

# LIM

## LAND INFORMATION MEMORANDUM

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Western Bay of Plenty  
District Council

### 18A POLLEY CRESCENT WESTERN





## INFORMATION IN A LIM

### INCLUDES:

#### RATES AND WATER RATES

- Current Rating Valuation
- Annual Rates
- Outstanding Rates amounts
- Water Charges

#### SEWER AND STORMWATER

- Whether the property has district sewer available and whether it is connected

#### SPECIAL LAND FEATURES

- Including potential erosion, filing, flooding avulsion, falling debris, slippage, alluvion, or inundation.
- The status of the land in relation to the contamination of soil by hazardous substances
- Weathertight Homes information (if relevant)
- Any relevant reports or information held by council in relation to the property

#### ARCHAEOLOGICAL SITES

- Any relevant Archaeological sites.

#### BUILDING CONSENTS, LICENSES & REQUISITIONS

- Building Permits/Consents issued on the property
- Any outstanding works, Code Compliance Certificates for consents issued since 1993
- If a Compliance Schedule has been issued for the building and when the related Warrant of Fitness expires

#### LICENCES AND ENVIRONMENTAL HEALTH

- Whether the property has a licence relating to the sale of food, the sale of liquor or any other licence (under Health Act 1956)

#### ENFORCEMENTS AND NOTICES

- Any notice, order, or requisition affecting the land or any building on the land previously issued by Council

#### PLANNING / RESOURCE MANAGEMENT

- Zoning of the property as defined by Operative and/or Proposed District Plans
- All Resource Consents approved in relation to the property
- Long term Community Plans
- Structure Plans

#### DRAINAGE AND WATER

- Information on public stormwater and wastewater pipelines on the property as shown on Councils log plans
- Water toby location

#### MAPS

- Maps relating to the property including Aerial Photo, Land Information, District Plan and Deposited Plan.

#### INFORMATION NOT RECEIVED IN A LIM:

- Building Plans
  - For information in relation to State Highways please contact New Zealand Transport Agency
  - Western Bay of Plenty District Council does not hold any information concerning electricity, gas and tele phone connections.
  - Computer Registers (previously called Certificate of Title).
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# LAND INFORMATION MEMORANDUM

Section 44a, Local Government Official Information and Meetings Act 1987

10 October 2018

P/1088/221  
P/1088/221

BROWN, ZOE  
14A BLUNDELL PLACE  
KATIKATI 3129

Thank you for your application for a Land Information Memorandum.

The original of this LIM has been prepared pursuant to S.44A of the Local Government Official Information and Meetings Act 1987, solely for the applicant, and contains information known to Council within its records and only relevant to the site requested. The reliance by other parties on the information within this LIM shall be at that other parties' sole risk. If any interpretation or explanation is required on any of the enclosed information or plans, the services of an independent advisor or consultant should be sought.

It is recommended that the Certificate of Title, which is not issued by Council, be searched by the purchaser. The LIM does not necessarily include information relating to private covenants or other memoranda affecting the title and those should be obtained from a title search.

In preparing this report, no Council inspection of the property has been undertaken.

**This Land Information Memorandum is valid as at the date of issue only.**

Yours faithfully



Chris Watt  
Environmental Consents Manager  
Email: [consentsadmin@westernbay.govt.nz](mailto:consentsadmin@westernbay.govt.nz)

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## APPLICANT

**Client Name:**

**Applicant Name:** BROWN, ZOE  
14A BLUNDELL PLACE  
KATIKATI 3129

**Postal Address:** 14A BLUNDELL PLACE  
KATIKATI 3129

**Application Date:** 08 Oct 2018

**Issue Date:** 10 October 2018

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## PROPERTY

**Property Owner:** AHOLIMA, LEE HAI

**Valuation No:** 06816 603 00 A

**Location:** 18A POLLEY CRESCENT WESTERN

**Legal Description:** LOT 13 DPS 1399 AND FLAT 1 DPS  
69823

**Area (hectares):** 0.1054

Copies of any relevant deposited plans are included in the Map Section of this LIM.

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## RATES AND WATER RATES

The information provided on rates/financial details in this report may not reflect the current details of the legal description/valuation on your application form. This may be due to the property being under subdivision or that the information has not yet been provided or updated for the current valuation and improvements for this financial year.

Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number 06816 603 00 A is linked to FLAT 1 DPS 69823 HAVING 1/2 INT IN 1054 SQ METRES BEING LOT 13 DPS 1399 BLK IX KATIKATI SD.

<b>Land Value:</b>	\$191,000
<b>Improvements:</b>	\$126,000
<b>Capital Value:</b>	\$317,000
<b>Tree Value:</b>	\$0

<b>Annual Rates:</b>	\$3,310.80
<b>Rates Owing:</b>	\$1,585.00

Note: For the period until rates are "set" the Current Annual Rates and Rateable Valuation Details should not be relied upon and any queries should be directed to the Rates department.

Rates are charged in two equal instalments for the period commencing 1 July and ending 30 June each year.

**Water Rates** – This information applies to Western Bay of Plenty District Council systems only. In some parts of Tauriko, Papamoa, Pyes Pa and Oropi, properties are served by Tauranga City Council system.

<b>Metered Water</b>	YES
<b>Date of Last Reading</b>	09 Aug 2018
<b>Connected</b>	YES
<b>Available</b>	YES
<b>Owing</b>	\$0.00

**Water rates may be outstanding on this property as meter readings are completed six monthly.**



Further information about Council's water supply and water quality is available from Council's website. Please refer to the Western Bay of Plenty District Council's Water Supply System Bylaw 2008: [Water Supply System Bylaw 2008](#)



Rates information and valuation history can be found online at the Western Bay of Plenty District Council website: [Rating Information Search](#)



For any information regarding Maori Land, please contact the Waiariki or Waikato/Maniapoto Office of the Maori Land Court or view their website and online records at: <http://www.justice.govt.nz/courts/maori-land-court>

## BUILDING

This information is a record of details held on Council files and may not reflect the situation on site if work has been undertaken without consent. If Council holds any as-built drainage plans relevant to this property they will be included in the attachments section of this LIM.

<b>Building Consents:</b>		
<b>BC</b>	<b>Project</b>	<b>Status of Consent</b>
30012	CARPORT	CCC FINAL ISSUED 08 Feb 1995

Building, Plumbing and Drainage Permits issued prior to 1993 will not have a Code Compliance Certificate as the requirement for this did not come into effect until 1 January 1993.

