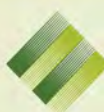




# LIM

## LAND INFORMATION — MEMORANDUM —

*People • Plan • Progress*



*Western Bay of Plenty  
District Council*

### **10 GROSVENOR PLACE WESTERN**







## INFORMATION IN A LIM

### INCLUDES:

#### RATES AND WATER RATES

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

#### SEWER AND STORMWATER

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

#### SPECIAL LAND FEATURES

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

#### ARCHAEOLOGICAL SITES

- Any relevant Archaeological sites.

#### BUILDING CONSENTS, LICENSES & REQUISITIONS

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

#### LICENCES AND ENVIRONMENTAL HEALTH

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

#### ENFORCEMENTS AND NOTICES

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

#### PLANNING / RESOURCE MANAGEMENT

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


#### DRAINAGE AND WATER

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

#### MAPS

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

#### INFORMATION NOT RECEIVED IN A LIM:

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

# LAND INFORMATION MEMORANDUM

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

22 March 2022

P/1888/12

TALL POPPY KATIKATI  
9 TWICKENHAM CLOSE  
KATIKATI 3129

Thank you for your application for a Land Information Memorandum.

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

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

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

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

Yours faithfully



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

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**APPLICANT**

**Client Name:** Evelyn Goulde

**Applicant Name:** TALL POPPY KATIKATI  
9 TWICKENHAM CLOSE  
KATIKATI 3129

**Postal Address:** 9 TWICKENHAM CLOSE  
KATIKATI 3129

**Application Date:** 17 Mar 2022

**Issue Date:** 22 March 2022

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**PROPERTY**

**Property Owner:** MORROW, JOAN BYRL  
HOLLAND, WILLIAM BEAU

**Valuation No:** 06816 070 13

**Location:** 10 GROSVENOR PLACE WESTERN

**Legal Description:** LOT 13 DPS 73184

**Area (hectares):** 0.0665

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

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## RATES AND WATER RATES

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

Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number 06816 070 13 is linked to LOT 13 DPS 73184 BLK IX KATIKATI SD.

<b>Land Value:</b>	\$280,000
<b>Improvements:</b>	\$285,000
<b>Capital Value:</b>	\$565,000
<b>Tree Value:</b>	\$0

<b>Annual Rates:</b>	\$3,909.59
<b>Rates Owning:</b>	\$0.00

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

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

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

<b>Metered Water</b>	YES
<b>Date of Last Reading</b>	17 Aug 2021
<b>Connected</b>	YES
<b>Available</b>	YES
<b>Owing</b>	\$0.00

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



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



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





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

## BUILDING

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

Building Consents:		
BC	Project	Status of Consent
58402	DWELLING	CCC FINAL ISSUED 12 Sep 1997
59862	INSTALATION OF NEW KENT FIANNA SOLID FUEL HEATER	CCC FINAL ISSUED 27 Mar 1998

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>

<b>Certificate of Acceptance:</b>	
<b>COA</b>	<b>Status</b>
None Known	

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

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

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## **LICENCES AND ENVIRONMENTAL HEALTH**

<b>Premise Registration:</b>		
<b>Premises</b>	<b>Category</b>	<b>Licence Status</b>
None Known		

<b>Liquor Licences:</b>			
<b>Type</b>	<b>Status</b>	<b>Licence No</b>	<b>Date Issued</b>
None Known			

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**ENFORCEMENTS AND NOTICES**

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



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## **SPECIAL LAND FEATURES**

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

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

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

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

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## **ARCHAEOLOGICAL SITES**

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



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

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

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## SEWER AND STORMWATER

**Services:** See attached Land Information map

**District Sewer Connected:** YES

**District Sewer Available:** YES

### Septic Tanks

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

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

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

### Changes to Septic Tank Requirements

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

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

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

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

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## **NETWORK UTILITY OPERATORS**

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

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## **PROJECTS**

We work to provide good-quality local infrastructure and local services to our communities.

To read about projects within your district please visit the [Current Projects](#) page on our website.

