**

On 6 August 2018, the Whakatāne District Council, resolved as follows:

"1. **THAT** pursuant to Sections 357A and 357D of the Resource Management Act 1991, the Whakatāne District Council upholds the proposed change to Conditions (c), (e), (f), (h), (i), (j) and (k) of the subdivision consent relating to an application submitted by:

Applicant(s):	*OVERINGTON SURVEYORS ON BEHALF OF JG MCCARTHY & JE TURNER AND SL MITCHEL*
Consent Number:	*SS-2018-8769-00*
Consent details:	*CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)*
Legal description:	*Lot 4 DPS 16406 (CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172)*
Site Address:	*1/66B AND 2/66B OCEAN ROAD, ŌHOPE*

Condition (c), (e), (f), (h), (i), (j) and (k) shall be amended to read:

(c) [Removed].

(e) [Removed].

(f) [Removed].

(h) That the existing connection to Council's reticulated sanitary sewerage supply shall be inspected with a video camera to establish the condition of the pipe(s). If the lateral does not pass the inspection (e.g. the pipe is in bad condition or it's an older material like earthenware) to the satisfaction of

General Manager Planning and Infrastructure, it shall be upgraded to meet the current standards required for all new installations. All costs associated with inspections and monitoring shall be borne by the Developer. If applicable, appropriate easements will need to be shown for the sanitary sewerage connection.

(i) [Removed].

(j) [Removed].

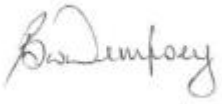
(k) [Removed].

Reasons:

1. *The conditions have been amended to reflect that additional infrastructure may not be required, and that associated conditions are then also therefore redundant. An appropriate replacement condition has been applied to ensure that the existing infrastructure is to a satisfactory standard.*
2. *The objector is in agreement with Council over the proposed replacement condition (h).*
3. *Overall the Council is satisfied that the changes to the conditions above will still ensure that the effects of the proposal are avoided, remedied and mitigated and the proposal is in accordance with Part II of the Resource Management Act 1991.*

If you have any further enquiries, please contact Ross Gardiner (Planner – Consents) at this office.

Yours faithfully,



Barbara Dempsey
MANAGER PLANNING AND REGULATION

Copy to

SS-2018-8769-00
07242/499.00A

6 August 2018

JG MCCARTHY & JE TURNER AND SL MITCHELL
C/- Overington Surveyors
PO Box 600
Whakatāne 3158

ross.overington@overington.co.nz

OBJECTION TO RESOURCE CONSENT

TYPE:	**SUBDIVISION**
APPLICANT:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
CONSENT DETAILS:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**
OBJECTION DETAILS:	**OBJECTION TO CONDITIONS REQUIRING SEPARATE SEWERAGE CONNECTIONS, AND SUBSEQUENT MONITORING / EASEMENT CONDITIONS**
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Your Ref:	**3790**

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Applicant(s):	*OVERINGTON SURVEYORS ON BEHALF OF JG MCCARTHY & JE TURNER AND SL MITCHEL*
Consent Number:	*SS-2018-8769-00*
Consent details:	*CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)*
Legal description:	*Lot 4 DPS 16406 (CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172)*
Site Address:	*1/66B AND 2/66B OCEAN ROAD, ŌHOPE*

Condition (c), (e), (f), (h), (i), (j) and (k) shall be amended to read:

(c) [Removed].

(e) [Removed].

(f) [Removed].

(h) That the existing connection to Council's reticulated sanitary sewerage supply shall be inspected with a video camera to establish the condition of the pipe(s). If the lateral does not pass the inspection (e.g. the pipe is in bad condition or it's an older material like earthenware) to the satisfaction of

General Manager Planning and Infrastructure, it shall be upgraded to meet the current standards required for all new installations. All costs associated with inspections and monitoring shall be borne by the Developer. If applicable, appropriate easements will need to be shown for the sanitary sewerage connection.

(i) [Removed].

(j) [Removed].

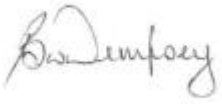
(k) [Removed].

Reasons:

1. *The conditions have been amended to reflect that additional infrastructure may not be required, and that associated conditions are then also therefore redundant. An appropriate replacement condition has been applied to ensure that the existing infrastructure is to a satisfactory standard.*
2. *The objector is in agreement with Council over the proposed replacement condition (h).*
3. *Overall the Council is satisfied that the changes to the conditions above will still ensure that the effects of the proposal are avoided, remedied and mitigated and the proposal is in accordance with Part II of the Resource Management Act 1991.*

If you have any further enquiries, please contact Ross Gardiner (Planner – Consents) at this office.

Yours faithfully,



Barbara Dempsey
MANAGER PLANNING AND REGULATION

Copy to

TAUPO
4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
taupo@bouldercni.co.nz
www.overington.co.nz

Boulder Consultants Limited, trading as
OVERINGTON SURVEYORS
SURVEYING • ENGINEERING • PLANNING

WHAKATANE
Phoenix House, Pyne Street
PO Box 600, Whakatane 3158
Phone 07 308 6384
Fax 07 308 6328
whakatane@bouldercni.co.nz
www.overington.co.nz

Our Ref: 3790

13 November 2018

WHAKATANE DISTRICT COUNCIL
13 NOV 2018
76796

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE 3158

Attention: Nadia Bestgen

Dear Nadia

YOUR REFERENCE SS-2018-8769-00: SUBDIVISION – MCCARTHY & TURNER AND MITCHELL, 1/66B & 2/66B OCEAN ROAD, OHOPE

Further to resource consent in respect of th4e above granted 15 June 2018 and subsequent change of conditions of consent granted 6 August 2018, please find herewith a copy of the Digital Land Transfer Title Plan in respect of the above for certification pursuant to Section 223 of the Resource Management Act 1991. We also request certification pursuant to Section 224(c).

This plan has been prepared as part of an e-survey Dataset and Council's certificates (including 223E endorsement) are provided in Landonline for completion. (223 as Package 1 and 224(c) as Package 2). An associated Memorandum of Easements has been submitted as one of the supporting documents (also available online).

The reference number allocated for this Dataset is DP 530735.

Referring to conditions of consent we confirm as follows:

(a) The new Dataset (LT 530735) has been prepared in accordance with the subdivision consent.

(b) All appropriate easements for access and services have been provided for in the new Dataset (refer to Memorandum of Easements).

(c) All services and soakrings for stormwater disposal are contained within their respective lot boundaries or within appropriate easements as provided for on LT 530735.

(g) There are existing separate metered water connections for each lot.

(h) This condition has been satisfied – refer to attached email correspondence with Council.

Also enclosed is a cheque for $350.00 being Council's processing charge.

Please complete the certificates as soon as possible.

Yours faithfully
Overington Surveyors

R J OVERINGTON
Registered Professional Surveyor

Title Plan - LT 530735

Survey Number	LT 530735
Surveyor Reference	3790 McCarthy
Surveyor	Karl Michael Rendall
Survey Firm	Ross Overington Surveyors (Whakatane)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406		
Status	Initiated		
Land District	South Auckland	**Survey Class**	Class A
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Whakatane District

Comprised In

RT SA19D/1172

RT SA19A/936

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 530735	Fee Simple Title	0.0544 Ha	864246
Lot 2 Deposited Plan 530735	Fee Simple Title	0.0607 Ha	864247
Area A Deposited Plan 530735	Easement		
Area B Deposited Plan 530735	Easement		
Area C Deposited Plan 530735	Easement		
Area D Deposited Plan 530735	Easement		
Area E Deposited Plan 530735	Easement		
Area EA Deposited Plan 530735	Easement		
Area F Deposited Plan 530735	Easement		
Area AA Deposited Plan 530735	Easement		
Area AB Deposited Plan 530735	Easement		
Area AC Deposited Plan 530735	Easement		
Area EC Deposited Plan 530735	Easement		
Area G Deposited Plan 530735	Easement		
Area EB Deposited Plan 530735	Easement		
Area DA Deposited Plan 530735	Easement		
Total Area		0.1151 Ha	

Land Registration District
South Auckland

Survey Number
LT 530735

Territorial Authority (the Council)
Whakatane District

Memorandum of Easements

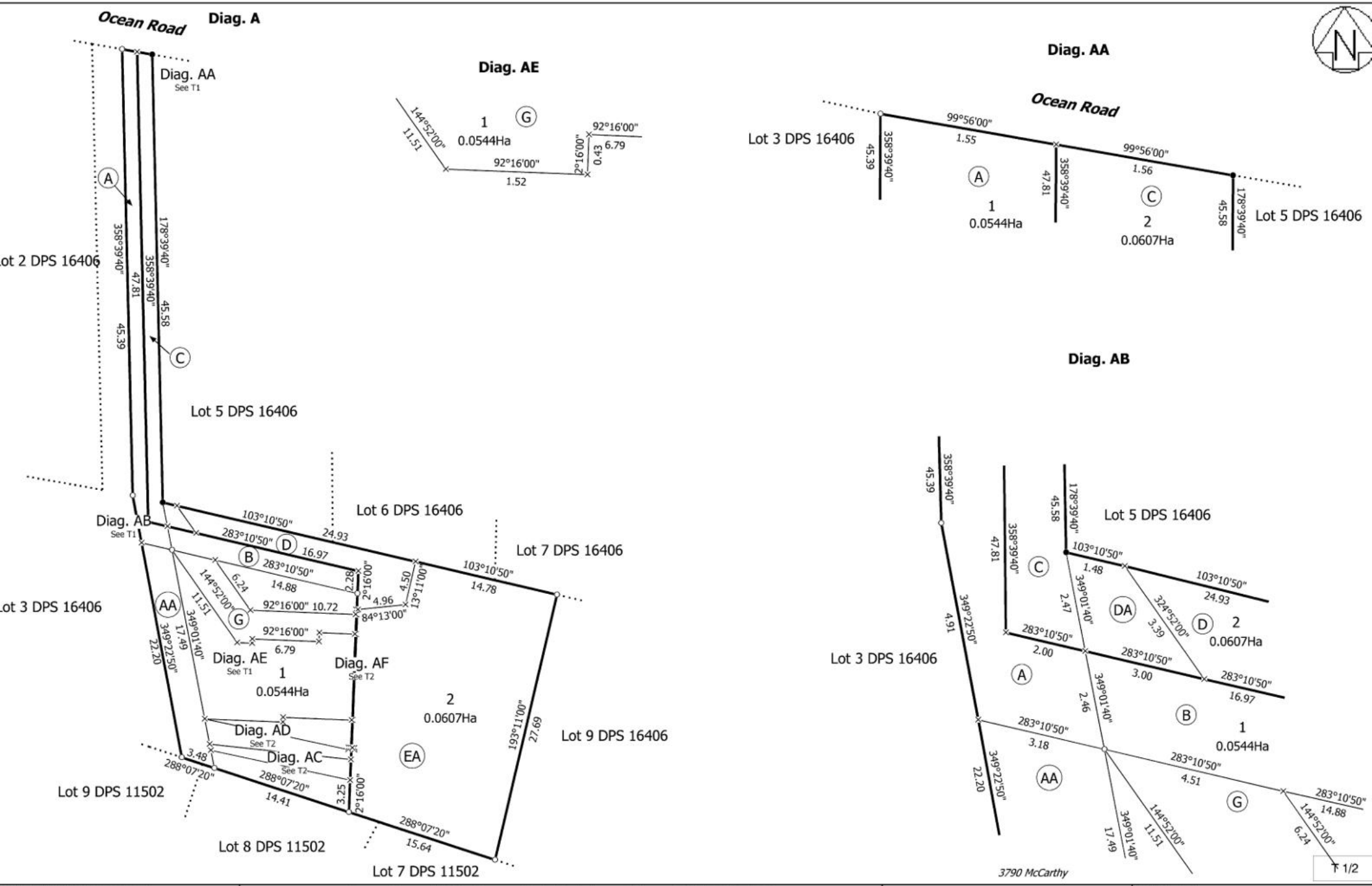
Last Edited: 06 Dec 2018 10:39:33

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way	A, B	Lot 1	Lot 2
	C, D, DA	Lot 2	Lot 1
Right to convey computer media, electricity, telecommunications, water	A	Lot 1	Lot 2
	C	Lot 2	Lot 1
Right to convey electricity, water	AA, AB, EA	Lot 1	Lot 2
Right to drain sewage	AA, AC	Lot 1	Lot 2
Right to drain sewage, storm water	A	Lot 1	Lot 2
	C	Lot 2	Lot 1
Right to convey computer media, telecommunications	B	Lot 1	Lot 2
Party wall	E, EA, EB, EC	Lot 1	Lot 2
	F	Lot 2	Lot 1
Right to convey telecommunications, computer media	DA	Lot 2	Lot 1
	G, EB	Lot 1	Lot 2

Schedule of Existing Easements

Last Edited: 05 Nov 2018 09:37:59

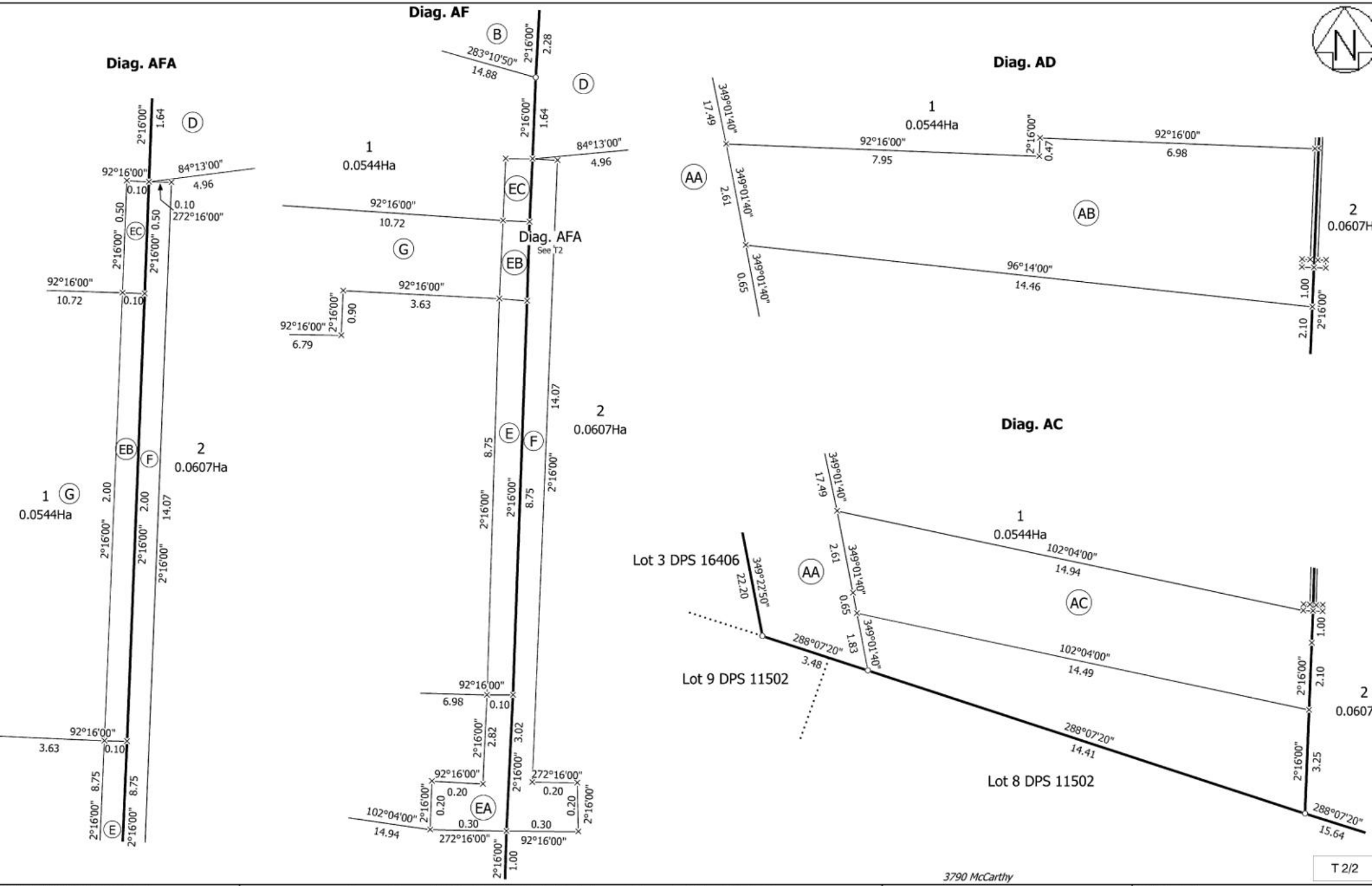
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document Reference
Right of Way	A, AA	Lot 1	EC S588807
	C	Lot 2	EC S588807



Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406

Surveyor: Karl Michael Rendall
Firm: Ross Overington Surveyors (Whakat

Title Plan
LT 530735
DRAFT



3790 McCarthy

T 2/2

and District: South Auckland Digitally Generated Plan Generated on: 06/12/2018 10:41am Page 4 of 4	Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406	Surveyor: Karl Michael Rendall Firm: Ross Overington Surveyors (Whakat	Title Plan LT 530735 DRAFT

Ross

From: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>
Sent: Tuesday, 11 September 2018 4:15 PM
To: 'Ross'
Subject: FW: SS-2018-8769-00: McCarthy & Turner and Mitchell, 1/66B & 2/66B Ocean Road

Hi Ross,

See below for further detail, but it is acceptable.

COPY

Thanks,

Ross Gardiner
PLANNER - CONSENTS
KAIWHAKARITE RAUEMI - WHAKAAETANGA

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7516 F
E Ross.Gardiner@whakatane.govt.nz W whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Diana Kim
Sent: Tuesday, 11 September 2018 4:12 PM
To: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>; Michael Van Tilburg <Michael.VanTilburg@whakatane.govt.nz>
Cc: Joe Xie <Joe.Xie@whakatane.govt.nz>
Subject: RE: SS-2018-8769-00: McCarthy & Turner and Mitchell, 1/66B & 2/66B Ocean Road

Yes it's acceptable for this consent.

Diana Kim
ASSET ENGINEER - THREE WATERS
KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7567 M 027 610 5393 F 07 307 0718
E Diana.Kim@whakatane.govt.nz W whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Ross Gardiner
Sent: Tuesday, 4 September 2018 8:46 AM
To: Diana Kim <Diana.Kim@whakatane.govt.nz>; Michael Van Tilburg <Michael.VanTilburg@whakatane.govt.nz>
Subject: FW: SS-2018-8769-00: McCarthy & Turner and Mitchell, 1/66B & 2/66B Ocean Road
Importance: High

Hi Diana and Michael,

Attached and below is an email from Ross Overington. They have a subdivision at 66B/1 and 656B/2 Ocean Road. A condition was to check the condition of the pipe and whether it was an older standard such as earthenware or not. Would you be able to review this and see if this is acceptable. Attached is a link to the objective file for the decision.

Also, who should we be contacting while Joe is away for RCs?

Thanks,

Ross Gardiner
PLANNER - CONSENTS
KAIWHAKARITE RAUEMI - WHAKAAETANGA

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7516 F
E Ross.Gardiner@whakatane.govt.nz W whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Ross <ross.overington@overington.co.nz>
Sent: Tuesday, 4 September 2018 8:08 AM
To: Joe Xie <Joe.Xie@whakatane.govt.nz>
Cc: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>
Subject: SS-2018-8769-00: McCarthy & Turner and Mitchell, 1/66B & 2/66B Ocean Road
Importance: High

Hi Joe

Further to our discussion regarding sewer connection in respect of the above, we have confirmed that the existing lateral pipe is PVC. Attached are photos showing the pipe at a position near the southwest corner of the building on Lot 1 (where it is 0.52 deep).

Please confirm that this can satisfy Condition (h) of the consent.

Cheers

Ross Overington MNZIS
Registered Professional Surveyor
Licensed Cadastral Surveyor

Director of Boulder Consultants Limited trading as
OVERINGTON SURVEYORS
1st Floor Phoenix House
11 Pyne Street
PO Box 600
WHAKATANE 3158

Phone - 07 308 6384
Fax - 07 308 6328
Mobile - 0274 904 203
Email - ross.overington@overington.co.nz
www.overington.co.nz

RESOURCE CONSENT SUMMARY FORM

Ozone Application Number	**8769**	Ozone Ref Number	**SS-2018-8769-00**
File Reference	**3320/0066/B01**	Type	**Subdivision**
Activity Status		Planner	**Ross Gardiner**
APPLICATION			
Applicant	**Mccarthy, John Goddard** **Turner, Janice Eathlinda** **Mitchell, Sharon Lee**	Location	**66b/1 And 66b/2 Ocean Road** **Ohope**
Service Agent	**Overington Surveyors**	Legal Description	**Lot 4 Dps16406**
		Zoning	**Residential**
Service agent Address	**Po Box 600** **Whakatane 3158**	Description of activity	**Two Lot (One Additional) Subdivision**
PROCESSING			
Date received	**21 May 2018**	Date Ack	**22 May 2018**
Further Information Requested		Date received	
Site Visit		S37 Date	
Notification Type		Notification Decision Date	

REFERRALS

Referral – Internal	Date sent	Date Received	Comments
Engineers (Abner Salanguit)	23/5/18		
Building Inspector (Paul Howells)	23/5/18		
Open Spaces (Jane Wright)			
Assets Engineer (Joe Xie)	23/5/18		
Referral - External	**Date sent**	**Date Received**	**Comments**
BOP Regional Council (dac@envbop.govt.nz) (pam.crabbe@envbop.govt.nz)	**23/5/18**		
Land Information NZ			

(customersupport@linz.govt.nz)			
NZ Transport Agency (taurangaplanning@nzta.govt.nz)			PO Box 13-055 TAURANGA 3141
Iwi – ***Planner to specify***			
Department of Conservation (opotiki@doc.govt.nz)			1/100 Valley Road WHAKATANE 3120
Fish & Game NZ (Eastern Regional) (eastern@fishandgame.org.nz)			Private Bag 3010 ROTORUA 3046
Heritage NZ (infolowernorthern@heritage.org.nz)			PO Box 13339 TAURANGA 3141
Community Board (Janie)			
Consultant/Peer Review			Purchase Order #
Consultant Planner			Purchase Order #
Commissioner			Purchase Order #

Notification/hearing			
Advertisement date		Submission close date	
Submissions acknowledged date		No Submissions received	
Notice of hearing sent to submitters on		Hearing Date/Time	
Planner's report served on applicant/submitters on			
Decision			
Consent granted/refused *(delete one).* Decision date			
Decision served on applicant/submitters on			
Total working days			
Fees/Charges			
Deposit	**$ 500.00**	Receipt No.	
Date			
Add Fees	**$**	Invoice No.	
Debtors No.		Date	
Refund	**$**	Invoice No.	

SS-2018-8769-00
17 December 2018

Referred To: JOE XIE c/- WHAKATANE DISTRICT COUNCIL

SECTION 224(C) CERTIFICATE CHECKLIST

TYPE: **SUBDIVISION**
APPLICANT: **MCCARTHY, JOHN GODDARD**
TURNER, JANICE EATHLINDA
MITCHELL, SHARON LEE
DETAILS: **TWO LOT (ONE ADDITIONAL) SUBDIVISION**
ADDRESS: **66B/1 AND 66B/2 OCEAN ROAD**
OHOPE

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by 03 January 2019

Condition	Approved	Not approved	Comments
g			
h			
i			
j			

Signed: _____ Date: _____

Purpose	Time	Initial

SS-2018-8769-00
3320/0066/B01

MEMORANDUM
RC Referral Recommendations

TO:	**Ross Gardiner**
DATE:	**9 June 2026**
FROM:	**Paul Howells**
TYPE:	**Subdivision**
APPLICANT:	**Mccarthy, John Goddard** **Turner, Janice Eathlinda** **Mitchell, Sharon Lee**
DETAILS:	**Two lot (one additional) subdivision**
ADDRESS:	**66B/1 AND 66B/2 OCEAN ROAD** **OHOPE**

Comments/Conditions: I have no objection to this application being granted. I would however ask that the following conditions and or advice notes be included in any consent given:

- Separate connections be provided to the Councils sewer to serve each of the proposed lots. These drains should run from the Ocean road end of the ROW serving the property rather that the rear as has been proposed by the applicants consultant.
- Stormwater from the buildings on site should be disposed of within the boundaries of the lot on which they are situated.
- All services be contained within each lots proposed lot boundaries or alternatively appropriate easements covering rights of access be created.

STAFF MEMBER	TIME (MINUTES)	COST	CODE	INITIAL	DATE
P Howells	45			PH	28/5/18
Monitoring					
TOTAL					

TO BE COMPLETED BY 30 May 2018

Your Ref: SS-2018-8769-00
Our Ref: 7.00192

1 June 2018

Ross Gardiner
Whakatane District Council
Private Bag 1002
Whakatane 3158

Dear Ross

Application for Resource Consent: JG McCarthy, JE Turner & SL Mitchell, 66B/1 & 66B/2 Ocean Road, Ohope

Thank you for your letter of 23 May 2018 regarding the above application for resource consent.

BOPRC makes the following comments on the application:

Inundation from the coast

The elevation of the land within the property boundary ranges between 4.0 and 4.45m RL (Moturiki Datum 1953) (104 and 104.45 m RL Whakatāne Datum). **The property is located outside the 104.0 Moderate Inundation Risk Zone (Tonkin & Taylor, 2002)** but updated 1% AEP coastal inundation levels are given below for reference as the zone may be updated in future to reflect updated inundation levels:

The coastal inundation level includes an allowance for estimate imprecision and phenomena not explicitly included in the calculations, and has been adjusted using the latest climate change figures, in line with the Regional Policy Statement.

This is not a guarantee that any future new dwelling will not be affected by flooding. It is also possible that in the future, the flood levels may be superseded by more up-to-date information.

Moderate Inundation Risk Zone. Inundation Level from Whakatāne District Council Coastal Hazard Analysis (Tonkin & Taylor, 2002)	4.0
Existing sea-level rise allowance within H & H Guidelines	-0.49
Sea-level rise between 1953 (Moturiki Datum) and the 1980-1999 average	0.05
Sea-level rise above the 1980-1999 average to 2112 for a permanent building (RPS Policy NH 11B)	0.9
Allowance for sea-level rise 2112-2118 at 10 mm per year (Policy NH 11B)	0.06
If future adaptations are limited (relative to Moturiki Datum 1953)	**4.52**

The property elevation is below the updated coastal inundation levels above.

No expectation site will flood

Whakatāne District Council may have more detailed information on flood levels from local

5 Quay St, PO Box 364, Whakatāne 3158, New Zealand P 0800 884 880 F 0800 884 882 E info@boprc.govt.nz W www.boprc.govt.nz

stormwater. For flood levels BOPRC recommends to use either the flood level identified by WDC or the coastal inundation level, whichever is higher. However, having reviewed the application, BOPRC has no expectation that during a 1% AEP event the site will flood in relation to external watercourses.

Whakatāne District Council will still need to be satisfied that:

- Ephemeral flow paths have been considered.
- Flow paths from / onto neighbouring properties have been considered.
- There are no land stability concerns.

A site visit may be sufficient to confirm these details.

If an identified building site is located within an overland flow path, the design 1% AEP flood level should be set a minimum of 0.5m above general ground level and the building should not obstruct any existing flow paths. This requirement is not applicable to those building sites located on ridges.

Please contact Peter Blackwood (Principal Technical Engineer) at BOPRC for any queries regarding stormwater management and flooding matters.

Decision

When this application is completed please forward a copy of your Council's decision to BOPRC (attention Pam Crabbe) or by email to dac@boprc.govt.nz in accordance with section 8 of our agreed protocol.

Yours faithfully

Nassah Steed
Programme Leader (Statutory Policy)

Copy to: JG McCarthy, JE Turner & SL Mitchell
C/- RJ Overington
Overington Surveyors
PO Box 600
Whakatane 3158

SS-2018-8769-00
3320/0066/B01

MEMORANDUM
RC Referral Recommendations

TO:	**Ross Gardiner**
DATE:	**9 June 2026**
FROM:	**Joe Xie**
TYPE:	**Subdivision**
APPLICANT:	**Mccarthy, John Goddard** **Turner, Janice Eathlinda** **Mitchell, Sharon Lee**
DETAILS:	**Two lot (one additional) subdivision**
ADDRESS:	**66B/1 AND 66B/2 OCEAN ROAD** **OHOPE**

Further Information:

Comments/Conditions:

1. That all lots shall be provided with an independent metered water connection in accordance with Sections 6.1.12 and 6.2.3 of the Council's Engineering Code of Practice.

2. That all easements required to protect rights-of-way or services shall be duly granted and reserved.

3. That all lots shall be provided with independent sewer connections, either in accordance with Standard Drawing SS01, or by constructing a manhole on the existing lateral at the beginning of the driveway close to the property boundary in accordance with Standard Drawing SS10. If the latter option is adopted a sewer lateral inspection test shall be carried out at the expense of the consent holder. If the test fails the consent holder shall upgrade the lateral to the required standard. Application for a new connection or CCTV inspection of the existing lateral shall be made to the Council prior to any works commencing on site.

Advice Note:

1. In order to connect to Council's reticulated sewer, water and stormwater systems, a separate application must be made to the Council.

STAFF MEMBER	TIME (MINUTES)	COST	CODE	INITIAL	DATE
Joe Xie	30		65-50-10-1250	JX	29/05/2018
Monitoring					
TOTAL					

TO BE COMPLETED BY 30 May 2018

Whakatane
District Council

<<COPY ONLY>>

TAX INVOICE No: 2018/177428
GST Reg No : 16-940-356

Received From
BOULDER CONSULTANTS
Ocean Road

Date :18 May 2018, Time: 03:04p.m.
Till :CSC1A
Received :$500.00 CHEQUE
==========

Applicat'n:$500.00 RCON-1669
MCCARTHY, JOHN GODDARD

Total Rec :$500.00
==========

Incl GST :$65.22

TAUPO
4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
taupo@bouldercni.co.nz
www.overington.co.nz

Boulder Consultants Limited, trading as
OVERINGTON SURVEYORS
SURVEYING • ENGINEERING • PLANNING

WHAKATANE
Phoenix House, Pyne Street
PO Box 600, Whakatane 3158
Phone 07 308 6384
Fax 07 308 6328
whakatane@bouldercni.co.nz
www.overington.co.nz

Our Ref: 3790

14 May 2018

WHAKATANE DISTRICT COUNCIL
18 MAY 2018
Nadia

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE 3158

Attention: Shane McGhie

Dear Shane

JG MCCARTHY & JE TURNER AND SL MITCHELL, 1/66B AND 2/66B OCEAN ROAD, OHOPE: PROPOSED CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)

1. INTRODUCTION

Mr McCarthy and Ms Turner, have recently purchased across-lease property, being one of two attached dwelling units on a "rear" section located approximately 60 metres east of the intersection of Ocean Road and Moana Street, Ohope. They have agreed with the other party to the cross-lease, Mrs Mitchell, to upgrade the existing titles to separate fee simple estates.

Accordingly, resource (subdivision) consent is required from the Whakatane District Council, as illustrated on our drawing 3790/1.

2. DESCRIPTION OF SUBJECT SITE

Legal descriptions of the existing properties are:

- An undivided one-half share in the fee simple estate of Lot 4 DPS 16406 containing 1150 square metres (m²) held in Computer Freehold Register SA19D/1172 and a leasehold estate in Flat 1 on DPS 19716 held in Computer Interest Register SA18A/1490, together owned by Mr McCarthy and Ms Turners at 1/66B Ocean Road (but referred to as Number 2 at 66B).

- An undivided one-half share in the fee simple estate of Lot 4 DPS 16406 containing 1150 square metres (m²) held in Computer Freehold Register SA19A/936 and a leasehold estate in Flat 2 on DPS 19716 held in

Computer Interest Register SA18A/1491, together owned by Mrs Mitchell at 2/66B Ocean Road (but referred to as Number 1 at 66B).

There is an existing subject and appurtenant (reciprocal) right of way situation with Lot 3 DP 16406 (at 1/66A & 2/66A Ocean Road), whereby Lots 8 (at 66C Ocean Road and 25 Harbour Road), 9 (at 23 Harbour Road) and 10 (at 21 Harbour Road) DPS 16106 also have appurtenant rights. This has an aggregate width of 6.10 metres.

The land is generally flat at approximately reduced level 104.5 metres in terms of Council's Datum, with a slight fall towards Ocean Road.

The site is fully developed with the two attached single-storey dwelling units. Mr McCarthy and Ms Turner's unit has an internal single garage while Mrs Mitchell's property has detached double garaging plus a sleepout at the rear. Access to both units from the right of way is via a sealed driveway along the northern boundary.

Both existing units have independent water connections from Council's community supply but share a single 100 mm diameter lateral connection from Council's sewer main located along the Ocean Road frontage.

Images 1 – 10 below (on pages 7 & 8) provide views of the site (photographs taken 11 May 2018).

3. PROPOSAL DESCRIPTION

The proposal converts two existing composite titles to similar separate fee simple titles, but does not create any additional titles:

Lot 1 totalling approximately 542 m² is a new rear site containing Flat 1 DPS 19716.

Lot 2 totaling approximately 608 m² is a new rear site containing Flat 2 DPS 19716, plus the associated garage / sleepout structure.

New boundaries are in accordance with the existing use / occupation situation.

Ownership of the existing access within the site is shared between the new lots, with a mutual right of way provided (shown "A", "B", "C" & "D" on drawing 3790/1). The rights of way also define services easements where appropriate.

The net areas of Lots 1 and 2, excluding their ownership strips in the existing and proposed rights of way are approximately 420 m² and 488 m² respectively.

Other easements will be provided where services cross Lot 1 to Lot 2 and for a party wall situation (shown "E" and "F" on drawing 3790/1) to guarantee continuing right of support in respect of the existing common wall.

4. DISTRICT PLAN ASSESSMENT

The land is zoned Residential under the Operative First Review of the Whakatane District Plan (the Plan) where the proposed subdivision complies with Rule 12.4.14.1 (Conversion of Land Tenure) of the Plan and the application is therefore a controlled activity in terms of Rule 12.2.1.1.8.

All buildings have been built in accordance with building consents and new boundaries comply with all relevant provisions of Rule 4.2 in the Plan, noting that the new common boundary through the building complies with Rule 4.2.4.1.e where neighbour's written approvals are implicit. The proposal therefore also complies with Rule 12.3.5.1 (Existing Buildings – Subdivision).

Notwithstanding normal subdivision requirements, the proposal also complies with Rule 3.4.1.3.2 of the Plan as a controlled activity, noting that the layout of existing buildings has been approved as part of building consents that comply with all relevant permitted activity conditions.

The proposal effectively replaces existing permanent titles with similar alternative permanent titles where no further development or physical change will result. It is considered that all relevant assessment criteria has already been considered and met as part of building consents and cross-lease subdivision.

Relevant Objectives and Policies of the Plan have been considered and the proposal is not contrary to these – refer to Clause 8 below.

5. SERVICES

There are separate existing water and telecommunications connections to each unit and electricity is separately metered.

Water connections and meters for both units are located at the street frontage, with separate reticulations along the existing ownership strip in the right of way.

An existing 100 mm diameter sewer connection, serving both dwellings, extends from Ocean Road along the existing right of way to the rear of the units. It is proposed to construct a new (mini) manhole over the existing line, within the right of way, from where a separate 100 mm diameter sewer connection can be provided for Lot 2 across Lot 1. A new easement is provided to facilitate this (shown "AB" on drawing 3790/1). It is acknowledged that this is a variation from

the normal engineering standard but is considered appropriate considering the existing (consented) use and effect of the proposal.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

The existing properties are fully developed with separate permanent titles and the proposal seeks only to upgrade those titles to an alternative permanent tenure. As such there is unlikely to be any adverse effect to neighbours or any other party.

7. DEVELOPMENT CONTRIBUTION

As a conversion of land tenure where there will be no additional titles or buildings, no development contribution applies in terms of Council policy.

8. ASSESSMENT AGAINST RELEVANT OBJECTIVES AND POLICIES OF THE PLAN

Relevant Objectives and Policies of the Plan have been considered and are commented on as follows:

Strategic Objective 1 - *The subject site is in a Residential Zone and has been fully developed in accordance with building consents, so that the proposal will have no additional impact on surrounding properties.*

Strategic Objective 2 - *The proposal is compatible with existing surrounding residential properties which are held either in composite or fee simple titles.*

Strategic Objective 5 – *There are no particular natural hazards likely to affect the site.*

Strategic Objective 6 – *Upgrading of the existing titles will provide the parties with more certainty of ownership and occupation rights.*

Strategic Objective 8 – *The site is already fully developed so there will be no additional effects on growth and development.*

Objective Res1 - *The proposal complies with all assessment criteria and standards of the Plan which ensures that the residential character and amenities of the area are maintained.*

Objective Res2 - *This development is for a residential use of the property only, as provided for in the Plan.*

Objective Sub3 - *The proposed lots are in accordance with the existing use of the property and there will be no additional effects on any neighbouring property or the environment.*

Objective TS1 - *This proposal will have no adverse effect on the existing transport network.*

Objective TS5 *- Stormwater and wastewater will be disposed of in accordance with Council's engineering standards.*

Objective TS6 *- The development will be supplied with potable water from the Council's community reticulation.*

Objective FC1 *– There will be no additional demand on Council's services or infrastructure and accordingly no financial contributions apply, in terms of Council's policy.*

Objective HAz1 *– There are no natural hazards associated with the property.*

9. CONCLUSION

As a controlled activity that has no possible adverse effects it is anticipated that this proposal will be processed on a non-notified basis.

Accordingly, we request that Council approve the application subject to appropriate conditions.

Anticipated conditions of consent are:

(a) *That the proposed activity shall be carried out in general accordance with Plan Number 3790/1 prepared by Overington Surveyors dated May 2018 and all information submitted as part of this application except where modified by any other condition of this consent.*

(b) *That all easements required to protect access and services shall be duly granted or reserved.*

(c) *That all services and structures for stormwater disposal are to be contained within each lot's boundaries or appropriate easements shall be duly granted or reserved to provide on-going rights of access and maintenance.*

(d) *That separate sanitary sewer connections shall be provided for both lots by constructing a new manhole on the existing lateral near the south end of the existing right of way, in accordance with Standard Drawing SS 10.*

(f) *That a monitoring fee of $300 shall be paid to the Council as charge for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act, 1991.*

10. PUBLIC NOTIFICATION ASSESSMENT

Referring to Section 95, the mandatory public notification circumstances set out in 95A(3) do not apply, the subdivision is effectively a controlled activity and / or restricted discretionary activity where Sections 95A(5) and 95A(5)(b)(i) & (ii) preclude public notification and the proposal does not fall within criteria of Sections 95A(2) & (3).

In addition, Section 95B(7) does not apply and in terms of Section 95B(8) there will be no more than a minor effect to any other person, considering:

- the District Plan permits only one dwelling on each new property as of right;
- all relevant Standards of the Plan have been met;
- as a controlled activity, effects of the proposal have been considered by the Plan and are anticipated.

There are also no special circumstances applicable to this application that may warrant notification.

Accordingly, it is anticipated that the application will be processed on a **non-notified** basis.

Yours faithfully
Overington Surveyors

R J OVERINGTON
Registered Professional Surveyor / Director

Encl: Form 9
Cheque ($500.00)
1 x A3 Copy & 1 x A4 Copy Drawing 3676/1
DPS 16406 & DPS 19716
2 x Titles

Image 1: ROW entrance from road

Image 2: Along north boundary from ROW

Image 3: Garage Lot 1

Image 4: Rear yard Lot 2 from northeast

Image 5: Garage / sleepout Lot 2

Image 6: West side Lot 1

Image 7: Rear of Lot 1 from west

Image 8: Rear of Lot 1 from east

Image 9: ROW to Harbour Road properties

Image 10: Vehicle / frontage from west

WHAKATĀNE District Council
Kia Whakatāne au i ahau

RESOURCE CONSENT APPLICATION FORM

Land use, Subdivision, Outline Plan/Outline Plan Waiver

Type of consent being applied for Please tick as appropriate	☐ Land Use	☑ Subdivision	☐ Combined land use /subdivision
	☐ Outline plan/outline plan waiver		

Please print clearly

Location of proposed activity/project

Describe the location as it is commonly known and in a way that will enable it to be easily identified e.g. the street address, the legal description, the name of any relevant stream, river or other water body to which the application relates, proximity to any well-known landmark, the grid reference.

Property Address: 1/66B & 2/66B Ocean Road, Ohope		
Owned by: JG MCCARTHY & JE TURNER AND SL MITCHELL		
Legal Description	Lot: 4	DPS: 16406
Cross Lease/Unit title	Flat/Unit: 1 & 2	DPS: 19716
Legal Area: 1150 M²		
Other information relevant to location:		
60 METRES EAST OF INTERSECTION WITH MOANA STREET (CFR SA19D/1172 & SA19A/936 AND CIR SA18A/1490 & SA18A/1941)		

Description of the proposed activity/project

List the reasons for the application and any District Plan rules/standards infringed

TO UPGRADE EXISTING CROSS-LEASE TITLES TO SEPARATE FEE SIMPLE TITLES

Assessment of effects

REFER TO ACCOMPANYING REPORT

A1207515

WHAKATĀNE District Council
Kia Whakatāne au i ahau

RESOURCE CONSENT APPLICATION FORM

Land use, Subdivision, Outline Plan/Outline Plan Waiver

Additional consents required? Please select the statement below that applies to this application

No additional resource consents are needed for the proposal to which this application relates.	✓
The following additional resource consents are needed for the proposal to which this application relates and have/have not been applied for:	

Pre application information

	Yes	No
Have you received pre-application information or had a pre-application meeting regarding this proposal from the Council? If YES, provide the name of the staff member(s).		✓

Date of meeting:	Staff member(s)

Consultation

I/We have consulted with the following affected or interested parties:

Name	Address

Tick one of the following:

A.	They had no concerns	
B.	They raised the following concerns: *(continue on a separate sheet where necessary)*	
	I have addressed these by... *(continue on a separate sheet where necessary)*	

Affected party approvals

I/We have obtained the written approval of the following affected persons:

Name	Address	Owner *Tick if applicable*	Occupier *Tick if applicable*

WHAKATĀNE District Council
Kia Whakatāne au i ahau

RESOURCE CONSENT APPLICATION FORM

Land use, Subdivision, Outline Plan/Outline Plan Waiver

Please print clearly

Applicant details

Applicant name JOHN GODDARD MCCARTHY & JANICE EATHLINDA TURNER AND SHARON LEE MI

Electronic address for service :sportslocker1@xtra.co.nz

Phone number *Include area code*	Mobile number

Postal address : FLAT 2, 66B OCEAN ROAD, OHOPE

Agent or nominated contact if different from applicant

Agent or nominated contact name(s) : OVERINGTON SURVEYORS

Electronic address for service : ross.overington@overington.co.nz

Phone number *Include area code* : 308 6328	Mobile number : 0274 904 203

Postal address : PO BOX 600, WHAKATANE 3158

Owner/occupier of the land to which the resource consent will apply if different from applicant

Owner/occupier name(s)

Electronic address for service

Phone number *Include area code*	Mobile number

Postal address

Addresses for correspondence and payment/invoices

All correspondence (excluding invoices) sent to:

☐ Applicant ☑ Agent/nominated contact ☐ Owner/occupier

Person paying for this consent/invoices will be sent to:

☑ Applicant ☐ Agent/nominated contact ☐ Owner/occupier

Site visit requirements

☑ As landowner and with the consent of any occupiers or lessees, I agree to Council staff or authorised consultants visiting the site which is the subject of this application, for the purpose of assessing this application

Signature: Date: 14 MAY 2018

☐ If the applicant is not the land owner please provide details of the landowners or person authorised to sign on behalf of the landowner below:

Full name

Contact phone number(s)

Details of any entry restrictions or health and safety concerns in relation to the application site, that Council staff should be aware of, eg dogs, locked gates, chemical spraying etc

A1207515

WHAKATĀNE District Council
Kia Whakatāne au i ahau

RESOURCE CONSENT APPLICATION FORM

Land use, Subdivision, Outline Plan/Outline Plan Waiver

Notification information

	Yes	No
Are you requesting the application to be publicly notified?	☐	✓
Are you requesting the application to be limited notified to any persons who you consider are likely to be adversely affected* by your proposal (if the adverse effects are minor or more than minor) and who have not provided their written approval?	☐	✓

***Please note: it is at the discretion of Council to determine who is adversely affected.**

Draft conditions

	Yes	No
Do you wish to see the draft conditions prior to the release of the resource consent decision? *If **YES**, the Council may extend the processing timeframe pursuant to Section 37A of the Resource Management Act 1991 to give you time to consider and respond to Council*	✓	☐

Deposit fee

The required deposit fee must be paid before any processing of the application will start.

✓ I enclose a deposit fee of $500.00

Note: The initial lodgement deposit paid on application may not cover the total cost of processing this application. The Council charges for receiving, processing and granting of consents on an actual csots basis. You may receive a refund or an account for additional costs.

I/We understand that Council may invoice me for the actual and reasonable costs incurred in the processing of this application. Subject to my/our rights under Sections 357B and 358 of the RMA to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council.

Without limiting the Council's legal rights, if any steps, including the use of debt collectors, are necessary to recover unpaid processing costs, I/we agree to pay all costs of recovering those processing costs.

If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, in signing this application I/we are binding the trust, society or company to pay all of the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Signature

Applicant's full name *(please print)*

Signature of applicant (or person authorised to sign on behalf of Applicant)	14 MAY 2018 Date

A1207515

WHAKATĀNE District Council
Kia Whakatāne au i ahau

RESOURCE CONSENT APPLICATION FORM

Land use, Subdivision, Outline Plan/Outline Plan Waiver

Office use only		
Date & time received	Receipt No.	Application No.

Criteria for acceptance: Counter

Application		Yes	No
	Application Details completed in full		
	Legal Description		
	Address for Service		
	Assessment against District Plan or NES		
Check that plans drawn to scale indicate:			
	* Site plan that identifies the property boundaries		
	* Any other buildings (highlighting the proposed building)		
	* Distances to boundaries (between all structures and boundaries)		
	* Vehicle entrance, turning circle, and onsite manoeuvring		
	* Floor plan(s)		
	* Identification of topography		
	* Certificate of Title		
	Elevation Drawings or if the building is being re-sited, photos		
	If Māori land – evidence of right to build		
	Application fee of $.....		
Note: If any criteria indicates "NO", the application may be incomplete (Section 88(3) RMA 1991)			

Planner's assessment	Yes	No
Is the application complete?		
If incomplete the reasons are:		

QuickMap Title Details

Information last updated as at 07 May 2018

COMPUTER INTEREST REGISTER
DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier SA18A/1490
Land Registration District South Auckland
Date Issued 29 January 1975 12:00 AM

Prior References
SA18A/1263

Estate	Leasehold	**Instrument**	L H025156.1
		Term	999 years as from and including 1.12.1974

Legal Description Flat 1 Deposited Plan South Auckland 19716 and Garage 1 Deposited Plan South Auckland 19716

Proprietors
Janice Eathlinda Turner as to a 1/2 share
John Goddard McCarthy as to a 1/2 share

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.

QuickMap Title Details

Information last updated as at 30 Apr 2018

COMPUTER FREEHOLD REGISTER
DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier	**SA19D/1172**
Land Registration District	**South Auckland**
Date Issued	17 February 1976

Prior References

SA18A/1263

Type	Fee Simple - 1/2 share
Area	1150 square metres more or less
Legal Description	Lot 4 Deposited Plan South Auckland 16406

Proprietors

John Goddard McCarthy as to a 1/2 share
Janice Eathlinda Turner as to a 1/2 share

Subject to a right of way over part coloured yellow on DPS 16406 specified in Easement Certificate S588807

Appurtenant hereto is a right of way specified in Easement Certificate S588807

The easements specified in Easement Certificate S588807 are subject to Section 37 (1) (a) Counties Amendment Act 1961

H025156.1 Lease of Flat 1 and Garage 1 Plan S19716 Term 999 years as from and including 1.12.1974 Leasehold CT SA18A/1490 issued - 29.1.1975 at 10.46 am

H025156.2 Lease of Flat 2 Plan S19716 Term 999 years as from and including 1.12.1974 Leasehold CT SA18A/1491 issued - 29.1.1975 at 10.46 am

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QuickMap Title Details

Information last updated as at 12 Feb 2018

COMPUTER INTEREST REGISTER
DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier **SA18A/1491**
Land Registration District **South Auckland**
Date Issued 29 January 1975 12:00 AM

Prior References
SA18A/1263

Estate	Leasehold	**Instrument**	L H025156.2
		Term	999 years as from and including 1.12.1974
Legal Description	Flat 2 Deposited Plan South Auckland 19716		

Proprietors
Sharon Lee Mitchell

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QuickMap Title Details

Information last updated as at 12 Feb 2018

COMPUTER FREEHOLD REGISTER
DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier	**SA19A/936**
Land Registration District	**South Auckland**
Date Issued	10 June 1975

Prior References

SA18A/1263

Type	Fee Simple - 1/2 share
Area	1150 square metres more or less
Legal Description	Lot 4 Deposited Plan South Auckland 16406

Proprietors

Sharon Lee Mitchell

Appurtenant hereto is a right of way specified in Easement Certificate S588807

Subject to a right of way over part coloured yellow on DPS 16406 specified in Easement Certificate S588807

The easements specified in Easement Certificate S588807 are subject to Section 37 (1) (a) Counties Amendment Act 1961

H025156.1 Lease of Flat 1 and Garage 1 Plan S19716 Term 999 years from and including 1.12.1974 Leasehold CT SA18A/1490 issued - 29.1.1975 at 10.46 am

H025156.2 Lease of Flat 2 Plan S19716 Term 999 years from and including 1.12.1974 Leasehold CT SA18A/1491 issued - 29.1.1975 at 10.46 am

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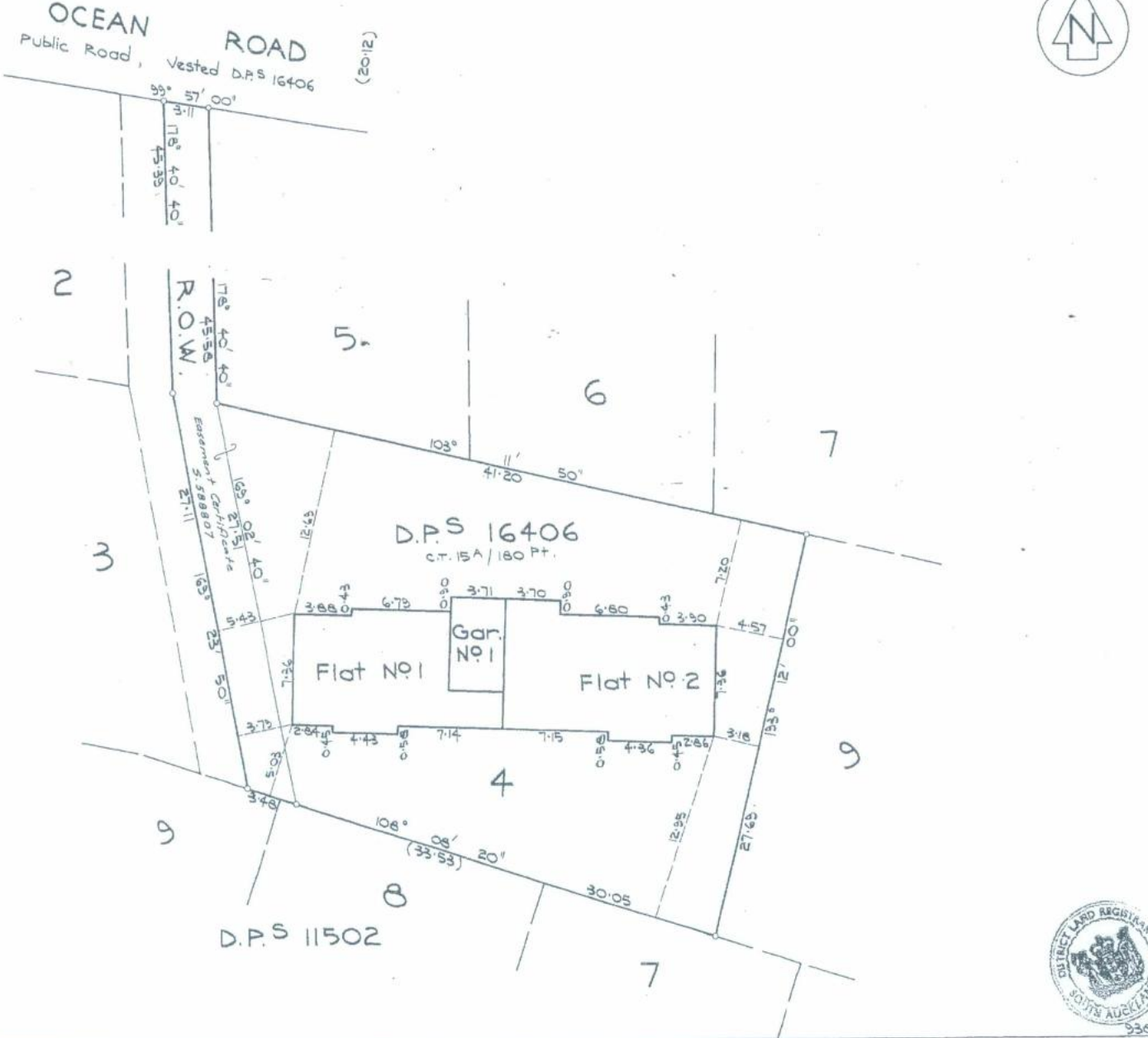


Approvals.

APPROVED

[signature]

REGISTERED OWNER

I hereby certify that the buildings shown hereon are within the boundaries of C.T. 15A/180 Pt; Lot 4 D.P.S 16406

[signature] Registered Surveyor

5th June 1974 Date

Total Area

Comprised in C.T. 15A/180 Pt.

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 1966

Dated at this day

of 19 Signature

Field Book p. Traverse Book p.

Reference Plans D.P.S 11502, 16406

Examined Correct

Approved for leasing purposes

[signature] Chief Surveyor

4.9.74

Deposited this 9th day of December 1974

[signature] Assistant District Land Registrar

File Ohope 6.

Received 2-9-74

Instructions

DISTRICT LAND REGISTRAR SOUTH AUCKLAND, N.Z.

938

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK.& DIST. BLK. III WHAKATANE

NZMS 1 SHEET No. N. 69

PLAN OF FLATS SITUATED ON LOT 4 D.P.S 16406 BEING PT. ALLOT. 246 B 2 B 2 WAIMANA PARISH

LOCAL AUTHORITY WHAKATANE COUNTY

Surveyed by JOHN R. RAINFORD

Scale 1:200 Date MAY 1974

DPS 19716

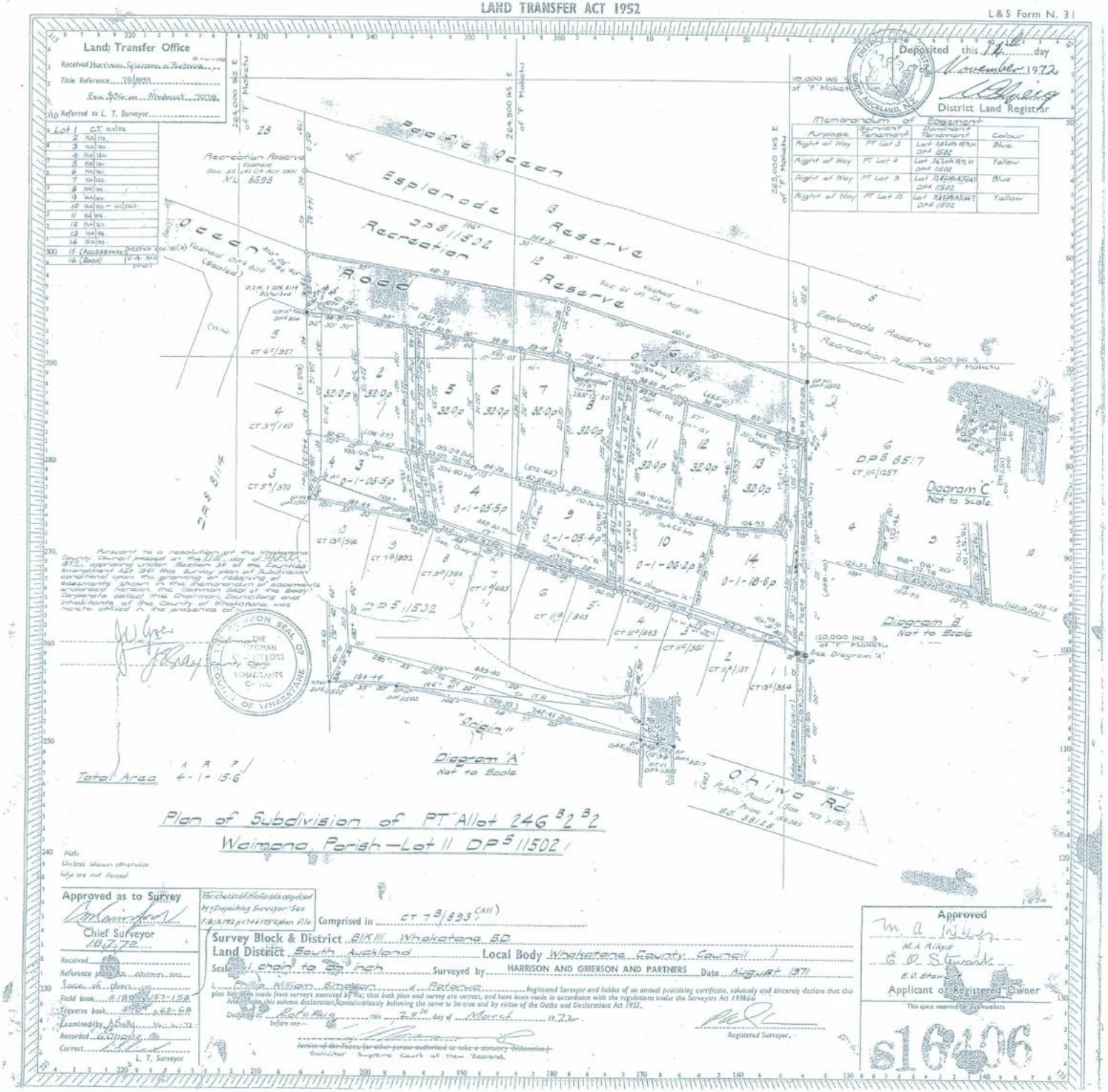
Printed by Litholabins Instruments Ltd. Wellington, New Zealand.

I.F. Stirling, Surveyor General, Department of Lands and Survey, Wellington.

LGS FORM N 53

LAND TRANSFER ACT 1952

L&S Form N. 31



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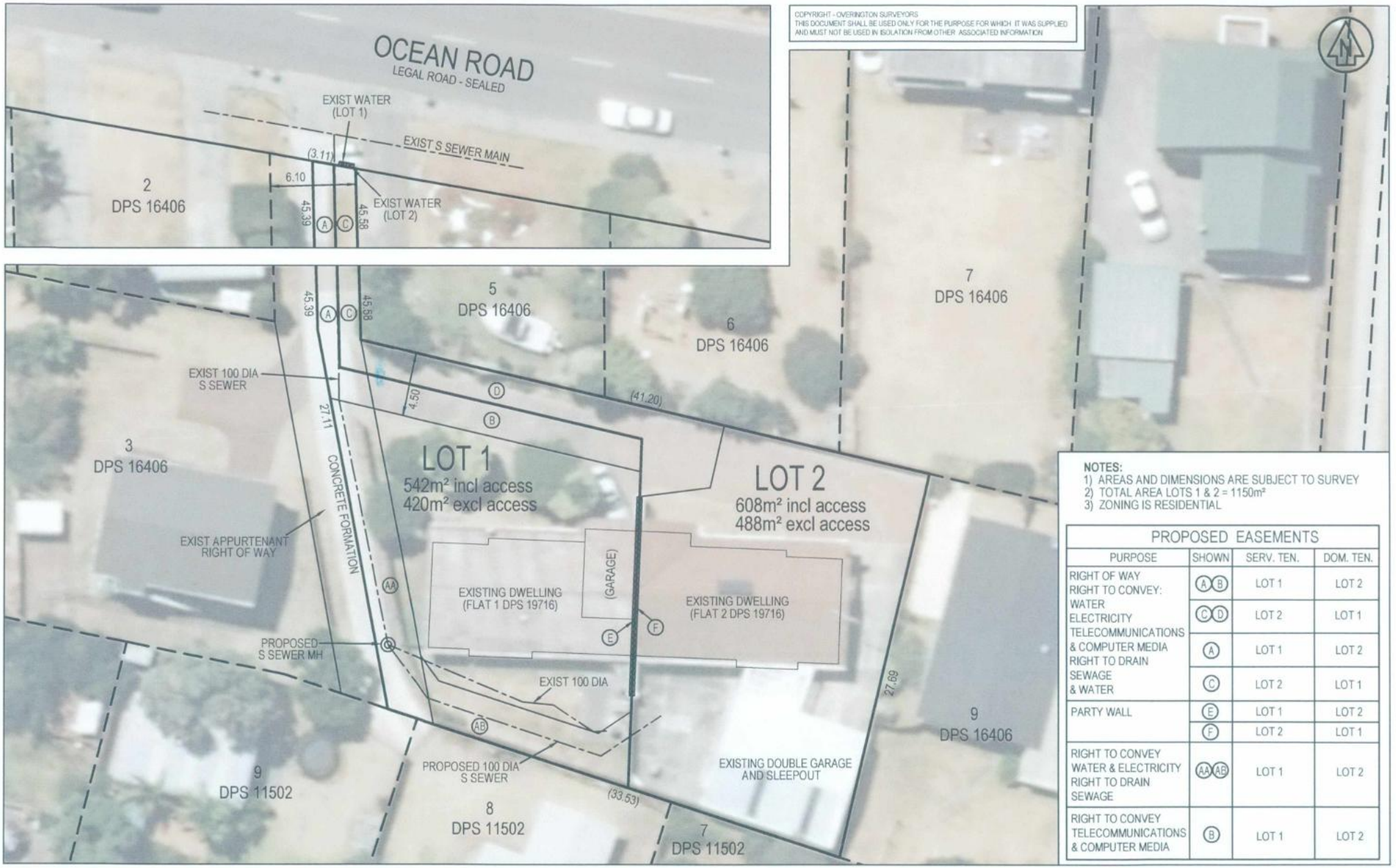

NOTES:
1) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
2) TOTAL AREA LOTS 1 & 2 = 1150m²
3) ZONING IS RESIDENTIAL

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT OF WAY RIGHT TO CONVEY:	A B	LOT 1	LOT 2
WATER ELECTRICITY TELECOMMUNICATIONS & COMPUTER MEDIA	C D	LOT 2	LOT 1
RIGHT TO DRAIN SEWAGE & WATER	A	LOT 1	LOT 2
	C	LOT 2	LOT 1
PARTY WALL	E	LOT 1	LOT 2
	F	LOT 2	LOT 1
RIGHT TO CONVEY WATER & ELECTRICITY RIGHT TO DRAIN SEWAGE	AA AB	LOT 1	LOT 2
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	B	LOT 1	LOT 2

PREPARED FOR:
JG McCARTHY & JE TURNER
1/66B OCEAN ROAD, OHOPE.
S L MITCHELL
2/66B OCEAN ROAD, OHOPE.

PROPOSED SUBDIVISION OF LOT 4 DPS 16406

COMPRISED IN: CFR SA19D/1172 & CIR SA18A/1490 (JG McCARTHY & JE TURNER)
CFR SA19A/936 & CIR SA18A/1491 (S L MITCHELL)

DATE: MAY 2018
SCALES: 1:250 (A3)

No.	Date	Revision

Boulder Consultants Limited, trading as
OVERINGTON SURVEYORS
PO Box 600, Phoenix House, Pyne Street, WHAKATANE
Phone: 07 308 9364 Email: whakatane@overington.co.nz

DESIGNED: RJO
DRAWN: CGO
SURVEYED:

DRAWING No. 3790/1
CAD No.

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OCEAN ROAD
LEGAL ROAD - SEALED

EXIST WATER (LOT 1)
EXIST S SEWER MAIN
(3.11)
6.10
45.39
45.58
EXIST WATER (LOT 2)
A
C

2
DPS 16406

5
DPS 16406

6
DPS 16406

7
DPS 16406

3
DPS 16406

EXIST 100 DIA S SEWER
4.50
D
B
(41.20)
27.11
CONCRETE FORMATION
EXIST APPURTENANT RIGHT OF WAY
AA

LOT 1
542m² incl access
420m² excl access

LOT 2
608m² incl access
488m² excl access

EXISTING DWELLING (FLAT 1 DPS 19716)
(GARAGE)
EXISTING DWELLING (FLAT 2 DPS 19716)
E
F

PROPOSED S SEWER MH
EXIST 100 DIA
AB
27.69

9
DPS 16406

PROPOSED 100 DIA S SEWER
EXISTING DOUBLE GARAGE AND SLEEPOUT
(33.53)

9
DPS 11502

8
DPS 11502

7
DPS 11502

NOTES:
1) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
2) TOTAL AREA LOTS 1 & 2 = 1150m²
3) ZONING IS RESIDENTIAL

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT OF WAY RIGHT TO CONVEY: WATER ELECTRICITY TELECOMMUNICATIONS & COMPUTER MEDIA RIGHT TO DRAIN SEWAGE & WATER	(A)(B)	LOT 1	LOT 2
	(C)(D)	LOT 2	LOT 1
	(A)	LOT 1	LOT 2
	(C)	LOT 2	LOT 1
PARTY WALL	(E)	LOT 1	LOT 2
	(F)	LOT 2	LOT 1
RIGHT TO CONVEY WATER & ELECTRICITY RIGHT TO DRAIN SEWAGE	(AA)(AB)	LOT 1	LOT 2
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	(B)	LOT 1	LOT 2

PREPARED FOR:
JG McCARTHY & JE TURNER
1/66B OCEAN ROAD, OHOPE.
S L MITCHELL
2/66B OCEAN ROAD, OHOPE.

PROPOSED SUBDIVISION OF LOT 4 DPS 16406

COMPRISED IN: CFR SA19D/1172 & CIR SA18A/1490 (JG McCARTHY & JE TURNER)
CFR SA19A/936 & CIR SA18A/1491 (S L MITCHELL)

DATE: MAY 2018
SCALES: 1:250 (A3)

No.	Date	Revision

Boulder Consultants Limited, trading as
OVERINGTON SURVEYORS
PO Box 600 Phoenix House, Pyne Street, WHAKATANE
Phone: 07 308 6384 Email: whakatane@overington.co.nz

DESIGNED: RJO
DRAWN: CGO
SURVEYED:
CAD No.

DRAWING No. 3790/1

RCSGEN

WHAKATANE COUNTY COUNCIL

(Previous No.) SP 225 Scheme Plan No. SP 300

Received 22.6.70 Acknowledged

Description Pt Allot 246 B2B2 Waimana Parish (Lot 11 DPS 11502)

Locality Ohope Riding/County Town

Owner Mrs. M. Rikys + Others C.T. 7A/852 PT

Surveyor Harrison + Grierson + Partners

Noted on Record Plan Zoning

Inspected in field Brian Brown 857 0hob

To Valuation Dept Returned

To C. Engineer 1.7.1970. Returned 2.7.70

To. C.H. Inspr 2.7.70 / 16/12/70. Returned 7.7.70.

To D.C.W. NN Returned

To M.O.H. NN Returned

To C. of C. Lands NN Returned

To County Town Cttee NA Returned

COUNCIL RESOLUTION

To Surveyor on

Requisition 31.10.70 Returned 13.11.70.

Appropriate area for Reserves Already provided

Area of County Lots

Upgrading Costs $ Date Paid

Cash in Lieu of Reserves. $ NN Date Paid

Approved 24.11.70. Surveyor Advised 27.11.70

Conditions attached Yes L.T. Plan Received 6.4.72

Checked with Scheme Plan, and for lapsing etc

To Eng. for Certificate 26.4.72. Received 24.5.72

Building Line Restriction Defined /

Bond for Outstanding Payment

COUNCIL RESOLUTION 21.4.72.

Returned to Surveyor 24.5.72.

Building Line Restriction Registered

JFG/SMK

24/2/1

3 October 1973

Messrs. Harrison, Grierson & Partners,
P.O. Box 396,
ROTORUA.

Dear Sirs,

re: Subdivision - M.A. Rikys & Others
Pt. Allot. 246 B2 B2

Further to previous correspondence concerning the above and subsequent advice from the District Land Registrar that the plan of subdivision being D.P.S. 16406 was deposited on 14 November 1972, I have to advise that, to date, a copy of this plan has not been received at this office.

A building permit application has recently been submitted in respect of Lot 10 which is having to be held pending checking of site dimensions. It would therefore be appreciated if you would forward a copy of D.P.S. 16406 at the earliest opportunity.

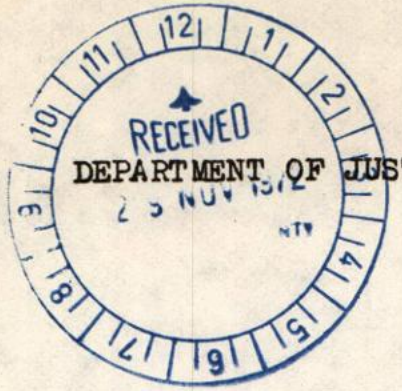
Yours faithfully,

J.F. Gillespie
County Health and Building
Inspector.

Copy D.P. to Eng for filing.

Private Bag:
Telephone No:

106



LAND REGISTRY OFFICE,
Hamilton
28-11-1972.

Dear Sir,

PLAN No. S16406 being a subdivision of Pt Allot 246 B2 B2 Waimana Psh. Lot 11 DP 11502.

signed by M.A. Rikys & E.C. Stewart, as the owner was deposited on 14-11-72.

Yours faithfully,

County Clerk.
Whakatane County Council
P.O Box 244, Whakatane

A.R.H. Knowles
~~for~~ District Land Registrar

SP300

24 May 1972

Harrison & Grierson & Partners,
P.O.Box 396,
ROTORUA.

Dear Sirs,

Subdivision for M.A. Rikys & Others

The survey plan of this subdivision with the Council's consent duly executed under seal is returned herewith.

Yours faithfully,

J.E. Gray
County Clerk

SP300

5 May 1972

Harrison & Grierson & Partners,
P.O.Box 396,
ROTORUA.

Dear Sirs,

Subdivision of Part Waimana 246B2B2
M.A. Rikys & Others

The form of approval on the survey plan will be sealed by the Council when all relevant works have been completed. It has been reported that most of the work is completed but the works relating to the stormwater outfall on to the beach has yet to be done.

Will you please let me know when this work has been completed.

Yours faithfully,

J.E. Gray
County Clerk

Works completed 23/5/72

1/5/72

C. C.

Works are completed apart from the concrete headwalls & apron for stormwater outfall onto beach

Buggs holding up plan until this work is complete

J

AGENDA FILE

FOR COUNCIL MEETING TO BE HELD ON 21/4/72

Forwarding for sealing survey plan of subdivision and advising that works relating to the subdivision should by now be completed.

RICKYS SUBDIVISION, OHOPE SP300

Harrison & Grierson & Partners (5.4.72)

NOTES

RESOLVED: (McLean/Bloor)

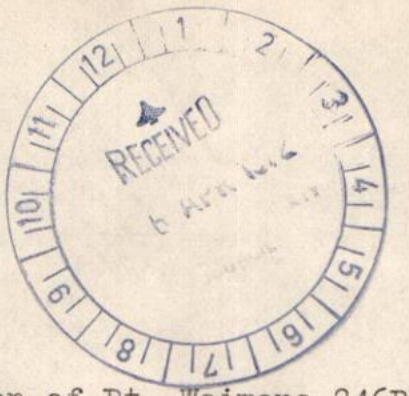
"THAT subject to the County Engineer being satisfied that all relevant works have been completed, the form of approval on the survey plan of subdivision of Part Waimana 246B2B2 submitted on behalf of M. Rickys and Others be executed under seal."

AFTER MEETING, ACTION REQUIRED: C Engr P/L confirm that works are complete

J R 6/4/72

HARRISON AND GRIERSON AND PARTNERS
CONSULTING ENGINEERS • REGISTERED SURVEYORS • TOWN PLANNERS
57 HAUPAPA STREET, ROTORUA PHONE 84-894 P.O. BOX 396, ROTORUA

OUR REF. F.1874 YOUR REF. SP.300 DATE 5 April 1972



The County Clerk,
Whakatnae County Council,
P.O. Box 244,
WHAKATANE

Dear Sir,

Re: Subdivision of Pt. Waimana 246B2B2 (M. Rikys & Others Ohope)

We enclose for execution the Land Transfer Plan for the subdivision mentioned above.

Very minor works are required on the site to complete development and we have instructed our Contractor Messrs W.S. Henderson Limited to give the work immediate attention. We understand that the work will be completed by the end of the first week in April.

The access way from Ocean Road to Chiwa Road is currently being constructed and we have been in contact with Evergreen Soil Conservation Limited with the view to having the sand batters sprayed with instant grass towards the end of next week. We also have a supply of sarlon cloth and this may be used in conjunction with the spraying of the grass, but this is dependent on and inspection when the area has been opened up.

At the N.E. corner of Lot 13 we have made provision for a transformer site. The area set aside as part of the road to vest is slightly larger than that required by the power board but this has been done because of the irregular shape of boundaries.

We trust that everything on the Plan is as required but should you have any additional requirements we will be pleased to give them our immediate attention.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS

Per: P.W. Simpson
Registered Surveyor

C Eng.
Pl. confirm works complete

Encl. L.T.P.

SP300

AWT:GM

22 March 1972

Messrs Harrison & Grierson,
P.O. Box 396,
ROTORUA

Dear Sir,

re: OCEAN ROAD EXTENSION
M.A. RIKYS & OTHERS

Thank you for your letter F. 1874 of 17th inst. enclosing two prints of the proposed footpath between Ocean & Harbour Roads.

Your proposal is generally approved and under the circumstances short sections of steep grade are acceptable.

I am however concerned about the sand which is likely to drift onto the footpath from the cutting and I would suggest that you give consideration to stablising the sand batters with "SLON" matting or you could layer the sand with titree facines.

I am sure you can find a suitable method to contain the sand from spilling onto the path.

One set of proposals is returned approved.

