LIM

LAND INFORMATION MEMORANDUM

People • Plan • Progress

Western Bay of Plenty
District Council

20 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

15 September 2021

P/1918/19

DAVIDSON, DONALD
20 LONGMYND DRIVE
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:	Mr & Mrs Davidson
Applicant Name:	DAVIDSON, DONALD 20 LONGMYND DRIVE KATIKATI 3129
Postal Address:	20 LONGMYND DRIVE KATIKATI 3129
Application Date:	13 Sep 2021
Issue Date:	15 September 2021

PROPERTY

Property Owner:	DAVIDSON, DONALD DAVIDSON, LINDA RUTH WEBB FARRY
Valuation No:	06817 700 79
Location:	20 LONGMYND DRIVE WESTERN
Legal Description:	LOT 76 DP 326265
Area (hectares):	0.0600

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 700 79 is linked to LOT 76 DP 326265 BLK IX KATIKATI SD.

Land Value:	$300,000
Improvements:	$350,000
Capital Value:	$650,000
Tree Value:	$0

Annual Rates:	$4,014.29
Rates Owing:	$2,007.19

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	$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.

Building Consents:		
BC	**Project**	**Status of Consent**
74586	NEW DWELLING	CCC FINAL ISSUED 27 Dec 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:
-COUNCIL SERVICES 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: a. 1.5m from the centre of any public sewer, stormwater or water pipe. b. within 1.5m of rising main c. the depth of the pipe inverted from the ground surface. To construct a building within these requirements written permission must be granted by Councils Utilities Manager. -

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. Rangiuru 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 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:

INFRASTRUCTURE BUILT WITHIN PROPERTY

Please note that each property owner has a responsibility to take reasonable care to ensure the infrastructure built within your property is not damaged. Any Water, Wastewater or Stormwater system, should not be subjected to any undue stresses caused by structures or vegetation either built or planted over or adjacent to the infrastructure without Council's authority. Council also needs to be able to access the infrastructure for future maintenance and inspection requirements.

-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	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

Western Bay of Plenty District Council

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Aerial Photo

0 25 Meters A4 Scale 1: 500

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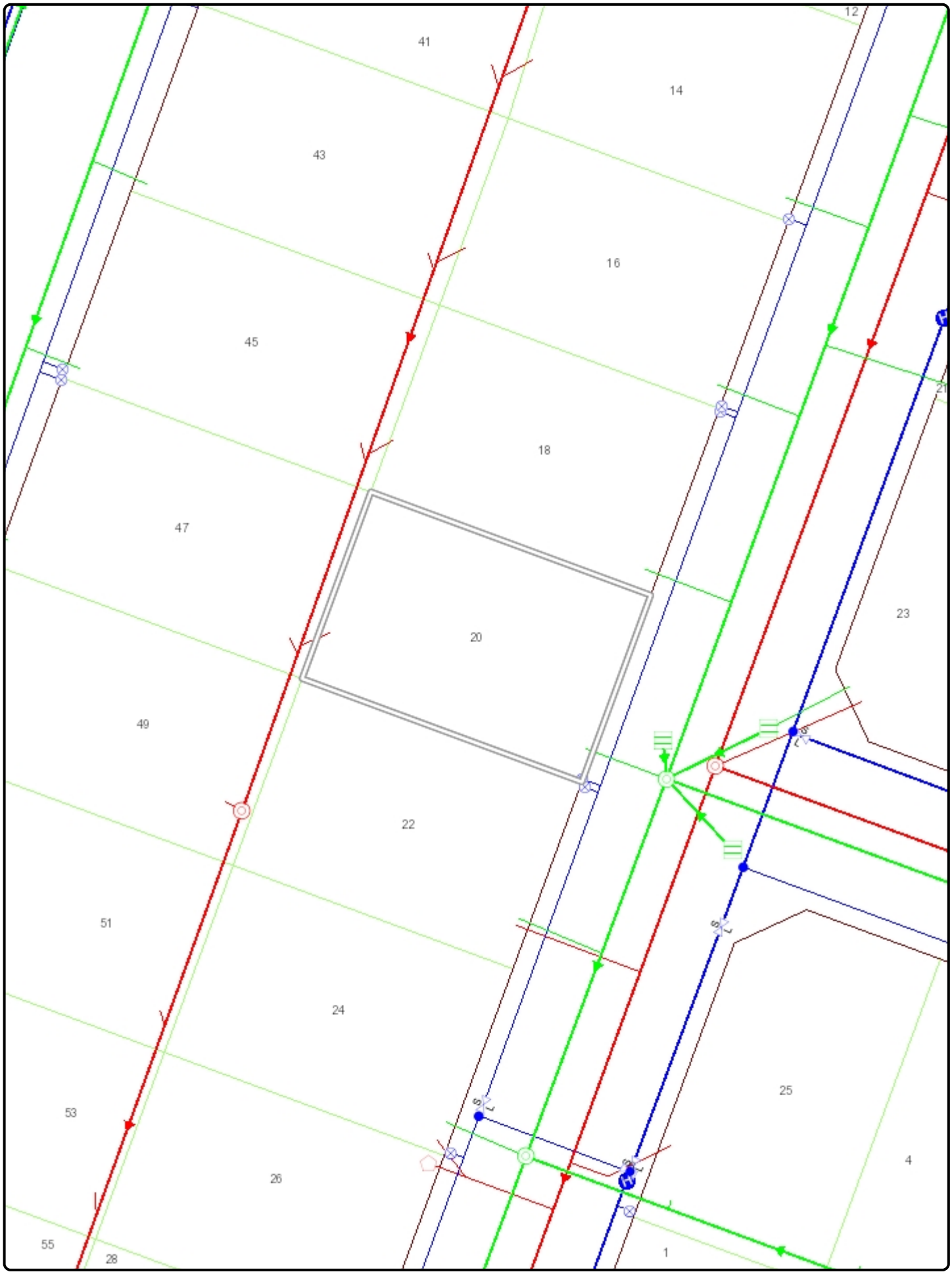

