

17. SUBDIVISIONS.

Encl Mty 14 "1/60.

No 390 R.K. Oxenham McGarvey's Rd.

Subdivision providing for two additional lots in lieu of previous plan providing for one additional lot.

"THAT THE SUBDIVISION BE APPROVED IN PURSUANCE OF THE PROVISIONS OF SECTION 351 OF THE MUNICIPAL CORPORATIONS ACT, 1954, AND THAT THE FORMAL PLAN OF SUBDIVISION BE AUTHORISED TO BE SEALED AND SIGNED SUBJECT TO THE FOLLOWING:-

(A) THAT THE BUILDINGS SHOWN ON THE PLAN 'TO BE REMOVED' BE ACTUALLY REMOVED.

(B) THAT LOTS 1 and 3 BE SUBJECT TO A CASH CONTRIBUTION IN LIEU OF PROVISION OF RESERVE AREA, AT THE RATE OF 10% OF MARKET VALUE."

Cr Turner/Cr Lysaght

CARRIED.

16 "1/60 Reg. Advised

Valuation	lot 1	£ 520	Cash Regd	£ 52
	3	£ 450	"	£ 45

No 390 R.K. Oxenham, McGarvey's Rd.

Regt Public Valuers report to hand - cash contribution required in lieu of reserve area £45. being 10% on the additional lot provided.

*BeB
Lante
28 "1/60*

*£97 paid 22 "1/60. 0026 59.
22 "1/60. Plan sealed, signed & delivered*

No. 390. R. K. Oxenham, McGarveys Rd. - Re. subdivision of 2 residential lots.
Letter from Messrs. Harrison & Grierson, 12th February, 1960.

'Please find herewith formal scheme plan of the above subdivision for the consideration, approval, signing and sealing by your Council.

Our client proposes to adjust the boundaries between his two properties to provide for a lot of 31.7 perches at the corner of McGarvey's Rd., and Beach St. and retain the balance area as one lot. We have inspected the area and note that Lot 1 affords a suitable building sit.

We trust this application receives your Council's favourable approval and we enclose a copy of the plan for your records.'

"THAT CONSIDERATION OF THIS SUBDIVISION BE DEFERRED PENDING SOLICITOR'S ADVICE OF SUBDIVISION NUMBERS 386/388."

Crs. Brebner/Judd

CARRIED

9/3/60. M.L.G. advised. Plan ack'd.

Encl mty 13/4/60



No. 390 R.K. Oxenham - Cnr. McGarveys Rd and Beach Street
Re-Survey of existing two residential lots. Not a boundary line adjustment as between two adjoining owners. No previous reserve contribution having been made. Lot 2 is the existing house lot.
"THAT THE COUNCIL BE RECOMMENDED TO APPROVE THE SUBDIVISION SUBJECT TO A CONTRIBUTION IN CASH, IN LIEU OF RESERVE AREA PROVISION, OF 10% OF THE MARKET VALUE OF LOT 1."
Crs Niederer/Judd
CARRIED.

M.L.G. advised 21/4/60

acting " "

WHAKATANE BOROUGH COUNCIL ORDINARY MEETING - 13th June 1960 - continued - Page 6 A1/2

No. 390 R.K. Oxenham - Cnr McGarvey Rd. and Beach Street.

Being a re-survey of two existing residential lots.

"THAT THE SUBDIVISION BE APPROVED IN PURSUANCE OF SECTION 351 OF THE MUNICIPAL CORPORATIONS ACT, 1954, AND THAT THE FORMAL PLAN OF SUBDIVISION BE AUTHORISED TO BE SEALED AND SIGNED SUBJECT TO:

The contribution in cash, in lieu of the provision of reserve area, of a sum equal to 10% of the market value of Lot 1."

Crs. Niederer/Lysaght

Cr. Oxenham refrained from discussion and voting.

CARRIED

10% contrib required £52

19/7/60 M.L.G. advised

additional lot - Valuation £45 - paid to cover leaf

16th November, 1960.