Yours faithfully,

A.W.TASSELL
COUNTY ENGINEER

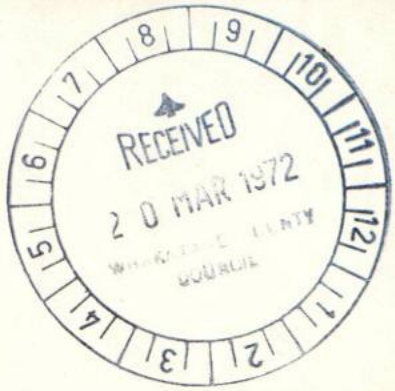
SP300

R. F. COLDHAM, M.N.Z.I.S., M.I.S. Aust.
V. N. HERRIES, C.Eng., M.I.C.E., M.N.Z.I.E., M.R.S.H.
B. L. STONE, M.N.Z.I.S.
A. G. McCULLOCH, C.Eng., M.I.C.E., M.N.Z.I.E.
D. A. FINLAY, M.N.Z.I.S. R.S. Fiji.
I. M. GR[redacted]ON, M.N.Z.I.E., M.N.Z.I.S.
D. C. EAS[redacted].N.Z.I.S., R.S., Fiji

Rotorua Representative
P. W. SIMPSON, M.N.Z.I.S.

HARRISON AND GRIERSON AND PARTNERS
CONSULTING ENGINEERS ● REGISTERED SURVEYORS ● TOWN PLANNERS
57 HAUPAPA STREET, ROTORUA PHONE 84-894 P.O. BOX 396 ROTORUA

OUR REF. F.1874 YOUR REF. DATE 17 March 1972



The County Engineer,
Whakatane County Council,
P.O. Box 244,
WHAKATANE

Dear Sir,

Re: Ocean Road Extension - M.A. Rikys & Others

We enclose for your consideration and approval two prints of our drawing No. 1874E/1 showing the proposed footpath from Ocean Road to Ohiwa Road.

On our drawing the grade line shown is the subgrade and it is to be noted that the vertical scale is 4' to an inch which gives an exaggerated appearance. We propose a footpath 4'6" wide central in the 10' wide access. The concrete path will be three inches thick over a 3" layer of approved quarry stripings or clay. The footpath on Ocean Road was layed in a similar manner. The only complications in the design is at the end towards Ohiwa Road, where the path will traverse a sandhill. To avoid disturbance to adjoining sections we have kept cutting to a minimum and have adopted grades no steeper than 1 in 8. We have started our grade at 1 in 8.9 from the existing footpaths on Ohiwa Road. This means that the footpath will not tie in with the true berm crossfall on Ohiwa Road but at the same time it should not create an undue problem. We see this arrangement as the most pracitical under the circumstances since both the adjoining sections have been sold, and our clients have no authority to enter upon them and carry out any works.

We trust our proposal received favourable consideration.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS

Per: P.W. Simpson
Registered Surveyor

S.P. 300

HARRISON AND GRIERSON AND PARTNERS

CONSULTING ENGINEERS • REGISTERED SURVEYORS • TOWN PLANNERS

57 HINEMOA STREET, ROTORUA PHONE 84-894 P.O. BOX 396, ROTORUA

OUR REF. F.1874 YOUR REF. DATE 24 March 1972

The County Clerk,
Whakatane County Council,
P.O. Box 244,
WHAKATANE

Dear Sir,

Re: Ocean Road Ext. (M.A. Rikys & Others) Power Reticulation

Please refer to your letter dated 7 March 1972.

We confirm that we are providing an area of 8' by 10' at the N.E. corner of Lot 13 to be set aside as road so that it may be used as a transformer site.

Yours faithfully,
HARRISON & GRIERSON& PARTNERS

Per: P.W. Simpson
Registered Surveyor

Ross R McKeown
BOPEPB.
27/3/72

RECEIVED
27 MAR 1972
WHAKATANE COUNTY COUNCIL

SP300

7 March 1972

Harrison & Grierson & Partners,
P.O.Box 396,
ROTORUA.

Dear Sirs,

Subdivision for Rikys & Others

Will you please confirm that you are providing for an area of 8' x 10' at the north east corner of Lot 13 of your scheme plan to be set aside as road so that it may be used as a transformer site. The County Engineer wrote to you last October regarding this matter but it has been suggested by a land agent that this maynot have been done.

Yours faithfully,

J.E. Gray
County Clerk

SP300

10 February 1972

Buddle, Harvey, Ramsay & Moore,
P.O.Box 43,
WHAKATANE.

Dear Sirs,

Ted Stewart Subdivision
Allot 246B2B2 Waimana Parish

It would seem to be most desirable to provide sewerage reticulation in this subdivision toconnect with the Ohope sewerage scheme which will serve the adjoining area. I am sure this would be to the benefit of the owners as the sections would be more readily saleable with this service, and may indeed be difficult to dispose of if not sewered while the adjoining area is. If you agree will you please advise the County Engineer.

Yours faithfully,

J.E. Gray
County Clerk

SP300

R McCowan of B.O.P. Power Bd advised that the Landagent, Mr Strong, had raised some query about underground power. The Bd. has had no instructions on this matter & he asked that the position be clarified. I informed McCowan that the Col wished underground power to be installed, though this had not been specified as a requirement of subdivision. He agreed to send Harrison & Crierson a copy of the Bd's requirements for underground reticulation & ask for instructions for installation.

J.E. 14/12/71

WHAKATANE COUNTY COUNCIL

FULL COUNCIL

D.C. Butler	5822	_____
A.V. Flight	5084	_____
A.B. McLean	4 850	_____
L.G. Conn	Matata 36R	_____
R.F. Wardlaw	Waimana 3	_____
P.L. Baird	6628	_____
J.W. Gow	4 777,	_____
G. Isley	Murupara 483	_____
K. Tumoana	Taneatua 125K	_____
A.M. Mitchell	Taneatua 39K	_____
K.J. Macdonald	3662	_____

_____ meeting to be held _____

R. F. COLDHAM, M.N.Z.I.S., M.I.S. Aust.
V. N. HERRIES, C.Eng., M.I.C.E., M.N.Z.I.E., M.R.S.H.
B. L. STONE, M.N.Z.I.S.
A. G. McCULLOCH, C.Eng., M.I.C.E., M.N.Z.I.E.
D. A. FINLAY, M.N.Z.I.S. R.S. Fiji.
I. M. GR[redacted]ON, M.N.Z.I.E., M.N.Z.I.S.
D. C. EAS[redacted].N.Z.I.S., R.S., Fiji

SP 300

Rotorua Representative
P. W. SIMPSON, M.N.Z.I.S.
Res. Phone 80-116

HARRISON AND GRIERSON AND PARTNERS
CONSULTING ENGINEERS ● REGISTERED SURVEYORS ● TOWN PLANNERS
57 HAUPAPA STREET, ROTORUA PHONE 84-894 P.O. BOX 396 ROTORUA

OUR REF. F.1874 YOUR REF. DATE October 4, 1971.

The County Engineer,
Whakatane County Council,
P.O. Box 244,
WHAKATANE.

Dear Sir,

Re: Ocean Road Extension -
M.A. Rikys & Others

We thank you for the prompt attention that the engineering plans for the subdivision mentioned above received.

We have carried out the amendments as you suggested and amended engineering drawings are enclosed. The matters attended to are :

Metal Depth : Plans now show a total metal depth of 8" with 3" of 1½" and 5" of 1½"-2½" metal. The metal depth on the original plan was incorrectly shown.

On a typical cross section we have made reference that kerb and channel and footpath is to be Readymixed concrete to the specification as laid down in the documents.

We agree with your comments on the stormwater outfall and the drawing has been amended accordingly.

Your comment concerning the sealing of the right of ways serving lots 3 and 4 and 9 and 10 is being pursued. We are in agreement with you that the entrances being sealed would make the sections more saleable.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS

Per: P.W. Simpson,
Registered Surveyor.

Encl. Amended
Eng. Drawings

1

5 October, 1971.

Messrs. Harrison & Grierson,
P.O. Box 396,
ROTORUA.

Dear Sir,

re: Ocean Road Extension - Proposed Subdivision
M.A. Rickys and Others

I have to advise that the Bay of Plenty Electric Power Board has asked that an 8' x 10' area be set aside for a sub-station and they suggest that the site be on the North-east corner of Lot 13.

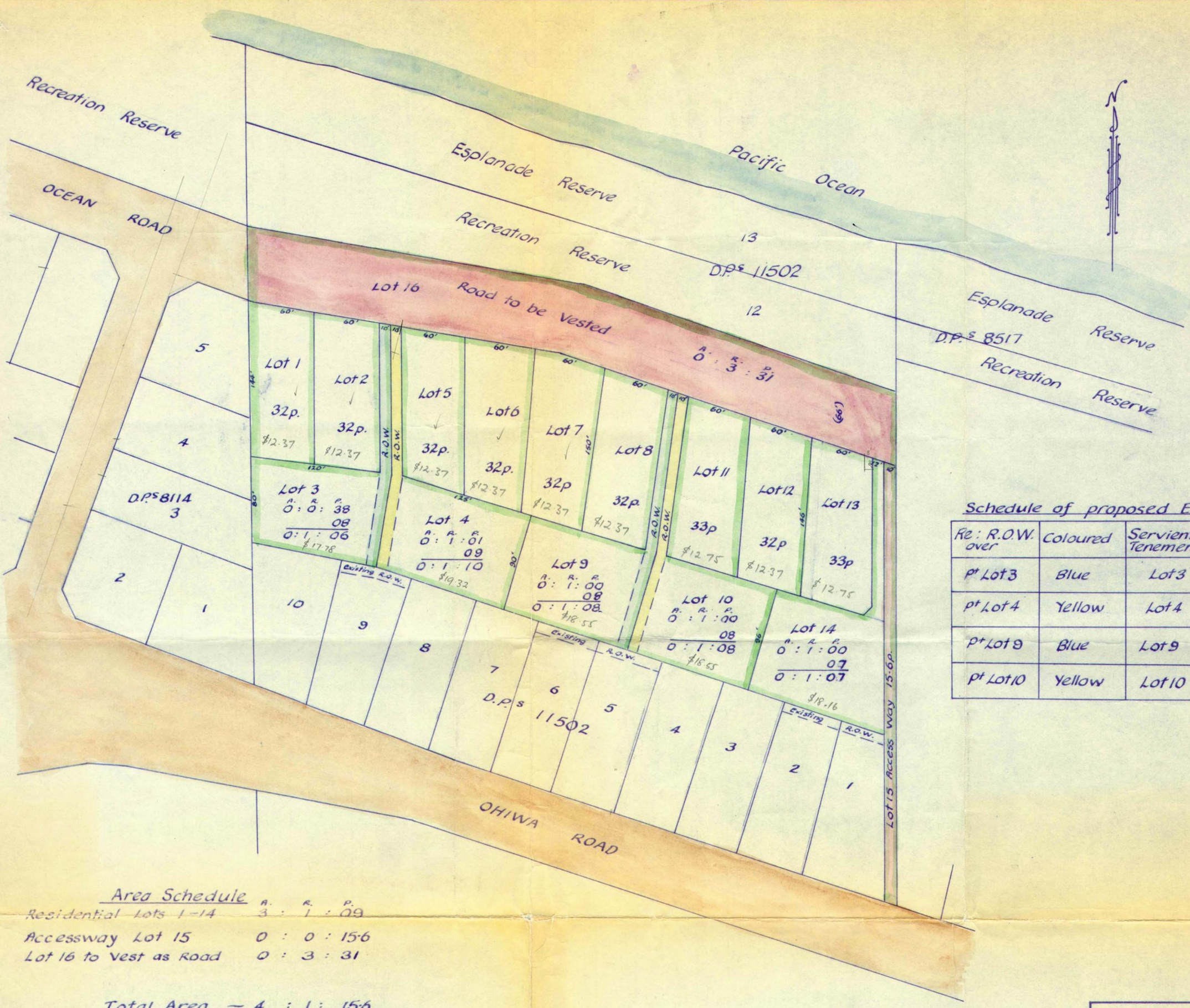
Would you therefore survey out the area required as a separate lot.

Yours faithfully,

A.W. Tassell,
County Engineer.

Phoned Harrison & Grierson & asked that transformer site be shown as road - not as a separate lot.

7/10



Schedule of proposed Easements

Re: R.O.W. over	Coloured	Servient Tenement	Dominant Tenements
pt Lot 3	Blue	Lot 3	Lot 4 & Lots 8 9 & 10 D.P.S 11502
pt Lot 4	Yellow	Lot 4	Lot 3 & Lots 8 9 & 10 D.P.S 11502
pt Lot 9	Blue	Lot 9	Lot 10 & Lots 4 5, 6, & 7 D.P.S 11502
pt Lot 10	Yellow	Lot 10	Lot 9 & Lots 4 5, 6, & 7 D.P.S 11502

Area Schedule

	A.	R.	P.
Residential Lots 1-14	3	1	09
Accessway Lot 15	0	0	15.6
Lot 16 to Vest as Road	0	3	31

Total Area — 4 : 1 : 15.6

Plan of proposed Subdn. of Pt. Allot. 246B2B2 Waimana Parish (Lot 11. D.P.S 11502)

Town of ..... Extn. No. .....

Comprised in C.T. 7A/852 Pt. MRS. M. Rikys & others - Ohope Registered Owner.

SURVEY DISTRICT & BLOCK III Whakatane S.D.

LAND DISTRICT South Auckland LOCAL BODY Whakatane County Council

SCALE 66ft to an inch Harrison & Grierson and Partners Regd. Surveyor Date. November 1970

I Donald James Ruegg Registered Surveyor hereby certify that this Scheme Plan has been prepared by me in accordance with the provisions of Part II of the Counties Amendment Act, 1961 and the First Schedule to that Act.

REGISTERED SURVEYOR

APPROVED

OWNER

Approved by the ..... County Council under Sec 22 of the Counties Amendment Act 1961, at a meeting held on the ..... day of ..... 19.... subject to the conditions contained in Resolution No. .....

COUNTY CLERK.

SP 300

1252/3

RCSGEN 01

xxxxxxxx 8169

SP300

15 September 1971

Harrison & Grierson & Partners,
P.O.Box 396,
ROTORUA.

Dear Sirs,

Ocean Road Extension
M.A. Rickys and Others

Your letter F1874 of 9th inst enclosing engineering plans of the above subdivision is to hand.

The proposals are generally satisfactory but I would ask you to make the following amendments.

(1) Depth of metal is shown as 2" consolidated base course and 2" of consolidated top course.

Please refer to Council's letter of 31 July 1970. This says "Road is to be constructed of approved metal to a consolidated depth of (8") eight inches.

I do not consider " 3" of compacted approved clay or quarry strippings" as part of the metal base.

(2) Concrete for paths etc. Please specify "Readymix" concrete.

(3) Stormwater outlet onto beach.

Before wingwalls and apron is constructed a hole should be excavated to approx. HWM level and filled with boulders etc to prevent undermining of the apron. This rock apron should be at least 2 feet wider than concrete apron and extend at least 8 feet in front of apron.

Would you kindly forward amended plans for our records.

With regard to the rights of way between lots 2 & 3 and 8 & 11, I think it would be a good idea if these were sealed.

Although we have not specified that this be done in this instance, it is now our standard practice which I would ask you to note in case similar circumstances arise.

I think the sealing of these rights of way would help to make the rear sections more attractive.

I confirm that your interpretation of the code with reference to the entrance strips is correct. The area should not be shown as part of the entrance strip but as part of the rear lot.

Your plans are returned approved on condition that the amendments are included.

Yours faithfully,

A.W. Tassell
County Engineer

R. F. COLDHAM, M.N.Z.I.S., M.I.S. Aust.
V. N. HERRIES, C.Eng., M.I.C.E., M.N.Z.I.E., M.R.S.H.
B. L. STONE, M.N.Z.I.S.
A. G. McCULLOCH, C.Eng., M.I.C.E., M.N.Z.I.E.
D. A. FINLAY, M.N.Z.I.S. R.S. Fiji.
I. M. GRIERSON, M.N.Z.I.E., M.N.Z.I.S.
D. C. EAST, M.N.Z.I.S., R.S., Fiji

Rotorua Representative
P. W. SIMPSON, M.N.Z.I.S.
Res. Phone 80-116

HARRISON AND GRIERSON AND PARTNERS
CONSULTING ENGINEERS • REGISTERED SURVEYORS • TOWN PLANNERS
57 HAUPAPA STREET, ROTORUA PHONE 84-894 P.O. BOX 396 ROTORUA

OUR REF. F.1874 YOUR REF. DATE September 9, 1971.

The County Engineer,
Whakatane County Council,
P.O. Box 244,
WHAKATANE.

Dear Sir,

Re: Ocean Road Extension
(M.A. Rikys & Others)

... We enclose for your consideration and approval two sets of engineering drawings and specifications for the roading for the development mentioned above.

The design of the roading has been done in accordance with the prescription as laid down in the approval of the scheme and would appear to be generally straightforward. At the mid point of the road, a low point has been designed and from this point we propose piping stormwater to the beach. Where the stormwater line ends at the beach a concrete outfall structure would be placed.

On sheet 1 of the drawings of the layout, we have shown areas of the sections as they have been calculated for the purpose of the Land Transfer plan. The front lots have a minimum area of 32 perches and a minimum frontage of 60 feet. The rear lots have a minimum area of 1 rood excluding the entrance strips. The 1 rood includes the right of way from the rear of the front sections to the back boundary. Our interpretation of the code is that this does not form part of the entrance strip even though there may be a right of way over the land. Could you please confirm our interpretation.

In due course could you kindly return an endorsed set of drawings and specifications.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS

Per: P.W. Simpson,
Registered Surveyor.

Encl. 2 Sets of Drawings
and Specifications

Copy for file S.P.17

SP300

Buddle, Harvey, Ramsay & Moore,
P.O.Box 43,
WHAKATANE.

Dear Sirs,

Subdivision of Allotment 246B2B2 Waimana Parish
M.A. Rikys and Others

Your letter of 19 February 1971 has been considered by the Council which has agreed that it will meet half the cost of the construction of the accessway from Harbour Road and will recover this sum from the owners of the adjoining land, Part Allotment 6 DPS 8517, when that land is subdivided.

Yours faithfully,

J.E. Gray
County Clerk

AGENDA 1

FILE

FOR FINANCE

MEETING TO BE HELD ON 16/3/71

SUBDIVISION OF ALLOTMENT 246B2B2 PARISH OF WAIMANA (SP300) Buddle, Harvey, Ramsay & Moore (19.2.71)	Advising that they have been instructed by Mrs M.A. Rickys, one of the trustees for this property to arrange for the Council for reimbursement of half of the cost of forming an accessway from Harbour Road to Ocean Road on the eastern boundary of the property. The accessway adjoins unsubdivided land owned by W.J. Roger and others. The Solicitors suggest that the best way for the Council to arrange this is to make it a condition for the subdivision of the adjoining land that the owners pay half the cost of formation of the accessway at the time of subdivision.
NOTES	Note: At this stage there is no proposal for subdivision of the adjoining property before the Council.

COMMITTEE RECOMMENDATION:

"THAT the Cil agree to meet half the cost of formation of the accessway and recover from the adjoining owner when the land is subdivided

COUNCIL DECISION 23/3/1971

Approved

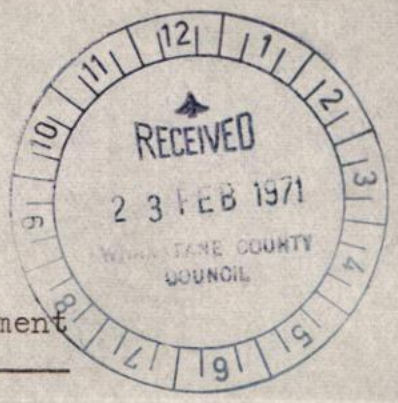
BUDDLE, HARVEY, RAMSAY & MOORE

BARRISTERS and SOLICITORS
COMMERCE STREET
WHAKATANE
NEW ZEALAND

JOSEPH DIXON BUDDLE
PETER IAN HARVEY, LL.B.
ALBERT JOHN RAMSAY, Notary Public
LINDSAY HUGH MOORE, LL.B.

P.O. BOX 43
TELEPHONE 7179

Your Ref.: Our Ref.: Mr. Harvey:PGH 19th February, 1971.



The County Clerk,
Whakatane County Council,
P.O. Box 244,
WHAKATANE.

Dear Sir,

re: Ted Stewart Subdivision - Allotment 246B 2B 2 Parish Waimana:

We have been instructed by Mrs. M.A. Rikys, one of the Trustees in the above subdivision, to arrange with the Council for reimbursement of one-half of the cost of forming an accessway from Ohiwa Road. This accessway is shown as Lot 15 on the Plan and is estimated to cost approximately $550. Because the accessway runs along the eastern boundary of the subdivision, the Trustees consider it would be fair and equitable for the owners of the adjacent land, when they subdivide, to reimburse the Ted Stewart Subdivision with one-half of the cost of formation of the accessway. It appears that the best way to ensure that this is done is for the Council to make it a condition of its consent to subdivision when dealing with the adjacent land. We would be pleased if you would advise whether the Council will agree to this.

Yours faithfully,
BUDDLE, HARVEY, RAMSAY & MOORE,

Per:

Adjoining owners.
ROGER, Wallis James
PARK, Ian David
c/o P.O. Box 35,
Whakatane.

BP300

27 November 1970

Harrison & Grierson & Partners,
P.O.Box 192,
WHAKATANE.

Dear Sirs,

Proposed Subdivision for M.Rickys & Others, Ohope

I am pleased to advise that the Council has approved the scheme plan of subdivision which you submitted under cover of your letter of 13 November 1970 and which is numbered 1252/3. The approval is subject to the conditions regarding the completion of engineering works as set out in my letter of 31 July 1970.

Yours faithfully,

J.E. Gray
County Clerk

AGENDA

FILE

FOR FINANCE COMMITTEE MEETING TO BE HELD ON 17/11/70

	Submitting amended scheme plan of subdivision.
SUBDIVISION FOR RICKYS & OTHERS, OHOPE	SP300
Harrison & Grierson & Partners (13.11.70)	
NOTES	

COMMITTEE RECOMMENDATION:

"THAT the proposed subdivision of Part Allotment 246B2B2 Waimana Parish (Lot 11 DPS11502) be approved subject to the engineering works being completed in accordance with the requirements of the County Engineer."

COUNCIL DECISION 24/11/1970

Approved

CH FB Dodge.

Have you any further comment
to?

16/11

No.

R. M. GRIERSON, O.B.E., E.D., Dip.T.P., C.Eng., F.N.Z.I.S., M.I.C.E., M.N.Z.I.E., M.I.S. Aust., R.S. Fiji
R. F. COLDHAM, M.N.Z.I.S., M.I.S. Aust.
V. N. HERRIES, C.Eng., M.I.C.E., M.N.Z.I.E., M.R.S.H:
B. L. STONE, M.N.Z.I.S.

D.J. RUEGG

Whakatane Representative:
W.K. RAINFORD, M.N.Z.I.S.
[illegible]

HARRISON AND GRIERSON AND PARTNERS

CONSULTING ENGINEERS • REGISTERED SURVEYORS • TOWN PLANNERS

PROFESSIONAL CHAMBERS BOON ST., WHAKATANE PHONE 6594 P.O. BOX 192

OUR REF. 1252 YOUR REF. DATE 13 November 1970

The County Clerk,
Whakatane County Council,
P.O. Box 244,
WHAKATANE.

Dear Sir,

RE PROPOSED SUBDIVISION - M. RIKYS & OTHERS

Further to our letter dated 6th November 1970 we have pleasure in forwarding herewith for consideration of Council, two additional prints showing a further scheme of subdivision of the above property.

This Scheme is similar to our initial plan submitted to Council last June; however the frontages have been amended to comply with Council's subdivisional requirements. The rights-of-way to serve the existing lots fronting Ohiwa Road have been retained over the rear lots, and in this respect the above Scheme varies from our Scheme submitted to Council last week.

May we look forward to Council's favourable comments in due course and we would ask that this amended scheme be treated as our first proposal.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

D.J. Ruegg.
REGISTERED SURVEYOR.

R. M. GRIERSON, O.B.E., E.D., Dip.T.P., C.Eng., F.N.Z.I.S., M.I.C.E., M.N.Z.I.E., M.I.S. Aust., R.S. Fiji
R. F. COLDHAM, M.N.Z.I.S., M.I.S. Aust.
V. N. HERRIES, C.Eng., M.I.C.E., M.N.Z.I.E., M.R.S.H:
B. L. STONE, M.N.Z.I.S.

Whakatane Representative:
J. RAINFORD, M.N.Z.I.S.
Res. Phone 5226

HARRISON AND GRIERSON AND PARTNERS
CONSULTING ENGINEERS • REGISTERED SURVEYORS • TOWN PLANNERS
PROFESSIONAL CHAMBERS BOON ST., WHAKATANE PHONE 6594 P.O. BOX 192

OUR REF. 1252 YOUR REF. DATE 6 November 1970

The County Clerk,
Whakatane County Council,
P.O. Box 244,
WHAKATANE.

Dear Sir,

RE PROPOSED SUBDIVISION OF PT. ALLOT. 246B2B2 -
M. RIKYS AND OTHERS, OHOPE.

We have pleasure in forwarding herewith for consideration of Council, scheme plan in duplicate showing the amendments in accordance with your letter dated 31st July 1970.

The overall design of this scheme is similar to our initial proposal; however as a result of the increased frontages to meet with Council's standard requirements one lot has been deleted. To absorb the excess frontage created and to increase the desirability of the rear lots 9 and 10 we felt it was necessary to accommodate the right-of-way serving the existing lots fronting Ohiwa Road within Lot 10 and to provide separate access legs.

We trust that this plan will now meet with Council's approval and we look forward to your reply in due course.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

D Rugg
REGISTERED SURVEYOR.

Recreation Reserve

Pacific Ocean

Esplanade Reserve

Recreation Reserve

13

D.P.S 11502

12

Lot 15 Road to be Vested

A. 0 : R. 3 : P. 30

(66)

Esplanade Reserve

D.P.S 8517

Recreation Reserve

6

OCEAN ROAD

5

4

D.P.S 8114

3

2

1

Lot 1 35p.

Lot 2 34p.

Lot 3 A. 0 : R. 0 : P. 38 08 = 0 : 1 : 06

Lot 4 A. 0 : R. 1 : P. 01 09 = 0 : 1 : 10

Lot 5 33p.

Lot 6 32p.

Lot 7 32p

Lot 8 34p.

Lot 9 A. 0 : R. 1 : P. 02 05 = 0 : 1 : 07

Lot 10 A. 0 : R. 1 : P. 00 16 = 0 : 1 : 16

Lot 11 39p.

Lot 12 37p.

Lot 13 A. 0 : R. 1 : P. 05 10 = 0 : 1 : 15

Lot 14 Accessway 15·6p.

R.O.W.

Existing R.O.W.

10

9

8

7

6

5

4

3

2

1

D.P.S 11502

OHIWA ROAD

Schedule of Easements

Re: R.O.W. over	Coloured	Servient Tenement	Dominant Tenements
Lot 3	Blue	Lot 3	Lot 4 & Lots 8, 9 & 10 D.P.S 11502
pt Lot 4	Yellow	Lot 4	Lot 3 & Lots 8 9 & 10 D.P.S 11502
pt Lot 10	Blue	Lot 10	Lots 4, 5, 6, & 7 D.P.S 11502

Area Schedule

	A.	R.	P.
Residential Lots 1-13	3	1	10
Accessway Lot 14	0	0	15·6
Lot 15 to Vest as Road	0	3	30
Total Area	4	1	15·6

Plan of proposed Subdn. of Pt. Allot. 246B2B2 Waimana Parish (Lot 11. D.P.S 11502)

Town of ..... Extn. No. .....

Comprised in C.T. 7A/852 Pt. MRS. M. Rikys & others - Ohope Registered Owner.

SURVEY DISTRICT & BLOCK III Whakatane S.D.

LAND DISTRICT South Auckland LOCAL BODY Whakatane County Council

SCALE 66ft to an inch. Harrison & Grierson and Partners Regd. Surveyor Date. November 1970

I Donald James Ruegg Registered Surveyor hereby certify that this Scheme Plan has been prepared by me in accordance with the provisions of Part II of the Counties Amendment Act, 1961 and the First Schedule to that Act.

D J Ruegg

REGISTERED SURVEYOR

APPROVED

OWNER

Approved by the ..... County Council under Sec 22 of the Counties Amendment Act 1961, at a meeting held on the ..... day of ..... 19.... subject to the conditions contained in Resolution No. .....

COUNTY CLERK.

1252/2

RCSGEN 02

Recreation Reserve

Pacific Ocean

Esplanade Reserve

Recreation Reserve

13

D.P.S 11502

12

Lot 15 Road to be Vested

A 0 : R 3 : P 30

(66)

Esplanade Reserve

D.P.S 8517

Recreation Reserve

6

OCEAN ROAD

5

4

D.P.S 8114

3

2

1

Lot 1 35p.

Lot 2 34p.

138

Lot 3
A R P
0 : 0 : 38
08
0 : 1 : 06

Lot 4
A R P
0 : 1 : 01
09
0 : 1 : 10

Lot 5 33p

Lot 6 32p.

148

Lot 7 32p

Lot 8 34p.

Lot 9
A R P
0 : 1 : 02
05
0 : 1 : 07

Lot 10
A R P
0 : 1 : 60
16
0 : 1 : 16

Lot 11 39p.

Lot 12 37p.

Lot 13
A R P
0 : 1 : 05
10
0 : 1 : 15

R.O.W.

Existing R.O.W.

10

9

8

7

6

5

4

3

2

1

D.P.S 11502

Lot 14 Access Way 15·6p

OHIWA ROAD

Schedule of Easements

Re: R.O.W. over	Coloured	Servient Tenement	Dominant Tenements
Lot 3	Blue	Lot 3	Lot 4 & Lots 8, 9 & 10 D.P.S 11502
pt Lot 4	Yellow	Lot 4	Lot 3 & Lots 8 9 & 10 D.P.S 11502
pt Lot 10	Blue	Lot 10	Lots 4, 5, 6, & 7 D.P.S 11502

Area Schedule

	A	R	P
Residential Lots 1-13	3	1	10
Accessway Lot 14	0	0	15·6
Lot 15 to Vest as Road	0	3	30
Total Area	4	1	15·6

Plan of proposed Subdn. of Pt. Allot. 246B2B2 Waimana Parish (Lot 11. D.P.S 11502)

Town of ..... Extn. No. .....

Comprised in C.T. 7A/852 Pt. MRS. M. Rikys & others – Ohope Registered Owner.

SURVEY DISTRICT & BLOCK III Whakatane S.D.

LAND DISTRICT South Auckland LOCAL BODY Whakatane County Council

SCALE 66ft to an inch. Harrison & Grierson and Partners Regd. Surveyor Date. November 1970

I Donald James Ruegg Registered Surveyor hereby certify that this Scheme Plan has been prepared by me in accordance with the provisions of Part II of the Counties Amendment Act, 1961 and the First Schedule to that Act.

D J Ruegg

REGISTERED SURVEYOR

APPROVED

OWNER

Approved by the ..... County Council under Sec 22 of the Counties Amendment Act 1961, at a meeting held on the ..... day of ..... 19... subject to the conditions contained in Resolution No. .....

..... COUNTY CLERK.

1252/2

SP300

31 July 1970

Harrison and Grierson and Partners,
P.O.Box 192,
WHAKATANE.

Dear Sirs,

Proposed Subdivision of Pt. Waimana
2468282 - M. Rikys and Others, Ohope

The council is prepared to approve a scheme plan of subdivision of this property subject to the following:

(a) The lots are to be redesigned so that the frontages to Ocean Road are not less than 60ft in any section.

(b) The access way, Lot 15, is to have a concrete path provided along it, the path to be 4'6" wide.

(c) Ocean Road is to be formed to County Standards in accordance with the requirements of the County Engineer.

The general requirements for Ocean Road are as follows:

The width of the formation is to be 28ft. Kerb, channel and a 4'6" concrete footpath are to be provided on one side of the road.

At the entrances to the rights of way to Lots 3 and 4 and to Lots 9 and 10 vehicular crossings 15ft wide are to be constructed and the footpath is to be increased in depth to 5" with reinforcing H.R.C. mesh.

The road is to be constructed of approved metal to a consolidated depth of 8".

Sealing is to be of two coats - 1st coat MC4 and grade III chips, 2nd coat seal with bitumen 180/200 with Grade II chips.

Storm water. A sump with piped outlet to the beach is to be provided. The method of discharge on to the beach to be approved by the County Engineer.

The subdivision adjoins the Ohope County Town for which the Council proposes providing sewerage. If your clients and the owners of the adjoining sections on Harbour Road were in agreement there would be no difficulty in extending the boundary of theCounty Town to include the subdivision.

Yours faithfully,

J.E. Gray
County Clerk

AGENDA

FILE

FOR FINANCE

MEETING TO BE HELD ON 21/7/70

Submitting for approval scheme plan of subdivision of the balance of the block immediately adjoining the eastern end of the Ohope County Town.

SUBDIVISION RICKYS & OTHERS, OHOPE SP300

NOTES

COMMITTEE RECOMMENDATION:

"THAT the scheme plan of subdivision of Lot 11 DPS11502, Part Allotment 246B2B2 Waimana Parish be approved subject to -

(a) Ocean Road being formed to County Standards.

(b) A 4'6" concrete path be provided along ~~the rights of way and~~ the access way (Lot 15) shown on the plan

(c) ~~The subdivider providing sewerage reticulation to connect with a sewer main to be provided by the Council within 3 years or providing by bond for the provision of sewerage reticulation.~~

(d) The lots being redesigned so that the frontages to Ocean Road are not less than 60ft in any section."

COUNCIL DECISION 28/7/1970

Approved.

WHAKATANE COUNTY COUNCIL

MEMORANDUM TO:

Mr. J.E. Gray
COUNTY CLERK

SP 300

7 July, 1970

SP 300 - M. RICKYS AND OTHERS

Lots 12 and 14 of the proposed subdivision contravene Council's District Draft Scheme insofar as the frontages are below the minimum standard of 60 feet prescribed under Ordinance 3, Clause II. There does not appear to be any exemption provided for in this specific instance and consequently, the subdivision may need to be redesigned.

If there is any possibility of the question of sewerage reticulation in the Port Ohope area being resolved in the near future, I consider that approval to any proposals should be withheld. Internal reticulation can then become the responsibility of the subdivider.

J.F. Gillespie

J.F.GILLESPIE
COUNTY HEALTH AND
BUILDING INSPECTOR

1 Kikyo Subdivision

This can be approved subject to the road being constructed to County standards.

I suggest that the owners be asked to provide a 4'6" concrete path along lot 15 - access way to beach. (Note - this has been done in the Darpari Subdivision

Roading requirements are as follows:-

(1) Width of Road to be 28'

(2) Kerb, channel & 4'6" Concrete footpath one side

(3) Clt Rts of Way to Lots 3 & 4, 9 & 10, Vehicular crossings 15' wide to be constructed & footpath to be increased in depth to 5" with reinforcing H.R.C mesh

(4) Loading requirements Metal depth to be 8" consolidated of approved metal. Seal to be of 2 coats 1st Coat MC4 & Grade III chip

2nd Coat seal
Bitumen 180/200 with
Grade II chip.

(5) Stormwater.

A sump with piped
outlet onto beach is
to be provided. Method
of discharge onto beach
to be approved by
County Engineer

2/7/70

R. M. GRIERSON, O.B.E., E.D., Dip.T.P., C.Eng., F.N.Z.I.S., M.I.C.E., M.N.Z.I.E., M.I.S. Aust., R.S. Fiji
R. F. COLDHAM, M.N.Z.I.S., M.I.S. Aust.
V. N. HERRIES, C.Eng., M.I.C.E., M.N.Z.I.E., M.R.S.H:
B. L. [redacted]ONE, M.N.Z.I.S.

Whakatane Representative:
J. RAINFORD, M.N.Z.I.S.
Res. Phone 5226

HARRISON AND GRIERSON AND PARTNERS
CONSULTING ENGINEERS • REGISTERED SURVEYORS • TOWN PLANNERS
PROFESSIONAL CHAMBERS BOON ST., WHAKATANE PHONE 6594 P.O. BOX 192

OUR REF. 1252 YOUR REF. 20/5 DATE 16 June 1970

SP225

The County Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

RE PROPOSED SUBDIVISION OF PT. WAIMANA 246B2B2 -
M. RIKYS AND OTHERS, OHOPE

Please find herewith a scheme plan showing the 2nd stage of the above proposed subdivision for the reconsideration and reapproval of your Council. The previous approval contained in your letter of 20 February, 1964, has of course lapsed.

The scheme is the same as presented before with Ocean Road being extended eastwards through the subdivision. There are 9 front lots and 5 rear lots all fronting the new road and all are reasonable, well-drained housing sites. As before, physical access to Ocean Road and so to Ohope Beach for the existing sections fronting Ohiwa Road, is provided by rights-of-way over the rear lots as shown on the plan. The Reserve Contribution has of course already been made and was accepted by your Council when Stage 1 was completed.

We trust the proposal is still acceptable to your Council and look forward to your reply.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

REGISTERED SURVEYOR.

Pt. 6594

Recreation Reserve

Esplanade Reserve

Pacific Ocean

Sand Hills

Recreation Reserve

OCEAN ROAD

Lot 16 Road to be Vested 0:3:30 (66')

Esplanade Reserve D.P.S 8517

Recreation Reserve

N

Lot 1 33p. 139'

Lot 2 33p.

Lot 5 32p. 165'

Lot 6 32p.

Lot 7 33p.

Lot 8 32p.

Lot 11 32p. 161'

Lot 12 32p.

Lot 14 32p.

Lot 3 A. 0 R. 0 P. 38 05 0:1:03

Lot 4 A. 0 R. 1 P. 01 05 0:1:06

Lot 9 A. 0 R. 1 P. 00 05 0:1:05

Lot 10 A. 0 R. 1 P. 00 05 0:1:05

Lot 13 A. 0 R. 1 P. 00 05 0:1:05

Pt. Lot 13 to be R.O.W. appurt. to Lots 8, 9 & 10

Pt. Lot 14 to be R.O.W. appurt. to Lots 8, 9 & 10

Pt. Lot 19 to be R.O.W. appurt. to Lots 4, 5, 6, 7 & 10

Pt. Lot 20 to be R.O.W. appurt. to Lot 4, 5, 6, 7 & 9

Lot 15 Access Way 15p.

Pt. Lot 9 R.O.W. appurt. to Lots 8, 9 & 10

Pt. Lots 4, 5, 6, 7 & 8 R.O.W. appurt. to Lots 4, 5, 6, 7 & 9

Pt. Lot 6 R.O.W. appurt. to Lot 7

Pt. Lot 5 R.O.W. appurt. to Lots 4, 5, 6 & 7

Pt. Lot 2 R.O.W. appurt. to Lot 3

Pt. Lot 1 R.O.W. appurt. to Lot 1 & 3

DP^S 8114: 5, 4, 3, 2, 1

DP^S 11502: 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

Sand Hills

6

OHIWA ROAD

Plan of proposed Subdn of Pt. Allot 246 B2 B2. Waimana Parish. (Lot 11. DP^S 11502)

APPROVED

OWNER

Approved by the ..... County Council under Sec 22 of the Counties Amendment Act 1961, at a meeting held on the ..... day of ..... 19.... subject to the conditions contained in Resolution No. .....

..... COUNTY CLERK.

Town of ..... Extn. No. .....

Comprised in C.T. 74/852 Pt. MRS. M. Rikys & others - Ohope Registered Owner.

SURVEY DISTRICT & BLOCK III. Whakatane S.D.

LAND DISTRICT South Auckland LOCAL BODY Whakatane County Council

SCALE 66ft to an inch. Harrisons Grierson and Partners Regd. Surveyor Date. June 1970

I John Richard Rainford Registered Surveyor hereby certify that this Scheme Plan has been prepared by me in accordance with the provisions of Part II of the Counties Amendment Act, 1961 and the First Schedule to that Act.

..... REGISTERED SURVEYOR

1252/1
S.P. 300

RCSGEN 03

Recreation Reserve

OCEAN ROAD

Esplanade Reserva

Sand Hills

Recreation Reserva

Pacific Ocean

Esplanade Reserva
D.P.S 8517
Recreation Reserva

N

Lot 16 Road to be Vested 0:3:30

(66')

Lot 1 33p.

Lot 2 33p.

Lot 3 A. 0 R. 0 P. 38 — 05 — 0:1:03

Lot 4 A. 0 R. 1 P. 01 — 05 — 0:1:06

Lot 5 32p.

Lot 6 32p.

Lot 7 33p.

Lot 8 32p.

Lot 9 A. 0 R. 1 P. 00 — 05 — 0:1:05

Lot 10 A. 0 R. 1 P. 00 — 05 — 0:1:05

Lot 11 32p.

Lot 12 32p.

Lot 13 A. 0 R. 1 P. 00 — 05 — 0:1:05

Lot 14 32p.

Lot 15, Access Way 15p.

Pt Lot 19 R.o.w. appurt to Lots 5, 6, 7 & 10

Pt Lot 20 to be R.o.w. appurt to Lots 5, 6, 7 & 10

Pt Lot 13 to be R.o.w. appurt to Lots 8 & 9

Pt Lot 20 to be R.o.w. appurt to Lots 11, 12 & 14

Pt Lot 6 R.o.w. appurt to Lot 7

Pt Lot 5 R.o.w. appurt to Lots 4 & 5

Pt Lot 2 R.o.w. appurt to Lot 3

Pt Lot 1 R.o.w. appurt to Lot 1 & 3

DPS 8114: 5, 4, 3, 2, 1

DPS 11502: 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

Sand Hills

OHIWA ROAD

6

Plan of proposed Subdn of Pt. Allot 246 B2 B2. Waimana Parish. (Lot 11. DPS 11502)

APPROVED

OWNER

Approved by the ..... County Council under Sec 22 of the Counties Amendment Act 1961, at a meeting held on the ..... day of ..... 19.... subject to the conditions contained in Resolution No. .....

COUNTY CLERK.

Town of ..... Extn. No. .....

Comprised in C.T. 7A/852 Pt. MRS. M. Rikys & others - Ohope Registered Owner.

SURVEY DISTRICT & BLOCK III Whakatane S.D.

LAND DISTRICT South Auckland LOCAL BODY Whakatane County Council

SCALE 66ft to an inch. Harrisons Grierson and Partners Regd. Surveyor Date. June 1970

I John Richard Raiford Registered Surveyor hereby certify that this Scheme Plan has been prepared by me in accordance with the provisions of Part II of the Counties Amendment Act, 1961 and the First Schedule to that Act.

REGISTERED SURVEYOR

1252/1

S.P. 300

Recreation Reserve

Esplanade Reserve

Sand Hills

Recreation Reserve

Pacific Ocean

Esplanade Reserve
D.P.S 8517
Recreation Reserve

OCEAN ROAD

Lot 16 Road to be Vested 0:3:30 (66')

Lot 1 33p. 139'
Lot 2 33p.
Lot 3 A. 0 R. 0 P. 38 = 0:0:38; 05; 0:1:03
Lot 4 0:1:01; 05; 0:1:06
Lot 5 32p. 145'
Lot 6 32p.
Lot 7 33p.
Lot 8 32p.
Lot 9 0:1:00; 05; 0:1:05
Lot 10 0:1:00; 05; 0:1:05
Lot 11 32p. 147'
Lot 12 32p.
Lot 14 32p.
Lot 13 0:1:00; 05; 0:1:05

Pt Lots R.o.w appurt to Lots 8 & 10
Pt Lot 1 R.o.w appurt to Lot 7
Pt Lots R.o.w appurt to Lots 4 & 6 & 7
Pt Lot 2 R.o.w appurt to Lot 3
Pt Lot 1 R.o.w appurt to Lot 3
Pt Lot 13 to be R.o.w appurt to Lots 4, 5, 6 & 7
Pt Lot 19 to be R.o.w appurt to Lots 4, 5, 6 & 7
Pt Lot 20 to be R.o.w appurt to Lots 4, 5, 6 & 7
Lot 15 Access Way 15p

DPS 8114
5
4
3
2
1

DPS 11502
10
9
8
7
6
5
4
3
2
1

Sand Hills

OHIWA ROAD

6

Plan of proposed Subdn of Pt. Allot 246 B2 B2. Waimana Parish. (Lot 11. DPS 11502)

Town of ..... Extn. No. .....

Comprised in C.T. 74/852 Pt. MRS. M. Rikys & others - Ohope Registered Owner.

SURVEY DISTRICT & BLOCK III Whakatane S.D.

LAND DISTRICT South Auckland LOCAL BODY Whakatane County Council

SCALE 66ft to an inch. Harrisons Grierson and Partners Regd. Surveyor Date. June 1970

I John Richard Raiford Registered Surveyor hereby certify that this Scheme Plan has been prepared by me in accordance with the provisions of Part II of the Counties Amendment Act, 1961 and the First Schedule to that Act.

REGISTERED SURVEYOR

APPROVED

OWNER

Approved by the ..... County Council under Sec 22 of the Counties Amendment Act 1961, at a meeting held on the ..... day of ..... 19.... subject to the conditions contained in Resolution No. .....

COUNTY CLERK.

1252/1
S.P. 300

Recreation Reserve

Esplanade Reserve

Pacific Ocean

Sand Hills

Recreation Reserve

OCEAN ROAD

Lot 16 Road to be Vested A. 0 R. 3 P. 30 (66')

Esplanade Reserve
D.P. S 8517
Recreation Reserve

Lot 1 33p. 15' 70' 139'

Lot 2 33p. 70' 60'

Lot 5 32p. 70' 125'

Lot 6 32p. 60'

Lot 7 33p. 60'

Lot 8 32p. 60'

Lot 11 32p. 60' 147'

Lot 12 32p. 30' 70'

Lot 14 32p. 50' 70'

Lot 3 A. 0 R. 0 P. 38 05 = 0:1:03 60' 120' 98'

Lot 4 A. 0 R. 1 P. 81 05 = 0:1:06 125'

Lot 9 A. 0 R. 1 P. 00 05 = 0:1:05 110' 20'

Lot 10 A. 0 R. 1 P. 00 05 = 0:1:05 108'

Lot 13 A. 0 R. 1 P. 00 05 = 0:1:05 95'

Pt Lot 19 to be R.O.W. appurt to Lots 8, 9, 10 & 11 DP 8114

Pt Lot 20 to be R.O.W. appurt to Lots 8, 9, 10 & 11 DP 8114

Lot 15 Access Way 15p.

Pt Lot 13 to be R.O.W. appurt to Lots 8, 9, 10 & 11 DP 8114

Pt Lot 14 to be R.O.W. appurt to Lots 8, 9, 10 & 11 DP 8114

Pt Lot 9 R.o.w. appurt to Lot 8 DP 8114

Pt Lot 8 R.o.w. appurt to Lot 7

Pt Lot 5 R.o.w. appurt to Lot 4 DP 6697

Pt Lot 2 R.o.w. appurt to Lot 3

Pt Lot 1 R.o.w. appurt to Lot 2 & 3

DP 8114: 5, 4, 3, 2, 1

DP 11502: 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

6

Sand Hills

OHIWA ROAD

Plan of proposed Subdn of Pt. Allot 246 B2 B2. Waimana Parish. (Lot 11. DPs 11502)

Town of ..... Extn. No. .....

Comprised in C.T. 74/852 Pt. MRS. M. Rikys & others - Ohope Registered Owner.

SURVEY DISTRICT & BLOCK III. Whakatane S.D.

LAND DISTRICT South Auckland LOCAL BODY Whakatane County Council

SCALE 66ft to an inch. Harrisons Grierson and Partners Regd. Surveyor Date June 1970

I John Richard Rainford Registered Surveyor hereby certify that this Scheme Plan has been prepared by me in accordance with the provisions of Part II of the Counties Amendment Act, 1961 and the First Schedule to that Act.

J.R. Rainford
REGISTERED SURVEYOR

APPROVED

OWNER

Approved by the ..... County Council under Sec 22 of the Counties Amendment Act 1961, at a meeting held on the ..... day of ..... 19.... subject to the conditions contained in Resolution No. .....

COUNTY CLERK.

1252/1
S.P. 300

LAND TRANSFER ACT 1952

L&S Form N. 31

Land Transfer Office

Received 4 May 1967 McKoy & O'Sullivan.

Title Reference C.T. 7A/852 (Pt)

Fee £15-0-0 Abs. No. 3252

Referred to L. T. Surveyor.....

Lot Schedule	
1.	13C/354.
2.	11B/137
3.	11C/361
4.	12D/883
5.	
6.	
7.	11B/683
8.	9D/388.
9.	14C/346
10.	13C/516
11.	7B/893.
12.	Rec. Res. Vested. Sec. 35.(4) C.A. Act. 1961.
13.	Esp. Res. Vested. Sec. 35(4) C.A. Act. 1961.

Schedule of Easements

Re R.O.W. over Pt Lot	Coloured	Servient Tenement	Dominant Tenement
1	yellow	Lot 1	Lots 2 & 3
2	blue	" 2	Lot 3
5	yellow	" 5	Lots 4, 6 & 7
6	blue	" 6	Lot 7
9	yellow	" 9	Lots 8 & 10

I, James Errol Gray, County Clerk for the Whakatane County Council hereby certify that there is no operative district scheme under the Town and Country Planning Act 1953 which affects the subdivision shown hereon.

J. Gray ..... County Clerk

9.6.1967 ..... Date.

Deposited this 6th day July 1967

..... District Land Registrar

Pursuant to a resolution of the Whakatane County Council dated this 26th day of July 1966 approving under Sec 34 of the Counties Amendment Act 1961, this survey plan of subdivision and under Sec 40 the Rights of Way shown hereon, the Common Seal called the Chairman, Councillors and inhabitants of the County of Whakatane was hereto affixed in the presence of:-

D. L. Butler ..... Chairman

J. Gray ..... County Clerk

Bay of Plenty

M.H.W.M. adopted from M.L. 18698

Esplanade Reserve

Lot 13 0.3.32

Lot 12 0.3.32.9

Lot 11 4.1.15.6 D.P.S. 16406

Recreation Reserve

Ocean Road (100) Vested D.P.S. 8114 Sealed

Ohiwa Road (100) Sealed

Pub. Rd. Proc. S.O. 38/44

Pub. Rd. (Gaz. 1959 p. 180) Proc. S.O. 38/28

Pt. 246B2C/B

Pt. 246B2B2 M.L. 18698 M.L. 9593

Pt. 246B2B1

Pt. 246B2C/A

28 P.R. 253/44 Recreation Reserve M.L. 18698

5 C.T. 6C/927

4 C.T. 3D/140

3 C.T. 5A/370

2 C.T. 3D/141

1 C.T. 3D/141

8 C.T. 2B/141 Esplanade Reserve

7 C.T. 2B/141 Rec. Res.

6 D.P.S. 8517 C.T. 2B/141

11 C.T. 7A/852 Pt.

10 32.5p

9 33.2p

8 32.7p

7 32.0p

6 32.0p

5 32.0p

4 32.0p

3 32.0p

2 31.6p

1 32.0p

Right of Way

See Diagram A

Diagram A Not to Scale

Diagram B Not to Scale

M.L. 19068

Note: Boundaries not fenced.

Total Area: 8A. 1R. 02.5

Plan of Subdivision of Pt. Allot. 246B2B2, Parish of Waimana

Comprised in C.T. 7A/852 Pt.

Survey Block & District Block III Whakatane S.D.

Land District South Auckland Local Body Whakatane County Council

Scale One chain to an inch Surveyed by Harrison & Grierson & Partners Date July 1966

I, Barry Lindsay Stone of Whakatane Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Whakatane this 2nd day of December 1966 before me—

..... Registered Surveyor

..... Justice of the Peace, (or other person authorised to take a statutory declaration.)

Approved as to Survey

..... Chief Surveyor

19.6.67

Received .....

Reference plans As on face of plan.

Field book S.119 p. 150

Traverse book 434 p. 139

Examined by D.A. Crowe 19/5/67

Recorded Wh. S.O. 38

Correct: ..... L. T. Surveyor

19-6-67

584

Approved Maria A. Ribsys

Maria A. Ribsys

E. O. Stewart

E. O. Stewart

Applicant or Registered Owner

This space reserved for plan number

S 11502

WDC Archives

Supplied by Sterling Imports (Auck.) Ltd. P.O. Box 5141, Auckland

LAND TRANSFER ACT 1952

Land Transfer Office

Received 15/10/1962 No. S. 8114

Title Reference Pt C.T. 44/117

Referred to L. T. Surveyor

Pursuant to a resolution of the Whakatane County Council dated 25th September 1962 approving under Section 34 of the Counties Amendment Act 1961 this Survey Plan of Subdivision, subject to the building line restriction over part(s) of the land hereon as imposed by resolution dated 25th September 1962, the Common Seal of the Body Corporate called the Chairman, Councillors, and Inhabitants of the County of Whakatane was hereto affixed in the presence of:

D. C. Butler Chairman.

County Clerk.

Deposited this 25th day of October 1963

Asst. District Land Registrar

For Building line Restriction, See L/S 270078.

S/2628

19488

Waimana 246B2C2
C.T. 44/117
Maori Owners
M.L. 18698
M.L. 9593

Areas & Measurements to M.H.W.M.

PACIFIC OCEAN

Ohope Beach Recreation Reserve 2a - 1r - 31p

Lot 28

Lot 29 Rd. to be vested

Lot 30 Rd. to be vested 12.0p.

Lot 1 32.7p. | Lot 2 32.0p. | Lot 3 32.4p. | Lot 4 32.1p. | Lot 5 32.0p. | Lot 6 32.0p. | Lot 7 32.3p. | Lot 8 333p. | Lot 9 333p. | Lot 10 333p. | Lot 11 33.0p. | Lot 12 32.7p. | Lot 13 32.7p. | Lot 14 32.7p. | Lot 15 32.7p. | Lot 16 35.6p. | Lot 17 lr-09.9p. | Lot 18 32.5p. | Lot 19 32.3p. | Lot 20 39.9p. | Lot 21 lr-026p. | Lot 22 33.5p. | Lot 23 333p. | Lot 24 333p. | Lot 25 32.5p. | Lot 26 32.2p. | Lot 27 32.2p.

M.L. 19068

Note. R.M. V is now disturbed. See Inspection report on file for D.P.S. 16406.

Waimana 246B2B2
C.T. 44/117
Maori Owners
M.L. 18698
M.L. 9593
D.P.S. 16406

LAND & DEEDS
Natures Plan
Firms Davidson & Co
15 OCT 1962
Times 11.0
Fees £ 4 : 10 : —
Abstract No. 3114

Diagram A. Not to scale

Diagram B. Not to scale.

Proc. 5926 & S/41542 Ter-Sealed S.O.38144 S.O.38128

S.O.38486 WAINUI RD. Metalled Gaz. 1960, p. 1559

OHIWA ROAD Metalled Gaz. 1959 p. 130

Rd Vested Sec 25(3) C.D.A. 1961

Total Area: 9a - 3r - 17.6p.

Note: Unless otherwise stated, boundaries are not fenced.

PLAN OF SUBDN. OF PT. ALLOT. 246B2C/B PSH. OF WAIMANA

Comprised in P/C.T. 44/117

Survey Block & District III. WHAKATANE S.D.

Land District STH. AUCKLAND Local Body WHAKATANE COUNTY

Scale 1 CH. = 1 IN. Surveyed by E.W. MILLINGTON Date February 1962

I, Francis William Millington of Whakatane Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Whakatane this 12th day of March 1962 before me—

Justice of the Peace, (or other person authorised to take a statutory declaration.)

Registered Surveyor

Approved as to Survey

Chief Surveyor 2/11/62

Received

Reference plans M.L. 18698, 9593 S.O. 38486, 38128, 38144

Field book 593 p. 29

Traverse book TC78 p. 5

Examined by [illegible] 30.10.62

Recorded C.T. R2495 [illegible]

Correct [illegible] L. T. Surveyor 31/10/62

Approved

Pare Kourkai Howell.
Hanga whakarapa Kuiri by his agent Pare Kourkai Howell
Te Kohiu Kuiri by his agent Pare Kourkai Howell
Applicant or Registered Owner

This space reserved for plan number

SOUTH 8114

WDC Archives

RCSGEN

Title

BUDDLE, HARVEY, RAMSAY & MOORE

BARRISTERS and SOLICITORS
COMMERCE STREET
WHAKATANE
NEW ZEALAND

JOSEPH DIXON BUDDLE
PETER IAN HARVEY, LL.B.
ALLAN JOHN RAMSAY, Notary Public
LINDSAY HUGH MOORE, LL.B.

P.O. BOX 43
TELEPHONE 7179

Your Ref. SP.225 Our Ref.: Mr. Harvey:PGH 14th August, 1970.

RECEIVED 17 AUG 1970

The County Clerk,
Whakatane County Council,
P.O. Box 244,
WHAKATANE.

Dear Sir,

re: Ted Stewart Subdivision:

We now act for the Trustees in this Subdivision in place of Messrs. McKoy & O'Sullivan of Rotorua. We have been instructed by Mrs. Rikys, one of the Trustees, to attend to payment of the balance owing to the County in accordance with your letter dated 10th July, 1970. Our cheque for $1,000.00 is enclosed in settlement.

Yours faithfully,
BUDDLE, HARVEY, RAMSAY & MOORE,

Per: P.G. Harvey.

Enc.

see 13566

Copy S.P. to Eng for file

SP225

12 August 1970

McKoy and O'Sullivan,
P.O.Box 870,
ROTORUA.

Dear Sirs,

Subdivision of Allotment 246B2B2
Parish of Waimana

I refer to my letter of 10 July 1970 and will be pleased if you will let me know the position regarding payment of the road upgrading contribution on this subdivision.

Yours faithfully,

J.E. Gray
County Clerk

Contribution paid 17/8/70 $1000.

SP225

10 July 1970

McKoy and O'Sullivan,
P.O.Box 870,
ROTORUA.

Attention: Mr McKoy

Dear Sirs,

Subdivision of Allotment 246B2B2
Parish of Waimana

I refer to the bond given by Mr E.O.Stewart and Mrs M.A. Rikys pursuant to which they were to pay the Council $264 on the sale of the first section from this subdivision and $250 in respect of the sale of each of the next four sections. The Council's records show that six sections have been sold but that only $264 has been received. It will be appreciated if you will arrange payment of the balance of $1000.00 due.

The County Engineer informs me that he proposes carrying out the upgrading work during the next financial year.

Yours faithfully,

J.E. Gray
County Clerk

Rec. P.L. Williams

SP.225

MOP.

28 February, 1969.

Messrs. McKoy and O'Sullivan,
Barristers and Solicitors,
P.O.Box 870,
ROTORUA

Dear Sirs,

S.P. 225 - RICKY'S SUBDIVISION, PORT OHOPE
PARISH OF WAIMANA LOT 246B2B2

Thank you for your letter of 12 February, 1969, requesting the Council to certify that to the best of its knowledge there are no millable timber, mineral or other valuable things upon the above land.

I now forward a certified copy of a resolution passed by the Council at its meeting held on 25 February, 1969, and trust that this will be sufficient for your purposes.

Yours faithfully,

J.E. GRAY
County Clerk

6 lots sold.
Will do work next fin yr

Acct.
Payment of $264 on a/c of upgrading Harbour Rd was received on 8-10-68.
Have further sections been sold? If so further amounts are due.

2/7/70.

JEG:MOP

28 February, 1969

The Registrar,
The Maori Land Court,
Private Bag,
ROTORUA

I hereby certify that the following is a true and correct copy of a Resolution passed by the Whakatane County Council at its meeting held on Tuesday, 25 February, 1969.

"THAT the Council certify that to the best of its knowledge and belief there is no mineral of other valuable thing on the land comprised in lots 1 to 10 D.P.S11502. "

J.E. GRAY
County Clerk

AGENDA

FILE SP.225

FOR Finance

MEETING TO BE HELD ON 18/2/1969

4/9

RICKYS SUBDIVISION, PORT OHOPE.
McKoy & Sullivan.
12 February, 1969.

To comply with the provisions of the Maori Affairs Act, any sales require to be confirmed by the Maori Land Court, except where the sale price exceeds the Government Valuation by 15%. However, this dispensation does not apply in cases where the Court had reason to believe that there is upon the land any millable timber, mineral or other valuable things or in any case where the special valuation exceeds $10,0 $10,000.

Before being able to complete several transactions the Truastees have to satisfy the Court concerning minerals or other valuable things on the land. To enable this to be done the Council is requested to issue a certificate to the ffect that so far as it is aware there are no minerals or other valuable things on or under the land in question, and that this information is based on the knowledge which the Council has in respect of the district as a whole

NOTES

COMMITTEE RECOMMENDATION :

"THAT The Col certify that to the best of its knowledge & belief there is no mineral or other valuable thing on the land comprised in lots 1 to 10 DPS 11502

COUNCIL DECISION 25/2/1969

Confirmed

McKOY & O'SULLIVAN
BARRISTERS AND SOLICITORS
L. A. McKOY
G. T. O'SULLIVAN, B.A. LLB.

When writing, phoning or calling with reference to this letter please refer to—
Mr. McKoy

TELEPHONES:
1733 AND 1734
•
P.O. BOX 870
•
WORSLEY'S BUILDINGS,
CNR. FENTON & HAUPAPA STS.
ROTORUA.
NEW ZEALAND

SP225

12th February, 1969.

The County Clerk,
Whakatane, County Council,
P. O. Box 244,
WHAKATANE.

Dear Sir,

Re: Parish of Waimana Lot 246B2B2

We act for the Trustee of the above Block and in order to comply with the provisions of the Maori Affairs Act any sales require to be confirmed by the Maori Land Court. In cases where a sale price exceeds the Government Valuation by 15% the purchase price is considered to be adequate and it is not necessary to appear in open Court upon confirmation.

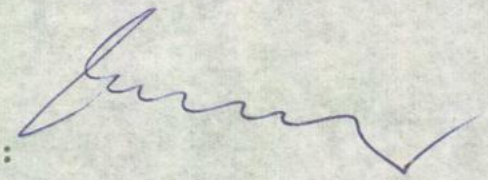
This ~~disposition~~ dispensation does not apply in any cases where the Court has reason to believe that there is upon the land any millable timber, mineral or other valuable things or in any case where the special valuation exceeds $10,000.

We have several transactions which would normally be approved ~~in~~ as of right but first have to satisfy the Court concerning minerals or other valuable things on the land. As far as timber is concerned we propose to obtain supporting Certificate from the Land Agent in question but it would be beyond his capacity to certify that there are not minerals etc under the land.

We think that we could satisfy the Court's requirements if we were able to obtain from your Council some form of Certificate to the effect that as far as your Council is aware there are no minerals or other valuable things on or under the land in question based upon the knowledge which your Council has in respect of the district as a whole. Might it be possible for your Council to assist us by forwarding to us, addressed to the Maori Land Court the certificate in this form. The certificate could be expressly confined to the section fronting the road namely Lots 1 to 10 inclusive Deposited Plan S. 11502.

Your assistance in this respect would be appreciated.

Yours faithfully,
MCKOY & O'SULLIVAN

Per: 

McKOY & O'SULLIVAN
BARRISTERS AND SOLICITORS
L. A. McKOY
G. T. O'SULLIVAN, B.A. LLB.

When writing, phoning or calling with reference to this letter please refer to—
McKoy
Mr.

TELEPHONES:
1733 AND 1734
•
P.O. BOX 870
•
WORSLEY'S BUILDINGS,
CNR. FENTON & HAUPAPA STS.
ROTORUA.
NEW ZEALAND

7th October, 1968.

The County Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

Re: PARISH of WAIMANA 246 B2 B2
Deposited Plan: S.11502.

In terms of the Bond entered into on behalf of the owners of the above Block, we enclose cheque for the sum of $264.

Yours faithfully,
McKOY & O'SULLIVAN.

Road ~~up~~grading contribution

RECEIVED
8 OCT 1968

rec No: 7270

P.O. Box:— Private Bag

[L.&D.—52

Telephone No:— 31030

DEPARTMENT OF JUST

RECEIVED
4 JUL 1967

LAND REGISTRY OFFICE,
Hamilton

21.7.1967

DEAR SIR,—

PLAN No. S 11502 *being a subdivision of* Pt [illegible] 246B 2B2 Pt L

of Waimana

signed by M A Ruby & E O Stewart, *as the owner*

was deposited on 6.7.67

Yours faithfully,

County Clerk
W Lakatane County Council
Box 244
W Lakatane.

D B Greig
District Land Registrar. AB

W.P. OFFSET

SP.225

JEG:mp.

15 November 1966.

Messrs. McKoy & O'Sullivan
Barristers and Solicitors,
P.O.Box 870,
ROTORUA

Dear Sirs,

SCHEME PLAN 225 - M A.RIKYS AND OTHERS, OHOPE

Receipt is herein acknowledged of the Council's copy of the Bond, duly stamped.

Yours faithfully,

J.E.GRAY
COUNTY CLERK

Messrs. Harrison and Grierson and Partners,
Registered Surveyors,
P.O.Box 192
WHAKATANE

Dear Sir,
The Council has now received a copy of the Bond from Messrs. McKoy and O'Sullivan and the Scheme Plan, which has been aigned and sealed may now be collected by you.
Yours faithfully,

J.E.GRAY
COUNTY CLERK

No road to vest 10/1

McKOY & O'SULLIVAN
BARRISTERS AND SOLICITORS
L. A. McKOY
G. T. O'SULLIVAN, B.A. LLB.

When writing, phoning or calling with reference to this letter please refer to—
Mr. McKoy

TELEPHONES:
1733 AND 1734
•
P.O. BOX 870
•
GRAEFF'S BUILDINGS,
CNR. TUTANEKAI & HAUPAPA STS.
ROTORUA,
NEW ZEALAND

RECEIVED 11 NOV 1966

9rh November, 1966

The County Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

re: Stewart Subdivision

We enclose the original stamped Bond herein for your custody. We had thought that it had been sent to you earlier but upon the request of Mr. Stone, surveyor, made further enquiries and found the document had been placed with our own securities.

Yours faithfully,
McKOY & O'SULLIVAN

Per:

ENCL.

THIS DEED made the 21st day of December 1965

BETWEEN EDWARD OLIPHANT STEWART of Gisborne Contractor and MARY ANN RIKYS of Auckland Married Woman (hereinafter together except where inconsistent with the context termed "the Owners") of the one part AND THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF WHAKATANE (hereinafter termed "the Corporation") of the other part WHEREAS the Owners are registered as the proprietors of the block of land known as Parish of Waimana 246 B2 B2 and proposes to submit to the Corporation for its approval a proposed subdivision of part of the said land sub-dividing into ten (10) separate building allotments described as Lots 1 to 10 inclusive on such plans having a frontage to Ohiwa Road and WHEREAS as a condition of its approval of the said subdivision the Corporation has requested the owners to contribute in cash the sum of SIX HUNDRED AND THIRTY TWO POUNDS (£632) towards the cost of upgrading the said Ohiwa Road which the owners have agreed to pay in the manner hereinafter provided NOW THEREFORE in pursuance of and in consideration of the premises the Owners DO AND EACH OF THEM DOTH hereby jointly and severally covenant with the Corporation as follows:

1. THAT they will pay to the Corporation the said sum of £632 to the Corporation from the proceeds of the sale of the said ten lots, such payments to be made as to the sum of £132/- from the proceeds of the sale of the first of the said sections in respect of which the owners receive the full purchase price from the purchaser and as to the further sum of £500 by payment of the sum of £125 in respect of each of the next four sections for which the Owners shall receive the full purchase price from the purchaser thereof as aforesaid.

Paid 8.10.68

2. THAT the cost of completion and execution of this Agreement and of the Bond in support hereof including all stamp duty hereon shall be borne and paid by the Owners.

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written.

SIGNED by the said EDWARD OLIPHANT STEWART in the presence of:

E. O. Stewart

A. L. Harding
Police Station
Tauranga

23 III 66 5760 -00.000.15.0 DTY
Stamp Duty HS

SIGNED by the said)
MARY ANN RIKYS in)
the presence of:)

witness Sydney D Walls J.P.
occupation Chemist
address Auckland

THE COMMON SEAL of)
THE CHAIRMAN, COUNCILLORS)
AND INHABITANTS OF THE)
COUNTY OF WHAKATANE was)
hereto affixed pursuant)
to a Resolution of the)
Whakatane County Council)
in the presence of:)
)

THE COMMON SEAL OF THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF WHAKATANE

Chairman

Councillor

County Clerk.

M'Kay

285/5

KNOW ALL MEN BY THESE PRESENTS that EDWARD OLIPHANT STEWART of Gisborne Contractor and MARY ANN RIKYS of Auckland Married Woman (Hereinafter together except where inconsistent with the context termed "the Owners") are held and firmly bound unto THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF WHAKATANE (hereinafter termed "the Corporation") in the sum of SIX HUNDRED AND THIRTY TWO POUNDS (£632) and DO HEREBY JOINTLY AND SEVERALLY bind themselves and their respective executors administrators and assigns firmly by these presents.

DATED this day of 1965.

WHEREAS by Agreement in writing bearing even date herewith the Owners jointly and severally covenant with the Corporation to pay to the Corporation the sum of SIX HUNDRED AND THIRTY TWO POUNDS (£632) in respect of the cost of upgrading Ohiwa Road NOW the condition of the above written Bond is that if the Owners or their respective executors administrators or assigns duly and punctually perform and observe the stipulations provisions and conditions on their part to be performed and observed and contained in the said agreement then this Bond shall be void and of none effect but otherwise shall remain in full force.

SIGNED by the said EDWARD OLIPHANT STEWART in the presence of:

E.O. Stewart.

A.S. Harding Constable.
Police Station, Tolaga Bay.

SIGNED by the said MARY ANN RIKYS in the presence of:

M.A. Rikys

D. Wallis J.P.

Sydney

Chemist

Auckland.

12 MY 66 1160 $2.2. Stamp Duty HIS

-00.000.15.0 DTY

THE COMMON SEAL of)
THE CHAIRMAN, COUNCILLORS)
AND INHABITANTS OF THE)
COUNTY OF WHAKATANE was)
hereto affixed pursuant)
to a Resolution of the)
Whakatane County Council)
in the presence of:)
)

THE COMMON SEAL OF THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF WHAKATANE

D. S. Butler Chairman

Wallace COUNCILLOR

J. Gray COUNTY CLERK

DATED 1965

EDWARD OLIPHANT STEWART and
MARY ANN RIKYS

Owners.

THE CHAIRMAN COUNCILLORS AND
INHABITANTS OF THE COUNTY OF
WHAKATANE

Corporation

AGREEMENT AND BOND

McKOY & O'SULLIVAN:
SOLICITORS"
ROTORUA.

SP225

JEG:mp.

29 July 1966.

Messrs. Harrison and Grierson and Partners,
Registered Surveyors,
P.O.Box 192,
WHAKATANE

Dear Sirs,

SCHEME PLAN No.225 - M.A.RICKYS AND OTHERS

The Scheme Plan herein has been signed and sealed. It will be released when the Council has received a copy of the Bond from Messrs. McKoy and O'Sullivan.

Yours faithfully,

J.E.GRAY
COUNTY CLERK

AGENDA

FILE 20/5

FOR COUNCIL

MEETING TO BE HELD ON 26/7/66

2C/26

FORWARDING THE LAND TRANSFER PLAN OF THE FIRST STAGE OF THE ABOVE subdivision plan, and SUBDIVISION FOR SIGNING AND SEALING BY COUNCIL, AND STATING THAT THE BOND OF £632 TO COVER THE ROADING CONTRIBUTION IS BEING PREPARED BY THEIR CLIENTS SOLICITORS.

M.A. RIKYS AND OTHERS,
OHOPE.

HARRISON AND GRIERSON
AND PARTNERS. 22/7/66

NOTES:

RESOLVED: (Carling Richardt

"THAT THE FORM OF APPROVAL ON THE LAND TRANSFER PLAN OF THE FIRST STAGE OF THE ABOVE SUBDIVISION BE EXECUTED UNDER THE SEAL OF THE COUNCIL.

AFTER MEETING ACTION REQUIRED:

C. K. GRIERSON, O.B.E., F.N.Z.I.S., M.N.Z.I.E.
R. M. GRIERSON, A.M.I.C.E., M.N.Z.I.E., M.N.Z.I.S.
R. L. ROUD, M.N.Z.I.S.
R. F. GOLDHAM, M.N.Z.I.S.
V. [redacted]RIES, A.M.I.C.E., M.N.Z.I.E., M.R.S.H.

Head Office: AUCKLAND
Branch Offices:
MANUREWA TAKAPUNA ROTORUA
WHAKATANE TOKOROA HAMILTON
Fiji Is. SUVA LAUTOKA

Whakatane: Resident Partner.
B. L. STONE, M.N.Z.I.S.
Res. Phone 1192-M.

HARRISON AND GRIERSON AND PARTNERS
CONSULTING ENGINEERS • REGISTERED SURVEYORS • TOWN PLANNERS
MAGNUS LENNIE BUILDINGS GEORGE ST., WHAKATANE PHONE 625-S P.O. BOX 192

OUR REF. 584 YOUR REF. DATE 22 July 1966

The County Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

RE M.A. RIKYS AND OTHERS - OHOPE.

Please find herewith for signing and sealing of your Council, Land Transfer plan of the 1st stage of the above subdivision. We also enclose 3 copies of a formal scheme to cover this portion of the subdivision.

We understand that the roading contribution of £632 is to be covered by a bond, and that this is in the hands of our clients' solicitors, Messrs. McKoy and O'Sullivan of Rotorua.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

B.L. Stone

RESIDENT PARTNER.

20/5

JEG:mp.

25 February 1966.

Messrs. McKoy & O'Sullivan,
Barristers and Solicitors,
P.O.Box 870,
ROTORUA

Dear Sirs,

SUBDIVISION - M.A.RIKYS, OHOPE.

I return the Bond herein duly executed by the Council. Will you please let me have one copy of the document when stamped.

Yours faithfully,

J.E.GRAY
COUNTY CLERK

AGENDA FILE 20/5

FOR MEETING TO BE HELD ON

24
22/2.

Rikys Subdivision

The subdividers' solicitors submit for execution by Cel a form of bond providing for payment by the subdividers of the sum of £632 as contribution towards the upgrading of Ohiwa Road.

NOTES:

RESOLVED: (Carried Unanimously)

"THAT Cel. execute under seal the form of bond providing for payment by E O Stewart and M A Rikys of the sum of £632 as contribution towards upgrading Ohiwa Rd.

AFTER MEETING ACTION REQUIRED:

McKOY & O'SULLIVAN
BARRISTERS AND SOLICITORS

A. McKOY
T. O'SULLIVAN, B.A. LLB.

When writing, phoning or calling with reference to this letter please refer to—

Mr. McKoy

TELEPHONES:
1733 AND 1734
•
P.O. BOX 870
•
GRAEFF'S BUILDINGS,
CNR. TUTANEKAI & HAUPAPA STS.
ROTORUA,
NEW ZEALAND

RECEIVED
19 JAN 1966

17 January 1966

The County Clerk,
Whakatane County Council,
WHAKATANE

Dear Sir,

re: Subdivision - M.A. Rikys - Ohope

We thank you for your letter of 23rd November and now enclose the original Bond for acceptance by your Council and return to us for stamping.