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## PLANNING/RESOURCE MANAGEMENT

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

### District Plan Status

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



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

### Notified Plan Changes

- Plan Change 93. Te Puna Springs (Commercial) at 17 Te Puna Road
- Plan Change 94. Washer Road Business Park (Industrial) at 66 Washer Road

Plan Changes 93 & 94 were notified on 4 December 2021. Submissions close on 4 February 2022. For more information, please visit Council's webpage <https://www.westernbay.govt.nz/property-rates-and-building/district-plan-and-resource-consents/district-plan/district-plan-changes>.

If you have any questions about the Plan Changes, please contact Council's Customer Service Team on 571 8008 or 0800 926 732.

### 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.

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.

<b>Any features identified in the Operative District Plan are listed below:</b>

<b>Any other features are listed below:</b>
<p>INFRASTRUCTURE BUILT WITHIN PROPERTY</p> <p>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.</p> <p>-LIQUEFACTION</p> <p>Council holds a report from Tonkin + Taylor Ltd entitled "Bay of Plenty Regional Liquefaction Vulnerability Assessment" (2021) (Report). This Report presents the results of a liquefaction mapping exercise for the Bay of Plenty Region.</p> <p>Liquefaction can occur when some saturated soils (typically silts and sands) lose strength and stiffness (temporarily behaving as a liquid rather than a solid) in response to earthquake shaking.</p> <p>The Report was prepared in accordance with the Ministry for the Environment (MfE) and Ministry of Business, Innovation and Employment (MBIE) "Planning and Engineering Guidance for Potentially Liquefaction Prone Land" (2017) to a Level A (basic desktop assessment) level of detail.</p> <p>A figure showing the liquefaction vulnerability categories recommended for use in the "Planning and Engineering Guidance for Potentially Liquefaction Prone Land" (2017) can be</p>

viewed on Council's natural hazards webpage (liquefaction subpage).

These categories are "liquefaction damage is unlikely", "liquefaction damage is possible" and "liquefaction category is undetermined".

The Report is referred to in this LIM because the subject property is identified based on information contained in the Report as having one or more of these categories.

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

"Liquefaction damage is unlikely" means a probability of more than 85 percent that liquefaction-induced ground damage will be none to minor in a 1-in-500 year earthquake shaking event. At this stage there is not enough information to distinguish between Very Low and Low (liquefaction vulnerability). More detailed assessment would be required to assign a more specific liquefaction category. Following more detailed assessment a classification of Medium or High (liquefaction vulnerability) is also a possible categorisation but based on the information available this is considered very unlikely.

"Liquefaction damage is possible" means a probability of more than 15 percent that liquefaction-induced ground damage will be minor to moderate (or more) in a 1-in-500 year earthquake shaking event. At this stage there is not enough information to distinguish between Medium and High (liquefaction vulnerability). More detailed assessment would be required to assign a more specific liquefaction category. Following more detailed assessment a classification of Very Low or Low (liquefaction vulnerability) is also a possible categorisation but this is considered less likely.

"Liquefaction category is undetermined" means that a liquefaction vulnerability category is undetermined, either because a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category with the required level of confidence.

Council will be introducing changes to its District Plan in due course to update its maps to reflect the information contained in the Report. In the interim, 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.

The Report can be viewed on Council's natural hazards webpage (liquefaction subpage). The Report includes a liquefaction vulnerability map for the Region in Figure 4.2 on page 52.

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

It can be viewed at [www.westernbay.govt.nz/liquefaction](http://www.westernbay.govt.nz/liquefaction).

## 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](#)

## Community Plans:

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](#)

[Omokoroa Structure Plan](#)

[Te Puna Business Park](#)

[Te Puke West Industrial](#)

[Katikati](#)

[Tides \\_\\_\\_\\_\\_ Reach \\_\\_\\_\\_\\_ Rural-  
Residential](#)

[Te Puke Structure Plan](#)

[Rangiuru Business Park](#)

[Katikati Lifestyle Zone](#)

[Minden Lifestyle Zone](#)

[Te Puke Lifestyle Zone](#)

[Comvita Campus](#)

## Bay of Plenty Regional Council

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

## **Heritage New Zealand**

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

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

The Ministry for Environment has published the *"National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health"* ("the NES"). These are regulations issued under sections 43 and 44 of the Resource Management Act and apply nationally. They are in place to ensure development is appropriately managed on land potentially subject to contamination from hazardous activities such as orchards or other al uses.