**Any information held by council relating to Building Permits will be listed on the Historical Data page at the back of this section in your LIM.**

### **Information regarding buildings where Council holds no records of consents:**

The absence of records for building permits or consents may mean any of the following:

- The building was erected without a permit or consent.
- The building work may be exempt from requiring a permit/consent.
- A Council record is unable to be located.

If building work was carried out without a building permit prior to the 1991 Building Act, or without obtaining building consent under the Building Act 1991 or Building Act 2004, then there is no authority under those Acts for the Council to retrospectively issue a building consent for the work.

For buildings erected prior to the commencement of the Building Act 1991, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is unsafe or insanitary in terms of the Building Act 2004 or the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For post-Building Act 1991/Building Act 2004 work, for which the Council holds no record, or the work is not exempt, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the Building Act 1991 and Building Act 2004 and enforcement action may be taken at the Council's discretion. However some building work is exempt from requiring a permit/consent. This generally applies to small buildings or structures and minor alterations. Irrespective of whether consent is required the Building Act requires that all building work must comply with the Building Code. Potential purchasers of properties requiring further information on building work are advised to engage a qualified building professional to inspect and report.

A certificate of acceptance can be applied for when work is done without a building consent after 1 July 1992, or in specific circumstances when a code compliance certificate (CCC) can't be issued.

For further information go to – <https://www.building.govt.nz>

Certificate of Acceptance:		
COA	Project	Status
	None Known	

Compliance Schedules / Building Warrant of Fitness:	
Premise	Notes
None Known	

Any other information affecting this Property is listed below:
<p>-COUNCIL SERVICES</p> <p>There are Council Services on this property (refer to the Land Information Map in the Map Section of this LIM). It is Council policy that no building shall be built closer than the greater of:</p> <ol style="list-style-type: none"> <li>1.5m from the centre of any public sewer, stormwater or water pipe.</li> <li>within 1.5m of rising main</li> <li>the depth of the pipe inverted from the ground surface.</li> </ol> <p>To construct a building within these requirements written permission must be granted by Councils Utilities Manager.</p> <p>-</p>

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## LICENCES AND ENVIRONMENTAL HEALTH

Premise Registration:		
Premises	Category	Licence Status
None Known		

Liquor Licences:			
Type	Status	Licence No	Date Issued
None Known			

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## ENFORCEMENTS AND NOTICES

Enforcements and Notices:			
Parcel ID	Notice Type	Comments	Date Issued
None Known			

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## SPECIAL LAND FEATURES

This section of the LIM includes any Special Land Features known in relation to this property such as Flooding, Hazardous Contaminants, Erosion, Alluvium, Avulsion, Falling Debris and Subsidence.

It is the landowner's responsibility to determine whether the property is suitable for any proposed activity or whether any proposed building site is suitable for development (and to undertake tests if necessary).

Any information relating to Weathertight Homes Resolution Services Act 2006 – Section 124 would be included in the attachments section of this LIM.

Any relevant reports held by Council are included in the attachments.

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## ARCHAEOLOGICAL SITES

Please refer to the Map Section for any relevant Archaeological Sites.



Information on Archaeological Sites and Heritage Features in the Western Bay of Plenty District can be found online:

- New Zealand Archaeological Association - <http://www.archsite.org.nz/>
- Heritage New Zealand - <http://www.heritage.org.nz/>

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## SEWER AND STORMWATER

**Services:** See attached Land Information map

**District Sewer Connected:** YES

**District Sewer Available:** YES

### Septic Tanks

Almost all properties with a dwelling in Te Puna West, Ongare Point and Tanners Point will be served by a septic tank and will likely be part of Bay of Plenty Regional Council's compulsory septic tank maintenance programme. The maintenance programme involves professional regular emptying of septic tanks and checks to ensure they are working properly. Inspections are carried out by Bay of Plenty Regional Council certified operators at a cost to the home owner. Should a system fail the inspection, it may need to be upgraded or modified. For a property in any of these three locations please contact Bay of Plenty Regional Council direct on 0800 884 880 to check the status of the wastewater system. Note that information on septic tanks is only held by the Regional Council for properties in the maintenance areas.

If a sewer is available, under the Local Government Act 1974, the property must connect to the sewer if the sewer is within 30m of the property boundary or if the sewer is within 60m of the dwelling.

Most septic tanks in the Western Bay of Plenty are permitted provided they are adequately maintained, however when a dwelling has a bedroom added the wastewater system generally must be upgraded to meet the current standard.

### Changes to Septic Tank Requirements

Following a Regional Plan change in August 2014 the only remaining Western Bay communities involved in the compulsory septic tank maintenance programme are Te Puna West, Ongare Point and Tanners Point.

Te Puna West and Ongare Point septic tanks will lose their permitted status on 1 December 2015 and become discretionary. Each property must then either connect to a sewer where it is available, install an Aerated Wastewater Treatment System or obtain a resource consent for some other wastewater disposal system. This may involve an upgrade of the septic tank system.

Please contact Bay of Plenty Regional Council directly 0800 884 880 if you have any questions.

Maps of the maintenance areas can be viewed at the Regional Council website: <http://www.boprc.govt.nz/knowledge-centre/plans/on-site-effluent-treatment-regional-plan/> (Schedule 10)

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## **NETWORK UTILITY OPERATORS**

Western Bay of Plenty District Council does not hold any information concerning electricity, telecommunication and gas connections. Information may be obtained from the relevant companies.

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## **PROJECTS**

We work to provide good-quality local infrastructure and local services to our communities. To read about projects within your district please visit the [Current Projects](#) page on our website.

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## PLANNING/RESOURCE MANAGEMENT

This property is zoned **RES** for more information on this zone refer to the District Plan (link below).

