

LIM

LAND INFORMATION MEMORANDUM

People • Plan • Progress



Western Bay of Plenty
District Council

123 WHARAWHARA ROAD 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).
- 

LAND INFORMATION MEMORANDUM

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

11 June 2020

P/1118/72

MACLEOD, VEYATIE VINCENT
123 WHARAWHARA ROAD
RD 2
KATIKATI 3178

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

APPLICANT

Client Name:

Applicant Name: MACLEOD, VEYATIE VINCENT
123 WHARAWHARA ROAD
RD 2
KATIKATI 3178

Postal Address: 123 WHARAWHARA ROAD
RD 2
KATIKATI 3178

Application Date: 29 May 2020

Issue Date: 11 June 2020

PROPERTY

Property Owner: MACLEOD, VEYATIE VINCENT

Valuation No: 06809 157 00

Location: 123 WHARAWHARA ROAD WESTERN

Legal Description: LOT 1 DP 329288

Area (hectares): 0.3168

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

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 06809 157 00 is linked to LOT 1 DP 329288 BLK VIII KATIKATI SD.

Land Value:	\$380,000
Improvements:	\$245,000
Capital Value:	\$625,000
Tree Value:	\$0

Annual Rates:	\$2,449.12
Rates Owing:	\$0.00

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.

Metered Water	YES
Date of Last Reading	16 Mar 2020
Connected	YES
Available	YES
Owing	\$0.02cr

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.

Building Consents:		
BC	Project	Status of Consent
70893	SEPTIC TANK AND FIELD	CCC FINAL ISSUED 26 May 2004
71267	ALTER AND ADD TO EXISTING DWELLING	CCC FINAL ISSUED 29 Nov 2006

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	Status
None Known	

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

Any other information affecting this Property is listed below:

LICENCES AND ENVIRONMENTAL HEALTH

Premise Registration:		
Premises	Category	Licence Status
None Known		

Liquor Licences:			
Type	Status	Licence No	Date Issued
None Known			

ENFORCEMENTS AND NOTICES

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

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.

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/>

SEWER AND STORMWATER

Services: See attached Land Information map

District Sewer Connected: NO

District Sewer Available: NO

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: <https://www.boprc.govt.nz/your-council/plans-and-policies/plans/regional/on-site-effluent-treatment-regional-plan/> (Schedule 10)

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.

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.

PLANNING/RESOURCE MANAGEMENT

This property is zoned **RURAL** 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](#)

Notified Plan Changes

- Plan Change 81 (Omokoroa Industrial Zone Review) was notified on 24 March 2018. Hearings were held on 1 August 2018 and decisions released on 12 July 2019. For more information, please visit Council's website at www.westernbay.govt.nz/districtplanchanges. If you have any questions about the Plan Change, please contact Phillip Martelli on (07) 579 6682.
- Plan Changes 82-91 were notified on 31 August 2019. Submissions closed on 27 September 2019. The summary of submissions was notified on 26 October 2019 and further submissions close on 11 November 2016. Following the close of further submissions, planning reports will be prepared that address the issues raised, followed by a public hearing which is anticipated to be held in March or April 2020. For more information, please visit Council's webpage www.westernbay.govt.nz/districtplanchanges. If you have any questions about the Plan Changes, please contact Council's Customer Service Team on 571 8008 or 0800 926 732.

- 82. Post Harvest Zone – Review of Provisions
- 83. Accommodation Facility Permitted Limit
- 84. Public Trails (Walkways, Cycleways, Bridleways and Similar)
- 85. Cleanfill Activities in the Rural, Future Urban, Lifestyle and Rural-Residential Zones
- 86. Floodable and Coastal Inundation Areas – Maintenance of Stopbanks and Drains
- 87. Frost Protection Fans
- 88. Noise Standards Within Industrial Zones
- 89. Rural Contractors Depots – Separation Distances
- 90. Home Enterprises – Sale of Goods
- 91. Rangioru Business Park – Water Supply Option

Other Current Projects

- 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.
- 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. Council has carried out feasibility studies into a number of possible areas for future residential growth in Katikati. Following community engagement, Council selected Beach Road 1 – West of Pukakura Road as the preferred option but has decided to delay any changes to the District Plan which would formally rezone the land from rural to residential. For further information please see <https://www.westernbay.govt.nz/council/projects/katikati-urban-growth-area> or contact Tony Clow on (07) 579 6629.
- Residential review. This review comprises both the Residential and Medium Density Residential Sections of the District Plan. The main purpose of the review is to manage earthworks within the residential zone and to encourage the delivery of a range of housing options. For more information, please contact Andries Cloete on (07) 579 6646.