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Land Information

0 25 Meters A4 Scale 1: 500

N

Water Supply

- Main
- Rider Main / Connection
- Instruments - Meter / Toby
- Valve - Air Release
- Valve - Altitude
- Valve - Non Return / Backflow Preventer
- Valve - Butterfly
- Valve - Flow Control
- Valve - Flow Meter
- Valve - Hydrant
- Valve - Normally Closed
- Valve - Pressure Reducing
- Valve - Pressure Sustaining
- Valve - Scour
- Valve - Sluice
- End Cap
- Junction
- Treatment Plant
- Containment Structure - Reservoir or Tank
- Pump
- Well - Bore

Stormwater

- Gravity Main
- Gravity Main (Below 1:2000)
- Pressure Main
- Service Main / Connection
- Open Drain
- Grass Swale
- Catchpit
- Chamber - Box
- Chamber - Inspection Shaft
- Chamber - Manhole
- Soakhole
- Valve - Flood Gate
- Valve - Sluice
- Wing Wall
- Inlet
- Junction
- Outlet
- Pump
- RAMM Culvert
- Stormwater Drainage Reserve
- Stormwater Pond

Wastewater

- Gravity Main
- Gravity Main (Below 1:2000)
- Rising Main
- Service Main / Connection
- Chamber - Inspection Shaft
- Chamber - Manhole
- Mechanical - Grinder Pump
- Valve - Air / AirKnife
- Valve - Non Return
- Valve - Pressure Reducing
- Valve - Scour /Knife
- Valve - Sluice
- Inlet
- Treatment Plant
- Junction
- Outlet
- Instruments - Flow Meter
- Pump
- Wastewater Pond

Property

- Paper Road
- Property or Restrictive Area
- Building
- Hydro
- Railway
- Road
- Parcel
- TCC Water Catchment

Protected Land

- Statutory Acknowledgement Areas
- Consent Notice Covenant
- Ecological
- Environment Protection Actual Point
- Environment Protection Actual Line
- Environment Protection Actual Polygon
- Conservation Covenant
- QE II

Recommended For Protection

- Environment Protection Proposed Point
- Environment Protection Proposed Line
- Environment Protection Proposed Polygon
- Class 1
- Class 2
- Class 3

WBOP

- Other Councils
- Western Bay of Plenty
- Ocean, River, Stream
- Selected Parcel