### District Plan Status

Information regarding current status of the District Plan including rules, maps and performance standards, plus any proposed plan changes can be found online:



[District Plan - Western Bay of Plenty District Council](#)

### Current Plan Changes

- Omokoroa Stage 3 Structure Plan. Council has commenced the preparation of a structure plan for the development of the rural part of the Omokoroa Peninsula. This mainly involves the land between the railway line and State Highway 2 which is currently zoned Future Urban and Commercial. For more information please contact either Phillip Martelli on (07) 579 6682 or Andries Cloete on (07) 579 6646.
- Omokoroa Industrial Zone. Council is reviewing the provisions of the Industrial Zone located at the start of Omokoroa Road (generally between the State Highway and around Omokoroa Carriers). For more information please contact Phillip Martelli on (07) 579 6682.
- Tauriko West. The area bounded by the District/City boundary, SH29 and the Wairoa River is being investigated by the SmartGrowth partners (Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, and NZ Transport Agency) as a future urban growth area for Tauranga. For more information please contact Phillip Martelli on (07) 579 6682.
- Katikati Urban Growth Area Feasibility Study. An area of land west of the Katikati settlement (including Busby and Henry Roads) has been identified by SmartGrowth as a future Urban Growth Area and is being considered for residential development. For more information, please see [www.westernbay.govt.nz/katikati-urban-growth](http://www.westernbay.govt.nz/katikati-urban-growth) or contact Tony Clow on (07) 579 6629.

RC Number	Status	Consent Type	Date Issued
6493	GRANTED	SUBDIVISION	20/12/1993
6874	GRANTED	SUBDIVISION	16/02/1995

**Any information held by council relating to Historic Planning Consents will be listed on the Historical Data page at the back of this LIM.**

If there are any Consent Notices, Memorandum of Encumbrance, Deed of Covenant, Bush Protection Inspections and/or Yard Exemption Statements relevant to this property they will be included in the attachments section of this LIM.

Historical resource consents may have lapsed. Applicants are advised to verify the currency of resource consents with Council staff.

If Resource Consent has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of Resource Consent with Council staff.

**Any features identified in the Operative District Plan are listed below:**

**Any other features are listed below:**

**-LIQUEFACTION**

Council holds a report from Opus International Consultants Ltd titled "Western Bay of Plenty Lifelines Study Microzoning for Earthquake Hazards" (2002). The purpose of this report was to help the Western Bay of Plenty Engineering Lifelines Group understand the potential effects of earthquakes on lifelines (such as roads, rail and water reticulation) in the Western Bay of Plenty District and Tauranga City.

The report includes an assessment of liquefaction hazards. Liquefaction is what happens when saturated soils lose strength and stiffness (behaving as a liquid rather than a solid) in response to earthquake shaking.

This statement is included in this LIM because part or all of the subject property is identified by the report as being potentially susceptible to liquefaction.

While the report indicates where liquefaction may occur in the future, there are limitations to note. The broad level regional scale assessment presented in the report was based on information readily available at the time (which means the maps may now be out of date) and was not for the purpose of identifying liquefaction hazards that would be accurate at a property level.

The Opus report can be viewed on Council's natural hazards webpage (liquefaction subpage). The report includes a liquefaction hazard map for the whole of the Western Bay of Plenty District (Figure 12). This map shows the areas which are potentially susceptible to localised, minor, moderate or widespread liquefaction but is large scale and does not show individual properties.

Council has therefore prepared an interactive online map which allows a particular property to be searched for to see the class or classes of liquefaction that have been identified. This map can be viewed on Council's natural hazards webpage (liquefaction subpage).

Council's natural hazards webpage (liquefaction subpage) can be viewed at [www.westernbay.govt.nz/liquefaction](http://www.westernbay.govt.nz/liquefaction).

The four classes of liquefaction in the report are described as follows:

- The localised class is land where liquefaction is generally unlikely but there may be limited areas that are likely to liquefy in a large earthquake event.
- The minor class is land where no liquefaction is likely in a 0.2% Annual Exceedance Probability (AEP) earthquake shaking event. A 0.2% AEP event is something that only has a 0.2% chance of occurring in any year. This means it is expected to occur on average once every 500 years, however it could actually happen at any time. Liquefaction of limited layers may however occur in a larger 0.04% AEP earthquake event. A 0.04% AEP event is something that only has a 0.04% chance of occurring in any year. This means it is expected to occur on average once every 2,500 years, however it could actually happen at any time.
- The moderate class is where liquefaction is likely in a 0.2% AEP earthquake shaking event (or greater) in localised areas and is associated with limited damage.
- The widespread class is where liquefaction is likely to be extensive in a 0.2% AEP earthquake shaking event (or greater) and could lead to significant damage.

The Council website also has links to Civil Defence and Emergency Management information on how to prepare for an earthquake event.

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### **Property Adjoining Reserves**

Under Council's Reserve Management Plan any property adjoining a public reserve is not permitted to encroach onto that reserve. Where new encroachments occur or if an existing encroachment exists Council will give notice to the encroacher to remove the encroachment and reinstate the reserve at their own cost.

Please refer to the Reserve Management Plan.



[Reserve Management Plans](#)

### **Urban Studies:**

Council has a programme to help urban communities in the district develop long term plans that detail a vision for each community. Information regarding current Community Plans can be found online:



[Community Planning](#)

## OTHER USEFUL INFORMATION

*Western Bay of Plenty District Council provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987(LGOIMA)*

### Structure Plans

Structure plans have been developed by Council to assist in managing the Districts growth.

[Waihi Beach](#)

[Katikati](#)

[Katikati Lifestyle Zone](#)

[Omokoroa Structure Plan](#)

[Tides Reach Rural-Residential](#)

[Minden Lifestyle Zone](#)

[Te Puna Business Park](#)

[Te Puke Structure Plan](#)

[Te Puke Lifestyle Zone](#)

[Te Puke West Industrial](#)

[Rangiuru Business Park](#)

[Comvita Campus](#)

### Bay of Plenty Regional Council

Regional Council (Environment BOP) polices and plans may affect the use and management of land, water and air and other natural and physical resources. Further information on whether a property is affected by any regional planning instrument or by some other function of the Regional Council is available from Environment BOP, on phone 0800 ENVBOP (884 880), or fax 0800 884 882.

### Heritage New Zealand

Please refer to the Geographic Information Services (GIS) plan which will identify any registered archaeological sites over the property as a "U" number in the red box. If a site is recorded over the property on the GIS plan, an explanatory statement is attached. Please also refer to the District Planning Map, which will identify any significant heritage features over the property. If a significant heritage feature is recorded over the property, the provisions of Section 11 of the Operative District Plan apply. If the GIS plan or District Planning Map does not identify any archaeological site or heritage feature it should not be assumed there are no sites or features, only that Council has no record of such a site or feature. Property owners still have obligations under the Heritage New Zealand Pouhere Taonga Act 2014 in that it is an offence for anyone to destroy, damage or modify or cause to be destroyed, damaged or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect it is an archaeological site.