RC Number	Status	Consent Type	Date Issued
402750	GRANTED	ADDITION TO EXISTING DWELLING TO BUILD CLOSER THAN 10 METERS FROM BOUNDARY	21/07/2004

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) (Report). 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.

The Report is referred to in this LIM because part or all of the subject property is identified by the Report as being potentially susceptible to liquefaction.

Council will be relying on the information contained in the Report to exercise statutory functions such as making decisions under the Building Act and Resource Management Act.

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.

The liquefaction classes relevant to the subject property are shown on the map contained in this LIM titled "Natural Hazards (Not District Plan)" and on Council's interactive online natural hazard map. This online map allows a particular property to be searched for and can be viewed on Council's natural hazards webpage (liquefaction subpage).

This liquefaction subpage also contains information and FAQs relating to liquefaction and how it may affect the use of a property.

It can be viewed at 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/>

HISTORICAL DATA

There are no historical building permit documents held for this property

There are no historical planning consent documents held for this property

MAPS

Aerial Photography

Land Information

Land Information Legend

District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend

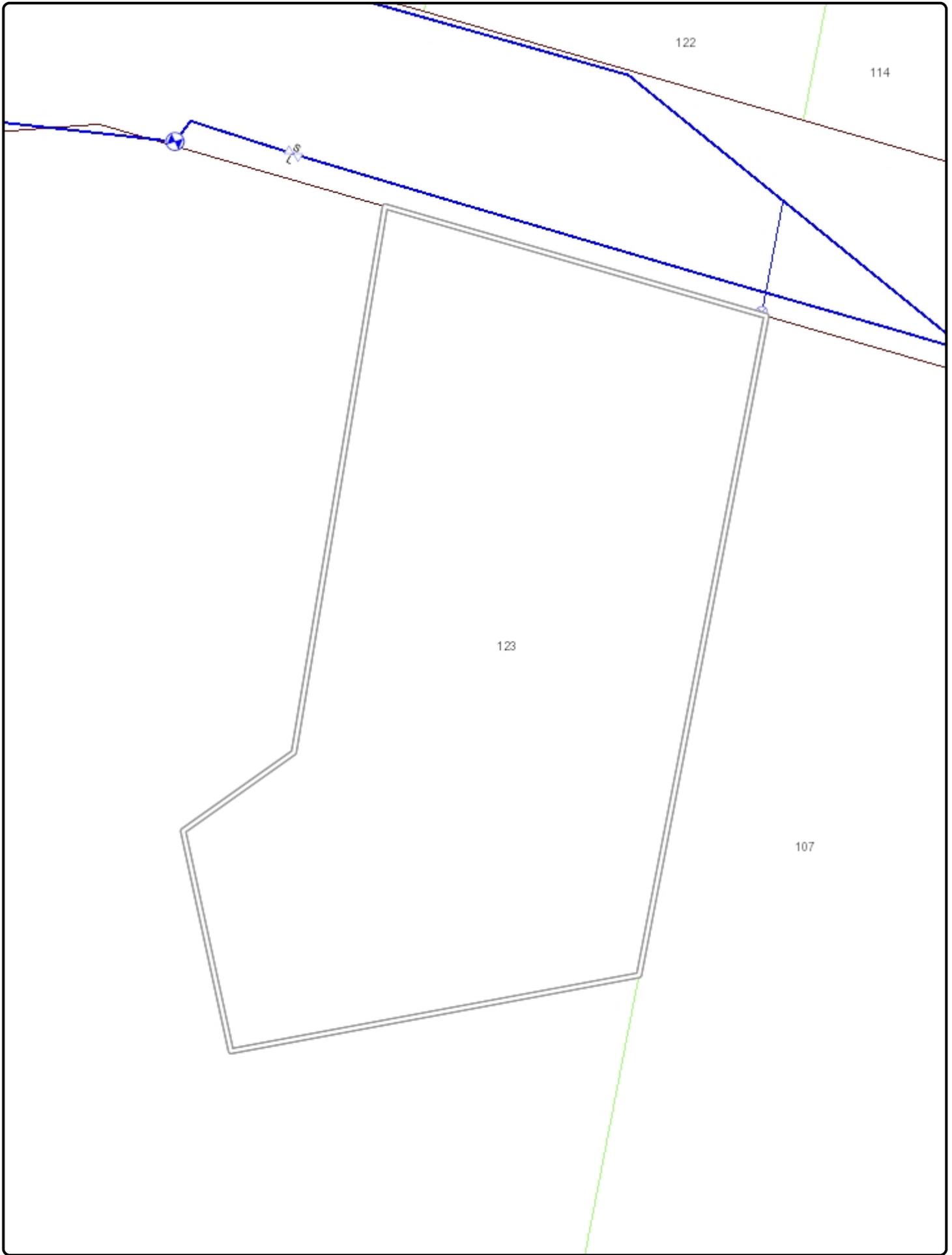


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Aerial Photo

0  25 Meters A4 Scale 1: 500



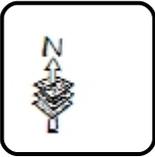


**Western Bay of Plenty
District Council**

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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	Waihi Beach Floodable Area	
	Rodding Eye	Selected Parcel	
	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			