Yours faithfully,
McKOY & O'SULLIVAN

Encl:

S/P. D.

20/5

JEG:MP.

23 November 1965.

McKoy and O'Sullivan,
Barristers and Solicitors,
P.O.Box 870
ROTORUA

Dear Sirs,

re : SUBDIVISION - M.A.RIKYS, OHOPE

In reply to your letter of 27 October 1965, I have to advise that the Council has agreed to accept the form of Bond submitted by you. The Surveyor should be requested to forward a formal Scheme Plan covering Lots 1 - 10 of the subdivision for Council's approval.

Yours faithfully,

J.E.GRAY
COUNTY CLERK

S/P.D.
20/5

JEG:MP.

23 November 1965.

Messrs. Harrison and Grierson and Partners,
Registered Surveyors,
P.O.Box 192,
WHAKATANE

Dear Sirs,

re : SUBDIVISION- M.A.RIKYS & OTHERS, OHOPE

I am pleased to advise that the Council has agreed to the proposal submitted by you regarding the acceptance of the Reserve for the whole of the subdivision.

Yours faithfully,

J.E.GRAY
COUNTY CLERK

C. K. GRIERS[illegible].E., F.N.Z.I.S., M.N.Z.I.E.
R. M. GRI[illegible].N.Z.I.E., M.N.Z.I.S.
R. F. COLEMAM, M.N.Z.I.S. (Takapuna)
R. L. ROUD, M.N.Z.I.S. (Rotorua)
V. N. HERRIES, A.M.I.C.E., M.N.Z.I.E.

Whakatane Representative:
B. L. STONE, M.N.Z.I.S.
Phones: Res. 692-M
Bus. 625-S

HARRISON AND GRIERSON AND PARTNERS

REGISTERED SURVEYORS • CONSULTING ENGINEERS • TOWN PLANNERS

MAGNUS LENNIE BUILDINGS GEORGE ST., WHAKATANE. P.O. BOX 192

584

RECEIVED 15 NOV 1965 WHAKATANE COUNTY COUNCIL

15 November 1965

The County Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

re: M.A.RIKYS & OTHERS - WAIMANA 246B2B2 - OHOPE.

Further to our letter of the 24 September, it is hoped to submit the Land Transfer Plan of the 10 lots of the first stage of the above subdivision before Christmas.

At the same time it is proposed to cut off the Recreation Reserve (Lot 27), anarea which is in excess of that required under the Act. This would give our clients a credit towards future Reserve Contribution, e.g. When the south of Ohiwa Road is developed.

It is possible that Lots 11-24 will be sold as a block to a purchaser who will develop the balance independently. It is desired to give such a purchaserthe assurance that he will not have to contribute towards Reserve assessment.Accordingly we would request that your Council confirm that this arrangement is acceptable and the Reserve will then be cut out with the first 10 lots The alternative would be to cut the Recreation Reserve out in two parts, each applicable to the particular subdivider.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

B. L. Stone

RESIDENT PARTNER.

FINANCE MEETING - 16/11/65
RECOMMENDED:
"THAT the Council agree to the proposition submitted by the Surveyors."

McKOY & O'SULLIVAN
BARRISTERS AND SOLICITORS

A. McKOY
T. O'SULLIVAN, B.A. LLB.

When writing, phoning or calling with reference to this letter please refer to—
Mr. McKoy

TELEPHONES:
1733 AND 1734
•
P.O. BOX 870
•
GRAEFF'S BUILDINGS,
CNR. TUTANEKAI & HAUPAPA STS.
ROTORUA,
NEW ZEALAND

RECEIVED
28 OCT 1965
WHAKATANE COUNTY COUNCIL

27 October 1965

The County Clerk,
Whakatane County Council
WHAKATANE

Dear Sir,

re: M.A. Rikys - Waimana 246B2B2 - Ohope

We thank you for your letter of 4th October addressed to Messrs Harrison, Grierson & Partners which has been referred to us for our attention. We have prepared an appropriate agreement and supporting Bond and enclose draft of each document and should be glad if you would approve same if in order so that we can go ahead and have the documents executed and submitted to you.

In the absence of any definite direction as to how the contribution is to be paid by our clients we have taken the liberty of providing that the contribution will be met from the sale of the first five sections as specified in the agreement. We hope that your Council sees fit to approve this arrangement as it will then greatly facilitate our clients in proceeding with the subdivision and sale of the sections.

Yours faithfully,
McKOY & O'SULLIVAN

Encl:

FINANCE MEETING - 16/11/65
RECOMMENDED:
"THAT subject to the submission of a formal Scheme Plan covering Lots 1 - 10 of the subdivision of Waimana 246B2B2, it be recommended that the Council accept the Bond of £632. for contribution up to upgrading the Pt. Ohope Road."

THIS DEED made tje day of 1965

BETWEEN EDWARD OLIPHANT STEWART of Gisborne Contractor and MARY ANN RIKYS of Auckland Married Woman (hereinafter together except where inconsistent with the context termed "the Owners") of the one part AND THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF WHAKATANE (hereinafter termed "the Corporation") of the other part WHEREAS the Owners are registered as the proprietors of the block of land known as Parish of Waimana 246 B2 B2 and proposed to submit to the Corporation for its approval a proposed subdivision of part of the said land subdividing into ten (10) separate building allotments described as Lots 1 to 10 inclusive on such plans having a frontage to Ohiwa Road and WHEREAS as a condition of its approval of the said subdivision the Corporation has requested the owners to contribute in cash the sum of SIX HUNDRED AND THIRTY TWO POUNDS (£632) towards the cost of upgrading the said Ohiwa Road which the owners have agreed to pay in the manner hereinafter provided NOW THEREFORE in pursuance of and in consideration of the premises the Owners DO AND EACH OF THEM DOTH hereby jointly and severally covenant with the Corporation as follows:

1. THAT they will pay to the Corporation the said sum of £632 to the Corporation from the proceeds of the sale of the said ten lots, such payments to be made as to the sum of £132 from the proceeds of the sale of the first of the said sections in respect of which the owners receive the full purchase price from the purchaser and as to the further sum of £500 by payment of the sum of £125 in respect of each of the next four sections for which the Owners shall receive the full purchase price from the purchaser thereof as aforesaid.

2. THAT the cost of completion and execution of this Agreement and of the Bond in support hereof including all stamp duty hereon shall be borne and paid by the Owners.

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written.

SIGNED by the said)
EDWARD OLIPHANT STEWART)
in the presence of:)

SIGNED by the said)
MARY ANN RIKYS in)
the presence of:)

THE COMMON SEAL of)
THE CHAIRMAN, COUNCILLORS)
AND INHABITANTS OF THE)
COUNTY OF WHAKATANE was)
hereto affixed pursuant)
to a Resolution of the)
Whakatane County Council)
in the presence of:)
)

_____Chairman

_____Councillor

_____County Clerk.

KNOW ALL MEN BY THESE PRESENTS that EDWARD OLIPHANT STEWART of Gisborne Contractor and MARY ANN RIKYS of Auckland Married Woman (Hereinafter together except where inconsistent with the context termed "the Owners") are held and firmly bound unto THE CHAIRMAN, COUNCILLORS AND INHABITANTS OF THE COUNTY OF WHAKATANE (hereinafter termed "the Corporation") in the sum of SIX HUNDRED AND THIRTY TWO POUNDS (£632) and DO HEREBY JOINTLY AND SEVERALLY bind themselves and their respective executors administrators and assigns firmly by these presents.
DATED this day of 1965.

WHEREAS by Agreement in writing bearing even date herewith the Owners jointly and severally covenant with the Corporation to pay to the Corporation the sum of SIX HUNDRED AND THIRTY TWO POUNDS (£632) in respect of the cost of upgrading Ohiwa Road NOW the condition of the above written Bond is that if the Owners or their respective executors administrators or assigns duly and punctually perform and observe the stipulations provisions and conditions on their part to be performed and observed and contained in the said agreement then this Bond shall be void and of none effect but otherwise shall remain in full force.

SIGNED by the said EDWARD OLIPHANT STEWART in the presence of:

SIGNED by the said MARY ANN RIKYS in the presence of:

THE COMMON SEAL of)
THE CHAIRMAN, COUNCILLORS)
AND INHABITANTS OF THE)
COUNTY OF WHAKATANE was)
hereto affixed pursuant)
to a Resolution of the)
Whakatane County Council)
in the presence of:)
)

_____Chairman

_____COUNCILLORS

_____COUNTY CLERK

DATED 1965

EDWARD OLIPHANT STEWART and
MARY ANN RIKYS

Owners

THE CHAIRMAN COUNCILLORS AND
INHABITANTS OF THE COUNTY OF
WHAKATANE

Corporation

AGREEMENT AND BOND

McKOY & O'SULLIVAN:
SOLICITORS"
ROTORUA.

4 October, 1965.

Messrs. Harrison and Grierson and Partners,
Registered Surveyors,
P.O. Box 192,
WHAKATANE

Dear Sirs,

re : M.A.RIKYS - WAIMANA 246B2B2 - OHOPE

Thank you for your letter of 24 September 1965, advising that your clients now intend to proceed with the cutting off of the 10 lots fronting Oniwa Road and that the Land Transfer Plan of these lots will shortly be forwarded to Council for signing and sealing.

I would advise that Council is prepared to accept a bond to cover the Roading Contribution as set out in Council's letter dated 5 March 1964, and amounting to £632. I would be pleased if you will advise your client's solicitors to prepare the necessary bond.

Yours faithfully,

J.C.Keller
Acting County Clerk

FOR INFORMATION:

MR. A.W.TASSELL
COUNTY ENGINEER,
W.C.C.

20/5

MP.

4 October, 1965.

Messrs. Harrison and Grierson and Partners,
Registered Surveyors,
P.O.Box 192,
WHAKATANE

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re : M.A.RIKYS - WAIMANA 246B2B2 - OHOPE

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I would advise that Council is prepared to accept a bond to cover the Roading Contribution as set out in Council's letter dated 5 March 1964, and amounting to £632. I would be pleased if you will advise your client's solicitors to prepare the necessary bond.

Yours faithfully,

J.C.Koller
Acting County Clerk

FOR INFORMATION:

MR. A.W.TASSELL
COUNTY ENGINEER,
W.C.C.

C. K. GRIERSON, O.B.E., F.N.Z.I.S., M.N.Z.I.E.
R. M. GRIERSON, M.N.Z.I.E., M.N.Z.I.S.
R. F. COLDHAM, M.N.Z.I.S. (Takapuna)
R. L. ROUD, M.N.Z.I.S. (Rotorua)
V. N. HERRIES, A.M.I.C.E., M.N.Z.I.E.

Whakatane Representative:
B. L. STONE, M.N.Z.I.S.
Phones: Res. 692-M
Bus. 625-S

584

HARRISON AND GRIERSON AND PARTNERS

REGISTERED SURVEYORS • CONSULTING ENGINEERS • TOWN PLANNERS
MAGNUS LENNIE BUILDINGS GEORGE ST., WHAKATANE P.O. BOX 192

Your ref. 20/5

24 September 1965

The County Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

RE M.A. RIKYS - WAIMANA 246B2B2 - OHOPE.

The scheme plan of the above subdivision was approved by your Council in January 1964. It is now intended to proceed with the cutting off of the 10 lots fronting Ohiwa Road and the Land Transfer Plan of these lots will shortly be forwarded for signing and sealing.

Our clients have requested that your Council accept a bond to cover the Roading Contribution of £632 outlined in your letter of 5th March 1964. It is intended that all subdivisional costs, including the second stage development, will be financed from the sale of these 10 lots. If these arrangements are acceptable, then our client's solicitors will prepare the bond agreement immediately.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

B. L. Stone

RESIDENT PARTNER.

c.c. McKoy and O'Sullivan

20/5

ELB:MP.

5 March, 1964.

Messrs. Harrison and Grierson and Partners,
P.O.Box 192
WHAKATANE.

Dear Sirs,

re: PROPOSED SUBDIVISION OF PT. WAIMANA 2A6B2B2
M. Rikys and Others, Ohope

I am now able to inform you that the half cost of the additional work required on the Ohiwa Road in connection with the above subdivision, is as follows:-

Cost of 2 coat seal - 9½ chains.	£520. 0. 0d.
Cost of Kerb and Channel.	370. 0. 0.
Cost of Concrete footpath	374. 0. 0d.
	£1,264. 0. 0d.

HALF COST - £632. 0. 0d.

Yours faithfully,

E.L. Briggs.
COUNTY CLERK.

Mr. A.W. Tassell,
County Engineer.

Dear Sir,

For your information,

Yours faithfully,

RB

E.L. Briggs.
COUNTY CLERK.

20/5

ELB:MP.

5 March, 1964.

Messrs. Harrison and Grierson and Partners,
P.O.Box 192
WHAKATANE.

Dear Sirs,

re: PROPOSED SUBDIVISION OF PT. WAIMANA 2A6B2B2
M. Rikys and Others. Ohope

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Cost of Concrete footpath	374. 0. 0d.
	£1,264. 0. 0d.

HALF COST - £632. 0. 0d.

Yours faithfully,

E.L. Briggs.
COUNTY CLERK.

Mr. A.W. Tassell,
County Engineer.

Dear Sir,
For your information,
Yours faithfully,

E.L. Briggs.
COUNTY CLERK.

Mrs. Ruby's Subdivision.
Thompson's end Lane only

Cost of 2 coat Seal 9½ ch. £520. 0. 0
" " Kerb & channel 370. 0. 0
" " Concrete footpath 374. 0. 0
£1264: 0: 0

½ cost of above £632. 0. 0

Mrs M. Rubys Premises

½ cost of scaling. 9½ ch.
1st = 2nd Coat.

Metal	95 sq yds @ 21/-	99	15	0
Stabbing	9½ ch @ 8/-/-	76	0	0
Pumps	1470 sq ft @ 2d	12	5	0
Chips	55 sq yds @ 12.2.6	116	17	6
MC³ + Bit	1070 gal @ 3/-	160	10	0
Roll	9½ ch @ £1	9	10	0
		474	17	6
		45	2	6
		520	0	0

Kerb + channel.

Preparations	9½ ch @ £3	28	10	0
K + C.	622 feet @ 10/-	311	0	0
		339	10	0
Carry + Cooking		30	10	0
		370	0	0

Footpaths. Preparation 28. 10. 0
Footpaths 313 sq yds @ £1 313. 0. 0
341 10. 0
34

20/5

ELB:MP.

20th February, 1964.

Messrs. Harrison, Grierson and Partners,
P.O.Box 192,
WHAKATANE.

Dear Sirs,

PROPOSED SUBDIVISION OF PT. WAIMANA 246B2B2
M. RIKYS AND OTHERS, OHOPE

Your letter of 24 January 1964, in connection with the proposed subdivision of the above block and particularly, the question of the Recreation Reserve, was considered by the Council at its meeting on 20th February 1964.

The Council resolved:

"The scheme ~~plan~~ be approved and that as regards the reserves requirements that as the Council would not have allowed subdivision in the reserve area because of erosion and consequently there would not be any more house sections available, the Council is justified in requiring the stipulated reserve area."

Yours faithfully,

E.L. Briggs,
COUNTY CLERK

6 2 ½ per footage

C. K. GRIERSON, O.B.E., F.N.Z.I.S., M.N.Z.I.E.
R. M. GRIERSON, M.N.Z.I.E., M.N.Z.I.S.
R. F. GOLDHAM, M.N.Z.I.S. (Takapuna)
R. L. ROUD, M.N.Z.I.S. (Rotorua)
V. N. HERRIES, A.M.I.C.E., M.N.Z.I.E.

Whakatane Representative:
B. L. STONE, M.N.Z.I.S.
Phones: Res. 692-M
Bus. 625-S

HARRISON AND GRIERSON AND PARTNERS

REGISTERED SURVEYORS • CONSULTING ENGINEERS • TOWN PLANNERS

MAGNUS LENNIE BUILDINGS GEORGE ST., WHAKATANE P.O. BOX 192

FGP 2.

RECEIVED 24 JAN 1964 WHAKATANE COUNTY COUNCIL

24 January 1964.

The County Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

RE PROPOSED SUBDIVISION OF PT. WAIMANA 246B2B2 - M. RIKYS AND OTHERS, OHOPE.

Please find herewith amended scheme plan of the above proposed subdivision for the consideration and approval of your Council. The scheme now shows a wider Recreation Reserve than formerly in accordance with your Council's direction. An access way has been provided at the Eastern side of the subdivision and the whole scheme re-designed to conform with these amendments, there being one less residential lot than previously. We note that Lot 13 is 2 perches less than the minimum.

We note your Council's requirements on roading costs for the new road and also for the contribution towards upgrading Ohiwa Road. We should be pleased if you would inform us the exact amount our clients are to pay towards the Ohiwa Road works. Approval to the whole subdivision is now required, although the proposal will probably be effected in two stages, the first stage being Lots 1 - 10.

RECREATION RESERVE: We note that under the Act our clients are required to contribute the following land as Recreation Reserve:

10 lots fronting existing road @ 4 perches	40 perches
14 lots fronting new road @ 3 perches	42 perches
	82 perches
	0 - 2 - 02

The reserve required by the Council is 1 acre 0 roods 01 perches being 0 - 1 - 39 more than that required under the Act. Notwithstanding that the area will be shown as Reserve on the Town Plan, it is considered that our clients should not be required to give this surplus as Recreation Reserve without adequate compensation. Accordingly, it is requested that the Council purchase this surplus area at a valuation agreeable to both parties.

We trust the proposal is acceptable to the Council and we look forward to your early reply.

Yours faithfully,
HARRISON AND GRIERSON AND PARTNERS

B. L. Stone.

REGISTERED SURVEYOR.

RESOLVED: "THAT scheme plan be approved and that as regards the reserves requirements that as the Council would not have allowed subdivision in the reserve area because of erosion and consequently there would not be any more house sections available, the Council is justified in requiring the stipulated reserve area.

20/5

ELB:MP.

3rd December, 1963.

Messrs. Harrison and Grierson and Partners,
P.O.Box 192
WHAKATANE.

Dear Sirs,

re: PROPOSED SUBDIVISION OF PT. WAIMANA 2B&2B2. M. RIKYS & OTHERS OHOPE.

In reply to your letter of the 14th October, 1963., submitting Scheme Plan of the above Lot to provide 25 residential sections, I have to advise you that the Council approves of the Scheme Plan subject to the following conditions.

1. That the Esplanade Reserve and Recreational Reserve together with one chain width road, be a distance of two chains from the peg mark which was shown on your original drawing 584/1.

2. That a Public accessway is provided between Lots 2 and 3 and continued northwards to join with Lot 28. This will mean the deletion of the private rights-of-way serving Lots 2 and 3, and 23 and 24.

3. That the then altered Lot 28 which is to be the proposed road be formed and metalled to a width of and tar-sealed to a width of 20ft. There is to be a concrete footpath 4ft. 6 ins. and concrete kerbing and channelling fronting Lots 12 to 25.

Because of the increase in traffic, the existing Ohiwa road is to be constructed as follows:-

The roadway is to be metalled and sealed with kerbing and channelling at the edge of the carriageway at a distance to be mutually agreed upon. The footpath is to be along the road fronting Lots 1 - 10 adjacent to the boundary. There will be a two coat seal 20 feet wide along Lots 1 - 10.

For these additional works it will be necessary for the owner to pay half the cost.

If your client wishes to proceed with this proposed subdivision I shall arrange for the County Engineer to forward to you the amount of the half cost.

Yours faithfully,

Mr. A.W. Tassell.
County Engineer,
WHAKATANE COUNTY COUNCIL.

E.L. Briggs.
COUNTY CLERK

Dear Sirs,
For your information,
Yours faithfully,

E.L. Briggs.
COUNTY CLERK

DRAFT: 20/5.

28th November, 1963.

Messrs. Harrison, Grierson and Partners,
P.O. Box 192,
WHAKATANE.

Dear Sirs,

PROPOSED SUB-DIVISION PT. WAIMANA 246

In reply to your letter of the 14th October, 1963 submitting Scheme Plan of the above Lot to provide 25 residential sections, I have to advise you that the Council approves of the Scheme plan subject to the following conditions:-

1. That the Esplanade and Recreation Reserve be vested as shown.
2. That a Public access way is provided between Lots 2 and 3 and continued northwards to join with Lot 28. This will mean the deletion of the private rights-of-way serving Lots 2 and 3, and 23 and 24.
3. That Lot 28 be formed and metalled to a width of and tar-sealed to a width of 20ft. There is to be a concrete footpath 4ft. 6ins. ~~on both sides~~ the lower and concrete kerbing and channelling ~~also on both sides.~~ fronting Lots 12 to 25

Because of the increase in traffic, the existing Ohiwa road is to be constructed as follows:-

The roadway is to be metalled and sealed with kerbing and channelling at the edge of the carriageway ~~which will be~~ at a distance to be mutually agreed upon. ~~distance from Lots 1 - 10.~~ The footpath is to be along the road fronting Lots 1 - 10 adjacent to the boundary along which there will be a ~~concrete~~ Two coat seal 20 feet wide. along Lots 1 - 10.

For these additional works it will be necessary for the owner to pay half the cost.

Yours faithfully.

E.L. BRIGGS,
County Clerk.

RESOLVED: That provided recreational esplanade is two chains from vegetation line and that a Public Accessway is provided between lots 2 and 3 and the roading requirements are to the satisfaction of the County Engineer and in line with that as arranged with the Howell subdivision, the scheme plan be approved.

NNERS

14th. October 1963

Re: Must preserve all esplanade is 2 chains from vegetation line and public access be between 2 & 3 roading requirements be as with Howell S/Div.

The County [redacted], Clerk,
Whakatane County Council,
WHAKATANE.

Dear Sir,

re: PROPOSED SUBDN. OF PT. WAIMANA 246B2B2.
M. RIKYS & OTHERS - OHOPE.

Please find herewith for your Council's consideration and approval scheme plan of the above property at Ohope.

The subdivision is composed of the Northern portion of the parent block between the Ohiwa Road and the sea, and immediately East of the recent Howell subdivision. Further to the East is the Hattrick subdivision, the future development of which is shown outlined.

The internal roading of the subdivision will consist of the production of Ocean Road, east from the Howell subdivision to meet the location of the same road in the Hattrick Subdn. To the North of this road will be a 66 foot strip of Esplanade Reserve fronting the sea and also a strip of Recreation Reserve of varying width connecting the existing reserves East and West. This Latter Reserve should meet the Recreation Reserve requirements for the area and possibly even gain a credit for our clients in this respect.

The residential sections will be composed of 10 elevated lots fronting Ohiwa Road, 9 fronting the new Ocean Road and 6 rear lots with frontage to Ocean Road. All lots offer reasonable, well-drained housing sites, comparable with those already in the area.

Physical access to Ocean Road and so to Ohope Beach forthe lots fronting Ohiwa Road is provided by right-of-ways over the rear lots as shown on the plan. It is felt that this provision is a convenient one for the owners of Lots 1-10 and also eliminates the necessity for an Access Way in the area.

We trust the scheme is acceptable to your Council and we look forward to your comments.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

B.L. Stone.
REGISTERED SURVEYOR.

L.J.
Please cooperate report
R.B. 14/10/63

Inspected 16/10/63
Area covered in lupin but appears satisfactory for residential building and household drainage. Suggest Council consideration for public access to beach from Ohiwa Rd.
R.T. Jackson.

Recreation Reserve

OCEAN ROAD

Pacific Ocean

26 Esplanade Reserve 0:3:32 (,99)

Edge Sand Dunes

27 Recreation Reserve 0:3:02

28 Road to be Vested 0:3:30 (,99)

Esplanade Reserve

Recreation Reserve

Future Road

7 6 5 27 4 26 L.T. 5 B 114 3 25 2 1

Lot 12 32p. Lot 13 32p. Lot 14 33p. Lot 15 32p.

Lot 18 32p. Lot 19 32p. Lot 21 32p. Lot 22 32p. Lot 25 32p.

Lot 11 0:1:03 06 0:1:09

Lot 16 0:1:03 05 0:1:08

Lot 17 A. 0:1:02 05 0:1:07

Lot 20 0:1:00 05 0:1:05

Lot 23 0:1:00 05 0:1:05

Lot 24 0:1:00 05 0:1:03

Lot 10 34p. Lot 9 32p. Lot 8 33p. Lot 7 32p. Lot 6 32p. Lot 5 32p. Lot 4 32p. Lot 3 32p. Lot 2 32p. Lot 1 32p.

Pt. Lot 11 to be R.o.W. appurt. to Lot 10

Pt. Lot 16 to be R.o.W. appurt. to Lots 5-9 & 17

Pt. Lot 17 to be R.o.W. appurt. to Lots 5-9 & 16

Pt. Lot 20 to be R.o.W. appurt. to Lots 1-4 & 23

Pt. Lot 23 to be R.o.W. appurt. to Lots 1-4 & 24

Pt. Lot 24 to be R.o.W. appurt. to Lots 1-4 & 23

Pt. Lot 8 to be R.o.W. appurt. to Lot 9

Pt. Lot 7 to be R.o.W. appurt. to Lots 5, 6, 8-9

Pt. Lot 6 to be R.o.W. appurt. to Lot 5

Pt. Lot 3 to be R.o.W. appurt. to Lot 4

Pt. Lot 2 to be R.o.W. appurt. to Lot 1

Future Subdivision

6

D.P. S 8517

5 4 3 2 1

OHIWA ROAD

2 Copies Removed
JKR 5/9/67

Pt. 246B2B2
M.L. 18698

	NAME	DATE	FIELD BOOK
SURVEYED			
DRAWN	B.L.S.	OCT. 63	LEVEL BOOK
TRACED			
CHECKED			CALC. BOOK
APPROVED			

SCALE 66 feet to an inch.

DATE 14 | 10 | 63

HARRISON & GRIERSON AND PARTNERS
CONSULTING ENGINEERS
REGD. SURVEYORS TOWN PLANNERS

MRS. M. Rikys & Others ~ Ohope
Comprised in P.R. 251/80

PLAN OF PROPOSED SUBDN. OF PT. LOT 246B2B2, WAIMANA PARISH.

FILE No. 584

DRAWING No. 584/1

RCSGEN 01

Recreation Reserve

OCEAN ROAD

Edge Sand Dunes

Lot 26 Esplanade Reserve 0:3:38

Sand Hills

Lot 27 Recreation Reserve 1:0:01

Lot 28 Road to be Vested 0:3:30

Pacific Ocean

Esplanade Reserve
D.P. 58517
Recreation Reserve

7 6 27 26 25 5 4 L.T. 58114 3 2 1

Lot 11 33p. | Lot 12 33p. | Lot 13 0:0:38 R 05 P 0:1:03 | Lot 14 0:1:01 R 05 P 0:1:06 | Lot 15 32p. | Lot 16 32p. | Lot 17 32p. | Lot 18 32p. | Lot 19 0:1:00 R 05 P 0:1:05 | Lot 20 0:1:00 R 05 P 0:1:05 | Lot 21 32p. | Lot 22 32p. | Lot 23 0:1:00 R 05 P 0:1:05 | Lot 24 32p. | Lot 25 Access Way 15.0

Lot 10 32p. | Lot 9 32p. | Lot 8 32p. | Lot 7 32p. | Lot 6 32p. | Lot 5 32p. | Lot 4 32p. | Lot 3 32p. | Lot 2 32p. | Lot 1 32p.

Pt. Lot 13 to be R.o.W. appurt. to Lots 8,9,10 & 14.
Pt. Lot 14 to be R.o.W. appurt. to Lots 8,9,10 & 13
Pt. Lot 19 to be R.o.W. appurt. to Lots 4,5,6,7 & 20
Pt. Lot 20 to be R.o.W. appurt. to Lots 4,5,6,7 & 19
Pt. Lot 9 to be R.o.W. appurt. to Lots 8 & 10
Pt. Lot 6 to be R.o.W. appurt. to Lot 7
Pt. Lots 5 to be R.o.W. appurt. to Lots 4 & 6
Pt. Lot 2 to be R.o.W. appurt. to Lot 3
Pt. Lot 1 to be R.o.W. appurt. to Lots 2 & 3

6

OHIWA ROAD

5 4 3 2 1 D.P. 58517

2 Copies Removed
YKR 5/9/67

Pt. 246B2B2
M.L. 18698

	NAME	DATE	FIELD BOOK
SURVEYED			
DRAWN			LEVEL BOOK
TRACED			
CHECKED			CALC. BOOK
APPROVED			

SCALE: 66 feet to an inch.

DATE: 22/1/64

HARRISON & GRIERSON AND PARTNERS
CONSULTING ENGINEERS
REGD. SURVEYORS TOWN PLANNERS

MRS. M. RIKYS & OTHERS - OHOPE
Comprised in P.R. 251/80

PLAN OF PROPOSED SUBDN. OF PT. LOT 246B2B2, WAIMANA PARISH.

FILE No. 584

DRAWING No. 584/2

SS-2018-8769-00
3320/0066/B01

9 June 2026

Mccarthy, John Goddard
Turner, Janice Eathlinda
Mitchell, Sharon Lee
C/O Overington Surveyors
PO Box 600
Whakatane 3158

Attention: Ross Overington

ACKNOWLEDGEMENT OF RECEIPT OF RESOURCE CONSENT:

TYPE:	**SUBDIVISION**
APPLICANT:	**MCCARTHY, JOHN GODDARD**
	TURNER, JANICE EATHLINDA
	MITCHELL, SHARON LEE
DETAILS:	**TWO LOT (ONE ADDITIONAL) SUBDIVISION**
ADDRESS:	**66B/1 AND 66B/2 OCEAN ROAD**
	OHOPE

Thank you for your application which was received on 21 May 2018. We have allocated the following number to your application for your future reference: SS-2018-8769-00

A planner is checking your application for the information necessary to assess the effects of your proposal. If the application contains enough information it will be lodged with the Council and processing will commence.

If your application is incomplete and/or does not include an adequate assessment of effects, the Council will return your application to you within the next 10 working days in accordance with S88 of the Resource Management Act 1991. If this occurs, you will need to submit a new application once you have collated the missing information.

Processing your application if it is accepted for lodgement

For an application accepted for lodgement, we will assign it to a planner. This typically includes a site visit.

The planner may require additional information to fully assess the effects of the proposal. If this is the case they will be in touch with you over the next few weeks. If they do require further information, the processing of your application will stop.

Once they have all the information required, they will decide how your application will be processed. Your application will be publicly notified, processed by limited notification, or it will be processed

without notification. If your application is to be publicly or limited notified, we will advise you of this before the notification occurs. A further fee may be required.

If your application is to proceed non-notified, you should receive a decision within 20 working days (excluding any time that the application was on-hold awaiting further information). The timeframe for notified consents is usually 70 working days.

There is information on the Council's website about the resource consent process if you require. The Ministry for the Environment's website also contains valuable information www.mfe.govt.nz

Please note also that the money you paid to submit the application was only a deposit. Additional fees may be charged based on the time spent processing your consent. Any additional fees incurred will be invoiced at the time a decision on your application is made.

If the Council does not comply with the timeframes for processing your consent, you will receive a discount on the fees and charges.

If you have any questions about any part of these processes, please contact me at the Council.

Yours faithfully

Nadia Bestgen
PLANNING ASSISTANT

Section 223/224 Resource Management Act 1991

File Ref: SS-2018-8769-00

Applicant: McCarthy & Turner and Mitchell

Location: 1/66B & 2/66B Ocean Road, Ohope

I confirm that:

☒ The submitted survey plan (copy attached) is in accordance with the resource consent granted by the Whakatane District Council on ____15 June 2018_____.

☒ The consent has not lapsed.

☐ All roads, private roads, reserves, land vested in the Council in lieu of reserves, and private ways shown on the survey plan have been authorised and accepted under the Resource Management Act 1991 and the Local Government Act 1974.

☒ That all of the conditions have been complied with to Councils satisfaction;

☐ For those conditions not met:

- A completion certificate has been issued (s222); ☐
- A consent notice has been issued (s221); ☐
- A bond has been entered into with Council *(refer below).* ☐

☐	That an instrument creating an esplanade strip has been prepared;	☐	N/A ☒
☐	That an existing building (or part) including buildings under construction, to which the cross lease, company lease or unit title relates, complies or will comply with the provisions of the building code specified in s116(3) of the Building Act 2004;	☐	N/A ☒
☐	That the subdivision complies with s226 Resource Management Act 1991.	☐	N/A ☒

Planning Officer Ross Gardiner **Date:** 17 January 2019

S223/224 Time Record and Notes

Date	Staff	Comments	Mins
17/01/2019	Ross G	223/224 can be approved	15

A269267

SS-2018-8769-00
07242/499.00A

15 June 2018

JG MCCARTHY & JE TURNER AND SL MITCHELL
C/- Overington Surveyors
PO Box 600
Whakatāne 3158

ross.overington@overington.co.nz

Attention: Ross

Dear Sir/Madam

RESOURCE CONSENT (URBAN SUBDIVISION) -

TYPE:	**SUBDIVISION**
APPLICANT:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
DETAILS:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**
ADDRESS:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**
Your Ref:	**3790**

I am pleased to advise you that your subdivision consent has been granted. The Council's resolution and the conditions of consent are attached. As the consent holder you must comply with all the conditions of this consent and ensure all the legal paperwork is completed before you can apply to Land Information New Zealand for new titles for the lots.

Your surveyor or agent will explain the process for you to complete the required works and obtain the new titles. In general terms there are three key steps to the process:

1. Arrange for the surveying work to be completed by your surveyor and to have the new survey plan approved by Council. This is otherwise known as the Section 223 Certificate, and must be completed within five years of the date of this letter or the consent will expire.
2. Carry out all of the works required by these consent conditions. The Council will inspect the physical works and certify their compliance. There is a maximum period of 3 years from the date of the survey plan approval during which you must complete the conditions of consent and obtain the approval of Council. This is also known as the Section 224 Certificate.
3. Arrange for any legal documentation to be prepared by your solicitor.

It is important that you understand the steps in the process and how the timeframes work so you can control them to your advantage. Please discuss the process with your surveyor or contact a Planner at the Council if you have any questions. Under some circumstances the time frames may be extended, and you should consult your surveyor or agent on this matter. Please note that there are Council fees and charges associated with these processes.

Please read the consent conditions carefully and ensure you understand what is required of you. Please ensure that any contractor or person acting on your behalf is provided with a copy of the consent conditions and also understands the requirements. You should ensure they are provided with a copy of any approved engineering drawings or Standard Drawings from the Council's Engineering Code of Practice or District Plan. If you or your contractor have any questions about the

standard or specifications of a drawing please contact the Council to clarify what is required. As the consent holder, it is your responsibility to ensure all of the conditions are met and all works are completed to the required standard. If works are not completed correctly then you will have to rectify the problem at your own cost. For example, this may include re-laying a right-of-way or vehicle crossing if it is not constructed to the required standard.

Similarly you must ensure that any inspections that are required by the conditions of consent are undertaken (for example, for sewer laterals, right-of-ways and vehicle crossings). If the required inspection is not done then the Council may not be able to approve construction. If you have any questions about what must be inspected and when it must occur please contact the Council.

In accordance with Sections 357A and 357B of the Resource Management Act 1991, you have the right to object to any of the attached conditions of consent or the additional administrative charges. An objection must be lodged with the Whakatane District Council within 15 working days of receiving the Council's decision. If you are in any way not satisfied with the decision of the Council on your objection, you have the right to appeal to the Environment Court. Any appeal must be lodged with the Environment Court within fifteen working days of receiving the decision on your objection.

An invoice for the additional fees payable for the processing of the resource consent will be forwarded to you shortly.

If you have any further enquiries about this resource consent or its conditions please contact Ross Gardiner (Planner) at this office.

Yours faithfully,

Shane McGhie
PRINCIPAL PLANNER

SS-2018-8769-00
07242/499.00A

RESOURCE CONSENT (URBAN SUBDIVISION) -

TYPE:	**SUBDIVISION**
APPLICANT:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
DETAILS:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**
ADDRESS:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**

On 15 June 2018, the Principal Planner, under delegated authority, resolved as follows:

*"1. To GRANT a **Resource Consent:***

I. Under Section 9(1)(a) of the Resource Management Act 1991 and Rule 12.2.1.1-8 of the Whakatāne District Plan being a controlled activity, and

II. In accordance with sections 34A, 104, 104A, 106, 108 and 220 of the Resource Management Act 1991,

***to subdivide an existing cross lease into two allotments on a 1151 m^2 allotment of land** described as:*

Legal description:	*Lot 4 DPS 16406* *CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172*
Site Address:	*1/66B AND 2/66B OCEAN ROAD, ŌHOPE*

subject to the following conditions:

(a) That the proposed activity shall be carried out in general accordance with Plan Number 3790/1 dated May 2018 prepared by Overington Surveyors and information submitted as part of this application except where modified by any other condition of this consent.

(b) That all easements required to protect rights-of-way or services shall be duly granted and reserved.

(c) All services be contained within each lots proposed lot boundaries or alternatively appropriate easements covering rights of access be created.

(d) That all services and soakings for stormwater disposal shall be contained within each lot's boundaries or appropriate easements shall be duly granted or reserved to provide on-going rights of access and maintenance.

(e) Stormwater from the buildings on site should be disposed of within the boundaries of the lot on which they are situated.

(f) That the stormwater disposal systems serving the existing dwelling(s) shall be contained a minimum of 1.5 metres inside the lot boundaries.

(g) That all lots shall be provided with an independent metered water connection in accordance with Sections 6.1.12 and 6.2.3 of the Council's Engineering Code of Practice.

(h) Separate connections be provided to the Councils sewer to serve each of the proposed lots. These drains should run from the Ocean road end of the ROW serving the property rather that the rear as has been proposed by the applicant's consultant.

(i) That all lots shall be provided with independent sewer connections, either in accordance with Standard Drawing SS01, or by constructing a manhole on the existing lateral at the beginning of the driveway close to the property boundary in accordance with Standard Drawing SS10. If the latter option is adopted a sewer lateral inspection test shall be carried out at the expense of the consent holder. If the test fails the consent holder shall upgrade the lateral to the required standard, as determined by the Whakatāne District Council. Application for a new connection or CCTV inspection of the existing lateral shall be made to the Council prior to any works commencing on site.

(j) That an "as-built" plan of all new and extended services, including soak rings for stormwater disposal shall be provided to Council for approval. The plans shall be in accordance with the Council's Engineering Code of Practice dated April 2008 and shall be certified as being an accurate record of the location of the services, as constructed, by a registered surveyor or other suitably qualified person. The "as-built" plans shall clearly show which assets are to be vested with the Whakatane District Council.

(k) That a monitoring fee of $300.00 shall be paid to the Council for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

Advice Notes

A. The vehicle crossing and driveway are within Council's standard and are not required to be upgraded.

2. ***THAT*** *within 20 working days of the receipt of the invoice the additional administrative charges that were incurred in relation to the receiving, processing and granting of this resource consent (pursuant to Section 36 of the Resource Management Act 1991) shall be paid to the Council in full.*

Reasons for the decision

1. The Council notes that the subject land is a 1151 square metre property situated in the Residential Zone of the Whakatane District Plan. The site currently contains a conjoined dwelling in a cross lease arrangement.

2. The Council considers that, under the Whakatāne District Plan, resource consent is required for the proposed activity due to the following reason:

- ***Rule 12.2.1.1-8 – Controlled Activity – Conversion of Land Tenure***

3. As a controlled activity, the Council is satisfied that the proposal is not contrary to the relevant objectives and associated policies contained in the Whakatane District Plan.

4. *The Council has considered these matters in detail through the section 95 – notification report. This decision report adopts the conclusions reached in the section 95 report regarding the actual and potential environmental effects noted above. The Council is therefore satisfied that any adverse environmental effects of this activity are likely to be less than minor and can be suitably avoided, remedied or mitigated by the conditions of this resource consent.*

5. *The Council considers that this subdivision is an appropriate use of the subject land and that all services required for this subdivision are adequately provided to the new lots.*

6. *In deciding to grant this application, the Council has considered the purpose and principals in Part 2 of the RMA. The Council has also considered the other relevant matters contained in Part 2 in assessing this proposal. The application does not give rise to matters of national importance listed in Section 6 of the RMA, or any other matters contained in Section 7 of the RMA, or any Treaty of Waitangi matters as required by section 8 of the RMA.*

Shane McGhie
PRINCIPAL PLANNER

Copy to

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WHAKATANE DISTRICT COUNCIL

SS-2018-8769-00
Date Friday, 15 June 2018
Planner: Ross Gardiner

APPROVED BY PLANNING

OCEAN ROAD
LEGAL ROAD - SEALED

EXIST WATER (LOT 1)
EXIST S SEWER MAIN
EXIST WATER (LOT 2)
(3.11)
6.10
45.39
45.58
A
C

2
DPS 16406

5
DPS 16406

6
DPS 16406

7
DPS 16406

3
DPS 16406

9
DPS 16406

9
DPS 11502

8
DPS 11502

7
DPS 11502

EXIST 100 DIA S SEWER
EXIST APPURTENANT RIGHT OF WAY
CONCRETE FORMATION
27.11
4.50
D
B
(41.20)
AA
AB
(33.53)
27.69

LOT 1
542m² incl access
420m² excl access

LOT 2
608m² incl access
488m² excl access

EXISTING DWELLING (FLAT 1 DPS 19716)
(GARAGE)
EXISTING DWELLING (FLAT 2 DPS 19716)
E
F

PROPOSED S SEWER MH
EXIST 100 DIA
PROPOSED 100 DIA S SEWER
EXISTING DOUBLE GARAGE AND SLEEPOUT

NOTES:
1) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
2) TOTAL AREA LOTS 1 & 2 = 1150m²
3) ZONING IS RESIDENTIAL

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT OF WAY RIGHT TO CONVEY: WATER ELECTRICITY TELECOMMUNICATIONS & COMPUTER MEDIA RIGHT TO DRAIN SEWAGE & WATER	A B	LOT 1	LOT 2
	C D	LOT 2	LOT 1
	A	LOT 1	LOT 2
	C	LOT 2	LOT 1
PARTY WALL	E	LOT 1	LOT 2
	F	LOT 2	LOT 1
RIGHT TO CONVEY WATER & ELECTRICITY RIGHT TO DRAIN SEWAGE	AA AB	LOT 1	LOT 2
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	B	LOT 1	LOT 2

PREPARED FOR:
JG McCARTHY & JE TURNER
1/66B OCEAN ROAD, OHOPE.
S L MITCHELL
2/66B OCEAN ROAD, OHOPE.

PROPOSED SUBDIVISION OF LOT 4 DPS 16406

COMPRISED IN: CFR SA19D/1172 & CIR SA18A/1490 (JG McCARTHY & JE TURNER)
CFR SA19A/936 & CIR SA18A/1491 (S L MITCHELL)

DATE: MAY 2018
SCALES: 1:250 (A3)

No.	Date	Revision

Boulder Consultants Limited, trading as
OVERINGTON SURVEYORS
PO Box 600 Phoenix House, Pyne Street, WHAKATANE
Phone: 07 308 6384 Email: whakatane@overington.co.nz

DESIGNED RJO | SURVEYED
DRAWN CGO | CAD No.

DRAWING No. 3790/1

SS-2018-8769-00
3320/0066/B01

12 July 2018

Mccarthy, John Goddard
Turner, Janice Eathlinda
Mitchell, Sharon Lee
C/O 2/66B OCEAN ROAD
OHOPE 3121

Dear Sir/Madam

RESOURCE CONSENT INVOICE:

TYPE:	SUBDIVISION
APPLICANT:	MCCARTHY, JOHN GODDARD; TURNER, JANICE EATHLINDA; MITCHELL, SHARON LEE
DETAILS:	TWO LOT (ONE ADDITIONAL) SUBDIVISION
ADDRESS:	66B/1 AND 66B/2 OCEAN ROAD, OHOPE
LEGAL DESCRIPTION:	LOT 4 DPS16406

Please find attached to this letter Council's invoice for the additional charges relating to the processing of your resource consent application. These charges are in accordance with Section 36 of the Resource Management Act 1991 and the Council's Fees and Charges schedule.

This invoice is due for payment within 20 working days unless an objection to the charges is lodged in accordance with the provisions of section 357B of the Resource Management Act 1991. The objection under section 357B must be lodged with the Whakatane District Council within 15 working days of receipt of this invoice.

Similarly, you can request a review of the fees and charges if you believe that a discount should have been given under the Discount Regulations 2010. The Council is legally required to discount fees when it does not process a consent within the statutory timeframes. Further information is available from the Ministry for the Environment's website www.mfe.govt.nz/rma/central/discount-on-administrative-charges.html or from the Council.

If you have any questions about this matter, please contact me at this office.

Yours faithfully

Nadia Bestgen
PLANNING ASSISTANT

P +64 7 306 0500
F +64 7 307 0718
E info@whakatane.govt.nz
W whakatane.govt.nz
Commerce St, Private Bag 1002
Whakatane 3158, New Zealand

TAX INVOICE

GST REG NO: 16-940-356

WHAKATĀNE District Council
Kia Whakatāne au i ahau

MCCARTHY, JOHN GODDARD TURNER, JANICE EATHLINDA MITCHELL, SHARON LEE C/O 2/66B OCEAN ROAD OHOPE 3121	**Invoice No:** **Date:** **Customer No:** **Council Reference:**	182513 12 July 2018 26381* 68425 42497 67670 SS-2018-8769-00

DETAILS	QTY	UNIT	AMOUNT
Two lot (one additional) subdivision			
Processing Time Asset Engineer Utilities	0.50	150.00	75.00
Processing Time Planning Administration Officer	1.33	85.00	113.31
Processing Time Building Control Officer	0.75	150.00	112.50
Processing Time Planner	4.00	120.00	480.00
PLEASE NOTE COUNCIL'S BANK ACCOUNT NUMBER FROM 14 MARCH 2011 IS **01 0434 0334411 00**			

Receipt No: 2018*177428	**LESS AMOUNT PAID**	-$500.00
	LESS DISCOUNT	-$
	TOTAL TO PAY	**$280.81**
	GST CONTENT	*36.62*

Detach this portion and return with your payment to the address below.

WHAKATĀNE District Council Kia Whakatāne au i ahau **Whakatane District Council** **Commerce Street** **Private Bag 1002** **Whakatane 3120** **New Zealand** **Telephone: 07 3060 500**	MCCARTHY, JOHN GODDARD TURNER, JANICE EATHLINDA MITCHELL, SHARON LEE C/O 2/66B OCEAN ROAD OHOPE 3121	**INVOICE NUMBER:** **CUSTOMER NO:** **AMOUNT:**	182513 26381* 68425 42497 67670 **$280.81**

INVOICE 182513 - SS-2018-8769-00

EMPLOYEE	DATE	QTY	HOUR	MIN	CHARGE	DESCRIPTION
Joe Xie	29-May-18	0.5	0	30	75	Assessment and email to Planner
Nadia Bestgen	22-May-18	0.75	0	45	63.75	Receipt and scan application; check maps; open Ozone record and HIVE folder; complete summary form; letter to Agent; map consent in geographical system and email to Planner
Nadia Bestgen	22-May-18	0.33	0	20	28.31	Circulate application to three waters, building, roading and the Regional Council
Nadia Bestgen	12-Jul-18	0.25	0	15	21.25	Close and Invoice file
Paul Howells	28-May-18	0.75	0	45	112.5	Read application; assessment and report to Planner
Ross Gardiner	15-Jun-18	4	4	0	480	Reading applicaiton, reviewing applicaiton, drafting report, drafting decision, internal correspondence, issuing decision
					-500	Deposit paid
					$280.81	Balance outstanding

09 June 2026

66B/1 OCEAN ROAD,
WHAKATANE 3121

OBJEC

Dear Sir or Madam,

DISTANCE-BASED ADDRESS NUMBERS – OCEAN ROAD

This letter is to confirm the allocation of the following number:

- **Lot 2 DP 530735 will be known as 66B/1 OCEAN ROAD**

If you have any queries please do not hesitate to contact the GIS Team as per the contact details below.

Yours faithfully,

GIS Team
Corporate Services

✉ gis@whakatane.govt.nz

☎(07) 306 0500

🖷 (07) 307 0718

09 June 2026

2/66B OCEAN ROAD,
WHAKATĀNE 3121

OBJEC

Dear Sir or Madam,

LEGAL DESCRIPTION CHANGE – OCEAN ROAD

This letter is to confirm the allocation of the new legal description:

- **Lot 1 DP 530735 will be known as 2/66B OCEAN ROAD**

Please note, Whakatāne District Council stores addressing information different to New Zealand Post. Whenever quoting your dwelling address to Whakatāne District Council please use the format:

- **66B/2 OCEAN ROAD**

If you have any queries please do not hesitate to contact the GIS Team as per the contact details below.

Yours faithfully,

GIS Team
Corporate Services

✉ gis@whakatane.govt.nz

☎(07) 306 0500

🖷 (07) 307 0718

09 June 2026

66B/2 OCEAN ROAD,
WHAKATĀNE 3121

OBJEC

Dear Sir or Madam,

DISTANCE-BASED ADDRESS NUMBERS – OCEAN ROAD

This letter is to confirm the allocation of the following number:

- **Lot 1 DP 530735 will be known as 66B/2 OCEAN ROAD**

If you have any queries please do not hesitate to contact the GIS Team as per the contact details below.

Yours faithfully,

GIS Team
Corporate Services

✉ gis@whakatane.govt.nz

☎(07) 306 0500

🖷 (07) 307 0718

TAUPO
4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
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PO Box 600, Whakatane 3158
Phone 07 308 6384
Fax 07 308 6328
whakatane@bouldercni.co.nz
www.overington.co.nz

Our Ref: 3790

20 June 2018

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE 3158

Attention: Shane McGhie

Dear Shane

YOUR REFERENCE SS-2018-8769-00: SUBDIVISION - JG MCCARTHY & JE TURNER AND SL MITCHELL, 1/66B AND 2/66B OCEAN ROAD, OHOPE: CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES

Further to your letter of 15 June advising resource consent for the above, the Applicants' wish to formally object to Condition (h) of the consent, pursuant to Section 357A Resource Management Act 1991.

There would appear to be no justification in terms of effects of the proposal to require an additional sanitary sewer connection from Council's sewer main – the existing titles are a permanent type of title and the proposal seeks only to amend these to an alternative form of permanent title.

Granting of building consents has already confirmed that the existing effluent disposal system is satisfactory.

The additional cost of implementing this condition is likely to outweigh any practical benefit of converting the existing titles.

We await your advice.

Yours faithfully
Overington Surveyors

R J OVERINGTON
Registered Professional Surveyor / Director

TAUPO
4 Tamamutu Street
PO Box 2031, Taupo 3351
Phone 07 377 1477
Fax 07 377 1478
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www.overington.co.nz

Our Ref: 3790

6 July 2018

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE 3158

Attention: Barbara Dempsey

Dear Barbara

YOUR REFERENCE SS-2018-8769-00: SUBDIVISION - JG MCCARTHY & JE TURNER AND SL MITCHELL, 1/66B AND 2/66B OCEAN ROAD, OHOPE: CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES

Further to my letter of 6 July (addressed to Shane McGhie) we wish to broaden the objection to include Conditions (c), (e), (f), (h), (i), (j) & (k). It is considered that these are not reasonable under the circumstances and they are not consistent with Section 108AA Resource Management Act 1991.

A consent notice registered against new titles, recognizing the current arrangement between the parties, should be all that is required in terms of converting cross-lease titles to separate fee simple. It is considered that this would adequately address the level of actual effects.

We await your advice.

Yours faithfully
Overington Surveyors

R J OVERINGTON
Registered Professional Surveyor / Director

SS-2018-8769-00
17 December 2018

Referred To: ROSS GARDINER c/- WHAKATANE DISTRICT COUNCIL

SECTION 224(C) CERTIFICATE CHECKLIST

TYPE: **SUBDIVISION**
APPLICANT: **MCCARTHY, JOHN GODDARD**
TURNER, JANICE EATHLINDA
MITCHELL, SHARON LEE
DETAILS: **TWO LOT (ONE ADDITIONAL) SUBDIVISION**
ADDRESS: **66B/1 AND 66B/2 OCEAN ROAD**
OHOPE

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by 03 January 2019

Condition	Approved	Not approved	Comments
a	Yes		See LT plans
b	Yes		See LT plans
c	Yes		

Fee Type	Fee Amount	Date Paid	Receipt
Monitoring Fee (k)	$350.00	12/07/18	2019/7663
Development Contribution	n/a		

Signed: _____ Date: _____

Purpose	Time	Initial

OBJECTION TO CONDITIONS OF CONSENTRECOMMENDATION AND DECISION

SECTION 357 RESOURCE MANAGEMENT ACT 1991

Consent Number:	**SS-2018-8769-00**
Applicants:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
Site address:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**
Legal Description of Site:	**Lot 4 DPS 16406**
Site Area:	**1150 m^2**
Zoning:	**Residential**
Special Features / Policy Areas / Hazards:	**N/A**
Description of Consent:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**

1. Introduction

Council has received a formal objection, in accordance with Section 357 of the RMA, objecting to conditions of consent that were attached to subdivision consent SS-2018-8769-00. No request for the objection to be considered by a commissioner was made. An initial objection was lodged for one conditions, before another objection was lodged for seven conditions. Resource consent was granted on 15 June 2018. Both objections have been received within 15 working days from the date of granting the consent.

The subject site is legally described as Lot 4 DPS 16406 (CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172), being 1150 m2 in area. The site is accessed via Ocean Road. The site access is approximately 70 m from the intersection of Moana Street and Ocean Road. The site is approximately 4.5 mASL (meters above mean sea level). The site currently contains 2 conjoined dwellings and an accessory building.

Figure 1: Map of site from Council's GIS.

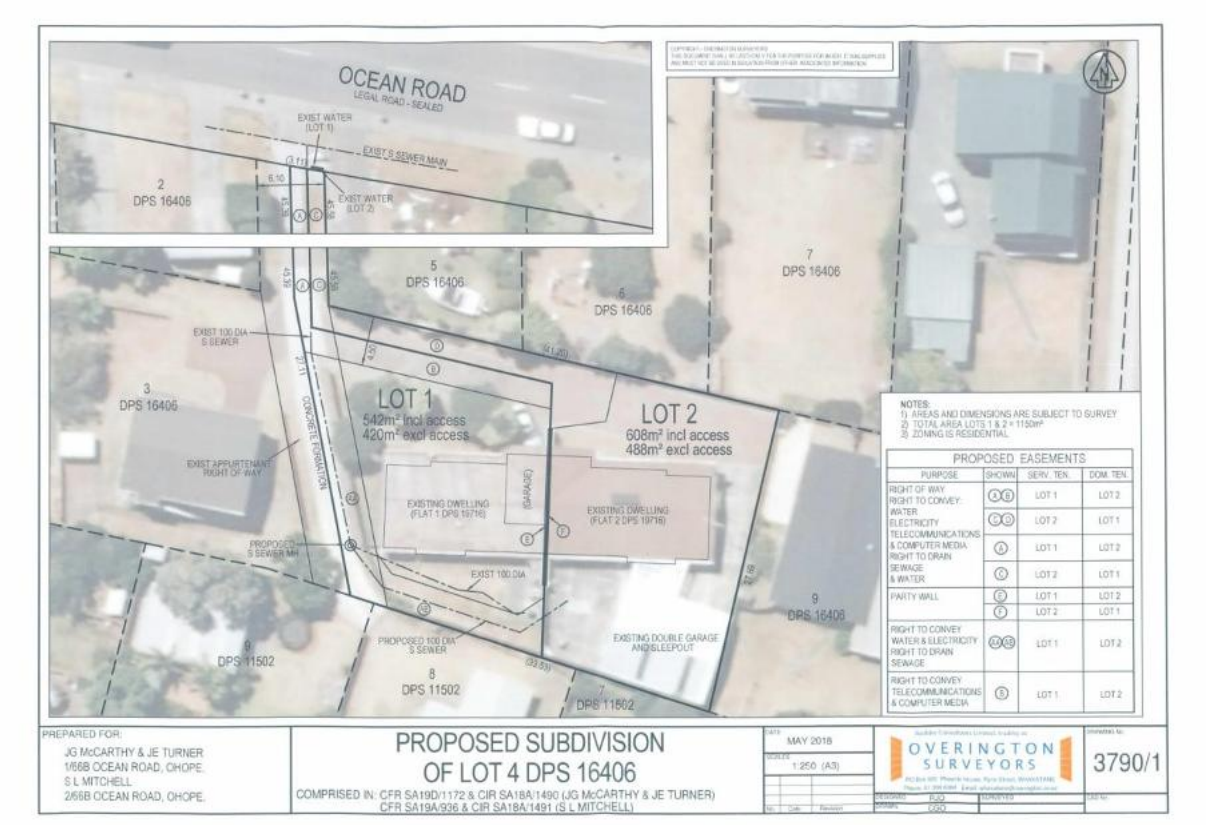

Figure 2: Proposed scheme plan.

Reasons for objection

Initially (20 June 2018), Council received an objection to Condition (h) of the consent. Following on from this, on 6 July 2018, Council received an objection to Conditions (c), (e), (f), (h), (i), (j) and (k). These conditions are listed below:

> *(c) All services be contained within each lots proposed lot boundaries or alternatively appropriate easements covering rights of access be created.*
>
> *(e) Stormwater from the buildings on site should be disposed of within the boundaries of the lot on which they are situated.*
>
> *(f) That the stormwater disposal systems serving the existing dwelling(s) shall be contained a minimum of 1.5 metres inside the lot boundaries.*
>
> *(h) Separate connections be provided to the Councils sewer to serve each of the proposed lots. These drains should run from the Ocean road end of the ROW serving the property rather that the rear as has been proposed by the applicant's consultant.*
>
> *(i) That all lots shall be provided with independent sewer connections, either in accordance with Standard Drawing SS01, or by constructing a manhole on the existing lateral at the beginning of the driveway close to the property boundary in accordance with Standard Drawing SS10. If the latter option is adopted a sewer lateral inspection test shall be carried out at the expense of the consent holder. If the test fails the consent holder shall upgrade the lateral to the required standard, as determined by the Whakatāne District Council.*

Application for a new connection or CCTV inspection of the existing lateral shall be made to the Council prior to any works commencing on site.

(j) That an "as-built" plan of all new and extended services, including soak rings for stormwater disposal shall be provided to Council for approval. The plans shall be in accordance with the Council's Engineering Code of Practice dated April 2008 and shall be certified as being an accurate record of the location of the services, as constructed, by a registered surveyor or other suitably qualified person. The "as-built" plans shall clearly show which assets are to be vested with the Whakatane District Council.

(k) That a monitoring fee of $300.00 shall be paid to the Council for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

The above conditions catered to installation of a separate sewerage connection, so each of the dwellings has an individual connection. Stemming from this, there are conditions for as-built plans, monitoring, easements that are required, and specific designs that need to be constructed.

Primarily, condition (h) was objected. This relates to the installation of new septic services that would have ensured that there is no dispute between the two properties regarding ownership or maintenance of septic services. This conditions was recommended by the Three Waters Team of the Whakatāne District Council.

After receiving the objection, the Three Waters Team have agreed that:

1. The existing connection shall be inspected with a video camera to establish its condition if the pipe is an older pipe like earthenware.
2. If the lateral does not pass the inspection it shall be upgraded to meet the current standards required for all new installations.
3. All costs associated with inspection shall upgrading shall be borne by the Developer.

These proposed conditions were sent to the applicant, and no feedback against these conditions have been received. The condition will be slightly modified to provide that Council can retrieve costs if monitoring is required.

With the objection to this condition, it will result in condition (i) not being required as no new sewer connection is required. Subsequently, condition (j), being a copy of as built plans of new work, and condition (k), a monitoring fee to check new work, will not be required.

Conditions (c), (e), (f) is covered by condition (b), which ensures protection via easements for any right of way, or services.

2. Discussions

The subdivision is a conversion of land tenure from cross lease composite titles to fee simple titles. The applicant believes that the condition (h) is overbearing as the activity has been lawfully established, and that there is no additional actual and potential effects to occur. With the proposed subdivision, existing situations regarding sanitary sewerage connections is able to be covered by an easement, as it is acceptable in its current situation. Therefore, the applicant feels that the condition(s) are unreasonable and have lodged an objection with Council.

I have forwarded the drafted below 1, 2 and 3 to the applicant, and they have agreed in principal to the conditions. Final draft conditions have been circulated to the applicant before a decision has been issued.

3. Recommendations

Therefore, it is acceptable to cancel conditions (c), (e), (f), (h), (i), (j) and (k) from the original consent decision. However, new conditions will be required stipulating:

1. The existing connection shall be inspected with a video camera to establish its condition if the pipe is an older pipe like earthenware.
2. If the lateral does not pass the inspection it shall be upgraded to meet the current standards required for all new installations.
3. All costs associated with inspection shall upgrading shall be borne by the Developer.

Condition 1 will be slightly modified for clarity. Condition 3 will be slightly modified to provide that Council can retrieve costs if monitoring is required.

The proposed changes are no greater effect to the environment than what was previously granted. All possible potentially affected parties were identified in that report. The change in conditions will result in negligible actual and potential effects. These effects have been considered in the notification report when considering the consent application. The actual and potential effects on the wider environment and specific persons have been considered as less than minor.

That pursuant to Sections 357 of the Resource Management Act 1991, this assessment be adopted within 20 working days after the lodgement date of this consent decision objection (6 July 2018).

Reported and
Recommended by: _____ Date: 25 July 2018

Ross Gardiner

Planner – Consents

Reviewed by: _____ Date: 7/08/2018

Dwayne McKay – Consultant Planner

Decision under delegated authority

☐ I agree with the recommendation that the objection should be fully upheld, that conditions (c), (e), (f), (h), (i), (j) and (k) are cancelled, and that appropriate conditions to replace condition (h), as stated above, be applied to this consent.

☐ I disagree with the recommendation and have decided that the objection be rejected in part, or in full.

This decision is made under delegated authority by:

Delegated Officer: _____ Date: [Insert Date]

Barbara Dempsey - Manager Planning and Regulation

Valuation Number: 07242/499.01
GIS ID: 3320/0066/B02

01 December 2022

Ray White Ōhope
c/- Lisa Robinson
19 Pohutukawa Avenue
Ōhope 3121

ohope.nz@raywhite.com

Delivery Method: E-mail

LAND INFORMATION MEMORANDUM — 2/66B OCEAN ROAD, ŌHOPE

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 01 December 2022 and is accurate as at that date only.

If you have any comments or questions in regards to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

Corrine Lynskey
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	*01 DECEMBER 2022*		
VALUATION NUMBER	*07242/499.01*	**GIS NUMBER**	*3320/0066/B02*

1 NAME OF PROPRIETOR

Pauline Frances Moran as to a ½ share
Marianne Wilson and Christopher Edward Boorman as to a ½ share

2 LOCATION

2/66B Ocean Road, Ōhope

3 LEGAL DESCRIPTION

Lot 1 Deposited Plan 530735

4 PHYSICAL DESCRIPTION

House/Unit Number	*2/66B*	**Street**	*Ocean Road*
RD Number		**Suburb/Area**	*Ōhope*
Town	*Whakatāne*	**Post Code**	*3121*

5 AREA

544m^2 (more or less)

6 ZONING

Residential zone under the Whakatāne District Plan

ATTACHMENTS

- *Record of Title*
- *Legal Description Map*
- *Community Facilities Map*
- *Permit(s)*
- *Resource Consent decision letter(s)*
- *Keys to Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Floor Plan(s)*
- *Easement Instrument(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Subsidence	*No information available*
• Falling debris	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Potential erosion	*No information available*
• Inundation	*No information available*

• Wind Zone	*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.*
• 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.*
• Bay of Plenty Regional Council	*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 Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located in the Ōhope Tsunami Evacuation area. In the case of a Tsunami, please refer to the attached Tsunami Evacuation Route Map.* *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 site is in the vicinity of other sites with different zoning under the Whakatāne District Plan (Coastal Protection zone). Planning controls applicable to each zone may differ significantly. As such, the subject site may experience potential environmental effects or reduced amenity values not anticipated by the underlying zoning.* *Information on natural hazards which impact the Bay of Plenty region can be viewed here:* *http://gis.boprc.govt.nz/story-series/index.html?appid=351747f1ca8347c483371b822198bba8* *For specific site details, please consult a geotechnical engineer.*
8 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*
9 RATES	**COMMENTS**
Whakatāne District Council's rating assessment is below. For regional rating information, please contact the Bay of Plenty Regional Council.	
• Year ending 30 June 2023	*$3393.31*
• Number of instalments	*4*
• Date of next instalment	*24 February 2023*

• Current balance or arrears	*$0.00*
• Date of valuation	*September 2019*
• Land value	*$388,000*
• Capital value	*$623,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$216.24*
• Last reading date	*27 April 2022*
• Consumption	*81m³*
• Amount	*$264.01*
• Current balance or arrears	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Council's records indicate that building permits have been issued on land that this property was part of prior to subdivision. It is unclear from the property files whether any of these building permits relate to buildings located on land now comprised in the legal description for this property. It is recommended that in these circumstances, the applicant inspect the property file to determine which building permits relate to the subject property.

The permit below is located in the property file for 2/66B Ocean Road, Ōhope.

Date	Permit No	Project
01 March 1974	*F92919*	*Dwellings*

(b) Details of Building Consents

No information available

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

No information available

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

S.P.225 Resource Consent Subdivision dated 03 December 1963 (copy of decision letter attached)
S.P.300 Resource Consent Subdivision dated 31 July 1970 (copy of decision letter attached)
SS-2018-8769-00 Resource Consent Subdivision dated 15 June 2018 (copy of decision letter attached)

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

Easement Instrument 11381625.6; copy attached.

Please refer to the attached Record of Title.

(d) Details of Conditions Affecting the Use of Land

No information available

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 Bay of Plenty Regional Council. You can obtain this advice from: https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/.* *If no flood level is advised, then the required building platform level will be in accordance with the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY A STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatāne District Plan as it affects this property. 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.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for roads, water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2018-2028.

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.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatāne District Council relevant to the land described. It is based on a search of Council records only, and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to peruse our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.**

The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council if there are any concerns.

Corrine Lynskey
LIM Co-ordinator

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **864246**
Land Registration District **South Auckland**
Date Issued 03 May 2019

Prior References
SA19A/936 SA19D/1172

Estate Fee Simple
Area 544 square metres more or less
Legal Description Lot 1 Deposited Plan 530735
Registered Owners
Pauline Frances Moran as to a 1/2 share
Marianne Wilson and Christopher Edward Boorman as to a 1/2 share

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Interests

Appurtenant hereto is a right of way specified in Easement Certificate S588807 - 23.1.1973 at 2:25 pm

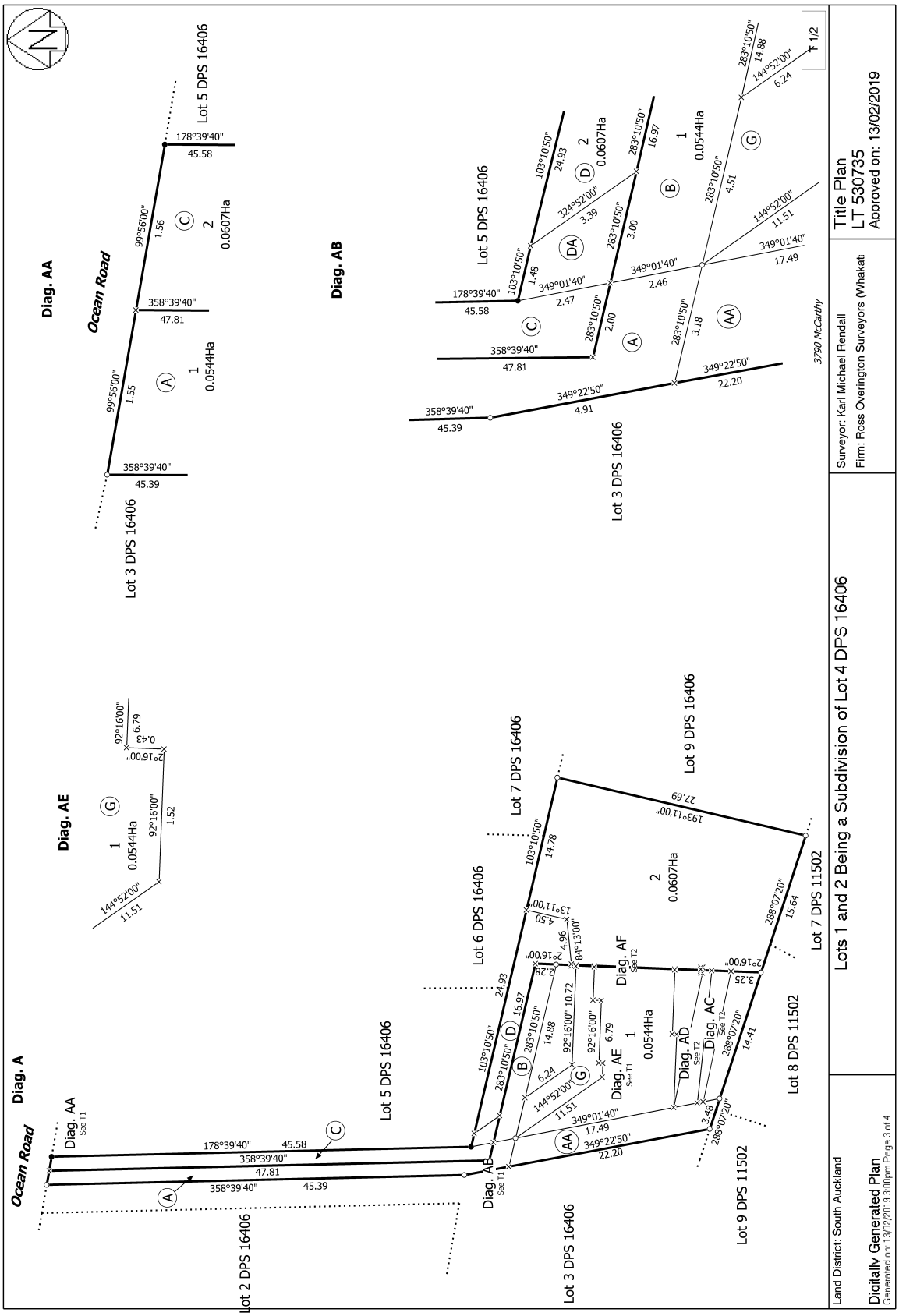
Subject to a right of way over part marked A and AA on DP 530735 specified in Easement Certificate S588807

The easements specified in Easement Certificate S588807 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Subject to a right of way over part marked A and B, right to convey computer media and telecommunications over part marked A, B , G and EB, right to to convey electricity and water over part marked A, AA, AB and EA, right to drain sewage over part marked A, AA and AC, right to drain stormwater over part marked A, a party wall easement over part marked E, EA, EB and EC all on DP 530735 created by Easement Instrument 11381625.6 - 3.5.2019 at 3:26 pm

Appurtenant hereto is a right right of way right to convey computer media, electricity, telecommunications and water, right to drain sewage and stormwater, a party wall easement created by Easement Instrument 11381625.6 - 3.5.2019 at 3:26 pm

The easements created by Easement Instrument 11381625.6 are subject to Section 243 (a) Resource Management Act 1991


Diag. A
Diag. AA
See T1
Diag. AB
See T1
Diag. AC
See T2
Diag. AD
See T2
Diag. AE
See T1
Diag. AF
See T2
Ocean Road
Lot 2 DPS 16406
Lot 3 DPS 16406
Lot 5 DPS 16406
Lot 6 DPS 16406
Lot 7 DPS 16406
Lot 8 DPS 11502
Lot 9 DPS 11502
Lot 9 DPS 16406
Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406
Title Plan
LT 530735
Approved on: 13/02/2019
Surveyor: Karl Michael Rendall
Firm: Ross Overington Surveyors (Whakatā
Land District: South Auckland
Digitally Generated Plan
Generated on: 13/02/2019 3:00pm Page 3 of 4
3790 McCarthy
1/2

View Instrument Details

Instrument No	11381625.6
Status	Registered
Date & Time Lodged	03 May 2019 15:26
Lodged By	Walker, Gregory Thomas
Instrument Type	Easement Instrument

Affected Records of Title	Land District
864246	South Auckland
864247	South Auckland

Annexure Schedule: Contains 8 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Gregory Thomas Walker as Grantor Representative on 03/05/2019 03:25 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Gregory Thomas Walker as Grantee Representative on 03/05/2019 03:25 PM

***** End of Report *****

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Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

John Goddard McCarthy, Janice Eathlinda Turner and Sharon Lee Mitchell

Grantee

John Goddard McCarthy, Janice Eathlinda Turner and Sharon Lee Mitchell

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross

See Annexure Schedule for continuation of Schedule A

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **varied ~~[negatived]~~ and added to** ~~or [substituted]~~ by:

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule. The Annexure Schedule also contains rights and powers for easements that are not prescribed by the Land Transfer Regulations 2018]

ANNEXURE SCHEDULE

Easement instrument	Page 3 of 8

Schedule A

Purpose (nature and extent) of easement; profit or covenant	Shown on DP 530735	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Rights of Way	A, B	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
	C, D, DA	Lot 2 DP 530735 – 864247	Lot 1 DP 530735 - 864246
Right to convey computer media, electricity, telecommunications, water	A	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
	C	Lot 2 DP 530735 - 864247	Lot 1 DP 530735 - 864246
Right to convey electricity, water	AA, AB, EA	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
Right to drain sewage	AA, AC	Lot 1 DP 530735 – 864246	Lot 2 DP 530735 – 864247
Right to drain sewage, storm water	A	Lot 1 DP 530735 – 864246	Lot 2 DP 530735 – 864247
	C	Lot 2 DP 530735 – 864247	Lot 1 DP 530735 - 864246
Right to convey computer media, telecommunications	B	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
Party wall	E, EA, EB, EC	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
	F	Lot 2 DP 530735 - 864247	Lot 1 DP 530735 -864246
Right to convey telecommunications, computer media	DA	Lot 2 DP 530735 - 864247	Lot 1 DP 530735 - 864246
	G, EB	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247

ANNEXURE SCHEDULE

Easement instrument	Page 4 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

RIGHT TO CONVEY WATER
The same rights and powers as set out in paragraph 3 of Schedule 5 of the Land Transfer Regulations 2018

RIGHT TO DRAIN STORMWATER
The same rights and powers as set out in paragraph 4 of Schedule 5, Land Transfer Regulations 2018.

RIGHT TO DRAIN SEWAGE
The same rights and powers as set out in paragraph 5 of Schedule 5, Land Transfer Regulations 2018.