Each regional, city or district council must enforce the same standard through its Regional or District Plan. In some circumstances, councils can impose stricter standards.

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

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



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## HISTORICAL DATA

There are no historical building permit documents held for this property

There are no historical planning consent documents held for this property

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# **MAPS**

**Aerial Photography**

**Land Information**

**Land Information Legend**

**District Plan**

**District Plan Legend**

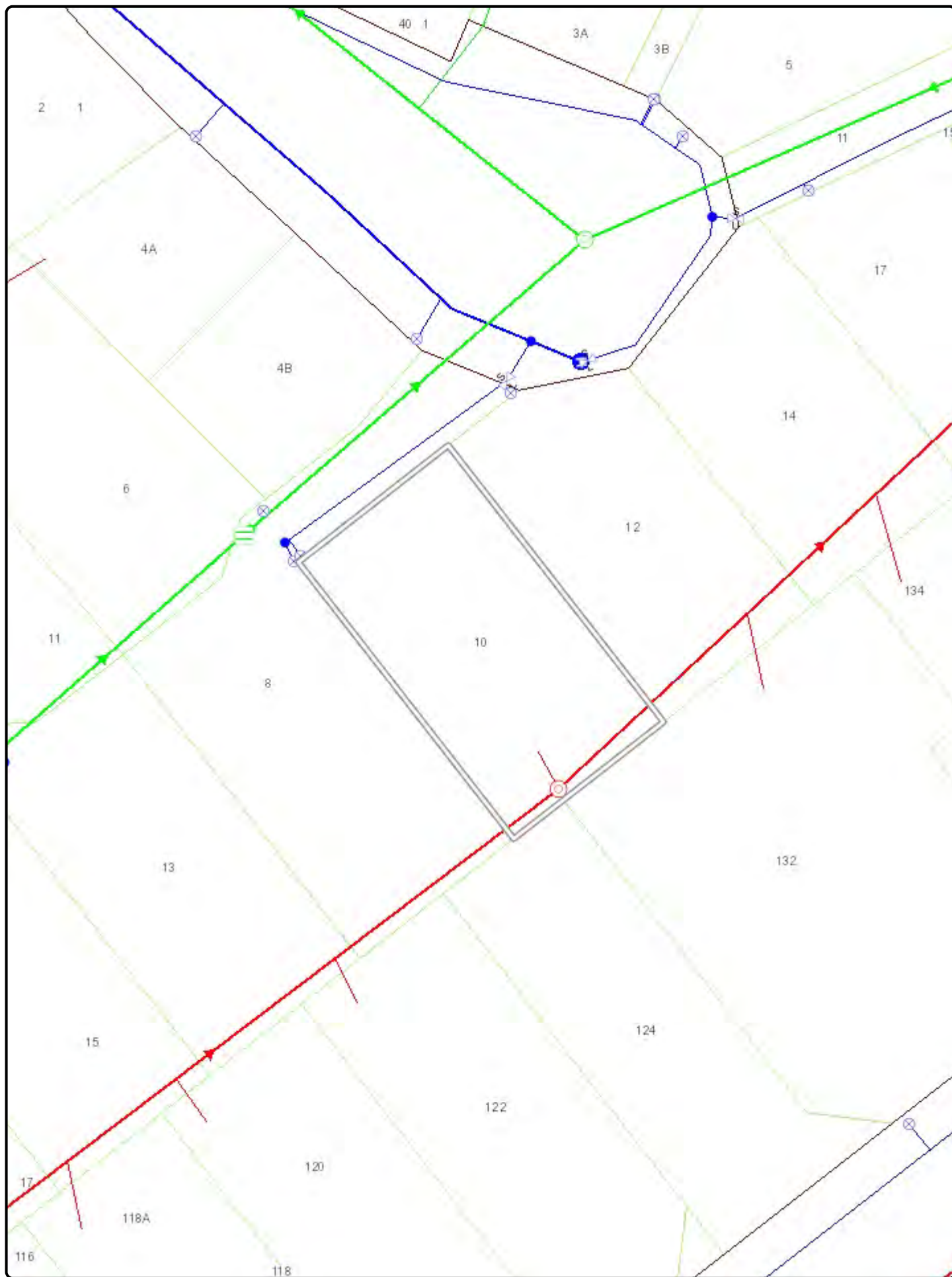
**Other Natural Hazards (not in District Plan)**

