



LIM

LAND INFORMATION — MEMORANDUM —

People • Plan • Progress



Western Bay of Plenty
District Council

5 LONGMYND DRIVE 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

22 April 2021

P/1918/28

SYKES, RAEWYN ANTOINETTE
9 TWICKENHAM CLOSE
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

APPLICANT

Client Name: Michael & Mary Crane

Applicant Name: SYKES, RAEWYN ANTOINETTE
9 TWICKENHAM CLOSE
KATIKATI 3129

Postal Address: 9 TWICKENHAM CLOSE
KATIKATI 3129

Application Date: 19 Apr 2021

Issue Date: 22 April 2021

PROPERTY

Property Owner: CRANE, MICHAEL JOHN
CRANE, MARY LAURA HELEN
PUBLIC TRUST

Valuation No: 06817 701 31

Location: 5 LONGMYND DRIVE WESTERN

Legal Description: LOT 3 DP 330138

Area (hectares): 0.0978

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 06817 701 31 is linked to LOT 3 DP 330138 BLK IX KATIKATI SD.

Land Value:	\$325,000
Improvements:	\$395,000
Capital Value:	\$720,000
Tree Value:	\$0

Annual Rates:	\$3,753.24
Rates Owing:	\$300.00cr

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 2021
Connected	YES
Available	YES
Owing	\$91.26

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
72821	DWELLING	CCC FINAL ISSUED 02 Dec 2005

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:
<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"> 1.5m from the centre of any public sewer, stormwater or water pipe. within 1.5m of rising main the depth of the pipe inverted from the ground surface. <p>To construct a building within these requirements written permission must be granted by Councils Utilities Manager.</p> <p>-</p>

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: 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: <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 **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](#)

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 82-84 and 86-91 were notified on 31 August 2019. Hearings were held on 19 May 2020 and decisions released on 27 June 2020. For more information, please visit Council's webpage at www.westernbay.govt.nz/districtplanchanges. If you have any questions about the Plan Changes, please contact Tony Clow on (07) 579 6629.

- 82. Post-Harvest Zone – Review of Provisions
- 83. Accommodation Facility Permitted Limit
- 84. Public Trails (Walkways, Cycleways, Bridleways and Similar)
- 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.
- 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.
- 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.

RC Number	Status	Consent Type	Date Issued
	None Known		-

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 <https://www.westernbay.govt.nz/property-rates-and-building/natural-hazards/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](#)

[Rangioru Business Park](#)

[Comvita Campus](#)

Bay of Plenty Regional Council

Regional Council (Environment BOP) policies 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

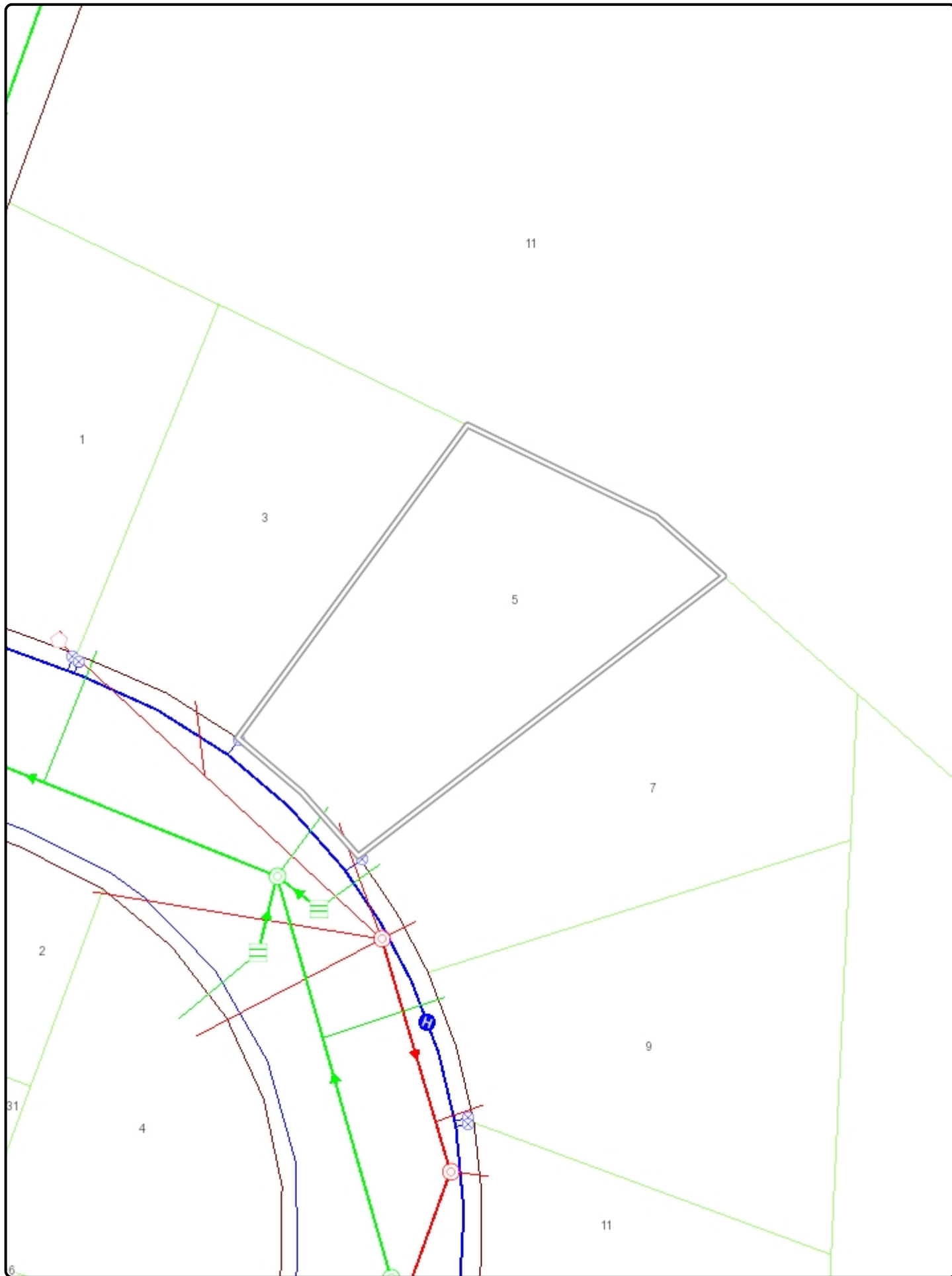
District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend

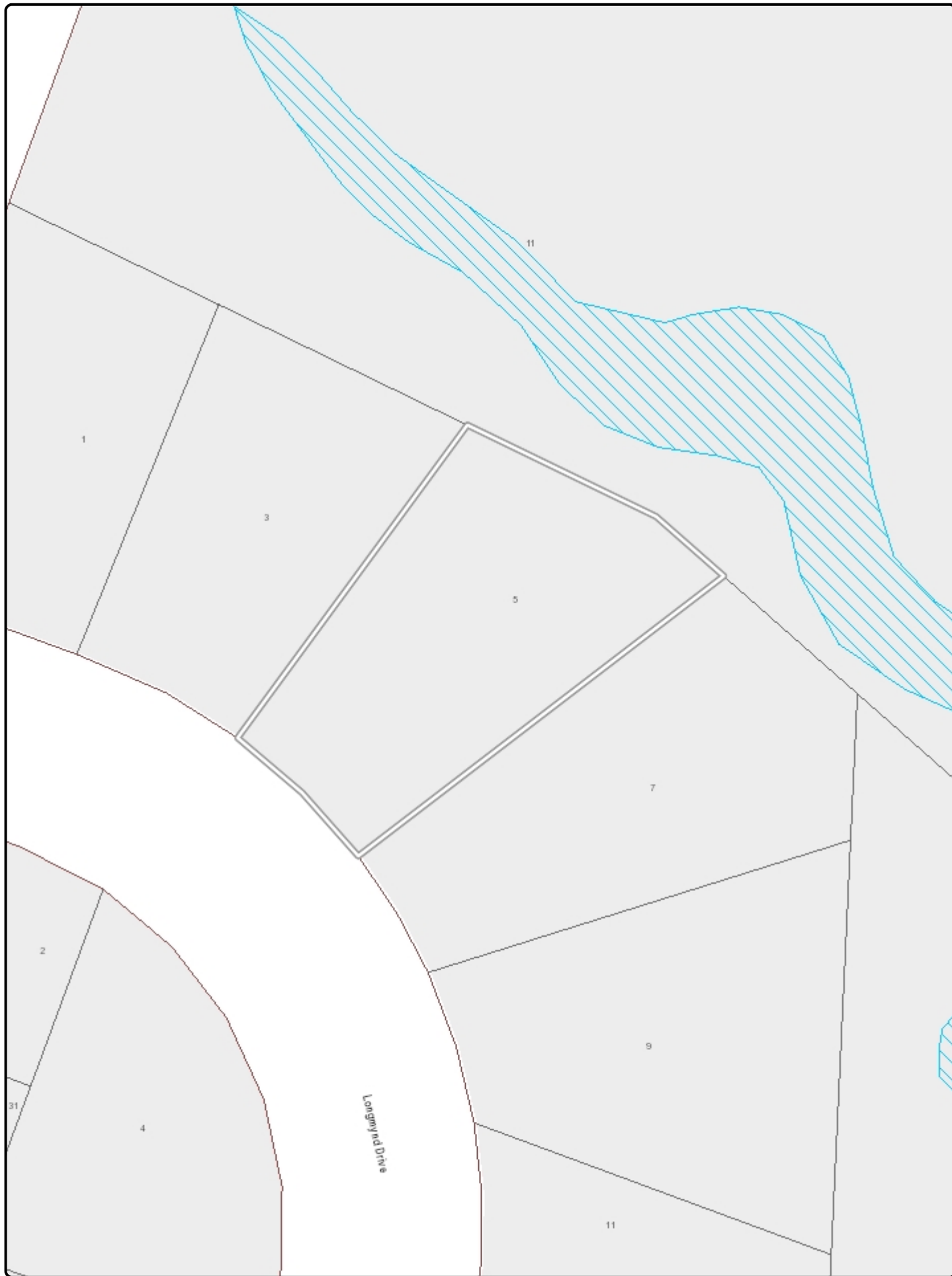




Water Supply	Main	Wastewater	Gravity Main
	Rider Main / Connection		Gravity Main (Below 1:2000)
	Instruments - Meter / Toby		Rising Main
	Valve - Air Release		Service Main / Connection
	Valve - Altitude		Chamber - Inspection Shaft
	Valve - Non Return / Backflow Preventer		Chamber - Manhole
	Valve - Butterfly		Mechanical - Grinder Pump
	Valve - Flow Control		Valve - Air / AirKnife
	Valve - Flow Meter		Valve - Non Return
	Valve - Hydrant		Valve - Pressure Reducing
Stormwater	Valve - Normally Closed	Property	Valve - Scour /Knife
	Valve - Pressure Reducing		Valve - Sluice
	Valve - Pressure Sustaining		Inlet
	Valve - Scour		Treatment Plant
	Valve - Sluice		Junction
	End Cap		Outlet
	Junction		Instruments - Flow Meter
	Treatment Plant		Pump
	Containment Structure - Reservoir or Tank		Wastewater Pond
	Pump	Protected Land	Paper Road
	Well - Bore		Property or Restrictive Area
	Gravity Main		Building
	Gravity Main (Below 1:2000)		Hydro
	Pressure Main		Railway
	Service Main / Connection		Road
	Open Drain		Parcel
	Grass Swale		TCC Water Catchment
	Catchpit		Statutory Acknowledgement Areas
	Chamber - Box		Consent Notice Covenant
	Chamber - Inspection Shaft	Recommended For Protection	Ecological
	Chamber - Manhole		Environment Protection Actual Point
	Soakhole		Environment Protection Actual Line
	Valve - Flood Gate		Environment Protection Actual Polygon
	Valve - Sluice		Conservation Covenant
	Wing Wall		QE II
	Inlet	WBOP	Environment Protection Proposed Point
	Junction		Environment Protection Proposed Line
	Outlet		Environment Protection Proposed Polygon
	Pump		Class 1
	RAMM Culvert		Class 2
	Stormwater Drainage Reserve		Class 3
	Stormwater Pond		Other Councils
			Western Bay of Plenty
			Ocean, River, Stream
			Selected Parcel