RIGHT OF WAY
The same rights and powers as set out in paragraph 6 of Schedule 5 to the Land Transfer Regulations 2018 and Fifth Schedule to the Property Law Act 2007.

RIGHT TO CONVEY ELECTRICITY
The same rights and powers as set out in paragraph 7 of Schedule 5 to the Land Transfer Regulations 2018.

RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA
The same rights and powers as set out in paragraph 8 of Schedule 5 to the Land Transfer Regulations 2018.

TOGETHER WITH, IN RESPECT OF ALL OF THE SAID EASEMENTS, the rights and powers as set out in paragraphs 10, 11, 12, 13 and 14 of Schedule 5 to the Land Transfer Regulations 2018 **SAVE THAT** in respect of easements of right of way where there is a conflict between Schedule 5 to the Land Transfer Regulations 2018 and the Fifth Schedule to the Property Law Act 2007, the provision of the Fifth Schedule to the Property Law Act 2007 must prevail.

ANNEXURE SCHEDULE

Easement instrument	Page 5 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

PARTY WALL EASEMENT RIGHTS, POWERS, TERMS, COVENANTS & CONDITIONS

COVENANT

The Grantor and Grantee herein of any easement of Party Wall rights hereby mutually covenant and agree that they shall have the respective rights and powers as hereinafter provided and shall duly and punctually observe and carry out such obligations appearing below, that is to say:

GENERAL RIGHTS

Any walls that are suitable for the support of buildings (now or in the future) situated on the specified parts of the servient tenements set out in Schedule A of this instrument creating a Party Wall easement shall each together be deemed to be a Party Wall and shall at all times form a dividing wall between the respective buildings erected, and attached to the Party Wall, on the servient and dominant tenements as referred to in Schedule A of this Instrument and shall be used at all times hereafter for no other purpose whatsoever, than as a Party Wall and as a support to the said buildings.

The Grantee, in common with the Grantor, shall have the full free and uninterrupted right to the use and enjoyment of the party of the Party Wall and its foundations situated on the Grantor's land as and for a Party Wall together with the full free and uninterrupted right to use the Party Wall as a support to the buildings erected on the dominant tenement that rely on the Party Wall to form an enclosure, and to insert into any appropriate part of the whole of the Party Wall such bolts, brackets and other such suitable fixtures, fastenings and items of support as may be necessary or required for the erection of any aforesaid buildings that form an enclosure.

The Grantor and the Grantee shall have equal rights in respect of the Party Wall, neither of them being at liberty to use the Party Wall in any manner whatsoever which may interfere with the equal uses of the same by the other.

If the Party Wall is not limited in height by this instrument or by the plan on which it has been defined and referred to in Schedule A, then the height is set by the existing Party Wall as at the date of this instrument, or, if no Party Wall exists at the date of this Instrument then the height is to be determined between the parties before construction of the Party Wall or its foundations commence.

ANNEXURE SCHEDULE

Easement instrument	Page 6 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

MODIFICATIONS

The height, width and length of the Party Wall can be extended or reduced at any time by consent between the parties, although such consent shall not be arbitrarily or unreasonably withheld.

Any modification to the dimensions of the Party Wall which is at variance to this grant of easement shall necessitate the grant of further Party Wall easement rights (where such modification benefits the other party's land) upon the same rights, powers, terms, covenants and conditions as set out in this instrument or variation thereof. In the event of any modification to the dimensions of the Party Wall; it shall be carried out in such a manner so as not to compromise the objectives relating to the integrity of the Party Wall, or any other matter set out in this grant of easement.

Any modifications as aforesaid shall be at the cost of the party who initiates the modifications, unless otherwise agreed, and the party initiating such modifications shall ensure that the other party receives at least three (3) months' written notice of such intended work and all it entails before the commencement of such work.

INSPECTION

The Grantee shall have the right, after having given to the Grantor and the occupier of the building on the servient tenement forty eight (48) hours' written notice of their intention so to do, and without notice in the case of an emergency, to enter upon the servient tenement with or without architects and tradespersons and, where necessary, may enter the building erected thereon for the purpose of inspecting the condition of the Party Wall. Any inspection is to be conducted at a reasonable hour of the day where possible. The cost of any damage done to the Party Wall or the building by the Grantee or their agents, as aforesaid, as a result of the inspection shall be paid to the Grantor, by the Grantee.

MAINTENANCE & CARE

The Grantor and Grantee shall maintain and keep the Party Wall well and properly supported, repaired, cleansed and maintained, including the proper drainage of water from storm or any other source away from the Party Wall and buildings, and shall not do or permit anything to be done which may in any way injure, weaken or destroy the Party Wall or any part thereof or which may cause the Party Wall to carry a greater weight or load than it can safely, without injury, support and shall not do or permit anything to be done whereby the Party Wall shall be rendered unstable or unsafe or be jeopardised in any manner whatsoever.

So as to protect the integrity of the party Wall, should the Grantor fail or neglect to keep that part of the Party Wall situated on such Grantor's land in good order and repair, the Grantee, after having given the Grantor a reasonable opportunity to remedy any matter in need of repair and after having given the Grantor twenty four (24) hours' written notice of their intention so to do, may enter or cause such entry upon such defaulting Grantor's land and, where necessary, enter the building erected thereon at a reasonable time together with any servants agents and workmen and effect the necessary repairs. The Grantee shall cause as little inconvenience and annoyance to the Grantor or occupier of the building as is reasonable and possible under the circumstances. The cost of any necessary repairs pursuant to this clause shall be at the expense of the Grantor.

ANNEXURE SCHEDULE

Easement instrument	Page 7 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

ESTABLISHMENT, DEMOLITION, DESTRUCTION & REPLACEMENT OF PARTY WALL

Except for the purpose of effecting necessary maintenance or repair by the Grantor or Grantee neither party shall at any time pull down, demolish or interfere in any way with the Party Wall without the express written consent of the other party.
In the event of the Party Wall being demolished, or so damaged as to require demolition, for any reason then the following provisions shall apply:

1. The Grantor and the Grantee shall proceed together with all reasonable speed to make any necessary excavations for the purpose of laying foundations for a new Party Wall that the parties will build, or will cause to have built, in the same place, of the same dimensions and constructed of similar permanent materials to the Party Wall being replaced. The parties may otherwise agree to construct the Party Wall to a different standard, plan and specification if required.

2. The grantor and the grantee may otherwise agree that one or other party shall proceed as aforesaid to complete the new Party Wall solely or in any other proportions suitable to each party.

3. In case either party shall neglect, refuse or be uncooperative with the other party in joining in the carrying out of any work required in respect of the Party Wall pursuant hereto, it shall be lawful for the party who is willing to proceed, to serve upon the party who is unwilling, a notice in writing requiring the unwilling party to join in the necessary work and the party giving the notice shall be at liberty after the expiration of two (2) weeks' written notice from the date of service of such notice, to carry out the work solely, and for that purpose, to enter into and upon the land and premises of the unwilling party and thereupon do, perform and execute all works necessary.

4. During the period from and after the demolition or damage as aforesaid of the Party Wall and until the completion of a new Party Wall the adjoining premises shall be shored upon in a proper and tradesperson like manner and all reasonable steps shall be taken to interfere as little as possible with the comfort and convenience of the owner or occupier of the said premises and any damage done thereto shall be made good in all respects.

5. The costs of demolition and replacement of the Party Wall shall be borne by the Grantor and Grantee in equal shares except where such action (caused by any deliberate, negligent intended or unintended act) is attributable to the Grantor or Grantee either solely or in other such proportions, in which case the culpable Grantor or Grantee, as the case may be, shall pay the costs for any remedial works in those proportions. The costs can otherwise be agreed between the parties if they are willing.

   Any costs incurred under paragraph 3 by the willing party can be recovered by that party from the unwilling party.

6. The construction of any Party Wall shall be carried out in accordance with the requirements of law and the Local Authority having jurisdiction.

ANNEXURE SCHEDULE

Easement instrument	Page 8 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

7. The provisions contained in this instrument creating a Party Wall easement shall apply equally to any Party Wall erected in substitution for any Party Wall in existence at any time.

8. The provisions contained in this instrument creating a Party Wall easement shall apply mutatis mutandis to any new Party Wall being established and erected when no Party Wall existed at the date of registration of this instrument.

ALTERATION TO BUILDINGS AND ENCLOSURES SUPPORTED BY PARTY WALL

Any alterations, repairs or renovations to the building erected on either of the Grantor's or Grantee's land adjacent to the Party Wall shall be carried out by the party on whose land the building to be altered is situated so as to cause as little nuisance as possible to the other party's land, the said building erected thereon and the occupiers of such building. Any damage that may be caused to the building erected on such other party's land shall be made good by the party aforesaid on whose land the building being altered is situated at their own cost and expense and such party aforesaid on whose land the building being altered is situated shall indemnify the other party against any cost charges claims and expenses in respect of such alterations, repairs or renovations.

INCIDENTAL RIGHTS

The rights of entry set out in paragraph 12 of Schedule 5 to the Land Transfer Regulations 2018 shall apply, where appropriate, to any acts necessary in the carrying out of the rights, powers, terms covenants and conditions set forth in this instrument.

DISPUTES & DIFFERENCES

All unresolved disputes, questions or differences at any time arising between the registered proprietors for the time being of the said land touching these presents and the subject matter hereof shall in default of the same be settled in accordance with the provisions of paragraph 14 of Schedule 5 to the Land Transfer Regulations 2018 or any replacement provisions thereof.

TERMINOLOGY

The terms Grantor and Grantee shall include any tenant, occupier, servant, surveyor, inspector, workperson, invitee, visitor, executor, administrator, manager, liquidator, assigns, agent, employee, contractor, licensee, authorised person, successors in title and all persons claiming title to such part of the respective servient or dominant tenements.

RID DOCUMENT

Date: 24 November 2022

Valuation Number: 07242 499 01

Location: 2/66B OCEAN ROAD

Legal Description: LOT 1 DP 530735

Area (Ha): 0.0544

Valuation Date: 1 September 2019

	Normal Values	**Special Values** (if applicable)
Land Value:	388,000	
Improve Value:	235,000	
Capital Value:	623,000	
Tree Value:	0	

Contiguous Property:

2023 Year's Assessed Rates: **3,393.31**

Instalment 1: 26 Aug 2022

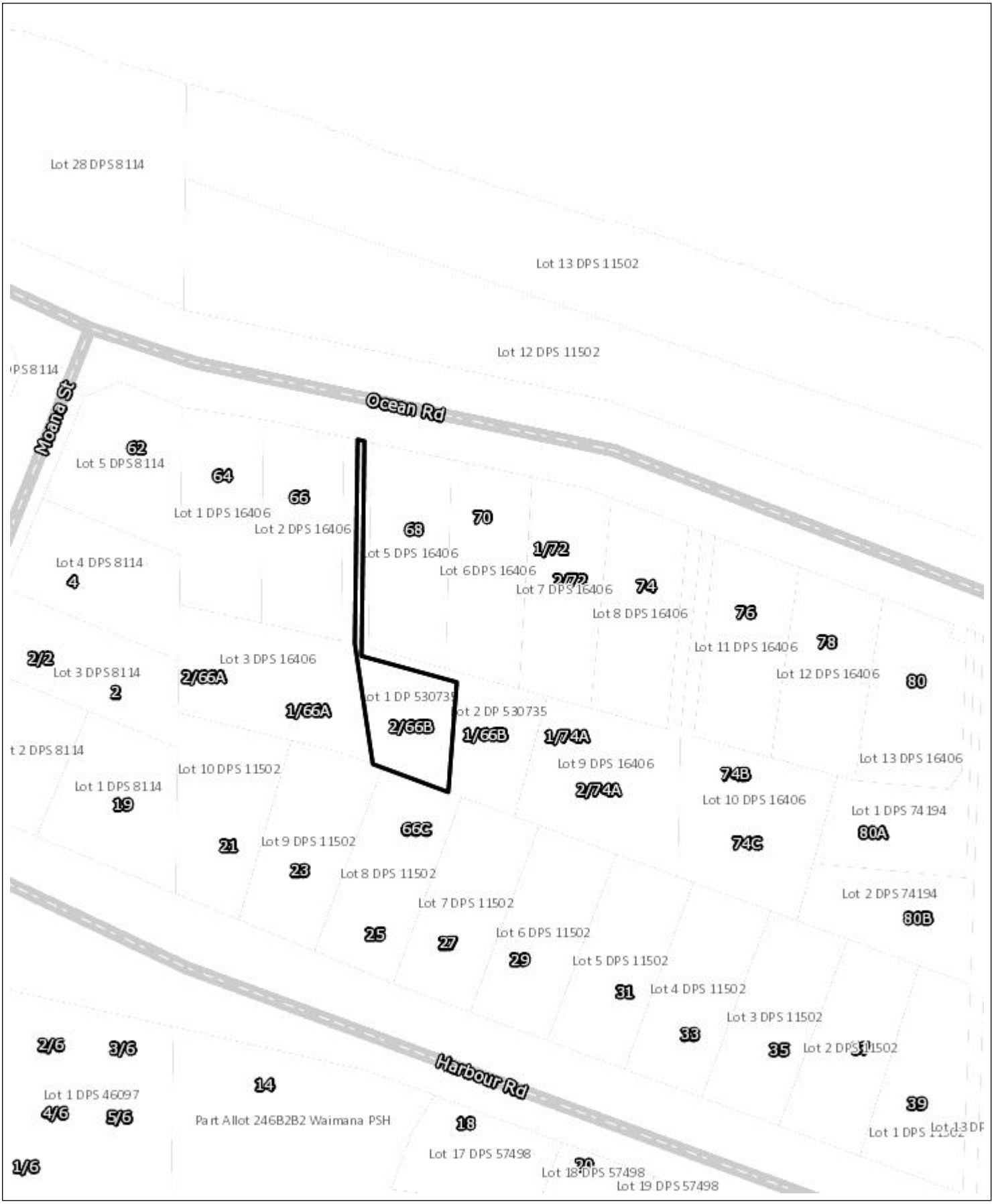
Instalment 2: 25 Nov 2022

Instalment 3: 24 Feb 2023

Instalment 4: 26 May 2023

Property Map

Date Printed: 24 November 2022



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

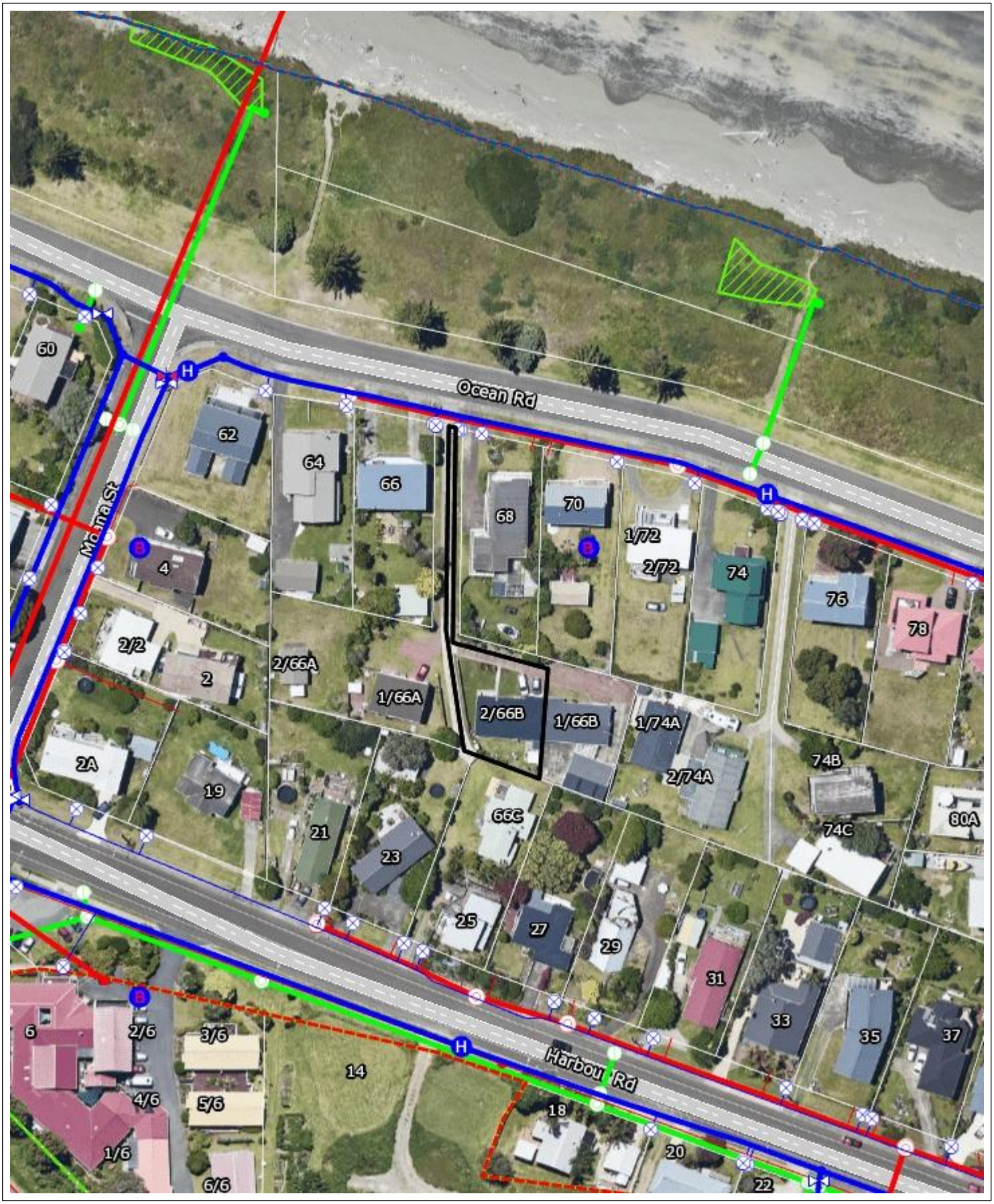
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Services Map

Date Printed: 24 November 2022



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Community Facilities Map

Date Printed: 24 November 2022

DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Operative District Plan A-Side Map

Date Printed: 24 November 2022

DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Operative District Plan B-Side Map

Date Printed: 24 November 2022

DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Legend (Page 1)

Water Supply

- Back Flow Preventer
- Hydrant
- Bulk Meter
- Customer Meter
- Air Release
- Control Valve
- Isolation Valve
- Isolation Valve Closed
- Non Return Valve
- Pump Station
- Bore (Source)
- Bore BOPRC
- Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- Valve
- Pump Station
- Node
- Miscellaneous
- Manhole
- Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Stormwater

- Inlet
- Manhole
- Miscellaneous
- Node
- Pump Station
- Open Drain
- Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Ground Soakage Zone
- Scheme

BOPRC Pump Scheme

- ANGLE ROAD PUMPING SCHEME
- AWAITI EAST PUMPING SCHEME
- AWAITI WEST PUMPING SCHEME
- AWAKERI FARMS PUMPING SCHEME
- BAIRD/MILLER PUMPING SCHEME
- FOUBISTER PUMPING SCHEME
- GORDON PUMPING SCHEME
- GREIG ROAD PUMPING SCHEME
- HALLS PUMPING SCHEME
- HYLAND/BAILLIE PUMPING SCHEME
- KUHANUI PUMPING SCHEME
- LAWRENCE PUMPING SCHEME
- LONGVIEW RICHLANDS PUMPING SCHEME
- LUXTON VALLEY PUMPING SCHEME
- MARTIN PUMPING SCHEME
- MASSEY PUMPING SCHEME
- MEXTED/WITHY PUMPING SCHEME
- MURRAY PUMPING SCHEME
- NICHOLAS PUMPING SCHEME
- NOORD VIERBOOM PUMPING SCHEME
- OMEHEU ADJUNCT PUMPING SCHEME
- OMEHEU EAST PUMPING SCHEME
- OMEHEU WEST PUMPING SCHEME
- PEDERSEN PUMPING SCHEME
- PLATTS PUMPING SCHEME
- POPLAR LANE PUMPING SCHEME
- REYNOLDS PUMPING SCHEME
- RIVERSLEA PUMPING SCHEME
- ROBINS ROAD PUMPING SCHEME
- ROBINSON PUMPING SCHEME
- THOMPSON/ERNEST PUMPING SCHEME
- TRAVURZAS PUMPING SCHEME
- WITHY PUMPING SCHEME
- WYLD PUMPING SCHEME

BOPRC Flood Protection Drainage Bylaw

- Waterway
- Timber Wall; Stopbank; Concrete Wall
- Defence against water (stopbank) and drain; Defence against water
- Drain
- Floodway; Te Rahu Ponding Area
- Spillway

Legend (Page 2)

District Plan

- Significant Specimen Trees
- Significant Identified Ridgeline
- Cultural Heritage Site
- Cultural & Built Heritage Sites (Points)
- Cultural & Built Heritage Sites (Polygons)
- Edgecumbe Dairy Noise Contour
- Edgecumbe Dairy Factory Site
- Variable ERZ Levels
- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone

Hazard Risk Area

- High
- Medium
- Low
- Mill Waste Contaminated Site
- Whakatane Board Mill
- Overland Flow Paths
- Esplanade Water Body (Line)
- Esplanade Water Body (Polygon)
- Bird Nesting Vehicle Restriction Area
- Awakeri Quarry Buffer
- Kawerau Geothermal Exploration Area
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site
- Designation
- Gas Transmission Pipeline Corridor
- National Grid Centre Line
- Railway Corridor Buffer 100m
- Railway
- State Highway
- Limited Access Road
- District Arterial Roads
- 25 m Contour
- 35 m Contour
- Amenity Building Line
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Natural Hazard (NHaz4)
- Natural Hazard
- Coastal Environment Zone
- BOPRC Coastal Environment Zone
- 12m Height Restriction
- Oxidation Pond Buffer (300m)
- Key Urban Space
- Omeheu Spray Irrigation Scheme
- Proposed Road
- Strand Character Area
- WHK River Greenway concept
- Statutory Acknowledgements

Planning Zones

- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Education
- Industrial
- Large Format Retail
- Light Industrial
- Residential
- Urban Living
- Mixed Use
- Active Reserve
- Deferred Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Streams and Rivers
- River
- District Boundary

Legend (Page 3)

Culture & Heritage

- District Plan Heritage Schedule
- New Zealand Heritage List site
- Ngati Awa Historical site
- Nga Whenua Rahui Protected Area (Point)
- Nga Whenua Rahui Protected Area
- NZAA Archaeological site
- Marae Location
- Nohoanga Sites
- Statutory Acknowledgements
- Iwi/ Rohe Boundary
- Bore Number

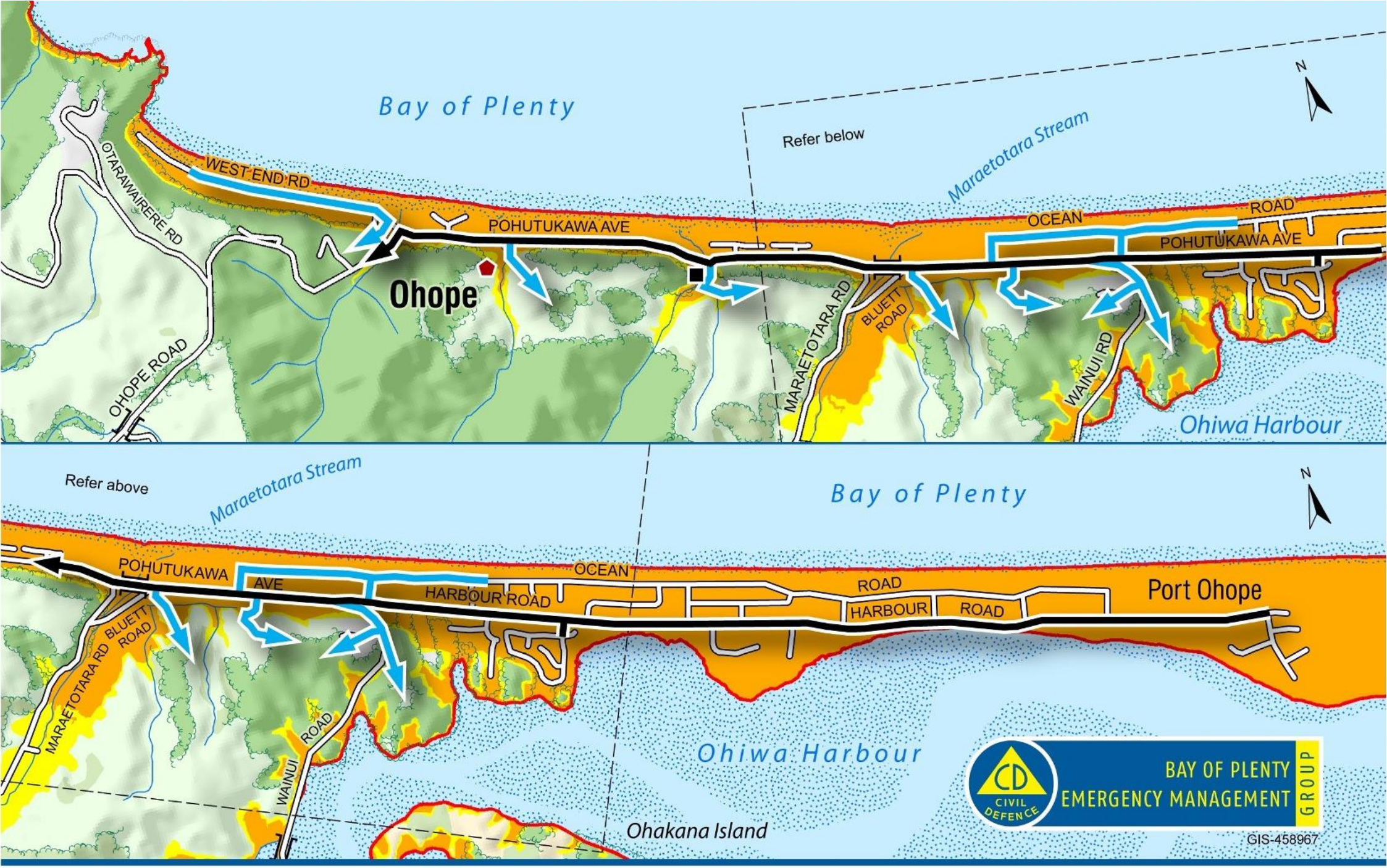
Community Facilities

Council Owned Facilities

- Aquatic Centres
- Public Conveniences
- Sports Facilities Grounds
- Council Owned/Administered Land

Council Owned Buildings

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



Tsunami Evacuation Route Map

Figure 4.2 – Exposure zone map (see 4.2.2)

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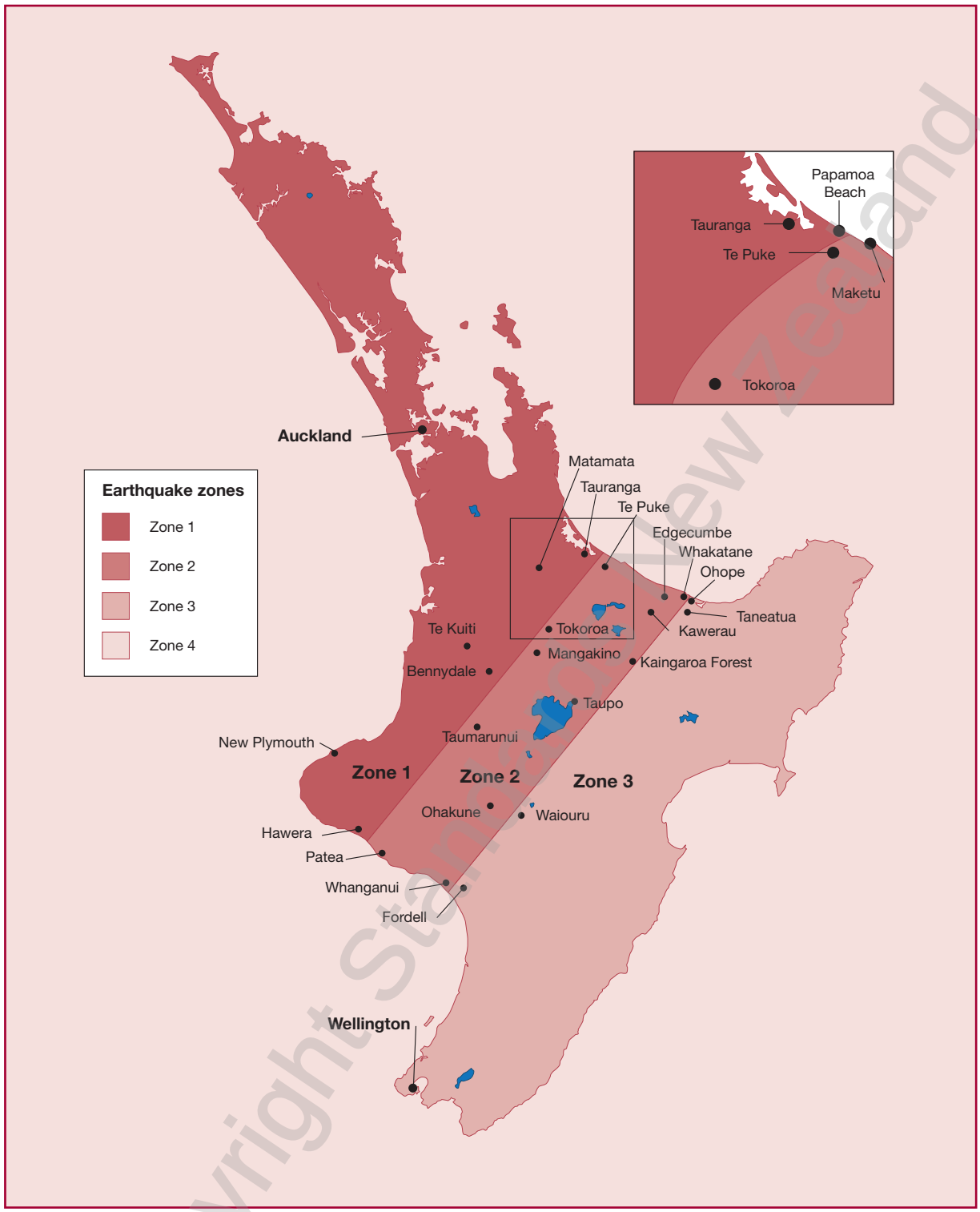

Figure 5.4 – Earthquake zones (see 5.3.2)

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PERMIT

WHAKATANE COUNTY COUNCIL

The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: 2-2-74

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (PLAN TO SHOW POSITION OF BUILDING WITH REGARD TO SECTION) and in accordance with the "Whakatane County Building By-laws 1963".

Owner's Name Estate Brown Address: Pohutukawa Ave Otaki

Builder's Name: H W Budd Address: 21 Beach St

Location of Proposed Works: Ocean Rd Port Otaki

Purpose for which building is to be used: Dwellings

Estimated Value:

Building	$ 25950.00	Fee: $	72.00
Plumbing and/or Drainage:	$ 2250.00	Fee: $	24.00
Water Supply Connection	$ —	Fee: $	
	Sub total $		
Footpath			50.00
Building Research Levy (50c per $1,000 of total value applies when value exceeds $3,000)			146.00
		Fee: $	14.50
	$28200.00	$	160.50

Survey District ~~PS16406~~ Whakakaho Roll No. ~~1644~~ 724/403 (PT) Block No. 111

Area of Section 0-1-05.5 Section No. (See rate demand) Lot 4 D.P. 16406

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

Area of Building _____ sq.ft. Ceiling height _____ Area of other residential, commercial or industrial buildings on land _____ sq.ft.

APPROVED (Building Inspector)

H W Budd
SIGNATURE OF BUILDER

1) Lateral support to wall to be provided as shown.

2) Masonry to be reinforced with 4/12.5 mm @ 3 m

SIGNATURE OF OWNER

OFFICE USE ONLY

Received: 1-2-74 Permit No. F92919 Fee: 160.50

Issued: 1-3-74 Receipt No. 993 - B.R.L. 994 - B.P 995 - P.D. 996 - Footpath

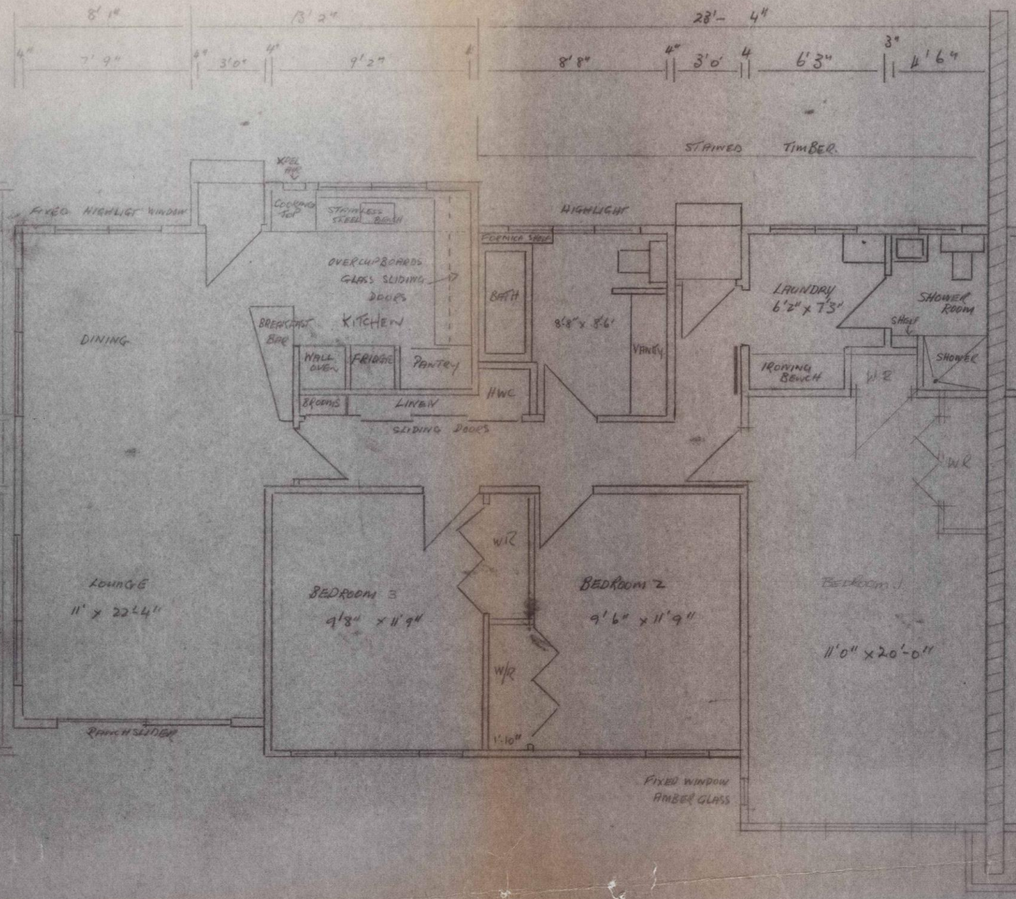
SEE BACK FOR FEES PAYABLE AND OTHER INFORMATION CONCERNING DRAINAGE AND PLUMBING PERMITS, WATER CONNECTIONS, FOOTPATH DEPOSITS AND BUILDING RESEARCH LEVY.

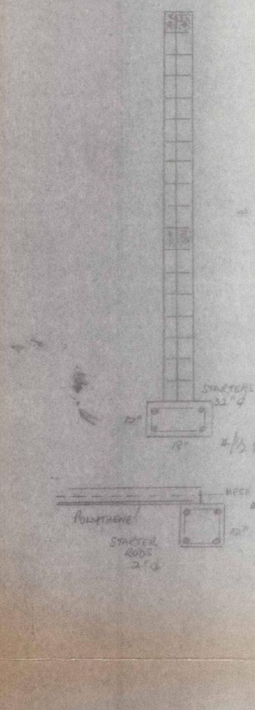
Dispensation approved 26.2.74 (refer minutes)

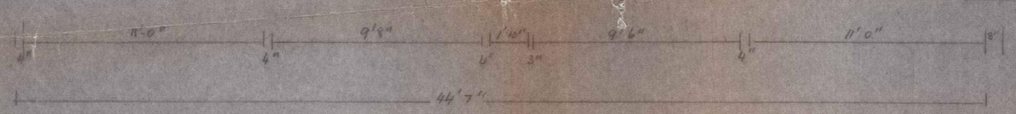
TWO HOME UNITS TO BE ERECTED FOR :-

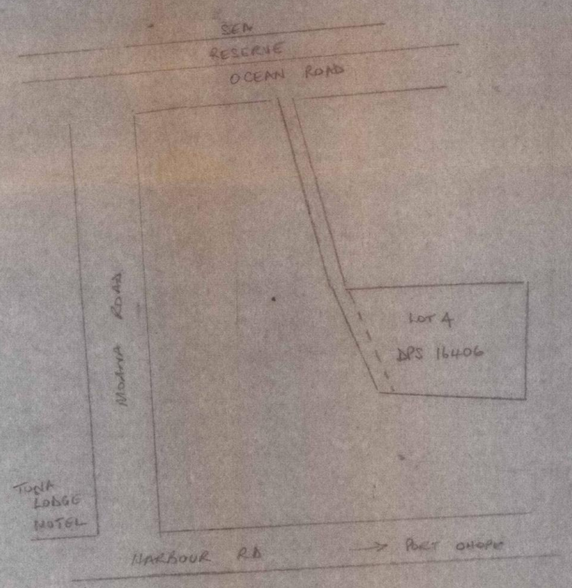
B E & B L BROWN AT OHOPE BEACH.

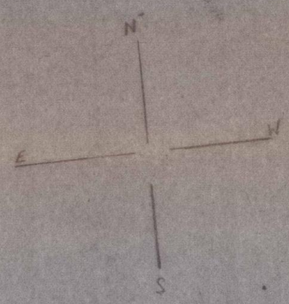
SCALE 1/4" = 1 ft

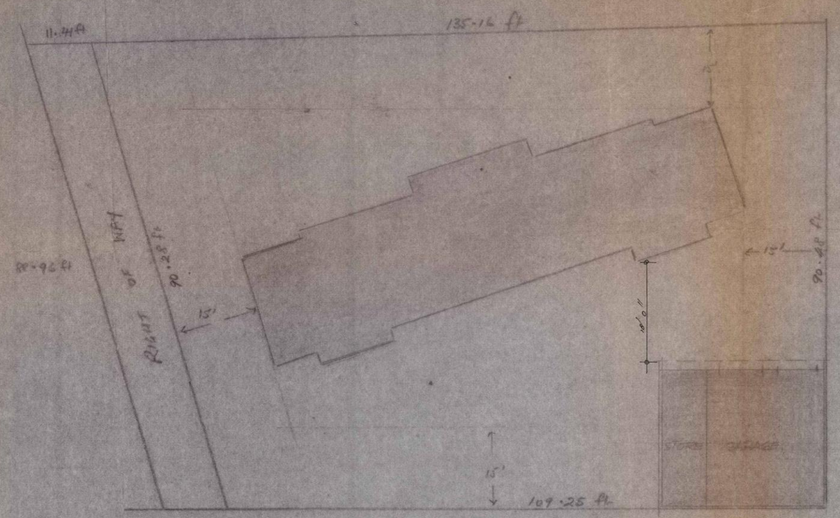








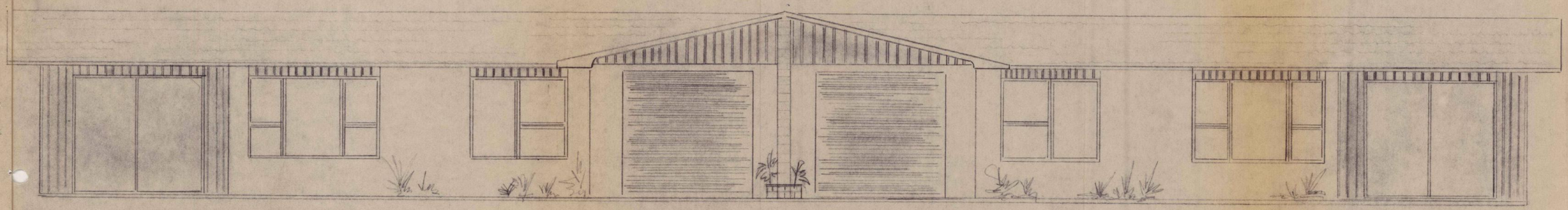




DPS 16406 LOT 4 SITE PLAN SCALE 1/16" = 1 FOOT

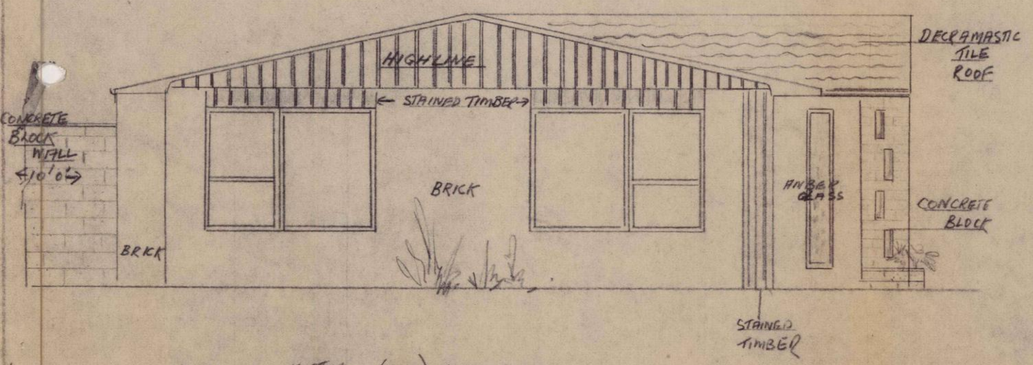
E Brown

Mack



FRONT (NORTHERN) ELEVATION

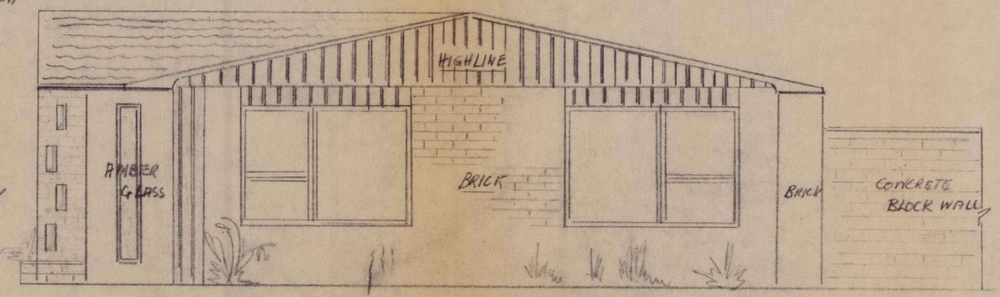
HOME UNITS TO BE BUILT AT OHOPE BEACH FOR [redacted]



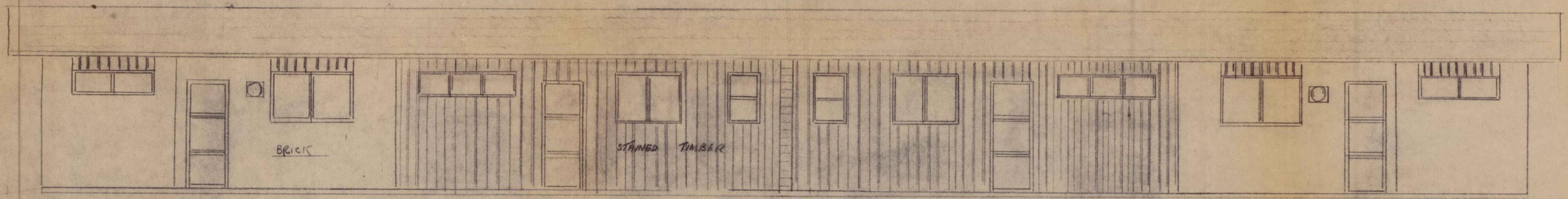
EASTERN (END) ELEVATION

FEATURES

QUIET PRIVATE SECTION CLOSE TO BEACH
APPROX 1100 sq ft
BRICK VENEER
DECRAMASTIC TILE ROOF
CEILING INSULATION
EYE LEVEL OVEN (Frigidaire from Owen)
XPEL-AIR FAN
SPACIOUS KITCHEN WALK IN PANTRY
BATHROOM AND SHOWER ROOM
LARGE GARAGE
ALUMINIUM JOINERY
EXTRA STORAGE CUPBOARDS
QUALITY CURTAINS, CARPETS AND LIGHT FITTINGS
EXTRA HOT POINTS



(WESTERN) END ELEVATION.



REAR (SOUTHERN) ELEVATION

20/5

ELB:MP.

3rd December, 1963.

Messrs. Harrison and Grierson and Partners,
P.O.Box 192
WHAKATANE.

Dear Sirs,

re: PROPOSED SUBDIVISION OF PT. WAIMANA 2B&2B2. M. RIKYS & OTHERS OHOPE.

In reply to your letter of the 14th October, 1963., submitting Scheme Plan of the above Lot to provide 25 residential sections, I have to advise you that the Council approves of the Scheme Plan subject to the following conditions.

1. That the Esplanade Reserve and Recreational Reserve together with one chain width road, be a distance of two chains from the peg mark which was shown on your original drawing 584/1.

2. That a Public accessway is provided between Lots 2 and 3 and continued northwards to join with Lot 28. This will mean the deletion of the private rights-of-way serving Lots 2 and 3, and 23 and 24.

3. That the then altered Lot 28 which is to be the proposed road be formed and metalled to a width of and tar-sealed to a width of 20ft. There is to be a concrete footpath 4ft. 6 ins. and concrete kerbing and channelling fronting Lots 12 to 25.

Because of the increase in traffic, the existing Ohiwa road is to be constructed as follows:-

The roadway is to be metalled and sealed with kerbing and channelling at the edge of the carriageway at a distance to be mutually agreed upon. The footpath is to be along the road fronting Lots 1 - 10 adjacent to the boundary. There will be a two coat seal 20 feet wide along Lots 1 - 10.

For these additional works it will be necessary for the owner to pay half the cost.

If your client wishes to proceed with this proposed subdivision I shall arrange for the County Engineer to forward to you the amount of the half cost.

Yours faithfully,

Mr. A.W. Tassell.
County Engineer,
WHAKATANE COUNTY COUNCIL.

E.L. Briggs.
COUNTY CLERK

Dear Sirs,
For your information,
Yours faithfully,

E.L. Briggs.
COUNTY CLERK

Recreation Reserve

OCEAN ROAD

Edge Sand Dunes

Lot 26 Esplanade Reserve 0:3:38

Sand Hills

Lot 27 Recreation Reserve 1:0:01

Lot 28 Road to be Vested 0:3:30

Pacific Ocean

Esplanade Reserve
D.P. 58517
Recreation Reserve

7 6 27 26 25 5 4 L.T. 58114 3 2 1

Lot 11 33p. | Lot 12 33p. | Lot 13 0:0:38 R 05 P 0:1:03 | Lot 14 0:1:01 R 05 P 0:1:06 | Lot 15 32p. | Lot 16 32p. | Lot 17 32p. | Lot 18 32p. | Lot 19 0:1:00 R 05 P 0:1:05 | Lot 20 0:1:00 R 05 P 0:1:05 | Lot 21 32p. | Lot 22 32p. | Lot 23 0:1:00 R 05 P 0:1:05 | Lot 24 32p. | Lot 25 Access Way 15.0

Lot 10 32p. | Lot 9 32p. | Lot 8 32p. | Lot 7 32p. | Lot 6 32p. | Lot 5 32p. | Lot 4 32p. | Lot 3 32p. | Lot 2 32p. | Lot 1 32p.

Pt. Lot 13 to be R.o.W. appurt. to Lots 8,9,10 & 14.
Pt. Lot 14 to be R.o.W. appurt. to Lots 8,9,10 & 13
Pt. Lot 19 to be R.o.W. appurt. to Lots 4,5,6,7 & 20
Pt. Lot 20 to be R.o.W. appurt. to Lots 4,5,6,7 & 19
Pt. Lot 9 to be R.o.W. appurt. to Lots 8 & 10
Pt. Lot 6 to be R.o.W. appurt. to Lot 7
Pt. Lots 5 to be R.o.W. appurt. to Lots 4 & 6
Pt. Lot 2 to be R.o.W. appurt. to Lot 3
Pt. Lot 1 to be R.o.W. appurt. to Lots 2 & 3

6

OHIWA ROAD

5 4 3 2 1 D.P. 58517

2 Copies Removed
YKR 5/9/67

Pt. 246B2B2
M.L. 18698

	NAME	DATE	FIELD BOOK
SURVEYED			
DRAWN			LEVEL BOOK
TRACED			
CHECKED			CALC. BOOK
APPROVED			

SCALE: 66 feet to an inch.

DATE: 22/1/64

HARRISON & GRIERSON AND PARTNERS
CONSULTING ENGINEERS
REGD. SURVEYORS TOWN PLANNERS

MRS. M. RIKYS & OTHERS - OHOPE
Comprised in P.R. 251/80

PLAN OF PROPOSED SUBDN. OF PT. LOT 246B2B2, WAIMANA PARISH.

FILE No. 584

DRAWING No. 584/2

SP300

31 July 1970

Harrison and Grierson and Partners,
P.O.Box 192,
WHAKATANE.

Dear Sirs,

Proposed Subdivision of Pt. Waimana
2468282 - M. Rikys and Others, Ohope

The council is prepared to approve a scheme plan of subdivision of this property subject to the following:

(a) The lots are to be redesigned so that the frontages to Ocean Road are not less than 60ft in any section.

(b) The access way, Lot 15, is to have a concrete path provided along it, the path to be 4'6" wide.

(c) Ocean Road is to be formed to County Standards in accordance with the requirements of the County Engineer.

The general requirements for Ocean Road are as follows:

The width of the formation is to be 28ft. Kerb, channel and a 4'6" concrete footpath are to be provided on one side of the road.

At the entrances to the rights of way to Lots 3 and 4 and to Lots 9 and 10 vehicular crossings 15ft wide are to be constructed and the footpath is to be increased in depth to 5" with reinforcing H.R.C. mesh.

The road is to be constructed of approved metal to a consolidated depth of 8".

Sealing is to be of two coats - 1st coat MC4 and grade III chips, 2nd coat seal with bitumen 180/200 with Grade II chips.

Storm water. A sump with piped outlet to the beach is to be provided. The method of discharge on to the beach to be approved by the County Engineer.

The subdivision adjoins the Ohope County Town for which the Council proposes providing sewerage. If your clients and the owners of the adjoining sections on Harbour Road were in agreement there would be no difficulty in extending the boundary of theCounty Town to include the subdivision.

Yours faithfully,

J.E. Gray
County Clerk

LAND TRANSFER ACT 1952

Land Transfer Office

Received 15/10/1962 No. S. 8114

Title Reference Pt C.T. 44/117

Referred to L. T. Surveyor

Pursuant to a resolution of the Whakatane County Council dated 25th September 1962 approving under Section 34 of the Counties Amendment Act 1961 this Survey Plan of Subdivision, subject to the building line restriction over part(s) of the land hereon as imposed by resolution dated 25th September 1962, the Common Seal of the Body Corporate called the Chairman, Councillors, and Inhabitants of the County of Whakatane was hereto affixed in the presence of:

D. C. Butler Chairman.

County Clerk.

Deposited this 25th day of October 1963

Asst. District Land Registrar

For Building line Restriction, See L/S 270078.

S/2628

19488

Waimana 246B2C2
C.T. 44/117
Maori Owners
M.L. 18698
M.L. 9593

Areas & Measurements to M.H.W.M.

PACIFIC OCEAN

Ohope Beach Recreation Reserve 2a - 1r - 31p

Lot 28

Lot 29 Rd. to be vested

Lot 30 Rd. to be vested 12.0p.

Lot 1 32.7p. | Lot 2 32.0p. | Lot 3 32.4p. | Lot 4 32.1p. | Lot 5 32.0p. | Lot 6 32.0p. | Lot 7 32.3p. | Lot 8 333p. | Lot 9 333p. | Lot 10 333p. | Lot 11 33.0p. | Lot 12 32.7p. | Lot 13 32.7p. | Lot 14 32.7p. | Lot 15 32.7p. | Lot 16 35.6p. | Lot 17 lr-09.9p. | Lot 18 32.5p. | Lot 19 32.3p. | Lot 20 39.9p. | Lot 21 lr-026p. | Lot 22 33.5p. | Lot 23 333p. | Lot 24 333p. | Lot 25 32.5p. | Lot 26 32.2p. | Lot 27 32.2p.

M.L. 19068

Note. R.M. V is now disturbed. See Inspection report on file for D.P.S. 16406.

Waimana 246B2B2
C.T. 44/117
Maori Owners
M.L. 18698
M.L. 9593
D.P.S. 16406

LAND & DEEDS
Natures Plan
Firms Davidson & Co
15 OCT 1962
Times 11.0
Fees £ 4 : 10 : —
Abstract No. 3114

Diagram A. Not to scale

Diagram B. Not to scale.

Proc. 5926 & S/41542 Ter-Sealed S.O.38144 S.O.38128

S.O.38486 WAINUI RD. Metalled Gaz. 1960, p. 1559

OHIWA ROAD Metalled Gaz. 1959 p. 130

Rd Vested Sec 25(3) C.D.A. 1961

Total Area: 9a - 3r - 17.6p.

Note: Unless otherwise stated, boundaries are not fenced.

PLAN OF SUBDN. OF PT. ALLOT. 246B2C/B PSH. OF WAIMANA

Comprised in P/C.T. 44/117

Survey Block & District III. WHAKATANE S.D.

Land District STH. AUCKLAND Local Body WHAKATANE COUNTY

Scale 1 CH. = 1 IN. Surveyed by E.W. MILLINGTON Date February 1962

I, Francis William Millington of Whakatane Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Whakatane this 12th day of March 1962 before me—

Justice of the Peace, (or other person authorised to take a statutory declaration.)

Registered Surveyor

Approved as to Survey

Chief Surveyor 2/11/62

Received

Reference plans M.L. 18698, 9593 S.O. 38486, 38128, 38144

Field book 593 p. 29

Traverse book TC78 p. 5

Examined by [illegible] 30.10.62

Recorded C.T. R2495 [illegible]

Correct [illegible] L. T. Surveyor 31/10/62

Approved

Pare Kourkai Howell.
Hanga whakarapa Kuiri by his agent Pare Kourkai Howell
Te Kohiu Kuiri by his agent Pare Kourkai Howell
Applicant or Registered Owner

This space reserved for plan number

SOUTH 8114

WDC Archives

SS-2018-8769-00
07242/499.00A

RESOURCE CONSENT (URBAN SUBDIVISION) -

TYPE:	**SUBDIVISION**
APPLICANT:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
DETAILS:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**
ADDRESS:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**

On 15 June 2018, the Principal Planner, under delegated authority, resolved as follows:

*"1. To GRANT a **Resource Consent:***

I. Under Section 9(1)(a) of the Resource Management Act 1991 and Rule 12.2.1.1-8 of the Whakatāne District Plan being a controlled activity, and

II. In accordance with sections 34A, 104, 104A, 106, 108 and 220 of the Resource Management Act 1991,

***to subdivide an existing cross lease into two allotments on a 1151 m^2 allotment of land** described as:*

Legal description:	*Lot 4 DPS 16406* *CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172*
Site Address:	*1/66B AND 2/66B OCEAN ROAD, ŌHOPE*

subject to the following conditions:

(a) That the proposed activity shall be carried out in general accordance with Plan Number 3790/1 dated May 2018 prepared by Overington Surveyors and information submitted as part of this application except where modified by any other condition of this consent.

(b) That all easements required to protect rights-of-way or services shall be duly granted and reserved.

(c) All services be contained within each lots proposed lot boundaries or alternatively appropriate easements covering rights of access be created.

(d) That all services and soakings for stormwater disposal shall be contained within each lot's boundaries or appropriate easements shall be duly granted or reserved to provide on-going rights of access and maintenance.

(e) Stormwater from the buildings on site should be disposed of within the boundaries of the lot on which they are situated.

(f) That the stormwater disposal systems serving the existing dwelling(s) shall be contained a minimum of 1.5 metres inside the lot boundaries.

(g) That all lots shall be provided with an independent metered water connection in accordance with Sections 6.1.12 and 6.2.3 of the Council's Engineering Code of Practice.

(h) Separate connections be provided to the Councils sewer to serve each of the proposed lots. These drains should run from the Ocean road end of the ROW serving the property rather that the rear as has been proposed by the applicant's consultant.

(i) That all lots shall be provided with independent sewer connections, either in accordance with Standard Drawing SS01, or by constructing a manhole on the existing lateral at the beginning of the driveway close to the property boundary in accordance with Standard Drawing SS10. If the latter option is adopted a sewer lateral inspection test shall be carried out at the expense of the consent holder. If the test fails the consent holder shall upgrade the lateral to the required standard, as determined by the Whakatāne District Council. Application for a new connection or CCTV inspection of the existing lateral shall be made to the Council prior to any works commencing on site.

(j) That an "as-built" plan of all new and extended services, including soak rings for stormwater disposal shall be provided to Council for approval. The plans shall be in accordance with the Council's Engineering Code of Practice dated April 2008 and shall be certified as being an accurate record of the location of the services, as constructed, by a registered surveyor or other suitably qualified person. The "as-built" plans shall clearly show which assets are to be vested with the Whakatane District Council.

(k) That a monitoring fee of $300.00 shall be paid to the Council for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

Advice Notes

A. The vehicle crossing and driveway are within Council's standard and are not required to be upgraded.

2. ***THAT*** *within 20 working days of the receipt of the invoice the additional administrative charges that were incurred in relation to the receiving, processing and granting of this resource consent (pursuant to Section 36 of the Resource Management Act 1991) shall be paid to the Council in full.*

Reasons for the decision

1. The Council notes that the subject land is a 1151 square metre property situated in the Residential Zone of the Whakatane District Plan. The site currently contains a conjoined dwelling in a cross lease arrangement.

2. The Council considers that, under the Whakatāne District Plan, resource consent is required for the proposed activity due to the following reason:

- ***Rule 12.2.1.1-8 – Controlled Activity – Conversion of Land Tenure***

3. As a controlled activity, the Council is satisfied that the proposal is not contrary to the relevant objectives and associated policies contained in the Whakatane District Plan.

4. *The Council has considered these matters in detail through the section 95 – notification report. This decision report adopts the conclusions reached in the section 95 report regarding the actual and potential environmental effects noted above. The Council is therefore satisfied that any adverse environmental effects of this activity are likely to be less than minor and can be suitably avoided, remedied or mitigated by the conditions of this resource consent.*

5. *The Council considers that this subdivision is an appropriate use of the subject land and that all services required for this subdivision are adequately provided to the new lots.*

6. *In deciding to grant this application, the Council has considered the purpose and principals in Part 2 of the RMA. The Council has also considered the other relevant matters contained in Part 2 in assessing this proposal. The application does not give rise to matters of national importance listed in Section 6 of the RMA, or any other matters contained in Section 7 of the RMA, or any Treaty of Waitangi matters as required by section 8 of the RMA.*

Shane McGhie
PRINCIPAL PLANNER

Copy to

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THIS DOCUMENT SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS SUPPLIED AND MUST NOT BE USED IN ISOLATION FROM OTHER ASSOCIATED INFORMATION

WHAKATANE DISTRICT COUNCIL

SS-2018-8769-00
Date Friday, 15 June 2018
Planner: Ross Gardiner

APPROVED BY PLANNING

OCEAN ROAD
LEGAL ROAD - SEALED

EXIST WATER (LOT 1)
EXIST S SEWER MAIN
EXIST WATER (LOT 2)
(3.11)
6.10
45.39
45.58
A
C

2
DPS 16406

5
DPS 16406

6
DPS 16406

7
DPS 16406

3
DPS 16406

9
DPS 16406

9
DPS 11502

8
DPS 11502

7
DPS 11502

EXIST 100 DIA S SEWER
EXIST APPURTENANT RIGHT OF WAY
CONCRETE FORMATION
27.11
4.50
D
B
(41.20)
AA
AB
(33.53)
27.69

LOT 1
542m² incl access
420m² excl access

LOT 2
608m² incl access
488m² excl access

EXISTING DWELLING (FLAT 1 DPS 19716)
(GARAGE)
EXISTING DWELLING (FLAT 2 DPS 19716)
E
F

PROPOSED S SEWER MH
EXIST 100 DIA
PROPOSED 100 DIA S SEWER
EXISTING DOUBLE GARAGE AND SLEEPOUT

NOTES:
1) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
2) TOTAL AREA LOTS 1 & 2 = 1150m²
3) ZONING IS RESIDENTIAL

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT OF WAY RIGHT TO CONVEY: WATER ELECTRICITY TELECOMMUNICATIONS & COMPUTER MEDIA RIGHT TO DRAIN SEWAGE & WATER	A B	LOT 1	LOT 2
	C D	LOT 2	LOT 1
	A	LOT 1	LOT 2
	C	LOT 2	LOT 1
PARTY WALL	E	LOT 1	LOT 2
	F	LOT 2	LOT 1
RIGHT TO CONVEY WATER & ELECTRICITY RIGHT TO DRAIN SEWAGE	AA AB	LOT 1	LOT 2
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	B	LOT 1	LOT 2

PREPARED FOR:
JG McCARTHY & JE TURNER
1/66B OCEAN ROAD, OHOPE.
S L MITCHELL
2/66B OCEAN ROAD, OHOPE.

PROPOSED SUBDIVISION OF LOT 4 DPS 16406

COMPRISED IN: CFR SA19D/1172 & CIR SA18A/1490 (JG McCARTHY & JE TURNER)
CFR SA19A/936 & CIR SA18A/1491 (S L MITCHELL)

DATE: MAY 2018
SCALES: 1:250 (A3)

No.	Date	Revision

Boulder Consultants Limited, trading as
OVERINGTON SURVEYORS
PO Box 600 Phoenix House, Pyne Street, WHAKATANE
Phone: 07 308 6384 Email: whakatane@overington.co.nz

DESIGNED RJO | SURVEYED
DRAWN CGO | CAD No.

DRAWING No. 3790/1

LIM TIMEFRAME/COST RECOVERY

2. GIS Number is written as, eg, 1245/1234/123

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DRAFT COMPLETION CHECKLIST – HAVE YOU DONE THE FOLLOWING?	Done	COMMENTS
Print LIM Maps		
Print Valuation and Parcel screenshots and RID document		
Print Certificate of Title		
Note any culture and heritage Sites		
Note any community facility sites		
Check the Flood Spreadsheet		
Check the Swimming Pool Spreadsheet		
Search Ozone to check for outstanding BC's		
Fill out the Building and Planning sections		
Check mapping for any additional info to add		
Note any easement, consent notices etc on Title		
Copy and include Resource Consent Decision and Plans		
Copy and include CCC and plans		
Update the attachments list		
Enter the amount of time you spent on this draft		
Update the LIM Spreadsheet		

You may now send this draft to the next department.

Home | Workspace | Document Management

cash receipt - general ledger (view only) - cr3010.gl.o3

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Receipt No	2023	94505		POSTED	21 Nov 2022
					08:53a.m.
					Lynley Moore

Allocations

1	SUNDRY INVOICE	
2	WATER BILLING	
3	RATING	
4	DOG REGISTER	
5	INFRINGEMENTS	
6	GENERAL LEDGER	255.00
7	LODGEMENTS	
8	PARKING	

Bank Details: PARAMOUNT REALTY/RAY WHITE/2/66B OCEAN/LAR266B

Totals		Till/dates	
Receipted	255.00	Date	18 Nov 2022
Change	0.00	Till	DCRA0
Variance	0.00	Deposit Till	
Tendered	255.00	Date	

General Ledger

	Code	Job Number	GL Account	GST	Amount	GST Incl
1	BDLIMR		20 40 16 1250	YES	255.00	33.26
	Narration	PARAMOUNT REALTY/RAY WHITE/2/66B OCEAN/LAR266B			GST Type	
					255.00	33.26

Tendered

	Tendered	Bank Branch	Drawer/reference	Post Dated	Tendered	Fee	Amount
1	D/CRED		PARAMOUNT REALTY		255.00		255.00

Shared User 255.00

WHAKATĀNE
District Council

Valuation Number: 07242/499.00A
GIS ID: 3320/0066/B02

7 August 2017

Sharon Todd
127 Rora Street
Te Kuiti 3910

sharon@lbllaw.co.nz

Delivery Method; Email

LAND INFORMATION MEMORANDUM — UNIT 2, 66B OCEAN ROAD

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 7 August 2017 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully

Kara Dowthwaite
LIM CO-ORDINATOR

Land Information Memorandum

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

DATE OF ISSUE	*7 AUGUST 2017*
GIS NO	*3320/0066/B02*
VALUATION NUMBER	*07242/499.00A*

1 NAME OF PROPRIETOR

Raymond John Williams and Gail Mary Williams

2 LOCATION

Unit 2, 66B Ocean Road

3 LEGAL DESCRIPTION

Flat 1 Deposited Plan South Auckland 19716 and Garage 1 Deposited Plan South Auckland 19716
½ share in Lot 4 Deposited Plan South Auckland 16406

4 PHYSICAL DESCRIPTION

House/Unit Number	*Unit 2*	**Street**	*66B Ocean Road*
RD Number		**Suburb/Area**	*Ōhope*
Town	*Whakatāne*	**Post Code**	*3121*

5 AREA

½ share in 1150m^2 (more or less)

6 ZONING

Residential under the Whakatāne District Plan.

ATTACHMENTS

- *Certificate of Title*
- *Legal Description Map*
- *Community Facilities Map*
- *Permit(s) and Consent(s)*
- *Keys to Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Floor Plan(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*

• Inundation	*No information available*
• High winds	*This property is located in a High Wind Zone.*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council owned and maintained land; refer to the Community Facilities Map for the location.*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater 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 road side channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30 June 2018	*$3,072.95*
• Number of instalments	*4*
• Date of next instalment	*25 August 2017*
• Current balance or arrears	*$847.96 as at 25 July 2017*
• Date of valuation	*September 2016*
• Land value	*$310,000*
• Capital value	*$500,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$167.65*
• Last reading date	*6 June 2017*
• Consumption	*74m^3*

• Amount	*$211.92*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. Building Permits F93046, H88601 and H88602 are located in the property file for 66B-1 Ocean Road.

Date	Permit No	Project
3 July 1941	*F93046*	*Garage & Storage Shed*
2 March 1974	***F92919***	***Dwelling***
13 April 1977	*H88601*	*Canopy from Garage up to House*
13 April 1977	*H88602*	*Rumpus & Sewing Room*

(b) Details of Building Consents

Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. Building Consent 20004 is located in the property file for 66B-1 Ocean Road.

Date	Consent No	Project	Date Code Compliance Certificate Issued
29 September 2010	*20004*	*Solar Water Heating System*	*19 October 2010*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Building Consent 20004 was issued with a specified intended life of 15 years.

Council's records indicate this property may be connected to the sewerage reticulation system via a private common drain.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

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

No information available

Minimum Platform Level	*In accordance with the requirements set out in the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

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 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 2015-2025.

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.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane 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 pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**

The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council once this process has been completed where there are any concerns.