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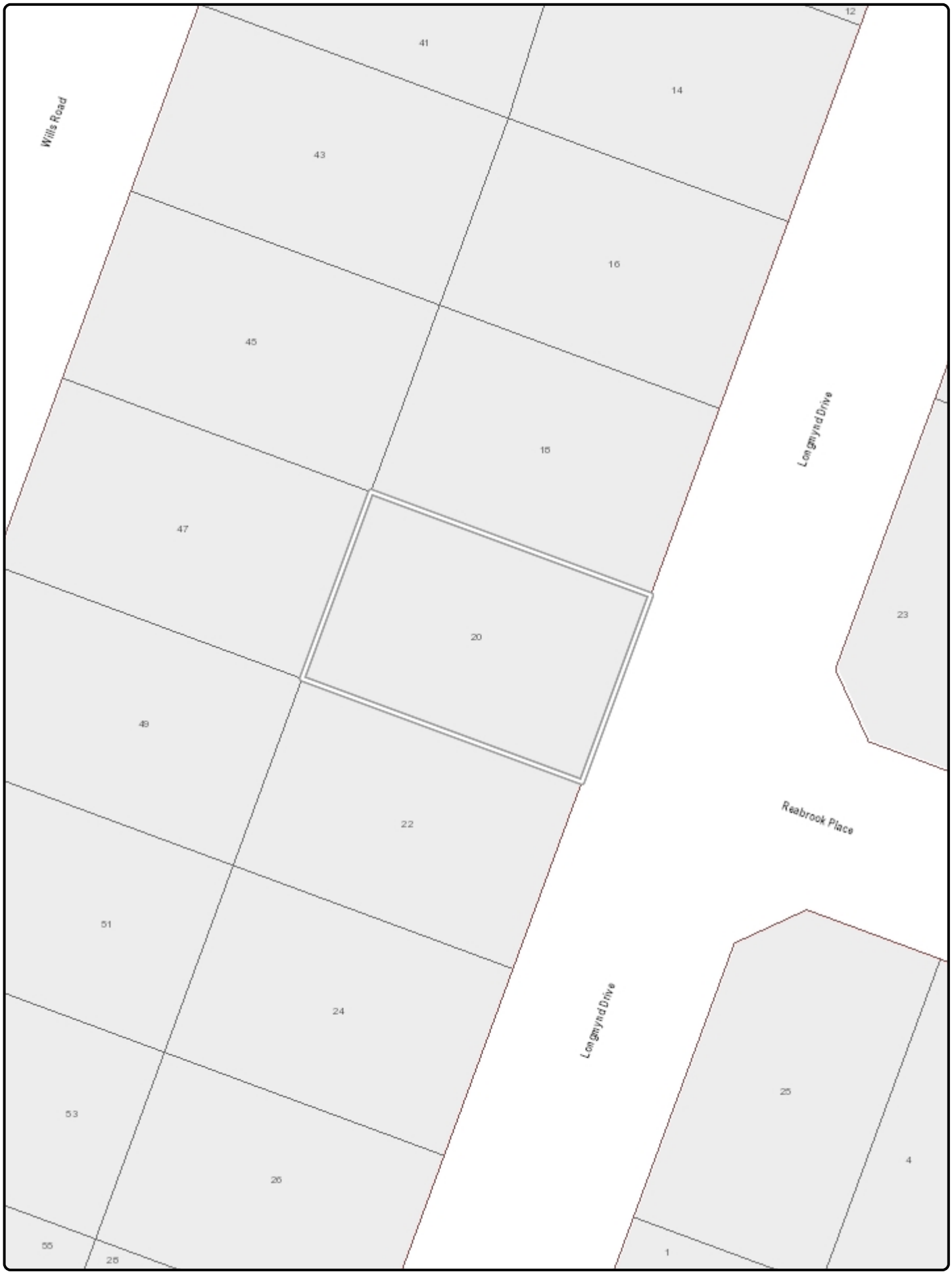
Archaeological data supplied by NZ Historic Places Trust
http://www.archsite.org.nz

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

Western Bay of Plenty District Council

Land Information Legend



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District Plan

0 25 Meters A4 Scale 1: 500

N

Infrastructure

- Airport Approach Surface
- Designation
- Formed Roads
- Limited Access
- Stop Bank

Reserves

- Esplanade Strip
- Priority proposed esplanade strip/reserve
- Proposed esplanade strip/reserve
- Kaimai - Mamaku Forest Park Boundary
- Reserve
- Reserve, Department of Conservation

Significant Features