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

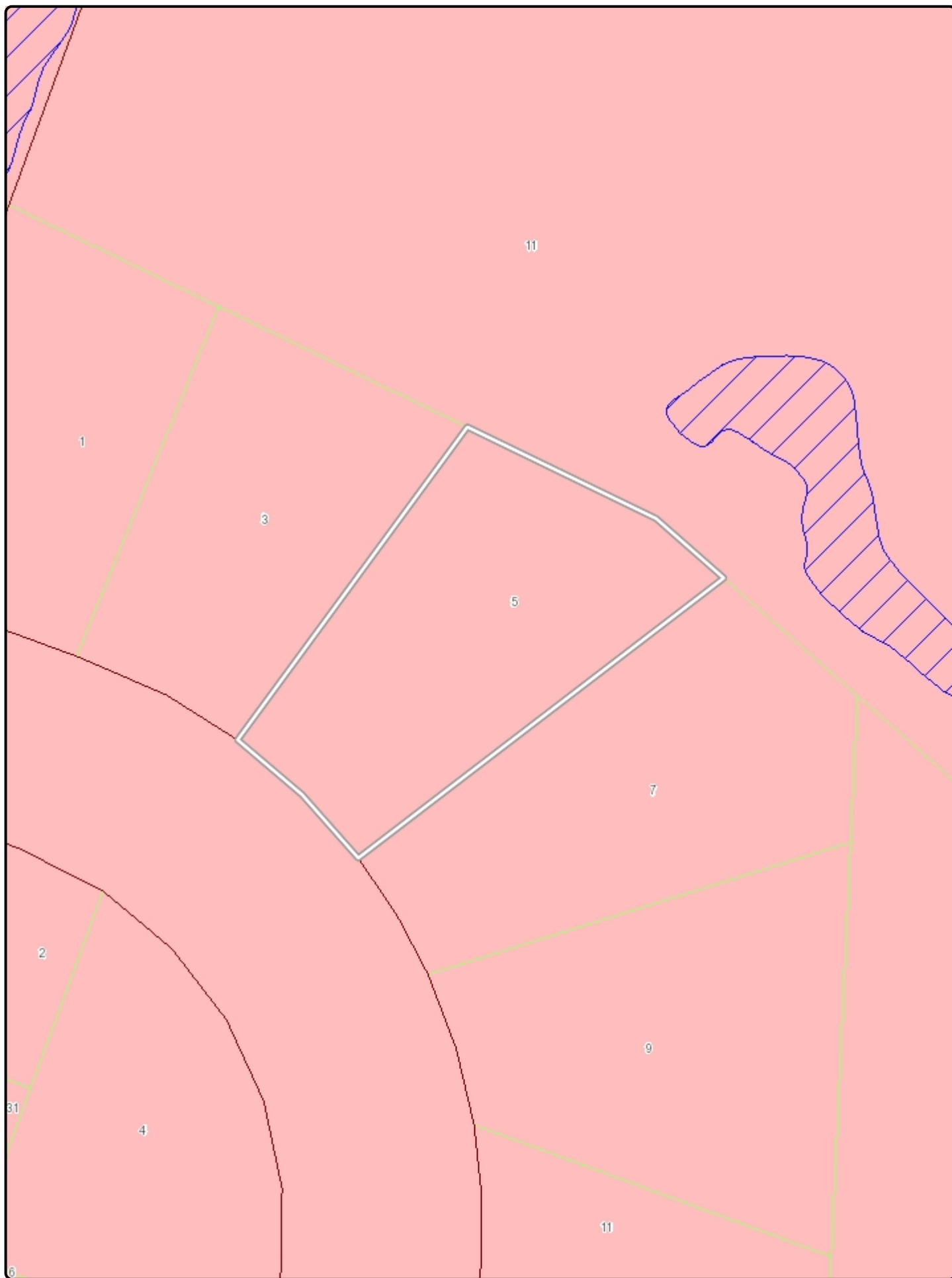
Location of Services is indicative only.
Council accepts no liability for any error.



<p>Infrastructure</p> <ul style="list-style-type: none"> --- Airport Approach Surface Designation Formed Roads Limited Access Stop Bank <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>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 Built Heritage Feature Cultural Heritage Feature Notable Trees <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 	<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>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>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











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 Rangiuru, 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.












Other Natural Hazards

Legend

-  Tauranga Harbour Coastal Erosion Year 2080
-  Tauranga Harbour Coastal Erosion Year 2130
-  Tauranga Harbour Coastal Inundation
-  Katikati Floodable Area
-  Omokoroa Floodable Area
-  Waihi Beach Floodable Area
-  Wairoa Floodable Area
-  Maketu/Pukehina Tsunami
-  Liquefaction Damage Possible
-  Liquefaction Damage Unlikely
-  Localised Liquefaction
-  Minor Liquefaction
-  Moderate Liquefaction
-  Widespread Liquefaction

Property

Legend

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



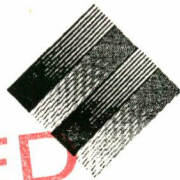
**Western Bay of Plenty
District Council**

Natural Hazards Legend

ATTACHMENTS

A1965074: 221 Consent Notice
A1965076: Property File Note
A4051690: Asbuilt Drainage Plan
Invoice

ENTERED



**Western Bay of Plenty
District Council**

No: 25522 Western Bay of Plenty District Council

**Consent Notice Pursuant to Section 221
Resource Management Act 1991**

File Ref: S/B/8280

IN THE MATTER OF: Lots 1-13, 17, 18, 27, 28, 46, 47, 78-101, and 111 Deposited Plan 330138

A N D

IN THE MATTER OF: Subdivision Consent pursuant to Sections 105, 108, 220 and 221 of the Resource Management Act 1991.