N. Fowler

Nick Fowler
Manager Building and Monitoring

COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA18A/1490**
Land Registration District	**South Auckland**
Date Registered	29 January 1975 12:00 am

Prior References
SA18A/1263

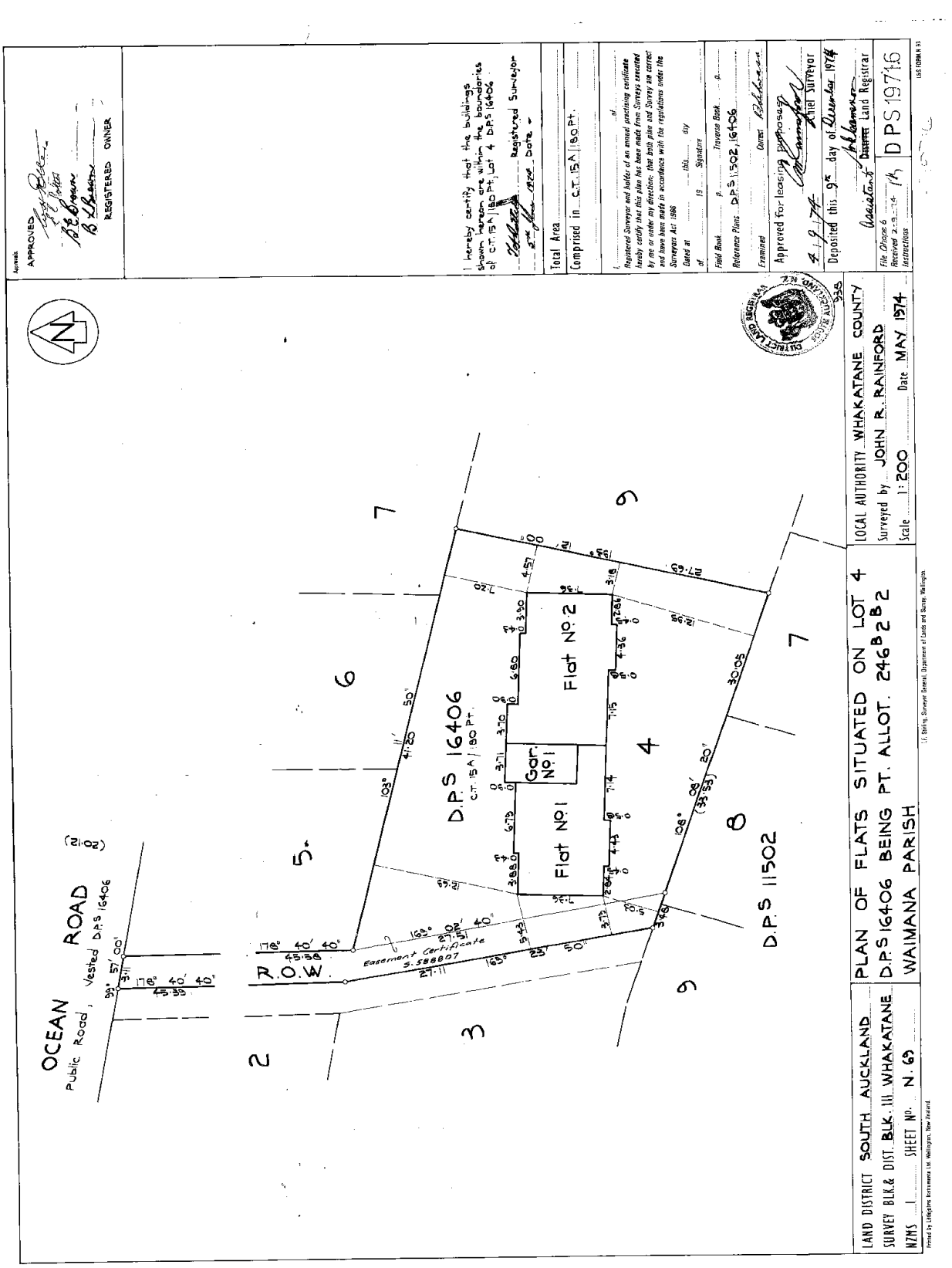
Estate	Leasehold	**Instrument**	L H025156.1
		Term	999 years as from and including 1.12.1974
Legal Description	Flat 1 Deposited Plan South Auckland 19716 and Garage 1 Deposited Plan South Auckland 19716		

Proprietors
Raymond John Williams and Gail Mary Williams

Interests

5460001.2 Mortgage to The National Bank of New Zealand Limited - 17.1.2003 at 9:00 am

Identifier **SA18A/1490**



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA19D/1172**
Land Registration District	**South Auckland**
Date Issued	17 February 1976

Prior References
SA18A/1263

Estate	Fee Simple - 1/2 share
Area	1150 square metres more or less
Legal Description	Lot 4 Deposited Plan South Auckland 16406

Proprietors
Raymond John Williams and Gail Mary Williams

Interests

Subject to a right of way over part coloured yellow on DPS 16406 specified in Easement Certificate S588807

Appurtenant hereto is a right of way specified in Easement Certificate S588807

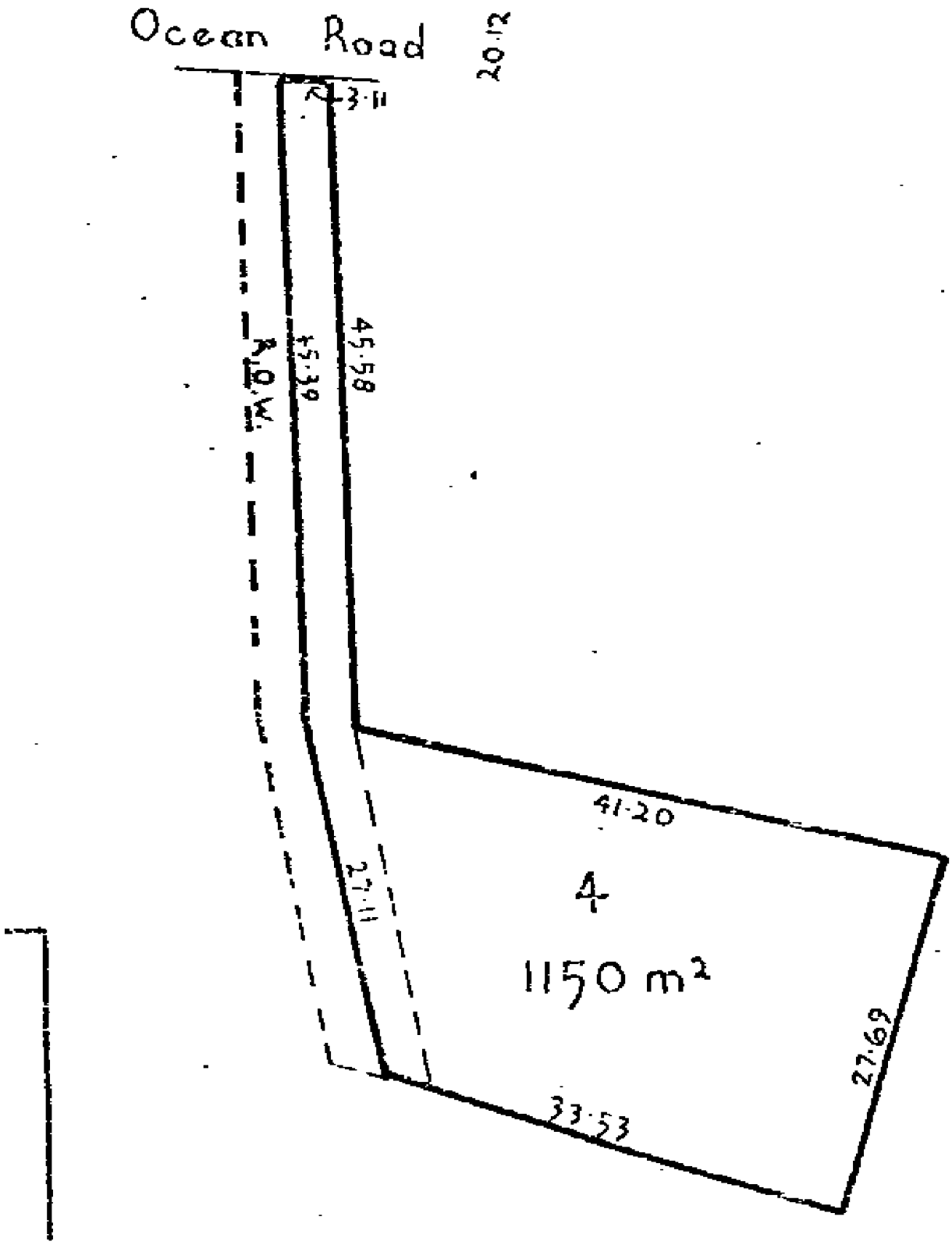
The easements specified in Easement Certificate S588807 are subject to Section 37 (1) (a) Counties Amendment Act 1961

H025156.1 Lease of Flat 1 and Garage 1 Plan S19716 Term 999 years as from and including 1.12.1974 Leasehold CT SA18A/1490 issued - 29.1.1975 at 10.46 am

H025156.2 Lease of Flat 2 Plan S19716 Term 999 years as from and including 1.12.1974 Leasehold CT SA18A/1491 issued - 29.1.1975 at 10.46 am

5460001.2 Mortgage to The National Bank of New Zealand Limited - 17.1.2003 at 9:00 am

Identifier **SA19D/1172**



WHAKATĀNE
District Council

RID DOCUMENT

Date: 25 July 2017

Valuation Number: 07242 499 00 A

Location: 2/66B OCEAN ROAD

Legal Description: FLAT 1 GRGE 1 DPS 19716 ON LOT 4 DPS 16406 -HAVING 1/2 INT IN 1151 SQ METRES

Area (Ha): 0.0000

Valuation Date: 1 September 2016

	Normal Values	**Special Values** (if applicable)
Land Value:	310,000	
Improve Value:	190,000	
Capital Value:	500,000	
Tree Value:	0	

Contiguous Property:

2018 Year's Assessed Rates: **3,072.95**

Instalment 1: 25 Aug 2017

Instalment 2: 24 Nov 2017

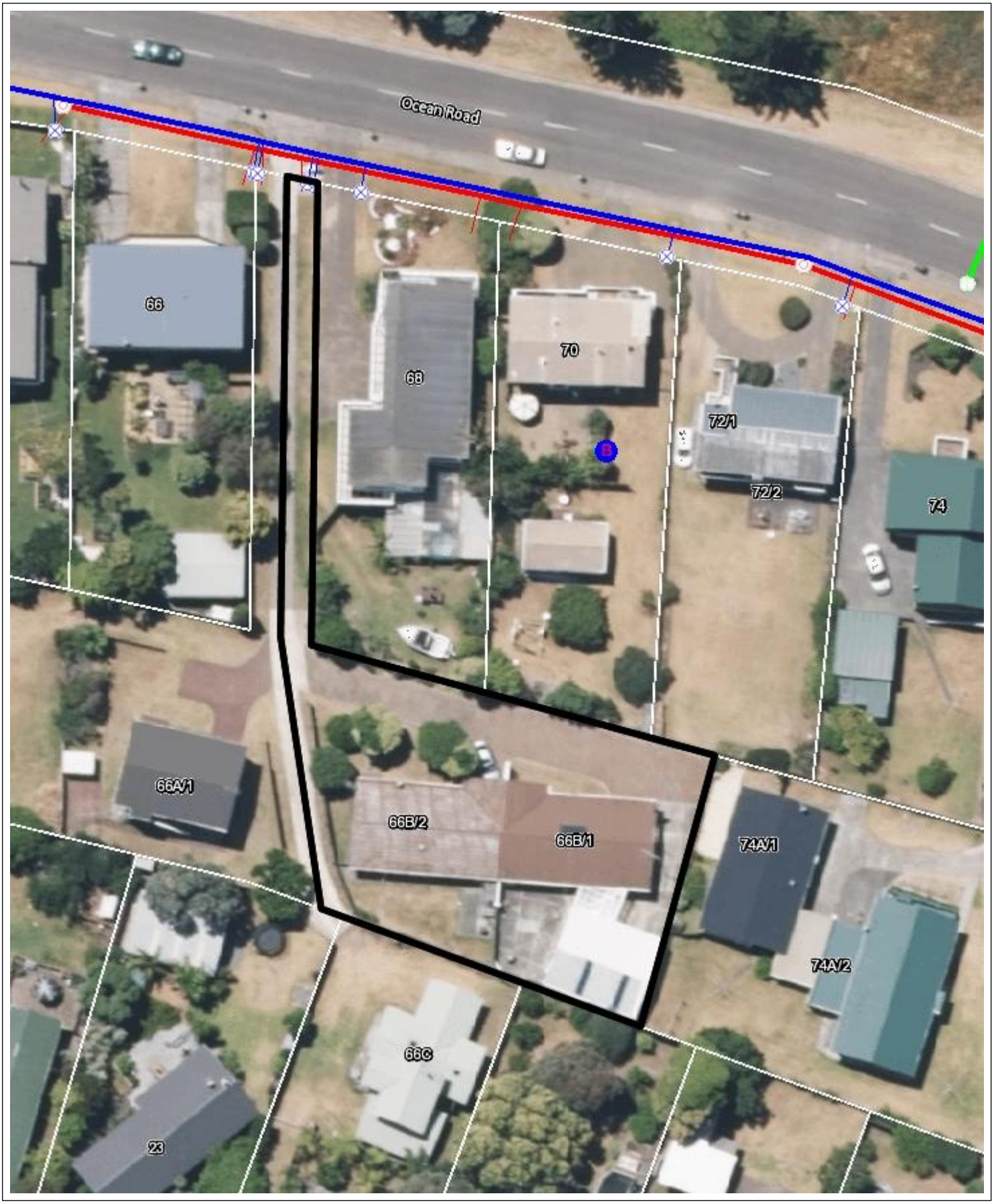
Instalment 3: 23 Feb 2018

Instalment 4: 25 May 2018

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

LIM Services Map

Date Printed: 25 July 2017



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

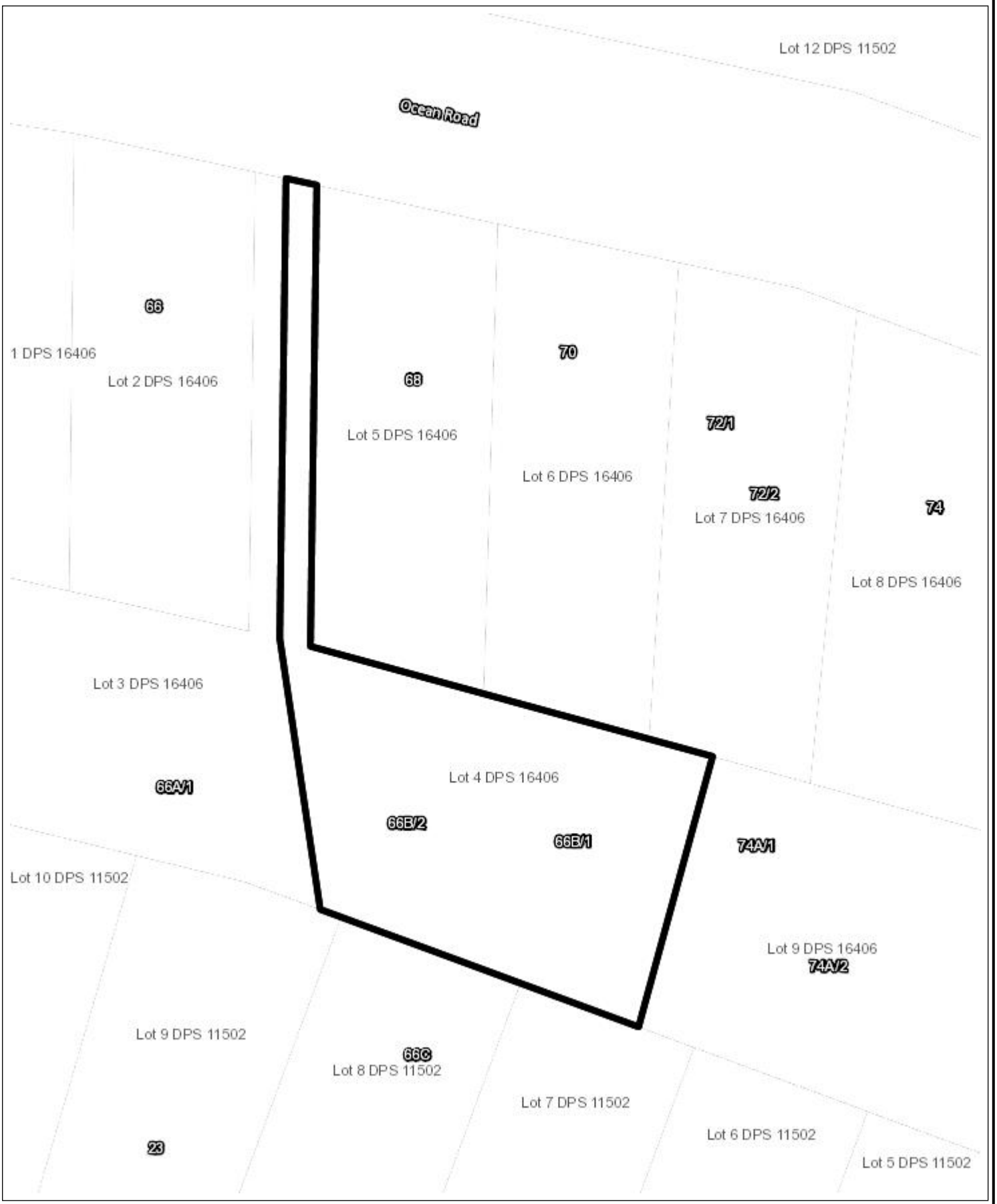
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

LIM Property Map

Date Printed: 25 July 2017



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SCALE 1: 500

25.4 0 25.4 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Community Facilities Map

Date Printed: 25 July 2017

DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,500

76.2 0 76.2 Meters

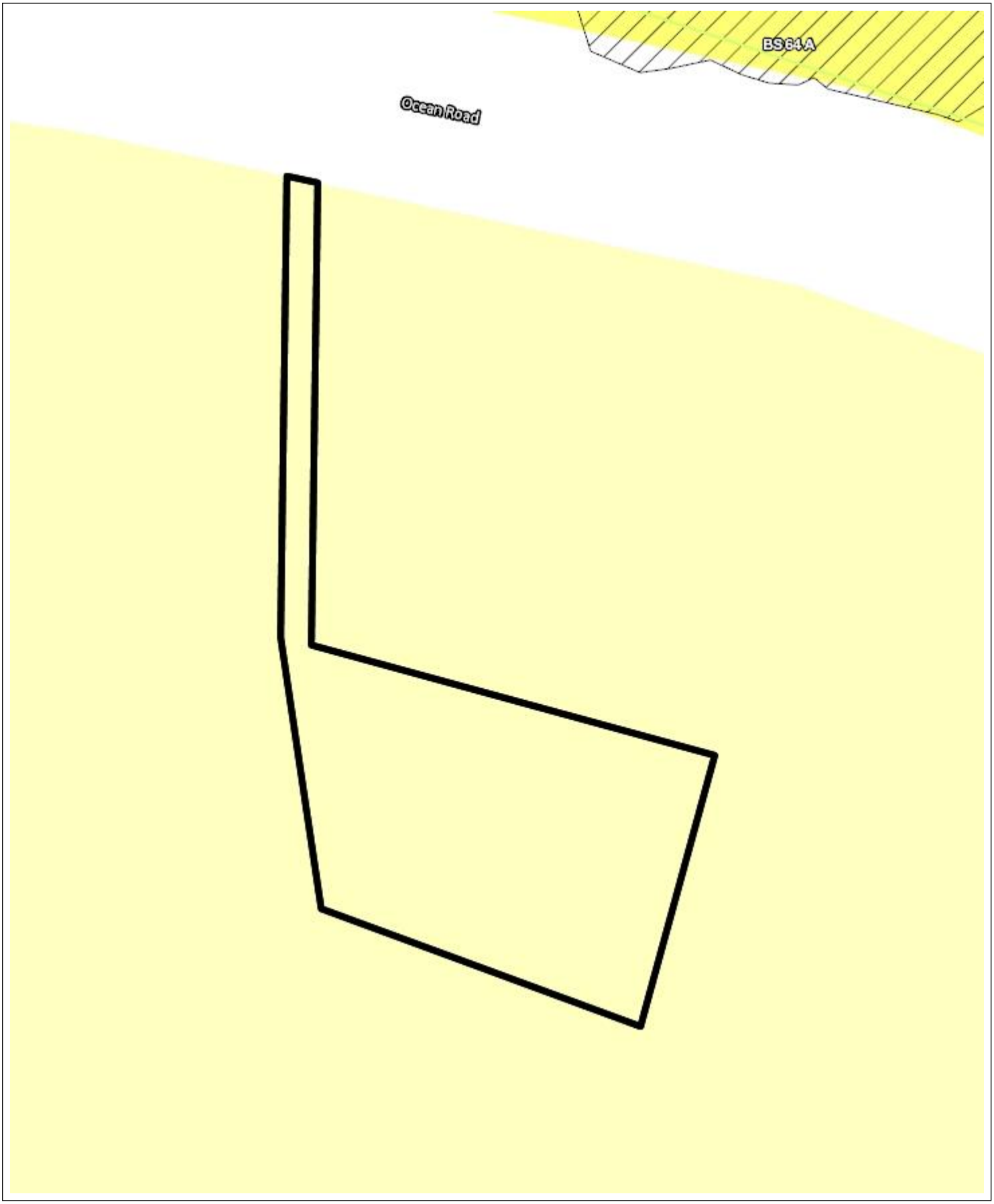
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

District Plan Map

Date Printed: 25 July 2017



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

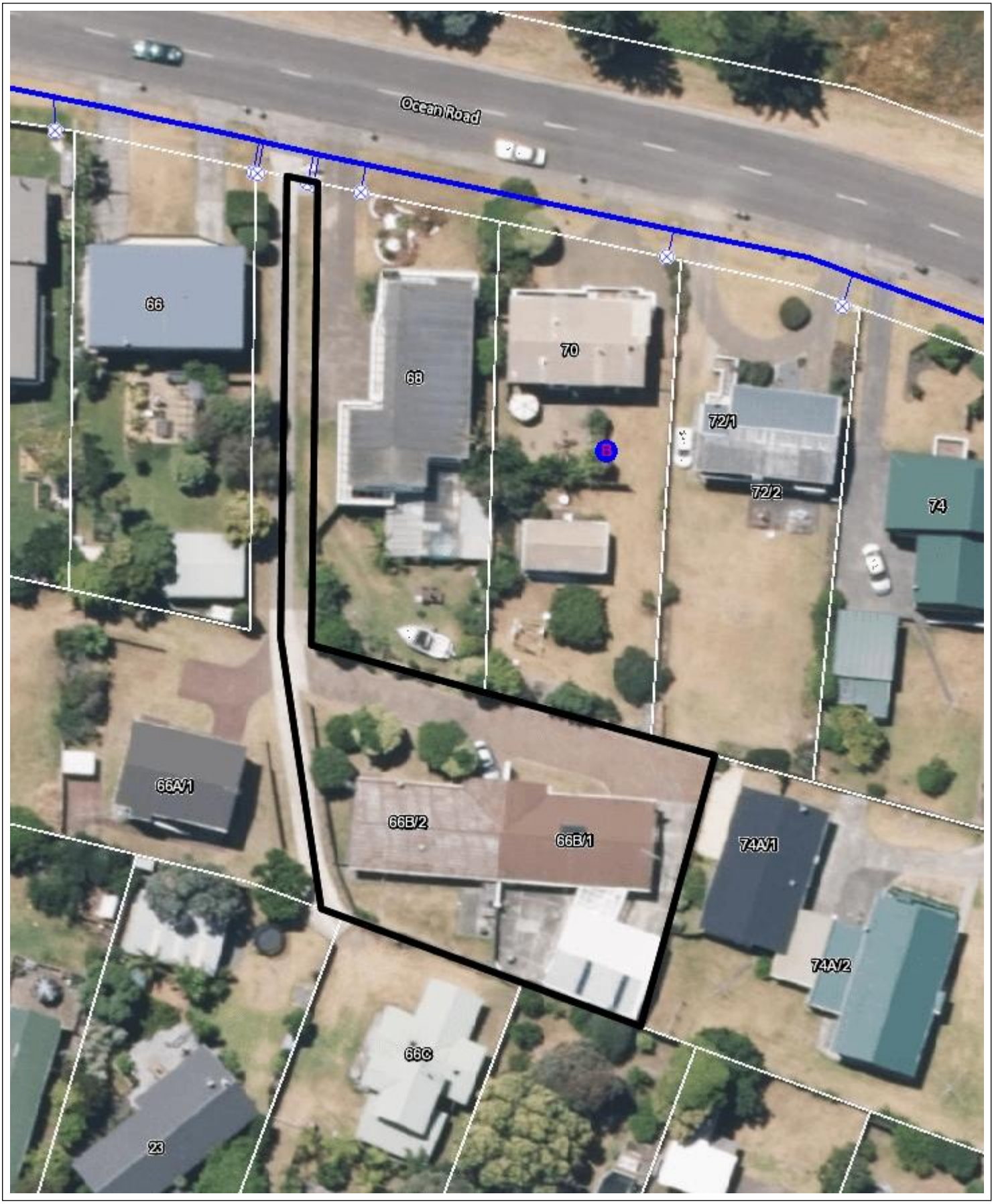
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Water Meter Map

Date Printed: 25 July 2017



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

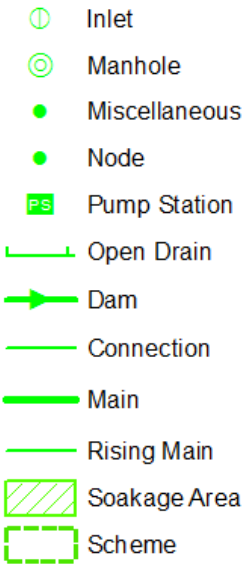
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

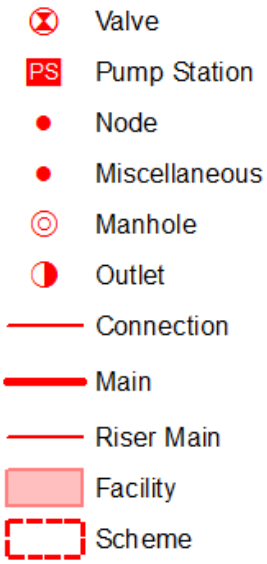
WHAKATĀNE District Council

LIM Services Legend

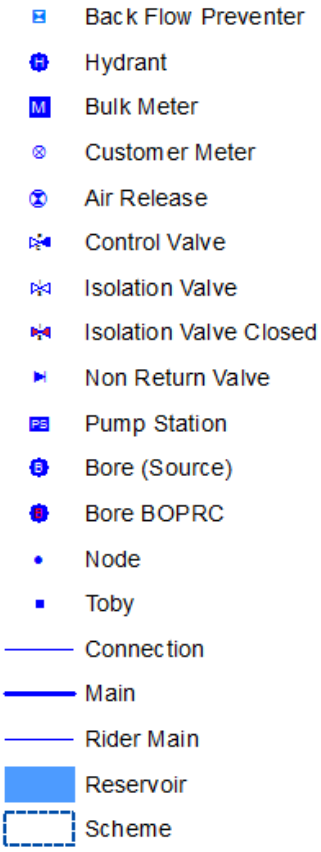
Stormwater



Waste Water

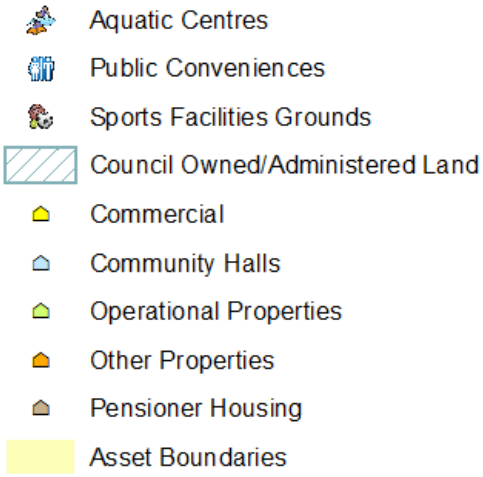


Water Supply



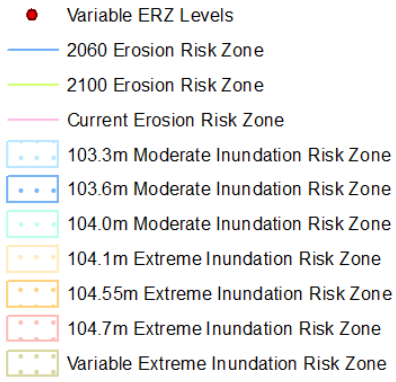
LIM Culture and Heritage Legend

LIM Community Facilities Legend

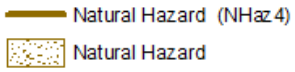


LIM District Plan Legend

Coastal Hazards

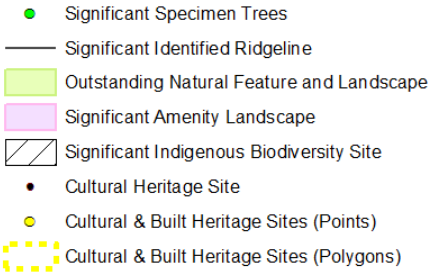


Natural Hazard



Planning Zones

Landscape, Natural and Cultural Features



Features

Area Specific Overlays

WHAKATANE COUNTY COUNCIL

The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: - 6 - 74

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (PLAN TO SHOW POSITION OF BUILDING WITH REGARD TO SECTION) and in accordance with the "Whakatane County Building By-laws 1963".

Owner's Name G. W. Scanlan. Address: P.O. Box 426

Builder's Name: H. Budd. Address: ~~P.O. Box 426~~

Location of Proposed Works: Ocean Rd. Ohope East.

Purpose for which building is to be used: Garage and storeage.

Estimated Value:

Building	$ 2500	Fee: $ ~~8.00~~ 12.00	
~~Plumbing and/or Drainage~~:	$	Fee: $	
~~Water~~ Supply Connection	$	Fee: $	
		Sub total $	
Building Research Levy (50c per $1,000 of total value applies when value exceeds $3,000)		Fee: $ N.A.	
	$	$	

Survey District Whakatane Roll No. 724/354/6(PT) Block No. 111

Area of Section 0-1-05.5p Section No. (See rate demand) Lot 4 D.P. 16406

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

Area of Building 702 sq.ft. Ceiling height 8'2" Area of other residential, commercial or industrial buildings on land _____ sq.ft.

APPROVED (Building Inspector)

G. W. Scanlan
SIGNATURE OF BUILDER

1) 2" studs @ 32" ℄ to masonry.
2) Parapet to have 3/8" verticals @ 16" ℄

G. W. Scanlan.
SIGNATURE OF OWNER

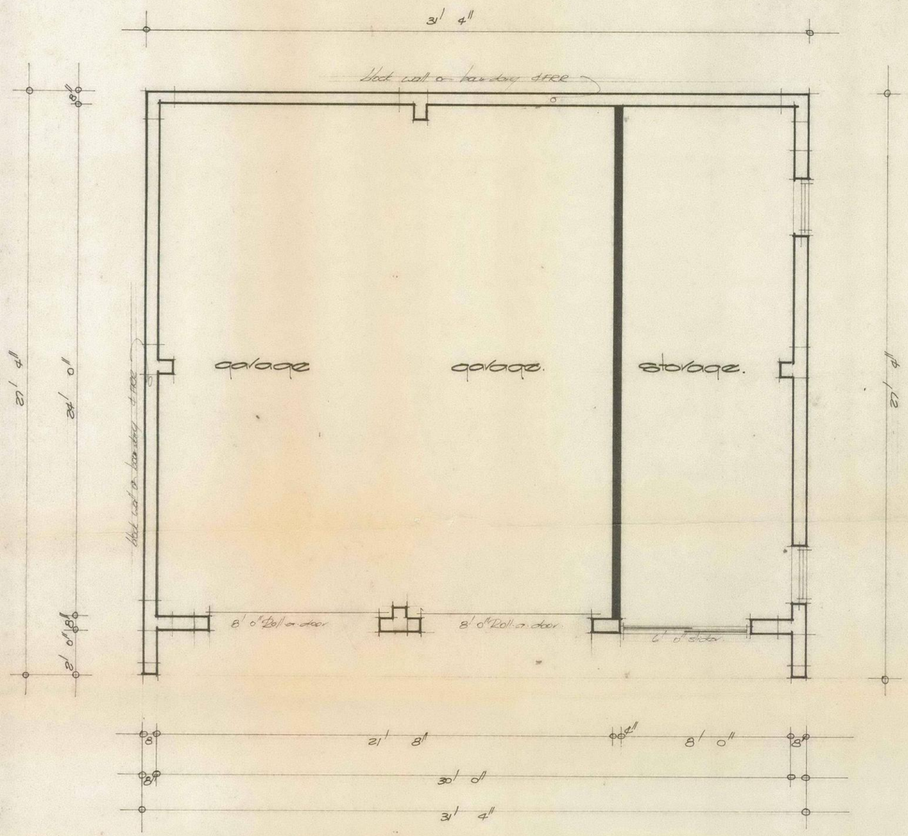
OFFICE USE ONLY

Received: 1.7.41 Permit No. F9304b Fee: $12-00

Issued: 3.7.41. Receipt No. 2705

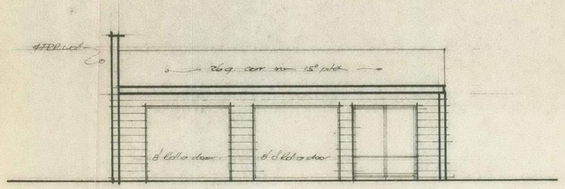
SEE BACK FOR FEES PAYABLE AND OTHER INFORMATION CONCERNING DRAINAGE AND PLUMBING PERMITS, WATER CONNECTIONS, FOOTPATH DEPOSITS AND BUILDING RESEARCH LEVY.

PERMIT

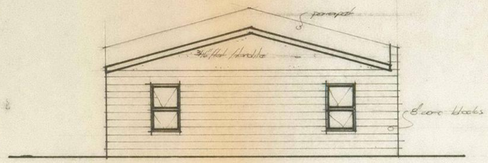


FLOOR PLAN.

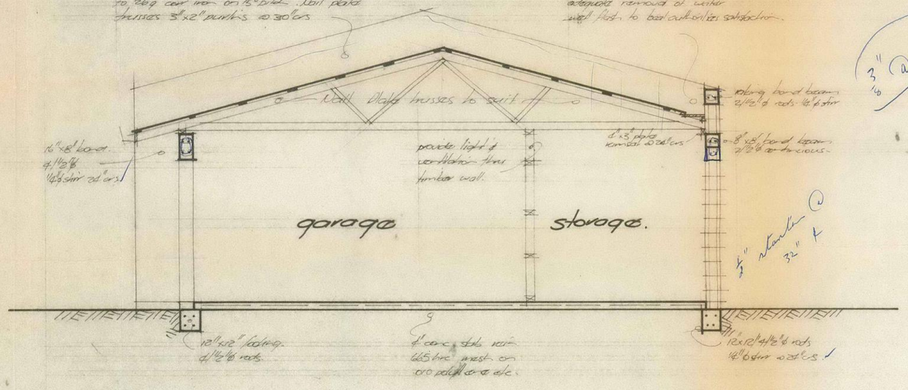
area of garage : 510 sqr. ft
area of storage : 192 sqr ft



FRONT ELEVATION.



SIDE ELEVATION.



TYPICAL CROSS SECTION.

PERMIT F93046

architectural draughting services
P.O. BOX 209 WHAKATANE.
PHONE OHOPE 473.

PROPOSED NEW GARAGE & STORAGE SHED FOR MR. G. SCANLAN - BUILDER - PORT OHOPE.

DESIGNED	R. DOUGLAS	
DRAWN	R. DOUGLAS	16. 6. 74
CHECKED		
APPROVED		

CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE

SCALES:
PLANS: 1/4" = 1'0"
SECTIONS: 1/4" = 1'0"
ELEVATIONS: 1/8" = 1'0"

PLAN N° 174

SHEET 1 OF 1.

PERMIT

WHAKATANE COUNTY COUNCIL

The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: 2-2-74

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (PLAN TO SHOW POSITION OF BUILDING WITH REGARD TO SECTION) and in accordance with the "Whakatane County Building By-laws 1963".

Owner's Name Estate Brown Address: Pohutukawa Ave Otaki

Builder's Name: H W Budd Address: 21 Beach St

Location of Proposed Works: Ocean Rd Port Otaki

Purpose for which building is to be used: Dwellings

Estimated Value:

Building	$ 25950.00	Fee: $	72.00
Plumbing and/or Drainage:	$ 2250.00	Fee: $	24.00
Water Supply Connection	$ —	Fee: $	
	Sub total $		
Footpath			50.00
Building Research Levy (50c per $1,000 of total value applies when value exceeds $3,000)			146.00
		Fee: $	14.50
	$28200.00	$	160.50

Survey District ~~PS16406~~ Whakakaho Roll No. ~~1644~~ 724/403 (PT) Block No. 111

Area of Section 0-1-05.5 Section No. (See rate demand) Lot 4 D.P. 16406

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

Area of Building _____ sq.ft. Ceiling height _____ Area of other residential, commercial or industrial buildings on land _____ sq.ft.

APPROVED (Building Inspector)

H W Budd
SIGNATURE OF BUILDER

1) Lateral support to wall to be provided as shown.

2) Masonry to be reinforced with 4/12.5 mm @ 3 m

SIGNATURE OF OWNER

OFFICE USE ONLY

Received: 1-2-74 Permit No. F92919 Fee: 160.50

Issued: 1-3-74 Receipt No. 993 - B.R.L. 994 - B.P 995 - P.D. 996 - Footpath

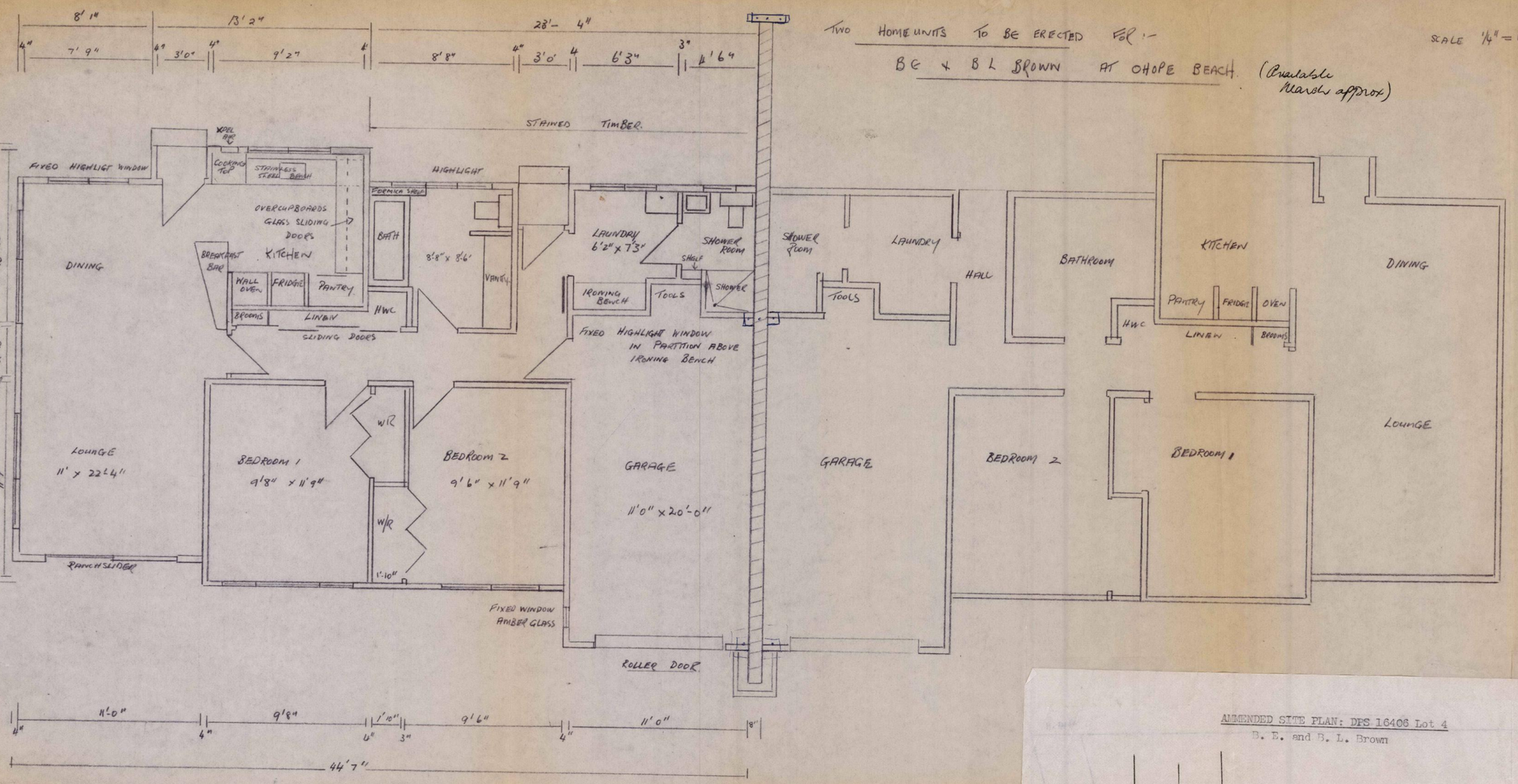
SEE BACK FOR FEES PAYABLE AND OTHER INFORMATION CONCERNING DRAINAGE AND PLUMBING PERMITS, WATER CONNECTIONS, FOOTPATH DEPOSITS AND BUILDING RESEARCH LEVY.

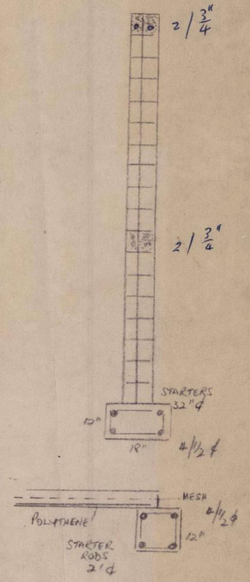
Dispensation approved 26.2.74 (refer minutes)

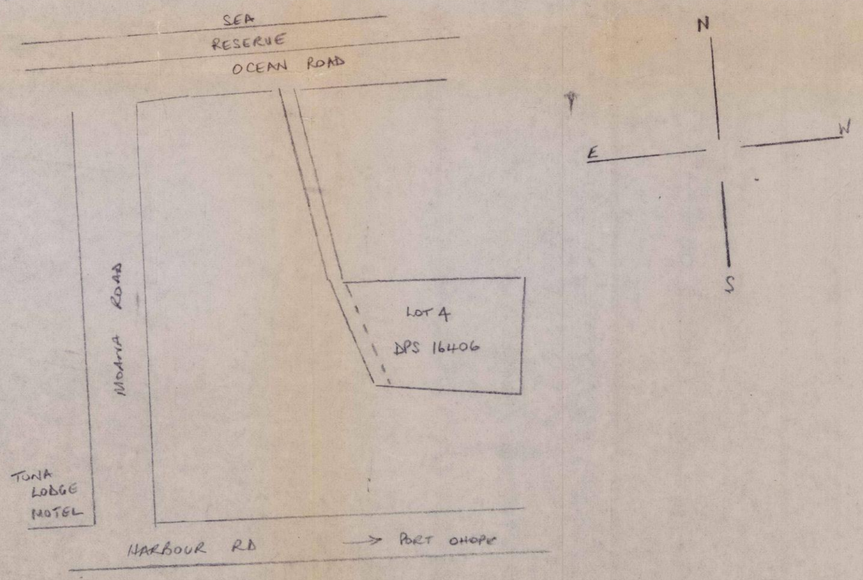
TWO HOME UNITS TO BE ERECTED FOR:-

B E & B L BROWN AT OHOPE BEACH. (Available March approx)

SCALE 1/4" = 1 ft

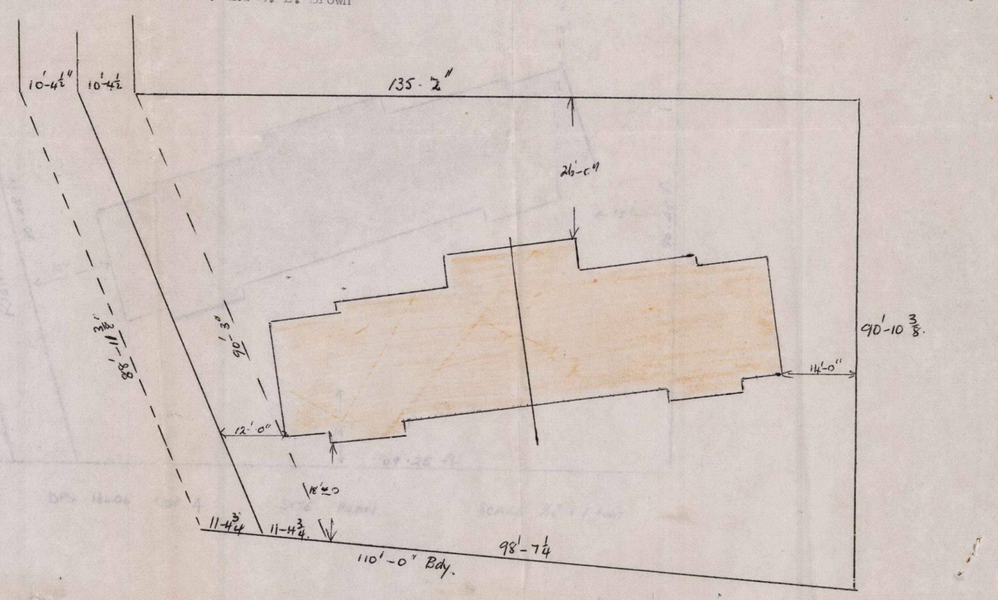






AMENDED SITE PLAN: DPS 16406 Lot 4

B. E. and B. L. Brown



PERMIT

WHAKATANE DISTRICT COUNCIL

The Building Inspector,
WHAKATANE DISTRICT COUNCIL. Date: 31-3-77

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (Plan to show position of building with regard to Section).

Owner's Name: SCANLAN. (G.W) Address: 66B Ocean Rd Ohope

Builder's Name: G.W. SCANLAN Address: 66B Ocean Rd Ohope

Location of Proposed Works: 66B Ocean Rd Ohope

Purpose for which building is to be used: Canopy from Garage up to House (not joint onto house)

Estimated Value:

Building	$ 200-00	Fee: $ 1-00
Plumbing and/or Drainage:	$	Fee: $
Water Supply Connection:		Fee: $
Building Research Levy (50c per $1000 of total value applies when value is $3000 or over)	$	Fee: $
Total Fees:		$ 1-00

Survey District _____ V/Roll No; 724/35 4 10B Block No. _____

Area of Section _____ Lot No. (See rate demand) 4

D.P.S. 16406

No. of Persons to be accommodated: Male — Female —

Area of Building _____ sq.metres Ceiling Height _____

Area of other residential, commercial or industrial buildings on land: _____ sq. metres.

APPROVED: _____
Building Inspector.

G.W. Scanlan
Signature of Builder.

G.W. Scanlan.
Signature of Owner.

++

OFFICE USE ONLY

Received: 31.3.77 Permit No. H88601 Fee: 1-00

Issued: 13.4.77 Receipt No. 60626

++

See Back for Fees payable and other information concerning drainage and plumbing permits, water connections, footpath deposits and Building Research Levy.

For construction details see dwg 174. (attached)

9.600

33.520 (110'-0" Bdy)

double carport.

H.W. cyl.

WC

shr.

'rumpus room'

8.900

roller d.

roller d.

sliding

canopy.

- 150 x 50 rafters.
- new roof top.

existing home units.

existing home units.

(90'10¾") 27.700

27.500 (ad 9")

LOT 4.
DPS. 16406

41.200 (135' 2")

3.160 (10' 4⅜")

R.O.W.

PERMIT H88601

A.B. HICK & COMPANY LIMITED
PHONE 8529 P.O. BOX 127 McALLISTER STREET WHAKATANE
building contractors, design & planning

PROPOSED NEW GARAGE LAYOUT FOR: MR G. SCANLAN. (PORT OHOPE)

All workmanship and materials must comply with local body by-laws and N.Z.S.S. 1900s building and plumbing by-laws.

Designed			
Drawn	D. Beaton	3/77	
Approved			
Engineer			

Use written dimensions in preference to scale.
Check all dimensions on site before proceeding.

SCALES
Plans 1:100
Elevations
Sections
Details

PLAN No. 113.

sht / of

WHAKATANE DISTRICT COUNCIL

The Building Inspector,
WHAKATANE DISTRICT COUNCIL. Date: 21-3-77

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (Plan to show position of building with regard to Section).

Owner's Name: G.W. SCANLAN Address: 66B Ocean Rd Ohope

Builder's Name: G.W. SCANLAN Address: 66B Ocean Rd Ohope

Location of Proposed Works: 66B Ocean Rd. Ohope

Purpose for which building is to be used: CONSTRUCT PARTITION Rumpass and Sewing Room (In existing storage building)

Estimated Value:

Building	$ 200.00	Fee: $ 1.00
Plumbing and/~~or~~ Drainage:	$ 500.00	Fee: $ 8.00
Water Supply Connection:		Fee: $
Building Research Levy (50c per $1000 of total value applies when value is $3000 or over)	$	Fee: $
Total Fees:		$

Survey District _____ V/Roll No; 724/354/105 Block No. _____

Area of Section _____ Lot No. (See rate demand) 4

D.P. 16406

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

Area of Building ~~200~~ 21.6 sq.metres Ceiling Height _____

Area of other residential, commercial or industrial buildings on land: _____ sq. metres.

APPROVED: _____ Building Inspector.

G. W. Scanlan Signature of Builder.

Building Not to be used for habitable purpose.

G. W. Scanlan. Signature of Owner.

++

OFFICE USE ONLY

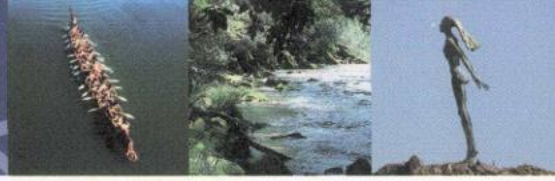
Received: 30/3/77 Permit No. 188602 Fee: 9 00

Issued: 13/4/77 Receipt No. 80276 - PID
80275 - BP

++

See Back for Fees payable and other information concerning drainage and plumbing permits, water connections, footpath deposits and Building Research Levy.

PERMIT



CODE COMPLIANCE CERTIFICATE NO. 20004

Section 95, Building Act 2004
Issued by: Whakatane District Council

INSP

AGENT	APPLICANT
NOVA ENERGY SOLAR C/O Marlena Watts PO BOX 2310 SEVENTH AVENUE TAURANGA 3140	SCANLAN, GARTH WILLIAM 66B/1 OCEAN ROAD OHOPE

PROJECT	PROJECT LOCATION
Installation of solar water heating system **INTENDED USE:** ALTERATION	**STREET ADDRESS:** 66B OCEAN ROAD 66B OCEAN ROAD **LEGAL DESCRIPTION:** LOT 4 DPS16406
INTENDED LIFE SPECIFIED AT 15 years Being stage 1 of an intended 1 stages	**REF NO:** 3320/219 **VALUATION NUMBER:** 07242 499 00 B

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) the building work complies with the building consent; and

(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent

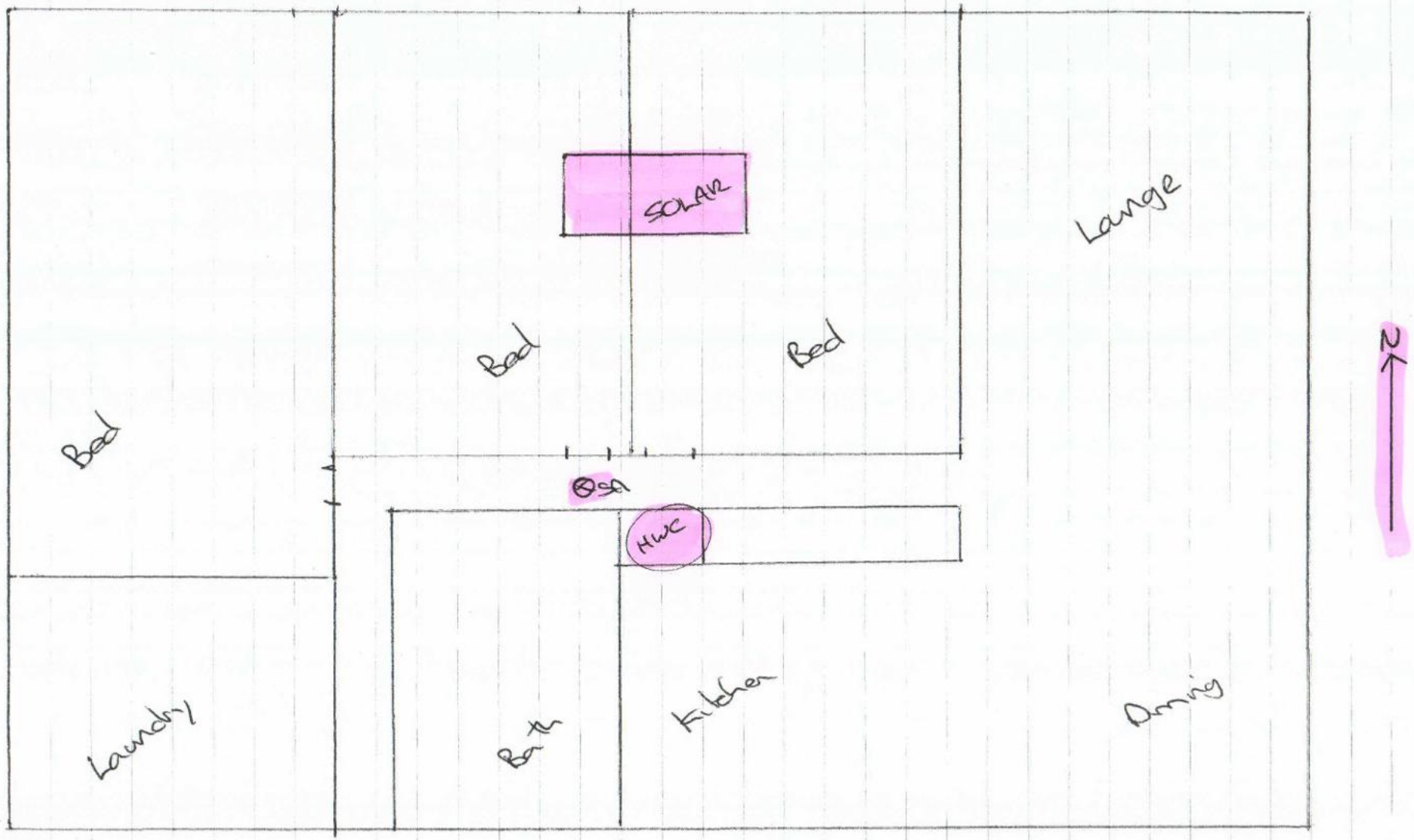
COMPLIANCE SCHEDULE

SIGN OFF

Signed by *or* on behalf of the Whakatane District Council.

Liisa Tioke	L Tioke	19 October 2010
Name	Technical Administration Officer	Date

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz



K250 SOLAR PANEL

HWC 180L LP HWC

(X) SMOKE ALARM

UNIT 1, 66B Ocean Road
Otaki.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **864246**
Land Registration District **South Auckland**
Date Issued 03 May 2019

Prior References
SA19A/936 SA19D/1172

Estate Fee Simple
Area 544 square metres more or less
Legal Description Lot 1 Deposited Plan 530735
Registered Owners
Pauline Frances Moran as to a 1/2 share
Marianne Wilson and Christopher Edward Boorman as to a 1/2 share

---

Interests

Appurtenant hereto is a right of way specified in Easement Certificate S588807 - 23.1.1973 at 2:25 pm

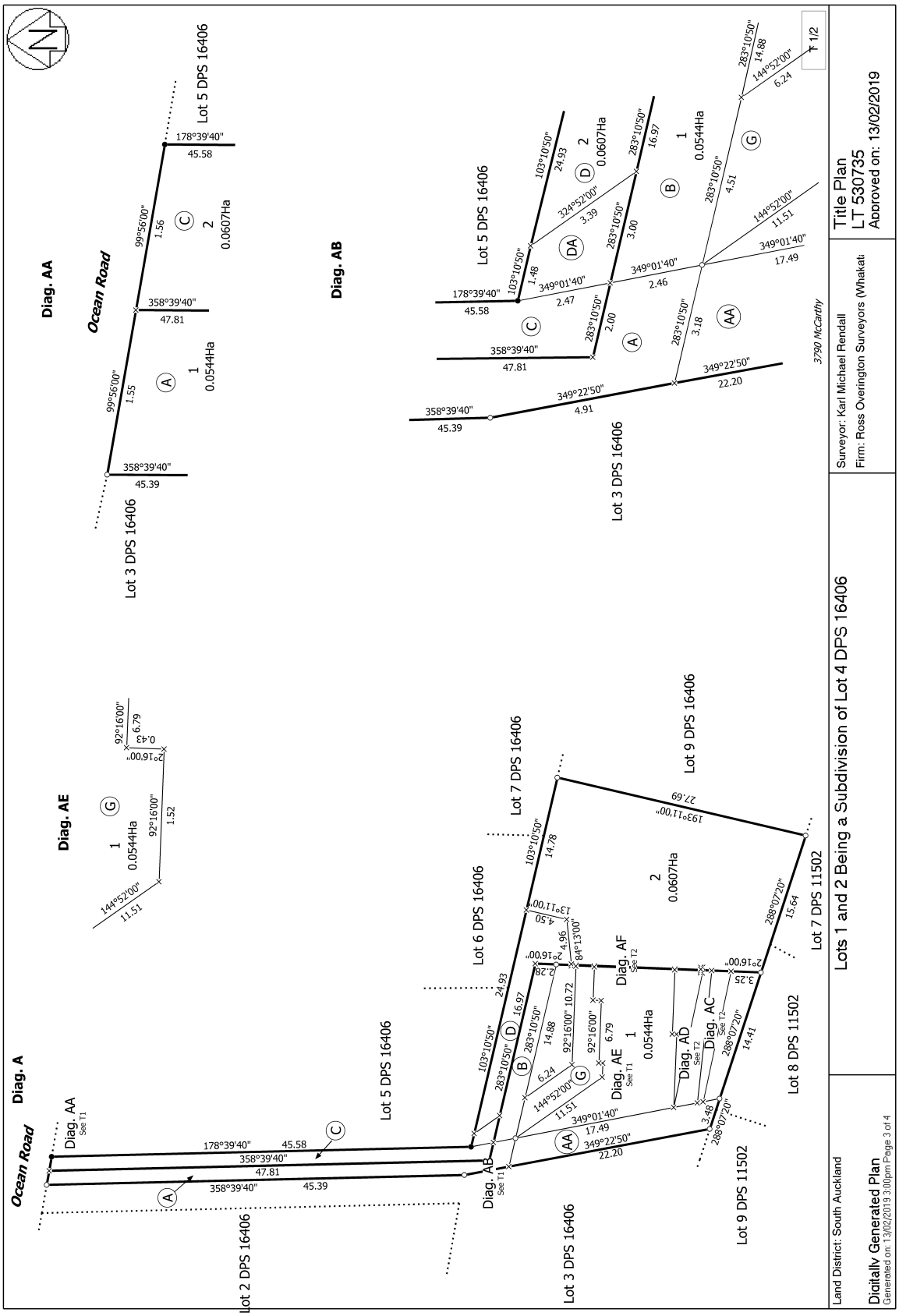
Subject to a right of way over part marked A and AA on DP 530735 specified in Easement Certificate S588807

The easements specified in Easement Certificate S588807 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Subject to a right of way over part marked A and B, right to convey computer media and telecommunications over part marked A, B , G and EB, right to to convey electricity and water over part marked A, AA, AB and EA, right to drain sewage over part marked A, AA and AC, right to drain stormwater over part marked A, a party wall easement over part marked E, EA, EB and EC all on DP 530735 created by Easement Instrument 11381625.6 - 3.5.2019 at 3:26 pm

Appurtenant hereto is a right right of way right to convey computer media, electricity, telecommunications and water, right to drain sewage and stormwater, a party wall easement created by Easement Instrument 11381625.6 - 3.5.2019 at 3:26 pm

The easements created by Easement Instrument 11381625.6 are subject to Section 243 (a) Resource Management Act 1991


Diag. A
Diag. AA
See T1
Diag. AB
See T1
Diag. AC
See T2
Diag. AD
See T2
Diag. AE
See T1
Diag. AF
See T2
Ocean Road
Lot 2 DPS 16406
Lot 3 DPS 16406
Lot 5 DPS 16406
Lot 6 DPS 16406
Lot 7 DPS 16406
Lot 8 DPS 11502
Lot 9 DPS 11502
Lot 9 DPS 16406
Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406
Title Plan
LT 530735
Approved on: 13/02/2019
Surveyor: Karl Michael Rendall
Firm: Ross Overington Surveyors (Whakatā
Land District: South Auckland
Digitally Generated Plan
Generated on: 13/02/2019 3:00pm Page 3 of 4
3790 McCarthy
1/2

View Instrument Details

Instrument No	11381625.6
Status	Registered
Date & Time Lodged	03 May 2019 15:26
Lodged By	Walker, Gregory Thomas
Instrument Type	Easement Instrument

Affected Records of Title	Land District
864246	South Auckland
864247	South Auckland

Annexure Schedule: Contains 8 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Gregory Thomas Walker as Grantor Representative on 03/05/2019 03:25 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Gregory Thomas Walker as Grantee Representative on 03/05/2019 03:25 PM

***** End of Report *****

© Copyright: Land Information New Zealand

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

John Goddard McCarthy, Janice Eathlinda Turner and Sharon Lee Mitchell

Grantee

John Goddard McCarthy, Janice Eathlinda Turner and Sharon Lee Mitchell

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross

See Annexure Schedule for continuation of Schedule A

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **varied ~~[negatived]~~ and added to** ~~or [substituted]~~ by:

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule. The Annexure Schedule also contains rights and powers for easements that are not prescribed by the Land Transfer Regulations 2018]

ANNEXURE SCHEDULE

Easement instrument	Page 3 of 8

Schedule A

Purpose (nature and extent) of easement; profit or covenant	Shown on DP 530735	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Rights of Way	A, B	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
	C, D, DA	Lot 2 DP 530735 – 864247	Lot 1 DP 530735 - 864246
Right to convey computer media, electricity, telecommunications, water	A	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
	C	Lot 2 DP 530735 - 864247	Lot 1 DP 530735 - 864246
Right to convey electricity, water	AA, AB, EA	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
Right to drain sewage	AA, AC	Lot 1 DP 530735 – 864246	Lot 2 DP 530735 – 864247
Right to drain sewage, storm water	A	Lot 1 DP 530735 – 864246	Lot 2 DP 530735 – 864247
	C	Lot 2 DP 530735 – 864247	Lot 1 DP 530735 - 864246
Right to convey computer media, telecommunications	B	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
Party wall	E, EA, EB, EC	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247
	F	Lot 2 DP 530735 - 864247	Lot 1 DP 530735 -864246
Right to convey telecommunications, computer media	DA	Lot 2 DP 530735 - 864247	Lot 1 DP 530735 - 864246
	G, EB	Lot 1 DP 530735 - 864246	Lot 2 DP 530735 - 864247

ANNEXURE SCHEDULE

Easement instrument	Page 4 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

RIGHT TO CONVEY WATER
The same rights and powers as set out in paragraph 3 of Schedule 5 of the Land Transfer Regulations 2018

RIGHT TO DRAIN STORMWATER
The same rights and powers as set out in paragraph 4 of Schedule 5, Land Transfer Regulations 2018.

RIGHT TO DRAIN SEWAGE
The same rights and powers as set out in paragraph 5 of Schedule 5, Land Transfer Regulations 2018.

RIGHT OF WAY
The same rights and powers as set out in paragraph 6 of Schedule 5 to the Land Transfer Regulations 2018 and Fifth Schedule to the Property Law Act 2007.

RIGHT TO CONVEY ELECTRICITY
The same rights and powers as set out in paragraph 7 of Schedule 5 to the Land Transfer Regulations 2018.

RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA
The same rights and powers as set out in paragraph 8 of Schedule 5 to the Land Transfer Regulations 2018.

TOGETHER WITH, IN RESPECT OF ALL OF THE SAID EASEMENTS, the rights and powers as set out in paragraphs 10, 11, 12, 13 and 14 of Schedule 5 to the Land Transfer Regulations 2018 **SAVE THAT** in respect of easements of right of way where there is a conflict between Schedule 5 to the Land Transfer Regulations 2018 and the Fifth Schedule to the Property Law Act 2007, the provision of the Fifth Schedule to the Property Law Act 2007 must prevail.

ANNEXURE SCHEDULE

Easement instrument	Page 5 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

PARTY WALL EASEMENT RIGHTS, POWERS, TERMS, COVENANTS & CONDITIONS

COVENANT

The Grantor and Grantee herein of any easement of Party Wall rights hereby mutually covenant and agree that they shall have the respective rights and powers as hereinafter provided and shall duly and punctually observe and carry out such obligations appearing below, that is to say:

GENERAL RIGHTS

Any walls that are suitable for the support of buildings (now or in the future) situated on the specified parts of the servient tenements set out in Schedule A of this instrument creating a Party Wall easement shall each together be deemed to be a Party Wall and shall at all times form a dividing wall between the respective buildings erected, and attached to the Party Wall, on the servient and dominant tenements as referred to in Schedule A of this Instrument and shall be used at all times hereafter for no other purpose whatsoever, than as a Party Wall and as a support to the said buildings.

The Grantee, in common with the Grantor, shall have the full free and uninterrupted right to the use and enjoyment of the party of the Party Wall and its foundations situated on the Grantor's land as and for a Party Wall together with the full free and uninterrupted right to use the Party Wall as a support to the buildings erected on the dominant tenement that rely on the Party Wall to form an enclosure, and to insert into any appropriate part of the whole of the Party Wall such bolts, brackets and other such suitable fixtures, fastenings and items of support as may be necessary or required for the erection of any aforesaid buildings that form an enclosure.

The Grantor and the Grantee shall have equal rights in respect of the Party Wall, neither of them being at liberty to use the Party Wall in any manner whatsoever which may interfere with the equal uses of the same by the other.

If the Party Wall is not limited in height by this instrument or by the plan on which it has been defined and referred to in Schedule A, then the height is set by the existing Party Wall as at the date of this instrument, or, if no Party Wall exists at the date of this Instrument then the height is to be determined between the parties before construction of the Party Wall or its foundations commence.

ANNEXURE SCHEDULE

Easement instrument	Page 6 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

MODIFICATIONS

The height, width and length of the Party Wall can be extended or reduced at any time by consent between the parties, although such consent shall not be arbitrarily or unreasonably withheld.

Any modification to the dimensions of the Party Wall which is at variance to this grant of easement shall necessitate the grant of further Party Wall easement rights (where such modification benefits the other party's land) upon the same rights, powers, terms, covenants and conditions as set out in this instrument or variation thereof. In the event of any modification to the dimensions of the Party Wall; it shall be carried out in such a manner so as not to compromise the objectives relating to the integrity of the Party Wall, or any other matter set out in this grant of easement.

Any modifications as aforesaid shall be at the cost of the party who initiates the modifications, unless otherwise agreed, and the party initiating such modifications shall ensure that the other party receives at least three (3) months' written notice of such intended work and all it entails before the commencement of such work.

INSPECTION

The Grantee shall have the right, after having given to the Grantor and the occupier of the building on the servient tenement forty eight (48) hours' written notice of their intention so to do, and without notice in the case of an emergency, to enter upon the servient tenement with or without architects and tradespersons and, where necessary, may enter the building erected thereon for the purpose of inspecting the condition of the Party Wall. Any inspection is to be conducted at a reasonable hour of the day where possible. The cost of any damage done to the Party Wall or the building by the Grantee or their agents, as aforesaid, as a result of the inspection shall be paid to the Grantor, by the Grantee.

MAINTENANCE & CARE

The Grantor and Grantee shall maintain and keep the Party Wall well and properly supported, repaired, cleansed and maintained, including the proper drainage of water from storm or any other source away from the Party Wall and buildings, and shall not do or permit anything to be done which may in any way injure, weaken or destroy the Party Wall or any part thereof or which may cause the Party Wall to carry a greater weight or load than it can safely, without injury, support and shall not do or permit anything to be done whereby the Party Wall shall be rendered unstable or unsafe or be jeopardised in any manner whatsoever.

So as to protect the integrity of the party Wall, should the Grantor fail or neglect to keep that part of the Party Wall situated on such Grantor's land in good order and repair, the Grantee, after having given the Grantor a reasonable opportunity to remedy any matter in need of repair and after having given the Grantor twenty four (24) hours' written notice of their intention so to do, may enter or cause such entry upon such defaulting Grantor's land and, where necessary, enter the building erected thereon at a reasonable time together with any servants agents and workmen and effect the necessary repairs. The Grantee shall cause as little inconvenience and annoyance to the Grantor or occupier of the building as is reasonable and possible under the circumstances. The cost of any necessary repairs pursuant to this clause shall be at the expense of the Grantor.

ANNEXURE SCHEDULE

Easement instrument	Page 7 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

ESTABLISHMENT, DEMOLITION, DESTRUCTION & REPLACEMENT OF PARTY WALL

Except for the purpose of effecting necessary maintenance or repair by the Grantor or Grantee neither party shall at any time pull down, demolish or interfere in any way with the Party Wall without the express written consent of the other party.
In the event of the Party Wall being demolished, or so damaged as to require demolition, for any reason then the following provisions shall apply:

1. The Grantor and the Grantee shall proceed together with all reasonable speed to make any necessary excavations for the purpose of laying foundations for a new Party Wall that the parties will build, or will cause to have built, in the same place, of the same dimensions and constructed of similar permanent materials to the Party Wall being replaced. The parties may otherwise agree to construct the Party Wall to a different standard, plan and specification if required.

2. The grantor and the grantee may otherwise agree that one or other party shall proceed as aforesaid to complete the new Party Wall solely or in any other proportions suitable to each party.

3. In case either party shall neglect, refuse or be uncooperative with the other party in joining in the carrying out of any work required in respect of the Party Wall pursuant hereto, it shall be lawful for the party who is willing to proceed, to serve upon the party who is unwilling, a notice in writing requiring the unwilling party to join in the necessary work and the party giving the notice shall be at liberty after the expiration of two (2) weeks' written notice from the date of service of such notice, to carry out the work solely, and for that purpose, to enter into and upon the land and premises of the unwilling party and thereupon do, perform and execute all works necessary.

4. During the period from and after the demolition or damage as aforesaid of the Party Wall and until the completion of a new Party Wall the adjoining premises shall be shored upon in a proper and tradesperson like manner and all reasonable steps shall be taken to interfere as little as possible with the comfort and convenience of the owner or occupier of the said premises and any damage done thereto shall be made good in all respects.

5. The costs of demolition and replacement of the Party Wall shall be borne by the Grantor and Grantee in equal shares except where such action (caused by any deliberate, negligent intended or unintended act) is attributable to the Grantor or Grantee either solely or in other such proportions, in which case the culpable Grantor or Grantee, as the case may be, shall pay the costs for any remedial works in those proportions. The costs can otherwise be agreed between the parties if they are willing.

   Any costs incurred under paragraph 3 by the willing party can be recovered by that party from the unwilling party.

6. The construction of any Party Wall shall be carried out in accordance with the requirements of law and the Local Authority having jurisdiction.

ANNEXURE SCHEDULE

Easement instrument	Page 8 of 8

Continuation of Easement or *profits a prendre* rights and powers (including terms, covenants and conditions)

7. The provisions contained in this instrument creating a Party Wall easement shall apply equally to any Party Wall erected in substitution for any Party Wall in existence at any time.

8. The provisions contained in this instrument creating a Party Wall easement shall apply mutatis mutandis to any new Party Wall being established and erected when no Party Wall existed at the date of registration of this instrument.

ALTERATION TO BUILDINGS AND ENCLOSURES SUPPORTED BY PARTY WALL

Any alterations, repairs or renovations to the building erected on either of the Grantor's or Grantee's land adjacent to the Party Wall shall be carried out by the party on whose land the building to be altered is situated so as to cause as little nuisance as possible to the other party's land, the said building erected thereon and the occupiers of such building. Any damage that may be caused to the building erected on such other party's land shall be made good by the party aforesaid on whose land the building being altered is situated at their own cost and expense and such party aforesaid on whose land the building being altered is situated shall indemnify the other party against any cost charges claims and expenses in respect of such alterations, repairs or renovations.

INCIDENTAL RIGHTS

The rights of entry set out in paragraph 12 of Schedule 5 to the Land Transfer Regulations 2018 shall apply, where appropriate, to any acts necessary in the carrying out of the rights, powers, terms covenants and conditions set forth in this instrument.

DISPUTES & DIFFERENCES

All unresolved disputes, questions or differences at any time arising between the registered proprietors for the time being of the said land touching these presents and the subject matter hereof shall in default of the same be settled in accordance with the provisions of paragraph 14 of Schedule 5 to the Land Transfer Regulations 2018 or any replacement provisions thereof.

TERMINOLOGY

The terms Grantor and Grantee shall include any tenant, occupier, servant, surveyor, inspector, workperson, invitee, visitor, executor, administrator, manager, liquidator, assigns, agent, employee, contractor, licensee, authorised person, successors in title and all persons claiming title to such part of the respective servient or dominant tenements.

