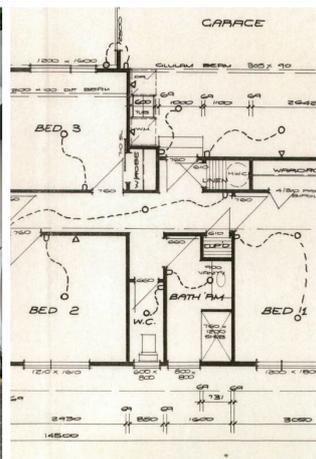


LIM

Land Information Memorandum





Land Information Memorandum

This L.I.M. has been prepared for:

Applicant	Raewyn Sykes
Client	Malcolm May
Property Address	29B Carysfort Street
Legal Description	Lot 2 DPS 83360
Application Date	25 October 2021

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and, in addition to the information provided for under section 44A(2), may contain such other information concerning the land that Council considers, at its discretion, to be relevant. It is based on a search of Council records only. There may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this Land Information Memorandum. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

It is recommended that the Certificate/Record of Title, which is not held by Council, be searched by the purchaser.

Contents

Services Information

Rating and Valuation Details

Building Information	§ Consents and Permits
	§ Requisitions
Land Development	§ City Plan
	§ Resource Consents
	§ Land Features
	§ Hazardous Contaminants
Other Information	§ Licences

Services Information

Land information which is likely to be relevant includes information on private and public stormwater, water and sewer details. Please refer to the appropriate authorities for further information about network utility services.

Service Record

Copy of Deposited Plan Attached	Yes
Service Print Attached	Yes
Method of Sewer Disposal	To Public Sewer
Existing Method of Stormwater Disposal	Soakholes
Drinking Water Supplied to the Land	Yes
Drinking Water Supplier Is:	
(i) Owner of the Land; or	No Information Available
(ii) Tauranga City Council [Water Supply Authority Unit (WSA)]; or	Yes
(iii) Another Networked Supplier	No Information Available
Any Information Notified Under Section 69ZH Health Act 1956	No Information Available

Note:

1. Please note that the existence of a watermain along a property frontage does not necessarily mean that a connection is available. This may need to be provided at the applicant's expense.
2. If the land is supplied with drinking water by Tauranga City Council as a Water Supply Authority, any conditions (generally set out in Tauranga City Council's "Supply of Water Bylaw 2019" – copy attached) applicable to that supply are included in this Land Information Memorandum.
3. If the land is supplied with drinking water by a networked supplier other than the WSA, any conditions that are applicable to that supply are included in this Land Information Memorandum.
4. If the land is supplied with drinking water by the owner of the land, any information Council has about the supply is included in this Land Information Memorandum.
5. Any information notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956 is included in this Land Information Memorandum.

Rating and Valuation Details

Tauranga City Council rates are billed twice a year on the last business day of August and February. Unpaid rates for each instalment will incur a 10% penalty. The Capital Valuation details are based on a revision date of 1 July 2018.

Valuation Details

Valuation Reference	06780 250 01
Capital Value	\$665,000
Land Value	\$455,000
Improvement Value	\$210,000

Rating Details

Current Annual Rates	\$3,278.18
Paid Until	30/06/22
Arrears Owing	\$Nil
Balance Owing	\$Nil

A separate account is issued for water metered properties. Residential meters are read every three months. Commercial / Industrial meters vary depending on use.

Note:

Council's Water Supply Bylaw requires a final water meter reading to be undertaken when a property is sold. If you are purchasing the property, you may wish to check with the vendor that they have arranged this.

Water Meter Details

Water Meter On Property	Yes
Date Read	13/10/21
Number	13M1543187
Last Reading	00665
Individual Meter	Yes
Shared Meter	No
Water Rates Owing	\$Nil

Building Information

This information is sourced from Council records and may not reflect the situation on site if work has been undertaken without consent.

Building Permits: For Building Permits issued prior to 1993 a copy of the inspection records, if these are held by Council, are attached.

Building Consents: For Building Consents issued after 1 January 1993 a Code Compliance Certificate (CCC) will be issued where the building work for which the building consent relates has been completed in accordance with the NZ Building Code.

Swimming / Spa Pools: If the property contains a swimming pool or spa pool that is filled or partly filled with water then the pool must have a physical barrier restricting access to the pool that meets the requirements of the Building Act 2004. For more information, go to www.tauranga.govt.nz/council-a-z/swimming-pool-fencing.aspx.

Solid Fuel Heaters: It is important that any solid fuel heater has been legally installed, either as part of the original dwelling or by way of a separate permit/consent.

Permits and Consents

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
30/11/98	Erect dwelling	98/2785	Yes

Compliance Schedule

N/A

Requisitions

Any Outstanding Requisitions

No

City Planning

The Operative Tauranga City Plan

The Tauranga City Plan provides the rules for how people can build or develop the land they own in our city. This can be land that is residential, commercial or industrial. The City Plan covers all subdivision, land use and development, how and where the city grows, how infrastructure is located and how natural and physical resources are managed. It is the blueprint by which any development in Tauranga is managed. It also includes rules on other things that are covered by the Resource Management Act - including hazards, signage, reserves, noise, heritage, etc.

There are specific rules within the City Plan that cover, amongst other matters, building height, earthworks, tree protection, bulk and scale of buildings, setbacks from coastal and harbour margins, and specific residential, commercial and industrial uses depending on location within the City.

Specific rules for each suburb and property can vary depending on the underlying zone of the area and the location of a specific property within that zone.

The majority of the City Plan became 'operative in part' on 9 August 2013. The remaining parts of the City Plan subsequently became operative on 5 July 2014. The City Plan is currently undergoing three Proposed Plan Changes: Plan Change 26 (Housing Choice), Plan Change 27 (Flooding from Intense Rainfall Events), and Plan Change 30 (Earthworks).

It is advised that prospective purchasers of property review and consider all relevant planning rules for the specific property this Land Information Memorandum applies to prior to purchase.

Copies of the relevant planning maps for the Operative Tauranga City Plan are included in this LIM.

To view the Operative Tauranga City Plan please visit the Tauranga City Council website www.tauranga.govt.nz.

If you have any specific queries on any rules or any existing or proposed use of a property, please contact the Tauranga City Council's Duty Planner (07 577 7000) for further information.

City Planning (cont.)

Development Contributions

Council operates a development contributions policy under the Local Government Act 2002, and also has financial contributions provisions in its City Plan. The broad purpose of these policies is to fund infrastructure costs that relate to the city's growth from those parties that undertake subdivision, building or development. These contributions are required on building consents, resource consents, service connection authorisations and certificates of acceptance. Contributions may remain payable on any property in circumstances where subdivision, building and development projects have not been completed, and in rare occasions where the Council has agreed to defer payment. In addition, further subdivision, building or development of a property may trigger the requirement to pay further development and/or financial contributions.

Council's development contributions team can advise further on these matters in relation to the application of development and financial contributions to the property in question.

Transportation Strategy & Planning and Reserve Management Plans

"As part of Tauranga City Council's Transport strategy and planning activities and Reserves Management Plans, properties neighbouring Council-owned or administered land may be subject to transport network development such as walkways and cycleways or other development, activities or use of the land. The Tauranga Reserves Management Plan is available online at <http://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/plans/reserve-management-plans>"

Relevant Planning Information

Cross Lease situations differ to Freehold Titles in that any building additions to the property in question may need to have the Cross Lease plan updated. Any unregistered changes could be regarded as not legally part of the lease. For information regarding the updating of a cross lease plan please contact a Surveyor or your Solicitor.

Zone: Operative Tauranga City Plan	Suburban Residential Plan Attached
Identified Plan Areas	None Known
Designations	None
Protected Heritage/Notable or Groups of Trees, or Protected Buildings	None Known
Archaeological or Heritage Sites	None Known
Council Consents, Certificates, Notices, Orders or Bonds Affecting the Land:	No

Additional Planning Information

Three plan changes are in the formal plan change process under Schedule 1 of the Resource Management Act 1991, with the public notification period for submissions between 16 November 2020 and 1 February 2021 and further submissions in early 2021. The proposed amendments are available to be viewed within the City Plan. A copy of the Council report considering the plan changes, including the proposed amendments for public notification, is available at the following link.

https://infocouncil.tauranga.govt.nz/Open/2020/10/UR_20201013_AGN_2170_AT.PDF

The proposed amendments will be inserted into the City Plan from Monday 16 November 2020. This property will be affected by:

Plan Change 26 (Housing Choice) – Proposed Plan Change 26 seeks to enable greater housing choice and density to respond to the demands of increased population, changing demographics and an aging population in existing urban areas.

This property is located within the Suburban Residential Zone where the Housing Choice Plan Change is proposing to enable a greater choice of housing, including duplexes and townhouses.

Online maps are also available showing the zoning, Te Papa Housing overlay and the natural hazards overlay: www.tauranga.govt.nz/floodmaps

For further information on the Proposed Plan Change 26, please visit: www.tauranga.govt.nz/planchanges

Plan Change 27 (Flooding from Intense Rainfall Events) – Proposed Plan Change 27 seeks to reduce the risk of flooding to life, property and infrastructure from intense rainfall events in Tauranga. The proposed policy and rule framework will be used to determine the type and location of land use on land subject to flooding in a 1-in-100 year rainfall event, which takes into consideration the effects of sea level rise and climate change as of the year 2130. Mapping has been completed for such a flooding event and will supersede related existing flood mapping that Tauranga City Council holds from 16 November 2020. Please see attached related correspondence and map which illustrates the effect on this property.

Online maps area also available showing the location and extent of the flooding: www.tauranga.govt.nz/floodmaps

Proposed Plan Change 27 has legal effect from Monday 16 November 2020. This means that all applications, where required, have regard to the proposed objectives, policies and rules from the date of public notification.

For further information on Proposed Plan Change 27, please visit: www.tauranga.govt.nz/planchanges

Historical Flood Modelling (Pre 2020 1% AEP without climate change / sea level rise) can also be viewed here.

www.tauranga.govt.nz/exploring/maps/council-map-viewer-mapi

Plan Change 30 (Earthworks) – Proposed Plan Change 30 seeks to make minor amendments to existing earthworks rules in the City Plan to address issues arising in relation to the control of earthworks at all stages of development and managing sediment on sites. For further information on Proposed Plan Change 30, please visit: www.tauranga.govt.nz/planchanges

Land Features

This information relates only to details held on Council files and may not reflect the on site situation.

The Tauranga City Council does not act as agent for network utility operators.

The land form and geology within Tauranga City have some features which demand particular attention. These features, which may or may not be relevant to the property in question, are outlined in "General Description of Land Form within Tauranga District" as attached.

Microzoning for Earthquake Hazards

The Council has received reports and results that have assessed Tauranga City's vulnerability to liquefaction when considering a range of earthquake events. These reports and results, and a summary of them, are available by accessing <https://www.tauranga.govt.nz/living/natural-hazards/understanding-our-hazards-studies-maps-and-data/earthquakes-and-liquefaction>

The reports and results reflect the most up-to-date vulnerability to liquefaction from an earthquake event.

It is important to note that different properties are exposed to different levels of probability that land damage from liquefaction and lateral spread will in fact occur. The reports and results are undertaken at a City-wide scale and may be superseded by detailed, site specific assessments undertaken by qualified and experienced practitioners using improved or higher resolution data than presented in these reports.

The vulnerability and land damage maps are prepared based on an assessment of natural ground conditions and therefore do not take into account the influence of recent human activities that may influence liquefaction response (i.e. earthworks, ground improvement, foundation design), unless specifically stated within the technical reports. As such, the degree of land damage may be less than predicted for a given property where liquefaction risk was addressed during landform or building foundation design.

The presence of liquefaction and lateral spread information on a property may have implications for the use and development of that property including, but not limited to, the requirements for and assessments of building consent applications under the Building Act 2004 and Building Code (refer to the NZ Standard AS/NZ 1170 and design standard outlined in Chapter 10.10.6 Liquefaction of Tauranga City Council's Infrastructure Development Code), subdivision consent applications under the Resource Management Act, and infrastructure design.

The assessed hazard applicable to the area this property has been assessed within, is available by accessing the web-viewer available through the following link: <https://www.tauranga.govt.nz/living/natural-hazards/understanding-our-hazards-studies-maps-and-data/earthquakes-and-liquefaction>

Special Land Features Relevant to the Subject Property

Yes

Comments:

- 1) See plan attached showing potential flooding identified pursuant to Proposed Plan Change 27. Refer explanation on Page 7 above.
- 2) Council holds information that shows this property is located within a possible tsunami flood zone. See attached flyer on tsunami evacuation zones and list of frequently asked questions.

Tsunami evacuation zone information is contained on Council's website www.tauranga.govt.nz.

Additional Information

Licences

Licences Affecting the Land or Buildings

No

Signed for and on behalf of the Council:



Position held: LIM Officer

Date: 8 November 2021





Approvals
 I hereby certify that this plan was approved by the Tauranga District Council pursuant to section 223 of the Resource Management Act 1991 on the ~~16th~~ ^{12th} day of ~~OCTOBER~~ ^{NOVEMBER} 1998 subject to the granting or reserving of the easements set out in the Memorandum hereon.