PURSUANT to Section 252(1)(a) of the Local Government Act 1974, I, BRUCE SUMPNER, Authorised Officer of the Western Bay of Plenty District Council, hereby certify that by way of an Environment Court decision of 17 January 2002, the following conditions were imposed on the subdivision consent for Lot 2 DPS 80499:

- 1.3(a) Lot 9 shall not be subject to further subdivision until the land immediately adjoining to the east and legally described as Lots 2 & 3 DPS 27471 is no longer used for horticultural purposes.
- 1.3(b) No habitable buildings shall be established within 50 metres of the eastern boundary of Lot 9. For the purposes of this condition the term "habitable building" means any building intended to be used for other than storage purposes.
- 1.3(c) The owners of Lot 9 are advised that there is an existing horticultural operation situated on adjoining land to the immediate east of Lot 9. This operation may use agrichemicals (including sprays) as defined by Section 1.2.2 of the NZS 8409:1999 Code of Practice for the Management of Agrichemicals (GROWSAFE). The use of agrichemicals is restricted by various regulations and no objection can be made to the use of agrichemicals where such use is in accordance with the Code of Practice.
- 9.4. Rural activities listed in the Rural H zone are prohibited from being established on Lots 1-8 and 10-107 unless such activity is also provided for as a permitted or controlled activity in the Residential Zone.

- 9.5. *In the event that the shelter trees are removed along the common boundary between Lot 9 of proposed subdivision S/B 8280 and Lot 2 and 3 DPS 27471, the owner of Lot 9 is required to establish and maintain shelter planting on the inside boundary of the said lot unless the adjacent land ceases to be used for orchard purposes. The purpose of the shelter planting will be to ensure a vegetation buffer is maintained between the adjoining orchard operation and the residential properties created by S/B 8280.*

Dated at Tauranga this 13th day of May 2004.



Authorised Officer

HAZARD AND PROPERTY INFORMATION
COMPUTER ADVISED **PROPERTY FILE NOTE**
BY RECORDS

File: P/1918/28/4

ENTERED

1. Address of Property: 5 Longmyrd Drive

2. Current Owner's Name:

3. Property Identification (where it is not part of a new subdivision):

Lot No: 3 DP# 330138

Valuation No: 06817 700 00

PIN Number: P/1918/28

4. Property Identification (where it is part of a new subdivision):

New Lot No: 3

Original Lot No: 204 DP# 326265

Original Valuation No:

Original PIN Number: P/1918/26

5. Source of Information

☐ Sub File No:

☐ Site Inspection by:

☐ Bldg Consent Process:

☐ Engineers Report By:

☐ Staff Information From:

6. Details

Building Restriction Line exists.

NAME OF PERSON COMPLETING THE FORM L. Evans

SIGNATURE: [Signature]