### Ministry for the Environment ("MFE")

The Ministry for Environment has published the "*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*" ("the NES"). These are regulations issued under sections 43 and 44 of the Resource Management Act and apply nationally. They are in place to ensure development is appropriately managed on land potentially subject to contamination from hazardous activities such as orchards or other al uses. Each regional, city or district council must enforce the same standard through its Regional or District Plan. In some circumstances, councils can impose stricter standards.

If the intended activity is for subdivision of land, or a "change in use" of the land, then you may need to provide a Preliminary Site Investigation ("PSI"). The assessment can only be undertaken by a suitably qualified and experienced practitioner ("SQEP") as discussed in the NES. If you are unsure of whether this applies to you, please contact Council's Duty Planner on 07 571 8008. The Ministry for the Environment website contains further information on the NES at:

<http://mfe.govt.nz/laws/standards/contaminants-in-soil/>

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## HISTORICAL DATA

Parcel ID: 1088/32 BUILDING PERMITS		
Date	Type	Document Name
1986-03-21	Plumbing and Drainage	Plumbing And Drainage Permit - Sewerage - 1986-03-21

There are no historical planning consent documents held for this property

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# **MAPS**

**Aerial Photography**

**Land Information**

**Land Information Legend**

**District Plan**

**District Plan Legend**

**Other Natural Hazards (not in District Plan)**

**Natural Hazards Legend**

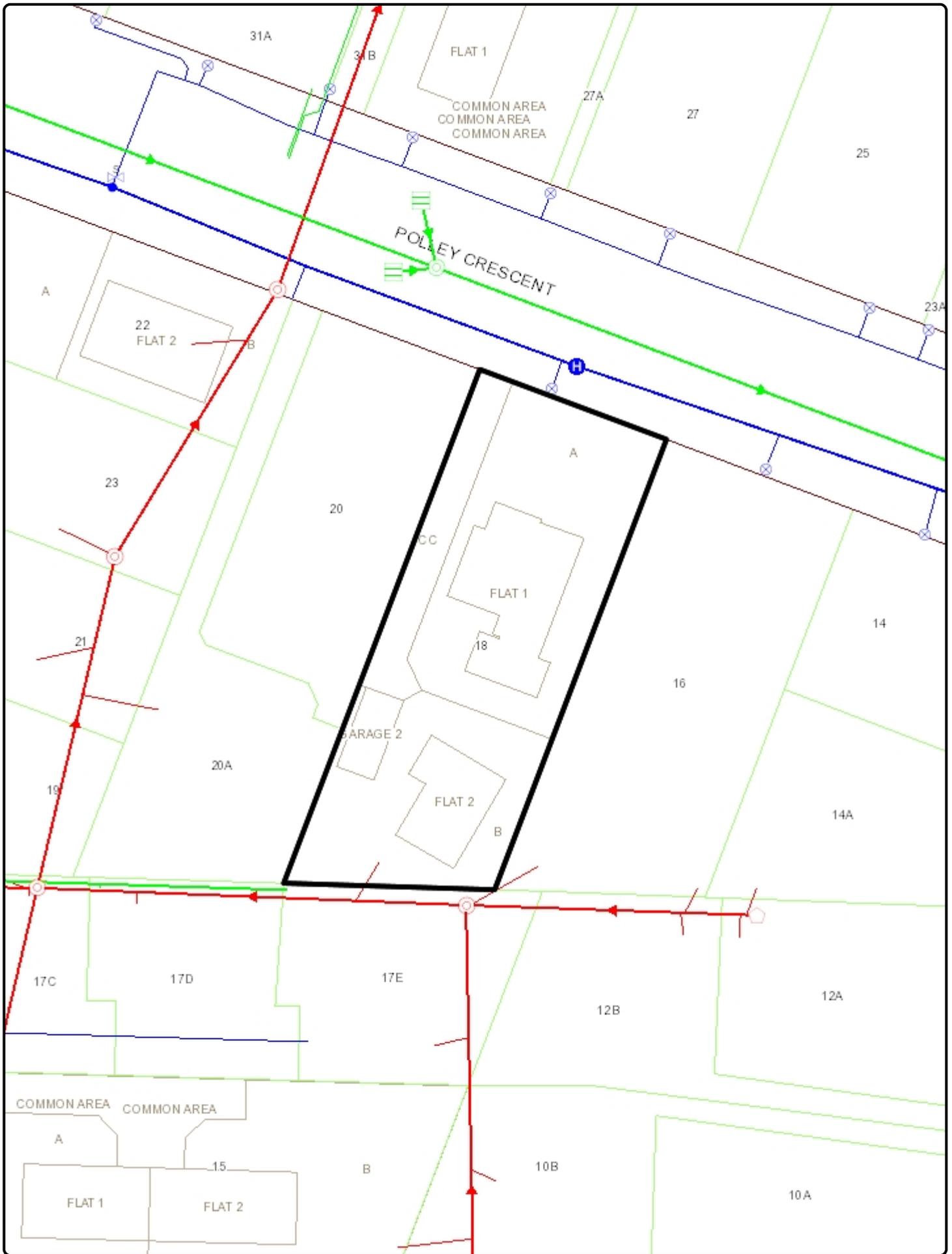


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**Aerial Photo**

0  25 Meters A4 Scale 1: 500





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**Land Information**

0  25 Meters A4 Scale 1: 500



Water Supply	— Main	Property	Paper Road
	Inlet		Property or Restrictive Area
	Pump		Building
Water Supply	Valve	Protected Land	Hydro
	Treatment Plant		Railway
	Flow Meter		Road
	Junction		Parcel
	End Cap		TCC Water Catchment
	Fire Hydrant		Statutory Acknowledgement Areas
	Reservoir		Consent Notice Covenant
	Unknown		Ecological
	Meter		Environment Protection Actual Point
	Manifold with Meter		Environment Protection Actual Line
Stormwater	Rising Main	Recommended For Protection	Environment Protection Actual Polygon
	Open Drain		Conservation Covenant
	Main		QE II
	Grass Swale		Environment Protection Proposed Point
	Box		Environment Protection Proposed Line
	Catchpit		Environment Protection Proposed Polygon
	Floodgate		Class 1
	Wingwall		Class 2
	Inlet		Class 3
	Junction		WBOP
Manhole	Western Bay of Plenty		
Outlet	Ocean, River, Stream		
Wastewater	Pump	WBOP	Selected Parcel
	Rodding Eye		
	Soak Hole		
	Valve		
	Ramm Culvert		
	Stormwater Pond		
	Gravity Main		
	Rising Main		
	Inlet		
	Pump		
Wastewater	Valve		
	Treatment Plant		
	Rodding Eye		
	Flow Meter		
	Manhole		
	Junction		
	Outlet		
Wastewater Pond			