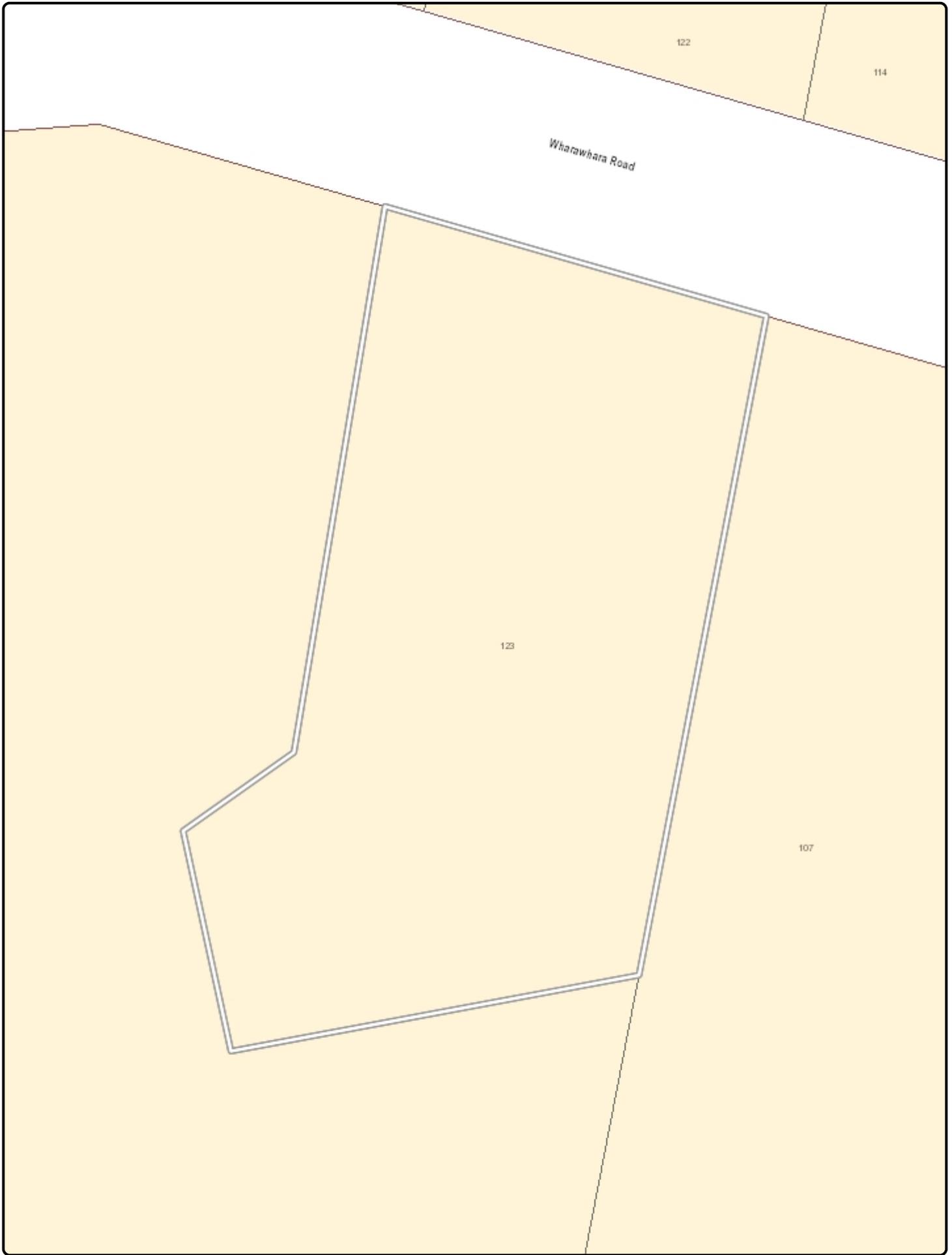
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Location of Services is indicative only.
Council accepts no liability for any error.