DATE: 22/12/04

ATTACH COPY OF RELEVANT INFORMATION

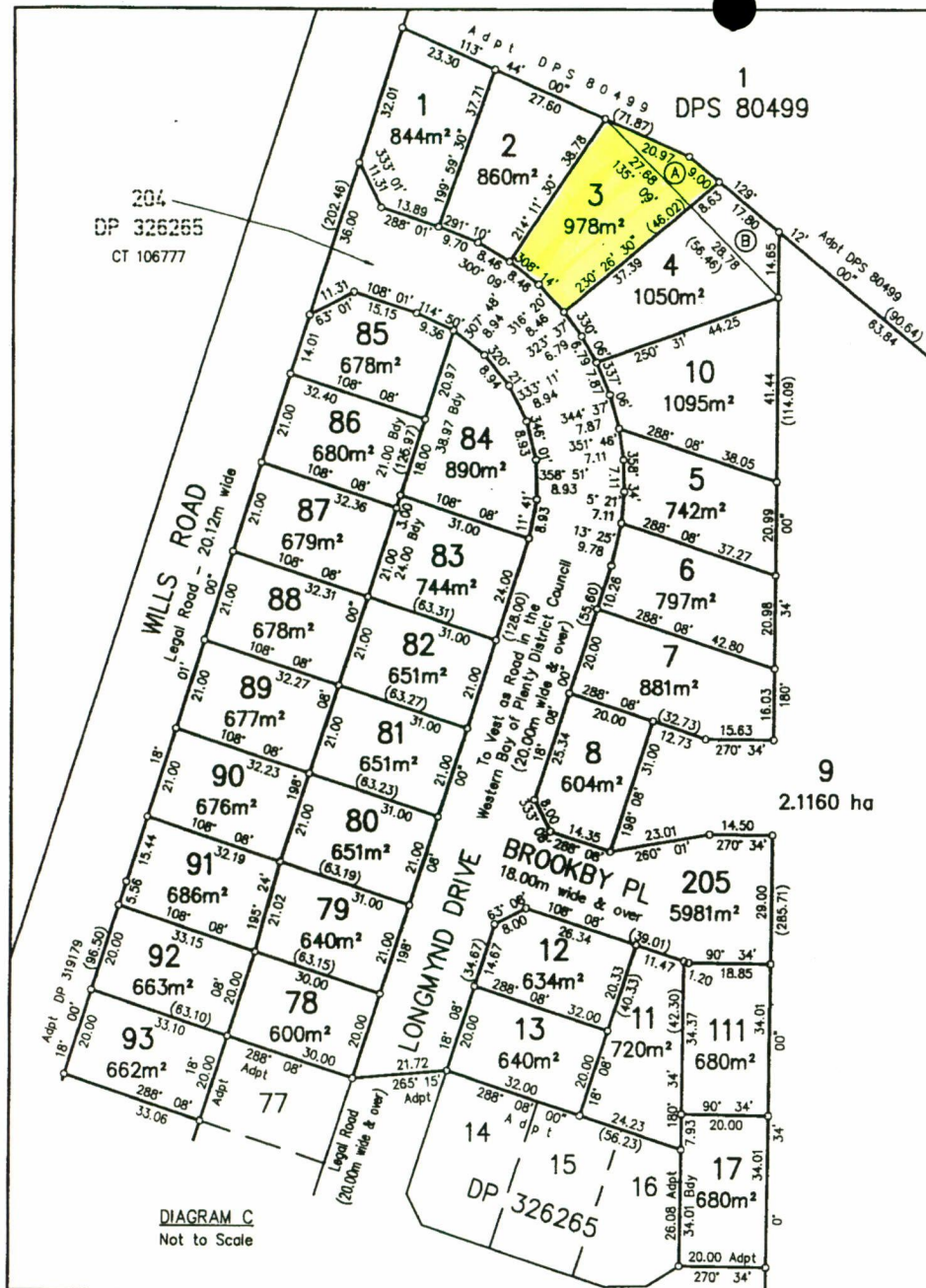


DIAGRAM A
Not to Scale

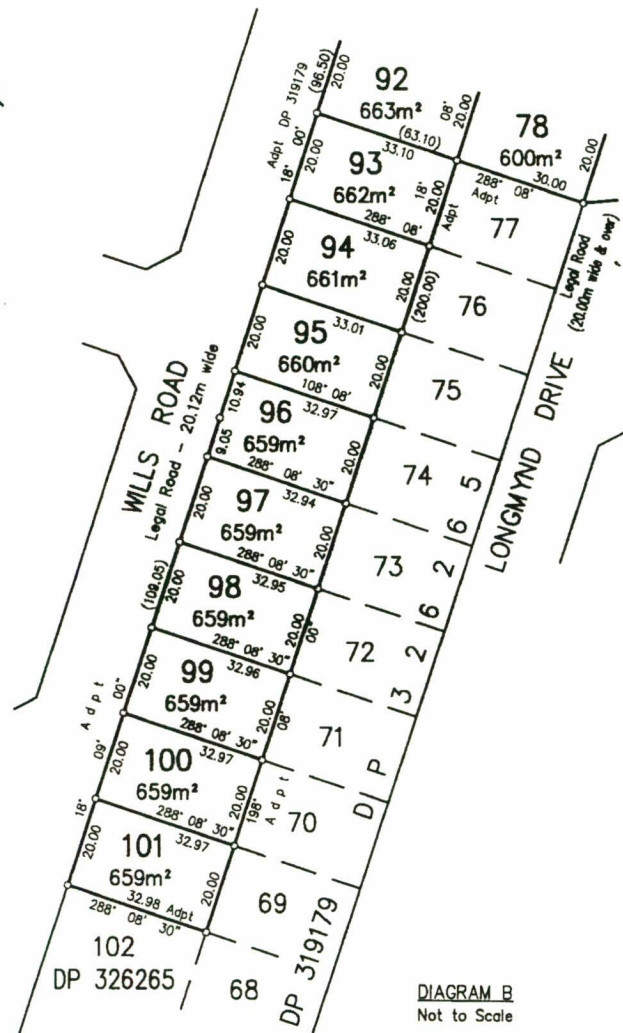


DIAGRAM B
Not to Scale



Approvals

SHEET 2 OF 2

Class of Survey

Total Area 5.8030 ha

Comprised in CT 106777

I, MICHAEL PETER DEWHIRST OF TAURANGA

being a person entitled to practice as a licensed cadastral surveyor, certify that -
(a) The survey to which this document relates is accurate, and was undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This document is accurate, and has been created in accordance with that Act and those Rules.