**Natural Hazards Legend**

**Archaeological Sites**

**Archaeological Sites Report**



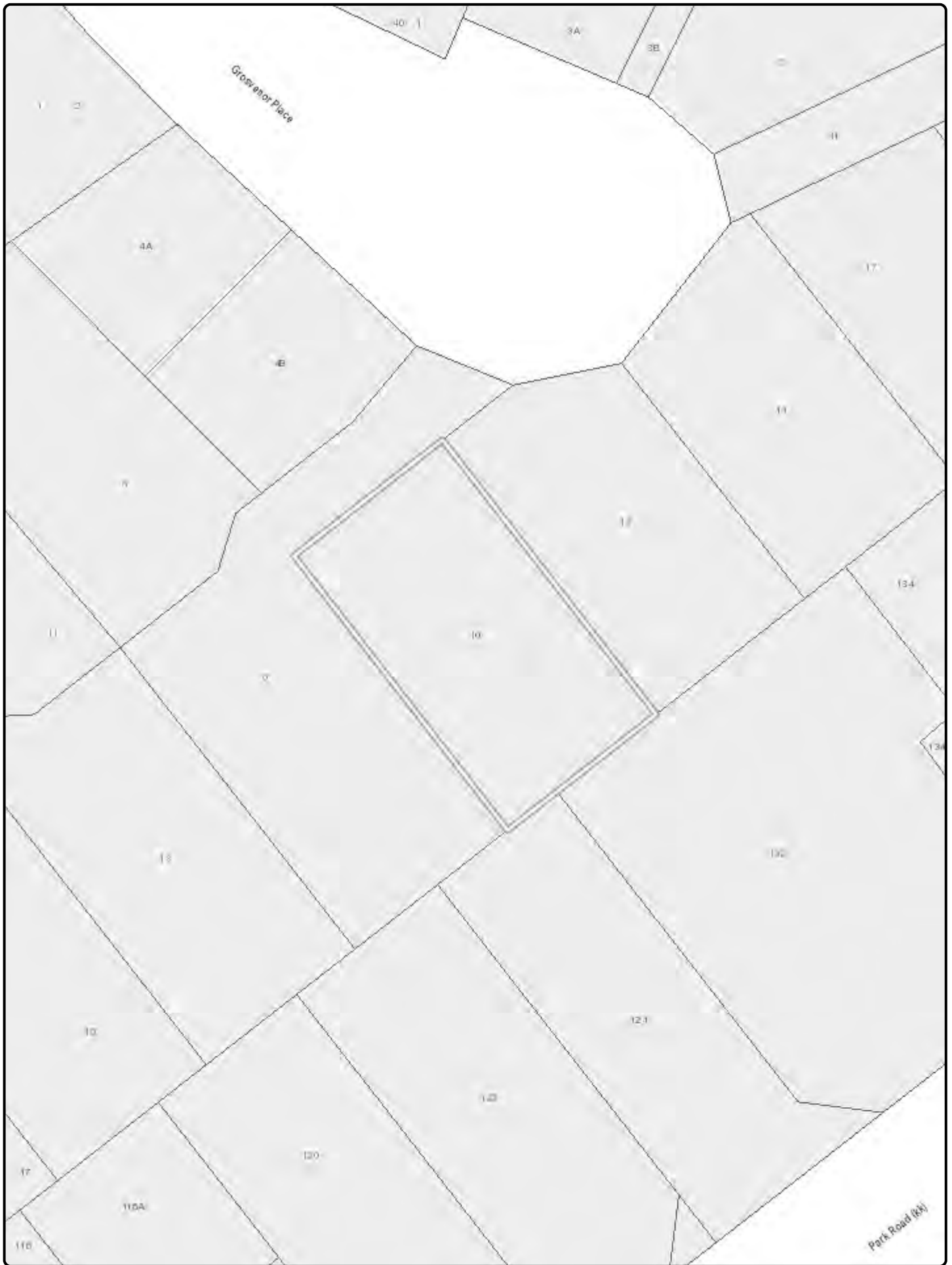
























Water Supply	Main	Wastewater	Gravity Main
	Rider Main / Connection		Gravity Main (Below 1:2000)
	Instruments - Meter / Toby		Rising Main
	Valve - Air Release		Service Main / Connection
	Valve - Altitude		Chamber - Inspection Shaft
	Valve - Non Return / Backflow Preventer		Chamber - Manhole
	Valve - Butterfly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