Mr B.L. Stone,
Harrison & Grierson,
George St.,
WHAKATANE.

Dear Sir,

RESDIVISION 390 - R.K. OXENHAM, MCCARVEY RD.

I have to advise that the revised scheme plan has been approved subject to:-

- (a) The buildings shown on the plan, to be removed to be actually removed. Please advise the owner accordingly.
- (b) Lots 1 and 3 to be subject to a cash contribution based on 10% of Market Value.

Lot 1 has already been valued and a valuation of Lot 3 has been called for.

Yours faithfully,

Leslie D. Lovelock,
TOWN CLERK.

H. A. GARDNER

A.N.Z.I.V.

REGISTERED PUBLIC VALUER

PHONES: 173
840 D

~~26 SIXTEENTH AVENUE~~
~~41 TENTH AVENUE~~

TAURANGA

11th Nov 1960.

The Town Clerk,
Whakatane Borough Council.
WHAKATANE.

Dear Sir,

The following is my valuation for Reserve requirements of
subdivision No.390 - R.K.Oxenham, McGarveys Road.

Lot 1 Area 24.6 perches.

£450

10%
£45

Yours faithfully,

H A Gardner

A.N.Z.I.V.
Registered Public Valuer.

VALUATIONS - Re: Reserve Contribution.

Subdivision No. 390. R.K. OXENHAM, MCGARVEYS ROAD.

Providing for 2 additional residential lots.

Lot 1 Area 24.6 p. - Wooden buildings to be removed.

Lot 2 House existing: 1 rd. 2.5 pchs.

Lot 3 Area 31.7 pchs. (previously valued by Mr. King)

Existing Values: Val No. 710/491 - Lots 1, 2 D.P. 14451 Allots. 297, 298.
Cnr. McGarveys Road and Beach Street.
Area 2 rds. 18.8 pchs.
Capital £6,025
U.V. 850
Imps. 5,175

Lot 1 - Area 24.6 pchs. - Valuation required.

Lot 2 - Area 1 Rd 2.5 pchs. - Home lot valuation not required.

Lot 3 - Area 31.7 pch. - Mr. King's valuation £525.

VALUER'S REPORT ON LOT 1.

VALUATIONS - re. Reserve Contribution

Submission no. 390. R. K. Ozenham, McCarveys Road

Travelling for 2 additional residential lots.

Lot 1. area 24.6 p. - wooden buildings to be removed.

Lot 2 - House existing: 1st 2.5 pchs.

Lot 3 - area 31.7 pchs. (Previously Valued by Mt King)

Existing Values :-

Val no. 710/491 - Lots 1, 2 at 1445-1 Allots 297, 298

on McCarveys Road and Beach St.

area 2^{nds} 18.8 pchs

Capital £ 6,025

L.V. 850

Imps. 5,175

Lot 1 - area 24.6 pchs - Valuation required.

Lot 2 - area 1st 2.5 pchs - Home lot valuation not required.