(Signature) *M Dewhurst*
(Date) 11 March 2004

Field Book p. Traverse Book p.
Reference Plans DP 326265, DP 319179, DPS 80499

Examined Correct

Approval as to Survey by
Land Information New Zealand on
25/04/2004

Deposited by
Land Information New Zealand on
1/1/2004

File
Received
Instructions
16/03/04
DP 330138

LAND DISTRICT **SOUTH AUCKLAND**

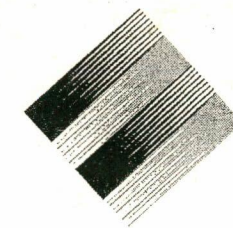
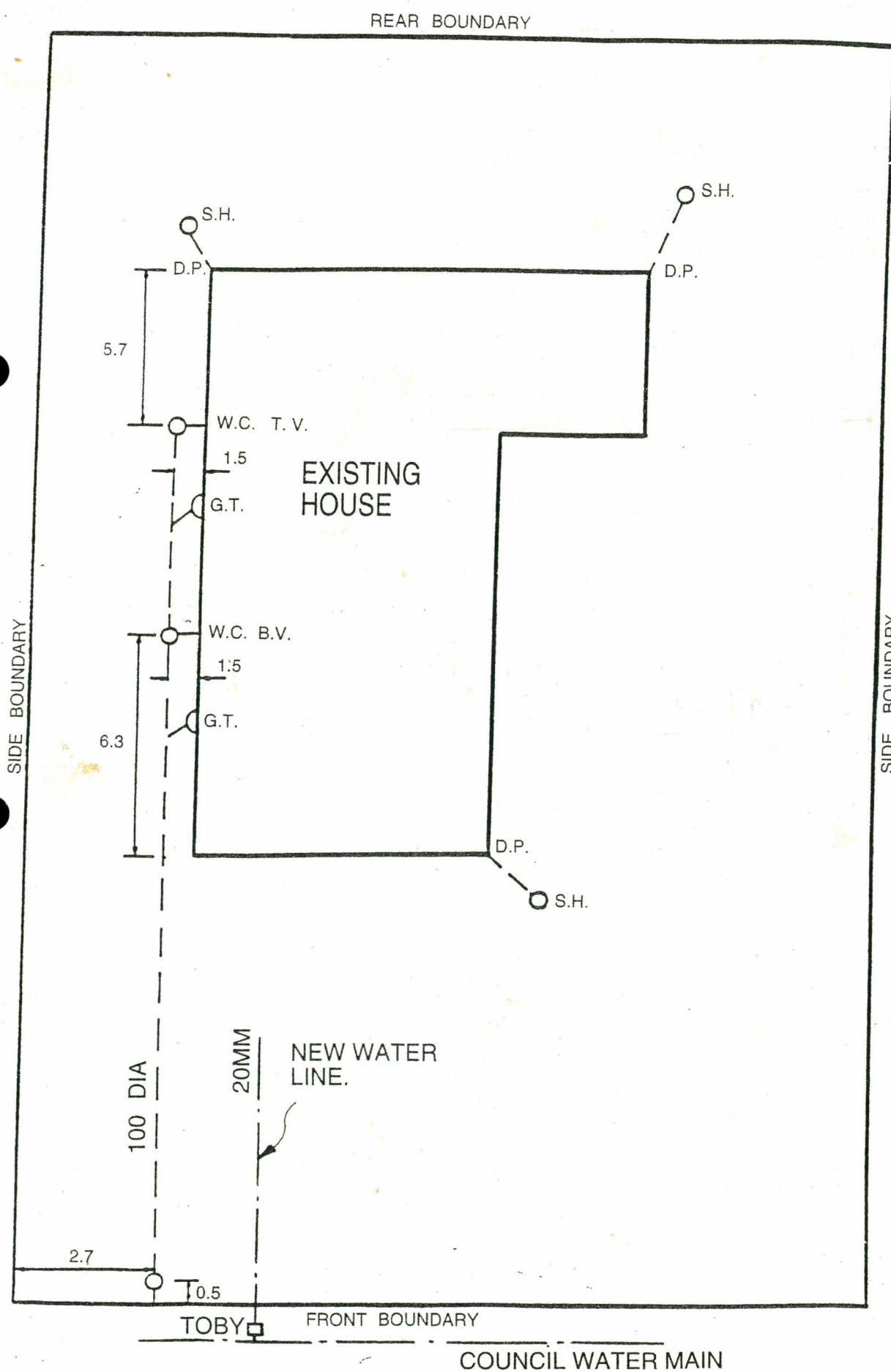
LOTS 1 - 13, 17, 18, 27, 28, 46, 47, 78 - 101, 111
& 205 BEING A SUBDIVISION OF LOT 204 DP 326265

TERRITORIAL AUTHORITY **WESTERN BAY OF PLENTY DISTRICT**

Surveyed by **HARRISON GRIERSON CONSULTANTS LTD**

Scale NTS F.73 10833.1
Date NOVEMBER 2003

Plan Example



Western Bay of Plenty
District Council

72821 Wilkinson

SERVICES AS LAID PLAN



CONSENT NUMBER

72 821

As Laid Plan for:

OWNER NAME

A. Wilkison.

PROJECT LOCATION

Rural ID/
Street No.