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








# Constraints

-  Built Heritage Feature
-  Cultural Heritage Feature
-  Cultural Heritage Feature Boundary
-  Coastal Erosion Area - Primary Risk (1)
-  Coastal Erosion Area - Secondary Risk (1)
-  Coastal Erosion Area - Access Yard
-  Coastal Erosion Area – Rural
-  Coastal Inundation Area
-  Significant Ecological Feature / RAP
-  Flood Hazard
-  Outstanding Landscape Feature - 50m (S7a & S8a) - 40m (S9a)
-  Outstanding Landscape Feature
-  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
-  Viewshaft

# Infrastructure

-  Airport Approach Surface
-  Formed Roads
-  Limited Access State Highways
-  Stop Bank
-  Kaimai - Mamaku Forest Park Boundary












# Reserves

-  Esplanade Strip
-  Priority proposed esplanade strip/reserve
-  Proposed esplanade strip/reserve
-  Reserve
-  Reserve, Department of Conservation




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

- (1) 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.  
 (2) The identified areas include; the community service area at Rangioru, the central hub site within the All Terrain Park and buffer zones in Stage 2 Omokoroa and Binnie Road.  
 (3) 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.












# Structure Plans

-  Greenlane
-  Road
-  Walk / Cycle Way
-  Stormwater
-  Wastewater
-  Water Supply
-  Stormwater Pond
-  Identified Area (2)
-  Minden Lifestyle Structure Plan Area Overland Flowpaths & Local Ecological Features
-  Reserve Area
-  Structure Plan Boundary

# Urban Map Display

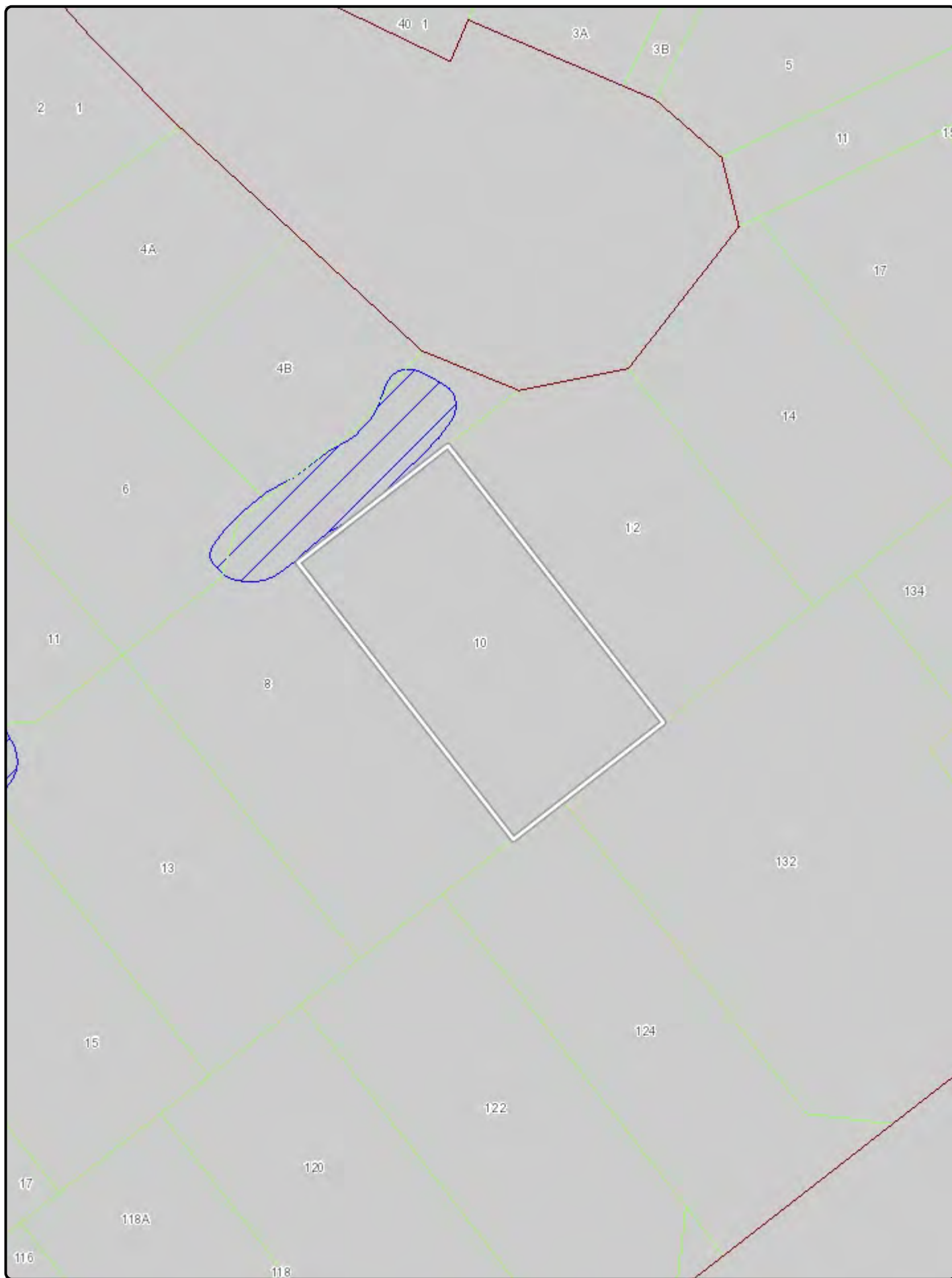
-  Notable Trees
-  Town Centre Boundary
-  Designation