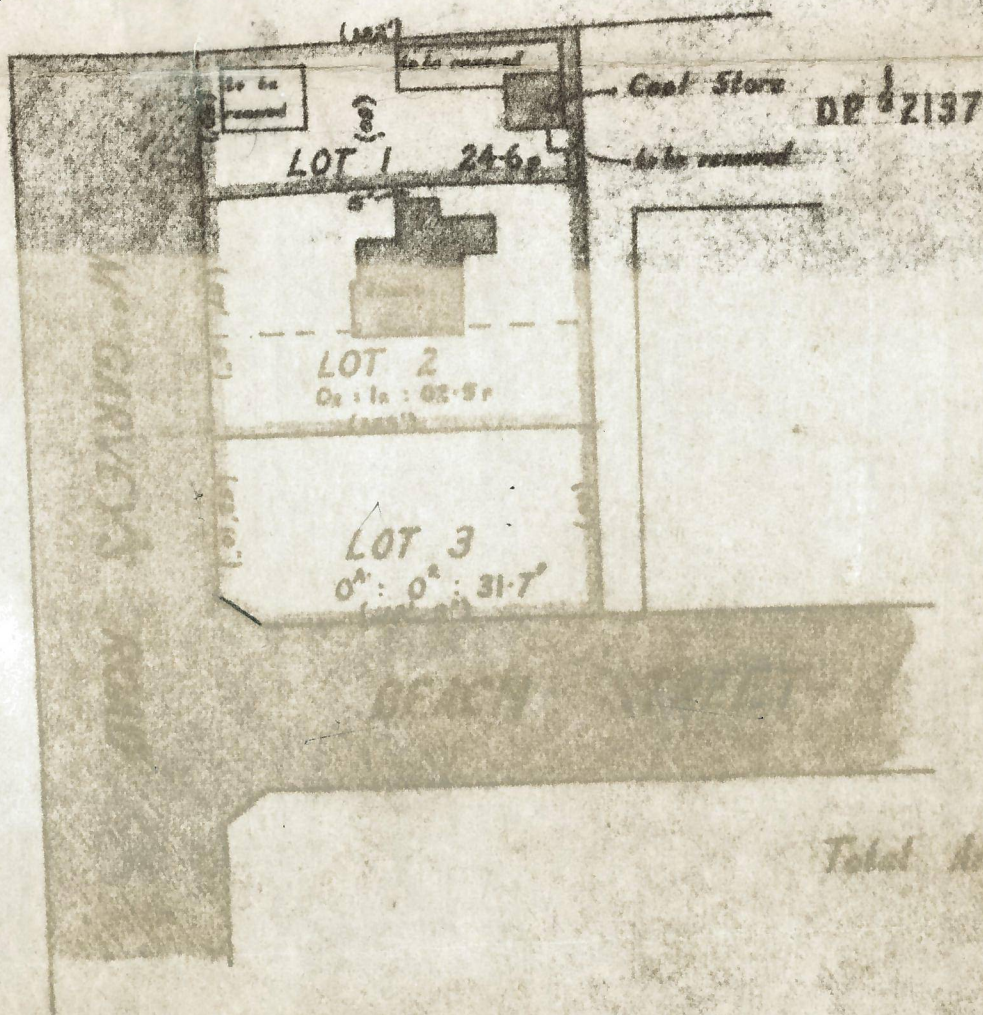
Lot 3 - area 31.7 pch - Mt King's Valuation ~~£~~ £ 525.

Valuers Report on Lot 1.

In pursuance of a resolution of the Whakatane Borough Council passed on the 15th day of May 1960 approving under Section 387 of the Municipal Corporations Act 1954 the subdivision shown on this plan the Council here and citizens of the Borough of Whakatane was hereat affixed in the presence of:-

----- Mayor
----- Councillor
----- Councillor
----- Town Clerk

Pt Whakatane Domain



1410
29200
6600
2/15200
6600.



Plan of Proposed Subdiv. of
Lots 1 & 2, D.P. 14451 Being
Pt Allot 297, Parish of Waimana
R.K. Oxenham - Reg Owner
Harrison & Grierson & Partners - Reg Surveyors
Scale: 66' to an inch September 1960

P. HARRISON, A.M.N.Z.I.E., M.N.Z.I.S.

C. K. GRIERSON, O.B.E., A.M.N.Z.I.E. F.N.Z.I.S.,

HARRISON & GRIERSON
AND
PARTNERS

HEAD OFFICE:
201-202 VICTORIA ARCADE
QUEEN STREET,
AUCKLAND

ALSO AT
ROTORUA
& TAKAPUNA

PHONES RES. 692 M
BUS. 695 S

REGD. SURVEYORS, REGD. ENGINEERS
TOWN PLANNERS

WHAKATANE REPRESENTATIVE:
B. L. STONE, M.N.Z.I.S.

R. M. GRIERSON, A.M.N.Z.I.E., M.N.Z.I.S.
R. L. ROUD, M.N.Z.I.S.
R. F. COLDHAM, M.N.Z.I.S.

MAGNUS LENNIE BLDGS.,

WHAKATANE 5th October 1960.