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

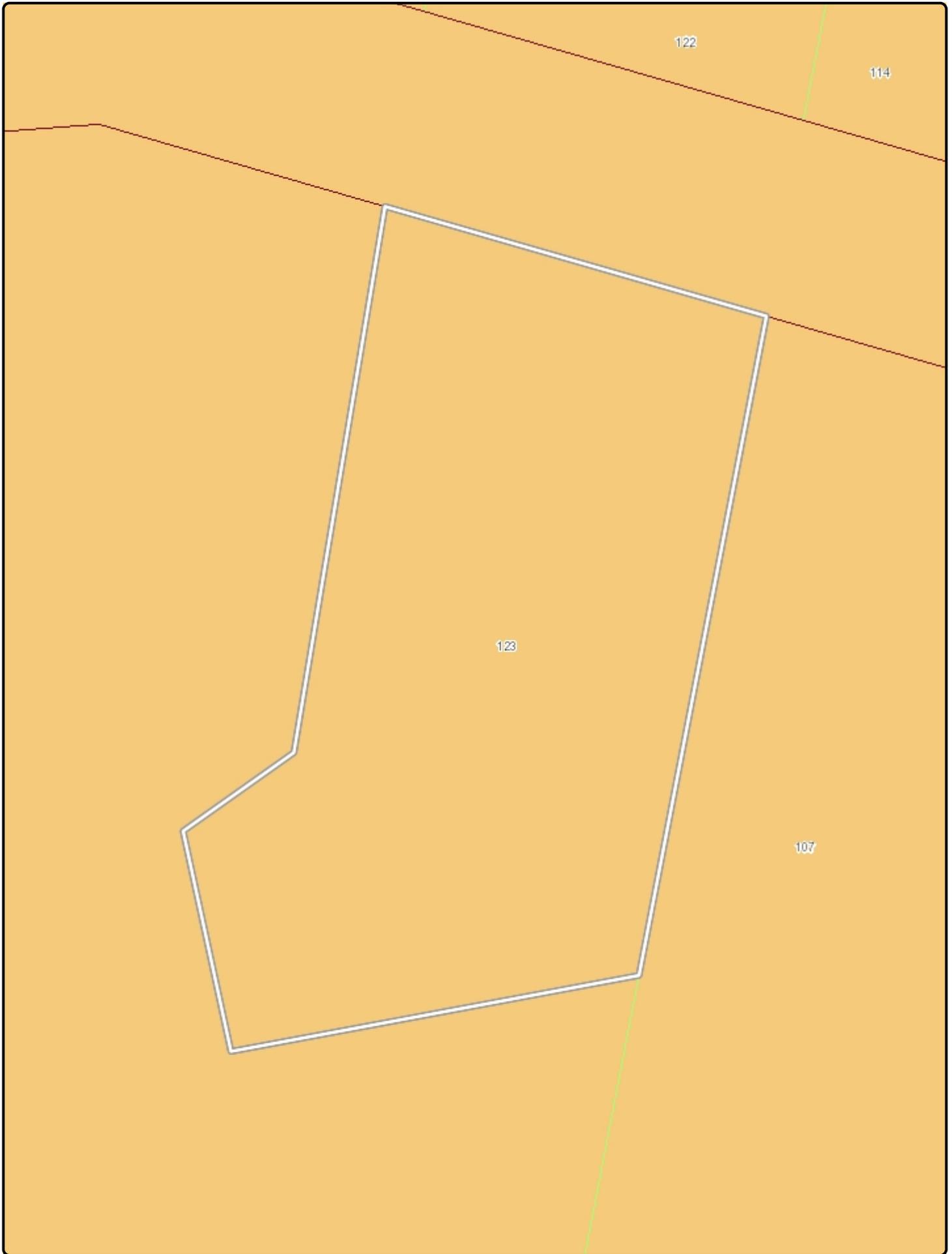


<p>Infrastructure</p> <ul style="list-style-type: none"> --- Airport Approach Surface □ Designation □ Formed Roads ■ Limited Access Stop Bank 	<p>Land Hazards</p> <ul style="list-style-type: none"> — Coastal Erosion Area - Primary Risk (3) — Coastal Erosion Area - Secondary Risk (3) ▨ Coastal Erosion Area - Access Yard ▨ Coastal Erosion Area - Rural ▨ Coastal Inundation Area ▨ Flood Hazard ▨ Stability Area - Minden A ▨ Stability Area - Minden B1 ▨ Stability Area - Minden B2 ▨ Stability Area - Minden C ▨ Stability Area - Minden U ▨ Stability Area - General ▨ Stability Area - Landslip
<p>Reserves</p> <ul style="list-style-type: none"> ▨ Esplanade Strip ▨ Priority proposed esplanade strip/reserve ▨ Proposed esplanade strip/reserve — Kaimai - Mamaku Forest Park Boundary ▨ Reserve ▨ Reserve, Department of Conservation 	<p>Zones</p> <ul style="list-style-type: none"> □ TECT All Terrain Park □ Commercial ▨ Commercial Transition ▨ Horticultural Post Harvest ▨ Industrial □ Residential ▨ Medium Density Residential ▨ Rural Residential □ Rural ▨ Lifestyle ▨ Future Urban