[Signature]
 Authorised Officer
 SUB 3766

MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of way, Right to transmit electricity and telecommunications, Right to convey water and gas, Right to drain water.	Lot 2 hereon	A	Lot 1 hereon
	Lot 1 hereon	B	Lot 2 hereon
Right to drain sewage.	Lot 2 hereon	C	Lot 1 hereon
Right to transmit electricity and telecommunications, Right to convey water and gas.	Lot 1 hereon	D	Lot 2 hereon

NEW CT ALLOCATED	
LOT	CT REFERENCE
1	66B/187
2	66B/188

[Signature]
 REGISTERED OWNER

Total Area 809m²
 Comprised in C.T. 1C/1005 ALL

I, PETER JOHN CRANE Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Mount Maunganui this 16th day of NOVEMBER 1998 Signature *[Signature]*

Field Book p Traverse Book p
 Reference Plans

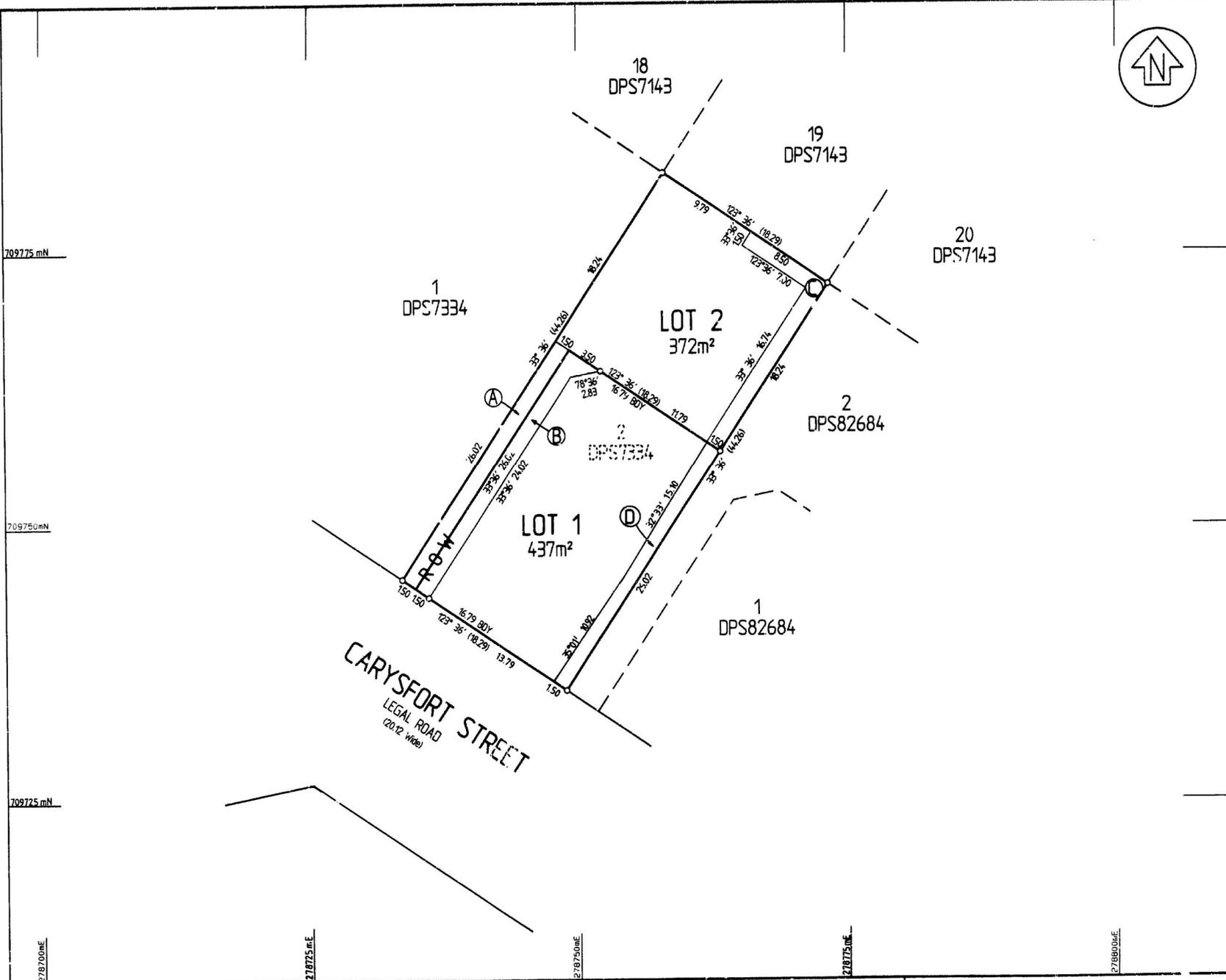
Examined Correct

Approved as to Survey *[Signature]*

4/12/98 Dep. Chief Surveyor

Deposited this 11th day of NOVEMBER 1998
[Stamp]
 Land Registrar

File Received Instructed
 DPS 83360



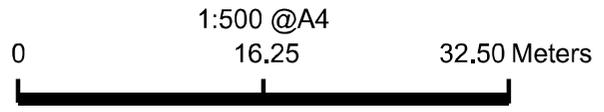
LAND DISTRICT SOUTH AUCKLAND
 Survey Blk. & Dist. XI TAURANGA
 NZMS 261 Sheet Record Map No.

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DPS7334

TERRITORIAL AUTHORITY TAURANGA DISTRICT
 Surveyed by R P C Ltd M17B
 Scale 1:250 Date: OCTOBER 1998



Services Plan



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained here in is appropriate and applicable to the end use intended.



SmartZoom Services and Land Features Key



Services

Land Features

Wastewater

Stormwater

Water

Relic Slip

- Wastewater Manhole
- Wastewater Chamber
- Wastewater Pump Station
- Wastewater Valve
- Wastewater Node
- Wastewater Service Line
- Odour Duct
- Wastewater Main
- Rising Main
- Reclaimed

- Stormwater Manhole
- Stormwater Chamber
- Stormwater Pump Station
- Sump
- Stormwater Outlet
- Stormwater Inlet
- Stormwater Soakhole
- Stormwater Node
- Stormwater Service Line
- Stormwater Main
- Culvert
- Stormwater Drain
- Overland Flow Path

- Water Scour Valve
- Water Valve
- Water Meter
- Water Service Line
- Water Reservoir
- Water Node
- Hydrant
- Rider Main
- Reticulation Main
- Trunk Water Main

- 1. Slope debris lobe showing evidence of recent or current activity
- 2. Possible slope debris lobe
- 3. Probable slope debris lobe
- 4. Interpreted head scarp with poorly defined morphology
- 5. Interpreted head scarp with clearly defined morphology

Inner Harbour Erosion

Potential Coastal Erosion and Instability Hazard Areas (CEIHA)		
Timeframe	Sea Level Rise Scenario (m)	Mapped probability of cliff/shoreline regressing landward*
Current	-	Likely
	-	Very Unlikely
2080	0.4	Likely
	0.6	Likely
2130	0.8	Very Unlikely
	1.25	Likely
	1.6	Very Unlikely
	1.6	Very Unlikely

* Means, the likelihood (P66% - 'likely' and P5% 'very unlikely') of the mapped 'Potential Coastal Erosion and Instability Hazard Areas' (CEIHA) (Cliff/Shorelines) regressing landward due to slope instability and the assessed sea level rise.



Flood Risk



Floodplain



Flood Prone Area (Depth > 300mm)



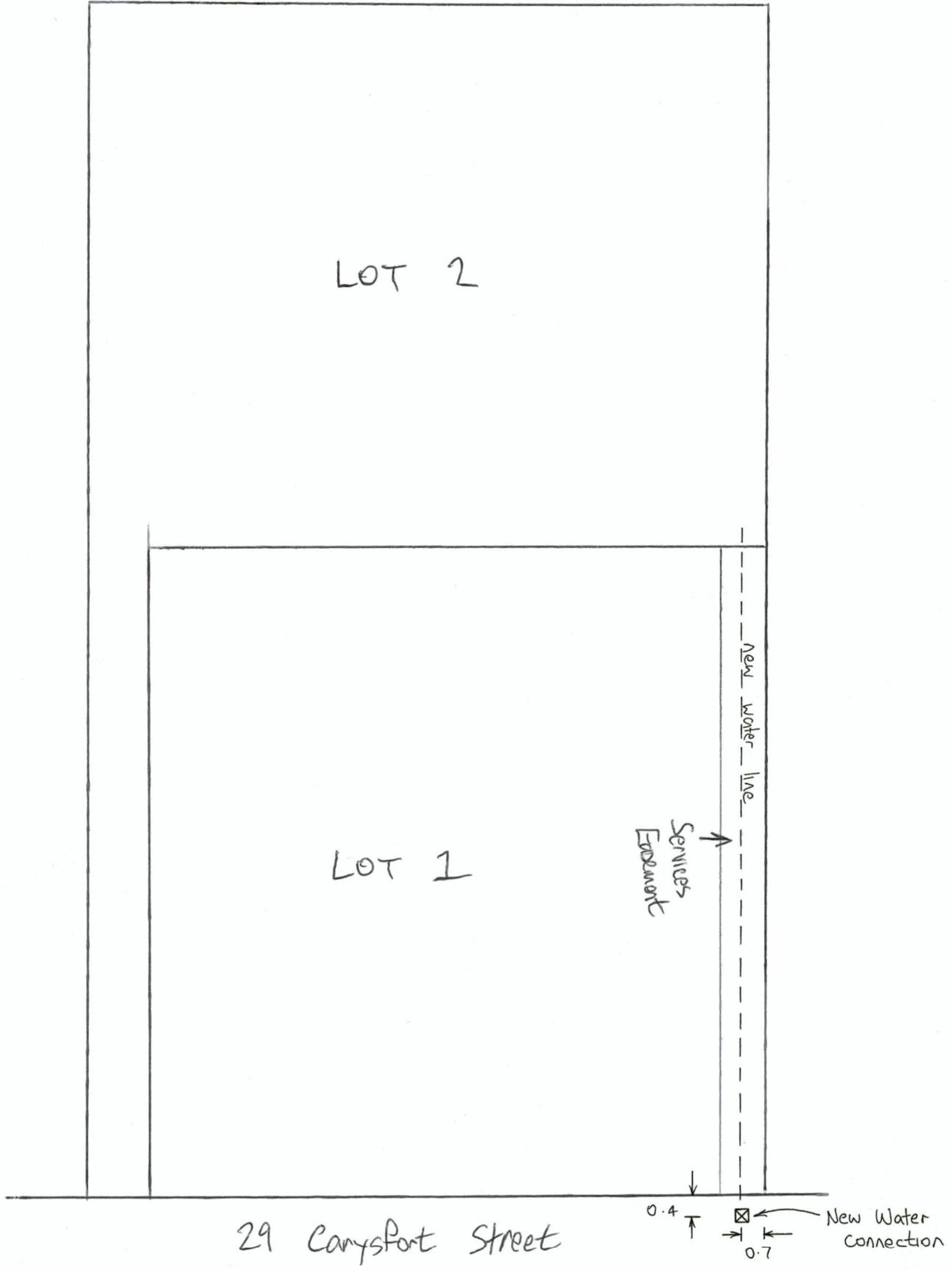
Flood Prone Area (Depth 100 - 300mm)



Overland Flow Path (Major)



Overland Flow Path (Minor)



LOT 2

LOT 1

New water line

Services
Endpoint

29 CanysPort Street

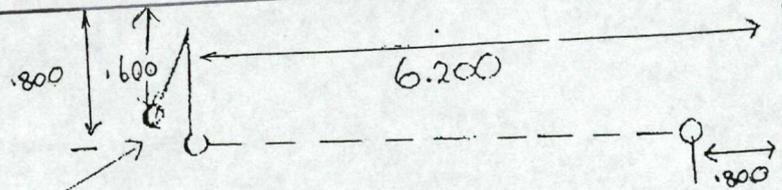
0.4

0.7

New Water
Connection

As-built - New Water Connection.

New 100 Conn



LOT 2

5 200

400

Recess

2.900

3 m

Existing House

LOT 1

29. CARYSFORD ST
TOWARD

As-built - New Sewer Connection



Rates Information

Location 29B CARYSFORT STREET
 Valuation Ref 06780 250 01
 Legal Description LOT 2 DPS 83360
 Area 0.0372
 Land Value 455,000
 Capital Value 665,000

Total rates assessed this year



Tauranga Council				Regional Council				
	Units	Rate	Annual Amount		Units	Rate	Annual Amount	
Uniform Annual General	1	173.04347826	173.04	Regional General	455,000	0.00020739	94.36	
Stormwater	665,000	0.00003967	26.38	Regional UAGC	1	142.67826087	142.68	
General	665,000	0.00217162	1444.13	Passenger Transport	1	190.20000000	190.20	
Resilience	665,000	0.00001022	6.80	Rate	1	24.90434783	24.90	
Transportation	665,000	0.00003652	24.29	Civil Defence (CDEM)	1	3.46086957	3.46	
Community	665,000	0.00010399	69.15	Safety & Rescue			455.60	
Wastewater Connected	1	468.59130435	468.59	Services				
Waste Collection	1	182.60869565	182.61	Total				
Total			2,394.99					
							<i>Includes GST of</i>	\$427.59
							Total Rates (01 JUL 2021 to 30 JUN 2022)	\$3278.18

Water Rates

Metered A/C # 1 Route # M Class # 0 Rate: 0 /m3 Supply Area: METERED WATER

What are rates?

The amount you pay in rates doesn't directly relate to the amount of things Council does for you personally. Rates are not a 'charge for services', they are a tax on the value of your property. It is not a perfect system but it is one of the very few ways the Government allows Councils to collect revenue. Rates provide 55% of the Council's income.