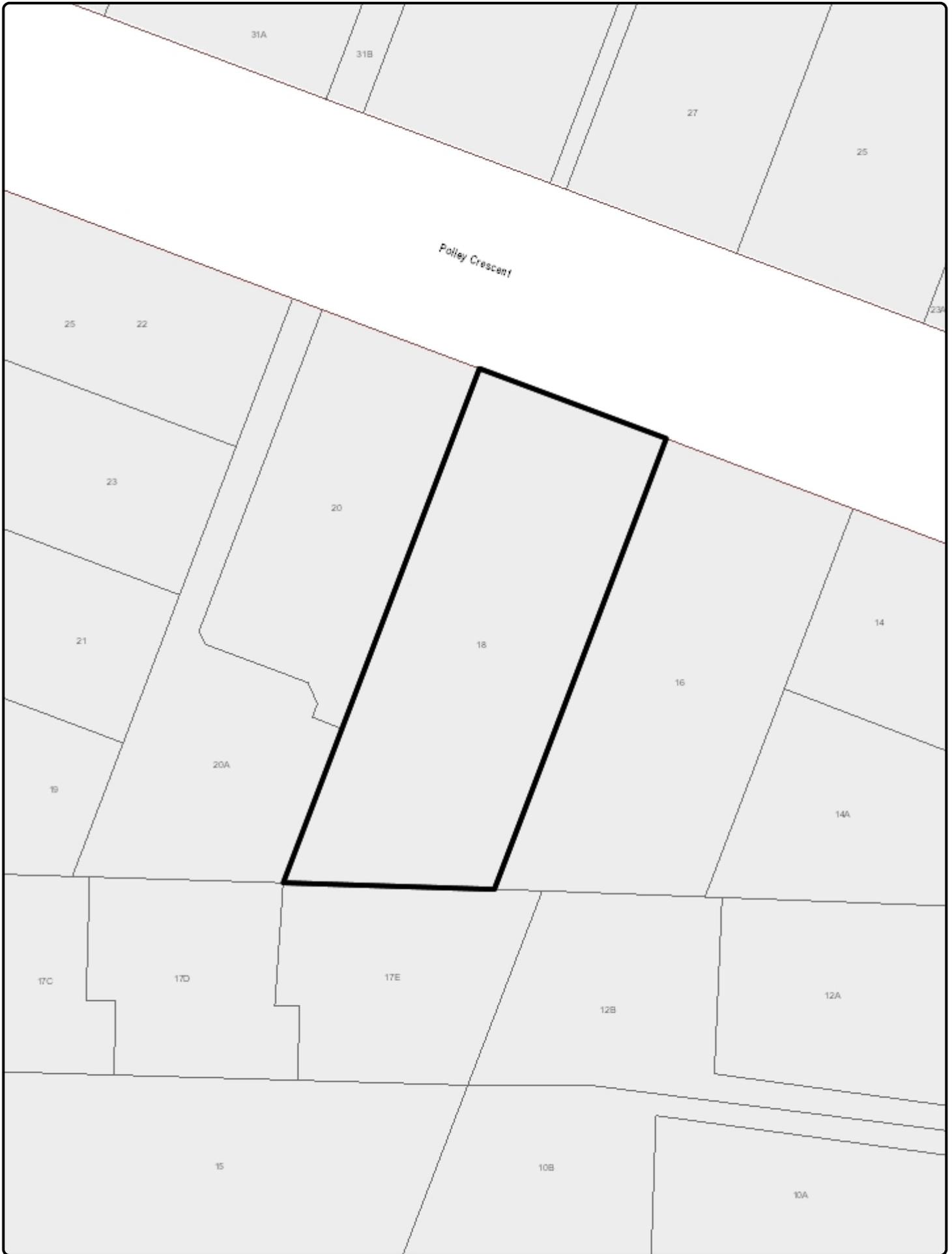
Crown Copyright Reserved.  
LINZ Digital Licence No. HN/352200/03 & TD093522.

Location of Services is indicative only.  
Council accepts no liability for any error.

Archaeological data supplied by NZ Historic Places Trust  
<http://www.archsite.org.nz>