- 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

Structure Plans

- 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

Land Hazards

- 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

Zones

- TECT All Terrain Park
- Commercial
- Commercial Transition
- Horticultural Post Harvest
- Industrial
- Residential
- Medium Density Residential
- Rural Residential
- Rural
- Lifestyle
- Future Urban

Zone Overlays

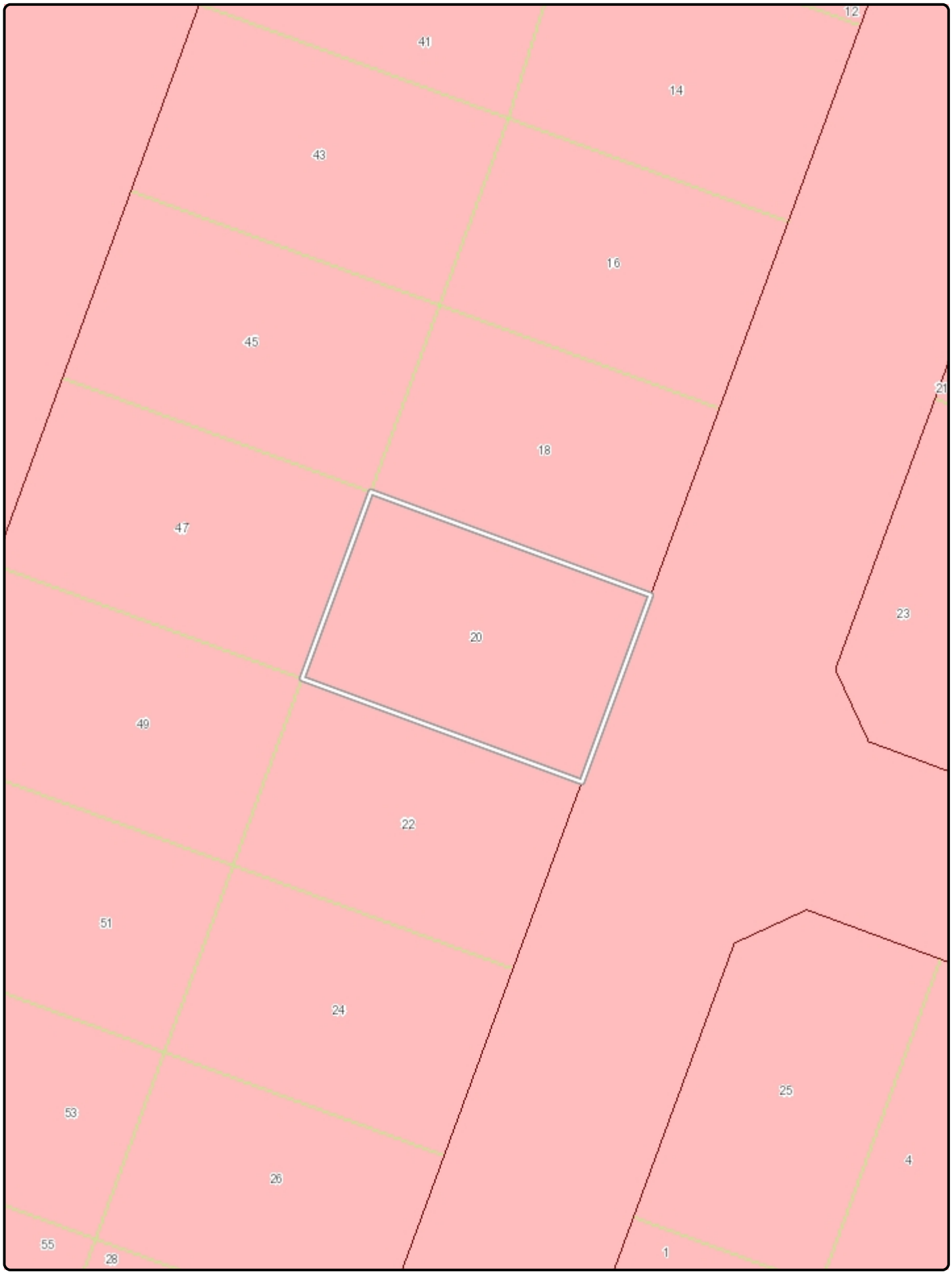
- District Boundary
- Electricity Transmission Line
- Electricity Transmission Line Buffer 16m (1)
- Firing Range Exclusion Zone
- Identified Area (2)
- Quarry Effects Management Area
- TNL 100m Building Line Setback
- Town Centre Boundary
- Matakana Island Forested Sand Barrier

Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinty 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.

Western Bay of Plenty District Council

District Plan Legend



Western Bay of Plenty District Council

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Natural Hazards (not District Plan)

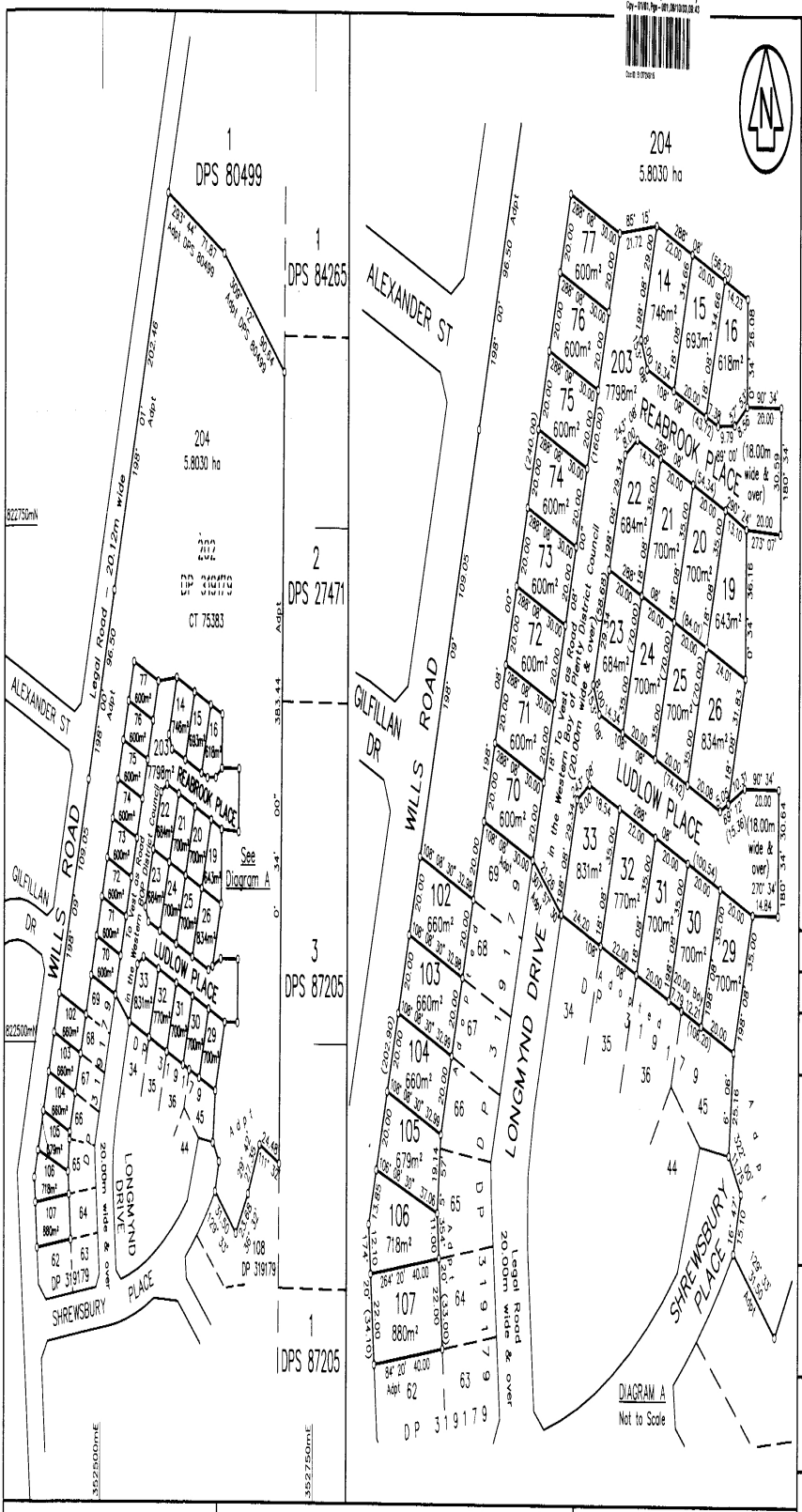
0 25 Meters A4 Scale 1: 500

N

Western Bay of Plenty District Council

Natural Hazards Legend

LT 326265 (Title Plan)



Approvals

B.J. Clarke .....

Registered Owner

I hereby certify that this plan was approved by the Western Bay of Plenty District Council pursuant to Section 223 of the Resource Management Act 1991 on the 1st day of October 2003.

.....

Authorised Officer

NOTES

1. Adoptions are from DP 319179 unless otherwise shown.

NEW CoT ALLOCATED			
LOT	CT	LOT	CT
14	106747	70	106763
15	106748	71	106764
16	106749	72	106765
19	106750	73	106766
20	106751	74	106767
21	106752	75	106768
22	106753	76	106769
23	106754	77	106770
24	106755	102	106771
25	106756	103	106772
26	106757	104	106773
29	106758	105	106774
30	106759	106	106775
31	106760	107	106776
32	106761	203	Road
33	106762	204	106777

Class of Survey I, Lot 204 - III

Total Area 8.6288 ha

Comprised in CT 75383

I, MICHAEL PETER DEWHIRST

being a person entitled to practice as a licensed cadastral surveyor, certify that -

(a) The survey to which this dataset relates was 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 dataset is accurate, and has been created in accordance with that Act and those Rules.

(Signature) .....

(Date) 8 October 2003

Field Book ..... p ..... Traverse Book ..... p .....

Reference Plans DP 319179, DPS 80499, DPS 21557, DPS 40736

Examined ..... Correct .....

Approval as to Survey by Land Information New Zealand on 24/10/03

Deposited by Land Information New Zealand on 13/04/2004

File Received 09.10.03 Instructions .....

DP 326265

LAND DISTRICT **SOUTH AUCKLAND**	LOTS 14 - 16, 19 - 26, 29 - 33, 70 - 77, 102 - 107, 203 & 204 BEING A SUBDIVISION OF LOT 202 DP 319179	TERRITORIAL AUTHORITY WESTERN BAY OF PLENTY DISTRICT Surveyed by HARRISON GRIERSON CONSULTANTS LTD Scale 1:2000 (T73 10813:1) Date AUGUST 2003

A.J. BEWN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND, NEW ZEALAND

Approved AKLM 98/05

ATTACHMENTS

A1075791: 221 Consent Notice Lots 14-16 19-26 29-33 70-77 and 102-107
A4329151: BC74586 - NEW DWELLING - AsLaid Plan
Invoice

Western Bay of Plenty District Council

P/1918/19/2

lot 76

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 14-16, 19-26, 29-33, 70-77 and 102-107

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 resolution passed under delegated authority on ..9 March 2004....., the following condition was imposed on the subdivision consent for Lot 2 Deposited Plan 80499:

THAT a Consent Notice be registered on the Certificate of Title for Lots 14-16, 19-26, 29-33, 70-77 and 102-107 DP 326265 requiring that:

1. *All geotechnical components of building consent applications shall comply with the recommendations contained in the geotechnical report compiled by Harrison Grierson Limited dated 22 December 2003, reference 73.10813.1.*

2. *Rural activities listed in the Rural H Zone are prohibited from being established on each of the said lots unless such activity is also provided for as a permitted or controlled activity in the Residential Zone.*

Dated at Tauranga this 9th day of March 2004.

Authorised Officer

Western Bay of Plenty District Council

Western Bay of Plenty District Council

Certificate Pursuant to Section 224(c) Resource Management Act 1991

WBOPDC Ref: S/B/8280
Surveyors Ref: 73:10813.1

IN THE MATTER OF: The Land Transfer Act 1952

A N D

IN THE MATTER OF: Deposited Plan 326265

A N D

IN THE MATTER OF: Section 224(c) of the Resource Management Act 1991

THAT pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Western Bay of Plenty District Council and that a Consent Notice has been issued in respect of those conditions that have not been complied with.

Dated at Tauranga this 9th day of March 2004.