Rates Information

The rating year starts on 1 July each year to 30 June the following year.

- Rates and charges are inclusive of GST.
- Annual Rates are set in July each year.
- Rates are payable in two instalments and are paid in advance.

Each year an assessment is sent out to property owners on 1 August together with the first instalment invoice. Payments are due on the last working day in August. The second instalment invoice is sent out to property owners on 1 February each year and is due on the last working day of February.

What are the charges for rates and how are they calculated?

Rates are a tax on the value of your property. The value of your property is set by an independent agency and is driven by national legislation. Revaluations are done every three years.

What do General Rates pay for?

Rates are used to pay for a wide range of services and capital projects such as new roads, storm water, libraries, reserves and so on. Councils ten year plan is a good place to find out more about how Council plans to spend rates income. Tauranga City collects rates on behalf of the regional council also.

Tauranga City Rates Schedule 2021/22

Description	Inclusive of GST	Charge
Uniform Annual General	\$199.00	per occupancy
Kerbside Waste Service	\$210.00	per service bundle
Wastewater	\$538.88	per residential property or per connection for commercial
Wastewater Availability	\$269.44	per property
Stormwater - residential	\$0.00004562	Capital value
Stormwater – commercial	\$0.00007298	Capital value
District Residential	\$0.00249736	Capital value
District Commercial	\$0.00399578	Capital value
City Mainstreet	\$0.00053479	Capital value
Greerton Mainstreet	\$0.00180928	Capital value
Papamoa Mainstreet	\$0.00033422	Capital value
Mount Mainstreet	\$0.00084437	Capital value
Economic Development	\$0.00053944	per commercial property
The Lakes	\$99.90	per property in the subdivision
Papamoa Coast	\$34.02	per property in the subdivision
Excelsa	\$50.32	per property in the subdivision
Resilience – residential	\$0.00001175	Capital value
Resilience - commercial	\$0.00001880	Capital value
Community – residential	\$0.00011959	Capital value
Community – commercial	\$0.00019134	Capital value
Transportation – residential	\$0.00004200	Capital value
Transportation – commercial	\$0.00006719	Capital value
Garden waste service – 2-weekly	\$95.00	per service
Garden waste service – 4-weekly	\$60.00	per service

Uniform Annual General Rates (UAGC)

This is a fixed charge per rateable property and is irrespective of the value of a property. For residential properties it is a charge per occupancy.

Each occupancy is defined by physically having a separate living area, bedroom, bathroom facilities, entrance (including shared foyers) and cooking facilities. E.g. a property with a self contained flat on the ground floor would be rated for two UAGC's and two wastewater connections.

(Note: This rate is not based on ability to earn revenue or rent, frequency of use or the relationship of person/s using or able to use the separate area. This does not relieve the owner or occupier of any duty or responsibility under the Building Act 2004 or the Resource Management Act 1991 or the Tauranga City Plan) For commercial properties this is a charge on the number of separate businesses or leases.

General Rate

The General rate provides for the following costs, City and Infrastructure, Community People and partnerships, Arts and Culture, Venues and Events, Community Partnerships, Libraries, Economic Development, Emergency Management, Animal services, Building services, Environmental Planning, Environmental Health and Licensing, Regulation Monitoring, Marine Facilities, Spaces and Places, Support Services, Sustainability and Waste. This variable rate is charged on the capital value of a property. Capital value is land value plus improvements value.

Wastewater Rates

Residential properties connected to Council wastewater pay a uniform annual charge for one toilet per occupancy. Commercial properties connected to Council wastewater pay a uniform annual charge for each toilet or urinal.

Those properties with wastewater available (i.e. they are within 100m of wastewater lines) but not connected will pay an availability charge.

Kerbside Waste Service

The waste collection service provides for the collection and disposal of glass, food, recycling and waste for residential properties. This is a fixed charge per separately used or inhabited part of a rating unit.

Stormwater

The purpose of this rate is to fund some of the costs of stormwater infrastructure investments. This variable rate is charged on the capital value of a property. Capital value is land value plus improvements value.

Garden Waste Service

The waste collection service provides for the collection and disposal of garden waste material available for residential properties. This is a fixed charge per rating unit. This is an optional service that ratepayers choose to receive. There are two frequencies of collection, these being 2-weekly or 4-weekly.

Please note, that after 1 July until 30 June, ratepayers cannot opt out of the service if they have opted in. An opt-out request will take place in the rating year following this request.

Transportation

The purpose of this rate is to fund transportation infrastructure investments. This variable rate is charged on the capital value of a property. Capital value is land value plus improvements value.

Community

The purpose of this rate is to fund community amenity investments. This variable rate is charged on the capital value of a property. Capital value is land value plus improvements value.

Resilience

The purpose of this rates is to provide some of the costs of resilience infrastructure investments in the water, wastewater, stormwater, transportation, and emergency management activities.

The Lakes, Papamoa Coast and Excelsa Targeted Rate

The Lakes Development at Tauriko/Pyes Pa and Papamoa Coast and Excelsa developments at Papamoa have significantly increased level of service costs as a result of wider roads, more gardens, reserves and streetlights etc. All properties in these subdivisions are charged this targeted rate. This rate is charged on the capital value of a property. Capital value is land value plus improvements value.

Economic Development Rate

This rate is charged on the capital value of a property. It is charged to commercial properties only and funds economic development through Priority One and Tourism Bay of Plenty.

Mainstreet Rates

This rate is charged on the capital value of a property. It is charged to commercial properties only and funds the Tauranga, Papamoa, the Mount and Greerton Village Mainstreet organisations.

WATER SUPPLY BYLAW 2019



Tauranga City

First adopted	<i>22 November 2004</i>	Minute reference	<i>M04/105.3</i>
Reviews	<i>25 September 2007</i> <i>16 April 2019</i>	Minute references	<i>M07/84.15</i>
Review date	<i>April 2029</i>		
Engagement required	<i>Special Consultative Procedure</i>		
Associated documents	<i>Tauranga Water Meter Policy 2019</i> <i>Tauranga Large Water Users Policy</i> <i>Local Government Act 2002</i> <i>Health Act 1956</i> <i>Health (Drinking Water) Amendment Act 2007</i> <i>Local Government (Rating) Act 2002</i> <i>Public Works Act 1981</i> <i>Tauranga City Plan</i> <i>Tauranga Infrastructure Development Code</i> <i>Fire and Emergency New Zealand Act 2017</i>		
Relevant legislation	<i>This bylaw is made under the Local Government Act 2002 and the Health Act 1956</i>		

TABLE OF CONTENTS

1.	TITLE	3
2.	COMMENCEMENT	3
3.	APPLICATION	3
4.	PURPOSE	3
5.	DEFINITIONS	3
6.	APPLICATION FOR SUPPLY AND ACCESS TO THE NETWORK	5
7.	CUSTOMER RESPONSIBILITIES IN ACCEPTING SUPPLY	6
8.	WATER SUPPLY CONNECTION AND INFRASTRUCTURE	6
9.	RESPONSIBILITIES FOR MAINTANCE AND REPAIR	7
10.	ACCESS TO POINTS OF SUPPLY AND POINTS OF RESONSIBILITY	7
11.	BACKFLOW PREVENTION	8
11.	DEDICATED FIRE CONNECTIONS	8
12.	FIRE HYDRANTS	8
13.	WORKS NEAR THE WATER SUPPLY NETWORK	8
14.	RESTRICTIONS ON WATER USE	9
15.	LICENCES	9
16.	OFFENCES AND PENALTIES	10
17.	DISPENSING POWERS	11
	ATTACHMENT A	12

1. TITLE

1.1 This bylaw is the "Tauranga Water Supply Bylaw 2019"

2. COMMENCEMENT

2.1 This bylaw comes into force on 22 April 2019.

3. APPLICATION

3.1 This bylaw applies to Tauranga City.

3.2 Any person being supplied with water, or who has made application to be supplied with water, by Council.

4. PURPOSE

4.1 The purpose of this bylaw is to:

- (a) protect the health and safety of people using the water supply network;
- (b) protect the public water supply network from damage, misuse and interference;
- (c) assist in the provision of reliable, safe and efficient water supply in Tauranga.

5. DEFINITIONS

5.1 For the purposes of this bylaw the following definitions shall apply:

Term	Definition
Approved	approved in writing by the Council, either by resolution of the Council or by any authorised officer of Council
Approved Licensed Contractor	contracting company approved by Council under this bylaw to carry out work on Council's Water Supply Network and Wastewater Network, using employees who are licensed by Council to undertake the work
Authorised Agent	a person or company who has been delegated responsibility to act for a customer
Authorised Officer	any officer of the Council or any other person authorised under the Local Government Act 2002 and authorised by the Council to administer and enforce its bylaws
Backflow	means the flow of water or other liquid through any service pipe or supply pipe in a reverse direction to the normal supply flow
Backflow Prevention Device	is a device that prevents backflow
Child Meter	a separate water meter located downstream from a parent meter that records water supplied to a Premises

Term	Definition
Council	Tauranga City Council or any person authorised or delegated to act on its behalf
Cross Connection	any potential direct or indirect connection between the potable water supply and a contaminant
Customer	a person, or the authorised agent, who has been given approval by Council to use water supplied by Council
Dedicated Fire Connection	a connection to the water supply connection that supplies water solely for the purpose of fire protection
Parent Meter	a meter that leads onto a number of supply pipes
Person	a person or body of persons whether corporate or unincorporated, and includes the Crown and any successor of a person
Points of Responsibility	<p>The points on the Water Supply Network located on private property that identify the area and all assets within that area that Council will be responsible for.</p> <p>The Points of Responsibility for each Premises with a Child Meter or any separate Backflow Prevention Device that is located more than one metre away from its associated Meter Box, will be 300mm along the pipe either side of the Child Meter box or separate Backflow Prevention Device.</p>
Point of Supply	<p>The point on the Water Supply Network that marks the boundary of responsibility between the Council and Customer, irrespective of property boundaries.</p> <p>For premises connected to one Water Meter, the Point of Supply is either:</p> <ul style="list-style-type: none"> (a) 300 mm along the pipe immediately after the Water Meter box (b) or if a separate Backflow Prevention Device is installed, the Point of Supply is 300mm along the pipe immediately after the separate Backflow Prevention device provided the Backflow Prevention Device is located within one meter of the meter box; (c) if the Backflow Prevention Device is located more than one metre from the meter box the Point of Supply is 300mm immediately after the meter box and the responsibility of Council resumes 300mm either side of the separate Backflow Prevention Device. <p>Where two or more Premises share a Parent Meter there will be one Point of Supply at the Parent Meter box and two or more additional Points of Responsibility further along the Supply Pipe. The Point of Supply will be defined as above.</p> <p>The Points of Responsibility for each Premises with a Child Meter will be</p>

Term	Definition
	<p>300mm along the pipe either side of the Child Meter box.</p> <p>Council will be responsible for the Parent and Child Meters/boxes but not the Supply Pipe itself.</p> <p>See Attachment A of this bylaw.</p>
Premises	<p>means:</p> <p>(a) a property or allotment which is held under separate certificate of title or for which a separate certificate of title may be issued and in respect of which a building consent has or may be issued; or</p> <p>(b) a building that has been defined as an individual unit by cross lease, unit title or company lease and for which a certificate of title exists; or</p> <p>(c) an independent dwelling unit as defined in the Tauranga City Plan.</p>
Restricted Works	any works that will or are likely to damage, or adversely affect the operation of the Water Supply Network as defined by Clause 14.4
Service Pipe	means the section of pipe between a water main and the Point of Supply that is owned and maintained by Council
Supply Pipe	means the section of pipe between the Point of Supply and the Customer's Premises that is installed, owned and maintained by the Customer
Water Meter	a Council-owned meter to measure the flow of water supplied including Parent and Child meters
Water Supply	means the supply of drinking water by network reticulation to the point of supply for dwelling houses, commercial and other premises
Water Supply Network	means all infrastructure components such as pipes, fittings, valves, hydrants, Backflow Prevention Devices, Water Meters, meter manifolds / boxes and other related equipment required of the water supply network between the point of abstraction from the natural environment to the premises

6. APPLICATION FOR SUPPLY AND ACCESS TO THE NETWORK

6.1 Every Person wishing to do any of the actions prescribed in clauses 6.1(a) to 6.1(g) must follow Council's application and pay the prescribed charges:

- (a) Obtain a new permanent or temporary connection for the supply of water, including connection for the purposes of dust control and connection to a new subdivision.
- (b) Obtain a new connection and supply for a Dedicated Fire Connection system

- (c) Make changes to an existing connection, including
 - i. new owner taking over an existing supply
 - ii. type of supply
 - iii. classification type e.g. residential to commercial
 - iii. location of the Point of Supply
 - iv. level of service of supply e.g. quantity of supply
 - (d) Access, operate or work on any part of the Water Supply Network.
 - (e) Disconnect from the Water Supply Network.
 - (f) Seek specific Council approval to install quick-closing valves, pumps or any other equipment that may cause pressure surges or fluctuations to be transmitted within the water supply system, or compromise the ability of Council to maintain its level of service.
 - (g) Supply water from a connected Premises to other Persons outside the ordinary use of the connected Premises.
- 6.2 Where the applicant is not the owner of the Premises seeking supply, the applicant must produce written evidence of their authority to act on behalf of the owner of the premises for which the supply is sought.
- 6.3 Council shall either approve the application and inform the applicant of the type of supply, and the conditions applicable to the applicant's supply, or refuse the application and notify the applicant of the decision, giving reasons for the refusal.