# Land Information Legend



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**District Plan**

0  25 Meters A4 Scale 1: 500

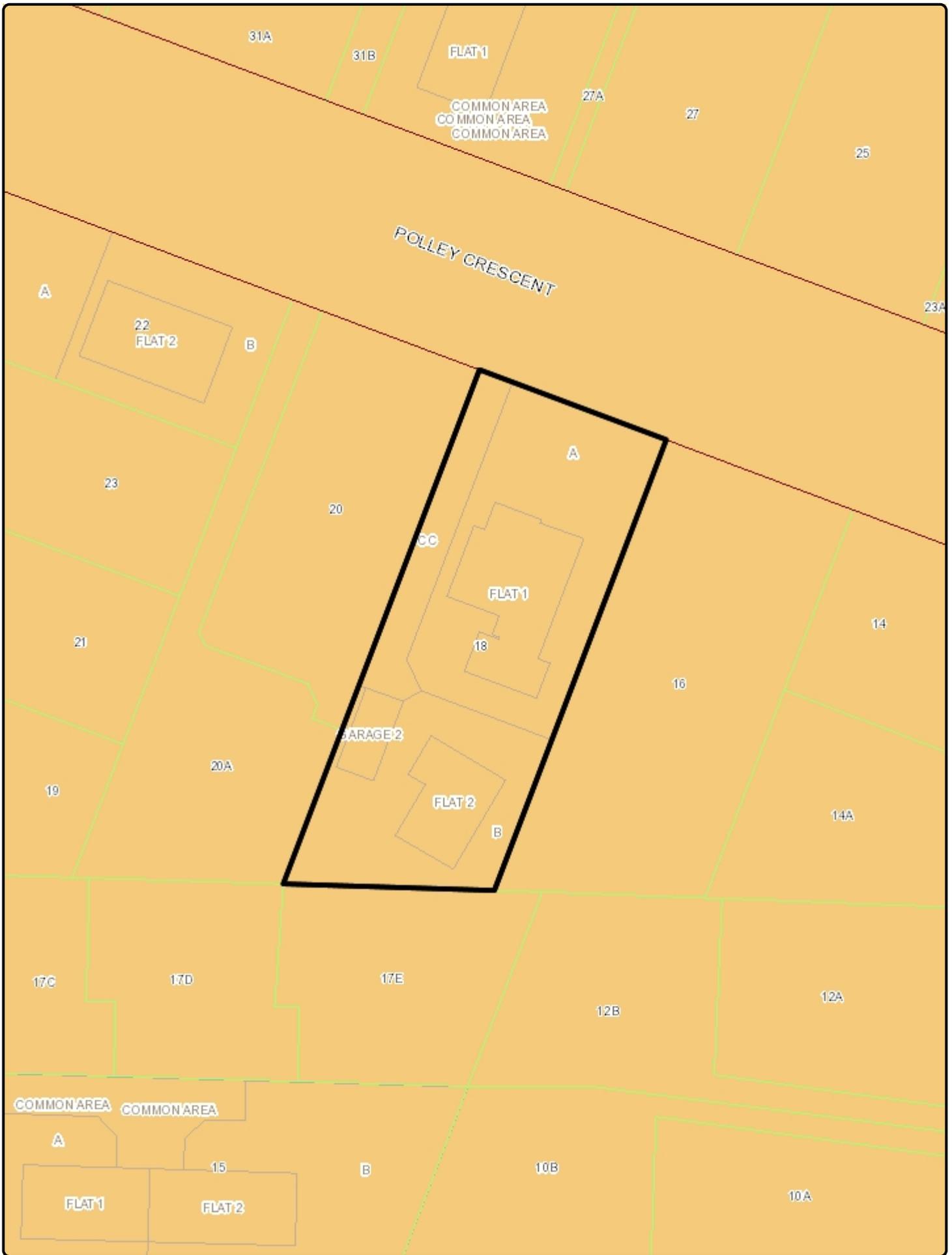


<p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li> Airport Approach Surface</li> <li> Designation</li> <li> Formed Roads</li> <li> Limited Access</li> <li> Stop Bank</li> </ul>	<p><b>Land Hazards</b></p> <ul style="list-style-type: none"> <li> Coastal Erosion Area - Primary Risk (3)</li> <li> Coastal Erosion Area - Secondary Risk (3)</li> <li> Coastal Erosion Area - Access Yard</li> <li> Coastal Erosion Area - Rural</li> <li> Coastal Inundation Area</li> <li> Flood Hazard</li> <li> Stability Area - Minden A</li> <li> Stability Area - Minden B1</li> <li> Stability Area - Minden B2</li> <li> Stability Area - Minden C</li> <li> Stability Area - Minden U</li> <li> Stability Area - General</li> <li> Stability Area - Landslip</li> </ul>
<p><b>Reserves</b></p> <ul style="list-style-type: none"> <li> Esplanade Strip</li> <li> Priority proposed esplanade strip/reserve</li> <li> Proposed esplanade strip/reserve</li> <li> Kaimai - Mamaku Forest Park Boundary</li> <li> Reserve</li> <li> Reserve, Department of Conservation</li> </ul>	<p><b>Zones</b></p> <ul style="list-style-type: none"> <li> TECT All Terrain Park</li> <li> Commercial</li> <li> Commercial Transition</li> <li> Horticultural Post Harvest</li> <li> Industrial</li> <li> Residential</li> <li> Medium Density Residential</li> <li> Rural Residential</li> <li> Rural</li> <li> Lifestyle</li> <li> Future Urban</li> </ul>
<p><b>Significant Features</b></p> <ul style="list-style-type: none"> <li> Viewshaft</li> <li> Significant Ecological Feature / RAP</li> <li> Outstanding Landscape Feature - 50m (S7a &amp; S8a) - 40m (S9a)</li> <li> Outstanding Landscape Feature</li> <li> Cultural Heritage Feature Boundary</li> <li> Built Heritage Feature</li> <li> Cultural Heritage Feature</li> <li> Notable Trees</li> </ul>	<p><b>Zone Overlays</b></p> <ul style="list-style-type: none"> <li> District Boundary</li> <li> Electricity Transmission Line</li> <li> Electricity Transmission Line Buffer 16m (1)</li> <li> Firing Range Exclusion Zone</li> <li> Identified Area (2)</li> <li> Quarry Effects Management Area</li> <li> TNL 100m Building Line Setback</li> <li> Town Centre Boundary</li> <li> Matakana Island Forested Sand Barrier</li> </ul>
<p><b>Structure Plans</b></p> <ul style="list-style-type: none"> <li> Structure Plan Boundary</li> <li> Greenlane</li> <li> Road</li> <li> Stormwater</li> <li> Wastewater</li> <li> Water Supply</li> <li> Walk/Cycleway</li> <li> Reserve Area</li> <li> Stormwater Pond</li> <li> Minden Lifestyle Structure Plan Area Overland Flowpaths &amp; Local Ecological Features</li> </ul>	

Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water Springs to establish the actual line of Mean High Water Springs.  
 Formed roads are indicated as white shading on the road land parcels. Unformed roads have the underlying zone indicated.

(1) Compliance with NZECP 34:2001 is required in this area for buildings/structures and earthworks. The distance quoted is from the centreline of the transmission line.  
 (2) The identified areas include: the community service area at Rangioru, the central hub site within the All Terrain Park and buffer zones in Stage 2 Omokoroa and Binnie Road.  
 (3) Primary risk includes the whole of the red line and the land towards the sea. Secondary risk includes the whole of the green line up to the edge of the red line.





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**Natural Hazards (not District Plan)**

0 25 Meters A4 Scale 1: 500



Other Natural Hazards

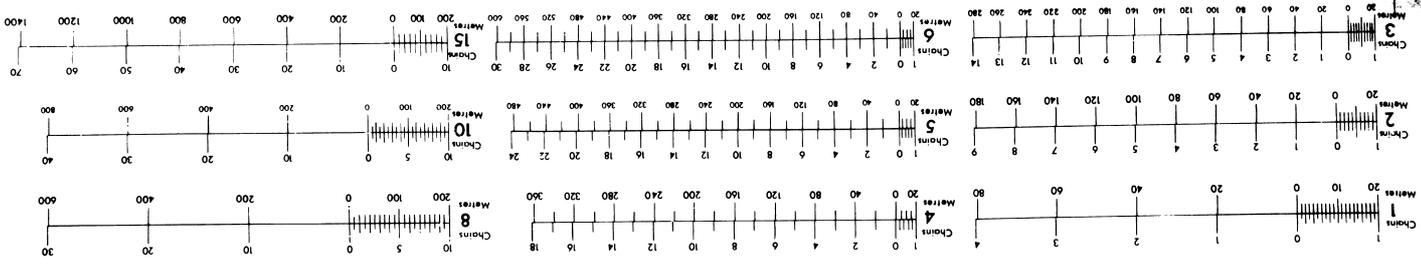
-  Waihi Beach Floodable Area
-  Wairoa Floodable Area
-  Maketu/Pukehina Tsunami
-  Localised Liquefaction
-  Minor Liquefaction
-  Moderate Liquefaction
-  Widespread Liquefaction