RID DOCUMENT

Date: 24 November 2022

Valuation Number: 07242 499 01

Location: 2/66B OCEAN ROAD

Legal Description: LOT 1 DP 530735

Area (Ha): 0.0544

Valuation Date: 1 September 2019

	Normal Values	**Special Values** (if applicable)
Land Value:	388,000	
Improve Value:	235,000	
Capital Value:	623,000	
Tree Value:	0	

Contiguous Property:

2023 Year's Assessed Rates: **3,393.31**

Instalment 1: 26 Aug 2022

Instalment 2: 25 Nov 2022

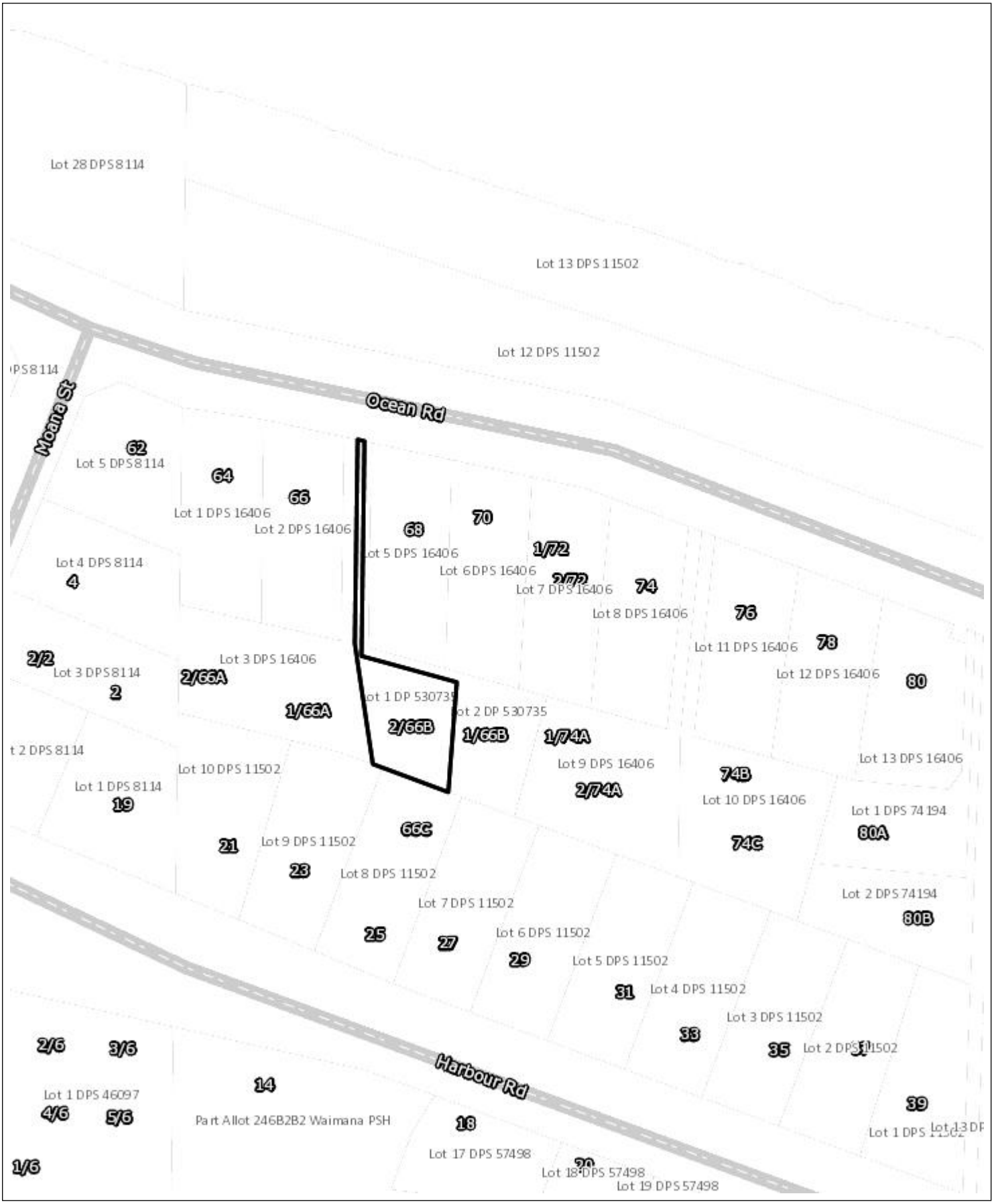
Instalment 3: 24 Feb 2023

Instalment 4: 26 May 2023

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W whakatane.govt.nz Whakatāne 3158, New Zealand

Property Map

Date Printed: 24 November 2022



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SCALE 1: 1,128

57.3 0 57.3 Meters

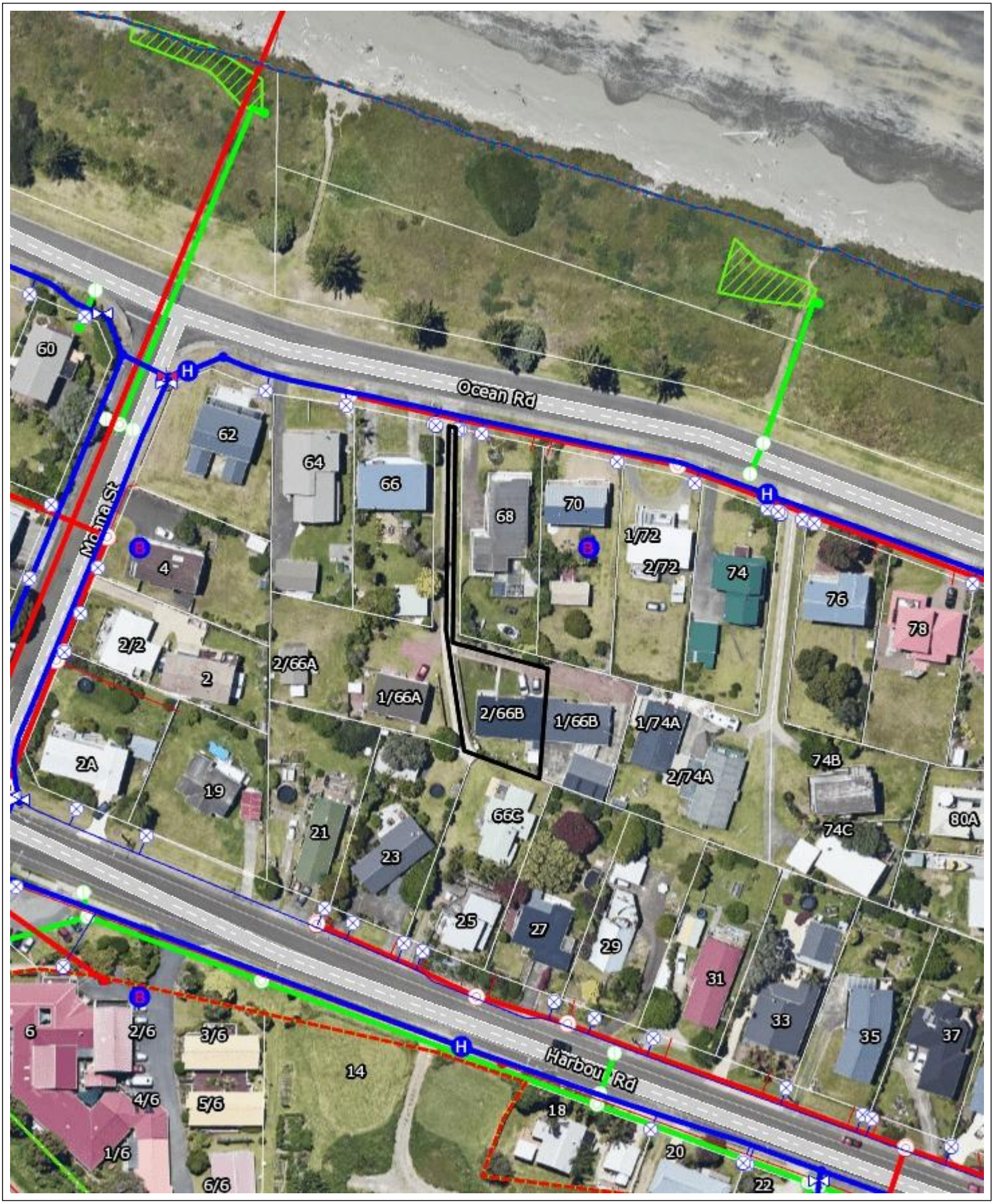
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Services Map

Date Printed: 24 November 2022



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SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Community Facilities Map

Date Printed: 24 November 2022

DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Operative District Plan A-Side Map

Date Printed: 24 November 2022

DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Operative District Plan B-Side Map

Date Printed: 24 November 2022

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SCALE 1: 1,128

57.3 0 57.3 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Legend (Page 1)

Water Supply

- Back Flow Preventer
- Hydrant
- Bulk Meter
- Customer Meter
- Air Release
- Control Valve
- Isolation Valve
- Isolation Valve Closed
- Non Return Valve
- Pump Station
- Bore (Source)
- Bore BOPRC
- Node
- Toby
- Connection
- Main
- Rider Main
- Reservoir
- Scheme

Waste Water

- Valve
- Pump Station
- Node
- Miscellaneous
- Manhole
- Outlet
- Connection
- Main
- Riser Main
- Facility
- Scheme

Stormwater

- Inlet
- Manhole
- Miscellaneous
- Node
- Pump Station
- Open Drain
- Dam
- Connection
- Main
- Rising Main
- Soakage Area
- Ground Soakage Zone
- Scheme

BOPRC Pump Scheme

- ANGLE ROAD PUMPING SCHEME
- AWAITI EAST PUMPING SCHEME
- AWAITI WEST PUMPING SCHEME
- AWAKERI FARMS PUMPING SCHEME
- BAIRD/MILLER PUMPING SCHEME
- FOUBISTER PUMPING SCHEME
- GORDON PUMPING SCHEME
- GREIG ROAD PUMPING SCHEME
- HALLS PUMPING SCHEME
- HYLAND/BAILLIE PUMPING SCHEME
- KUHANUI PUMPING SCHEME
- LAWRENCE PUMPING SCHEME
- LONGVIEW RICHLANDS PUMPING SCHEME
- LUXTON VALLEY PUMPING SCHEME
- MARTIN PUMPING SCHEME
- MASSEY PUMPING SCHEME
- MEXTED/WITHY PUMPING SCHEME
- MURRAY PUMPING SCHEME
- NICHOLAS PUMPING SCHEME
- NOORD VIERBOOM PUMPING SCHEME
- OMEHEU ADJUNCT PUMPING SCHEME
- OMEHEU EAST PUMPING SCHEME
- OMEHEU WEST PUMPING SCHEME
- PEDERSEN PUMPING SCHEME
- PLATTS PUMPING SCHEME
- POPLAR LANE PUMPING SCHEME
- REYNOLDS PUMPING SCHEME
- RIVERSLEA PUMPING SCHEME
- ROBINS ROAD PUMPING SCHEME
- ROBINSON PUMPING SCHEME
- THOMPSON/ERNEST PUMPING SCHEME
- TRAVURZAS PUMPING SCHEME
- WITHY PUMPING SCHEME
- WYLD PUMPING SCHEME

BOPRC Flood Protection Drainage Bylaw

- Waterway
- Timber Wall; Stopbank; Concrete Wall
- Defence against water (stopbank) and drain; Defence against water
- Drain
- Floodway; Te Rahu Ponding Area
- Spillway

Legend (Page 2)

District Plan

- Significant Specimen Trees
- Significant Identified Ridgeline
- Cultural Heritage Site
- Cultural & Built Heritage Sites (Points)
- Cultural & Built Heritage Sites (Polygons)
- Edgecumbe Dairy Noise Contour
- Edgecumbe Dairy Factory Site
- Variable ERZ Levels
- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone

Hazard Risk Area

- High
- Medium
- Low
- Mill Waste Contaminated Site
- Whakatane Board Mill
- Overland Flow Paths
- Esplanade Water Body (Line)
- Esplanade Water Body (Polygon)
- Bird Nesting Vehicle Restriction Area
- Awakeri Quarry Buffer
- Kawerau Geothermal Exploration Area
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site
- Designation
- Gas Transmission Pipeline Corridor
- National Grid Centre Line
- Railway Corridor Buffer 100m
- Railway
- State Highway
- Limited Access Road
- District Arterial Roads
- 25 m Contour
- 35 m Contour
- Amenity Building Line
- Edgecumbe Dairy Factory, Refer to Rule: 10.3.6
- Indicative service lane
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Natural Hazard (NHaz4)
- Natural Hazard
- Coastal Environment Zone
- BOPRC Coastal Environment Zone
- 12m Height Restriction
- Oxidation Pond Buffer (300m)
- Key Urban Space
- Omeheu Spray Irrigation Scheme
- Proposed Road
- Strand Character Area
- WHK River Greenway concept
- Statutory Acknowledgements

Planning Zones

- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Education
- Industrial
- Large Format Retail
- Light Industrial
- Residential
- Urban Living
- Mixed Use
- Active Reserve
- Deferred Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains
- Streams and Rivers
- River
- District Boundary

Legend (Page 3)

Culture & Heritage

- District Plan Heritage Schedule
- New Zealand Heritage List site
- Ngati Awa Historical site
- Nga Whenua Rahui Protected Area (Point)
- Nga Whenua Rahui Protected Area
- NZAA Archaeological site
- Marae Location
- Nohoanga Sites
- Statutory Acknowledgements
- Iwi/ Rohe Boundary
- Bore Number

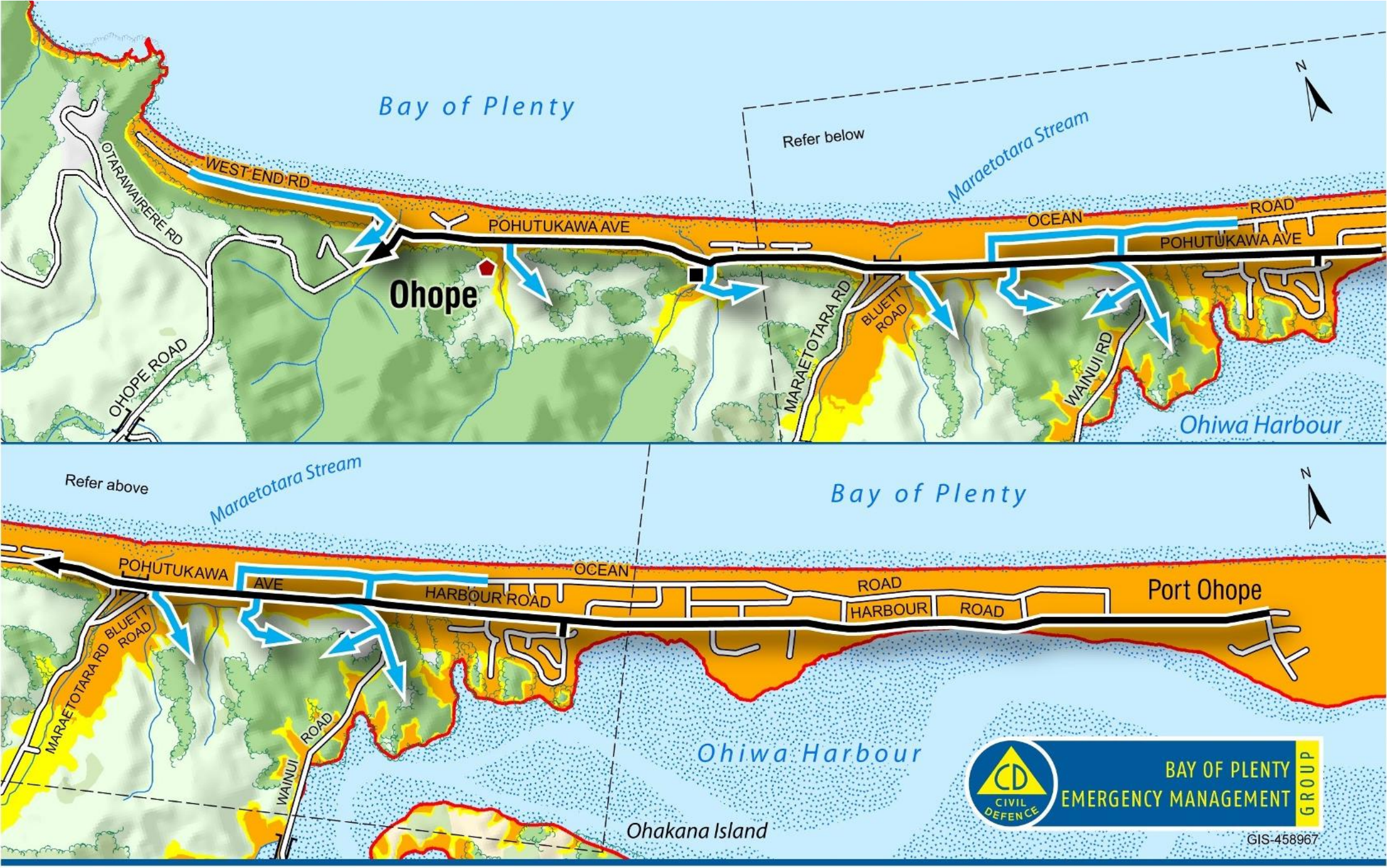
Community Facilities

Council Owned Facilities

- Aquatic Centres
- Public Conveniences
- Sports Facilities Grounds
- Council Owned/Administered Land

Council Owned Buildings

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



Tsunami Evacuation Route Map

Figure 4.2 – Exposure zone map (see 4.2.2)

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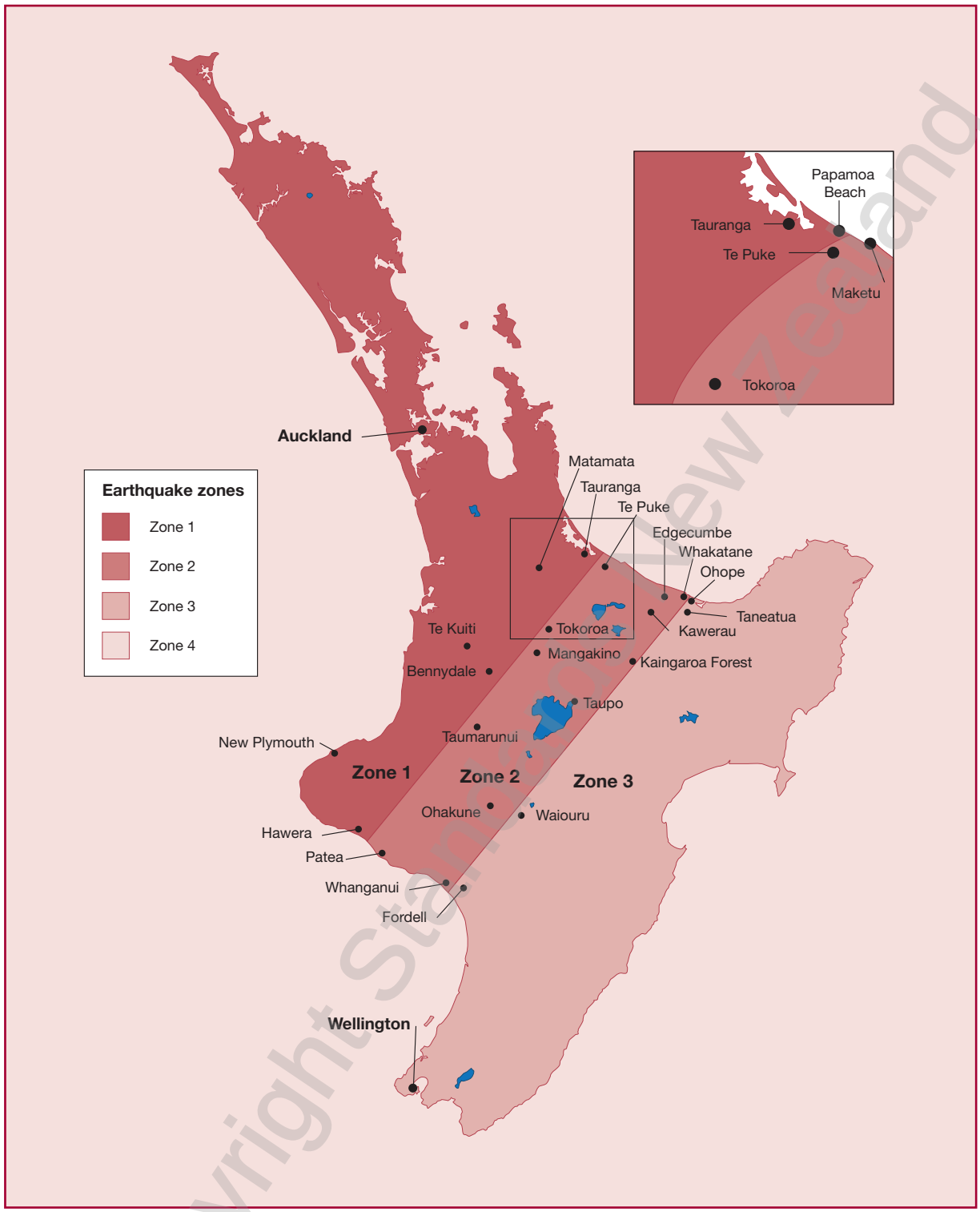

Figure 5.4 – Earthquake zones (see 5.3.2)

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PERMIT

WHAKATANE COUNTY COUNCIL

The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: 2-2-74

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (PLAN TO SHOW POSITION OF BUILDING WITH REGARD TO SECTION) and in accordance with the "Whakatane County Building By-laws 1963".

Owner's Name Estate Brown Address: Pohutukawa Ave Otaki

Builder's Name: H W Budd Address: 21 Beach St

Location of Proposed Works: Ocean Rd Port Otaki

Purpose for which building is to be used: Dwellings

Estimated Value:

Building	$ 25950.00	Fee: $	72.00
Plumbing and/or Drainage:	$ 2250.00	Fee: $	24.00
Water Supply Connection	$ —	Fee: $	
	Sub total $		
Footpath			50.00
Building Research Levy (50c per $1,000 of total value applies when value exceeds $3,000)			146.00
		Fee: $	14.50
	$28200.00	$	160.50

Survey District ~~PS16406~~ Whakakaho Roll No. ~~1644~~ 724/403 (PT) Block No. 111

Area of Section 0-1-05.5 Section No. (See rate demand) Lot 4 D.P. 16406

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

Area of Building _____ sq.ft. Ceiling height _____ Area of other residential, commercial or industrial buildings on land _____ sq.ft.

APPROVED (Building Inspector)

H W Budd
SIGNATURE OF BUILDER

1) Lateral support to wall to be provided as shown.

2) Masonry to be reinforced with 4/12.5 mm @ 3 m

SIGNATURE OF OWNER

OFFICE USE ONLY

Received: 1-2-74 Permit No. F92919 Fee: 160.50

Issued: 1-3-74 Receipt No. 993 - B.R.L. 994 - B.P 995 - P.D. 996 - Footpath

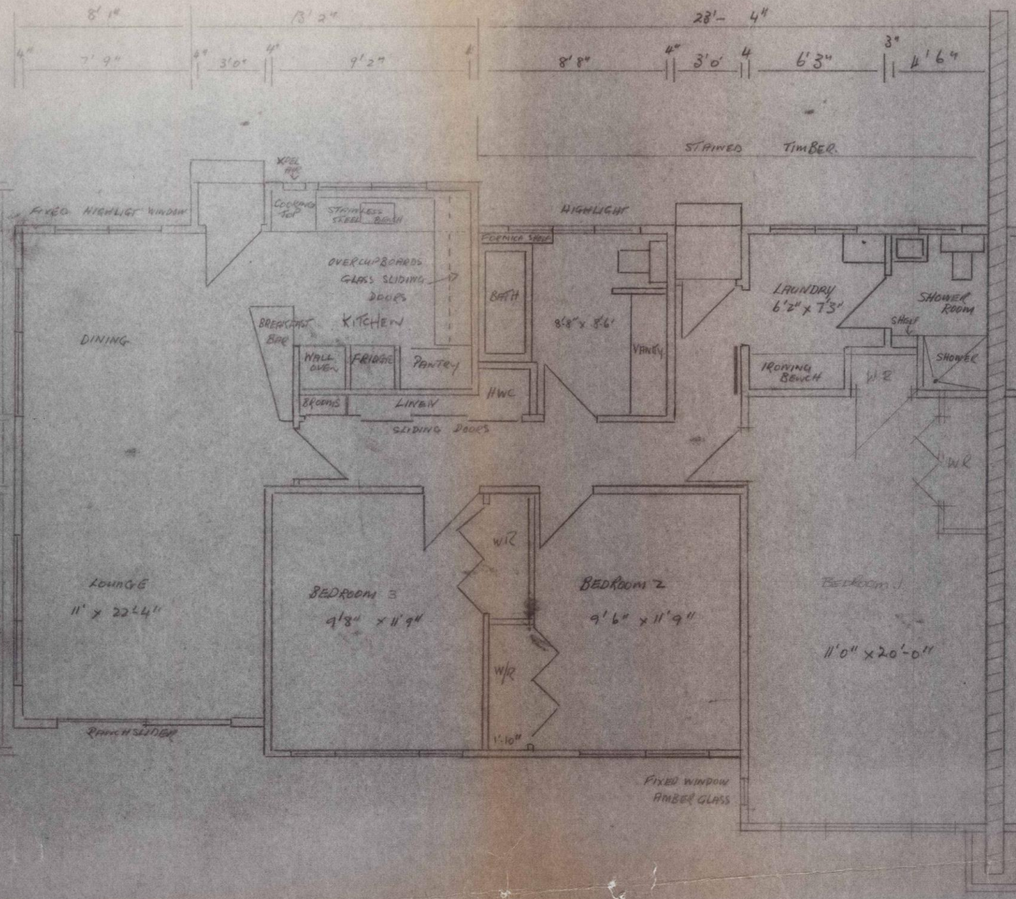
SEE BACK FOR FEES PAYABLE AND OTHER INFORMATION CONCERNING DRAINAGE AND PLUMBING PERMITS, WATER CONNECTIONS, FOOTPATH DEPOSITS AND BUILDING RESEARCH LEVY.

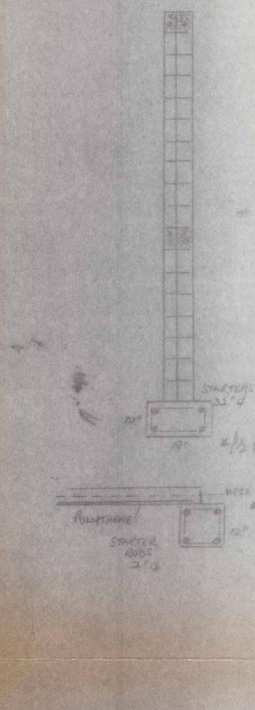
Dispensation approved 26.2.74 (refer minutes)

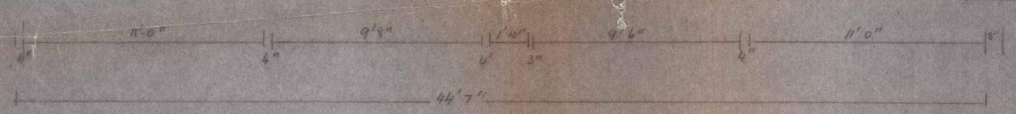
TWO HOME UNITS TO BE ERECTED FOR :-

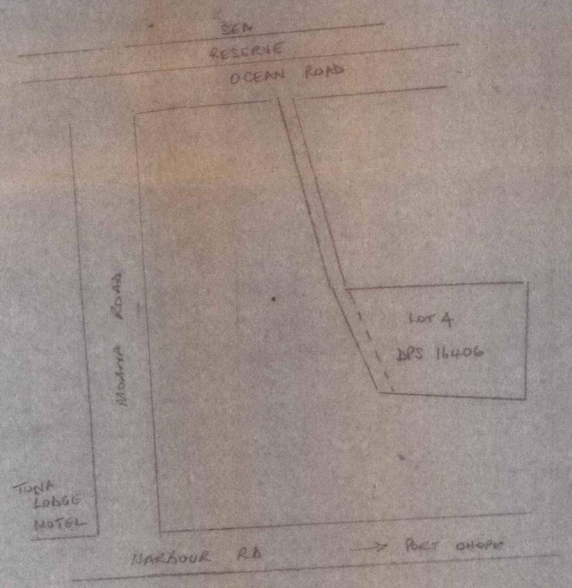
B E & B L BROWN AT OHOPE BEACH.

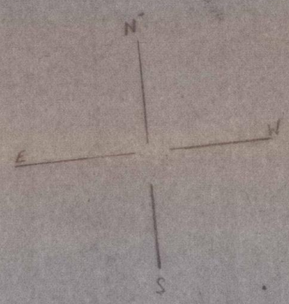
SCALE 1/4" = 1 ft

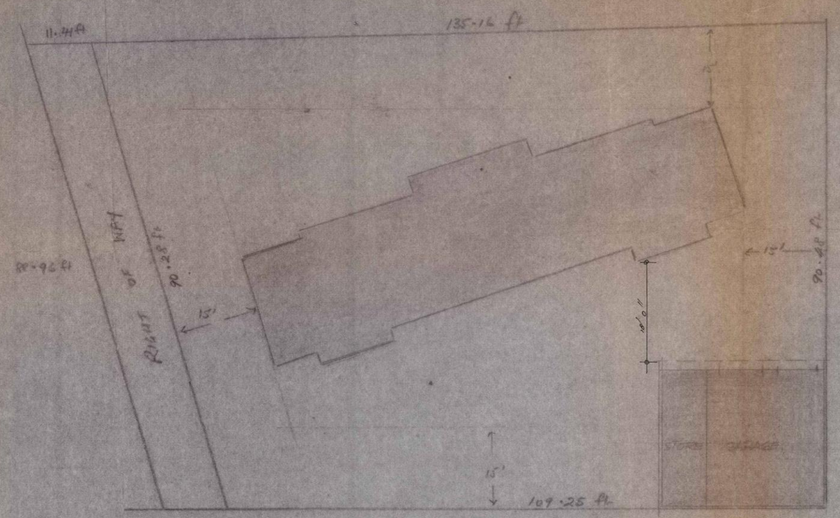








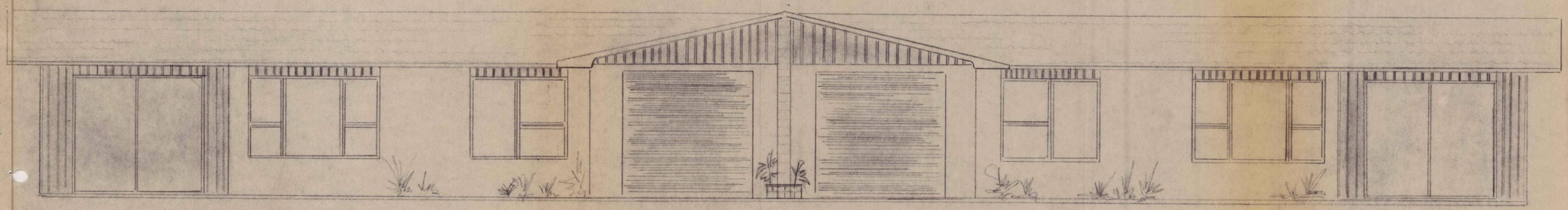




DPS 16406 LOT 4 SITE PLAN SCALE 1/16" = 1 FOOT

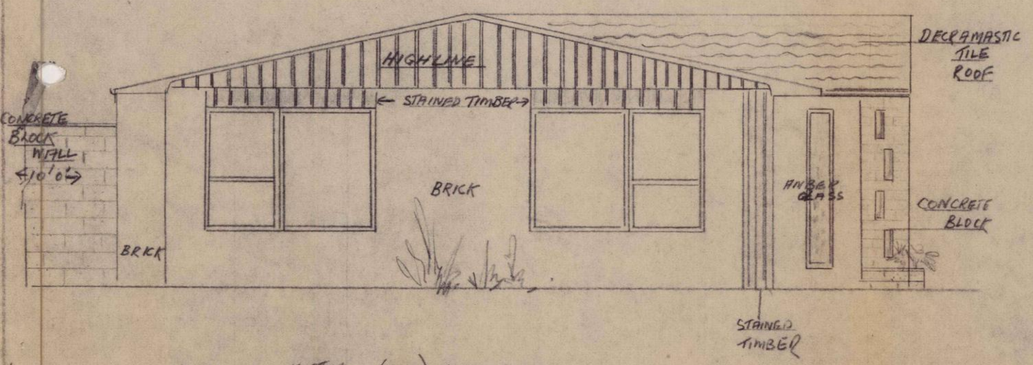
E Brown

Mack



FRONT (NORTHERN) ELEVATION

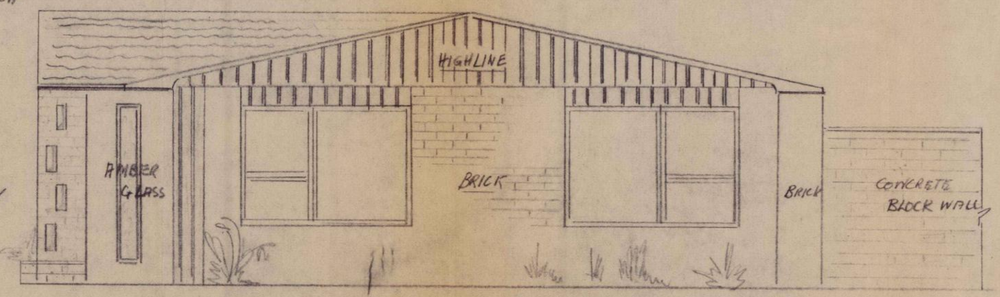
HOME UNITS TO BE BUILT AT OHOPE BEACH FOR [redacted]



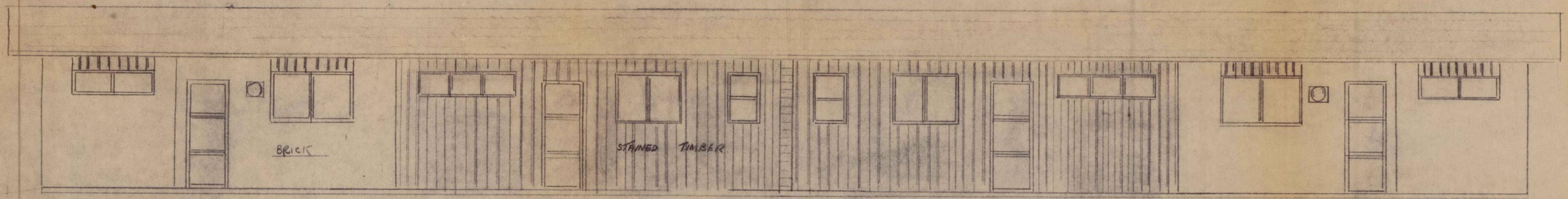
EASTERN (END) ELEVATION

FEATURES

QUIET PRIVATE SECTION CLOSE TO BEACH
APPROX 1100 sq ft
BRICK VENEER
DECRAMASTIC TILE ROOF
CEILING INSULATION
EYE LEVEL OVEN (Frigidaire from Owen)
XPEL-AIR FAN
SPACIOUS KITCHEN WALK IN PANTRY
BATHROOM AND SHOWER ROOM
LARGE GARAGE
ALUMINIUM JOINERY
EXTRA STORAGE CUPBOARDS
QUALITY CURTAINS, CARPETS AND LIGHT FITTINGS
EXTRA HOT POINTS



(WESTERN) END ELEVATION.



REAR (SOUTHERN) ELEVATION

20/5

ELB:MP.

3rd December, 1963.

Messrs. Harrison and Grierson and Partners,
P.O.Box 192
WHAKATANE.

Dear Sirs,

re: PROPOSED SUBDIVISION OF PT. WAIMANA 2B&2B2. M. RIKYS & OTHERS OHOPE.

In reply to your letter of the 14th October, 1963., submitting Scheme Plan of the above Lot to provide 25 residential sections, I have to advise you that the Council approves of the Scheme Plan subject to the following conditions.

1. That the Esplanade Reserve and Recreational Reserve together with one chain width road, be a distance of two chains from the peg mark which was shown on your original drawing 584/1.

2. That a Public accessway is provided between Lots 2 and 3 and continued northwards to join with Lot 28. This will mean the deletion of the private rights-of-way serving Lots 2 and 3, and 23 and 24.

3. That the then altered Lot 28 which is to be the proposed road be formed and metalled to a width of and tar-sealed to a width of 20ft. There is to be a concrete footpath 4ft. 6 ins. and concrete kerbing and channelling fronting Lots 12 to 25.

Because of the increase in traffic, the existing Ohiwa road is to be constructed as follows:-

The roadway is to be metalled and sealed with kerbing and channelling at the edge of the carriageway at a distance to be mutually agreed upon. The footpath is to be along the road fronting Lots 1 - 10 adjacent to the boundary. There will be a two coat seal 20 feet wide along Lots 1 - 10.

For these additional works it will be necessary for the owner to pay half the cost.

If your client wishes to proceed with this proposed subdivision I shall arrange for the County Engineer to forward to you the amount of the half cost.

Yours faithfully,

Mr. A.W. Tassell.
County Engineer,
WHAKATANE COUNTY COUNCIL.

E.L. Briggs.
COUNTY CLERK

Dear Sirs,
For your information,
Yours faithfully,

E.L. Briggs.
COUNTY CLERK

Recreation Reserve

OCEAN ROAD

Edge Sand Dunes

Lot 26 Esplanade Reserve 0:3:38

Sand Hills

Lot 27 Recreation Reserve 1:0:01

Lot 28 Road to be Vested 0:3:30

Pacific Ocean

Esplanade Reserve
D.P. 58517
Recreation Reserve

7 6 27 26 25 5 4 L.T. 58114 3 2 1

Lot 11 33p. | Lot 12 33p. | Lot 13 0:0:38 R 05 P 0:1:03 | Lot 14 0:1:01 R 05 P 0:1:06 | Lot 15 32p. | Lot 16 32p. | Lot 17 32p. | Lot 18 32p. | Lot 19 0:1:00 R 05 P 0:1:05 | Lot 20 0:1:00 R 05 P 0:1:05 | Lot 21 32p. | Lot 22 32p. | Lot 23 0:1:00 R 05 P 0:1:05 | Lot 24 32p. | Lot 25 Access Way 15.0

Lot 10 32p. | Lot 9 32p. | Lot 8 32p. | Lot 7 32p. | Lot 6 32p. | Lot 5 32p. | Lot 4 32p. | Lot 3 32p. | Lot 2 32p. | Lot 1 32p.

Pt. Lot 13 to be R.o.W. appurt. to Lots 8,9,10 & 14.
Pt. Lot 14 to be R.o.W. appurt. to Lots 8,9,10 & 13
Pt. Lot 19 to be R.o.W. appurt. to Lots 4,5,6,7 & 20
Pt. Lot 20 to be R.o.W. appurt. to Lots 4,5,6,7 & 19
Pt. Lot 9 to be R.o.W. appurt. to Lots 8 & 10
Pt. Lot 6 to be R.o.W. appurt. to Lot 7
Pt. Lots 5 to be R.o.W. appurt. to Lots 4 & 6
Pt. Lot 2 to be R.o.W. appurt. to Lot 3
Pt. Lot 1 to be R.o.W. appurt. to Lots 2 & 3

6

OHIWA ROAD

5 4 3 2 1 D.P. 58517

2 Copies Removed
YKR 5/9/67

Pt. 246B2B2
M.L. 18698

	NAME	DATE	FIELD BOOK
SURVEYED			
DRAWN			LEVEL BOOK
TRACED			
CHECKED			CALC. BOOK
APPROVED			

SCALE: 66 feet to an inch.

DATE: 22/1/64

HARRISON & GRIERSON AND PARTNERS
CONSULTING ENGINEERS
REGD. SURVEYORS TOWN PLANNERS

MRS. M. RIKYS & OTHERS - OHOPE
Comprised in P.R. 251/80

PLAN OF PROPOSED SUBDN. OF PT. LOT 246B2B2, WAIMANA PARISH.

FILE No. 584

DRAWING No. 584/2

SP300

31 July 1970

Harrison and Grierson and Partners,
P.O.Box 192,
WHAKATANE.

Dear Sirs,

Proposed Subdivision of Pt. Waimana
2468282 - M. Rikys and Others, Ohope

The council is prepared to approve a scheme plan of subdivision of this property subject to the following:

(a) The lots are to be redesigned so that the frontages to Ocean Road are not less than 60ft in any section.

(b) The access way, Lot 15, is to have a concrete path provided along it, the path to be 4'6" wide.

(c) Ocean Road is to be formed to County Standards in accordance with the requirements of the County Engineer.

The general requirements for Ocean Road are as follows:

The width of the formation is to be 28ft. Kerb, channel and a 4'6" concrete footpath are to be provided on one side of the road.

At the entrances to the rights of way to Lots 3 and 4 and to Lots 9 and 10 vehicular crossings 15ft wide are to be constructed and the footpath is to be increased in depth to 5" with reinforcing H.R.C. mesh.

The road is to be constructed of approved metal to a consolidated depth of 8".

Sealing is to be of two coats - 1st coat MC4 and grade III chips, 2nd coat seal with bitumen 180/200 with Grade II chips.

Storm water. A sump with piped outlet to the beach is to be provided. The method of discharge on to the beach to be approved by the County Engineer.

The subdivision adjoins the Ohope County Town for which the Council proposes providing sewerage. If your clients and the owners of the adjoining sections on Harbour Road were in agreement there would be no difficulty in extending the boundary of theCounty Town to include the subdivision.

Yours faithfully,

J.E. Gray
County Clerk

LAND TRANSFER ACT 1952

Land Transfer Office

Received 15/10/1962 No. S. 8114

Title Reference Pt C.T. 44/117

Referred to L. T. Surveyor

Pursuant to a resolution of the Whakatane County Council dated 25th September 1962 approving under Section 34 of the Counties Amendment Act 1961 this Survey Plan of Subdivision, subject to the building line restriction over part(s) of the land hereon as imposed by resolution dated 25th September 1962, the Common Seal of the Body Corporate called the Chairman, Councillors, and Inhabitants of the County of Whakatane was hereto affixed in the presence of:

D. C. Butler Chairman.

County Clerk.

Deposited this 25th day of October 1963

Asst. District Land Registrar

For Building line Restriction, See L/S 270078.

S/2628

19488

Waimana 246B2C2
C.T. 44/117
Maori Owners
M.L. 18698
M.L. 9593

Areas & Measurements to M.H.W.M.

PACIFIC OCEAN

Ohope Beach Recreation Reserve 2a - 1r - 31p

Lot 28

Lot 29 Rd. to be vested

Lot 30 Rd. to be vested 12.0p.

Lot 1 32.7p. | Lot 2 32.0p. | Lot 3 32.4p. | Lot 4 32.1p. | Lot 5 32.0p. | Lot 6 32.0p. | Lot 7 32.3p. | Lot 8 333p. | Lot 9 333p. | Lot 10 333p. | Lot 11 33.0p. | Lot 12 32.7p. | Lot 13 32.7p. | Lot 14 32.7p. | Lot 15 32.7p. | Lot 16 35.6p. | Lot 17 lr-09.9p. | Lot 18 32.5p. | Lot 19 32.3p. | Lot 20 39.9p. | Lot 21 lr-026p. | Lot 22 33.5p. | Lot 23 333p. | Lot 24 333p. | Lot 25 32.5p. | Lot 26 32.2p. | Lot 27 32.2p.

M.L. 19068

Note. R.M. V is now disturbed. See Inspection report on file for D.P.S. 16406.

Waimana 246B2B2
C.T. 44/117
Maori Owners
M.L. 18698
M.L. 9593
D.P.S. 16406

LAND & DEEDS
Natures Plan
Firms Davidson & Co
15 OCT 1962
Times 11.0
Fees £ 4 : 10 : —
Abstract No. 3114

Diagram A. Not to scale

Diagram B. Not to scale.

Proc. 5926 & S/41542 Ter-Sealed S.O.38144 S.O.38128

S.O.38486 WAINUI RD. Metalled Gaz. 1960, p. 1559

OHIWA ROAD Metalled Gaz. 1959 p. 130

Rd Vested Sec 25(3) C.D.A. 1961

Total Area: 9a - 3r - 17.6p.

Note: Unless otherwise stated, boundaries are not fenced.

PLAN OF SUBDN. OF PT. ALLOT. 246B2C/B PSH. OF WAIMANA

Comprised in P/C.T. 44/117

Survey Block & District III. WHAKATANE S.D.

Land District STH. AUCKLAND Local Body WHAKATANE COUNTY

Scale 1 CH. = 1 IN. Surveyed by E.W. MILLINGTON Date February 1962

I, Francis William Millington of Whakatane Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Whakatane this 12th day of March 1962 before me—

Justice of the Peace, (or other person authorised to take a statutory declaration.)

Registered Surveyor

Approved as to Survey

Chief Surveyor 2/11/62

Received

Reference plans M.L. 18698, 9593 S.O. 38486, 38128, 38144

Field book 593 p. 29

Traverse book TC78 p. 5

Examined by [illegible] 30.10.62

Recorded C.T. R2495 [illegible]

Correct [illegible] L. T. Surveyor 31/10/62

Approved

Pare Kourkai Howell.
Hanga whakarapa Kuiri by his agent Pare Kourkai Howell
Te Kohiu Kuiri by his agent Pare Kourkai Howell
Applicant or Registered Owner

This space reserved for plan number

SOUTH 8114

WDC Archives

SS-2018-8769-00
07242/499.00A

RESOURCE CONSENT (URBAN SUBDIVISION) -

TYPE:	**SUBDIVISION**
APPLICANT:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
DETAILS:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**
ADDRESS:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**

On 15 June 2018, the Principal Planner, under delegated authority, resolved as follows:

*"1. To GRANT a **Resource Consent:***

I. Under Section 9(1)(a) of the Resource Management Act 1991 and Rule 12.2.1.1-8 of the Whakatāne District Plan being a controlled activity, and

II. In accordance with sections 34A, 104, 104A, 106, 108 and 220 of the Resource Management Act 1991,

***to subdivide an existing cross lease into two allotments on a 1151 m^2 allotment of land** described as:*

Legal description:	*Lot 4 DPS 16406* *CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172*
Site Address:	*1/66B AND 2/66B OCEAN ROAD, ŌHOPE*

subject to the following conditions:

(a) That the proposed activity shall be carried out in general accordance with Plan Number 3790/1 dated May 2018 prepared by Overington Surveyors and information submitted as part of this application except where modified by any other condition of this consent.

(b) That all easements required to protect rights-of-way or services shall be duly granted and reserved.

(c) All services be contained within each lots proposed lot boundaries or alternatively appropriate easements covering rights of access be created.

(d) That all services and soakings for stormwater disposal shall be contained within each lot's boundaries or appropriate easements shall be duly granted or reserved to provide on-going rights of access and maintenance.

(e) Stormwater from the buildings on site should be disposed of within the boundaries of the lot on which they are situated.

(f) That the stormwater disposal systems serving the existing dwelling(s) shall be contained a minimum of 1.5 metres inside the lot boundaries.

(g) That all lots shall be provided with an independent metered water connection in accordance with Sections 6.1.12 and 6.2.3 of the Council's Engineering Code of Practice.

(h) Separate connections be provided to the Councils sewer to serve each of the proposed lots. These drains should run from the Ocean road end of the ROW serving the property rather that the rear as has been proposed by the applicant's consultant.

(i) That all lots shall be provided with independent sewer connections, either in accordance with Standard Drawing SS01, or by constructing a manhole on the existing lateral at the beginning of the driveway close to the property boundary in accordance with Standard Drawing SS10. If the latter option is adopted a sewer lateral inspection test shall be carried out at the expense of the consent holder. If the test fails the consent holder shall upgrade the lateral to the required standard, as determined by the Whakatāne District Council. Application for a new connection or CCTV inspection of the existing lateral shall be made to the Council prior to any works commencing on site.

(j) That an "as-built" plan of all new and extended services, including soak rings for stormwater disposal shall be provided to Council for approval. The plans shall be in accordance with the Council's Engineering Code of Practice dated April 2008 and shall be certified as being an accurate record of the location of the services, as constructed, by a registered surveyor or other suitably qualified person. The "as-built" plans shall clearly show which assets are to be vested with the Whakatane District Council.

(k) That a monitoring fee of $300.00 shall be paid to the Council for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

Advice Notes

A. The vehicle crossing and driveway are within Council's standard and are not required to be upgraded.

2. ***THAT*** *within 20 working days of the receipt of the invoice the additional administrative charges that were incurred in relation to the receiving, processing and granting of this resource consent (pursuant to Section 36 of the Resource Management Act 1991) shall be paid to the Council in full.*

Reasons for the decision

1. The Council notes that the subject land is a 1151 square metre property situated in the Residential Zone of the Whakatane District Plan. The site currently contains a conjoined dwelling in a cross lease arrangement.

2. The Council considers that, under the Whakatāne District Plan, resource consent is required for the proposed activity due to the following reason:

- ***Rule 12.2.1.1-8 – Controlled Activity – Conversion of Land Tenure***

3. As a controlled activity, the Council is satisfied that the proposal is not contrary to the relevant objectives and associated policies contained in the Whakatane District Plan.

4. *The Council has considered these matters in detail through the section 95 – notification report. This decision report adopts the conclusions reached in the section 95 report regarding the actual and potential environmental effects noted above. The Council is therefore satisfied that any adverse environmental effects of this activity are likely to be less than minor and can be suitably avoided, remedied or mitigated by the conditions of this resource consent.*

5. *The Council considers that this subdivision is an appropriate use of the subject land and that all services required for this subdivision are adequately provided to the new lots.*

6. *In deciding to grant this application, the Council has considered the purpose and principals in Part 2 of the RMA. The Council has also considered the other relevant matters contained in Part 2 in assessing this proposal. The application does not give rise to matters of national importance listed in Section 6 of the RMA, or any other matters contained in Section 7 of the RMA, or any Treaty of Waitangi matters as required by section 8 of the RMA.*

Shane McGhie
PRINCIPAL PLANNER

Copy to

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WHAKATANE DISTRICT COUNCIL

SS-2018-8769-00
Date Friday, 15 June 2018
Planner: Ross Gardiner

APPROVED BY PLANNING

OCEAN ROAD
LEGAL ROAD - SEALED

EXIST WATER (LOT 1)
EXIST S SEWER MAIN
EXIST WATER (LOT 2)
(3.11)
6.10
45.39
45.58
A
C

2
DPS 16406

5
DPS 16406

6
DPS 16406

7
DPS 16406

3
DPS 16406

9
DPS 16406

9
DPS 11502

8
DPS 11502

7
DPS 11502

EXIST 100 DIA S SEWER
EXIST APPURTENANT RIGHT OF WAY
CONCRETE FORMATION
27.11
4.50
D
B
(41.20)
AA
AB
(33.53)
27.69

LOT 1
542m² incl access
420m² excl access

LOT 2
608m² incl access
488m² excl access

EXISTING DWELLING (FLAT 1 DPS 19716)
(GARAGE)
EXISTING DWELLING (FLAT 2 DPS 19716)
E
F

PROPOSED S SEWER MH
EXIST 100 DIA
PROPOSED 100 DIA S SEWER
EXISTING DOUBLE GARAGE AND SLEEPOUT

NOTES:
1) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
2) TOTAL AREA LOTS 1 & 2 = 1150m²
3) ZONING IS RESIDENTIAL

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT OF WAY RIGHT TO CONVEY: WATER ELECTRICITY TELECOMMUNICATIONS & COMPUTER MEDIA RIGHT TO DRAIN SEWAGE & WATER	A B	LOT 1	LOT 2
	C D	LOT 2	LOT 1
	A	LOT 1	LOT 2
	C	LOT 2	LOT 1
PARTY WALL	E	LOT 1	LOT 2
	F	LOT 2	LOT 1
RIGHT TO CONVEY WATER & ELECTRICITY RIGHT TO DRAIN SEWAGE	AA AB	LOT 1	LOT 2
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	B	LOT 1	LOT 2

PREPARED FOR:
JG McCARTHY & JE TURNER
1/66B OCEAN ROAD, OHOPE.
S L MITCHELL
2/66B OCEAN ROAD, OHOPE.

PROPOSED SUBDIVISION OF LOT 4 DPS 16406

COMPRISED IN: CFR SA19D/1172 & CIR SA18A/1490 (JG McCARTHY & JE TURNER)
CFR SA19A/936 & CIR SA18A/1491 (S L MITCHELL)

DATE: MAY 2018
SCALES: 1:250 (A3)

No.	Date	Revision

Boulder Consultants Limited, trading as
OVERINGTON SURVEYORS
PO Box 600 Phoenix House, Pyne Street, WHAKATANE
Phone: 07 308 6384 Email: whakatane@overington.co.nz

DESIGNED RJO | SURVEYED
DRAWN CGO | CAD No.

DRAWING No. 3790/1

WHAKATĀNE District Council

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

DATE OF ISSUE	*7 AUGUST 2017*
GIS NO	*3320/0066/B02*
VALUATION NUMBER	*07242/499.00A*

1 NAME OF PROPRIETOR

Raymond John Williams and Gail Mary Williams

2 LOCATION

Unit 2, 66B Ocean Road

3 LEGAL DESCRIPTION

Flat 1 Deposited Plan South Auckland 19716 and Garage 1 Deposited Plan South Auckland 19716
½ share in Lot 4 Deposited Plan South Auckland 16406

4 PHYSICAL DESCRIPTION

House/Unit Number	*Unit 2*	**Street**	*66B Ocean Road*
RD Number		**Suburb/Area**	*Ōhope*
Town	*Whakatāne*	**Post Code**	*3121*

5 AREA

½ share in 1150m^2 (more or less)

6 ZONING

Residential under the Whakatāne District Plan.

ATTACHMENTS

- *Certificate of Title*
- *Legal Description Map*
- *Community Facilities Map*
- *Permit(s) and Consent(s)*
- *Keys to Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Floor Plan(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*

• Inundation	*No information available*
• High winds	*This property is located in a High Wind Zone.*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council owned and maintained land; refer to the Community Facilities Map for the location.*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater 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 road side channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30 June 2018	*$3,072.95*
• Number of instalments	*4*
• Date of next instalment	*25 August 2017*
• Current balance or arrears	*$847.96 as at 25 July 2017*
• Date of valuation	*September 2016*
• Land value	*$310,000*
• Capital value	*$500,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$167.65*
• Last reading date	*6 June 2017*
• Consumption	*74m^3*

• Amount	*$211.92*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. Building Permits F93046, H88601 and H88602 are located in the property file for 66B-1 Ocean Road.

Date	Permit No	Project
3 July 1941	*F93046*	*Garage & Storage Shed*
2 March 1974	***F92919***	***Dwelling***
13 April 1977	*H88601*	*Canopy from Garage up to House*
13 April 1977	*H88602*	*Rumpus & Sewing Room*

(b) Details of Building Consents

Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. Building Consent 20004 is located in the property file for 66B-1 Ocean Road.

Date	Consent No	Project	Date Code Compliance Certificate Issued
29 September 2010	*20004*	*Solar Water Heating System*	*19 October 2010*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Building Consent 20004 was issued with a specified intended life of 15 years.

Council's records indicate this property may be connected to the sewerage reticulation system via a private common drain.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

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

No information available

Minimum Platform Level	*In accordance with the requirements set out in the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

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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.

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N. Fowler

Nick Fowler
Manager Building and Monitoring

WHAKATĀNE District Council

Address all correspondence to:
Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 I Phone 07 306 0500 I Fax 07 307 0718

DATE OF ISSUE	*3 AUGUST 2017*
GIS NO	*3320/0066/B02*
VALUATION NUMBER	*07242/499.00A*

1 NAME OF PROPRIETOR

Raymond John Williams and Gail Mary Williams

2 LOCATION

Unit 2, 66B Ocean Road

3 LEGAL DESCRIPTION

Flat 1 Deposited Plan South Auckland 19716 and Garage 1 Deposited Plan South Auckland 19716
½ share in Lot 4 Deposited Plan South Auckland 16406

4 PHYSICAL DESCRIPTION

House/Unit Number	*Unit 2*	**Street**	*66B Ocean Road*
RD Number		**Suburb/Area**	*Ōhope*
Town	*Whakatāne*	**Post Code**	*3121*

5 AREA

½ share in 1150m^2 (more or less)

6 ZONING

Residential under the Whakatāne District Plan.

ATTACHMENTS

- *Certificate of Title*
- *Legal Description Map*
- *Community Facilities Map*
- *Permit(s) and Consent(s)*
- *Keys to Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Floor Plan(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Potential erosion	*No information available*
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Falling debris	*No information available*
• Subsidence	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*

• Inundation	*No information available*
• High winds	*This property is located in a High Wind Zone.*
• Fill (compacted/uncompacted)	*No information available*
• Hazardous contaminants, including dangerous goods	*No information available*
• Historic sites	*No information available*
• Drainage restrictions	*No information available*
• Reserves (existing/proposed)	*This property is within the vicinity of Council owned and maintained land; refer to the Community Facilities Map for the location.*
• Easements	*Please refer to the attached Certificate of Title to confirm whether any easements exist over this property*
• Other legal restrictions (eg, building line restrictions)	*Please refer to the attached Certificate of Title.*
• Any other special features	*This site is located within Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.*
8 SERVICES	**COMMENTS**
• Stormwater	*There is no public stormwater 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 road side channel where permitted.*
• Sewer	*This property is connected to the public sewerage reticulation system.*
• Water	*Metered Supply*
• Trade Waste Consent	*No*
9 RATES	**COMMENTS**
• Year ending 30 June 2018	*$3,072.95*
• Number of instalments	*4*
• Date of next instalment	*25 August 2017*
• Current balance or arrears	*$847.96 as at 25 July 2017*
• Date of valuation	*September 2016*
• Land value	*$310,000*
• Capital value	*$500,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$~~197.48~~167.65*
• Last reading date	*6 June 2017*
• Consumption	*74m^3*

• Amount	*$211.92*
• Arrears outstanding	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. Building Permits F93046, H88601 and H88602 are located in the property file for 66B-1 Ocean Road.

Date	Permit No	Project
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Council records indicate that building permits and/or building consents have been issued in respect to land subject to cross-lease. It is unclear from the property files which permits/consents relate to buildings subject to this LIM application. It is recommended that under these circumstances, the applicant inspects the property files to determine which permits/consents relate to the subject property. Building Consent 20004 is located in the property file for 66B-1 Ocean Road.

Date	Consent No	Project	Date Code Compliance Certificate Issued
29 September 2010	*20004*	*Solar Water Heating System*	*19 October 2010*

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

Building Consent 20004 was issued with a specified intended life of 15 years.

Council's records indicate this property may be connected to the sewerage reticulation system via a private common drain.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

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

No information available

Minimum Platform Level	*In accordance with the requirements set out in the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

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Nick Fowler
Manager Building and Monitoring

Land Information Memorandum

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DATE OF ISSUE	*01 DECEMBER 2022*		
VALUATION NUMBER	*07242/499.01*	**GIS NUMBER**	*3320/0066/B02*

1 NAME OF PROPRIETOR

Pauline Frances Moran as to a ½ share
Marianne Wilson and Christopher Edward Boorman as to a ½ share

2 LOCATION

2/66B Ocean Road, Ōhope

3 LEGAL DESCRIPTION

Lot 1 Deposited Plan 530735

4 PHYSICAL DESCRIPTION

House/Unit Number	*2/66B*	**Street**	*Ocean Road*
RD Number		**Suburb/Area**	*Ōhope*
Town	*Whakatāne*	**Post Code**	*3121*

5 AREA

544m^2 (more or less)

6 ZONING

Residential zone under the Whakatāne District Plan

ATTACHMENTS

- *Record of Title*
- *Legal Description Map*
- *Community Facilities Map*
- *Permit(s)*
- *Resource Consent decision letter(s)*
- *Keys to Map*
- *District Plan Map(s)*
- *Underground Services Map*
- *Floor Plan(s)*
- *Easement Instrument(s)*

7 SPECIAL FEATURES	**COMMENTS**
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land	*No information available*
• Subsidence	*No information available*
• Falling debris	*No information available*
• Landslide and Debris Flow	*No information available*
• Alluvion (the deposit of earth, sand, etc, left during a flood)	*No information available*
• Potential erosion	*No information available*
• Inundation	*No information available*

• Wind Zone	*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.*
• 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.*
• Bay of Plenty Regional Council	*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 Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located within Corrosion Zone D as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings.* *This site is located in the Ōhope Tsunami Evacuation area. In the case of a Tsunami, please refer to the attached Tsunami Evacuation Route Map.* *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 site is in the vicinity of other sites with different zoning under the Whakatāne District Plan (Coastal Protection zone). Planning controls applicable to each zone may differ significantly. As such, the subject site may experience potential environmental effects or reduced amenity values not anticipated by the underlying zoning.* *Information on natural hazards which impact the Bay of Plenty region can be viewed here:* *http://gis.boprc.govt.nz/story-series/index.html?appid=351747f1ca8347c483371b822198bba8* *For specific site details, please consult a geotechnical engineer.*
8 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*
9 RATES	**COMMENTS**
Whakatāne District Council's rating assessment is below. For regional rating information, please contact the Bay of Plenty Regional Council.	
• Year ending 30 June 2023	*$3393.31*
• Number of instalments	*4*

• Date of next instalment	*24 February 2023*
• Current balance or arrears	*$0.00*
• Date of valuation	*September 2019*
• Land value	*$388,000*
• Capital value	*$623,000*
10 WATER	**COMMENTS**
• Annual water supply charge	*$216.24*
• Last reading date	*27 April 2022*
• Consumption	*81m³*
• Amount	*$264.01*
• Current balance or arrears	*$0.00*

11 BUILDINGS

(a) Details of Building Permits

Council's records indicate that building permits have been issued on land that this property was part of prior to subdivision. It is unclear from the property files whether any of these building permits relate to buildings located on land now comprised in the legal description for this property. It is recommended that in these circumstances, the applicant inspect the property file to determine which building permits relate to the subject property.

The permit below is located in the property file for 2/66B Ocean Road, Ōhope.

Date	Permit No	Project
01 March 1974	*F92919*	*Dwellings*

(b) Details of Building Consents

No information available

(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings

No information available

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

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SS-2018-8769-00 Resource Consent Subdivision dated 15 June 2018 (copy of decision letter attached)

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

Easement Instrument 11381625.6; copy attached.

Please refer to the attached Record of Title.

(d) Details of Conditions Affecting the Use of Land

No information available

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 Bay of Plenty Regional Council. You can obtain this advice from: https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/.* *If no flood level is advised, then the required building platform level will be in accordance with the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY A STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
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(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
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Corrine Lynskey
LIM Co-ordinator

Land Information Memorandum

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DATE OF ISSUE			
VALUATION NUMBER	*07242/499.01*	**GIS NUMBER**	*3320/0066/B02*

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Pauline Frances Moran as to a ½ share
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Lot 1 Deposited Plan 530735

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544m^2 (more or less)

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(d) Details of Conditions Affecting the Use of Land

No information available

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 Bay of Plenty Regional Council. You can obtain this advice from: https://www.boprc.govt.nz/do-it-online/request-or-enquire/flood-level-report/.* *If no flood level is advised, then the required building platform level will be in accordance with the New Zealand Building Code.*

13 INFORMATION NOTIFIED TO COUNCIL BY A STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	*Drinking water is supplied by a networked supplier.*
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	*No information available*
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	*No information available*

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatāne District Plan as it affects this property. 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.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for roads, water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2018-2028.

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.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatāne District Council relevant to the land described. It is based on a search of Council records only, and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to peruse our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.**

The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council if there are any concerns.

Corrine Lynskey
LIM Co-ordinator

COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA18A/1490**
Land Registration District	**South Auckland**
Date Registered	29 January 1975 12:00 am

Prior References
SA18A/1263

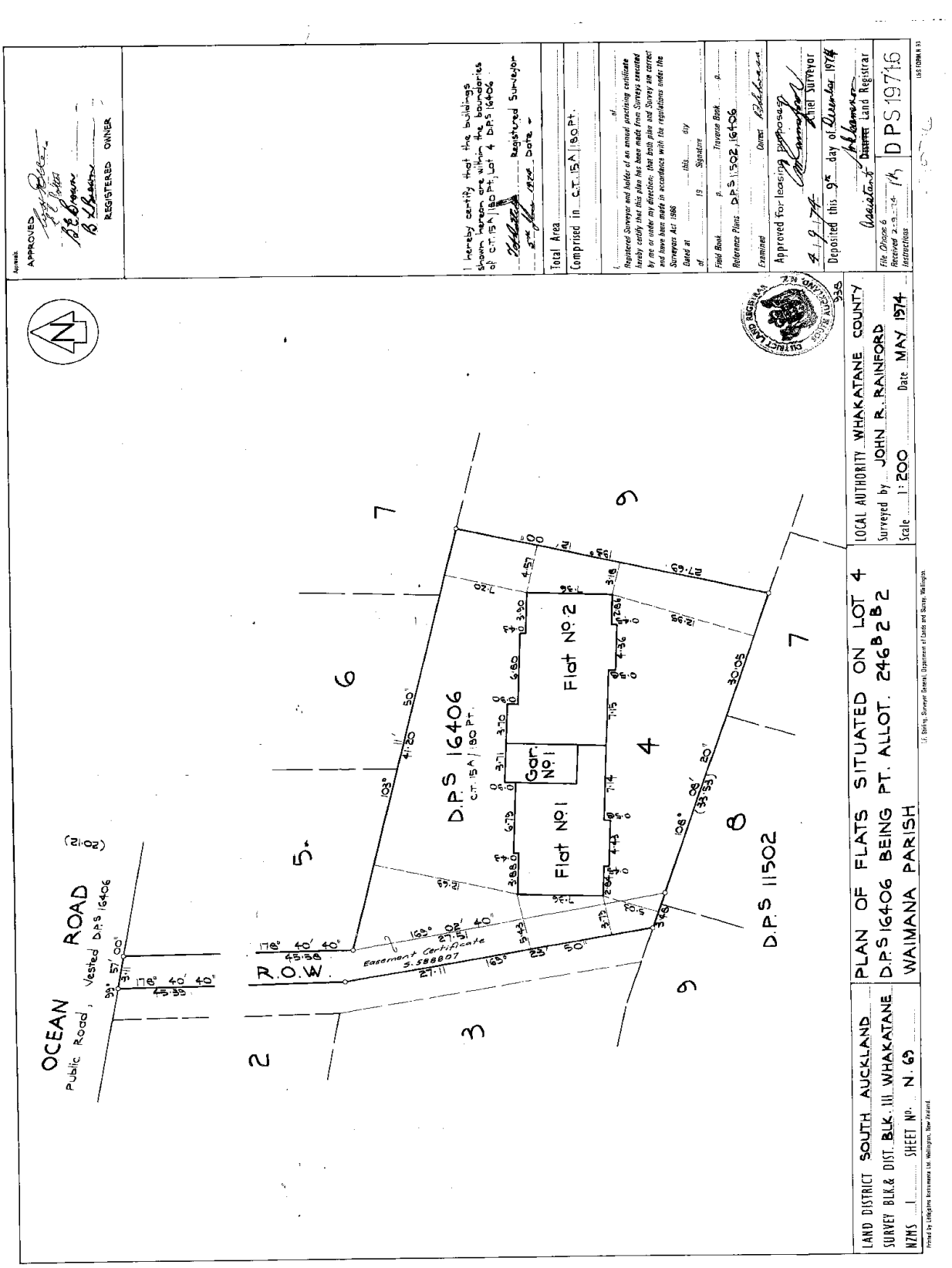
Estate	Leasehold	**Instrument**	L H025156.1
		Term	999 years as from and including 1.12.1974
Legal Description	Flat 1 Deposited Plan South Auckland 19716 and Garage 1 Deposited Plan South Auckland 19716		

Proprietors
Raymond John Williams and Gail Mary Williams

Interests

5460001.2 Mortgage to The National Bank of New Zealand Limited - 17.1.2003 at 9:00 am

Identifier **SA18A/1490**



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**SA19D/1172**
Land Registration District	**South Auckland**
Date Issued	17 February 1976

Prior References
SA18A/1263

Estate	Fee Simple - 1/2 share
Area	1150 square metres more or less
Legal Description	Lot 4 Deposited Plan South Auckland 16406

Proprietors
Raymond John Williams and Gail Mary Williams

Interests

Subject to a right of way over part coloured yellow on DPS 16406 specified in Easement Certificate S588807

Appurtenant hereto is a right of way specified in Easement Certificate S588807

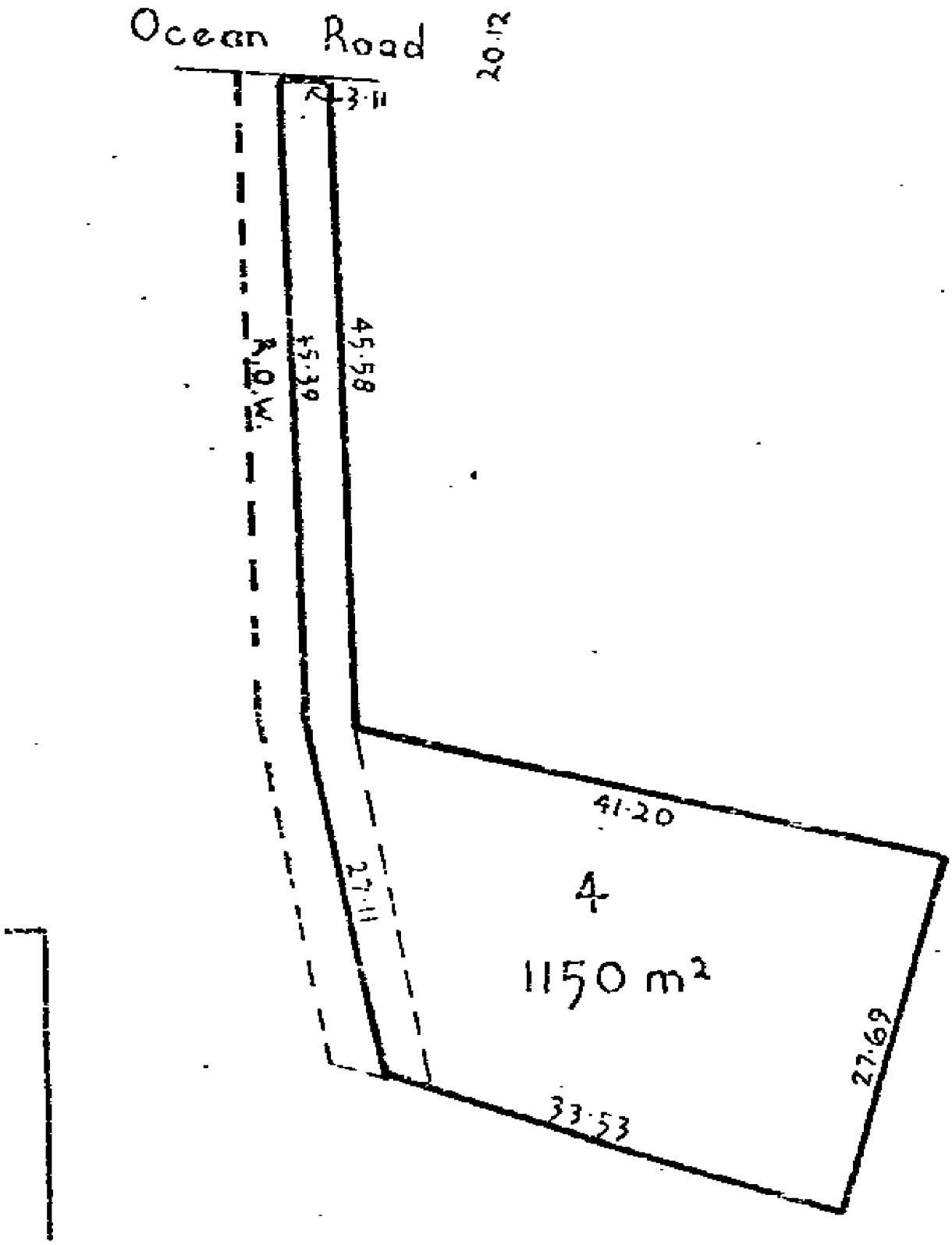
The easements specified in Easement Certificate S588807 are subject to Section 37 (1) (a) Counties Amendment Act 1961

H025156.1 Lease of Flat 1 and Garage 1 Plan S19716 Term 999 years as from and including 1.12.1974 Leasehold CT SA18A/1490 issued - 29.1.1975 at 10.46 am

H025156.2 Lease of Flat 2 Plan S19716 Term 999 years as from and including 1.12.1974 Leasehold CT SA18A/1491 issued - 29.1.1975 at 10.46 am

5460001.2 Mortgage to The National Bank of New Zealand Limited - 17.1.2003 at 9:00 am

Identifier **SA19D/1172**



WHAKATĀNE
District Council

RID DOCUMENT

Date: 25 July 2017

Valuation Number: 07242 499 00 A

Location: 2/66B OCEAN ROAD

Legal Description: FLAT 1 GRGE 1 DPS 19716 ON LOT 4 DPS 16406 -HAVING 1/2 INT IN 1151 SQ METRES

Area (Ha): 0.0000

Valuation Date: 1 September 2016

	Normal Values	**Special Values** (if applicable)
Land Value:	310,000	
Improve Value:	190,000	
Capital Value:	500,000	
Tree Value:	0	

Contiguous Property:

2018 Year's Assessed Rates: **3,072.95**

Instalment 1: 25 Aug 2017

Instalment 2: 24 Nov 2017

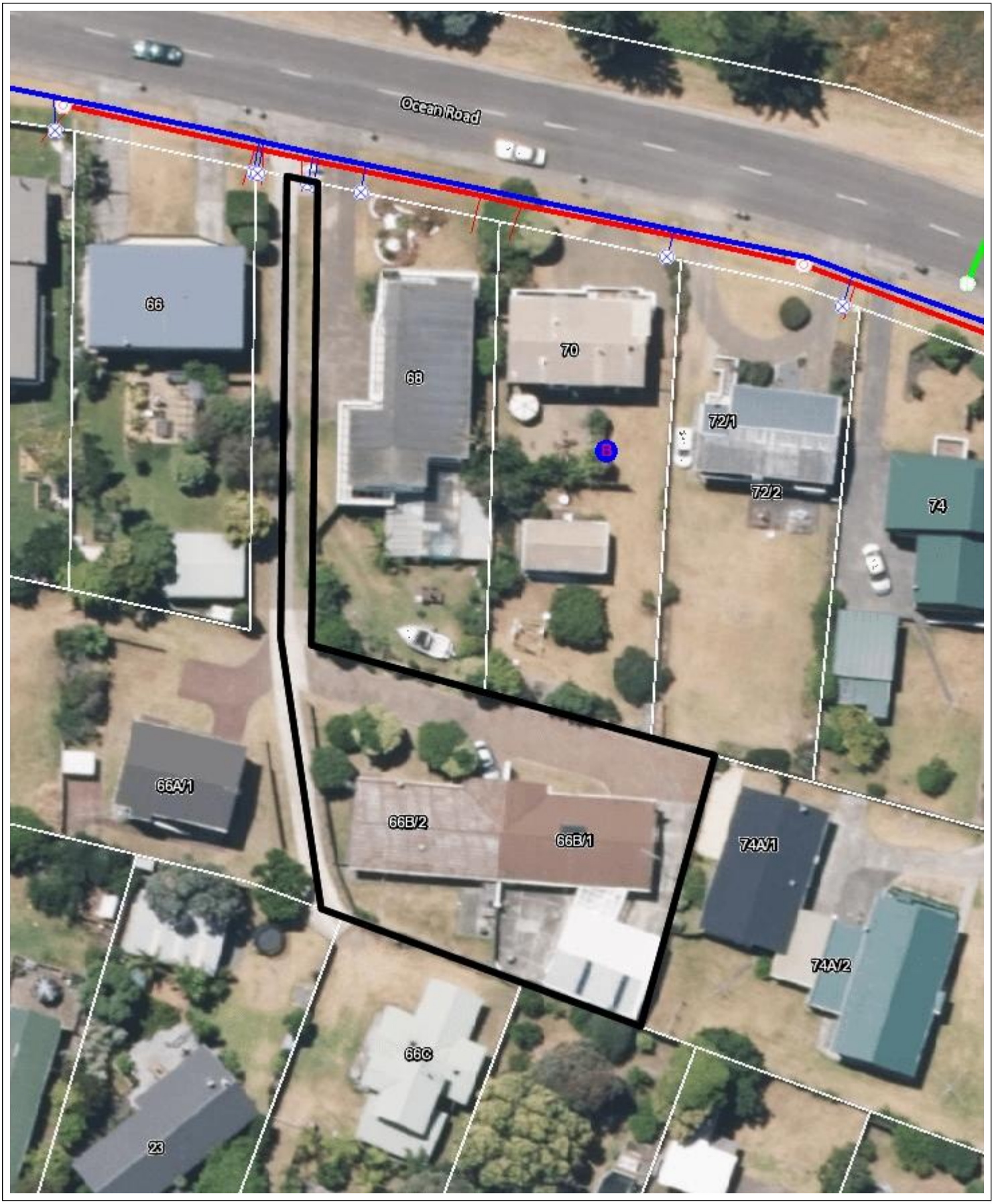
Instalment 3: 23 Feb 2018

Instalment 4: 25 May 2018

P +64 7 306 0500 E info@whakatane.govt.nz Commerce St, Private Bag 1002
F +64 7 307 0718 W www.whakatane.govt.nz Whakatāne 3158, New Zealand

LIM Services Map

Date Printed: 25 July 2017



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

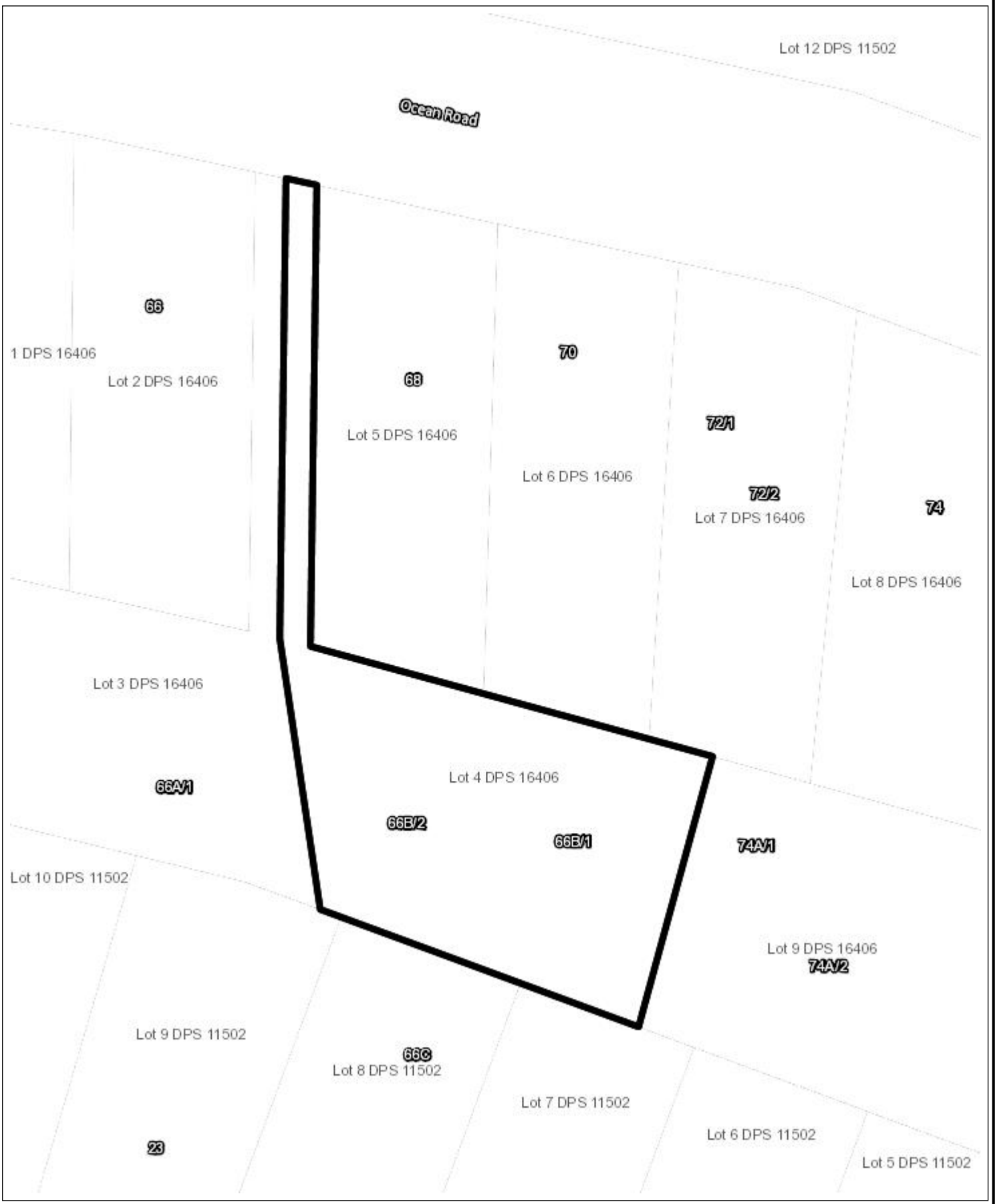
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

LIM Property Map

Date Printed: 25 July 2017



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Community Facilities Map

Date Printed: 25 July 2017

DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 1,500

76.2 0 76.2 Meters

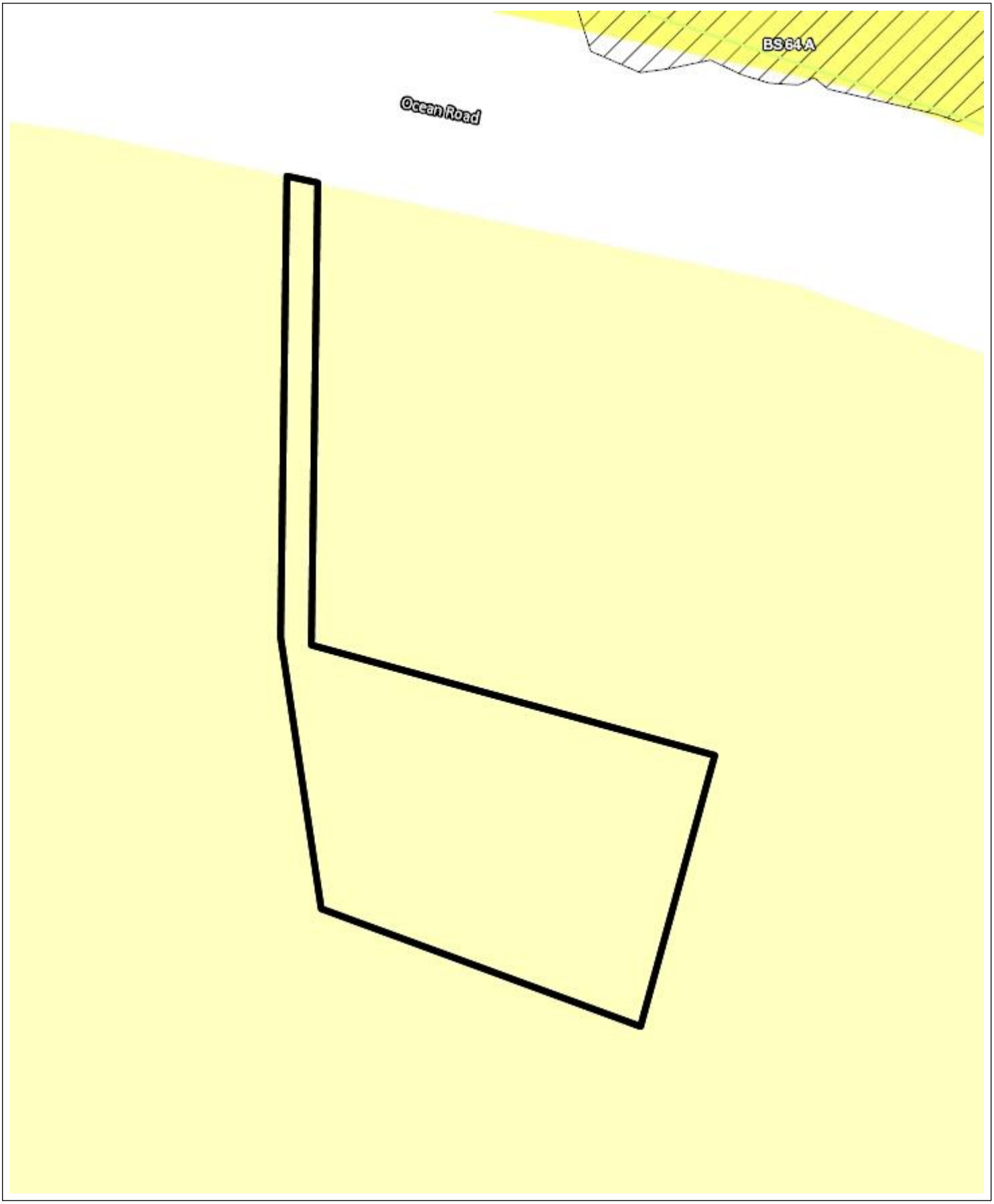
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

District Plan Map

Date Printed: 25 July 2017



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

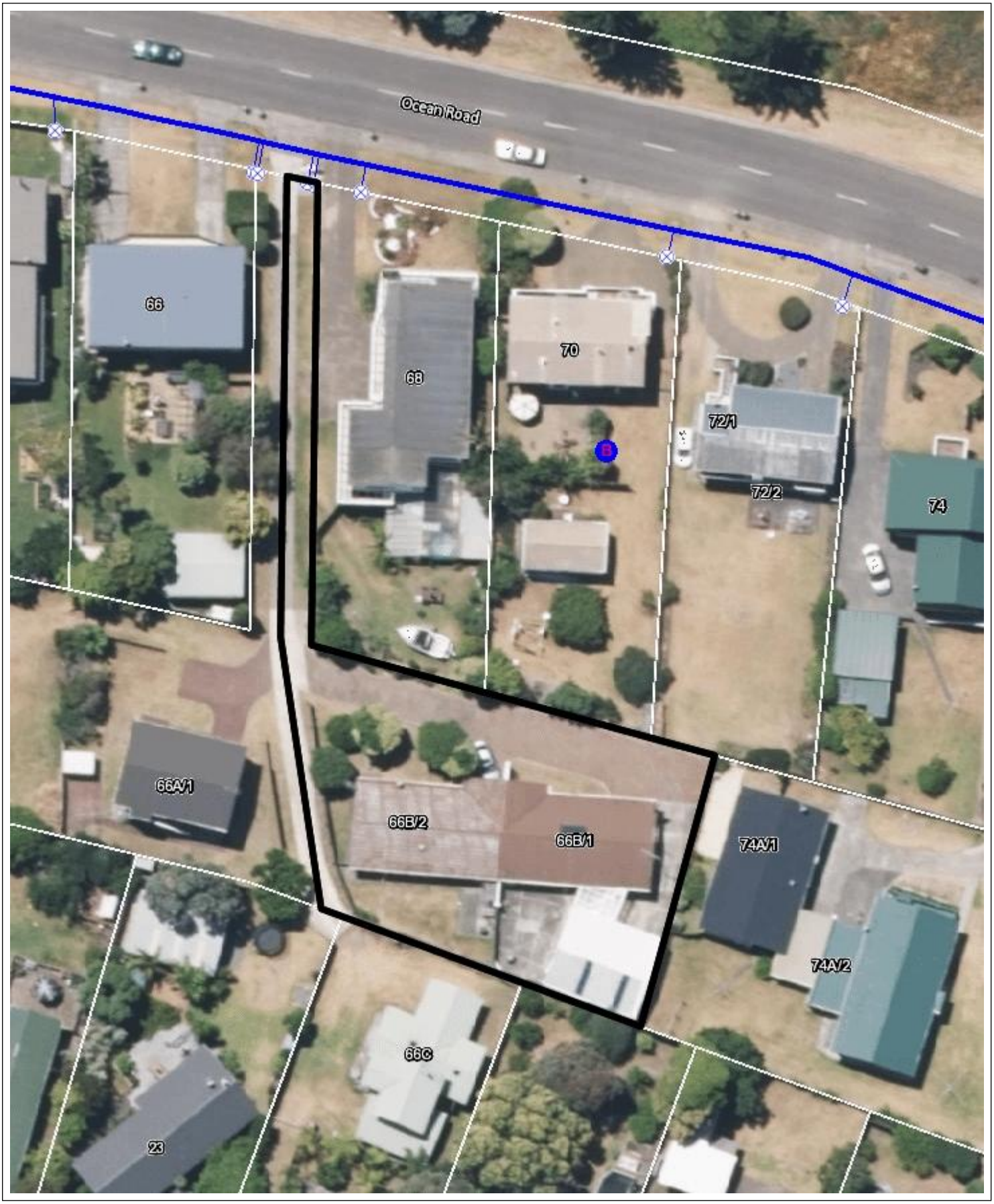
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

WHAKATĀNE District Council

Water Meter Map

Date Printed: 25 July 2017



DICLAIMER: Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

SCALE 1: 500

25.4 0 25.4 Meters

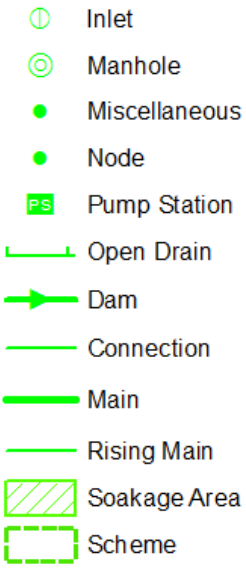
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

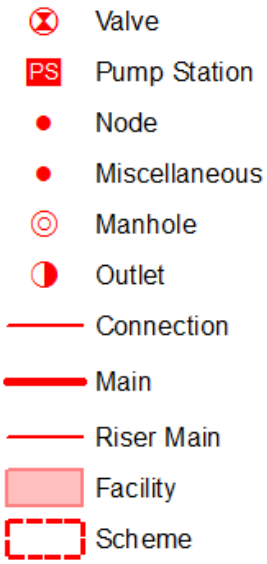
WHAKATĀNE District Council

LIM Services Legend

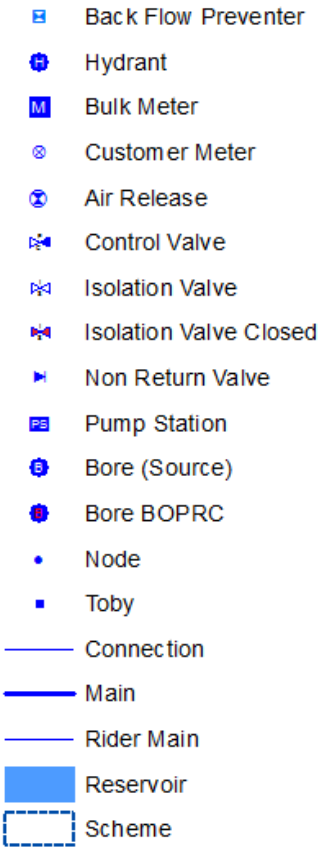
Stormwater



Waste Water

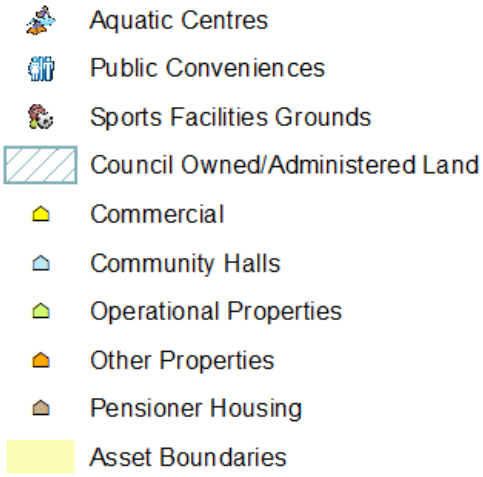


Water Supply



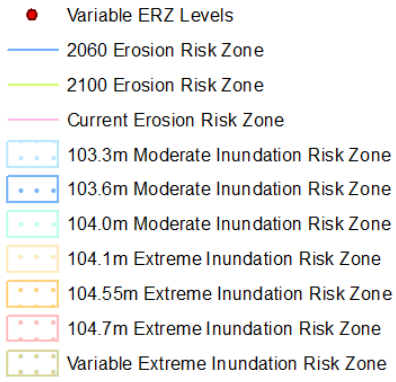
LIM Culture and Heritage Legend

LIM Community Facilities Legend

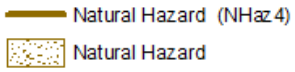


LIM District Plan Legend

Coastal Hazards

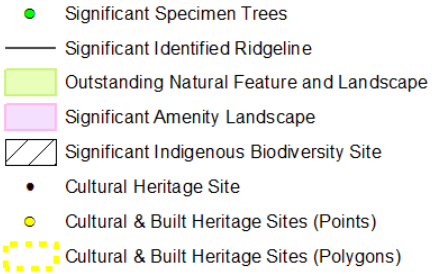


Natural Hazard



Planning Zones

Landscape, Natural and Cultural Features



Features

Area Specific Overlays

WHAKATANE COUNTY COUNCIL

The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: - 6 - 74

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (PLAN TO SHOW POSITION OF BUILDING WITH REGARD TO SECTION) and in accordance with the "Whakatane County Building By-laws 1963".