7. CUSTOMER RESPONSIBILITIES IN ACCEPTANCE OF SUPPLY

- 7.1 The Customer must comply with the requirements of this bylaw, including any conditions of approval of an application under clause 6.3.
- 7.2 The Customer shall not transfer to any other party the rights and responsibilities provided for under this Bylaw or any approval given under this Bylaw.
- 7.3 Unless specifically approved by Council no Person shall use water or water pressure directly from the Water Supply for:
- (a) driving lifts, machinery, generators, condensers or any other similar device; or
 - (b) a single pass cooling system; or
 - (c) the dilution of trade waste prior to disposal; or
 - (d) dust suppression.
- 7.4 The Customer shall be liable to pay for any Water Supply services.
- 7.5 A Supply Pipe must serve only one Premises and the Customer must not extend the Supply Pipe, by hose or any other means, to any other Premises.
- 7.6 In the event of a Premises changing ownership or the Customer wishing to terminate the supply, the outgoing Customer shall give Council seven working days' notice to arrange a final water reading.
- 7.7 Council does not guarantee an uninterrupted or constant supply of water, or any maximum or minimum pressure.

8. WATER SUPPLY CONNECTION AND INFRASTRUCTURE

- 8.1 No person other than an Approved Licensed Contractor (under clause 16) shall undertake any works to the Water Supply Network including the connection or disconnection to or the installation of any Service Pipe.
- 8.2 All works to the Water Supply Network must be in accordance with Council's Infrastructure Development Code.
- 8.3 No Person shall cause damage to the Water Supply Network.
- 8.4 No person shall do anything to the Water Supply Network that puts at risk the health and safety of those using the Water Supply Network.
- 8.5 All connections to the Water Supply shall include a Water Meter and a Backflow Prevention Device in accordance with clause 11.1.

9. RESPONSIBILITIES FOR MAINTENANCE AND REPAIR

- 9.1 Council is responsible for the Service Pipe, Water Meter box and fittings up to the Point of Supply and in between any Points of Responsibility.
- 9.2 The Customer is responsible for the Supply Pipe and fittings beyond the Point of Supply excluding the part of the Water Supply Network between any Points of Responsibility.
- 9.3 Council is responsible for the Parent and Child Meter boxes and all Backflow Prevention Devices but not the Supply Pipe itself, apart from the portion of Supply Pipe that is within the Points of Responsibility.
- 9.4 Any issues of responsibility past the Point of Supply and excluding the area within the Points of Responsibility within the property boundary are a matter for the property owners.
- 9.5 The Customer is responsible for repairing any leaks occurring on their side of the Point of Supply but excluding the part of the Water Supply Network between any Points of Responsibility.
- 9.6 The Customer shall maintain the areas in and around the Point of Supply and the Points of Responsibility, keeping them free of soil, growth or other matter or obstruction, which prevents, or hinders access to the Water Meter box and any separate Backflow Prevention Devices.
- 9.7 No other devices are permitted to be installed in the Water Meter box or Backflow Prevention device without Council approval.
- 9.8 Where in the opinion of Council any pipe, fitting or ground levels on the Customer's side of the Point of Supply and Points of Responsibility has been damaged or is causing or likely to cause water to be wasted or is insufficient for the proper supply of water, Council may give the customer notice in writing requiring any work specified in the notice to be carried out.
- 9.9 Wherever practical Council will make every reasonable attempt to notify the potentially affected Persons of a scheduled maintenance shutdown of the supply network before the work commences. Where immediate action is required and this is not practical, Council may shut down the supply without notification.

10. ACCESS TO POINT OF SUPPLY AND POINTS OF RESPONSIBILITY

- 10.1 Where the Point of Supply and Points of Responsibility are on private property, the Customer shall allow Council's Authorised Officer unrestricted access to, and about these areas between 7am and 6pm on any day for:
- (i) Water Meter reading, or
 - (ii) checking, testing and maintenance work with advance notice being given where practicable to do so.
- 10.2 For works outside these hours Council shall give written notice to the Customer 48 hours prior to Council's Authorised Officer entering the Premises except in emergency situations where Council shall be entitled to enter Premises that have a water supply at any hour without notice.

11. BACKFLOW PREVENTION

- 11.1 Every Customer must install a Backflow Prevention Device appropriate to the level of risk at the Premises as specified by Council.
- 11.2 The Customer shall provide to Council, on request, any information about any activities carried out on their Premises, which may contribute to the risk of Backflow or Cross Connection.
- 11.3 The Customer shall notify Council in writing if a change of use or a change of activity occurs that changes the risk of Backflow. Council may require a reassessment of the risk of Backflow at the Premises and if the Backflow Prevention Device requires upgrading this will be at the Customer's cost.

12. DEDICATED FIRE CONNECTIONS

- 12.1 No person shall install a new Dedicated Fire Connection unless authorised in writing by Council to do so. Any such connection must be installed by an Approved Licensed Contractor at the applicant's expense and shall be subject to any terms and conditions specified by Council.
- 12.2 Any Dedicated Fire Connection provided to supply water for fire protection shall not be used for any purpose other than firefighting and the testing of the fire protection system.

13. FIRE HYDRANTS

- 13.1 No Person shall have access to and draw water from fire hydrants unless he or she is:
- An authorised officer of Council or
 - A member of the Fire Service for the purposes of testing, training or emergency incidents only or
 - Is authorised by Council to do so.

14. WORKS NEAR THE WATER SUPPLY NETWORK

- 14.1 Any person proposing to carry out excavation work shall view the as-built information to determine whether or not the Water Supply Network is located in close proximity.
- 14.2 To protect the Water Supply Network from construction plant loading, the location of Council's Water Supply Pipes must be marked out on site before commencing any work with heavy construction plant (above a gross weight of 10 tonnes). Before heavy construction work will be permitted over or within two metres of Council's water pipes, an engineering assessment is to be undertaken and submitted for Council approval.

- 14.3 At least two working days' notice in writing shall be given to Council of an intention to carry out Restricted Works in close proximity of the Water Supply Network, including the proposed methodology to ensure infrastructure is not impacted. Council may specify in writing any restrictions on the work it considers necessary or require an engineering assessment be undertaken to provide a methodology to protect the Water Supply Network. Council may charge for this service.
- 14.4 Restricted Works are works of the following type which are carried out closer than the specified distance to the asset type set out in the following table:

Type of works	Types of Water Supply Network asset	Specified distance from the Water Supply Network
General excavation	Pipes 300mm in diameter and greater, including connected manholes and structures	10 metres
	Pipes less than 300mm in diameter, including connected manholes and structures	2 metres
Piling	Pipes 300mm in diameter and greater, including connected manholes and structures	10 metres
	Pipes less than 300mm in diameter, including connected manholes and structures	2 metres
Blasting	Pipes 300mm in diameter and greater, including connected manholes and structures	15 metres
	Pipes less than 300mm in diameter, including connected manholes and structures	15 metres

- 14.5 Any Person excavating and working around the Water Supply Network shall take due care to ensure that the network is not damaged and that bedding and backfill is reinstated in accordance with the specifications set out in the Infrastructure Development Code.
- 14.6 A Person causing damage to the Water Supply Network shall report that damage to Council immediately. Repairs shall be arranged by Council and repair costs may be charged to the person responsible for the damage.

15. RESTRICTIONS ON WATER USE

- 15.1 Council may impose restrictions on the use of Water Supply where it considers that its ability to maintain an adequate supply of drinking water is or may be at risk because of drought, emergency or increased water demand.
- 15.2 Any such restriction may apply to all of Tauranga or one or more parts of Tauranga.
- 15.3 Council will give such public notice as is reasonable in the circumstances of any restriction on water use under clause 15.1.
- 15.4 No Person may use water contrary to a restriction made under this clause.
- 15.5 Council may give notice in writing to any Person acting contrary to any restriction made under this clause. Council may restrict Water Supply to any Person that fails to comply with any restrictions made under clause 15.1.

16. APPROVED LICENSED CONTRACTORS

- 16.1 Only Council Approved Licensed Contractors shall undertake any works to the Water Supply Network.
- 16.2 The form of any application for and grant of Approved Licensed Contractor status required under this Bylaw will be determined by Council.
- 16.3 No application for an approval or licence from the Council, and no payment of or receipt for any fee paid in connection with such approval application or licence, shall confer any right, authority or immunity on the person making such application or payment.
- 16.4 Council may revoke or suspend an approval or licence granted under this Bylaw if it reasonably believes the licence holder:
 - (a) has acted or is acting in breach of the approval or licence; or
 - (b) is unfit in any way to hold such an approval or licence.
- 16.5 Council may require the Approved Contractor or Licence holder to attend a hearing to explain why the approval or licence should not be revoked or suspended. The Council may revoke or suspend the approval or licence at its discretion. If either:
 - (a) the Approved Contractor or Licence holder does not attend the hearing; or
 - (b) if after the hearing the Council is satisfied the Approved Contractor or Licence holder has been in breach of the licence or is unfit to hold the approval or licence.

17. OFFENCES AND PENALTIES

- 17.1 Every person who breaches this Bylaw commits an offence under section 239 of the Local Government Act 2002. Further, every Person commits a breach under this Bylaw who:
 - (a) Fails, refuses or neglects to comply with any notice duly given to that person under this Bylaw;
 - (b) Obstructs or hinders any Authorised Officer of the Council or other Council appointed person in performing any duty or in exercising any power under this Bylaw.

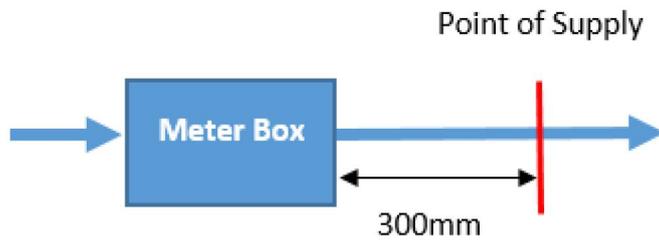
- 17.2 In accordance with section 193 of the Local Government Act 2002, any Person who fails to comply with any part of this Bylaw, may have their Water Supply restricted.
- 17.3 Subject to any provision to the contrary, any person guilty of an offence against this Bylaw shall be subject to the penalties set out in Section 242(4) of the Local Government Act 2002, and is liable on summary conviction to a fine not exceeding \$20,000.
- 17.4 Council may:
- (a) remove or alter any work or thing that is, or has been, constructed in breach of this Bylaw; and
 - (b) recover on demand the full costs of removal or alteration from the Person who committed the breach.
- 17.5 If a Customer or other Person defaults in undertaking any action required under this Bylaw, the Council may at its discretion, upon giving notice to that Customer or other Person, undertake that action and recover on demand from them the full cost of undertaking the action from that Person.

18. DISPENSING POWERS

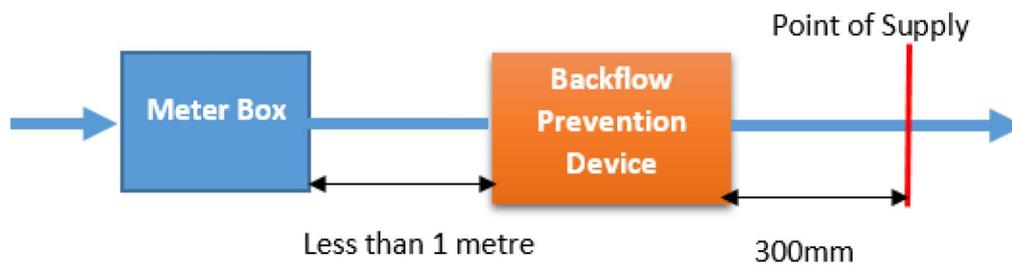
- 18.1 Council may waive full compliance with any provisions of this Bylaw in a case where Council is of the opinion that full compliance would needlessly cause harm, loss or inconvenience to any person or business without any corresponding benefit to the community. Council may, in its discretion, impose conditions of any such waiver.