<p>Significant Features</p> <ul style="list-style-type: none"> ▨ Viewshaft ▨ Significant Ecological Feature / RAP ▨ Outstanding Landscape Feature - 50m (S7a & S8a) - 40m (S9a) ▨ Outstanding Landscape Feature — Cultural Heritage Feature Boundary 24 Built Heritage Feature 55 Cultural Heritage Feature 8 Notable Trees 	<p>Zone Overlays</p> <ul style="list-style-type: none"> ▨ District Boundary ×—× Electricity Transmission Line ▨ Electricity Transmission Line Buffer 16m (1) ▨ Firing Range Exclusion Zone ▨ Identified Area (2) ▨ Quarry Effects Management Area TNL 100m Building Line Setback — Town Centre Boundary — Matakana Island Forested Sand Barrier
<p>Structure Plans</p> <ul style="list-style-type: none"> ▨ Structure Plan Boundary ▨ Greenlane ▨ Road --- Stormwater --- Wastewater --- Water Supply --- Walk/Cycleway ▨ Reserve Area ▨ Stormwater Pond ▨ Minden Lifestyle Structure Plan Area Overland Flowpaths & Local Ecological Features 	

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

Legend

-  Year 2080
-  Year 2130
-  Tauranga Harbour Coastal Inundation
-  Katikati Floodable Area
-  Omokoroa Floodable Area
-  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



Western Bay of Plenty
District Council

Natural Hazards Legend

ATTACHMENTS

A2374832: Statement - DJ & NM JULIAN - SUBDIVISION - WHARAWHARA ROAD

A2374842: RC402750L - Notified And Non Notified Data Conv - Decision

A3764484: BC70893 - As Built Plan

Invoice

FILE

~~1118/1203/2~~
72

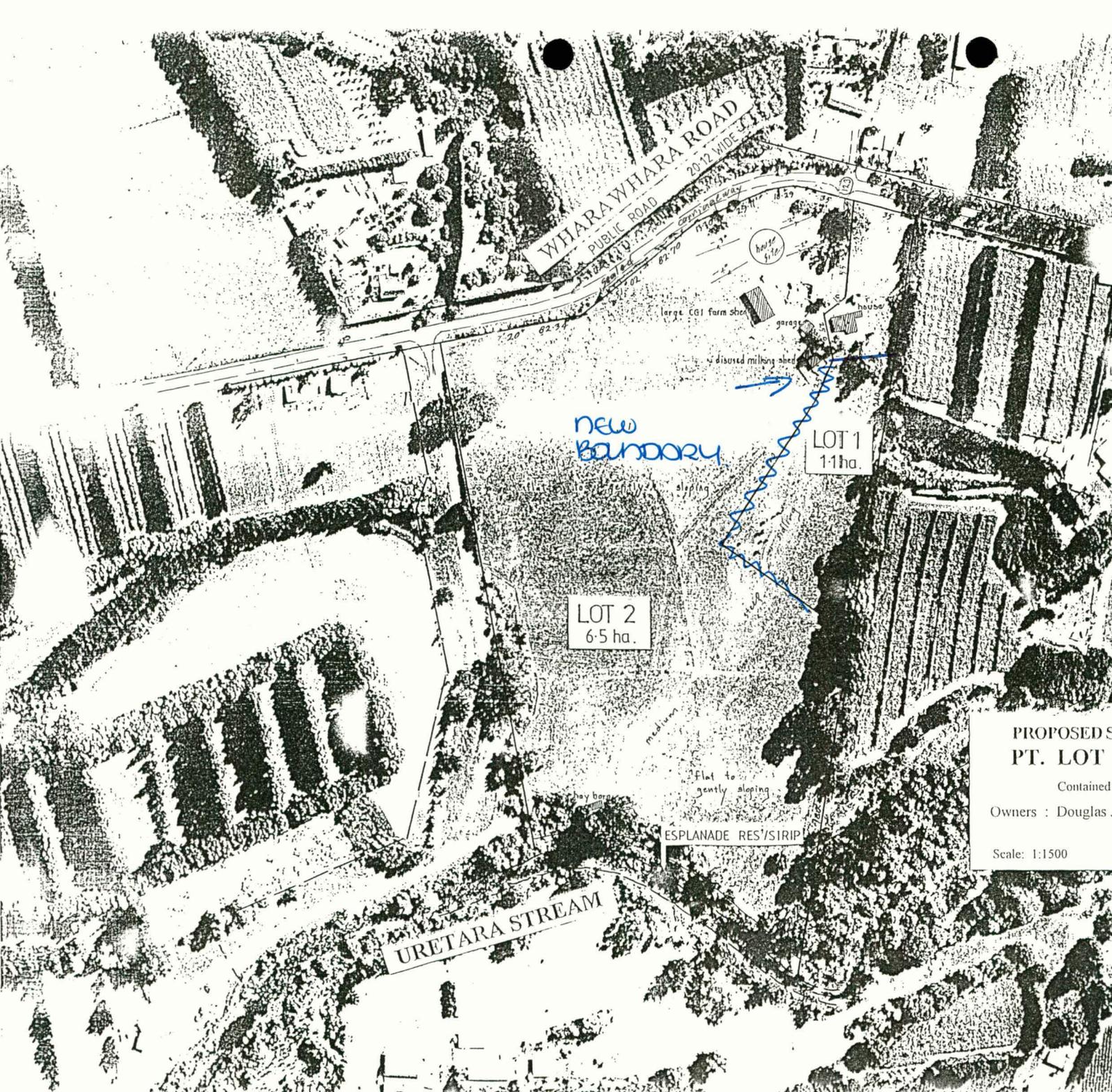
Surveyors ref: 14040
Council ref: S/B8/58