Owner's Name G. W. Scanlan. Address: P.O. Box 426

Builder's Name: H. Budd. Address: ~~P.O. Box 426~~

Location of Proposed Works: Ocean Rd. Ohope East.

Purpose for which building is to be used: Garage and storeage.

Estimated Value:

Building	$ 2500	Fee: $ ~~8.00~~ 12.00	
~~Plumbing and/or Drainage~~:	$	Fee: $	
~~Water~~ Supply Connection	$	Fee: $	
		Sub total $	
Building Research Levy (50c per $1,000 of total value applies when value exceeds $3,000)		Fee: $ N.A.	
	$	$	

Survey District Whakatane Roll No. 724/354/6(PT) Block No. 111

Area of Section 0-1-05.5p Section No. (See rate demand) Lot 4 D.P. 16406

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

Area of Building 702 sq.ft. Ceiling height 8'2" Area of other residential, commercial or industrial buildings on land _____ sq.ft.

APPROVED (Building Inspector)

G. W. Scanlan
SIGNATURE OF BUILDER

1) 2" studs @ 32" ℄ to masonry.
2) Parapet to have 3/8" verticals @ 16" ℄

G. W. Scanlan.
SIGNATURE OF OWNER

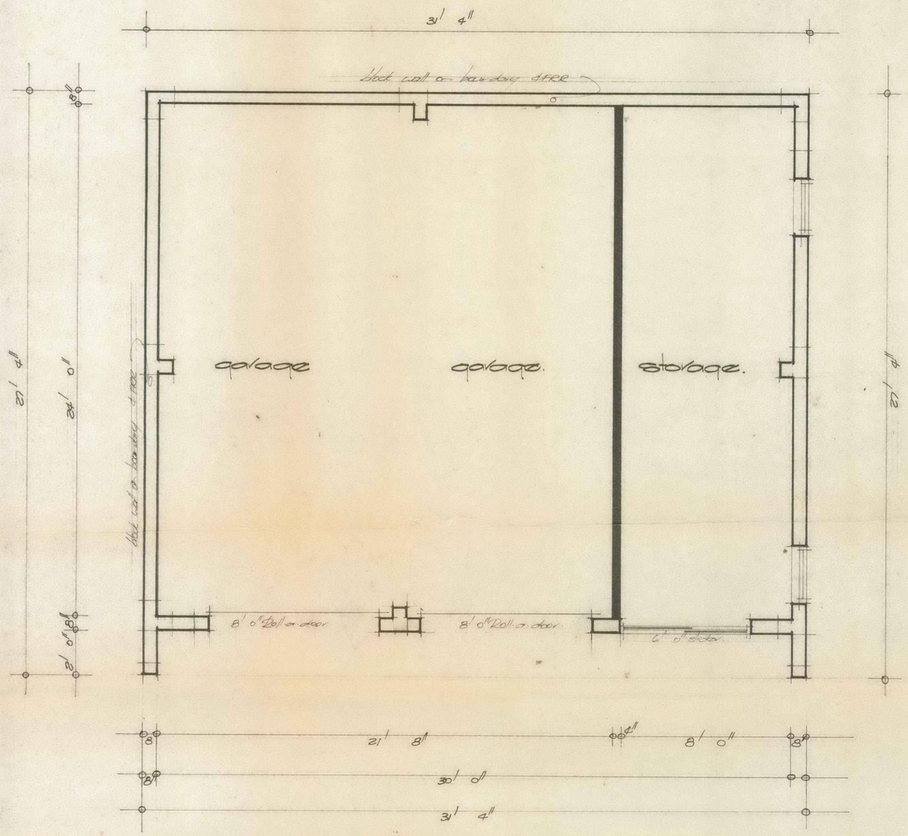
OFFICE USE ONLY

Received: 1.7.41 Permit No. F9304b Fee: $12-00

Issued: 3.7.41. Receipt No. 2705

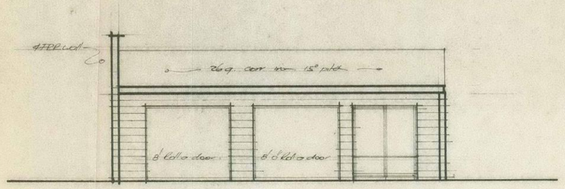
SEE BACK FOR FEES PAYABLE AND OTHER INFORMATION CONCERNING DRAINAGE AND PLUMBING PERMITS, WATER CONNECTIONS, FOOTPATH DEPOSITS AND BUILDING RESEARCH LEVY.

PERMIT

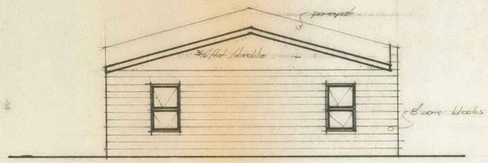


FLOOR PLAN.

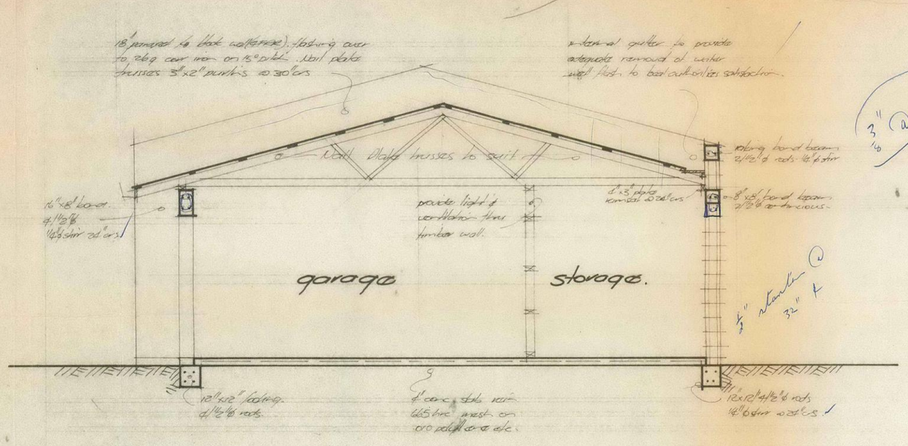
area of garage : 510 sqr. ft
area of storage : 192 sqr ft



FRONT ELEVATION.



SIDE ELEVATION.



TYPICAL CROSS SECTION.

PERMIT F93046

architectural draughting services
P.O. BOX 209 WHAKATANE.
PHONE OHOPE 473.

PROPOSED NEW GARAGE & STORAGE SHED FOR MR. G. SCANLAN - BUILDER - PORT OHOPE.

DESIGNED	R. DOUGLAS	
DRAWN	R. DOUGLAS	16. 6. 74
CHECKED		
APPROVED		

CHECK ALL DIMENSIONS ON SITE BEFORE PROCEEDING
USE WRITTEN DIMENSIONS IN PREFERENCE TO SCALE

SCALES:
PLANS: 1/4" = 1'0"
SECTIONS: 1/4" = 1'0"
ELEVATIONS: 1/8" = 1'0"

PLAN N° 174

SHEET 1 OF 1.

PERMIT

WHAKATANE COUNTY COUNCIL

The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: 2-2-74

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (PLAN TO SHOW POSITION OF BUILDING WITH REGARD TO SECTION) and in accordance with the "Whakatane County Building By-laws 1963".

Owner's Name Estate Brown Address: Pohutukawa Ave Otaki

Builder's Name: H W Budd Address: 21 Beach St

Location of Proposed Works: Ocean Rd Port Otaki

Purpose for which building is to be used: Dwellings

Estimated Value:

Building	$ 25950.00	Fee: $	72.00
Plumbing and/or Drainage:	$ 2250.00	Fee: $	24.00
Water Supply Connection	$ —	Fee: $	
	Sub total $		
Footpath			50.00
Building Research Levy (50c per $1,000 of total value applies when value exceeds $3,000)			146.00
		Fee: $	14.50
	$28200.00	$	160.50

Survey District ~~PS16406~~ Whakakaho Roll No. ~~1644~~ 724/403 (PT) Block No. 111

Area of Section 0-1-05.5 Section No. (See rate demand) Lot 4 D.P. 16406

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

Area of Building _____ sq.ft. Ceiling height _____ Area of other residential, commercial or industrial buildings on land _____ sq.ft.

APPROVED (Building Inspector)

H W Budd
SIGNATURE OF BUILDER

1) Lateral support to wall to be provided as shown.

2) Masonry to be reinforced with 4/12.5 mm @ 3 m

SIGNATURE OF OWNER

OFFICE USE ONLY

Received: 1-2-74 Permit No. F92919 Fee: 160.50

Issued: 1-3-74 Receipt No. 993 - B.R.L. 994 - B.P 995 - P.D. 996 - Footpath

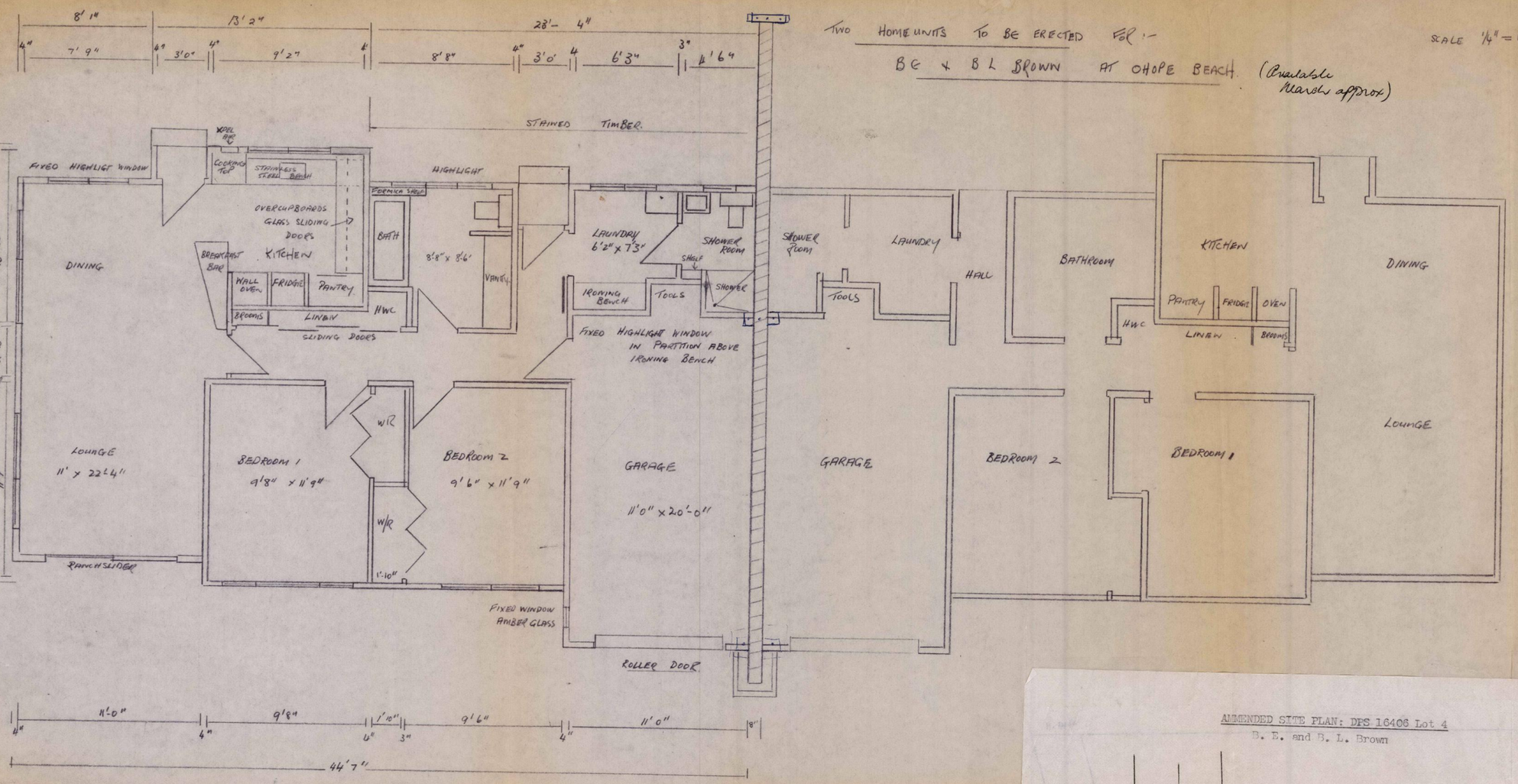
SEE BACK FOR FEES PAYABLE AND OTHER INFORMATION CONCERNING DRAINAGE AND PLUMBING PERMITS, WATER CONNECTIONS, FOOTPATH DEPOSITS AND BUILDING RESEARCH LEVY.

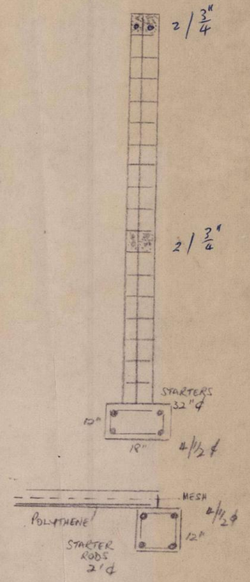
Dispensation approved 26.2.74 (refer minutes)

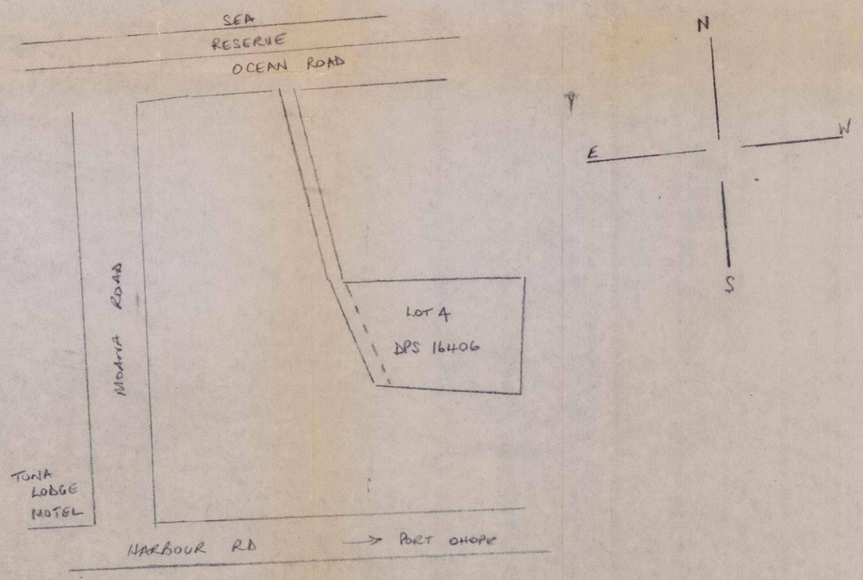
TWO HOME UNITS TO BE ERECTED FOR:-

B E & B L BROWN AT OHOPE BEACH. (Available March approx)

SCALE 1/4" = 1 ft

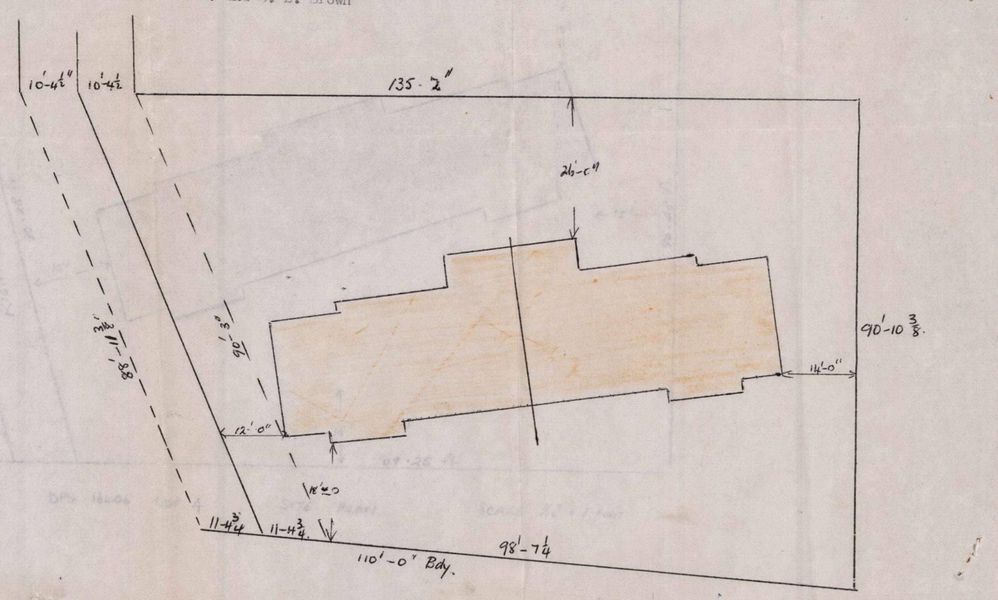






AMENDED SITE PLAN: DPS 16406 Lot 4

B. E. and B. L. Brown



PERMIT

WHAKATANE DISTRICT COUNCIL

The Building Inspector,
WHAKATANE DISTRICT COUNCIL. Date: 31-3-77

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (Plan to show position of building with regard to Section).

Owner's Name: SCANLAN. (G.W) Address: 66B Ocean Rd Ohope

Builder's Name: G.W. SCANLAN Address: 66B Ocean Rd Ohope

Location of Proposed Works: 66B Ocean Rd Ohope

Purpose for which building is to be used: Canopy from Garage up to House (not joint onto house)

Estimated Value:

Building	$ 200-00	Fee: $ 1-00
Plumbing and/or Drainage:	$	Fee: $
Water Supply Connection:		Fee: $
Building Research Levy (50c per $1000 of total value applies when value is $3000 or over)	$	Fee: $
Total Fees:		$ 1-00

Survey District _____ V/Roll No; 724/35 4 10B Block No. _____

Area of Section _____ Lot No. (See rate demand) 4

D.P.S. 16406

No. of Persons to be accommodated: Male — Female —

Area of Building _____ sq.metres Ceiling Height _____

Area of other residential, commercial or industrial buildings on land: _____ sq. metres.

APPROVED: _____
Building Inspector.

G.W. Scanlan
Signature of Builder.

G.W. Scanlan.
Signature of Owner.

++

OFFICE USE ONLY

Received: 31.3.77 Permit No. H88601 Fee: 1-00

Issued: 13.4.77 Receipt No. 60626

++

See Back for Fees payable and other information concerning drainage and plumbing permits, water connections, footpath deposits and Building Research Levy.

For construction details see dwg 174. (attached)

9.600

33.520 (110'-0" Bdy)

double carport.

H.W. cyl.

WC

shr.

'rumpus room'

8.900

roller d.

roller d.

sliding

canopy.

- 150 x 50 rafters.
- new roof top.

existing home units.

existing home units.

(90'10¾") 27.700

27.500 (ad 9")

LOT 4.
DPS. 16406

41.200 (135' 2")

3.160 (10' 4⅜")

R.O.W.

PERMIT H88601

A.B. HICK & COMPANY LIMITED
PHONE 8529 P.O. BOX 127 McALLISTER STREET WHAKATANE
building contractors, design & planning

PROPOSED NEW GARAGE LAYOUT FOR: MR G. SCANLAN. (PORT OHOPE)

All workmanship and materials must comply with local body by-laws and N.Z.S.S. 1900s building and plumbing by-laws.

Designed			
Drawn	D. Beaton	3/77	
Approved			
Engineer			

Use written dimensions in preference to scale.
Check all dimensions on site before proceeding.

SCALES
Plans 1:100
Elevations
Sections
Details

PLAN No. 113.

sht / of

WHAKATANE DISTRICT COUNCIL

The Building Inspector,
WHAKATANE DISTRICT COUNCIL. Date: 21-3-77

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (Plan to show position of building with regard to Section).

Owner's Name: G.W. SCANLAN Address: 66B Ocean Rd Ohope

Builder's Name: G.W. SCANLAN Address: 66B Ocean Rd Ohope

Location of Proposed Works: 66B Ocean Rd. Ohope

Purpose for which building is to be used: CONSTRUCT PARTITION Rumpass and Sewing Room (In existing storage building)

Estimated Value:

Building	$ 200.00	Fee: $ 1.00
Plumbing and/~~or~~ Drainage:	$ 500.00	Fee: $ 8.00
Water Supply Connection:		Fee: $
Building Research Levy (50c per $1000 of total value applies when value is $3000 or over)	$	Fee: $
Total Fees:		$

Survey District _____ V/Roll No; 724/354/105 Block No. _____

Area of Section _____ Lot No. (See rate demand) 4

D.P. 16406

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

Area of Building ~~200~~ 21.6 sq.metres Ceiling Height _____

Area of other residential, commercial or industrial buildings on land: _____ sq. metres.

APPROVED: _____ Building Inspector.

G. W. Scanlan Signature of Builder.

Building Not to be used for habitable purpose.

G. W. Scanlan. Signature of Owner.

++

OFFICE USE ONLY

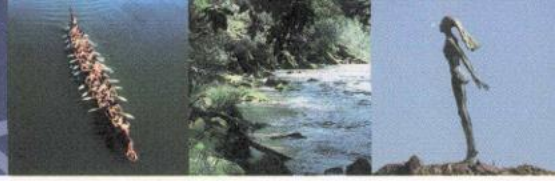
Received: 30/3/77 Permit No. 188602 Fee: 9 00

Issued: 13/4/77 Receipt No. 80276 - PID
80275 - BP

++

See Back for Fees payable and other information concerning drainage and plumbing permits, water connections, footpath deposits and Building Research Levy.

PERMIT



CODE COMPLIANCE CERTIFICATE NO. 20004

Section 95, Building Act 2004
Issued by: Whakatane District Council

INSP

AGENT	APPLICANT
NOVA ENERGY SOLAR C/O Marlena Watts PO BOX 2310 SEVENTH AVENUE TAURANGA 3140	SCANLAN, GARTH WILLIAM 66B/1 OCEAN ROAD OHOPE

PROJECT	PROJECT LOCATION
Installation of solar water heating system **INTENDED USE:** ALTERATION	**STREET ADDRESS:** 66B OCEAN ROAD 66B OCEAN ROAD **LEGAL DESCRIPTION:** LOT 4 DPS16406
INTENDED LIFE SPECIFIED AT 15 years Being stage 1 of an intended 1 stages	**REF NO:** 3320/219 **VALUATION NUMBER:** 07242 499 00 B

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that –

(a) the building work complies with the building consent; and

(b) the specified systems in the building are capable of performing to the performance standards set out in the building consent

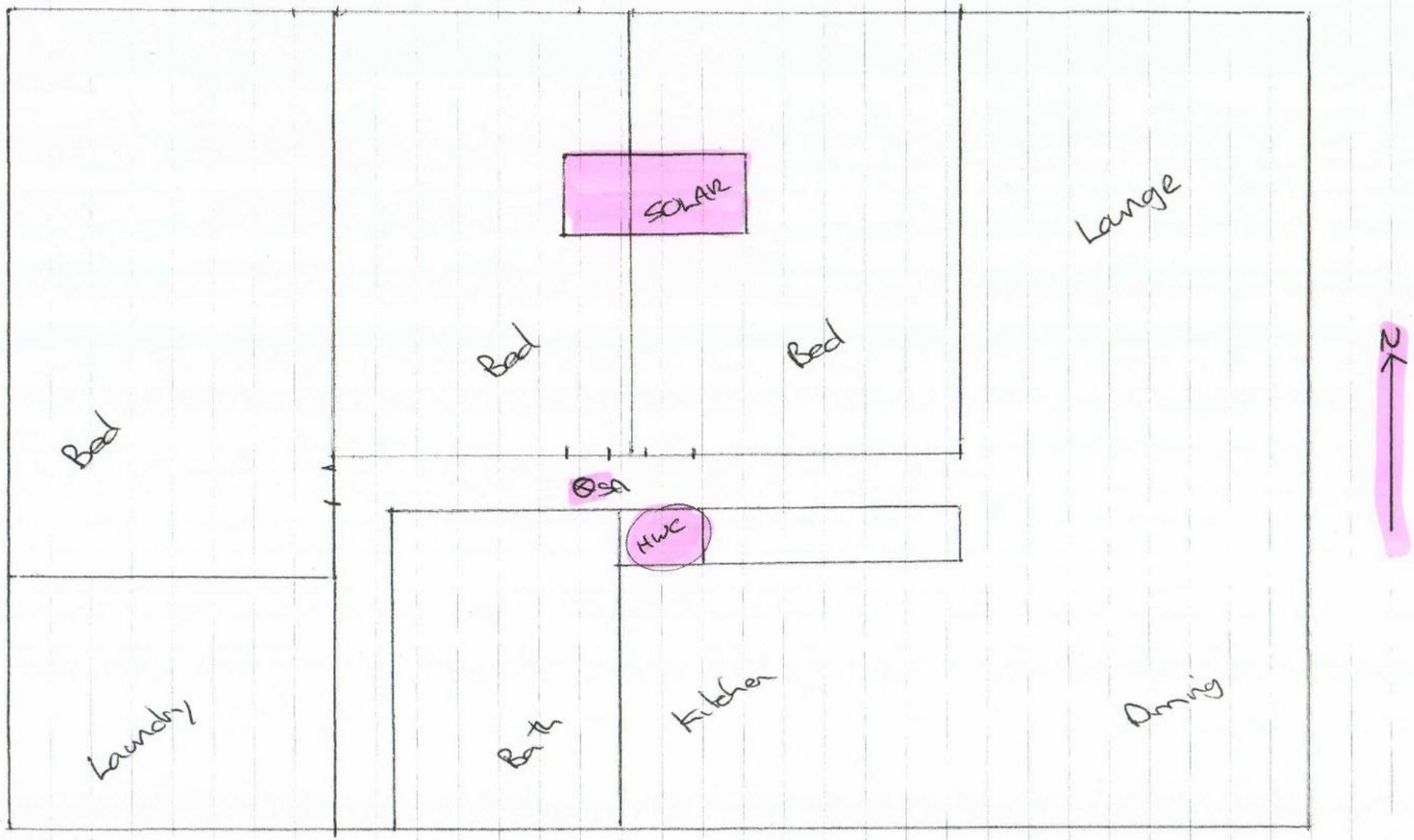
COMPLIANCE SCHEDULE

SIGN OFF

Signed by *or* on behalf of the Whakatane District Council.

Liisa Tioke	L Tioke	19 October 2010
Name	Technical Administration Officer	Date

Address all correspondence to: The Chief Executive **Whakatane District Council** Private Bag 1002 Whakatane 3158 New Zealand
Telephone +64 7 306 0500 Facsimile + 64 7 307 0718 Email information@whakatane.govt.nz Website www.whakatane.govt.nz



K250 SOLAR PANEL

HWC 180L LP HWC

(X) SMOKE ALARM

UNIT 1, 66B Ocean Road
Otaki.

From: Ross <ross.overington@overington.co.nz>
To: "Ali Raja" <Ali.Raja@whakatane.govt.nz>
Date: 1/16/2019 3:27:28 AM
Subject: RE: s224 application for - SS-2018-8769-00 (A1298856)
Attachments: 3790 WDC S357 Letter.pdf

Hi Ali

Original condition (j) was deleted (no new services were required) - please see attached letter from Council.

Regards
Ross Overington MNZIS
Registered Professional Surveyor
Licensed Cadastral Surveyor

Director of Boulder Consultants Limited trading as
OVERINGTON SURVEYORS
1st Floor Phoenix House
11 Pyne Street
PO Box 600
WHAKATANE 3158

Phone - 07 308 6384
Fax - 07 308 6328
Mobile - 0274 904 203
Email - ross.overington@overington.co.nz
www.overington.co.nz

-----Original Message-----
From: Ali Raja <Ali.Raja@whakatane.govt.nz>
Sent: Wednesday, 16 January 2019 3:45 PM
To: ross.overington@overington.co.nz
Subject: FW: s224 application for - SS-2018-8769-00 (A1298856)
Importance: High

Hi Ross,

Please see Joe's email below.

Can you please provide the agreement.

Thanks,

Ali Raja
Planning Student

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7564 F 07 308 6020
E Ali.Raja@whakatane.govt.nz W www.whakatane.govt.nz Commerce Street,
Private Bag 1002, Whakatāne 3158, New Zealand
****
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-----Original Message-----
From: Nadia Bestgen <Nadia.Bestgen@whakatane.govt.nz>
Sent: Wednesday, 16 January 2019 3:40 PM
To: Ali Raja <Ali.Raja@whakatane.govt.nz>
Subject: FW: s224 application for - SS-2018-8769-00 (A1298856)
Importance: High

Nadia Bestgen
Consents Planning Coordinator

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7571 DDI F 07 307 0718
E Nadia.Bestgen@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand
****
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-----Original Message-----
From: Joe Xie <Joe.Xie@whakatane.govt.nz>
Sent: Monday, 17 December 2018 3:13 PM
To: Ali Raja <Ali.Raja@whakatane.govt.nz>; Nadia Bestgen <Nadia.Bestgen@whakatane.govt.nz>
Cc: Diana Kim <Diana.Kim@whakatane.govt.nz>
Subject: RE: s224 application for - SS-2018-8769-00 (A1298856)
Importance: High

Hi Ali and Nadia,

Condition j require as-built plan for all the new and existing service. I didn't see such an as-built plan in the application. Please follow up.

Also I need the agreement to maintain the sewer pipe on the private side, please refer to that attached email.

Cheers,

Joe Xie
Asset Engineer - Three Waters
KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7652 M 027 836 5527 F 07 307 0718
E Joe.Xie@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand
****
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-----Original Message-----
From: Ali Raja <Ali.Raja@whakatane.govt.nz>
Sent: Monday, 17 December 2018 2:31 PM
To: Joe Xie <Joe.Xie@whakatane.govt.nz>; Diana Kim <Diana.Kim@whakatane.govt.nz>
Subject: RE: s224 application for - SS-2018-8769-00 (A1298856)

Hey guys,

Sorry here is the application

Thanks

Ali Raja
Planning Student

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7564 F 07 308 6020
E Ali.Raja@whakatane.govt.nz W www.whakatane.govt.nz Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand
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-----Original Message-----
From: Ali Raja
Sent: Monday, 17 December 2018 2:27 PM
To: Joe Xie <Joe.Xie@whakatane.govt.nz>; Diana Kim <Diana.Kim@whakatane.govt.nz>
Subject: s224 application for - SS-2018-8769-00 (A1298856)

Hi

Please find the above s224 application for your comments

Thanks

Ali

Ali Raja has sent you links to the following 2 documents from Objective:
"Decision - 66B Ocean Road - SS-2018-8769-00" (A1298856) "Three waters s224 checklist for subdivision - SS-2018-8769-00" (A1431883)

Open in Navigator
Double click on the attachment

Open in Your Browser
Decision - 66B Ocean Road - SS-2018-8769-00
Latest: https://hive/id:A1298856/document/versions/latest
Published: https://hive/id:A1298856/document/versions/published
Three waters s224 checklist for subdivision - SS-2018-8769-00
Latest: https://hive/id:A1431883/document/versions/latest
Published: https://hive/id:A1431883/document/versions/published

SS-2018-8769-00
07242/499.00A

6 August 2018

JG MCCARTHY & JE TURNER AND SL MITCHELL
C/- Overington Surveyors
PO Box 600
Whakatāne 3158

ross.overington@overington.co.nz

OBJECTION TO RESOURCE CONSENT

TYPE:	**SUBDIVISION**
APPLICANT:	**JG MCCARTHY & JE TURNER AND SL MITCHELL**
CONSENT DETAILS:	**CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)**
OBJECTION DETAILS:	**OBJECTION TO CONDITIONS REQUIRING SEPARATE SEWERAGE CONNECTIONS, AND SUBSEQUENT MONITORING / EASEMENT CONDITIONS**
ADDRESS:	**1/66B AND 2/66B OCEAN ROAD, ŌHOPE**
Your Ref:	**3790**

On 6 August 2018, the Whakatāne District Council, resolved as follows:

"1. **THAT** pursuant to Sections 357A and 357D of the Resource Management Act 1991, the Whakatāne District Council upholds the proposed change to Conditions (c), (e), (f), (h), (i), (j) and (k) of the subdivision consent relating to an application submitted by:

Applicant(s):	*OVERINGTON SURVEYORS ON BEHALF OF JG MCCARTHY & JE TURNER AND SL MITCHEL*
Consent Number:	*SS-2018-8769-00*
Consent details:	*CONVERSION OF EXITING COMPOSITE TITLES TO SEPARATE FEE SIMPLE TITLES (SUBDIVISION)*
Legal description:	*Lot 4 DPS 16406 (CT: SA18A/1490, SA18A/1491, SA19A/936, SA19D/1172)*
Site Address:	*1/66B AND 2/66B OCEAN ROAD, ŌHOPE*

Condition (c), (e), (f), (h), (i), (j) and (k) shall be amended to read:

(c) [Removed].

(e) [Removed].

(f) [Removed].

(h) That the existing connection to Council's reticulated sanitary sewerage supply shall be inspected with a video camera to establish the condition of the pipe(s). If the lateral does not pass the inspection (e.g. the pipe is in bad condition or it's an older material like earthenware) to the satisfaction of

General Manager Planning and Infrastructure, it shall be upgraded to meet the current standards required for all new installations. All costs associated with inspections and monitoring shall be borne by the Developer. If applicable, appropriate easements will need to be shown for the sanitary sewerage connection.

(i) [Removed].

(j) [Removed].

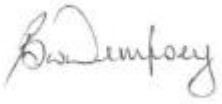
(k) [Removed].

Reasons:

1. *The conditions have been amended to reflect that additional infrastructure may not be required, and that associated conditions are then also therefore redundant. An appropriate replacement condition has been applied to ensure that the existing infrastructure is to a satisfactory standard.*
2. *The objector is in agreement with Council over the proposed replacement condition (h).*
3. *Overall the Council is satisfied that the changes to the conditions above will still ensure that the effects of the proposal are avoided, remedied and mitigated and the proposal is in accordance with Part II of the Resource Management Act 1991.*

If you have any further enquiries, please contact Ross Gardiner (Planner – Consents) at this office.

Yours faithfully,



Barbara Dempsey
MANAGER PLANNING AND REGULATION

Copy to

From: "Joe Xie" <Joe.Xie@whakatane.govt.nz>
To: Ross <ross.overington@overington.co.nz>
Date: 6/26/2018 2:33:00 AM
Subject: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope

---

Hi Ross,

To utilise the existing connection as a part of the development the following conditions shall be complied with:

1. The existing connection shall be inspected with a video camera to establish its condition if the pipe is an older pipe like earthenware.
2. If the lateral does not pass the inspection it shall be upgraded to meet the current standards required for all new installations.
3. All costs associated with inspection shall upgrading shall be borne by the Developer.

Also I would need the wording in the title to clearly saying that both parties shall maintain the common private drain. Would you please prepare the wording on this?

Cheers,

Joe Xie
ASSET ENGINEER - THREE WATERS
KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7652 M 027 836 5527 F 07 307 0718
E Joe.Xie@whakatane.govt.nz W whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Ross <ross.overington@overington.co.nz>
Sent: Wednesday, 20 June 2018 5:07 PM
To: Shane McGhie <Shane.McGhie@whakatane.govt.nz>
Cc: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>; Joe Xie <Joe.Xie@whakatane.govt.nz>; sportslocker1@xtra.co.nz; mitchells@outlook.co.nz

Subject: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope
Importance: High

Hi Shane

Attached, please find letter in respect of the above.

Cheers

Ross Overington MNZIS

Registered Professional Surveyor

Licensed Cadastral Surveyor

Director of Boulder Consultants Limited trading as

OVERINGTON SURVEYORS

1st Floor Phoenix House

11 Pyne Street

PO Box 600

WHAKATANE 3158

Phone - 07 308 6384

Fax - 07 308 6328

Mobile - 0274 904 203

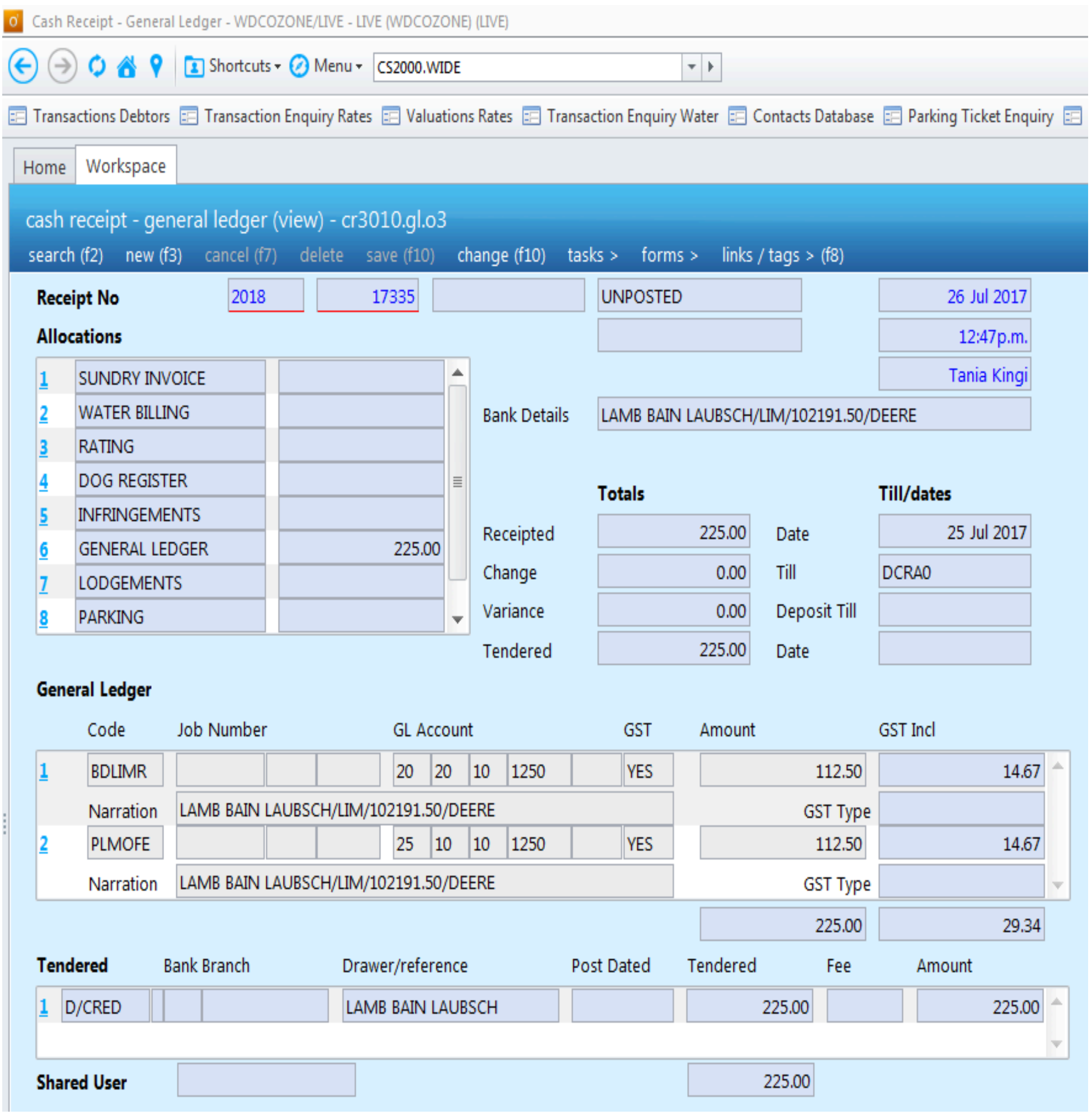
Email - ross.overington@overington.co.nz

www.overington.co.nz

From: "Tania Kingi" <Tania.Kingi@whakatane.govt.nz>
To: LIM <LIM@whakatane.govt.nz>
Date: 7/26/2017 1:27:24 AM
Subject: LIM payments received

Hi

Details as follows



Cash Receipt - General Ledger - WDCOZONE/LIVE - LIVE.CASHIER (WDCOZONE) (LIVE.CASHIER)

Shortcuts ▾ Menu ▾ CS2000.WIDE

Transactions Debtors | Transaction Enquiry Rates | Valuations Rates | Transaction Enquiry Water | Contacts Database | Parking Ticket Enquiry | Sta

Home | Workspace

cash receipt - general ledger (view) - cr3010.gl.o3

search (f2) new (f3) cancel (f7) delete save (f10) change (f10) tasks > forms > links / tags > (f8)

Receipt No 2018 17380 UNPOSTED 26 Jul 2017

01:23p.m.

Tania Kingi

Allocations

1	SUNDRY INVOICE	
2	WATER BILLING	
3	RATING	
4	DOG REGISTER	
5	INFRINGEMENTS	
6	GENERAL LEDGER	225.00
7	LODGEMENTS	
8	PARKING	

Bank Details: BORELL S L/SHANNON/BORELL/LIM 66HOTENE

Totals

Receipted	225.00
Change	0.00
Variance	0.00
Tendered	225.00

Till/dates

Date	25 Jul 2017
Till	DCRA0
Deposit Till	
Date	

General Ledger

	Code	Job Number	GL Account	GST	Amount	GST Incl
1	PLMOFE		25 10 10 1250	YES	112.50	14.67
	Narration	BORELL S L/SHANNON/BORELL/LIM 66HOTENE		GST Type		
2	BDLIMR		20 20 10 1250	YES	112.50	14.67
	Narration	BORELL S L/SHANNON/BORELL/LIM 66HOTENE		GST Type		
					225.00	29.34

Tendered

		Bank Branch	Drawer/reference	Post Dated	Tendered	Fee	Amount
1	D/CRED		BORELL S L		225.00		225.00

Shared User 225.00

Tania Kingi ACCOUNTS RECEIVABLE OFFICER

WHAKATĀNE DISTRICT COUNCIL

P 07 306 0500 Ext 7524 DDI 07 306 0524 F 07 3070718

E Tania.Kingi@whakatane.govt.nz W www.whakatane.govt.nz

Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Wufoo <no-reply@wufoo.com>
To: LIM <LIM@whakatane.govt.nz>
"Tania Kingi" <Tania.Kingi@whakatane.govt.nz>
Date: 7/24/2017 9:35:45 PM
Subject: LIM Application Form [#1416]

Name *	Sharon Todd
Phone Number	07 878 1011
Email *	sharon@lbllaw.co.nz
Your Address *	127 Rora Street Te Kuiti 3910 New Zealand
Return format *	• Email
LIM Address *	2/66D Ocean Beach Road, Ohope 3121 New Zealand
Is there a swimming pool on this property?	No
Lot Number	1
DP Number	19716
Certificate of Title	SA18A/1490
Name of the Property Owner	Raymond Williams
Name of Proposed Purchaser(s)	Michael Idris Deere, Linda Jane Deere & Bernard Joseph Kearins
Settlement Date	Thursday 10 August 2017
Type of Property	Residential
Number of dwellings	1
Select payment method *	Internet banking - please pay into account 01-0434-0334411-00
Reference number *	Deere - 102191-50

From: Wufoo <no-reply@wufoo.com>
To: LIM <Land.InformationManagement@whakatane.govt.nz>
"Accounts Receivable" <Accounts.Receivable@whakatane.govt.nz>
Date: 11/18/2022 1:26:06 AM
Subject: LIM Application Form [#4157]

Name *	Lisa Robinson
Phone Number	07 3125005
Email *	ohope.nz@raywhite.com
Your Address *	19 Pohutukawa Ave Ohope, Bay Of Plenty 3121 New Zealand
Return format *	• Email
LIM Address *	2/66b Ocean Road Ohope, Bay of Plenty 3121 New Zealand
Is there a swimming pool on this property?	No
Lot Number	1
DP Number	530735
Valuation Roll Number	7242/49901
Area (hectares)	0.0544
Certificate of Title	864246
Name of the Property Owner	Pauline Moran
Type of Property	Residential
Number of dwellings	1
Upload any files you feel necessary to support your application, such as a scanned Certificate of Title.	title_and_maps__2_66b_ocean_rd.pdf 313.99 KB · PDF
Select payment method *	Internet banking - please pay into account 01-0434-0334411-00
Reference number *	LAR266b

From: "Ross Gardiner" <Ross.Gardiner@whakatane.govt.nz>
To: "Ali Raja" <Ali.Raja@whakatane.govt.nz>
Date: 1/16/2019 9:49:17 PM
Subject: RE: s223/224 - SS-2018-8769-00

Done. This can be approved, subject to 3 waters approving their conditions.

Ross Gardiner
Planner - Consents
KAIWHAKARITE RAUEMI - WHAKAAETANGA

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7516 F
E Ross.Gardiner@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand
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received this document by mistake, please call us on
0800 WDCICT and destroy the original message. Thank you.

-----Original Message-----
From: Ali Raja <Ali.Raja@whakatane.govt.nz>
Sent: Thursday, 17 January 2019 10:27 AM
To: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>
Subject: s223/224 - SS-2018-8769-00

Hey Ross

Attached a s223/224 above. The email from Overington attached in the folder contains a link to an amended decision which removes some conditions.

Let me know if you have any questions.

Ali

Ali Raja
Planning Student

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7564 F 07 308 6020
E Ali.Raja@whakatane.govt.nz W www.whakatane.govt.nz Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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0800 WDCICT and destroy the original message. Thank you.

From: "Joe Xie" <Joe.Xie@whakatane.govt.nz>
To: "Ali Raja" <Ali.Raja@whakatane.govt.nz>
"Nadia Bestgen" <Nadia.Bestgen@whakatane.govt.nz>
Date: 12/17/2018 2:12:37 AM
Subject: RE: s224 application for - SS-2018-8769-00 (A1298856)
Attachments: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and S L Mitchell, 1/66B & 2/66B Ocean Road, Ohope.msg

---

Hi Ali and Nadia,

Condition j require as-built plan for all the new and existing service. I didn't see such an as-built plan in the application. Please follow up.

Also I need the agreement to maintain the sewer pipe on the private side, please refer to that attached email.

Cheers,

Joe Xie
Asset Engineer - Three Waters
KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7652 M 027 836 5527 F 07 307 0718
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Subject: RE: s224 application for - SS-2018-8769-00 (A1298856)

Hey guys,

Sorry here is the application

Thanks

Ali Raja
Planning Student

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7564 F 07 308 6020
E Ali.Raja@whakatane.govt.nz W www.whakatane.govt.nz Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand
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From: Ali Raja
Sent: Monday, 17 December 2018 2:27 PM
To: Joe Xie <Joe.Xie@whakatane.govt.nz>; Diana Kim <Diana.Kim@whakatane.govt.nz>
Subject: s224 application for - SS-2018-8769-00 (A1298856)

Hi

Please find the above s224 application for your comments

Thanks

Ali

Ali Raja has sent you links to the following 2 documents from Objective:
"Decision - 66B Ocean Road - SS-2018-8769-00" (A1298856) "Three waters s224 checklist for subdivision - SS-2018-8769-00" (A1431883)

Open in Navigator
Double click on the attachment

Open in Your Browser
Decision - 66B Ocean Road - SS-2018-8769-00
Latest: https://hive/id:A1298856/document/versions/latest
Published: https://hive/id:A1298856/document/versions/published
Three waters s224 checklist for subdivision - SS-2018-8769-00
Latest: https://hive/id:A1431883/document/versions/latest
Published: https://hive/id:A1431883/document/versions/published

From: "Joe Xie" <Joe.Xie@whakatane.govt.nz>
To: Ross <ross.overington@overington.co.nz>
Date: 6/26/2018 2:33:00 AM
Subject: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope
Attachments: image001.png
image002.png
image003.png
image004.png

Hi Ross,

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Cheers,

Joe Xie
ASSET ENGINEER - THREE WATERS
\i KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7652 M 027 836 5527 F 07 307 0718
E Joe.Xie@whakatane.govt.nz W whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

From: Ross <ross.overington@overington.co.nz>
To: "Nadia Bestgen" <Nadia.Bestgen@whakatane.govt.nz>
Date: 12/16/2018 7:58:10 PM
Subject: SS-2018-8769-00: Subdivision - McCarthy & Turner and Mitchell, 1/66B & 2/66B Ocean Road, Ohope - LT 530735
Attachments: 530735t draft.tif

Hi Nadia

Further to our letter of 13 November in respect of the above, we have added "Right to convey telecommunications, computer media" easements to Dataset LT 530735 (now) shown "G" and "EB". Attached , please find the amended Title Plan which replaces the original plan for the purpose of 223 certification.

We await completion of the 223 and 224 certificates.

Cheers

Ross Overington MNZIS

Registered Professional Surveyor

Licensed Cadastral Surveyor

Director of Boulder Consultants Limited trading as

OVERINGTON SURVEYORS

1st Floor Phoenix House

11 Pyne Street

PO Box 600

WHAKATANE 3158

Phone - 07 308 6384

Fax - 07 308 6328

Mobile - 0274 904 203

Email - ross.overington@overington.co.nz

www.overington.co.nz

Title Plan - LT 530735

Survey Number	LT 530735
Surveyor Reference	3790 McCarthy
Surveyor	Karl Michael Rendall
Survey Firm	Ross Overington Surveyors (Whakatane)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406		
Status	Initiated		
Land District	South Auckland	**Survey Class**	Class A
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Whakatane District

Comprised In

RT SA19D/1172

RT SA19A/936

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 530735	Fee Simple Title	0.0544 Ha	864246
Lot 2 Deposited Plan 530735	Fee Simple Title	0.0607 Ha	864247
Area A Deposited Plan 530735	Easement		
Area B Deposited Plan 530735	Easement		
Area C Deposited Plan 530735	Easement		
Area D Deposited Plan 530735	Easement		
Area E Deposited Plan 530735	Easement		
Area EA Deposited Plan 530735	Easement		
Area F Deposited Plan 530735	Easement		
Area AA Deposited Plan 530735	Easement		
Area AB Deposited Plan 530735	Easement		
Area AC Deposited Plan 530735	Easement		
Area EC Deposited Plan 530735	Easement		
Area G Deposited Plan 530735	Easement		
Area EB Deposited Plan 530735	Easement		
Area DA Deposited Plan 530735	Easement		
Total Area		0.1151 Ha	

Schedule / Memorandum

Land Registration District

South Auckland

Survey Number

LT 530735

Territorial Authority (the Council)

Whakatane District

Memorandum of Easements

Last Edited: 06 Dec 2018 10:39:33

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way	A, B	Lot 1	Lot 2
	C, D, DA	Lot 2	Lot 1
Right to convey computer media, electricity, telecommunications, water	A	Lot 1	Lot 2
	C	Lot 2	Lot 1
Right to convey electricity, water	AA, AB, EA	Lot 1	Lot 2
Right to drain sewage	AA, AC	Lot 1	Lot 2
Right to drain sewage, storm water	A	Lot 1	Lot 2
	C	Lot 2	Lot 1
Right to convey computer media, telecommunications	B	Lot 1	Lot 2
Party wall	E, EA, EB, EC	Lot 1	Lot 2
	F	Lot 2	Lot 1
Right to convey telecommunications, computer media	DA	Lot 2	Lot 1
	G, EB	Lot 1	Lot 2

Schedule of Existing Easements

Last Edited: 05 Nov 2018 09:37:59

Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document Reference
Right of Way	A, AA	Lot 1	EC S588807
	C	Lot 2	EC S588807

Ocean Road

Diag. A

Diag. AA
See T1

Lot 2 DPS 16406

Lot 5 DPS 16406

Lot 6 DPS 16406

Lot 7 DPS 16406

Lot 3 DPS 16406

Lot 9 DPS 16406

Lot 9 DPS 11502

Lot 8 DPS 11502

Lot 7 DPS 11502

Diag. AB
See T1

Diag. AE
See T1

Diag. AF
See T2

Diag. AD
See T2

Diag. AC
See T2

A
C
B
D
G
AA
EA

358°39'40" 47.81
358°39'40" 45.39
178°39'40" 45.58
103°10'50" 24.93
283°10'50" 16.97
283°10'50" 14.88
144°52'00" 6.24
144°52'00" 11.51
92°16'00" 10.72
92°16'00" 6.79
2°16'00" 2.28
4.96
84°13'00"
13°11'00" 4.50
103°10'50" 14.78
349°01'40" 17.49
349°22'50" 22.20
288°07'20" 3.48
288°07'20" 14.41
2°16'00" 3.25
288°07'20" 15.64
193°11'00" 27.69

1
0.0544Ha

2
0.0607Ha

Diag. AE

G
1
0.0544Ha
144°52'00" 11.51
92°16'00" 1.52
2°16'00" 0.43
92°16'00" 6.79

Diag. AA

Ocean Road

Lot 3 DPS 16406

Lot 5 DPS 16406

99°56'00" 1.55
99°56'00" 1.56
358°39'40" 45.39
358°39'40" 47.81
178°39'40" 45.58

A
1
0.0544Ha

C
2
0.0607Ha

Diag. AB

Lot 5 DPS 16406

Lot 3 DPS 16406

358°39'40" 45.39
178°39'40" 45.58
358°39'40" 47.81
103°10'50" 1.48
103°10'50" 24.93
349°01'40" 2.47
324°52'00" 3.39
283°10'50" 2.00
283°10'50" 3.00
283°10'50" 16.97
349°01'40" 2.46
283°10'50" 3.18
283°10'50" 4.51
283°10'50" 14.88
144°52'00" 6.24
144°52'00" 11.51
349°01'40" 17.49
349°22'50" 4.91
349°22'50" 22.20

C
DA
D
2
0.0607Ha
A
B
1
0.0544Ha
AA
G

3790 McCarthy

1/2

Land District: South Auckland

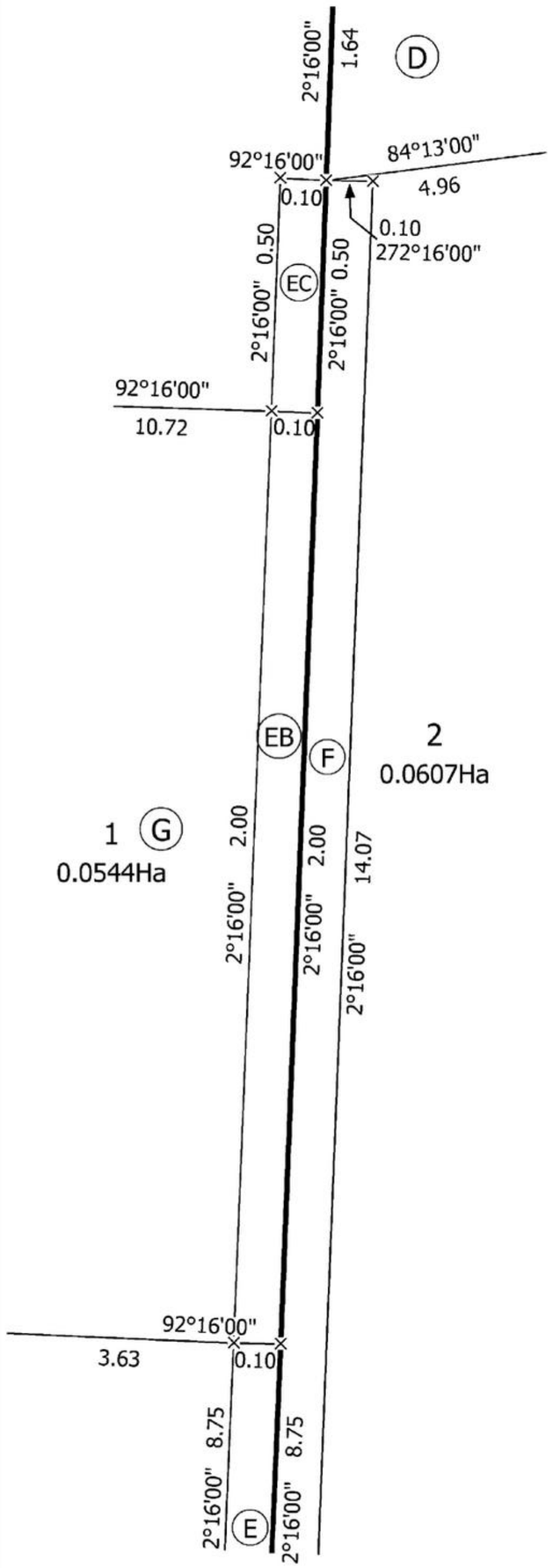
Digitally Generated Plan
Generated on: 06/12/2018 10:41 am Page 3 of 4

Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406

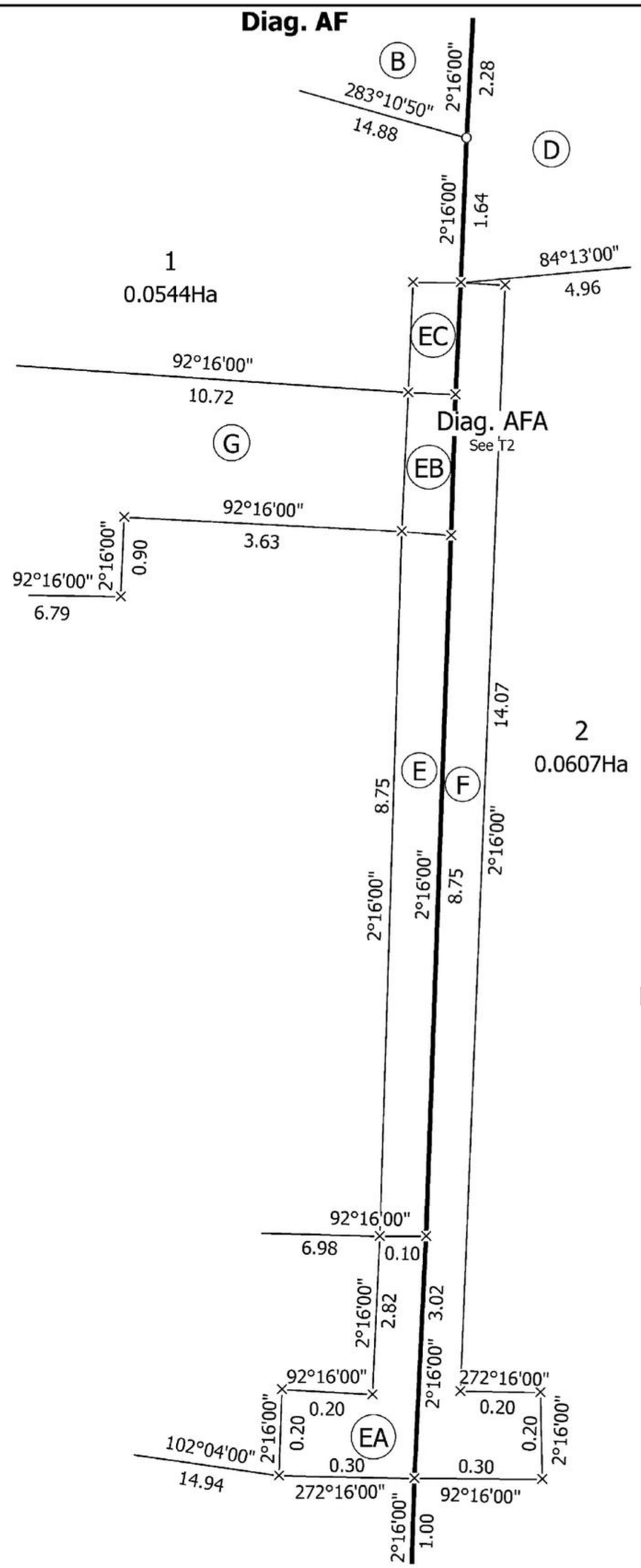
Surveyor: Karl Michael Rendall
Firm: Ross Overington Surveyors (Whakata

Title Plan
LT 530735
DRAFT

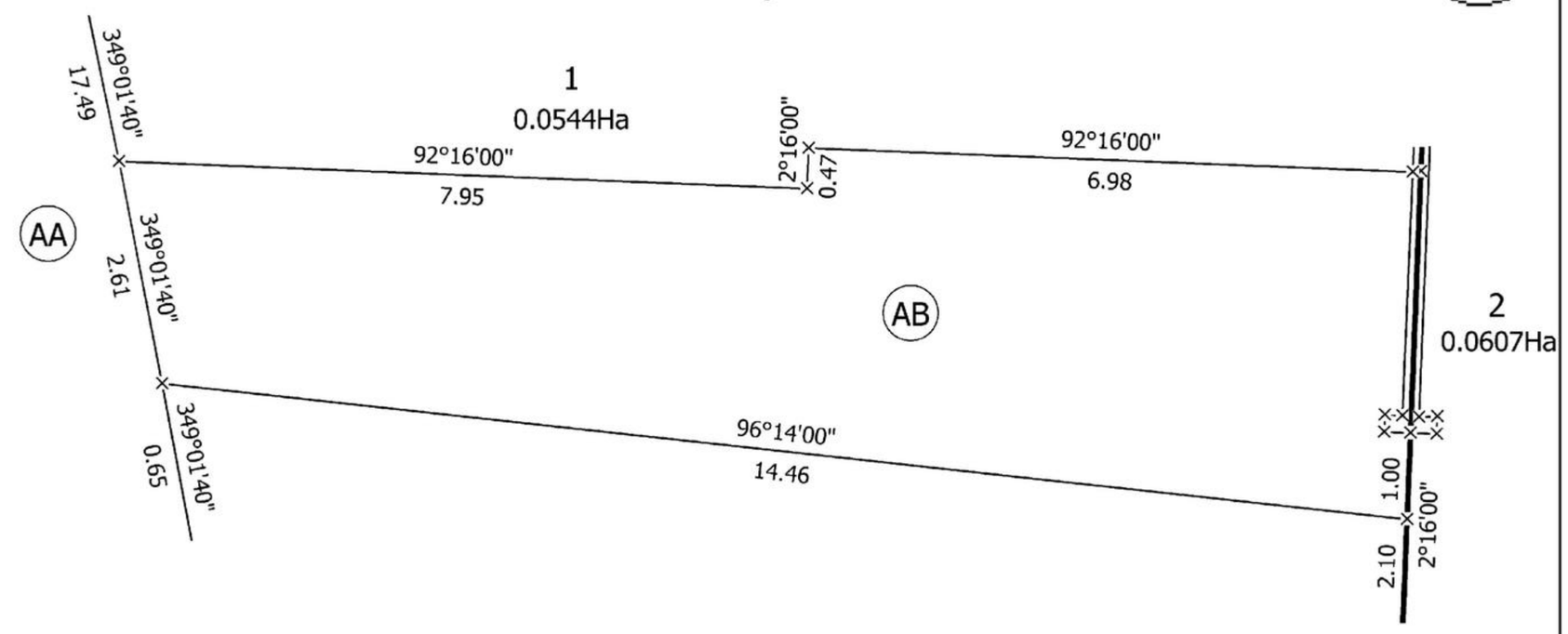
Diag. AFA



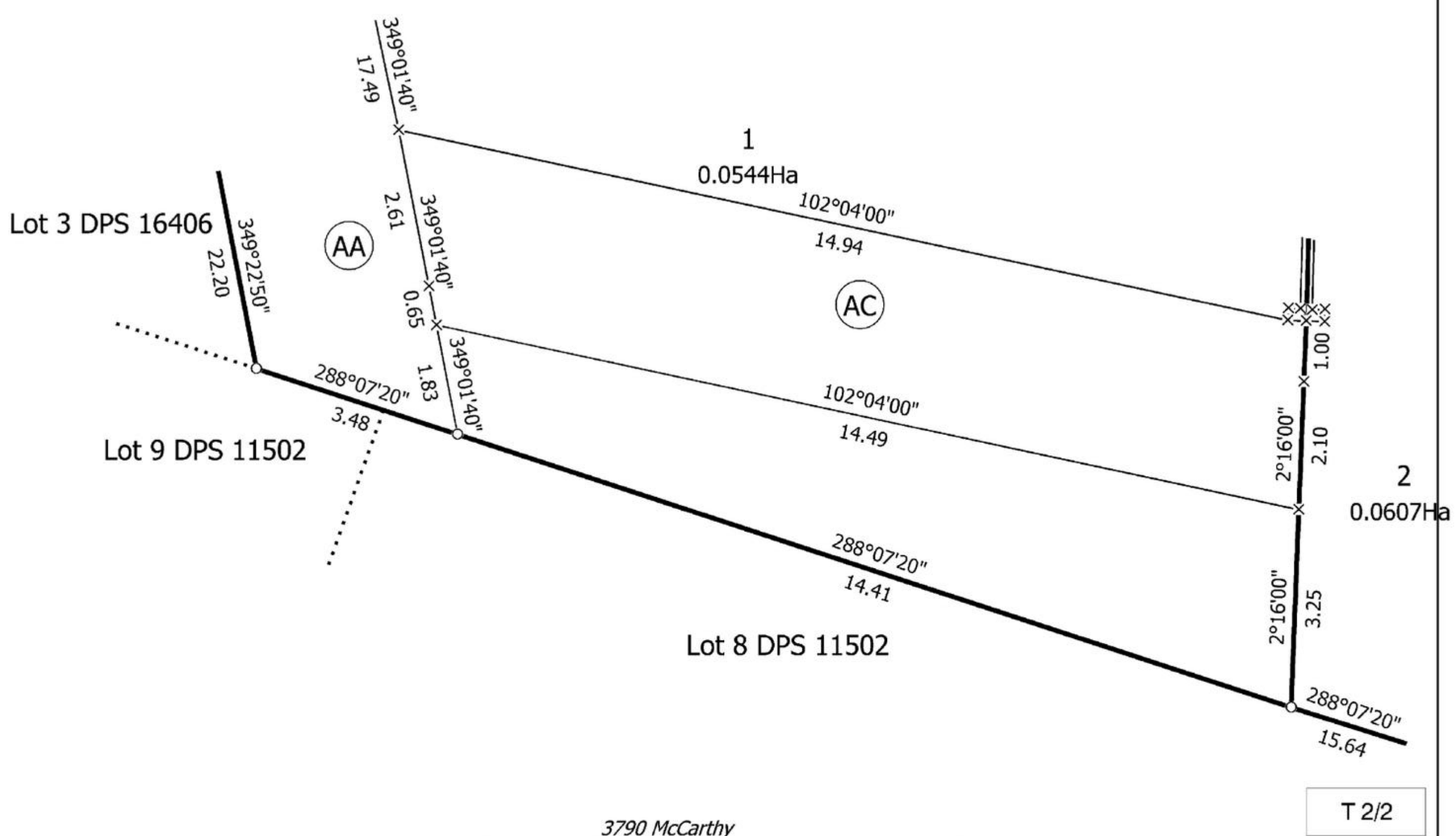
Diag. AF



Diag. AD



Diag. AC



3790 McCarthy

T 2/2

Land District: South Auckland Digitally Generated Plan Generated on: 06/12/2018 10:41 am Page 4 of 4	Lots 1 and 2 Being a Subdivision of Lot 4 DPS 16406	Surveyor: Karl Michael Rendall Firm: Ross Overington Surveyors (Whakat	Title Plan LT 530735 DRAFT

From: "Joe Xie" <Joe.Xie@whakatane.govt.nz>
To: Ross <ross.overington@overington.co.nz>
Date: 6/26/2018 2:33:00 AM
Subject: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope

---

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Cheers,

Joe Xie
ASSET ENGINEER - THREE WATERS
KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7652 M 027 836 5527 F 07 307 0718
E Joe.Xie@whakatane.govt.nz W whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

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From: Ross <ross.overington@overington.co.nz>
Sent: Wednesday, 20 June 2018 5:07 PM
To: Shane McGhie <Shane.McGhie@whakatane.govt.nz>
Cc: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>; Joe Xie <Joe.Xie@whakatane.govt.nz>; sportslocker1@xtra.co.nz; mitchells@outlook.co.nz

Subject: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope
Importance: High

Hi Shane

Attached, please find letter in respect of the above.