The Town Clerk,
Whakatane Borough Council,
WHAKATANE.

390

Dear Sir,

RE NO. 390 SUBDIVISION - R.K. OXENHAM, MCGARVEY'S ROAD.

Please find herewith formal scheme plan of the above subdivision for the consideration and approval of your Council.

This is an amendment to the original scheme plan by adding an additional lot to the North of the existing house. This site is suitable for residential purposes for which it is intended to be used. Our client is prepared to remove the existing wooden buildings, but wishes to retain the cool store, which is a permanent structure. We are of the opinion that as this lot looks out on the Reserve, the area should be acceptable to your Council.

We trust that this amendment is acceptable to your Council and will receive their favourable approval.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

B. L. Stone
REGISTERED SURVEYOR.

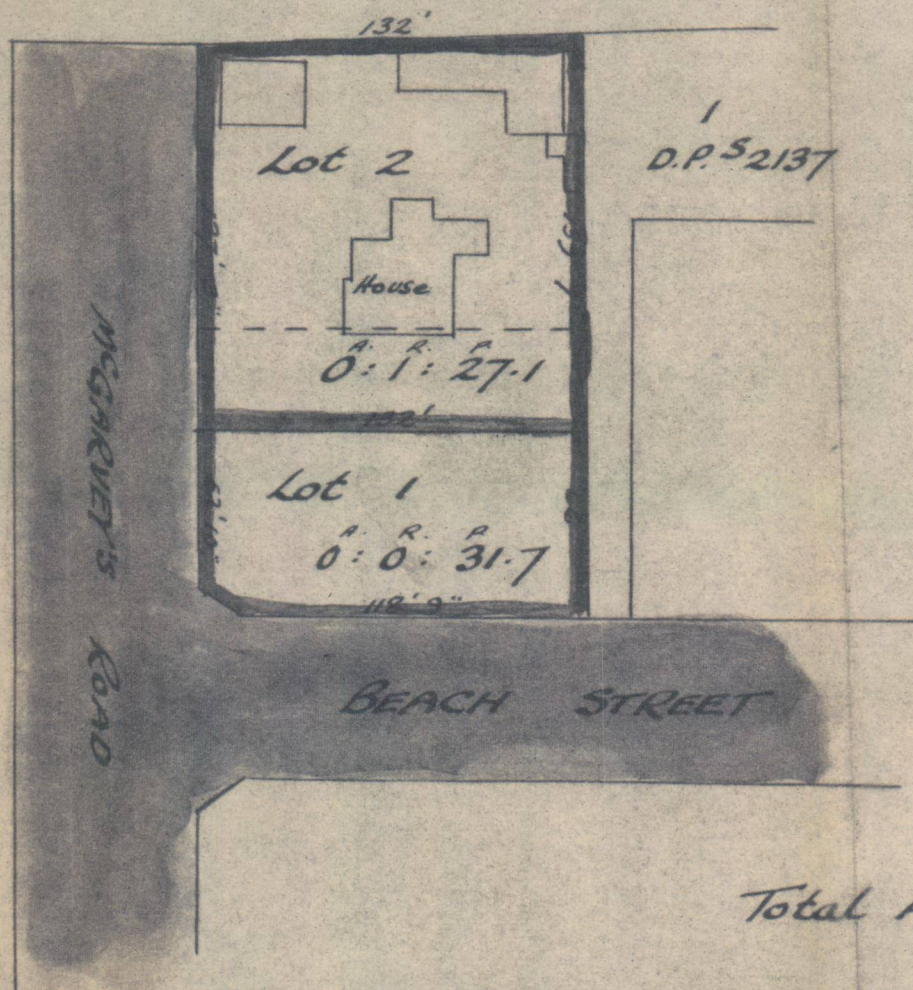
17 10/60

Cueled Nicky - Ref'd to B.L. Stone

In pursuance of a resolution of the Whakatane Borough Council passed on the day of 1960 approving under Section 351 of the Municipal Corporations Act, 1954, the subdivision shown on this plan the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the Borough of Whakatane was hereto affixed in the presence of:

----- Mayor
----- Councillor
----- Councillor
----- Town Clerk

9
Pt. Whakatane Domain



PLAN OF PROPOSED SUBDN. OF LOTS 1 & 2, D.P. 14451,
BEING PT. ALLOT. 297, PARISH OF WAIMANA.