# Zones

















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

# Zone Overlays










-  Matakana Island Forested Sand Barrier
-  TNL 100m Building Line Setback
-  Electricity Transmission Line
-  Electricity Transmission Line Buffer 16m (3)
-  District Boundary
-  Firing Range Exclusion Zone
-  Quarry Effects Management Area



## Legend

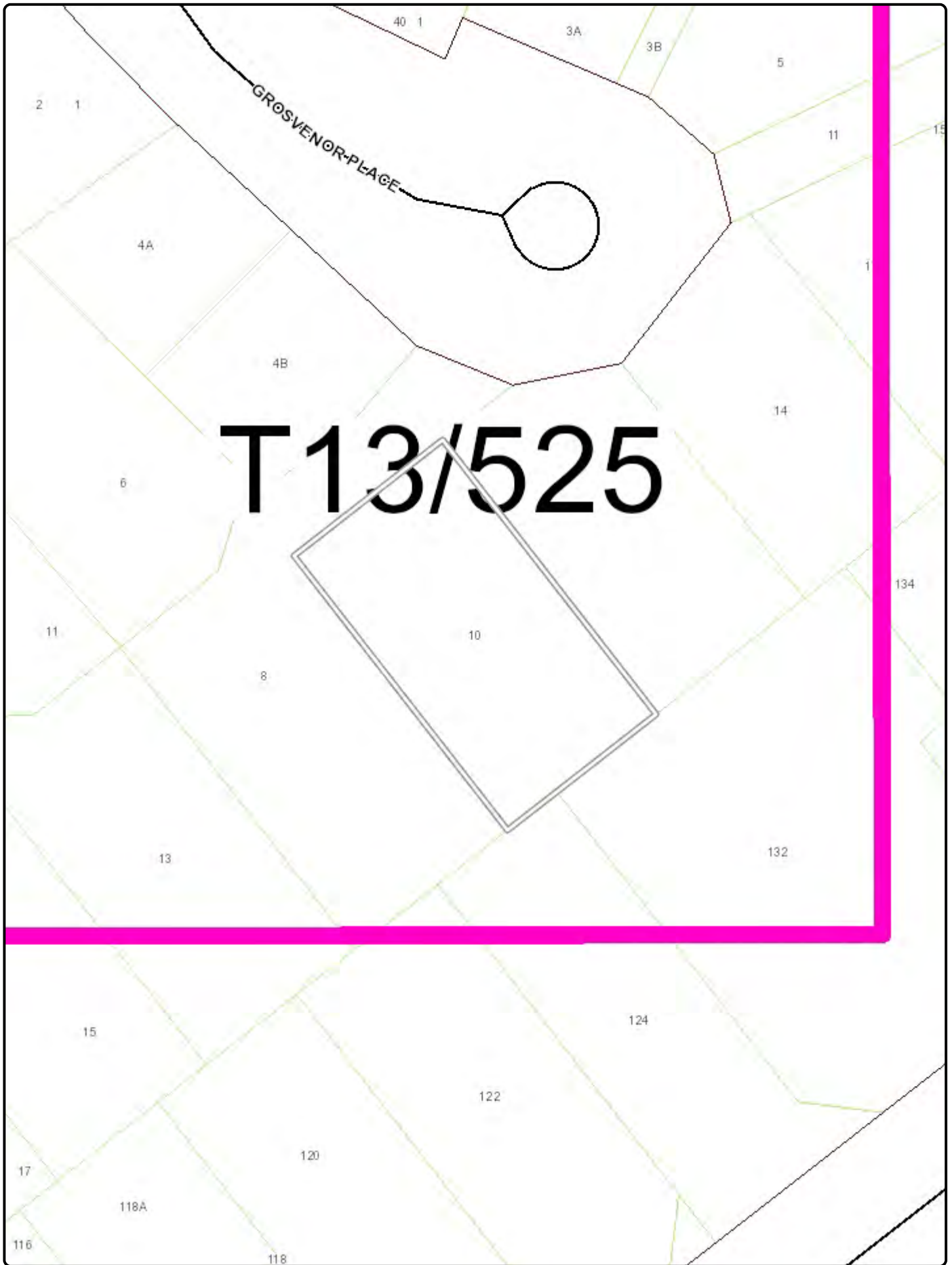
-  Tauranga Harbour Coastal Erosion Year 2080
-  Tauranga Harbour Coastal Erosion Year 2130
-  Tauranga Harbour Coastal Inundation
-  Katikati Floodable Area
-  Omokoroa Floodable Area
-  Waihi Beach Floodable Area
-  Wairoa Floodable Area
-  Rural / Small Settlements Floodable Area
-  Maketu/Pukehina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