Attachment A

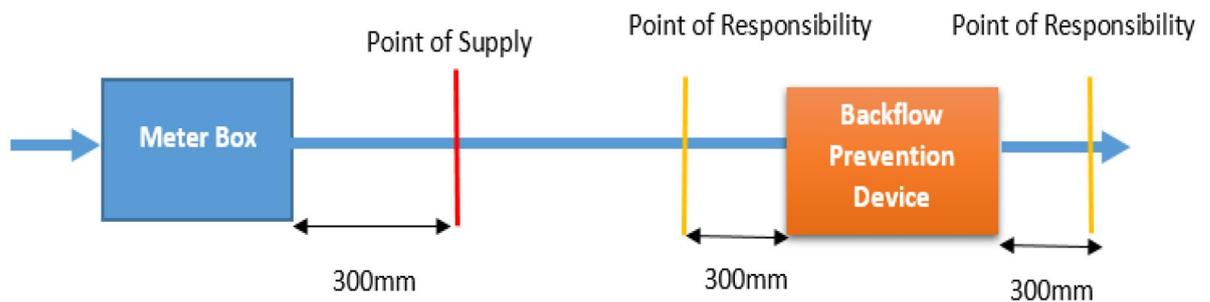
One meter box



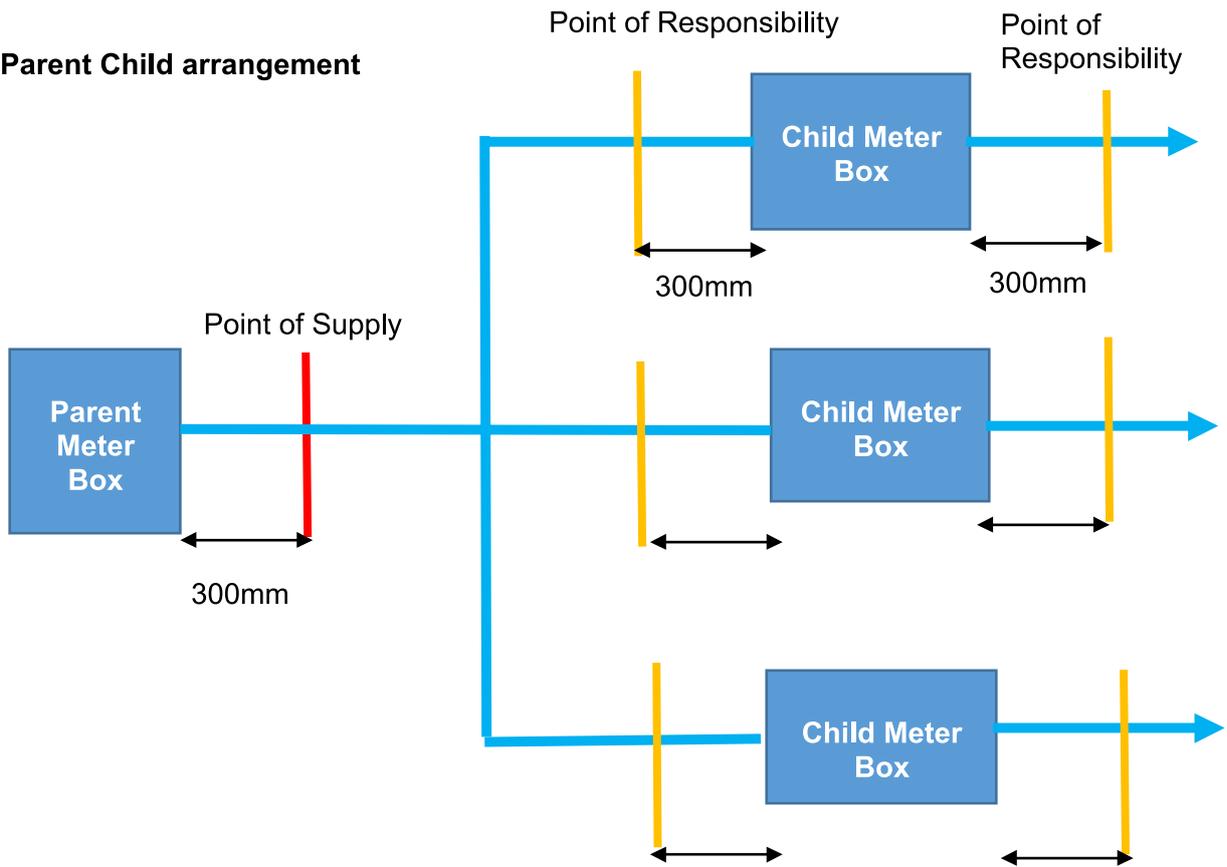
One meter box and a separate backflow prevention device within one metre of the meter box



When the separate backflow prevention device is further than one metre from the meter box



Parent Child arrangement



P1090-29B.

CODE COMPLIANCE CERTIFICATE NO: 98/2785

Section 43(3), Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

Consent Number 98/2785



PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Address	29b Carysfort Street Mt Maunganui
Stage No. of an intended stages			
New or relocated building	<input checked="" type="checkbox"/>	Lot	2 SUB 2
Alteration	<input type="checkbox"/>	D.P.	S 7334
Intended use(s) (in detail)		Owner	
Erect dwelling		Follas Mr, P. & M. 52 Carysfort Street Mount Maunganui	
Intended Life:			
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>		
Specified as ... years	<input type="checkbox"/>		
Demolition	<input type="checkbox"/>		

THIS CERTIFICATE DOES NOT APPLY TO ELECTRICAL WIRING OR GAS FITTING

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- This certificate is issued subject to the conditions specified in the attached page(s) headed 'Conditions of Code Compliance Certificate No. 98/2785' (being this certificate).

Signed

Name: Wayne Wellington

Position: MANAGING DIRECTOR

Date: Wednesday, 26 May 1999

CONSENT NUMBER

98/2785

As Laid Plan for:

OWNER NAME		
Follas		
PROJECT LOCATION		
Rural ID/ Street No.	Address	Locality
29 B.	Crystof st	Mt Mawngamui
DETAILS - PLUMBER & DRAINLAYER		
Bell Plumbing.		Lot 2 sub 2 D.P.S. 7334.

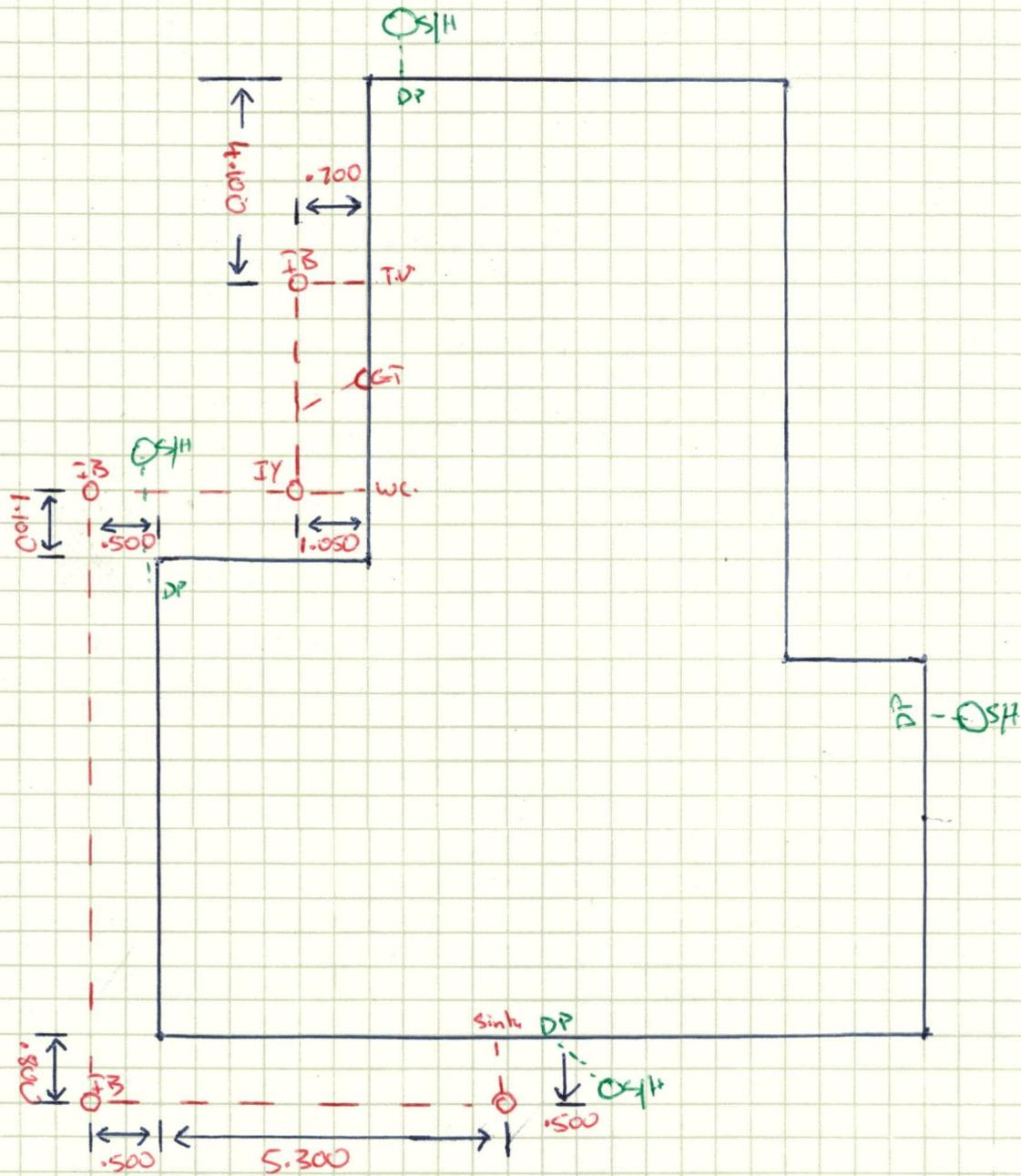
DRAW PLAN IN BLACK BALLPOINT ON GRAPH OPPOSITE

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

Road front.



North.
↓

CHECKED BY:

Inspector:

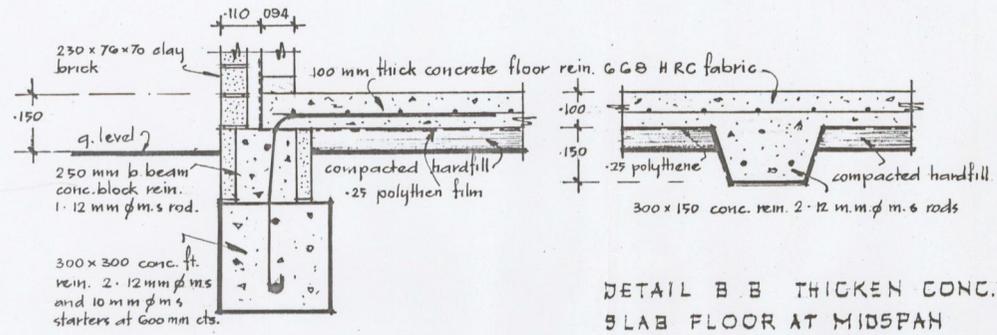
Date:

7-1-98

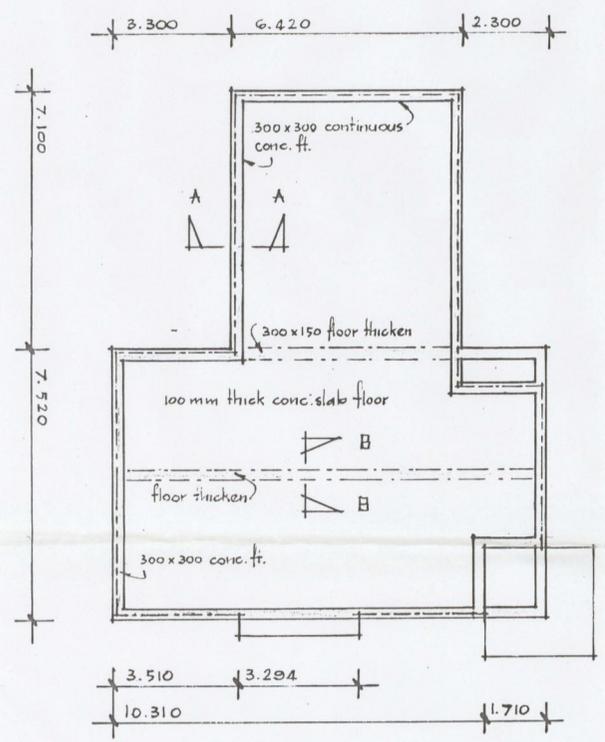


TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
99/2795
Part of accompanying documentation

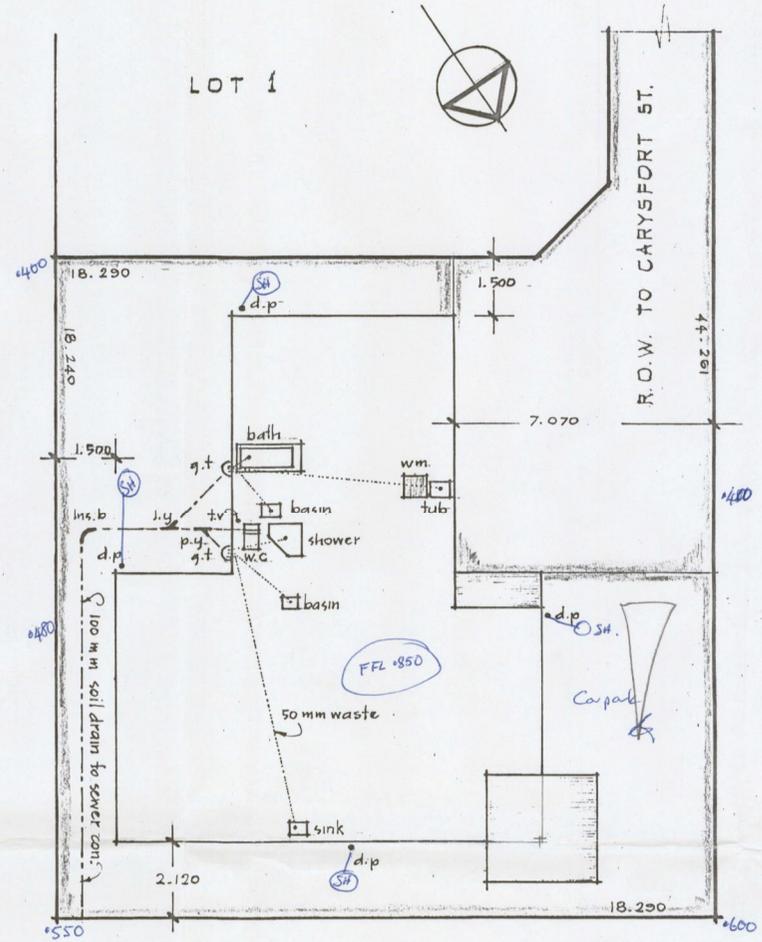
Ker B 0-0



DETAIL A A CONT. CONC. FOOTING SCALE 1:10



FOUNDATION PLAN SCALE 1:100



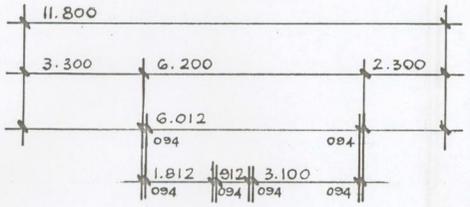
LOT 2
 DP5
 AREA 372 M²
 SITE AND DRAINAGE PLAN