R. K. Oxenham ~ Regd. Owner

Harrison & Grierson & Partners, Registered Surveyors

Scale: 66 feet to an inch

February 1960

In pursuance of a resolution of the Whakatane Borough Council passed on the _____ day of _____ 1960, approving under Section 351 of the Municipal Corporations Act, 1954, the subdivision shown on this plan the Common Seal of the Body Corporate called the Mayor, Councillors and Citizens of the Borough of Whakatane was hereto affixed in the presence of:-

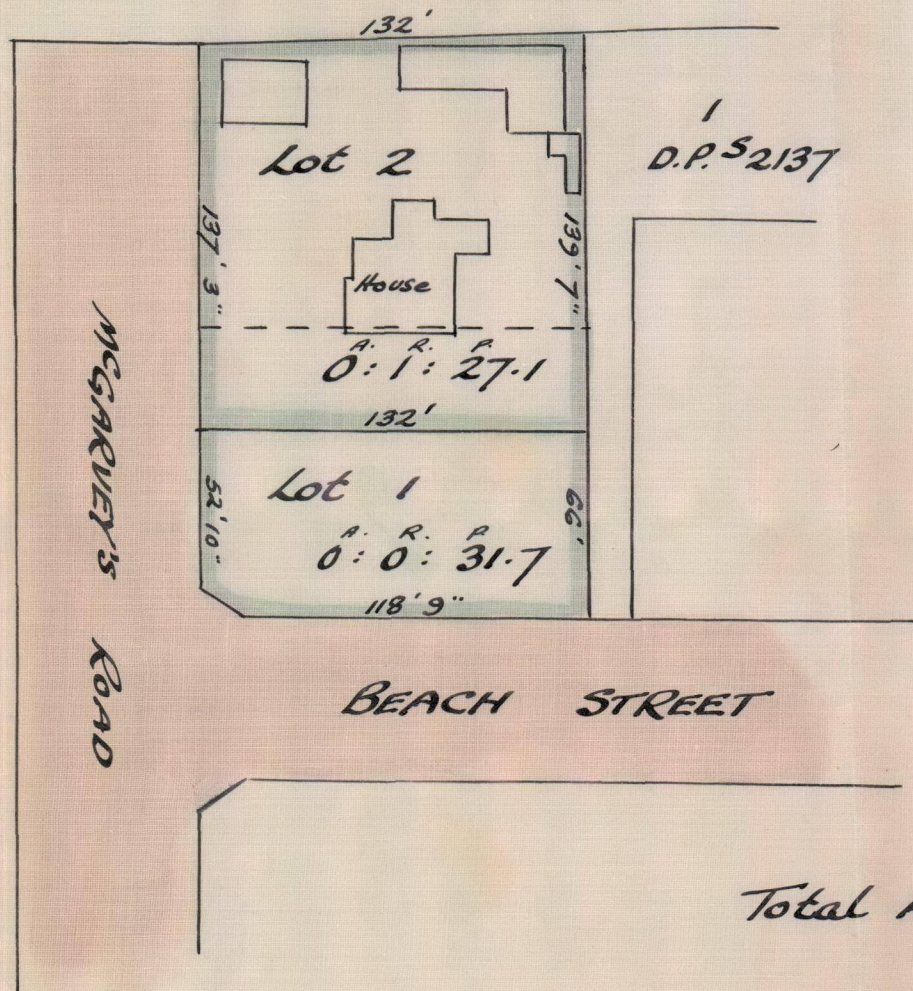
----- Mayor

----- Councillor

----- Councillor

----- Town Clerk

9
Pt. Whakatane Domain



PLAN OF PROPOSED SUBDN. OF LOTS 1 & 2, D.P. 14451,
BEING PT. ALLOT. 297, PARISH OF WAIMANA.