Authorised Officer

229531

SHREWSBURY PARK LTD

SHREWSBURY PARK SUBDIVISION STAGE 2

CIVIL CONTRACT

HARRISON GRIERSON

HG

HARRISON GRIERSON CONSULTANTS LIMITED

Document Control Record

Client	Shrewsbury Park (2002) Ltd
Project	**Shrewsbury Park Subdivision - Stage 2**
Project No.	73: 10813.1
Document	Geotechnical Completion Report

ISSUE AND REVISION RECORD

Status/Revision No.	1
Set No.	1
Date of Issue	22nd December 2003

Originator D. Taylor
D R Taylor

Checked
M R Thomas

Approved
M R Thomas

Office of Origin	Tauranga
Telephone	07-578 0023
Facsimile	07-577 9557

Shrewsbury Park (2002) Ltd

Shrewsbury Subdivision - Stage 2

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22 December 2003
Reference 73.10813.1

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APPENDICES

Appendix 1 Statement of Professional Opinion as to Geotechnical Suitability of Land

Appendix 2 Test Results on Completed Development

Appendix 3 Drawings 9614-AB03: Finished Lot Levels

9614-AB04: Cut/Fill Plan

DP 326265: Stage 2 Title Plan

1.0 INTRODUCTION

This report is for Lots 14-16, 19-26, 29-33, 70 – 77, 102 - 107, DP 326265; comprising Stage 2 of the Shrewsbury Park Subdivision. The site is currently developed for residential uses. The area covered by this report is shown on drawings 09614-AB03 & 04.

2.0 PRE DEVELOPMENT

Prior to development as a residential subdivision, the site was in pasture and used for agricultural purposes. There were no significant trees, and there was no evidence of any significant re contouring having been undertaken in the past. The site was generally of a level contour, dissected by a gully 20m to 40m wide and up to 3.5m deep. A wide swampy area was present at the downstream end of the gully adjacent to the eastern boundary of the site where a dam had been formed. This area was predominantly within the area vested as drainage reserve (Lot 108, DP 319179).

Limited site investigations comprising a series of test pits, penetrometer probings and shear vane readings were undertaken during July 2002. The results of the field investigation indicated that the site is comprised of orange brown silts (volcanic ash soils) overlying a very firm layer at a depth of approx. 2.5m. The base of the gully contained wet organic material to depths of up to 1m, which in turn overlaid ash soils.

3.0 SITE DEVELOPMENT

Earthworks to develop the site commenced in October 2002, and comprised of conventional cut to fill operations, cutting the silt (ash) materials from the higher areas to fill the gully. In areas where unsuitable material was present, the material was removed to the underlying silt and replaced with clean silt fill. Cut to fill operations were completed in December 2002 as part of Stage 1 construction.

The earthworks specification required that fill be compacted to at least 95% of maximum dry density at optimum water content. Insitu density tests were required to be undertaken to confirm that the required density had been achieved, with shear vane and air voids tests also undertaken for general control. A minimum undrained shear strength of 150kPa and maximum air voids ratio of 10% was determined as appropriate for general control.

The site was progressively topsoiled and grassed as each section was completed.

Details of the depths of cut and fill of in Stage 2 are shown on drawing 9614-AB04. Drawing 9614-AB03 shows the finished surface contours of the lots in Stage 2. The contours and levels are shown to finished ground level.

The earthworks were undertaken by HEB Contractors BOP & McPherson Contractors (Earthworks sub contractor). Motorscrapers, 20 and 30 tonne hydraulic excavators and trucks, self-propelled sheepsfoot rollers and water carts were used to undertake the works.

The construction was supervised by Harrison Grierson with the quality control testing undertaken by Evans Civil Engineering Services (ECES) IANZ accredited laboratory.

During construction, small pits containing old hedging and fencing materials were uncovered. These pits were sub excavated, the material disposed of off site, and the pits filled with clean, compacted fill material.

4.0 TESTING

The location of the lots and the areas of cut and fill are shown on the attached site plan 09614-AB04. As part of the Contractors Quality Assurance Programme, compaction control on the fill was monitored by Evans Civil Engineering Services (ECES) IANZ accredited laboratory. Any areas of soft materials were re compacted to ensure that the specified compaction level was achieved.

Further to the testing undertaken during the filling operations, testing was undertaken on the finished levels of all areas disturbed by earthworks. This testing was completed by ECES, and involved shear vane readings at 0.5m and1.0m. The areas of disturbed soils are shown drawing AB04 and in most cases is restricted to the front of the lots.

In addition to the control testing during construction, subsurface investigations were undertaken by Harrison Grierson Ltd in December 2003 on each of the Stage 2 lots using a 125mm machine auger. Boreholes were augered to 1.5m depth, with shear vane tests being carried out at 0.5m and 1.0m depth in the natural soils. These tests were taken at approximately the centre of the building site for those areas that were not disturbed by earthworks. These tests were undertaken to confirm the consistence and bearing strength of the soils. Borehole logs and test results are in Appendix.

The tests confirm that all filled areas, as well as the natural ground unaffected by earthworks, comprises ground suitable for the erection thereon of residential buildings not requiring specific foundation design in terms of NZS 3604:1999 and related documents.