Property

-  Paper Road
-  Property or Restrictive Area
-  Building
-  Hydro
-  Railway
-  Road
-  Parcel
-  Selected Parcel

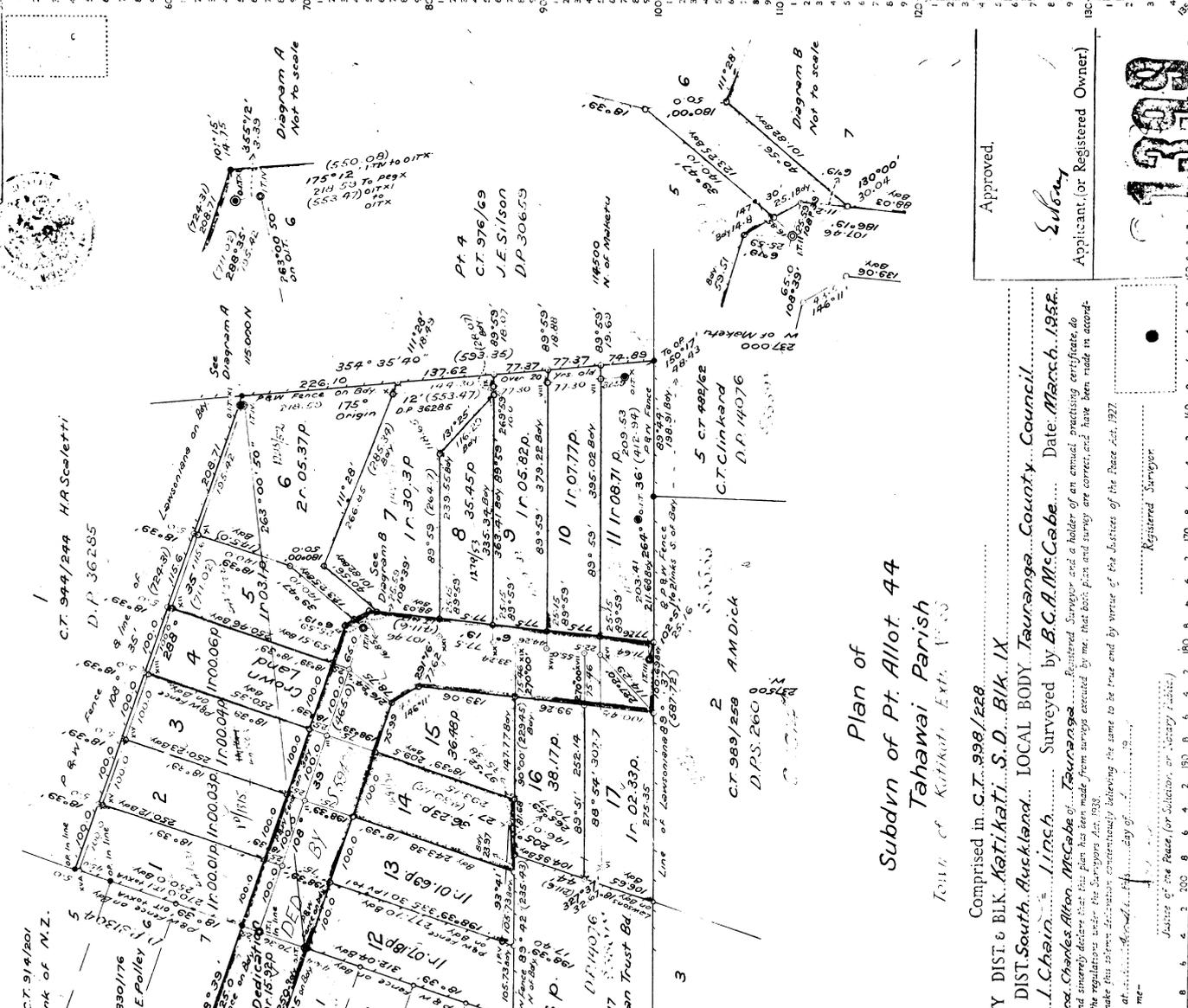


1/29/23



Land Transfer Office  
 Received.....  
 Title Ref.....  
 Referred to Draughtsman.....

From P. J. S. 2011 Bank of N.Z.  
 S. Henry P. J. S. 2011  
 1/29/23



Total Area 5 Ac. 3 r. 34.66 p.  
 Waikato Diocesan Trust Bd  
 C.T. 980/116  
 T.L. Chapman  
 S.W. 1/4

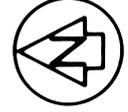
Plan of  
 Subdivn of Pt. Allot. 44  
 Tahawai Parish  
 Town of Katikati, Ext. 1933

Approved as to Survey  
 Chief Surveyor:  
 L.T. Draughtsman.  
 Examined by:  
 Recorded by:  
 Correct