R. K. Oxenham ~ Regd. Owner

Harrison & Grierson & Partners, Registered Surveyors

Scale: 66 feet to an inch

February 1960

19th July, 1960.

Mr B.L. Stone,
Harrison & Grierson,
George St.,
WHAKATANE.

Dear Sir,

SUBDIV. 390 R.K. OXENHAM - MCGARVEY RD.

I have to advise that the Borough Valuer has assessed the contribution required in cash in lieu of reserve area at £52.

The subdivision plan has been approved and is ready for release upon receipt of the abovementioned sum of £52.0.0.

Yours faithfully,

Leslie D. Lovelock,

TOWN CLERK.

W H A K A T A N E ,
30th June 1960

290

The Town Clerk,
Whakatane Borough,
W H A K A T A N E

Dear Sir:-

re MR. R.K.OXENHAM'S PROPOSED SUBDIVISION

I beg to advise you that I have inspected the proposed
Subdivision above to be divided into two lots e.g. 1 and 2.

The subject for valuation is Lot 1 containing 31.7
perches

My valuation is.....£525
=====

To Borough Council in lieu of reserves based on £525

@ 10% =.....£ 52
=====

Yours Faithfully,

A. King
Reg. Valuer.

21st June 1960

Mr. A.C. King,
Domain Road,
WHAKATANE.

Dear Sir,

No. 390 Subdivision - R.K. Oxenham - McGarvey Road.

A valuation of Lot 1 of the subdivision is required
for reserve contribution purposes.

The plan of subdivision is available at my Office.

Yours faithfully,

Leslie D. Lovelock
TOWN CLERK

21st June 1960

Mr. B.L. Stone,
Messrs. Harrison & Grierson,
George St.,
WHAKATANE.

Dear Sir,

No. 390 Subdivision - R.K. Oxenham - McGarvey Rd.

I have been instructed to advise that the subdivision has been approved by the Council subject to a contribution in cash, in lieu of reserve area, of 10% of the market value of Lot 1.

The Borough Valuer has been advised accordingly.

Yours faithfully,

Leslie D. Lovelock
TOWN CLERK

9th March, 1960.

Mr. B. L. Stone,
Harrison & Grierson,
George Street,
Whakatane.

Dear Sir,

No. 390 Subdiv. - R. K. Oxenham, McGarvey Rd.

I have to advise that the scheme plan submitted is acknowledged and will be placed before the next meeting of the Buildings and Bylaws Committee for consideration.

Yours faithfully,

(L. D. Lovelock)
Town Clerk.

LDL:KC

HARRISON & GRIERSON
AND
PARTNERS

REGD. SURVEYORS, REGD. ENGINEERS
TOWN PLANNERS

R. M. GRIERSON, A.M.N.Z.I.E., M.N.Z.I.S.
R. L. ROUD, M.N.Z.I.S.
R. F. COLDHAM, M.N.Z.I.S.

WHAKATANE REPRESENTATIVE:
B. L. STONE, M.N.Z.I.S.

PHONES RES. 692 M
BUS. 625 S

MAGNUS LENNIE BLDGS..

WHAKATANE 12th February 19 60.

The Town Clerk,
Whakatane Borough Council,
WHAKATANE.

390.

Dear Sir,

RE R.K. OXENHAM - MCGARVEY'S ROAD.

Please find herewith formalscheme plan of the above subdivision for the consideration, approval, signing and sealing by your Council.

Our client proposes to adjust the boundaries between his two properties to provide for a lot of 31.7 perches at the corner of McGarvey's Rd. and Beach St. and retain the balance area as one lot. We have inspected the area and note that Lot 1 affords a suitable building site.

We trust this application receives your Council's favourable approval and we enclose a copy of the plan for your records.

Yours faithfully,
HARRISON & GRIERSON & PARTNERS,

B.L. Stone

REGISTERED SURVEYOR.