5.0 SUBSURFACE CONDITIONS

In the boreholes the topsoil depth was 0.2m on average. Beneath the topsoil, was a sequence of silts, with trace clay, and minor fine sand, being typical of the local Younger Ash volcanic soils. The soils all had high shear strengths.

No unsuitable soils were encountered, however there remains the possibility that within areas of natural ground not effected by earthworks activities that there could be further pits containing rubbish from past farming activities. If such areas are encountered during building construction, these areas should be sub excavated to remove any rubbish and organic materials, and backfilled and compacted with a clean fill material.

Ground water was not encountered in the boreholes although the soil at lower depths was moist.

6.0 SUMMARY

Prior to development the site was in pasture. Earthworks were undertaken to fill the gully passing through the site and form the roads and some lots for residential development. The earthworks have been carried out in a controlled manner, with appropriate testing of fill being undertaken during construction. All sites are therefore suitable for the erection thereon of residential buildings not requiring specific design.

There is no need to place any building restrictions on the site for geotechnical reasons.

7.0 CONCLUSIONS

Both the filled ground and original ground not effected by filling of the Shrewsbury Park Subdivision, Stage 2 is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents.

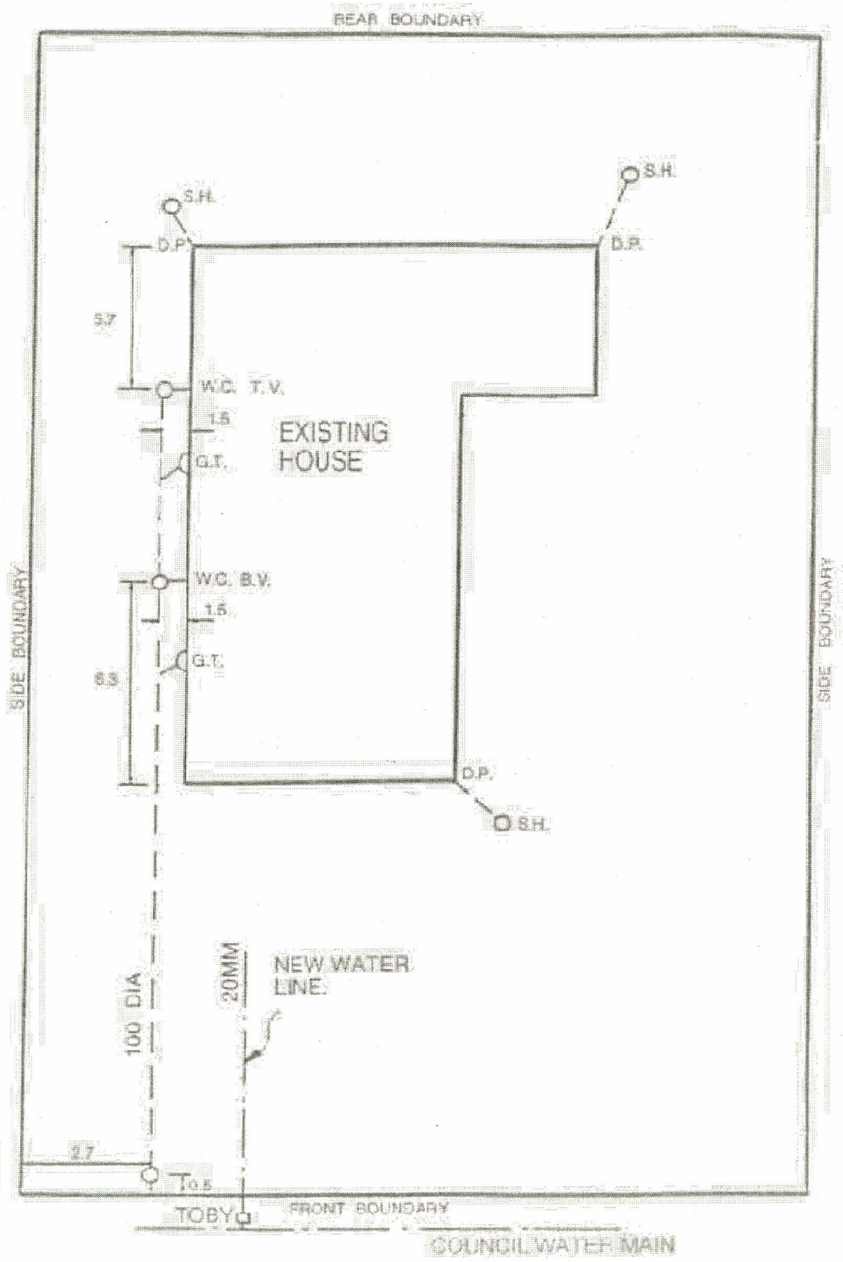
Nevertheless, in areas not effected by earthworks, it is possible that past farming activities have resulted in isolated areas of buried rubbish. It is also possible that isolated areas of soft soils may be present in those areas not affected by filling. Should excavation for building foundations reveal any organic, soft or loose soil or non-engineered fill, then these should be either removed and replaced with adequately compacted hard fill or other approved material or the building site be appraised by a geotechnical engineer.