PROPOSED RESIDENCE AT CARYSFORT STREET FOR P & M FOLLAS



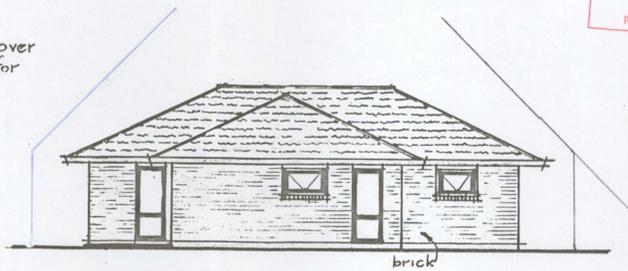
TCC550071

TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDA
98 / 2785
Refer to associated surveying documentation

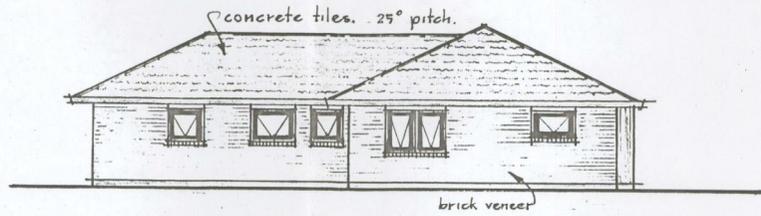


Note: all measurements taken over timber frame. add 110mm for brick and cavity.

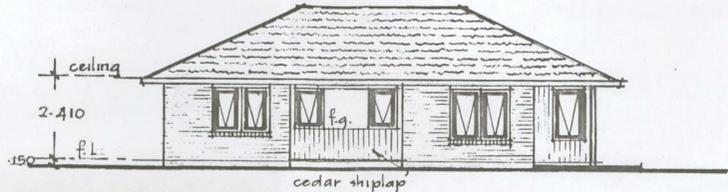
Floor area 130 M²



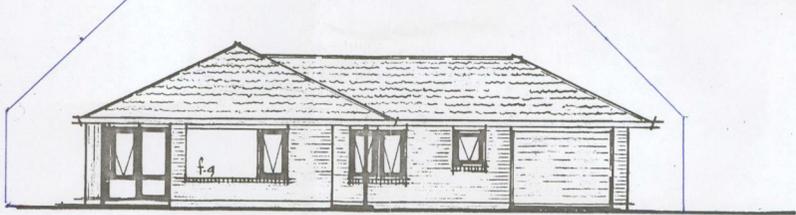
ELEVATION D



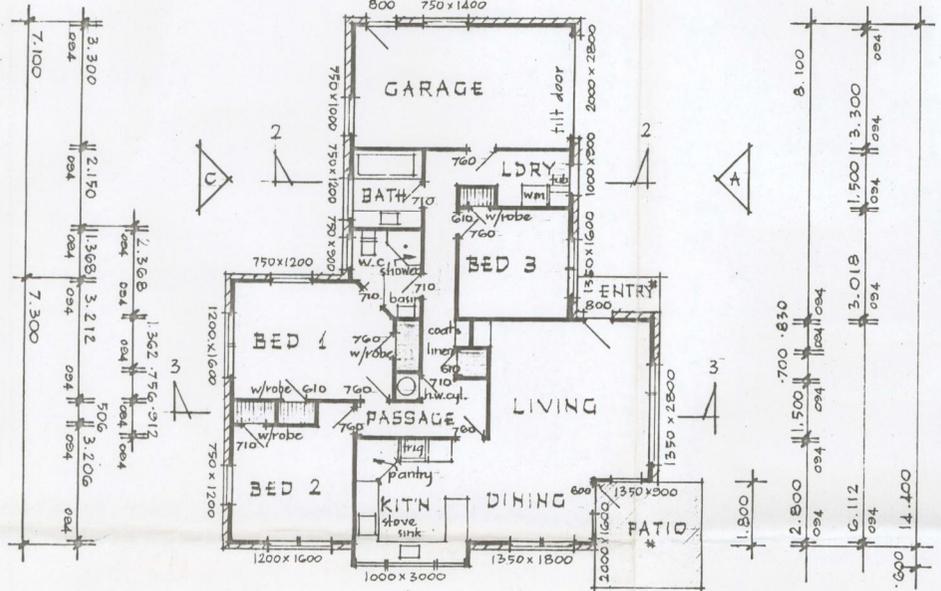
ELEVATION C



ELEVATION B

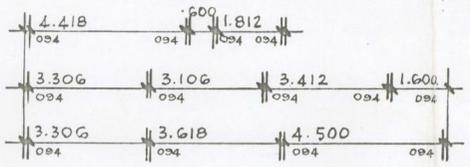


ELEVATION A



FLOOR PLAN

SCALE 1:100



PROPOSED RESIDENCE AT CARYSFORT STREET FOR P & M. FOLLAS

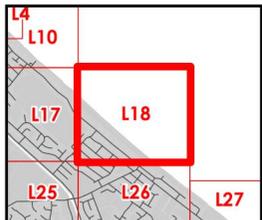
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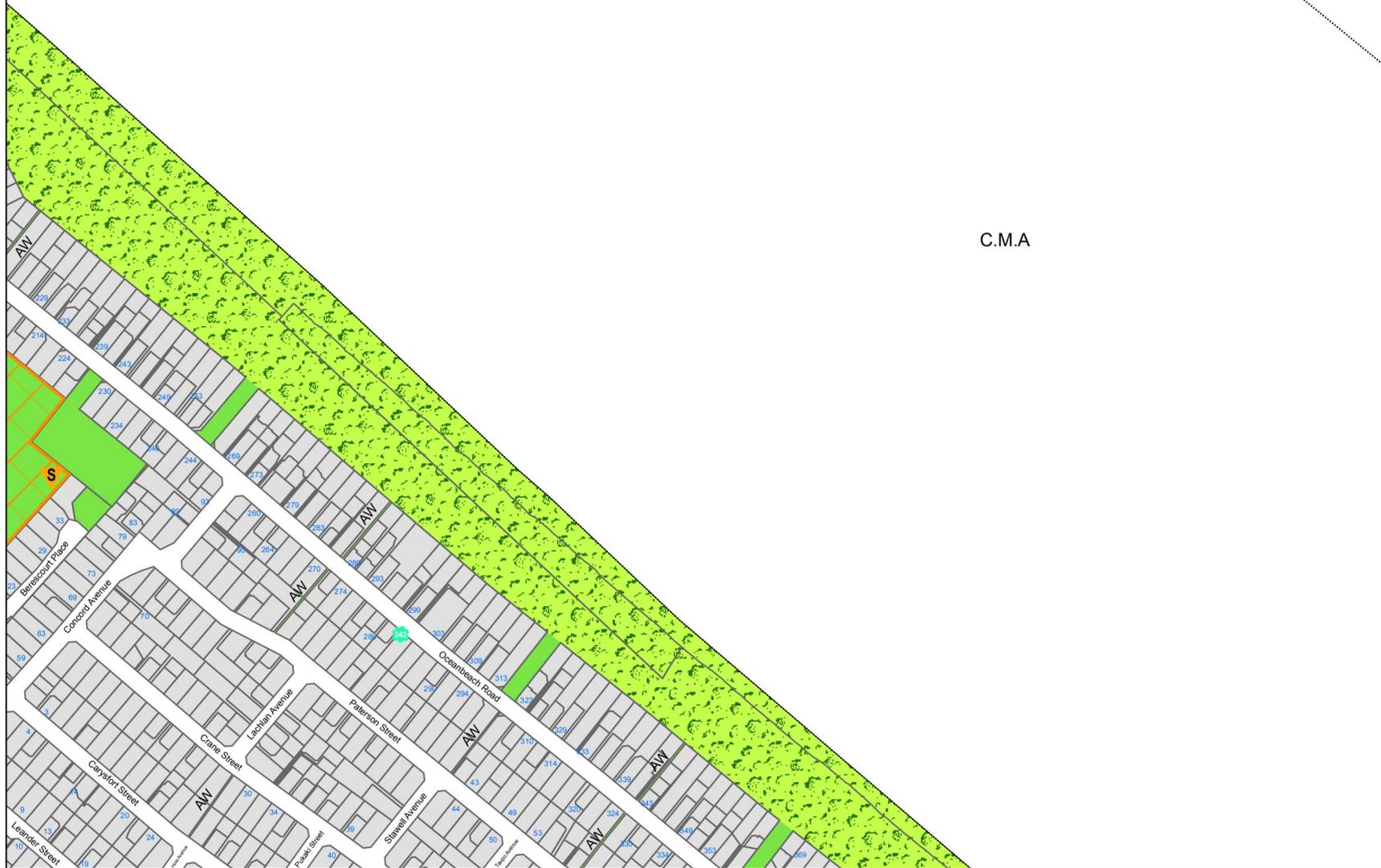
City Plan

Planning Map

L18



Section 1 L18



C.M.A



Metres

Scale = 1:5,000

Cadastral Information sourced from Land Information New Zealand CROWN COPYRIGHT RESERVED



Tauranga City

N



City Plan

Planning Map

L26



Metres

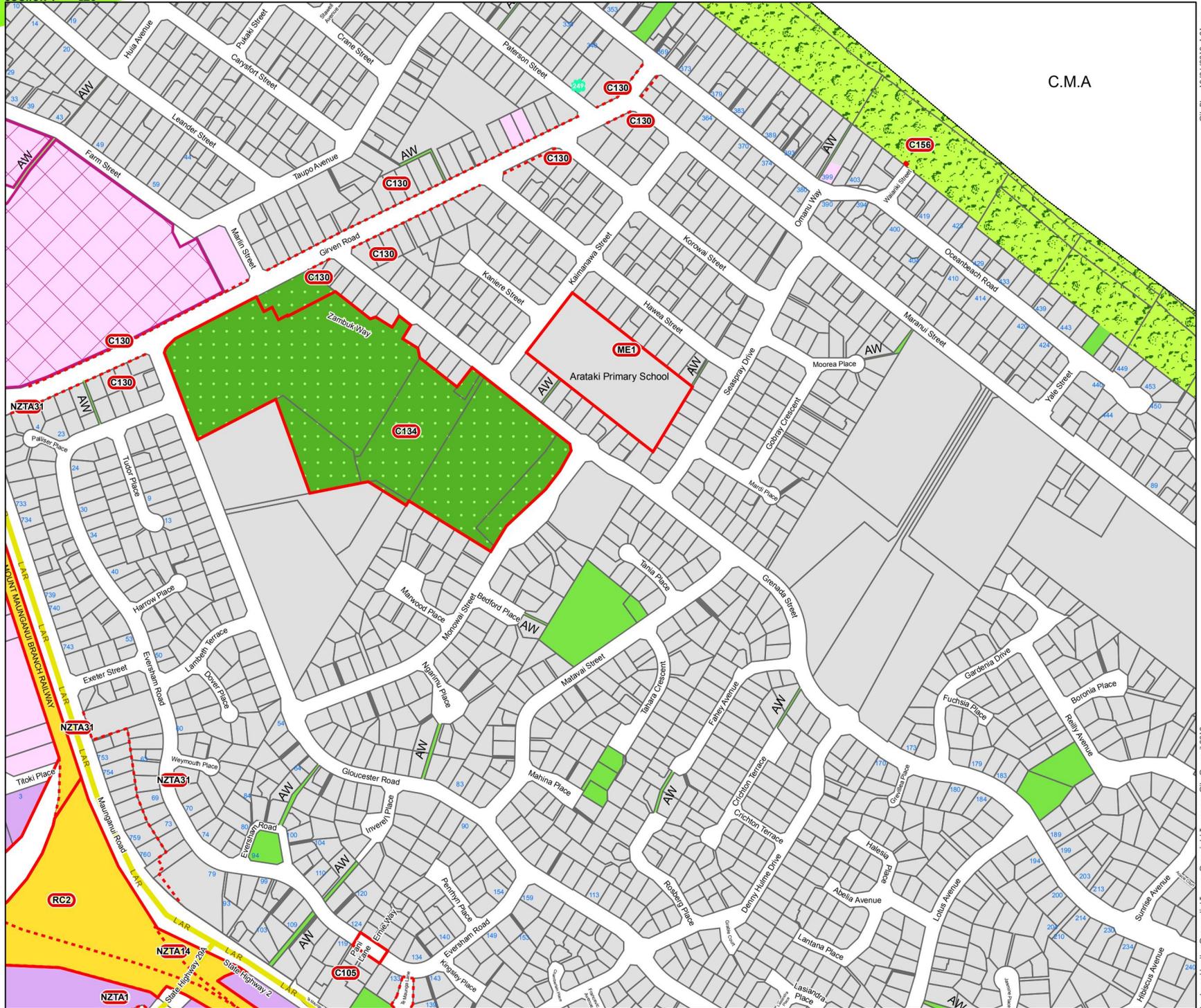
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Tauranga City

Section 1 L26



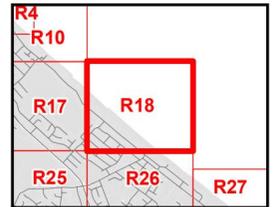
C.M.A



City Plan

Planning Map

R18



Metres

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Land Information New Zealand
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Tauranga City



CityPlan 9/08/2019 11:55 a.m.