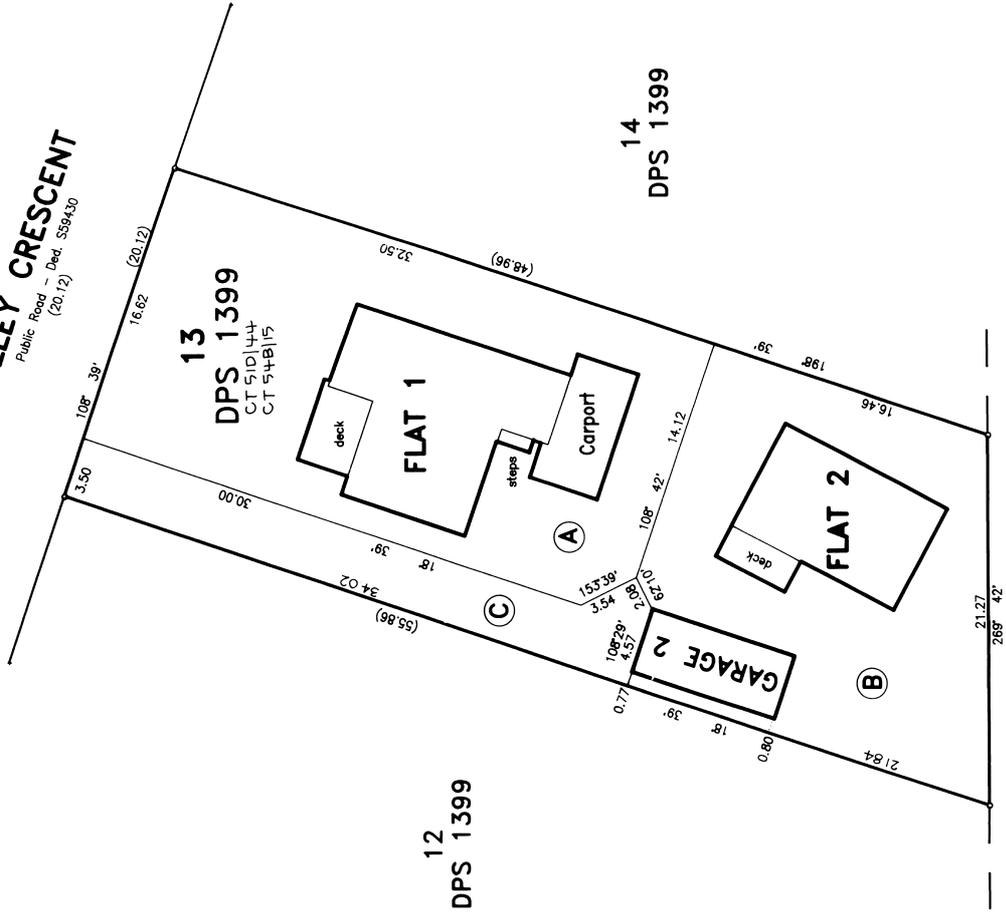
Comprised in C.T. 998/228  
 SURVEY DIST. BLK. KATIKATI, S.D. B.L.K. IX  
 LAND DIST. South. Auckland. LOCAL BODY Tauranga County. Council.  
 Scale: 1 Chain = 1 Inch. Surveyed by B.C.A. McCabe. Date: March. 1958.  
 I, Elizabeth Charles Alton, M.C.S. of Tauranga Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys extended by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1932.  
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutes in that behalf made.  
 Declared at ..... day of .....

Approved.  
 Applicant (or Registered Owner)  
 1398

Deposited this 11 day  
 of 19.....  
 District Land Registrar.



**POLLEY CRESCENT**  
Public Road - Ded. S39430  
(20.12)

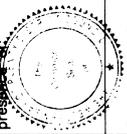


Approvals

*J. J. Reynolds*  
Registered Officers

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 15<sup>th</sup> day of February 1995  
(no conditions imposed)

The Common Seal of the Western Bay of Plenty District Council is affixed hereto in the presence of:



*B. J. Ballantyne*  
Authorised Officer  
T.D.C. Sub 6874

Pursuant to Section 224(f) of the Resource Management Act 1991 I hereby certify that the Western Bay of Plenty District Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with the provisions of the building code specified in section 46(4) of the Building Act 1991.  
Dated this 20<sup>th</sup> day of February 1995

*S. J. A. [Signature]*  
Authorised Officer

I hereby certify that the buildings shown hereon, one erected in the position shown, and one within the boundaries of Lot 13 DPS 1399 C.T.510/44 & C.T.548/15

*[Signature]*  
Registered Surveyor  
13/12/94

Total Area 1054m<sup>2</sup>

Comprised in C.T.510/44 (1/2 share)  
C.T.548/15 (1/2 share)

*Brian Harold Askin*  
Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 39 of the Survey Act 1987) hereby certify that this plan has been made from surveys conducted by me or under my direction, that the plan and surveys are correct and true in accordance with the provisions of the Registration Act 1972 or any regulations made in substitution thereof. Dated at Takapuna this 13<sup>th</sup> day of December 1994  
Signature *[Signature]*

Field Book 7465 B.130 Thompson Book  
Reference Plans DPS 1277 DPS 6709 A  
DPS 6161  
Examined Correct *[Signature]*

Approved for leasing purposes only.

23/12/95 *[Signature]* L.T. Surveyor

20<sup>th</sup> day of February 1995  
*[Signature]*  
Authorised Land Registrar

DPS 69823

TERRITORIAL AUTHORITY W.B.O.P. DISTRICT  
Surveyed by BRIAN H. ASKIN (2085)  
Scale 1:200 Date NOVEMBER 1993

PLAN OF BUILDINGS SITUATED ON  
LOT 13 DPS 1399

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST IX KATIKATI  
NZMS 261 SH1 T13 RECORD MAP No 8.4  
Katikati 4

Doall Form D15 - Approved (L1) 94/3

Alliance



28 FEB 1995

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## **ATTACHMENTS**

There are no documents held for this property  
Invoice

**Head Office:** 1484 Cameron Road, Greerton, Tauranga 3143  
Private Bag 12803, Tauranga Mail Centre, Tauranga 3143  
Telephone: 07 571 8008. **F:** 07 577 9820  
Email: customerservice@westernbay.govt.nz  
**Offices at:** Waihi Beach, Katikati, Omokoroa and Te Puke

**TAX INVOICE**  
REGISTRATION NO. 52-544-300

BROWN, ZOE  
14A BLUNDELL PLACE  
KATIKATI 3129

**Invoice No:** 280032  
**Date:** 08 Oct 2018  
**Customer No:** 185210  
**Your Reference:** LIM17432

DETAILS	GST	Excl	Amount
<b>LIM APPLICATION AND DELIVERY FEES</b>			
LIM FEE	48.26	321.74	370.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2019 51597)	48.26cr	321.74cr	370.00cr
Urgent 4 working day service			
<b>Please pay on this invoice. No statement will be issued.</b>			

EXCL 0.00  
GST 0.00  
**TOTAL \$0.00**

Less already paid  
**TOTAL NOW DUE \$**

**REMITTANCE ADVICE:** Online payments can be made by credit card at [www.westernbay.govt.nz/invoice-payment](http://www.westernbay.govt.nz/invoice-payment) or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI280032** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER: BROWN, ZOE  
INVOICE NO: 280032  
**TOTAL DUE:** \$  
PAYMENT MADE: \$