DJ & NM JULIAN – SUBDIVISION – WHARAWHARA ROAD

We Douglas John Julian and Nita Marie Julian, applicants, acknowledge that the proposed boundary between Lots 1 and 2 is approximately, but not less than, 10 metres from the south wall of our existing house (which is less than the 30 metres recommended in research available to Council) and accept any adverse environmental effects which may be created by the reduced yard.

Signed: D. J. Julian
N.M. Julian

Dated: 15/12/00
15/12/00,



WHARAWHARA ROAD
PUBLIC ROAD
20.12 WIDE

LOT 1
1.1 ha.

LOT 2
6.5 ha.

new
boundary

PROPOSED
PT. LOT

Contained
Owners : Douglas

Scale: 1:1500

URETARA STREAM

ESPLANADE RES/SIRIP

large CGI farm shed
garage
house
disused milking shed

hay barn
flat to gently sloping

medium

house
9.1m

flat to gently sloping

82.70
82.34
7.20

82.70
82.34
7.20

82.70
82.34
7.20

82.70
82.34
7.20

82.70
82.34
7.20

21 July 2004

P/1118/72/2

LONG, BEVERLEY MAREE
123 WHARAWHARA ROAD
R D 2
KATIKATI 3063

Dear Sir/Madam

Application for Resource Consent

Applicant	LONG, BEVERLEY MAREE
Date of Council Decision	21 July 2004 (Delegated Authority)

I wish to advise that Council has granted the above application for land use consent in the following terms:

- (a) *THAT pursuant to Section 93(1)(b) of the Resource Management Act 1991 the Western Bay of Plenty District Council resolves that the adverse effects on the environment will be no more than minor and that the application need not be publicly notified.*
- (b) *THAT the Council is satisfied that after taking into due consideration the requirements of Sections 94(1), 94A(a) and Section 94B that no other persons are adversely affected by the activity other than those who have given their written consent.*
- (c) *THAT the Council is satisfied that no special circumstances exist that require notification of this consent application in accordance with Section 94C(2) of the Resource Management Act 1991.*
- (d) *THAT pursuant to Sections 104 and 108 of the Resource Management Act 1991 the Western Bay of Plenty District Council grants consent to the application by Beverley Long for a land use consent being a discretionary activity to construct a new garage and decks attached to the existing dwelling within the side and rear yards Rural G zone setback on 123 Wharawhara Road, Katikati, legally described as Lot 1 DP 329288, subject to the following conditions.*
 - 1. *THAT the activity be carried out in accordance with the plans (prepared by Farris Architectural Design Service, dated 15/6/04, sheets 1 and 2) and information submitted as part of this application, including compliance with all other relevant performance standards in the Operative District Plan that apply at the date of this consent.*
 - 2. *THAT the consent holder shall pay Western Bay of Plenty District Council such administration charges including monitoring fees as are fixed at the time by the said Council in accordance with Section 36 of the Resource Management Act 1991.*

REASONS FOR DECISION:

1. *The activity is a discretionary activity under the provisions of the Operative District Plan as the location of the proposed additions to the existing dwelling intrudes into the side and rear yards Rural G zone setback. The proposal results in the closest part of the new garage addition being 3.9 metres from the southern boundary and 5 metres from the western boundary. The southern deck addition will be setback 10.2 metre from the rear southern boundary and the new deck addition to the north will be setback 5m from the northern site boundary (side yard). The Council is satisfied that any adverse effects on the environment are no more than minor and are adequately mitigated, remedied or avoided by the conditions of consent and do not adversely effect any other parties, apart from those who have given their written consent for the proposal.*
2. *The siting of the proposed additions are restricted by the location of the existing dwelling that is within an alcove shaped portion of the site. As such, it is considered that the new northern deck located 5 metres from the side boundary will not result in any additional adverse effects to those already existing from the siting of the dwelling. Notwithstanding this, the applicant has signed a yard exemption form stating that they are willing to accept any potential adverse effects as a result of the yard infringement.*
3. *The proposed garage will replace an existing shed in a similar location on the site, will be single storey in height, with the roofline below the height of the existing dwelling, and will be designed in keeping with the dwelling. As such, any adverse effects are considered to be no more than minor, with written consent obtained from the adjoining neighbour. In addition, Council's Engineers and Building officers have reviewed the proposal and have no issues.*
4. *The Council has not taken into account any effects on those parties who have provided their written consent for the proposal pursuant to Section 104(3)(b) of the Act*
5. *The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan and the purpose and principles of Part II of the Resource Management Act 1991.*

ADVICE NOTES:

1. *A building consent will be required for all building work including stormwater and effluent disposal systems.*
2. *For health reasons the NZ Building Code requires the water supply to new dwellings to be safe for drinking. Water taken from a Council watermain is of acceptable quality. Where the water supply is to be taken from any other source the Council will require evidence that the water meets the drinking water standards before a code compliance certificate is issued for any new building consent. This is because most other water sources are known to be below the required standard and will require some form of treatment. The Council will accept water achieving the quality set out in the publication 'Drinking Water Standards for N Z 2000' as meeting the minimum standard.*
3. *Any lack of recorded archaeological sites on this property may be due to one of two factors:*
 - (a) *there are no sites present, or*
 - (b) *there has not been an archaeological survey undertaken.*

Archaeological sites are historic places as defined by the Historic Places Act 1993, and all archaeological sites are protected under the provisions of that Act. Any activity, which impacts on an archaeological site, requires the prior permission of the Historic Places Trust. If any archaeological site is uncovered during development then work must stop until the site can be assessed by a qualified archaeologist and an authority to modify, damage or destroy the site applied for under either Section 11 or 12 of the Act.

4. *Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Compliance Team Staff and failure to meet these conditions may result in enforcement action being taken in accordance with Council's Monitoring Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or a monitoring fee.*
5. *You may object to this decision, including any conditions of consent, by notifying Council within 15 working days of receipt of this decision.*
6. *Please find attached an information sheet regarding Regional Plans. Any enquiries relating to these matters may be referred directly to Environment Bay of Plenty.*

If you wish to object to any part of this decision you have 15 working days from the date of receiving this notice to lodge your objection with the Council.

Yours faithfully

Jody Schuurman
Consents Officer
Email: jody.schuurman@wbopdc.govt.nz

Return to Consents Officer

Date:

Western Bay of Plenty District Council Regulatory Services

Application for Resource Consent – Non-Notified - LONG, BEVERLEY MAREE

Delegated Authority

P/1118/72/2

Recommendation:

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Rebecca Perrett
Consultant Planner