## Legend

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







Western  
Bay of Plenty  
District Council

For our  
people

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## Archaeological Sites

0  25

Meters

A4 Scale 1: 500





# INTERPRETATION OF DATA FROM NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORDING SCHEME

It should be noted that the supplied ArchSite data contains information on site position collected since the mid-1950s, prior to the advent of Geographic Information Systems (GIS) and Global Positioning Systems (GPS) technology. The methods used range from manually plotted coordinates on topographical maps through to the GPS technology of today.

1. A large pink square representing a 100m grid means that the site(s) is one of the original sites recorded in the CINZAS database
2. A smaller purple 50m square means the site has been captured on screen (GIS)
3. A red 50m circle means the site has been surveyed by GPS

For many purposes, an inspection by a qualified archaeologist will be required. Information from the Site Recording Scheme is not a substitute for this.

The following features of the data should be noted:

- There are legal responsibilities that relate to all archaeological sites located at the grid references listed below, whether they are listed or recorded. This section lists all the archaeological sites which have been recorded as part of the New Zealand Archaeological Association site-recording scheme.

Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offence for anyone to destroy, damage or modify or cause to be destroyed, damaged or modified, the whole or any part of any archaeological site, knowing or having reasonable cause to suspect it is an archaeological site.

For a copy of the Site Record Form please contact the Archsite Administrator for the New Zealand Archaeological Association (admin@archsite.org.nz).

For further information about what development can be carried out on the site please contact:

**The Western Bay of Plenty District Council holds no further information except that the site or sites have been identified as follows:**

Site Code	Feature Type	Description	Category	Age Group	Capture Method
T13/525	Midden	Midden - whole and fragmented cockle shells covering c. 1 x 0.75 m area.	Maori	Indigenous pre-1769	CINZAS



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## ATTACHMENTS

There are no documents held for this property  
Invoice



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

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

TALL POPPY KATIKATI  
9 TWICKENHAM CLOSE  
KATIKATI 3129

Invoice No: 340081  
Date: 17 Mar 2022  
Customer No: 204284  
Your Reference: LIM21559

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES LIM Address: 10 GROSVENOR PLACE WESTERN			
LIM FEE	31.30	208.70	240.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2022 160063)	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 \$

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TOTAL DUE: \$  
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