It should be noted that this report does not preclude the need for normal foundation inspections at the time of construction of any building on the site. It is possible that these inspections may reveal localised areas of loose silts, particularly in the areas of unaffected by filling. If such areas are encountered field-testing should be undertaken to determine the extent of the soft area and what treatment, if any, of the foundation soils is required.

Harrison Grierson Consultants Limited

N:\73\10813\contract\Geotechnical completion report Stg2.doc

Plan Example



ako:lmh:263693

74586

Services As Laid Plan

Consent Number: 74586

As Laid Plan for:

Owner Name

Katae Limited.

Project Location

Rural ID/Street Number	Address	Locality
20	Longmynd Dr.	Katikati

Details – Plumber and Drainlayer

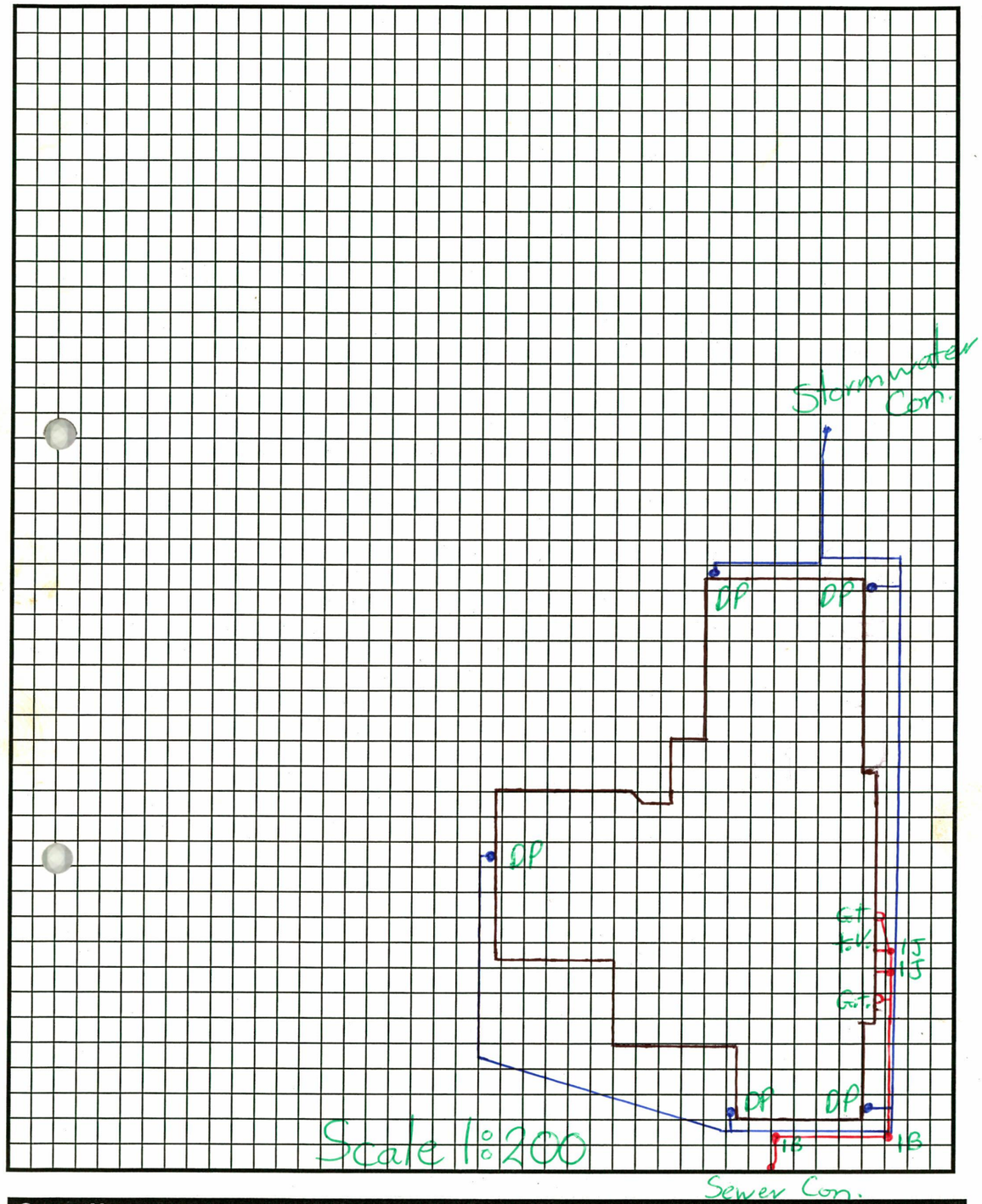
Plumber	Drainlayer
Purcells Plumbing and Drainage ltd.	

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.

Please refer to example on last page.



Owner Name

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

DAVIDSON, DONALD
20 LONGMYND DRIVE
KATIKATI 3129

Invoice No: 330443

Date: 13 Sep 2021

Customer No: 164488

Your Reference: **LIM20882**

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES			
LIM FEE	31.30	208.70	240.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2022 41071)	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 **SI330443** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER:	DAVIDSON, DONALD
INVOICE NO:	330443
TOTAL DUE:	$
PAYMENT MADE:	$