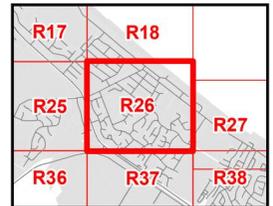
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City Plan

Planning Map

R26



Metres

Scale = 1:5,000

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Tauranga City



Tauranga City Plan Planning Maps Key (1 of 2)



Jurisdiction

- 1) The rules of this City Plan only apply landward of Mean High Water Springs.
- 2) The Bay of Plenty Regional Council is the consent authority for activities seaward of Mean High Water Springs and for activities on the surface of waterbodies.
- 3) The line of the coast shown on this map represents the position of Mean High Water Springs based on aerial mapping (2007). It does not necessarily represent the current position of Mean High Water Springs.
- 4) The Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs.

Planning Zones

- City Centre Zone
- City Centre Waterfront Subzones
- Commercial
- City Living – Mixed Use (CLMU)
- City Living – Mixed Use (CLMR)
19 metre max. height
- City Living – Residential (CLR)
9 metre max. height
- City Living – Residential (CLR)
- Suburban Residential
- Residential Large Lot
- High Density Residential

Planning Zones (continue)

- Port Industry
- Tauriko Industry
- Tauriko Commercial
- Industry
- Rural Residential
- Rural
- Education Centre
- Passive Open Space
- Active Open Space
- Active Open Space (Major)
- Conservation
- Greenbelt

Planning Zones (continue)

- Te Tumu Future Urban
- Rural Marae Community
- Urban Marae Community
- Ngati Kahu Papakainga
- Special Use Baypark
- Wairakei Town Centre (Core)
- Wairakei Town Centre (Fringe)
- Neighbourhood Centre (Wairakei)
- Papamoa East Employment
- Wairakei Residential
- Rail
 1. The rail designation has the underlying zoning of the adjoining zone measured from the centreline of the designation.
 2. Where the rail designation crosses a public road, the underlying zoning is Road. The rail designation does not cross all public roads.
- Road
Public Roads and Service Lanes are Road Zone

Plan Areas

- Current Erosion Risk Zone (CERZ)
- 50 year (2060) Erosion Risk Zone (50 year ERZ)
- 100 year (2100) Erosion Risk Zone (100 year ERZ)
- Scheduled Site
- Commercial Plan Area
- High Rise Plan Area
- Medium Rise Plan Area
- Flood Hazard Plan Area
- Special Ecological Area (Category 1)
- Special Ecological Area (Category 2)
- Outstanding Natural Features and Landscapes Plan Area
- Important Amenity Landscapes Plan Area
- Kiwi Rail Reverse Sensitivity Plan Area
- NZTA Reverse Sensitivity Plan Area



- 1) The rules of this City Plan only apply landward of Mean High Water Springs.
- 2) The Bay of Plenty Regional Council is the consent authority for activities seaward of Mean High Water Springs and for activities on the surface of waterbodies.
- 3) The line of the coast shown on this map represents the position of Mean High Water Springs based on aerial mapping (2007). It does not necessarily represent the current position of Mean High Water Springs.
- 4) The Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs.

Utilities

Note: While only transmission and key electric lines are identified on the Planning Maps, works in close proximity to all electric lines can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electric lines. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines especially within 20m of those lines, contact the line operator.

Heritage

Other Symbols

 Legal Parcel Boundary as at Date Printed on Map

 Mean High Water Springs

 Sub Zone Boundary

 Pedestrian Environment Street Frontage

 Pedestrian Link Requirement

 Coastal Protection Area

 Special Noise Rule Applies (Courtney Road, Bethlehem Town Centre)

 Territorial Authority Boundary

 High Voltage Transmission Plan Area-Support Structure

 High Voltage Transmission Plan Area-Electric Line

 High Voltage Transmission Plan Area

 Powerco Structure

 Powerco Overhead Electric Line

 Powerco Underground Cable

 Trustpower Structure

 Trustpower Electric Line

 Gas Transmission Pipeline



Built Heritage Site Number

(Refer Heritage Register, Chapter 7)
NOTE: free canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Notable Tree

(Refer Notable Tree Register, Chapter 6)
NOTE: free canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Heritage Tree

(Refer Heritage Tree Register, Chapter 7)
NOTE: free canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Significant Groups of Trees

(Refer Significant Groups of Trees Register, Chapter 6) NOTE: Tree canopies should be sighted on site to determine actual extent



Significant Maori Areas

(Refer Chapter 7, Appendix 7B: Register of Significant Maori Areas)



Significant Archaeological Areas

(Refer Chapter 7, Appendix 7D: Register of Significant Archaeological Areas)



Te Tumu Archaeological Management Areas

(Refer Chapter 7, Appendix 7E: Te Tumu Archaeological Management Areas)

Designations



Designated Site Boundary (other than Road Designation)



Designated Road or Road Widening



Designated Site Number (Refer Appendix 10C:Designations)



Limited Access Road



Proposed Designated Site Boundary (other than Road Designation)



Proposed Designated Road or Proposed Road Widening



Proposed Designated Site Number (Refer Appendix 10C:Designations)

Requiring Authority Abbreviations

C	Tauranga City Council
MJ	Ministry for Courts
DR	Department of Corrections
MD	Ministry of Defence
ME	Ministry of Education
MH	Ministry of Health
MS	Meteorological Service of New Zealand
NP	New Zealand Police
NZTA	New Zealand Transport Agency
PC	PowerCo Limited
RC	New Zealand Railways Corporation
TNZ	Telecom New Zealand Ltd and Telecom Mobile Communications Ltd
TW	Transpower New Zealand Limited
WB	Western Bay of Plenty District Council
CH	Chorus Limited

Other Abbreviations

AW	Accessway - Zoned Passive Open Space
SL	Service Lane
C.M.A	Coastal Marine Area covered by Regional Coastal Environment Plan

General Description of Land Form within Tauranga District

The land form and geology within Tauranga District have some features which demand particular attention.

(a) Minimum Building Platform Levels

Significant areas of Tauranga District are at risk of flooding through sea level rise, tidal surges within the harbour, storm-wave runup on the ocean coastline and the flooding of streams, sewer drains, ponding areas and overland flow paths in extreme climatic conditions. Council has some “broadbrush” information on many possibly flood prone areas. More detailed investigations by appropriately qualified people may be required to be submitted in support of Resource and Building consents. Building Platforms should be constructed with adequate freeboard above flood levels. Council has adopted a minimum floor level policy. This level is available from Council on request from Council’s Development Engineer. However due to the dynamic nature of the environment and the ongoing investigative work these levels may be reviewed at any time. For the purposes of this clause, a “building platform” is defined as the area of ground within a line 1.0m outside the perimeter of the building proper.

(b) Low-lying Land

There are many areas of low-lying land (often adjacent to the harbour) which comprise soft or very soft foundation conditions. These conditions are characterised by normally consolidated fine grained alluvial sediments (silts and clays) which have been deposited in marine or estuarine environments. In many areas they have been subject to random and non-engineered fillings. The materials are prone to settlement caused by consolidation under even minor loadings. These areas require particular care and appropriate geotechnical investigation and advice prior to development concepts being prepared. Whilst most of the Mount Maunganui/Papamoa area has an underlying sand formation, pockets of peat and “black sand” occur which exhibit poor foundation support qualities. These should be removed from building platforms and roading subgrades.

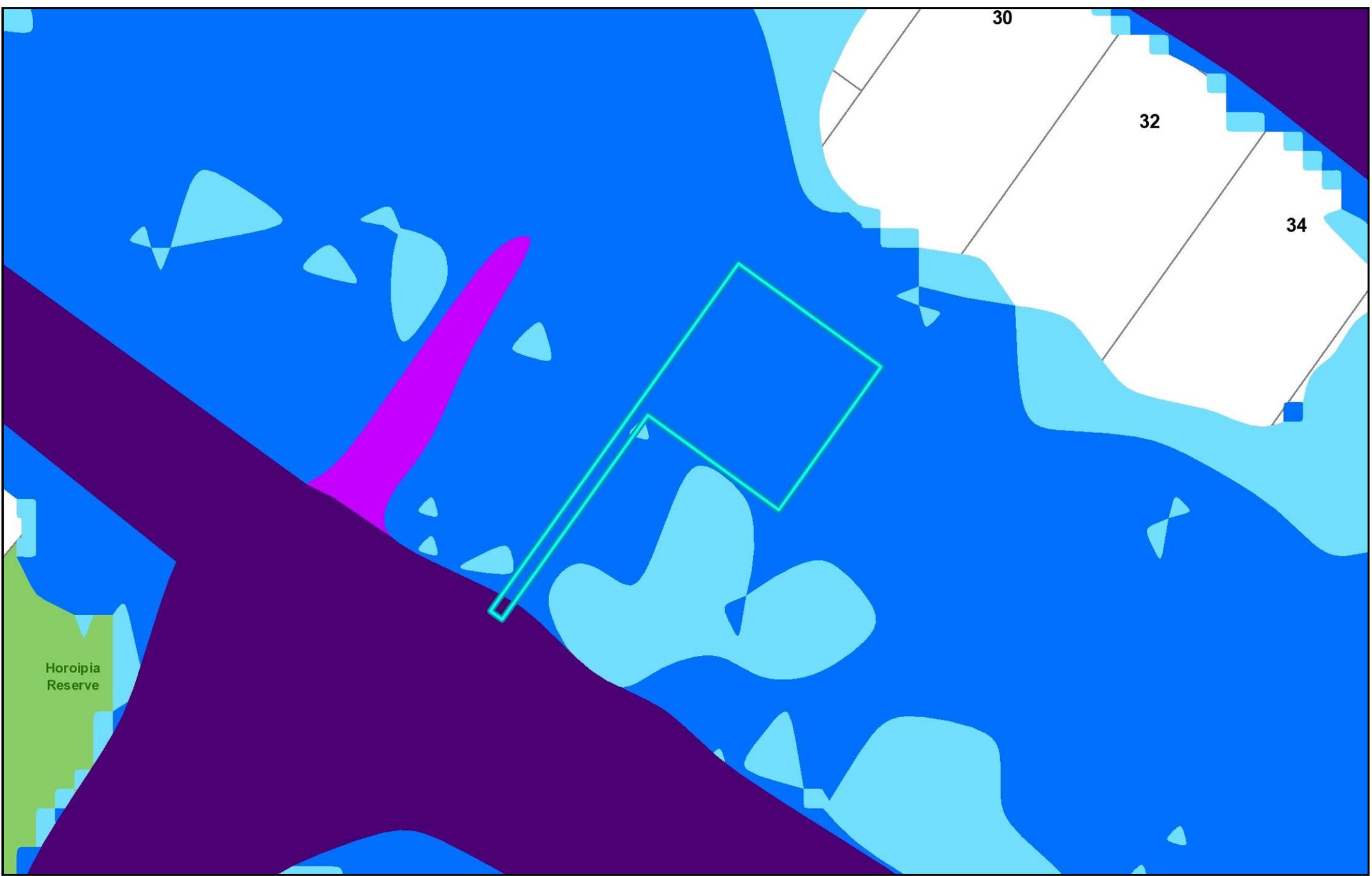
(c) Sloping Ground

The foundation conditions of the low-lying areas in the District have been described in (b) above. The near surface geology of the higher ground within the District comprises a series of weathered fine grained rhyolitic ashes known locally as the Older Ashes. The Older Ashes consist of the Pahoia Tuffs overlain by the Hamilton Ash (the top of which is known locally as the “chocolate” layer).

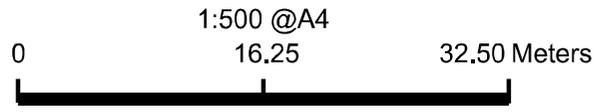
Overlying the Older Ashes is a series of coarse friable silts, sands and pumice lapilli which tends to mantle the topography formed within the Older Ashes and are known locally as the Younger Ashes.

On some sloping ground, particularly the present and relic slips adjacent to the harbour, the ashes often have marginal stability and there are numerous examples of past and recent instability. Deep seated failures are generally confined to the steep banks which are or have in their history been subjected to active toe erosion. Development must be set back from the top of such steep banks, with the set back distance being determined by appropriate geotechnical investigations carried out by a Person who has pre-qualified with Council as a Specialist Geotechnical Advisor.

The majority of other failures on modest to steeply sloping ground are shallow failures (involving the top 1m to 3m of soil), but are nonetheless of serious consequence to any building development. Such failures are usually initiated by extreme climatic conditions. Any sloping ground greater than 15 degree gradient should be subject to appropriate geotechnical investigations to determine whether the ground is adequately stable for development.



Flood Risk - Plan Change 27



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained here in is appropriate and applicable to the end use intended.