5

Address

longmynd Dr

Locality

Katikati

DETAILS - PLUMBER & DRAINLAYER

Rurcells Plumbing & Drainage

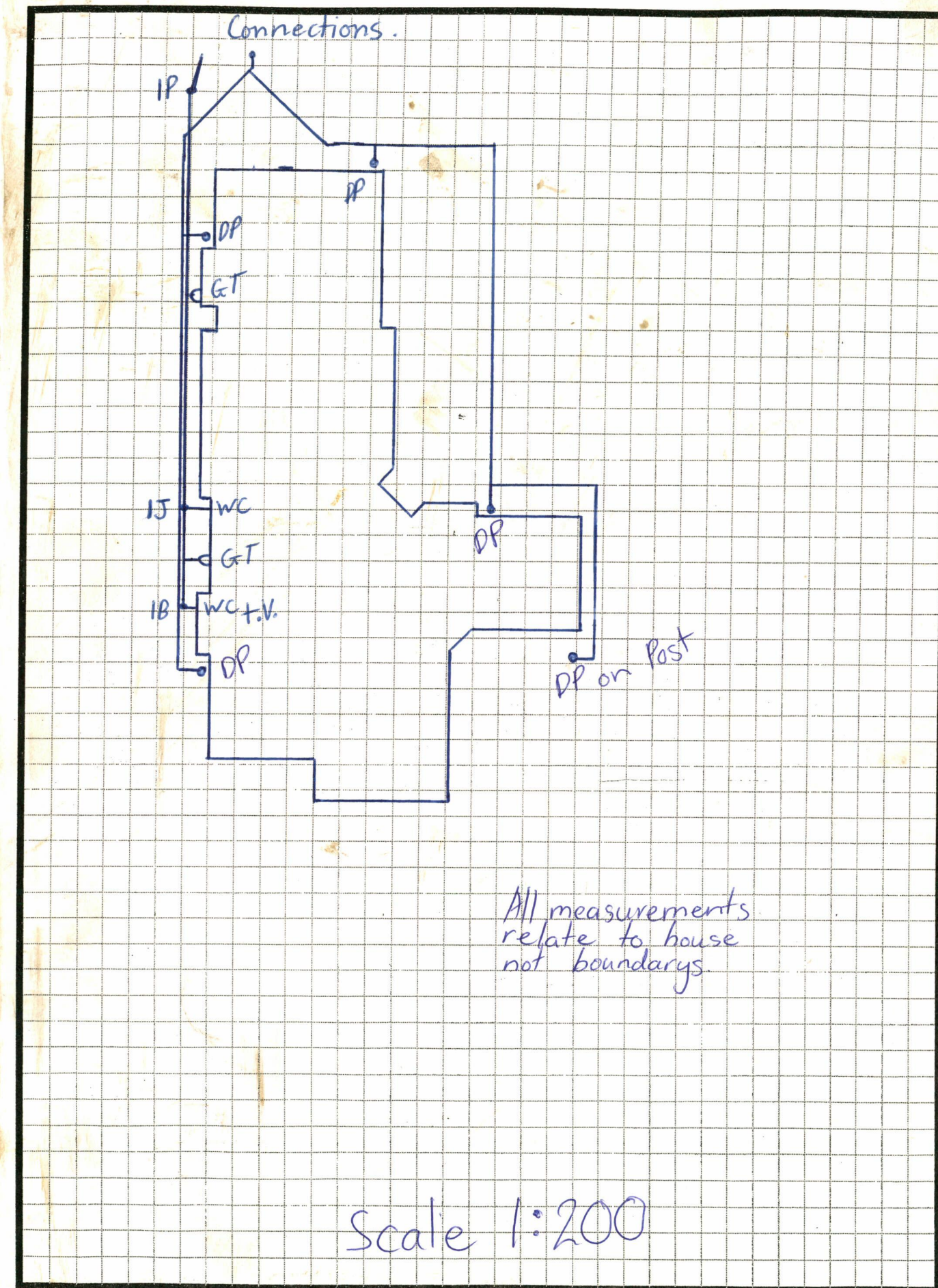
Katikati

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



CHECKED BY:

Inspector:

Date:

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

SYKES, RAEWYN ANTOINETTE
9 TWICKENHAM CLOSE
KATIKATI 3129

Invoice No: 322434
Date: 19 Apr 2021
Customer No: 168986
Your Reference: LIM20431

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES			
LIM FEE	31.30	208.70	240.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2021 176232)	31.30cr	208.70cr	240.00cr
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

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 **SI322434** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER: SYKES, RAEWYN ANTOINETTE
INVOICE NO: 322434
TOTAL DUE: \$
PAYMENT MADE: \$