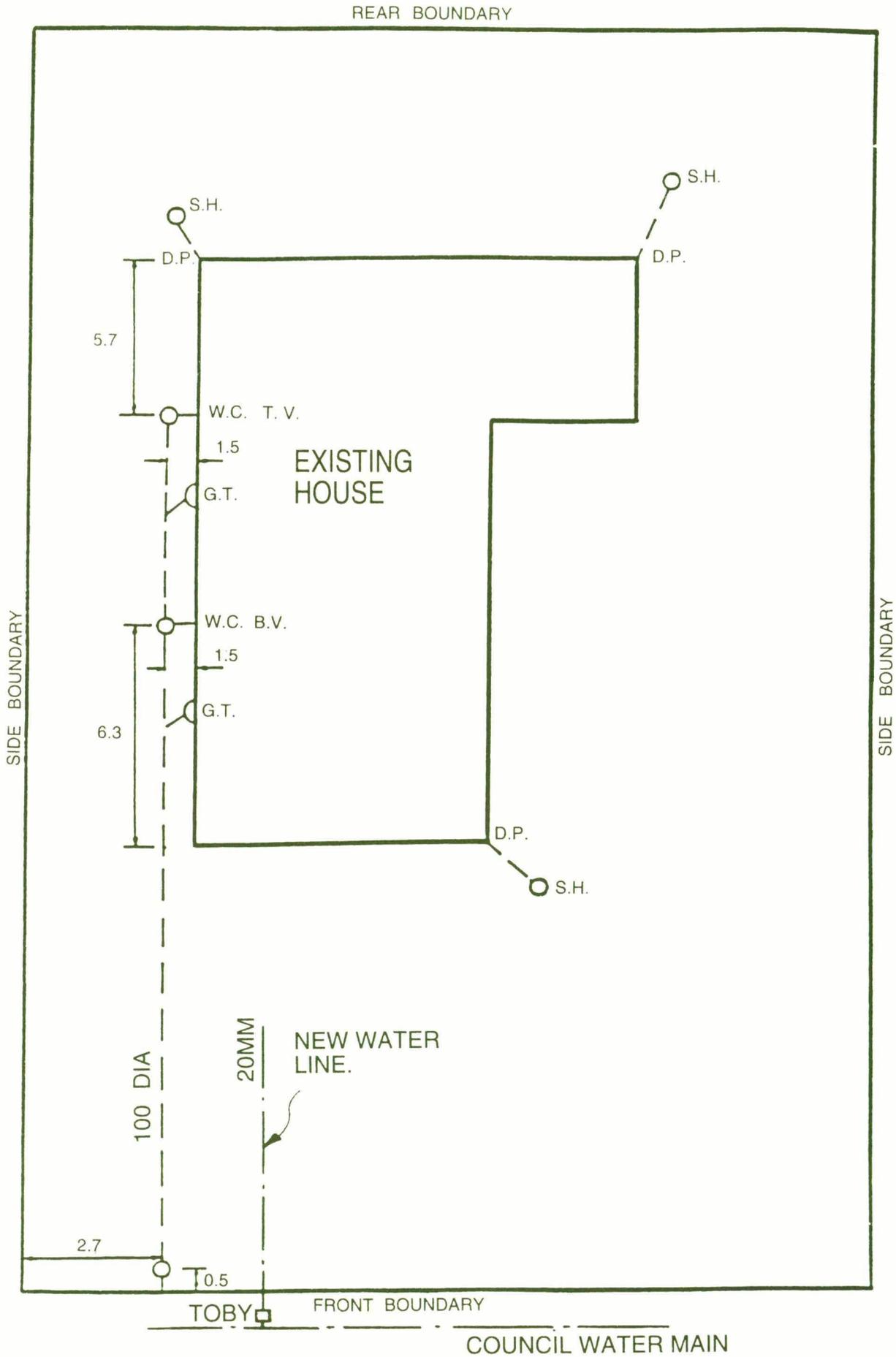
Reviewed and Approved by Jeff Hextall
CCLU1
20 July 2004

Approved under Delegated Authority


.....

Date: 21/7/04.....

Plan Example



CONSENT NUMBER

70893.

As Laid Plan for:

OWNER NAME

D. Julian

PROJECT LOCATION

Rural ID/ Street No.	Address	Locality
123	Whara Whara Rd.	Koti Koti

DETAILS - PLUMBER & DRAINLAYER

C. A. KNOX	3380
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DRAW PLAN IN BLACK BALLPOINT ON GRAPH OPPOSITE

PLAN is to show:

1. All drains in correct position relative to building and boundaries.
2. The road frontage
3. Depth of drains at connection points
4. All foulwater and stormwater drains.
5. All inspection openings, accurately dimensioned.
6. All buildings and boundaries.
7. Outside mainwater lines and the source of supply.

REFER TO EXAMPLE ON LAST PAGE

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

MACLEOD, VEYATIE VINCENT
123 WHARAWHARA ROAD
RD 2
KATIKATI 3178

Invoice No: 306777
Date: 29 May 2020
Customer No: 109523
Your Reference: LIM19276

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES			
MEDIA	1.96	13.04	15.00
DELIVERY	0.65	4.35	5.00
LIM FEE	31.30	208.70	240.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2020 187185)	33.91cr	226.09cr	260.00cr
Printed LIM Document			
Courier			
Standard 10 working day service			
Please pay on this invoice. No statement will be issued.			

EXCL 0.00
GST 0.00
TOTAL \$0.00

Less already paid

REMITTANCE ADVICE: Online payments can be made by credit card at www.westernbay.govt.nz/invoice-payment or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI306777** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER: MACLEOD, VEYATIE VINCENT
INVOICE NO: 306777
TOTAL DUE: \$
PAYMENT MADE: \$



TOTAL NOW DUE

\$

REMITTANCE ADVICE: Online payments can be made by credit card at www.westernbay.govt.nz/invoice-payment or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI306777** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER: MACLEOD, VEYATIE VINCENT

INVOICE NO: 306777

TOTAL DUE: \$

PAYMENT MADE: \$