Flood Risk



Floodplain



Flood Prone Area (Depth > 300mm)



Flood Prone Area (Depth 100 - 300mm)



Overland Flow Path (Major)



Overland Flow Path (Minor)

Property File Note for inclusion on Land Information Memorandum

In 2004 the National Institute of Water and Atmospheric research (NIWA) identified over the past 4000 years a total of two major regional-impact paleo-tsunami events have been recorded along the Bay of Plenty/Eastern Coromandel area and up to 4 local-impact paleo-tsunami have occurred with run-up heights in excess of 5 m and extending as far as 7 km inland. NIWA identified that extent of tsunami inundation would need to be confirmed using a tsunami wave model with realistic land topography once a credible source-generation scenario is able to be constructed.

In 2011 / 2012 the Institute of Geological and Nuclear Sciences Limited (GNS Science) undertook tsunami modelling and reported on the potential tsunami inundation risk for coastal areas within Tauranga City.

As part of the tsunami modelling GNS Science took into account the knowledge gained from the unexpected large earthquake and tsunami event in Japan in 2011 when determining the largest tsunami event that Tauranga could potentially experience.

In particular it considered the effect of the Kermadec Trench, located north-east of New Zealand. The Kermadec Trench is located on a subduction zone, a similar environment to where the event in Japan took place.

GNS Science modelled the potential levels of inundation that would result from a similar event to the Japan 2011 earthquake (magnitude Mw 9.0) occurring at different locations along the Kermadec Trench. While it is possible that such large earthquakes do not occur in the Kermadec Trench, the possibility cannot be ruled out at present. The average interval between earthquakes that cause such large tsunamis in Tauranga is also uncertain and it is likely to be more than 2500 years, although such an event could potentially occur at any time.

Following receipt of the tsunami modelling report from GNS Science, Council commissioned Tonkin & Taylor Ltd (T&T) to produce inundation maps using the latest LiDAR survey data and tsunami wave information from GNS.

The T&T inundation maps show that this property is within a coastal area that would potentially be inundated if the Kermadec Trench experienced a large earthquake (magnitude Mw 9.0), causing an extreme tsunami event.

The maps identify properties that would potentially be affected if a magnitude Mw 9.0 earthquake event occurred in 2015, and also further properties that would be affected if the event occurred when urbanisation of Wairakei is complete. Information relating to the work undertaken by GNS Science and the relevant maps prepared by Tonkin and Taylor Ltd are available on Council's website (www.tauranga.govt.nz keyword search "tsunami").

In April 2015 Council commissioned NIWA to review the tsunami inundation and evacuation modelling undertaken to date to provide independent feedback that the work undertaken by GNS Science and Tonkin and Taylor Ltd is able to be relied upon by the public for its information, education and safety. NIWA confirmed the work is able to be relied upon by the public.

The reports by compiled by NIWA (2004), GNS Science (2011, 2012) and Tonkin and Taylor Ltd (2013, 2015) referenced above are available online or at Council's Willow Street customer service centre on request.

Frequently Asked Questions

What is a Land Information Memorandum?

A Land Information Memorandum (LIM) is a report that provides a person with information about what Council knows about a property that may affect it. For both sellers and buyers, a LIM may answer some important questions about the land or any buildings that are on the property. Councils are required by the Local Government Official Information and Meetings Act 1987 to make LIM information available to any interested party. It specifically requires Council to hold and provide information it knows about in relation to natural hazards.

Where has the tsunami information come from?

Since 2011 a lot of work has been done by Tauranga City Council, Bay of Plenty Regional Council and the Civil Defence Emergency management Group to help us better understand the potential impact of a tsunami in the Bay of Plenty. The tsunami information that is noted on your property file is the completion of several different streams of research by GNS Science (GNS) and Tonkin & Taylor Ltd. Using the latest information and technology, Council has been able to identify existing and potential safe zones within the city where people can go in the event of a worst-case tsunami. The research work undertaken by GNS Science and Tonkin and Taylor Ltd has been reviewed by National Institute of Water and Atmospheric Research (NIWA) who confirm that it is appropriate to use for the planning of public safety and public education. A copy of the GNS Science and Tonkin and Taylor Ltd reports are available on request.

Has this information been available for long?

Tsunami inundation maps are not new. They have been displayed on the Tauranga City Council and the Bay of Plenty Civil Defence Emergency Management websites since 2009. The maps published in November 2014 represent the most recent and reliable information we have about tsunami flooding in the City. The new maps build on our previous knowledge. They identify safe zones that we want you to know about so that you can plan your own evacuation.

Will this affect my property value or insurance?

The Council is responsible for making sure that any information we have about your property is easily available upon request. We recommend you seek advice from a property valuation or insurance expert about any concerns you may have regarding property values or insurance.

How will this affect any new building consent I might want?

At this stage there will be no change to building consent requirements for existing zones. This means that if your property is in a Residential Zone then you would still be bound by the Residential Zones rules in the Tauranga City Plan or the standards in the Infrastructure Development Code.

Evacuation versus Flood Zones?

When I look at the tsunami flood (inundation) map for my property online the area shown as flooded by the tsunami is slightly different to the tsunami evacuation zone shown in the flyer I recently received. Why is that?

The difference is that the flood map shows where the tsunami flood water is estimated to flood the land. The flood map is based on the most recent and reliable information science can currently provide us. The science isn't able to estimate where tsunami flood waters will flow quite as accurately as can be done with rainfall flooding. This is because there are so many factors involved in what generates a tsunami.

Therefore to ensure communities affected by the tsunami flooding can go somewhere that we are certain is safe we produce an evacuation map. The evacuation map provides a factor of safety for the community to know that the safe locations are indeed safe.

What are the evacuation maps for?

Based on the scientific modelling we created evacuation maps for the whole city. Anyone can use these maps to plan your own evacuation route. Safe zones are coloured green and are shown as green circles. For more information see www.tauranga.govt.nz/tsunami.

Sign up for text and email alerts at
www.bopcivildefence.govt.nz



BAY OF PLENTY
EMERGENCY MANAGEMENT
GROUP



Tauranga City

TSUNAMI EVACUATION ZONES: Arataki (Bayfair)

Use this map to plan your walk to safety.

1

A tsunami may arrive 50 minutes after a major earthquake. Don't wait for an official warning.

2

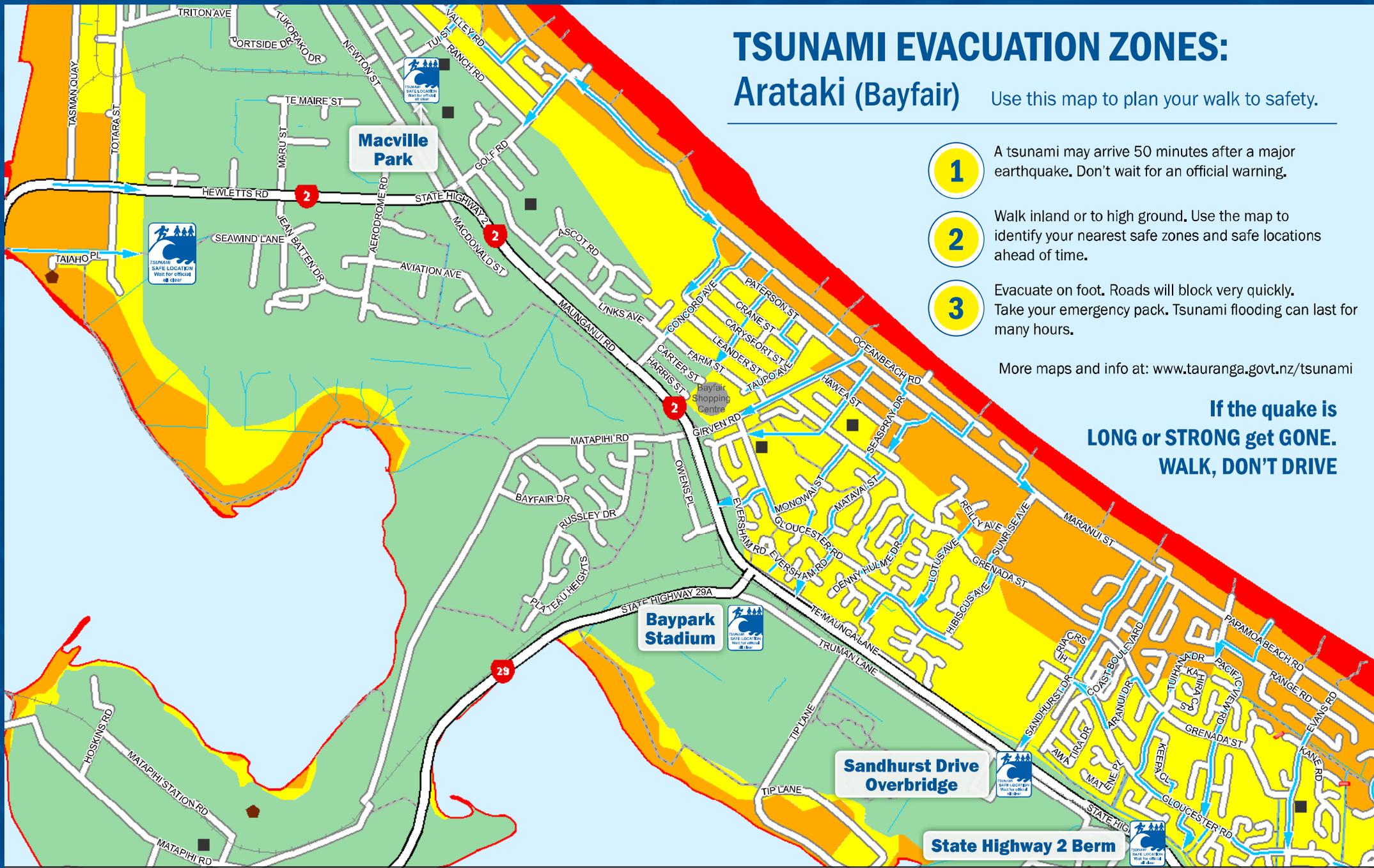
Walk inland or to high ground. Use the map to identify your nearest safe zones and safe locations ahead of time.

3

Evacuate on foot. Roads will block very quickly. Take your emergency pack. Tsunami flooding can last for many hours.

More maps and info at: www.tauranga.govt.nz/tsunami

**If the quake is
LONG or STRONG get GONE.
WALK, DON'T DRIVE**



Red evacuation zone	Orange evacuation zone	Yellow evacuation zone	Tsunami safe zone	Tsunami safe location	Walkway/Accessway	Foot Bridge	Walking Evacuation Route	School	Marae	<p>0 0,25 0,5 1 Kilometre</p> <p>0 10 20 Minutes (at 3km/hr walking pace)</p>	
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3 things you need to know to survive a tsunami

1 WHEN TO EVACUATE

The first tsunami warning is an earthquake

A tsunami could arrive 50 minutes after a major earthquake. Don't wait for an official warning to evacuate.



2 WHERE TO EVACUATE

Inland or high ground

We have taken the best possible scientific information to show where tsunami flooding is predicted to go and where you will be safe. Use the map on the other side of this flyer to plan your escape route.

3 HOW TO EVACUATE

Use your feet

In a big tsunami emergency there will be crippling traffic jams. Most people should be able to walk to a safe area or safe location shown on the map within 40 minutes.

With only 50 minutes, emergency services will not be able to get you out in time. Make a plan with your neighbours, especially if you know they will need assistance getting to safety.

Tsunami can arrive in several waves over a long period of time. That is why you need an emergency pack. You must be prepared to wait for many hours before the water subsides.

Tsunami warning signs

- Any earthquake that lasts **LONGER** than a minute.
- A big earthquake that is **STRONG** enough to knock you off your feet.
- Strange ocean behaviour: loud or strange noises, sudden changes in sea level or ocean drawing away from the shore.

*If the earthquake is **LONG** or **STRONG**, you need to be **GONE**.*

Tsunami evacuation zones

Red zone – You should always evacuate the red zone if there is any sort of tsunami warning, even if it is just a text from your friends.

Orange zone – In a formal evacuation for a tsunami that is more than 2 hours away, Civil Defence may ask you to move from the orange zone into the yellow zone.

Yellow zone – A devastating local source tsunami will probably flood the yellow zone. There will be no time for official warnings. After a major earthquake it will take about 50 minutes for this tsunami to reach the coast, plus another 30 minutes to flood the yellow zone.

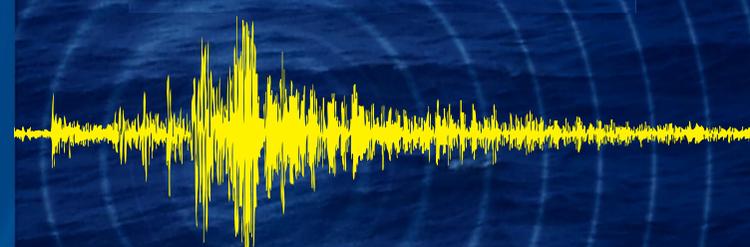
View more tsunami maps at www.tauranga.govt.nz/tsunami

This information reflects our best knowledge at June 2019. Please check our website for the latest maps.



Tsunami Evacuation Zones

Arataki (Bayfair)



A tsunami could follow a major earthquake. Don't wait for official warnings. Use this map to plan your evacuation.



Tauranga City



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EMERGENCY MANAGEMENT

GROUP

Subscribe to emergency alerts at www.bopcivildefence.govt.nz