Cheers

Ross Overington MNZIS

Registered Professional Surveyor

Licensed Cadastral Surveyor

Director of Boulder Consultants Limited trading as

OVERINGTON SURVEYORS

1st Floor Phoenix House

11 Pyne Street

PO Box 600

WHAKATANE 3158

Phone - 07 308 6384

Fax - 07 308 6328

Mobile - 0274 904 203

Email - ross.overington@overington.co.nz

www.overington.co.nz

From: "Joe Xie" <Joe.Xie@whakatane.govt.nz>
To: Ross <ross.overington@overington.co.nz>
Date: 6/26/2018 2:33:58 AM
Subject: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope

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Cc: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>; Joe Xie <Joe.Xie@whakatane.govt.nz>; sportslocker1@xtra.co.nz; mitchells@outlook.co.nz

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Phone - 07 308 6384

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Mobile - 0274 904 203

Email - ross.overington@overington.co.nz

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From: "Joe Xie" <Joe.Xie@whakatane.govt.nz>
To: "Nadia Bestgen" <Nadia.Bestgen@whakatane.govt.nz>
Date: 7/11/2018 9:45:08 PM
Subject: RE: Objection to RC conditions - 66B/1 and 66B/2 Ocean Road - SS-2018-8769-00
Attachments: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and S L Mitchell, 1/66B & 2/66B Ocean Road, Ohope.msg

---

Hi Nadia,

I agreed to modify condition (h) and (i) as attached email.

I don't see any reasons to take out others.

Cheers,

Joe Xie
Asset Engineer - Three Waters
KAIPŪHANGA HUA - WAI

WHAKATĀNE DISTRICT COUNCIL
P 07 306 0500 Ext 7652 M 027 836 5527 F 07 307 0718
E Joe.Xie@whakatane.govt.nz W www.whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand
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-----Original Message-----
From: Nadia Bestgen
Sent: Monday, 9 July 2018 8:52 AM
To: Joe Xie <Joe.Xie@whakatane.govt.nz>
Cc: Ross Gardiner <Ross.Gardiner@whakatane.govt.nz>
Subject: Objection to RC conditions - 66B/1 and 66B/2 Ocean Road - SS-2018-8769-00

Hi Joe,

Please refer to the attached.

Did you receive a response to your email?

Ross Overington has broadened the scope of the objection. Ross Gardener is away until Wednesday. Can you please provide your comments on the further objection letter so Ross G can respond when he returns.

Thank you,
Nadia Bestgen

From: "Joe Xie" <Joe.Xie@whakatane.govt.nz>
To: Ross <ross.overington@overington.co.nz>
Date: 6/26/2018 2:33:00 AM
Subject: RE: SS-2018-8769-00: Subdivision - JG McCarthy & JE Turner and SL Mitchell, 1/66B & 2/66B Ocean Road, Ohope
Attachments: image001.png
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Joe Xie
ASSET ENGINEER - THREE WATERS
\i KAIPŪHANGA HUA - WAI

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E Joe.Xie@whakatane.govt.nz W whakatane.govt.nz
Commerce Street, Private Bag 1002, Whakatāne 3158, New Zealand

From: "Abner Salanguit" <Abner.Salanguit@whakatane.govt.nz>
To: "Nadia Bestgen" <Nadia.Bestgen@whakatane.govt.nz>
"Ross Gardiner" <Ross.Gardiner@whakatane.govt.nz>
Date: 6/5/2018 9:32:04 PM
Subject: RE: New resource consent application - Subdivision - 66B-1 and 66B-2 Ocean Road - SS -2018-8769-00

Hi Ross

I don't have any comment and condition for this application.
The vehicle crossing and driveway are within Council's standard.

Cheers
abner

****
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0800 WDCICT and destroy the original message. Thank you.

-----Original Message-----
From: Nadia Bestgen
Sent: Wednesday, 23 May 2018 8:59 AM
To: Joe Xie <Joe.Xie@whakatane.govt.nz>; Diana Kim <Diana.Kim@whakatane.govt.nz>; Paul Howells <Paul.Howells@whakatane.govt.nz>; Abner Salanguit <Abner.Salanguit@whakatane.govt.nz>
Subject: New resource consent application - Subdivision - 66B-1 and 66B-2 Ocean Road - SS -2018-8769-00

Hi,

Please find attached our correspondence.

Regards,
Nadia Bestgen

66b Ocean Rd

N

Path: G:\DATA\GIS\ArcGIS\Maps\LocationServices\AddressEditCasey.mxd

Scale: 1:870

Date of issue: 18/07/2012

Author: EH

Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for a site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.

PERMIT

WHAKATANE COUNTY COUNCIL

The Building Inspector,
WHAKATANE COUNTY COUNCIL.

Date: 2-2-74

I HEREBY APPLY for permission to carry out the work described in the following particulars and in accordance with the plans and specifications submitted, in duplicate, herewith (PLAN TO SHOW POSITION OF BUILDING WITH REGARD TO SECTION) and in accordance with the "Whakatane County Building By-laws 1963".

Owner's Name Estate Brown Address: Pohutukawa Ave Otaki

Builder's Name: H W Budd Address: 21 Beach St

Location of Proposed Works: Ocean Rd Port Otaki

Purpose for which building is to be used: Dwellings

Estimated Value:

Building	$ 25950.00	Fee: $	72.00
Plumbing and/or Drainage:	$ 2250.00	Fee: $	24.00
Water Supply Connection	$ —	Fee: $	
	Sub total $		
Footpath			50.00
Building Research Levy (50c per $1,000 of total value applies when value exceeds $3,000)			146.00
		Fee: $	14.50
	$28200.00	$	160.50

Survey District ~~PS16406~~ Whakakaho Roll No. ~~1644~~ 724/403 (PT) Block No. 111

Area of Section 0-1-05.5 Section No. (See rate demand) Lot 4 D.P. 16406

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

Area of Building _____ sq.ft. Ceiling height _____ Area of other residential, commercial or industrial buildings on land _____ sq.ft.

APPROVED (Building Inspector)

H W Budd
SIGNATURE OF BUILDER

1) Lateral support to wall to be provided as shown.

2) Masonry to be reinforced with 4/12.5 mm @ 3 m

SIGNATURE OF OWNER

OFFICE USE ONLY

Received: 1-2-74 Permit No. F92919 Fee: 160.50

Issued: 1-3-74 Receipt No. 993 - B.R.L. 994 - B.P 995 - P.D. 996 - Footpath

SEE BACK FOR FEES PAYABLE AND OTHER INFORMATION CONCERNING DRAINAGE AND PLUMBING PERMITS, WATER CONNECTIONS, FOOTPATH DEPOSITS AND BUILDING RESEARCH LEVY.

Dispensation approved 26.2.74 (refer minutes)

SCALES OF FEES.

ESTIMATED VALUE OF WORK:

Not exceeding $20.00					.50
Over $	20	and not exceeding	$	200	1.00
" $	200	" "	$	400	2.00
" $	400	" "	$	600	3.00
" $	600	" "	$	800	4.00
" $	800	" "	$1,000		5.00
" $1,000		" "	$1,200		6.00
" $1,200		" "	$1,400		7.00
" $1,400		" "	$1,600		8.00
" $1,600		" "	$1,800		9.00
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" $2,500		" "	$3,000		14.00
" $3,000		" "	$3,500		16.00
" $3,500		" "	$4,000		18.00
" $4,000		" "	$5,000		21.00
" $5,000		" "	$6,000		24.00
" $6,000		" "	$7,000		27.00

Fee Schedule for estimated value of buildings in excess of $7,000 may be obtained from the Building Inspector.

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

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

DRAINAGE AND PLUMBING.

A separate permit is required for any drainage and plumbing work carried out. Refer Drainage and Plumbing application form for scale of fees.

WATER CONNECTION:

Reticulated water supplies are installed in limited areas of the County. A separate application is required to be submitted. (Fee $25.00) for any property affected thereby.

FOOTPATH DEPOSIT.

A deposit of $50.00 against damage is required in those areas where concrete footpaths exist. A claim for refund should be made on completion of the building. If any damage has occurred an assessment of the repair costs will be made.

BUILDING RESEARCH LEVY:

This levy is payable at the rate of 50c. per $1,000 (or part thereof) on the WHOLE value of all building work, inclusive of drainage, plumbing, water connection etc. except that building work valued at LESS than $3,000 is exempted.

NOTE: Council acts as a collection agency for the Building Research Bureau N.Z. (INC) which is authorised by the Building Research Levy Act 1969/23 to prescribe the rate of levy.

To be completed in full in lieu of separate specifications.

	SIZE OF TIMBER	TYPE OF TIMBER	SPACING
Foundations	Concrete		
Stringers	—		
Bottom plates	Boxed	Rad.	4 × 2
Top plates	—		
Floor joists	Boxed	Rad	8/2 + 4 × 2
Rafters	~~5 × 2~~ Boxed	Rad	3 × 2
Perlins	~~4 × 2~~ Boxed	Rad	4 × 2
Studs	4 × 2 Boxed	Rad	4 × 2
Nogging	Steel		
Bracing	Covered		
Flooring	Brick & Vertical Board		
Exterior sheathing	Fibrolite Board		
Interior sheathing	Decromastic Tile		
Roofing	—		
Piles (type & size)	—		
Chimney	—		
Chimney Reinforcing	Aluminum		
Windows	—		
Sanitary fittings			

PLUMBER continued:

14. Waste from Sanitary fittings:
The joint between the WC pan and the socket into which it is connected shall be made by the plumber. Care shall be taken that a ¾" end clearance is left and the joint is made by fully packing with a sealing compound non-hardening over a suitable gasket.

15. Traps and Wastes:
All traps and wastes shall be PVC with any necessary cleaning eyes, caps etc. All wastes shall be taken straight down through and carried under the floor to discharge through the wall immediately into the gully trap.

15. Back Vents:
All back vents are to be provided in accordance with the Health Regulations.

16. WC and Cistern:
To be installed where shown on the plan complete with pan, cistern, chrome flushpipe and over flow. W.C. pan shall be white glazed earthenware fitted with approved plastic seat.
Flushing cistern shall be low down type - Dux manufacture.

DRAIN LAYER:

1 Workmanship:
All work tobe carried out in accordance with the drainage regulations and this specification, by licensened tradesmen according to the best trade practice and tothe complete satisfaction of the Drainage Inspector.
2. Pipes and fittings for drain shall be first grade quality of 4" diameter double glazed earthenware free from all blemishes and defects. Gully traps shall be dished up with 3" concrete 3" above ground level and finished clean and smooth with 3 - 1 cement mortar. Cast iron gully dishes with grating to be fitted around waste pipes at top.

3. Septic Tank:
To be of 600 gallon capacity with inside measurements of 7' 4" x 2' 6" and liquid depth of 3'6" x 9" clear from water line to under lid. Construct tank with 6 - 1 cement and metal concrete with metal properly grated to form a dense mass. Walls, floor and top to be 4" thick withtip reinforced with ⅜" mild steel rods at 12" centres both ways and surfaces of walls and floor finished with ⅜" coat of 3 - 1 cement mortar trowelled to a smooth surface to render water tight. Centre third of top ro be formed as removable lid constructed as specified for the top. Build into tank all necessary fittings of similar grade as specified for drain pipes, complete with mushroom vent and plug.

4. Irrigation:
To be 50 feet long carried across face of contour with a fall of not more than 1 - 100. Excavate for irrigation trench 24" wide by 20" deep true to line on bottom and cleanly cut at sides and ends. Fill trench to4" deep with 2" clean metal, lay 4" first grade earthenware field tiles with necessary tee piece from connecting drain, true and straight with joints slightly apart, cover field tiles with 4" depth of 2" clean metal and blind surface with finer metal then replace top soil.

ELECTRICIAN

1. Workmanship and Materials:

The electrical work shall be carried out in accordance with the New Zealand Electrical Wiring Regulations, the Local Electrical Supply Authorities by-laws and to the complete satisfaction of the Superintendent.

Supply Authorities Inspections:
Where the reticulation of the area has not been carried out by the time the electrical installation has been completed, the contractor shall have the work tested by the local authority and shall obtain a certificate from the local authority stating that the installation has been carried out to their satisfaction. The contractor shall forward the certificate to the Superintendent as his clearance for the work. When power is available at completion of the electrical work, the connecting up by the local authority will be accepted as the electricians clearance.

Installations:
Switchboard shall be installed flush if possible
Lights to be installed as shown. Power points shall be installed where shown, with all points controlled by switches.
Provide flush plate aerial fitting where shown, with earth terminal connected to earth pin set 4 feet into ground and aerial pin connected to roof aerial. Plain conical shades shall be provided to all internal lights. All switches, fittings etc shall be flush type.
Provide 6" screw ball light fittings for external lights.
Wire to range and fix stove provided by owner.
Wire to hot water cylinder and provide element and thermostat.

JOINER:

1. General:
All timbers shall be dry, dressed four sides and machine sanded.

2. Window and External Door Frames:
Aluminium - fixed according to manufacturers instructions.

3. Switchboard Box:
Metal box and cover type and size required by local power authority .

PLUMBER:

1. Workmanship:
All plumbing work to be carried out by registered and licenced tradesmen in accordance withthe N.Z. plumbing and Drainage Regulations under the Health Act and this Specification.

2. Spouting and Downpipes:
Marley Plastic spouting - to be erected according to makers specifications.

3. Roof:
Decramastic tile - erected as per manufaturers details.

4. Va lleys:
Galvanised iorn

5. Capping:
Over flash intersections of hips and ridges with 4 lbs lead capping nea tly dressed down over ridging and roofing and secured with lead head nails a s spe cified for ridging.

6.Priming:
All end and side laps in roofing and laps and underside of ridging and valleys shall be painted before fixing with one good coat of calcium plumbate

7. Piping:
House to be piped out in standard materials run as straight as possible to various outlets, with all soutlets served from vertical upstands.

8. Cold Water supply:
Lay on cold water supply from the bore on section to wall of house and fit a stopcock and toby box complete with lid in a convenient position Waterpiping oustide the limits of the buiilding is to be sunk not less than 18" into the ground and is to enter the building under or through the founda tions. At house wall single lead shalldivide into two with one ¾" lead controlled by stop valve going direct to the hot wa ter cylinder. The second ¾" lead shall supply the bath and from this lead run ½" diam pipe to WC tub, basins sink and an outside hose tap. Screw fix all bracket elbows for taps and secure copper pipe at 4 ft to 6 ft centres with 1" wide copper straps to underside of floor joists.

9. Hot Water Supply and Cylinder:
Provide and install electric hot water cylinder 40 gallon capacity. Hot water cylinders shall comply with the N.Z.S.S. 720. The cased and lagged cylinder shall be readily removable from the cupboard. From pressure reducing valve take ¾" diam copper cold feed pipe take a ¾" drain pipe to deliver to the outside wall. fit sludge pipe and teminate throught the outside wall with screwed brass cap.

Hot water supply line.
Run ¾" x 19 gauge main line tothe bath and branch off in ½" Dia pipe to sink, tub and basin with approved compression fittings or braized joints. Fix and support all pipe work as stated under cold water supply

11. Lagging:
All pipes conveying hot wa ter shall be completely covered by spirally winding with 'Plumber's Felt' tightly wrapped and secured in position with 20 gauge copper wire binding at 2" spacing wound on in opposite direction to the lagging. Lag vent pipe to the underside of the roof.

12 Taps:
All taps to be high pressure type and where more than one tap to a unit, they shall be in a levelline. Taps over sink and tub to be ½" chrome plated bib cocks extended type; to bath ¾" extended type flanged chrome plated bibcocks; to basin ½" chrome plated pillarcocks; to W.C. ½" C/P stop cock. Hoss taps to be ½" Dia. polished brass cocks with screw ruff for hose connection.

13. Bath:
To be 5'6" first quality pressed steel. To be fixed by carpenter

CARPENTER; FRAMING

1. WORKMANSHIP:
The whole of the work shown on the drawings and described in the specification shall be carried out in an workmanlike manner. The whole of the building is to be properly framed and the various sections securely spiked together to the satisfaction of the building supervisor. The roof framing shall be securely supported on permanent partitions before any roofing material is fixed.

2. NAILING:
Nails shall be long enough to enter the second timber at least half their entire length. All intersections, laps and butts of timber shall be securely double nailed together. Where pinus radiata is used, provide extra or longer nails to the satisfaction of the overseer

3. Dampcourse:
To all timbers where a butting or closer than 1" concrete faces provide 3 ply malthoid dampcousres with size of dampcourse 1" larger all round than size of timber face abutting.

4. Gauged Framing:
The used of gauged framing either sawn or planed is permitted provided the finished size is not less than one quarter inch either way below normal sawn size.

5. Grade of framing timbers.
Native timber below and including bottom plates to be B. H. Rimu of Mt Matai. Native timber above bottom plates to be B. A. Rimu.
Alternative: to above the use of Pinus Radiata will be permitted for all framing above and below the floor line ~~except~~
Alltimber shall be number 1 grade and conform to the standard grading rules.

CARPENTER: EXTERNAL FINISH

1. Priming:
Refer to Painter clause 4 and 5 for priming of all timbers before fixing. Carpenters joints to be primed as made.

2. Nailing:
All timbers shall have end drilled for nails to prevent splitting and all nails shall be punched just below the surface.

3. Soffits:
Line with 3/16" flat fibrolite, fitted into groove at back of fascia board and fixed with 1¼" galvanised flat head clouts.

4. Porch Ceilings:
Line with 3/16" flat fibrolite fixed with 1¼" galvanised coults

INTERNAL FINISH:

1. Internal Linihgs:
To all rooms first grade ⅜ " Gibralter board fixed to studs with 1¼" galvanised flat head nails at 4" - 5" centres toedges of sheets and 12" centres tointermediate studs and where edges of sheets are covered with timbers, nails may be spaced at 18" centres. Drive nails just flush below the surface of the sheets without breaking the surface paper or making excessive indentations in the surface.
Line interiors of wardrobes, linen, coat, bfoom, pantry and HW cupboards with gibralter board.

2. Tub:
Provide and install standard size stainless steel tub in laundry with cupboard under complete with all hardware.

3. Installation of Kitchen Joinery:
All units shall fit neatly to walls with ½" gquarteround mouldings at joints and scotia at ceiling line. Scribe all units tothe floor.

4. Fixing door frames:
Internal door shall clear floor by ¾". All frames shall be packed solid to studs at each side of head joint, at floor, and at least twice up side jambs. When fixing frames adjoining internal angles, allow for architraves to scribe to wall lining

STANDARD HOUSE SPECIFICATIONS

GENERAL

EXTENT OF WORK
This contra ct comprises the erection of the ~~house~~ units shown on the drawings and as hereafter specified, including the supply and delivery of all materials, fittings, tools, plant, labour, workers transport, workers lodging and/or country allowances.

Every item expressed or implied on drawings or in this specification or necessary in accordance with the best trade practice for the due and proper completion of the work shall be deemed as allowed for by the contractor and tenders are to include the fixing, finishing and furnishing of same complete in every detail.

2. TOOLSHED AND SANITARY CONVENIENCES:
Shall be erected and maintained by the contractor for the convenience of all workmen during the course of the contract.

3. STANDARD OF WORK:
Nothing in this specification shall be interpreted as permitting work forbidden by, or of a lower standard than the requirements of local by-laws or the Public Health Act and the contractor shall allow accordingly.

4. GENERAL CONDITIONS of contract attached will be read in conjunction with this specification.

5. SETTING OUT:
The contractor shall accurately set out the builiding according to the plans and dimensions shown thereon, all interior dimensions will be taken as between stud faces and unless definitely stated to the contrary, all dimensions of timers reger to normal sawn sizes.
All figures dimensions shall be taken in preference to scale.

CONCRETOR:

1 EXCAVATIONS:
Where it is necessary to excavate to make a good building site, excavations shall be carried out to three feet clear if the building and to fall away for drainage.

2. BOXING:
Provide all necessary boxing for finished sizes of concrete, thoroughly bra ced to prevent movement and all joints closed sufficiently to prevent leakage of liquid. Boxing shallbe so designed and constructed that it can be removed without damage to the concrete and no boxing shall be removed in less than 48 hours after the complete pouring of concrete.

3. REINFORCING
Reinforcement shall consist of round mild steel rods accurately fabricated and fised in position. All straight laps shall be not less than 40 diameters and all ends of rods shall be turned three inches into adjoining concrete where applicable. Securely bind all laps and intersections of rods with 16 gauge black iron wire.

4. CONCRETE:
All agregations shall consist of natural gravels crushed stone or other suitable materials. They shall be hard, strong and durable and shall be clean and free from vegetable or saline ,atter, earthy or adherent coa tings.
Sands shall be coa rse, sharp, free from shell vegetable or organic matter and other defects.
All cement shall be freshm cooled before using and shall be properly stored and protected from dampness.
Aggregate shall be maximum of ¾" in size evenly graded down to fine materials with all dust excluded.
For concrete mix, aggregate shall habe sufficient sand added to fill all voids only with one part cement to five parts of sand and aggregate mixture.
All concrete shall be thoroughly mixed with only sufficient water added to produce a still mixture capable of being properly placed in formwork

5. FOUNDATIONS:
Concrete slab - see plan for details.

SPECIFICATIONS FOR HOME UNITS TO BE BUILT FOR B. E. & B. L. BROWN

OHOPE BEACH.

1. PROGRESS AND FINAL PAYMENTS:
In considera tion of the execution of the said works the employer will pay to the contractor the contract sum in the following manner:-
(a) Progress payments shall be made as recommended by the employer or his agent but no progress payment shallexceed 85% of the value of the work performed.
(b) When the contract has been passed as completed the contractor shall be entitled to receive 88% of the contract price less progress payments already received and less any contingency funds unexpended.
(c) The final payment of 15% of the contract price (10% for Liens and 5% maintenance) shall be paid after 30 days from the date of completion, subject to the contractor having complied with the provisions of clauses 2, 8, and 15 therof.

2. MAINTENANCE:
Any defects or other faults which may appear within 30 days of comp letion of the works shall be made good by the contractor at his own expense and the contra ct shall not be considered complete until such work is made good.

EXTRAS OR OMISSIONS:
The employer shall have the right to vary the contract as may become necessary, either by deletions or additions and such variation shall be deducted from or added tothe contract sum as the case may be, a t the scheduled rate or at an agreed rate between the Employer and the Contractor. No claim to variation to the contract shall be allowed unless directed in writing by the employer and such authroity for variation shall accompany each claim.

EXTENSION OF TIME:
Any extension of time for completion of the contract shall be entirely at the discretion of the employer. No extension will be considered unless the contractor make written application, giving specific reasons why an extension should be granted.

5. DISPUTES:
Any disputes which may arise between the Contractor and the Employer shall be settled by an independent arbiter agreed upon by both parties.

6. EFFECT OF CERTIFICATE:
A fin-l certificate shall not absolve the contractor from his liability for defective work due to fraudulent conduct on the part of the Contractor or a subcontractor under him or a person employed by the contractor and the defects of which developled or were ascertained after the ordinary period of maintenance has expired.

7. FINAL SETTLEMENT:
As a co ndition precedent to payment of the final account due to the contractor under the contract, the contractor shall furnish to the employer that he has no further claims due to him under the contract.

8. MATERIALS
The contractor shall provide all labour, materials, plant and machinery required for the completion of the works.

9. INSURANCE:
(a) The contractor shall at all times during the continuance of this agreement by a policy or policies of insurance effected and kept on foot at his own cost insure and indemnify himself and the employer against all liability to pay compensation or damages in respect of accidents to workmen in the course of their employment on the said works.
(b) The contractor shall be liable for any accident damage or injury whatsoever tothe public or toany individual which may be caused by his operations or by a sub contractor during their maintenance and shall effect and maintain a Public Risk insurance cover with an approved Insurance Office for a minimum sum of $20,000.00
(c) The contractor shall effect and maintain a Builders Risk insurance against loss or damage by fire from the date of commencement of the work until the date of final completion, including the maintenance period.
(d) Evidence of insurance must be produced before the contract is commenced.

ADDENDA : UNITS FOR B.E. & B. L. BROWN

Foundations: Concrete

Exterior Sheathing: Brick Veneer

Roof: Gable. Material - Decramastic tiles

Spouting: 5" PVC

Water Supply: Bore supply and pressure pump

Drainage: Septic tank

Storm water:- soakholes

Exterior Joinery: Rolls Aluminium

Interior Lining: Walls Gibralter Board and Formica wallboa rd and ha rd board to service rooms.
Ceilings: Fibrous plaster

Sink Bench: 5'6" stainless steel

Bath 5' 6" pressed steel

Basins: Flix Platic

Showers: Formica walls and stainless steel tray

Tubs: Stainlesssteel on wooden cabinet

Internal Doors: Mahogany Veneer

Insulation: Fibre Glass Batts in all ceilingsxxxxx

P. O. Box 92,
Whakatane.
12.2.74

The County Clerk,
Whakatane County Council,
P. O. Box 244,
Whakatane.

Dear Sir,

We the undersigned, wish to apply for special dispensation to allow the placement of the proposed home units on DPS 16406 Lot 4 taking measurements from our actual boundary with Lot 3.
These are quality units and in siting them on this 46 perch section consideration has been given to aesthetic appeal, access to garages with maximum turning area, and access to the rear of the units. Unless the building can be placed as shown on the site plan maximum sunshine cannot be obtained.

Due to the unorthodox way of subdivision, building siting according tothe County District Scheme Regulations is impractical. Under normal circumstances buildings may be erected ten feet from the boundaries but as the full width right of way has been carried through tothe rear of the property this is not possible.
Forty feet would exist between buildings sited on Lots 3 and 4 under the regulations when only twenty feet is required on other boundaries.

The adjoining neighbour has no objection to the sit ing of the building and its situation will in no way affect right of way access.

Yours faithfully,

B E Brown
B. E. BROWN

B L Brown
B. L. BROWN

Head Office, Vogel Bldg. Aitken Street,
Box 12150 Wellington North.
Telephone 59 989

Ministry of Works & Development
New Zealand

BUILDING PROJECTS AUTHORITY

Our Ref: No.7.4.1.0.3.6.6..... Date: 25 October 1974 Inquiries to:

B.E. & B.L. Brown,
P.O. Box 92,
WHAKATANE

CERTIFICATE OF REGISTRATION AND CONSENT OF PROPOSED PRIVATE BUILDING PROJECT

1. In accordance with the provisions of the Economic Stabilisation (Building Registration and Construction) Regulations 1974, the following construction work, according to details supplied by you has been registered:

(a) Name of owner and address: as above

(b) Type of construction work (e.g. factory, office, etc): 2-Home Units (1,159 & 939 sq.ft) 3-Carports (under 250 sq.ft)

(c) Location of the work: Ocean Road, Ohope

(d) Name of local authority in whose district the work will be carried out: Whakatane County Council

(e) Estimated cost of the work: $31,000

(f) Authorised date of commencement of the work: December 1974

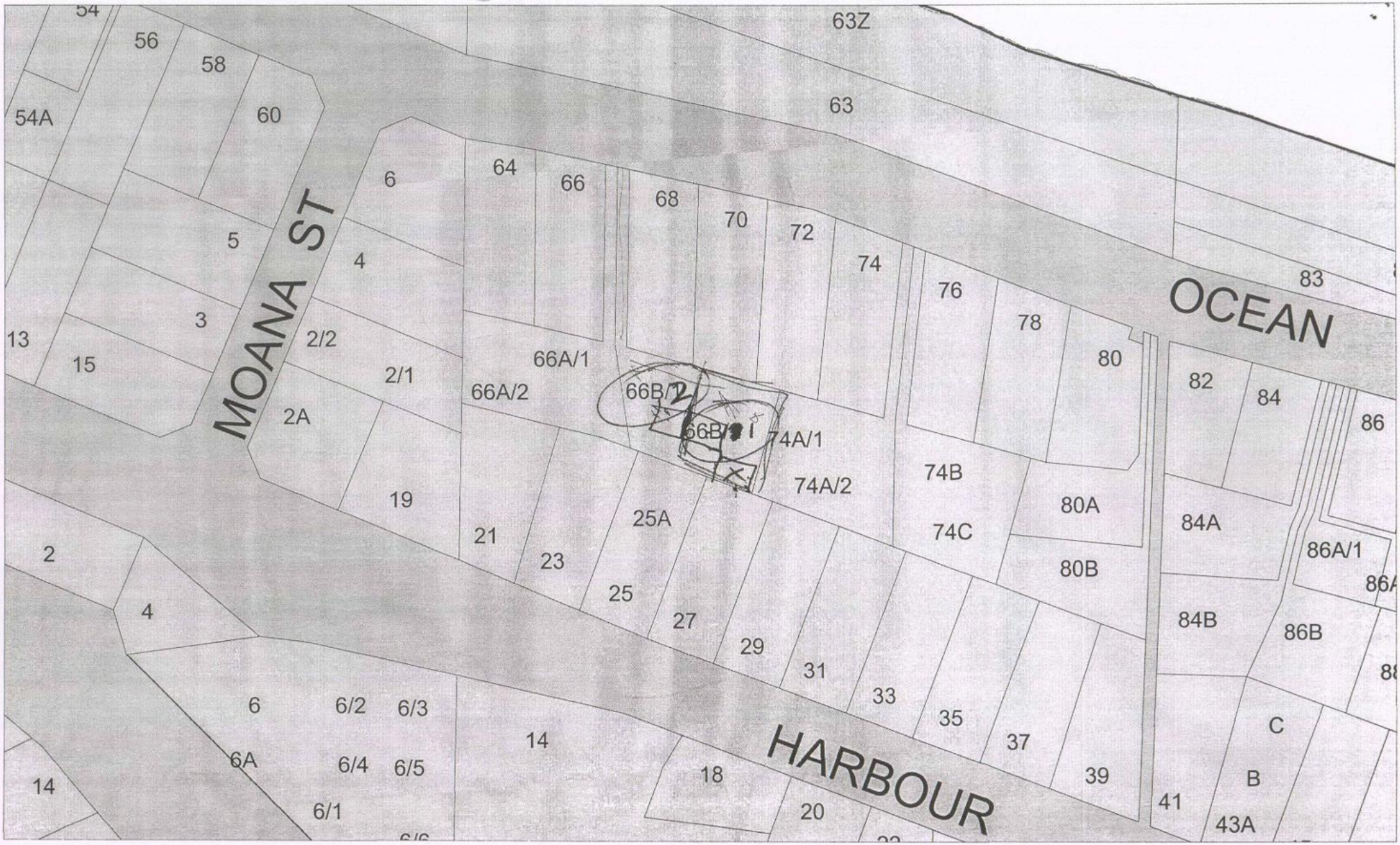
(g) Estimated date of completion of the work: April 1975

2. This Certificate of Registration must be attached to your application to the local authority for the issue of the building permit.

3. This Certificate is valid for three months after the date specified in (f) above. If construction work is abandoned or a permit is not uplifted within three months, registration shall lapse.

4. The local authority will complete, detach and return the following information to me after the building permit has been issued.

for P. G. Walker
Building Projects Authority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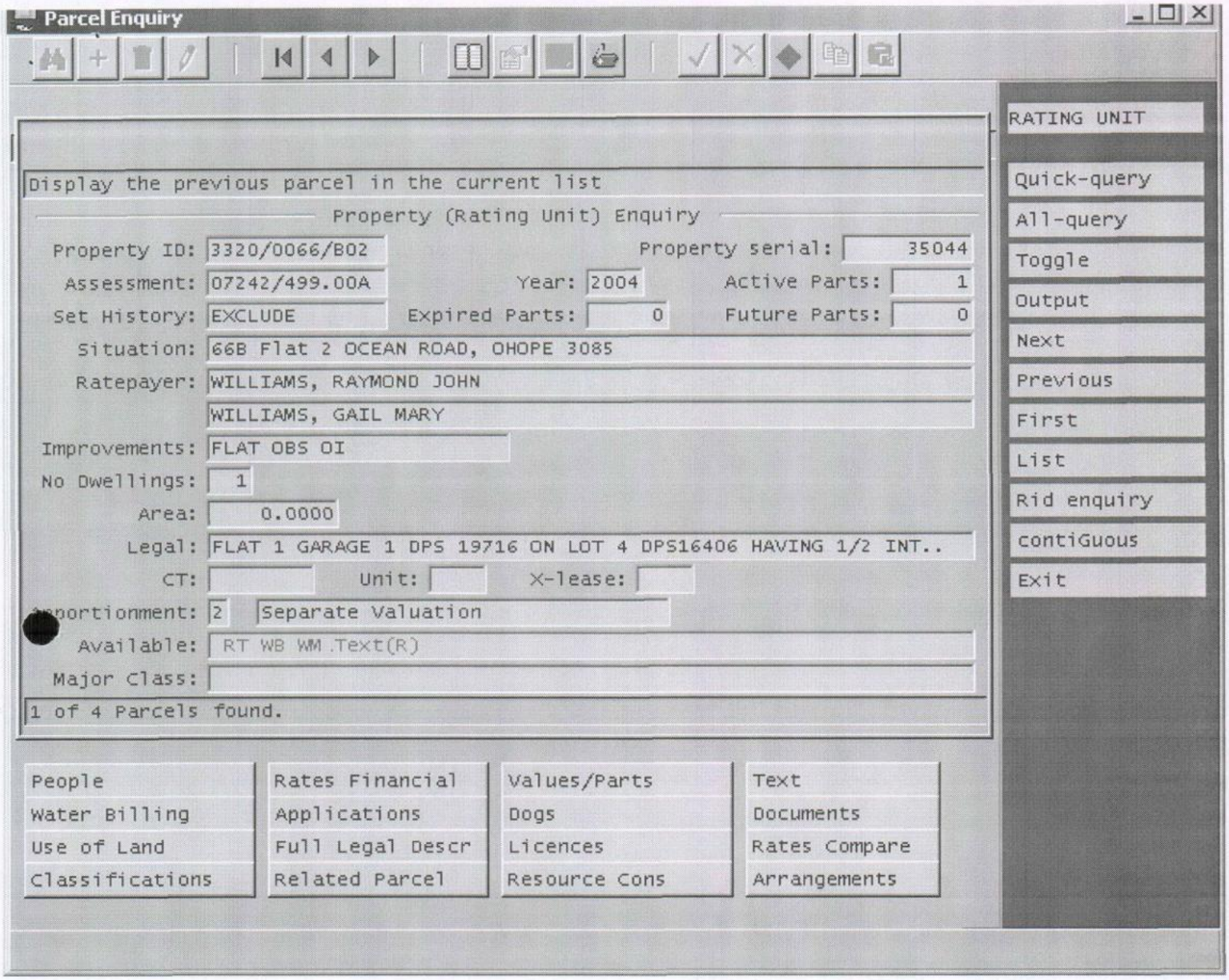
Parcel Enquiry
RATING UNIT
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Property (Rating Unit) Enquiry
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Property serial: 35044
Assessment: 07242/499.00A
Year: 2004
Active Parts: 1
Set History: EXCLUDE
Expired Parts: 0
Future Parts: 0
Situation: 66B Flat 2 OCEAN ROAD, OHOPE 3085
Ratepayer: WILLIAMS, RAYMOND JOHN
WILLIAMS, GAIL MARY
Improvements: FLAT OBS OI
No Dwellings: 1
Area: 0.0000
Legal: FLAT 1 GARAGE 1 DPS 19716 ON LOT 4 DPS16406 HAVING 1/2 INT..
CT:
Unit:
X-lease:
Apportionment: 2 Separate Valuation
Available: RT WB WM .Text(R)
Major Class:
1 of 4 Parcels found.
Quick-query
All-query
Toggle
Output
Next
Previous
First
List
Rid enquiry
contiGuous
Exit
People
Rates Financial
Values/Parts
Text
Water Billing
Applications
Dogs
Documents
Use of Land
Full Legal Descr
Licences
Rates Compare
Classifications
Related Parcel
Resource Cons
Arrangements

724/354/6?

Private Bag
Telephone 82-959

RECEIVED
18 MAR 1975
WHAKATANE COUNTY COUNCIL

DEPARTMENT OF JUSTICE

Land Registry Office,
HAMILTON.

BN 6753

17- 3- 1975

Dear Sir,

PLAN No. S19716 being a subdivision of Lot 4 D.P.S 16406 being Pt Lot 246 B2 B2 Waimana Pah

signed by B. E & B.L. Brown., as the owner was deposited on 9-12-75

Yours faithfully,

Whakatane County Council
PO Box 244
Whakatane

M.H. Bradshaw
District Land Registrar

OCEAN ROAD

Public Road, Vested D.P.S 16406

(20.12)

99° 57' 00"

3.11

178° 40' 40"

45.39

2

R.O.W.

178° 40' 40"

45.50

5

6

7

103° 11' 41.20 50"

Easement Certificate 5.588807

169° 02' 40" 27.51

27.11

169° 23' 50"

12.69

D.P.S 16406

C.T. 15A/180 Pt.

3

Gar. No 1

Flat No 1

Flat No 2

3.88 0.43 6.78 0.50 3.71 3.70 0.50 6.80 0.43 3.90

5.43 7.36 7.20 4.57 12' 00" 193° 4.36

3.79 2.84 0.45 4.43 0.50 7.14 7.15 0.50 4.36 0.45 2.86 3.18

5.03

3.48

4

9

9

108° 08' 20" (33.53)

30.05

12.95

27.65

8

D.P.S 11502

7

PERMIT FQ 2919

930

Approvals

APPROVED

[signature]

for Solicitor

B E Brown

B L Brown

REGISTERED OWNER

I hereby certify that the buildings shown hereon are within the boundaries of C.T. 15A/180 Pt, Lot 4 D.P.S 16406

[signature] Registered Surveyor

5th June 1974 Date

Total Area

Comprised in C.T. 15A/180 Pt.

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 1966

Dated at this day

of 19 Signature

Field Book p. Traverse Book p.

Reference Plans D.P.S 11502, 16406

Examined Correct R Delaware

Approved for leasing purposes.

4/9/74 [signature] Chief Surveyor

Deposited this 9th day of December 1974

[signature] Assistant District Land Registrar

File Onape 6

Received 2-9-74

Instructions

DPS 19716

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK.& DIST. BLK. III WHAKATANE

NZMS 1 SHEET No. N. 69

PLAN OF FLATS SITUATED ON LOT 4 D.P.S 16406 BEING PT. ALLOT. 246B 2B 2 WAIMANA PARISH

LOCAL AUTHORITY WHAKATANE COUNTY

Surveyed by JOHN R. RAINFORD

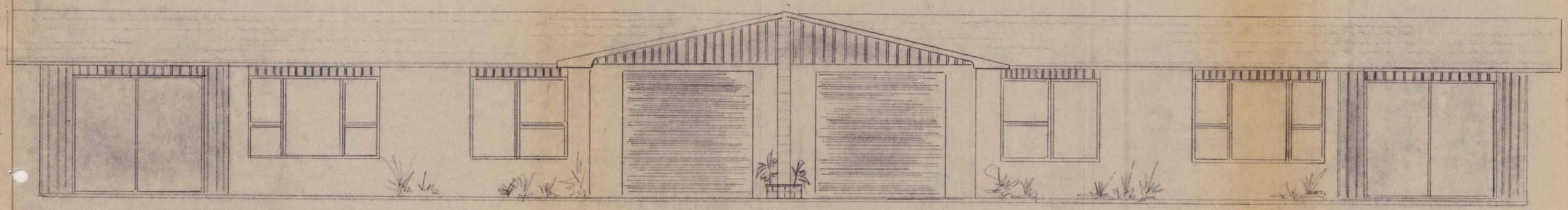
Scale 1:200 Date MAY 1974

Printed by Littlejohns Instruments Ltd. Wellington, New Zealand.

I.F. Stirling, Surveyor General, Department of Lands and Survey, Wellington.

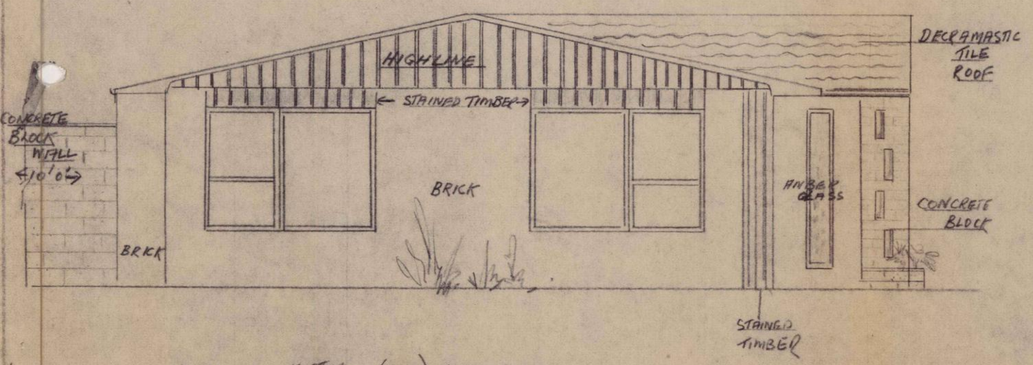
L&S FORM N 93

S10716



FRONT (NORTHERN) ELEVATION

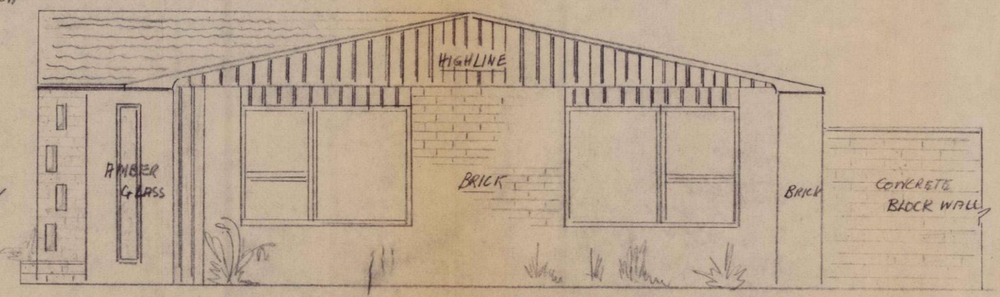
HOME UNITS TO BE BUILT AT OHOPE BEACH FOR [redacted]



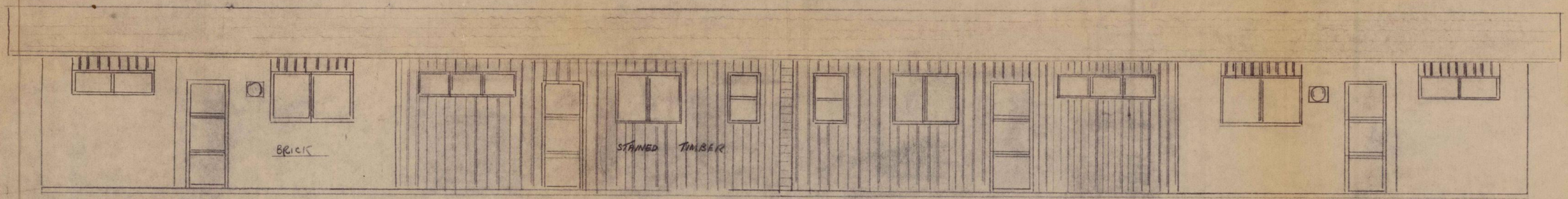
EASTERN (END) ELEVATION

FEATURES

QUIET PRIVATE SECTION CLOSE TO BEACH
APPROX 1100 sq ft
BRICK VENEER
DECRAMASTIC TILE ROOF
CEILING INSULATION
EYE LEVEL OVEN (Frigidaire from Owen)
XPEL-AIR FAN
SPACIOUS KITCHEN WALK IN PANTRY
BATHROOM AND SHOWER ROOM
LARGE GARAGE
ALUMINIUM JOINERY
EXTRA STORAGE CUPBOARDS
QUALITY CURTAINS, CARPETS AND LIGHT FITTINGS
EXTRA HOT POINTS



(WESTERN) END ELEVATION.

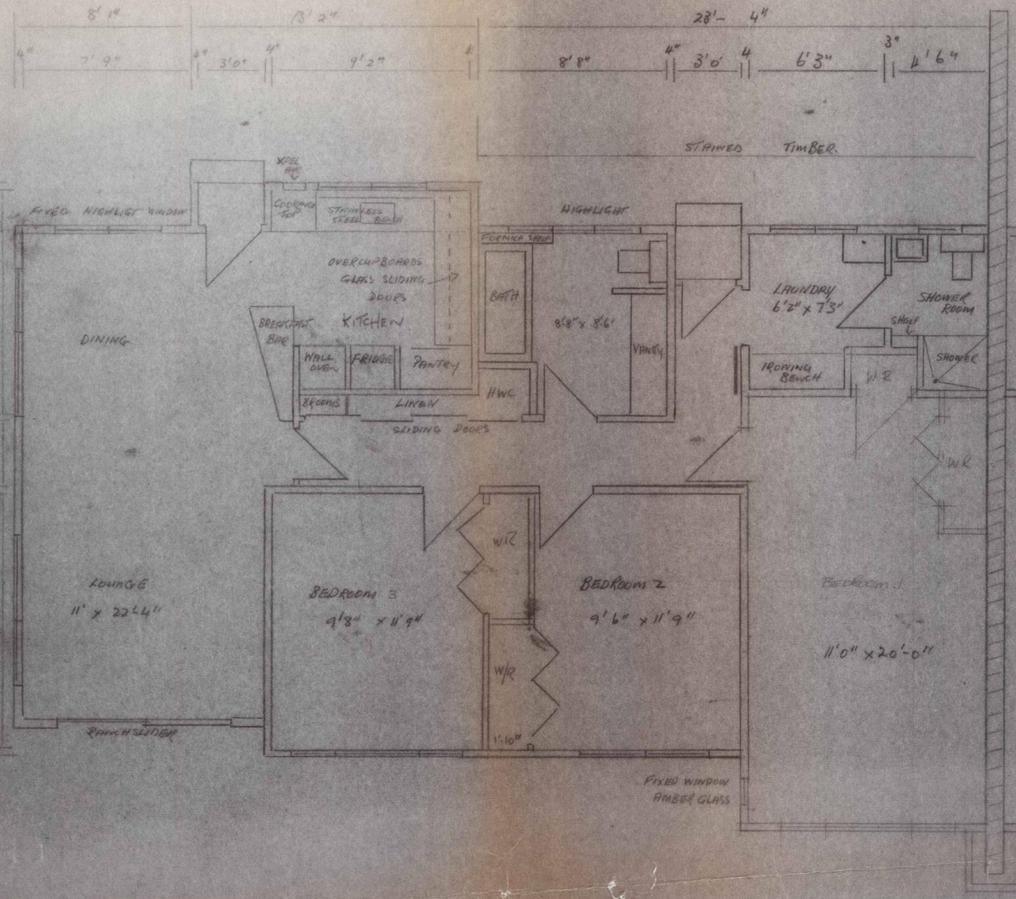


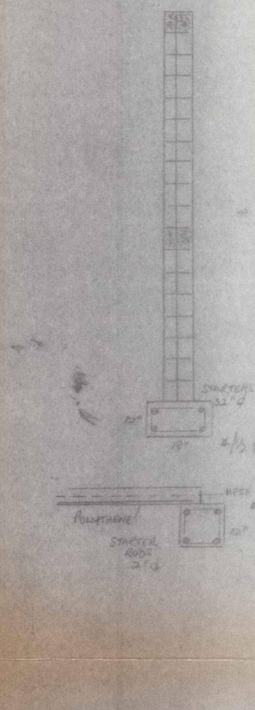
REAR (SOUTHERN) ELEVATION

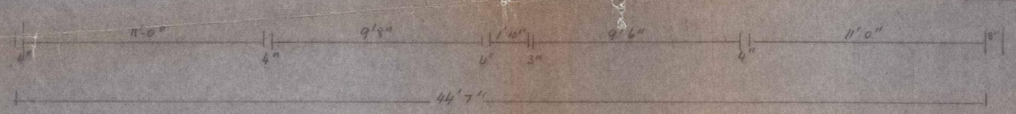
TWO HOME UNITS TO BE ERECTED FOR :-

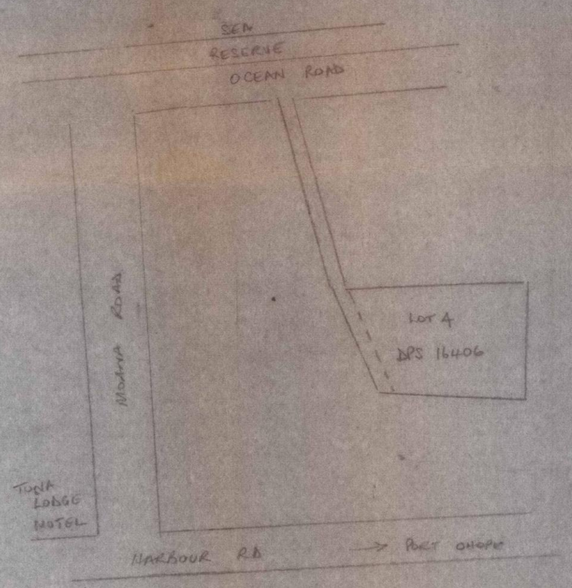
B E & B L BROWN AT OHOPE BEACH.

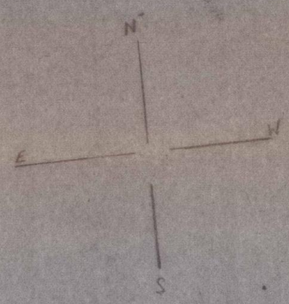
SCALE 1/4" = 1 ft

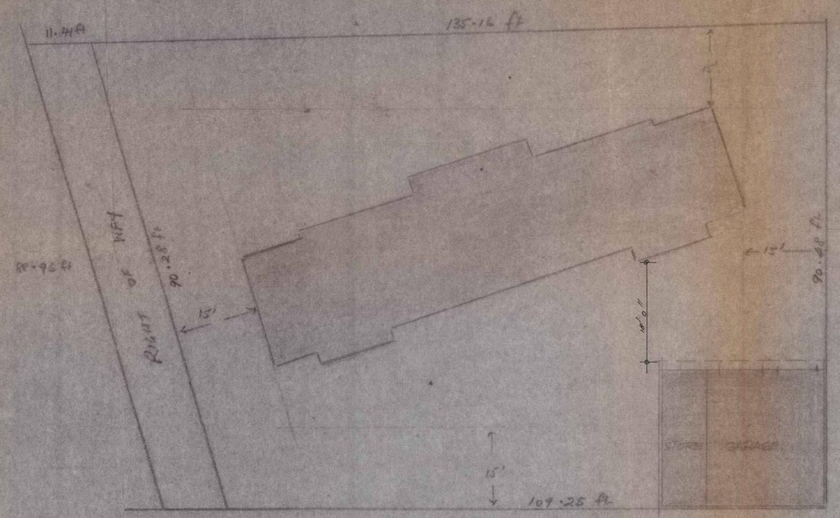












DPS 16406 LOT 4 SITE PLAN SCALE 1/16" = 1 FOOT

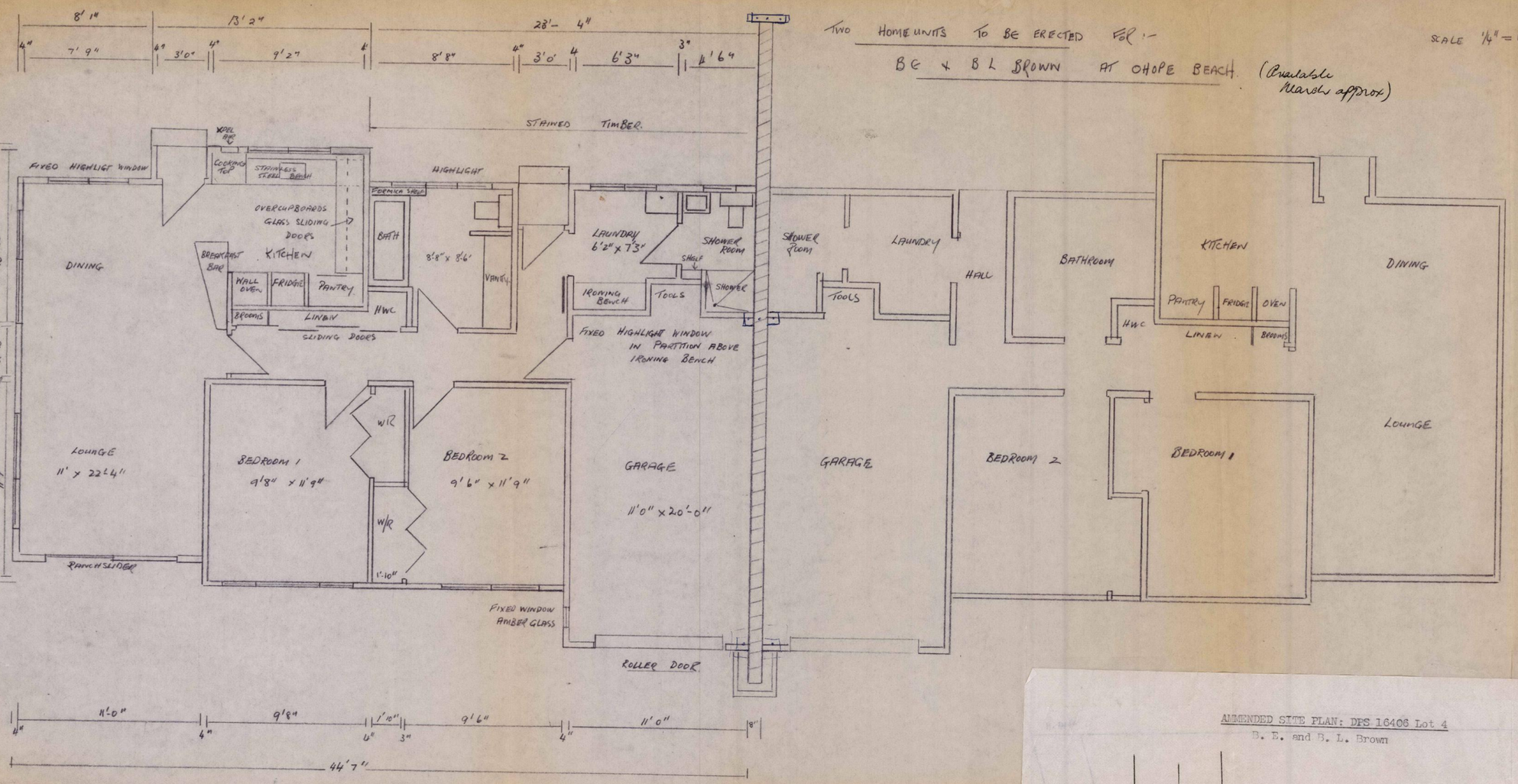
E Brown

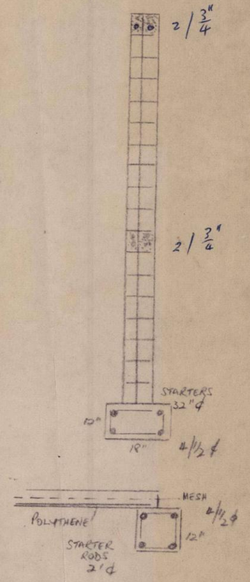
Mack

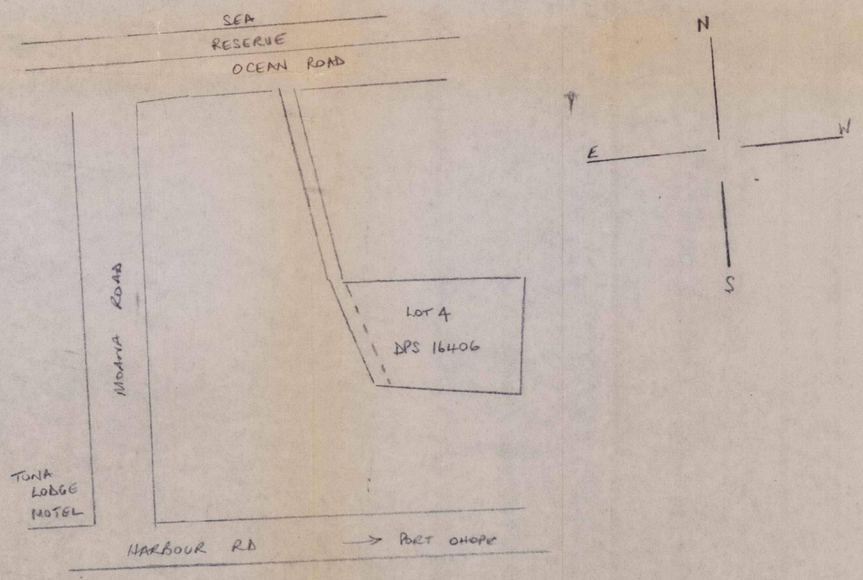
TWO HOME UNITS TO BE ERECTED FOR:-

B E & B L BROWN AT OHOPE BEACH. (Available March approx)

SCALE 1/4" = 1 ft

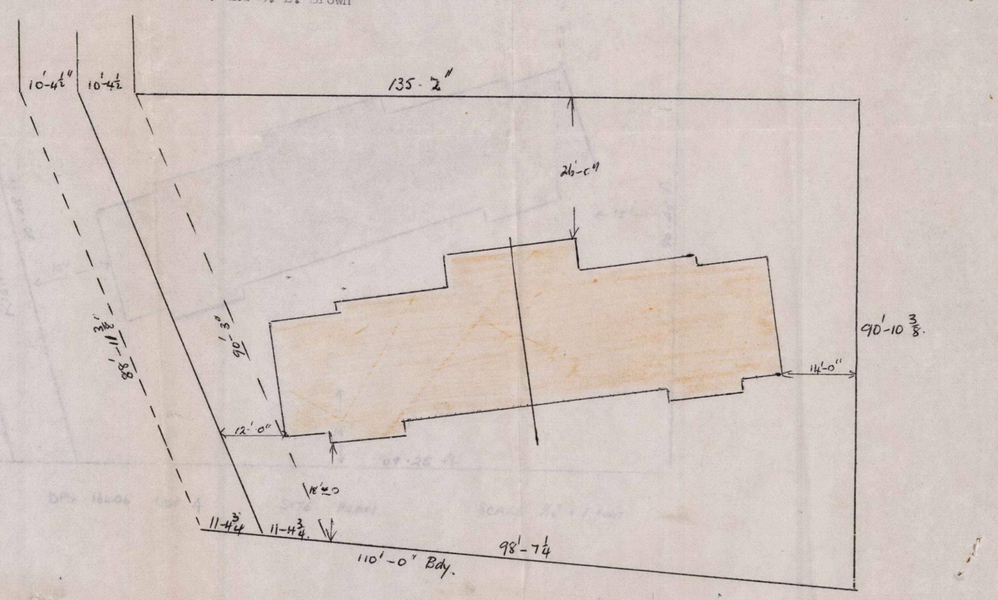






AMENDED SITE PLAN: DPS 16406 Lot 4

B. E. and B. L. Brown



3320/0066B/2

WATER

SCANNED

Date 5/04/2012
U1112-0236

Three Waters Asset Data Collection Checklist

The purpose of this checklist is to ensure asset data is to ensure asset data is updated into the relevant asset management systems and tracked to speedy timeframes. This checklist also acts as a control for validation and approval to change asset data from owners of the relevant asset management systems.

Attention:

☐ Asset Mgr,Utilities ☐ Asset Mgr.Community Facilites ☐ Asset Mgr,Transportation

Address Of Asset: 66B/2 OCEAN ROAD OHOPE

☐ *New Asset*

☐ ***Replaced Asset***

☐ Decommissioned Asset

Please Ensure the relevant asset data documents are ***attached***

☐ As-built Supplied

☐ Project Completion Report(including retirement schedule)

☐ ***Job Card*** W42466

Date Received	System to be Updated/Validated	Ref No	Signed	Date Updated	Quality Check
3/04/2012	Hansen		Dotn	5/04/2012	
	GIS		Glen	15/8/12	
	OZONE		Glen	15/8/12	
	Property Database		Glen	20/8/12	
	Drawing Register				

Comments **WATER SERVICE** **WATER METER** **WATER BACKFLOW**

Asset Data Verified By Asset Manager _____ Date

Asset Data Verified By Asset Manager _____ Date

Asset Data Verified By Asset Manager _____ Date

Please return to Leilani @ Utilities by _____

AI68-9CEDAEC

WHAKATANE DISTRICT COUNCIL : OPERATIONS BUSINESS UNIT
JOB CARD

Asset		**Work Order**	W 42466
Asset No/Unit ID		**Account No**	411055
Activity		Zero reading - check for fault	
Reported by	WDC Rates	**Phone**	**Time/Date** 19/3/12 11:47
Address	66B/2 Ocean Road	Ohope	
Source	WAT	**Maintenance Type**	1/12-0236 **RFS No** 49362

LABOUR Start Time 10.00 - 12.30 AM/PM

Date	ID	STD	T1½	T2	Date	ID	STD	T1½	T2
03-04-12	20334	2.5							

Start Time AM/PM

MATERIALS

Date	Order/ Stock No	Item Description	Quantity	Supplier Code	Unit Price
03-04-12	18822	25mm POSLOCK MALE	1		
	14202	20mm GATE VALVE	1		
	16242	20mm HEX NIPPLE	1		
	15417	20mm MANIFOLD	1		
	16361	15-20mm RDD BUSH	1		
	16301	15mm BARREL NIPPLE	1		
	17610.	15mm RX FEMALE	1		
	2004.	CEELON TAPE			
	15413	25mm Meter	1		

Old Meter No: 35630 Reading: 0008 KLS. F 30/4/84

New Meter No: 09M268939 Reading: 00000 KLS.

09M268939

PLANT/VEHICLES

Date	Plant No	Start km/hrs	Stop km/hrs	Unit Rate	Total km/hrs
03-04-12	4032				31 km.

OUTWORK/CONTRACTOR

Date	Order No	Item Description	Contractor Code	Quantity	Unit Price

OUTWORK/CONTRACTOR continued

Date	Order No	Item Description	Contractor Code	Quantity	Unit Price

REPAIR REPORT

Address: 66 B/2 OCEAN RD.

Fault Description:

- ☐ Mains Break /Leak
- ☐ Service Break/Leak
- ☑ Other

Surface Cover Type

- ☐ Road
- ☐ Berm
- ☑ Footpath

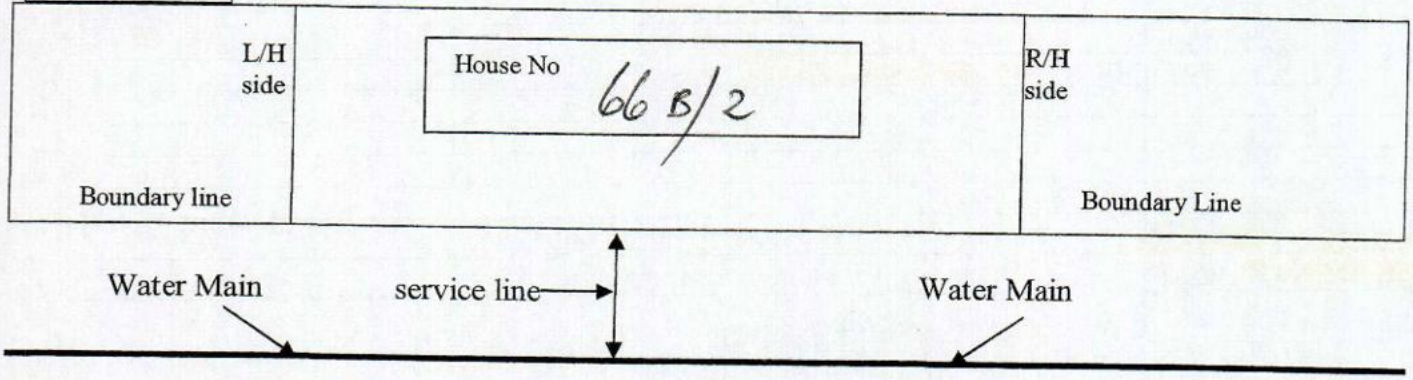
Pipe Internal Diameter (mm) 25MM

Depth to Repair (mm) 800mm

Pipe Material:

ALKATHENE

SCHEMATICS



Work Done : REPLACED 32MM MEDIC

Shutdown Required: YES ☐ NO ☐ Shutdown Notified YES ☐ NO ☐ Provider Plans Correct YES ☐ NO ☐

Shutdown Comments or: Work Outstanding :

origen LIVE on WDCERP

Contact Centre
My Contact Centre
New Transaction
Purchase Orders
Purchase Order Lists
Po Entry
Po Goods Receipting
My Invoices
Origen.Web
Home
Change Password

Logged on as: AMBERR
Environment: LIVE

External Transaction (49362)

Id: 49362 ? >
Type: WATER METER BOX FAULT
Contact: WDC STAFF MEMBER
PUT YOUR EXTENSION NUMBER I
PUT YOUR FULL NAME IN THE RE
Phone:
Ph (Temp): x7596 **Ref:** DYLAN @ RATES

Details:
Zero reading at meter #35630 - check for fault

Parcel: 3320/301 66B/2 OCEAN ROAD
Notes: 66B/2 OCEAN ROAD
Area:

Created	Maintained
19 Mar 2012 11:47am	19 Mar 2012 12:45pm
Amber Rakuraku-Rosieur	Amber Rakuraku-Rosieur

SCHEDULED

Confidential: NOT CONFIDEN
Method: STAFF/INTERNAL
Priority: ROUTINE -WHAKA
Alert: YES
Referred To: WS04WG
THOMAS K

Print Forms
Select a form...

Actions (New)...
Add Further Details
Change Completion Targets
Complete/Resolve Transaction
Change Priority
Change Referral
Change Type
Additional Event

Zooms
View Actions
Link Transaction
Copy Transaction
Associate Transaction
Third Party Integration

ENTERED

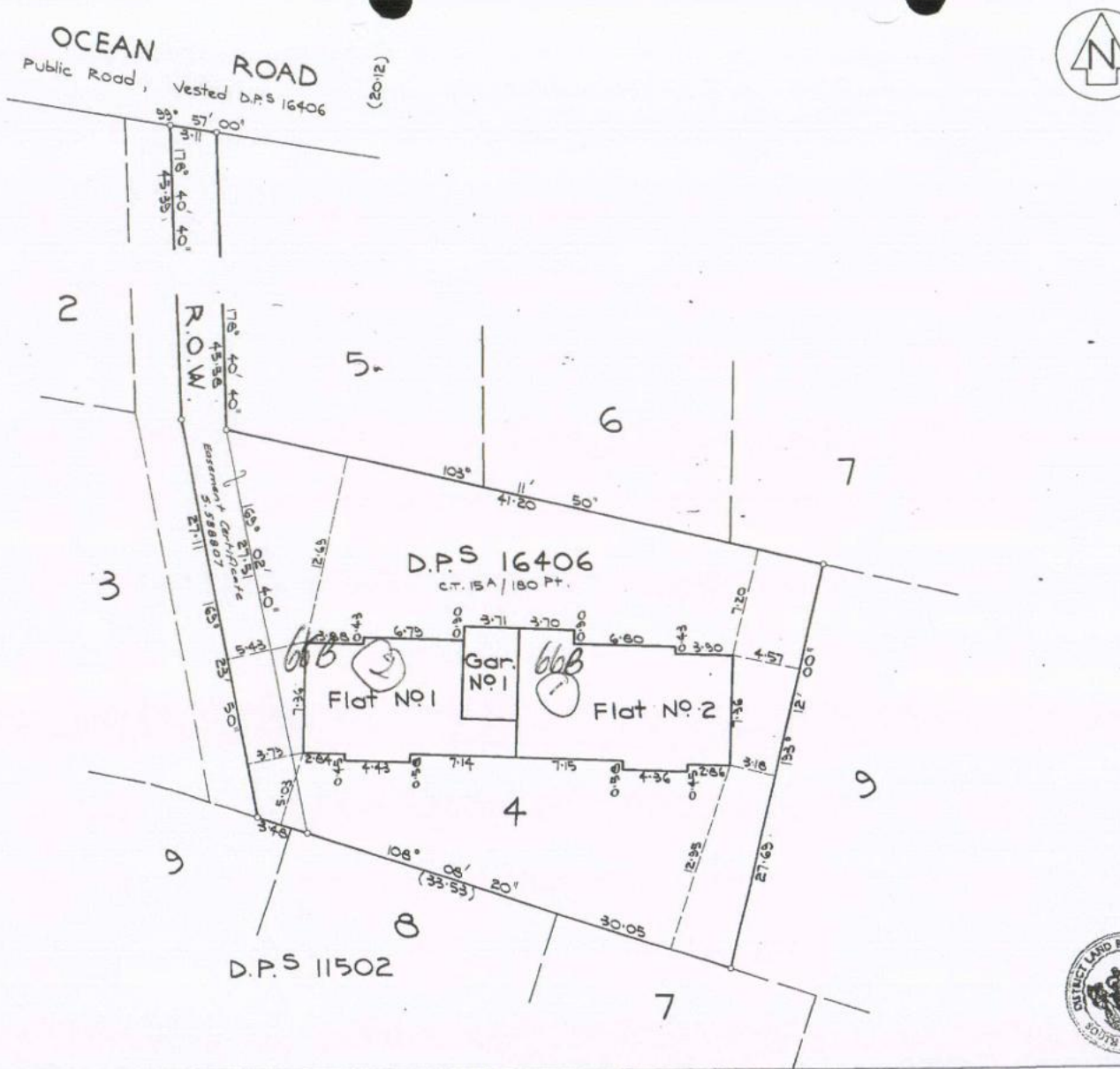
View Alerts

Offender Details
Offender:
Dog:

Dates:

Received On:	19 Mar 2012	at 11:47am for 58 min(s)
Schedule By:	22 Mar 2012	at 11:47am in 002 day(s) 23 hr(s) 02 min(s) before tgt
Scheduled On:	19 Mar 2012	at 12:45pm for 22 min(s)
Complete By:	10 Apr 2012	at 11:47am in 021 day(s) 22 hr(s) 39 min(s)
Completed On:		at in

(c) 2007, Origen Technology Limited



Approvals.

APPROVED

L C Rotten

B E Brogan

B L Brown

REGISTERED OWNER

I hereby certify that the buildings shown hereon are within the boundaries of C.T. 15A/180 Pt, Lot 4 D.P.S 16406

Registered Surveyor

5th June 1974 Date

Total Area

Comprised in C.T. 15A/180 Pt.

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 1966

Dated at this day

of 19 Signature

Field Book p. Traverse Book p.

Reference Plans D.P.S 11502, 16406

Examined Correct

Approved for leasing purposes

4/9/74 Chief Surveyor

Deposited this 9th day of December 1974

Assistant ~~District~~ Land Registrar

File Chapt 6

Received 2-9-74

Instructions

D P S 19716

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK.& DIST. BLK. III WHAKATANE

NZMS 1 SHEET No. N. 69

PLAN OF FLATS SITUATED ON LOT 4 D.P.S 16406 BEING PT. ALLOT. 246B2B2 WAIMANA PARISH

LOCAL AUTHORITY WHAKATANE COUNTY

Surveyed by JOHN R. RAINFORD

Scale 1:200 Date MAY 1974

L&S FORM N 53

Printed by Littlejohns Instruments Ltd. Wellington, New Zealand.

L.F. Stirling, Surveyor General, Department of Lands and Survey, Wellington.

3329/00661802

07242/499-0016

1-200.

99°

178° 40' 40"
45.39

178° 40' 40"
45.58

R.O.W.

2

5

6

7

103° 11' 50"
41.20

D.P.S 16406
C.T. 15A/180 Pt.

Easement + Certificate 888807

169° 02' 40"
27.51

27.11

12.69

7.20

3

9

Gar. No 1

Flat No 1

Flat No 2

3.71 3.70 6.80 3.90 4.57

3.88 6.79 5.43

7.36

12.36

3.18

193° 12' 00"

7.14 7.15 4.36 2.86

4.43

Sodding

4

12.93

27.69

FENCE.

108° 08' 20"
(33.53)

30.05

9

8

7

D.P.S 11502

1. Drain is extremely flat approx 1:137.

2. 3 kinks at top end due to awkward angle of existing drainage.

WHAKATANE