



Tauranga City

LIM

Land Information Memorandum



Land Information Memorandum

This Land Information Memorandum has been prepared for:

Applicant	Bower Real Estate
Client	Tania Murray
Business	Bower Real Estate
Property Address	Unit 6, 200 Papamoa Beach Road Papamoa
Legal Description	Unit 6 DPS 90272, 1/4 Share AU 47 DPS 90272
Application Date	4 September 2026

This Land Information Memorandum has been prepared for the purposes of Part 6 of the Local Government Official Information and Meetings Act 1987. It is based on a search of Council records only. Additional information relevant to the property may be held on Council's property file or within other Council systems; however, is not included in this Land Information Memorandum. 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. This Land Information Memorandum has been prepared for the applicant only. The Council accepts no responsibility or liability for any use of this report by third parties or for any reliance placed on its contents by persons other than the applicant. This Land Information Memorandum is valid only if reproduced in full and applies only as at the date of issue.

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

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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

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 206(1) Water Services Act 2021	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](#)) 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 206(1) Water Services Act 2021 is included in this Land Information Memorandum.
6. Water services legislation is transitioning from the Water Services Act 2021 to the local Government (Water Services) Act 2025 and associated amendments. Some information in this Land Information Memorandum may reflect the previous legislative framework and may be subject to change or reinterpretation under the new Act.

Rating and Valuation Details

Tauranga City Council rates are billed twice a year and are due on the last business day of August and February. Unpaid rates for each instalment will incur a 10% penalty.

The valuation details below are based on a revision date of 1 May 2023. This has been used to assess the rates for Council's financial year beginning 1 July 2026.

Further information on property valuations can be found on Council's website at the following link: [Property valuations - Tauranga City Council](#).

Valuation Details

Valuation Reference	06901 108 02 F
Capital Value	\$620,000
Land Value	\$355,000
Improvement Value	\$265,000

Rating Details

Current Annual Rates	\$3,237.36
Balance Owing	\$Nil

Water Meter Details

Water Meter On Property	Yes
Meter Type	Shared Meter via Body Corporate
Water Rates Owing	\$30,330.66

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.

Infrastructure Funding and Financing (IFF) Levy Details

The IFF levy (under the Infrastructure Funding and Financing (Western Bay of Plenty Transport System Plan Levy) Order 2022) is payable for a period of 30 years from 1 July 2024 to 30 June 2054. The method for assessing the liability for an IFF levy on the property is set out in the 2022 Order. The annual levy (as calculated under the 2022 Order) is allocated across the levy area with 50% of the overall levy coming from commercial and industrial properties and 50% coming from residential properties and with the IFF levy on the property being based on the capital value of the property. Further information on the levy is available at the following link: [Infrastructure Levy - Tauranga City Council](#).

IFF Levy Details

Current Annual IFF Levy	\$57.26
Balance 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 or has been undertaken and was exempt from consent.

This Land Information Memorandum provides a summary of key building-related information and does not include all documents held by Council. It is recommended that the property file is viewed together with this Land Information Memorandum to satisfy any due diligence requirements. The property file may be ordered at the following link: [Order a LIM or Property File](#).

Building Permits and Consents: Information related to Permits (issued prior to 1993) and Consents (issued after 1 January 1993) is listed below. Where the permit issue date is unknown, the application or payment date is recorded instead. Plans and other associated documents, where held by Council, are available on the property file.

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.

Granny Flats: From 15 January 2026, a small standalone dwelling may be constructed without a building consent, if all exemption conditions are met under Schedule 1A of the Building Act 2004. Further information is available at the following link: [Guidelines on Building a Granny Flat](#).

Permits and Consents

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
18/01/01	Erect Recreation Room/Clubhouse and Swimming Pool with Fence	4778	Yes
21/05/02	Erect Four Dwellings, Units 3,4,5,& 6	8062	Yes

Additional Comments:

It is noted that the property at 200 Papamoa Beach Road has a swimming pool. An inspection of the pool safety barrier was undertaken on 21 June 2023 and it was found to be compliant. All pool safety barriers in New Zealand must meet the requirements of Section 162C of the Building Act 2004. Further information on swimming pool safety barriers including fees and charges can be found on Council's website, [here](#).

Compliance Schedule

N/A

Requisitions

None

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, industrial etc. 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.

A table showing a complete list of variations and plan changes to the operative City Plan can be found in the [Table of Plan Change Dates](#).

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.

To view the Operative Tauranga City Plan please [click here](#).

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.

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, certificates of acceptance and PIMs for small standalone dwellings. 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 the following link: [Reserve Management Plans](#).

Relevant Planning Information

All Planning information for this property is available online through the [City ePlan](#).

Zone: Operative Tauranga City Plan	Medium Density Residential
Identified Plan Areas	Coastal Environment Plan Area, Maximum Building Height Combined, 11 metres – Refer City Plan Chapter 6 Section 6A.1.13
Utilities/Designations	None
Protected Heritage/Notable or Groups of Trees, or Protected Buildings	None Known
Archaeological or Heritage Sites	Refer plan of archaeological sites as attached. Further enquiries on these sites should be directed to Heritage New Zealand, Level 1, 26 Wharf Street, Tauranga phone (07) 577 4530 quoting reference U14/2896, U14/2898 & U14/2901*

Certificates, Notices, or Orders Affecting the Land

Description	Date Issued
Unit Title Plan Approved	17/05/02

Resource Consents *(Resource Management Act 1991)*

Description	Date Granted	RC Number
Resource Consent	22/03/00	10185

Comments:

*** For information see attached Report by New Zealand Historic Places Trust dated 19 August 1995.**

Relevant Planning Information (cont.)

Flooding from Intense Rainfall

This property is identified as being within a floodable area in a 1-in-100-year rainfall event, which takes into consideration the effects of sea level rise and climate change based on RCP 8.5 median scenario, as of the year 2130. As such, the property is subject to specific rules in the City Plan that may affect subdivision, development, and land use consenting decisions.

To understand the rules that may apply please consult the relevant City Plan provisions for land use, earthworks and subdivision in Chapter 8D (Flooding from Intense Rainfall), Chapter 4C (Earthworks) and Chapter 12 (Subdivision, Services and Infrastructure).

Please refer to the Natural Hazards section of this Land Information Memorandum for further information.

Land Development

The following information relates to land development and landform characteristics. It is based on information held by council and may include reports, assessments, and other documentation relevant to site development. This information may not reflect the current on-site conditions, or any work undertaken that is not known to council.

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

The landform 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 Landform within Tauranga District" as attached.

Comments:

Documentation Relevant to the Subdivision or Surrounding Area

For information, please see attached the following documentation:

1. Geotechnical Assessment / Suitability - Seacrest Residential Resort – 46 Units, by Technology Works Limited dated 7 February 2000.

Natural Hazards

This information relates to nation-wide, city-wide, or region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level. It is recommended that hazards identified in this section of the Land Information Memorandum be considered both individually and in combination, as their cumulative effects may influence the overall level of risk.

Flooding

Flood hazard information referenced here includes modelling produced at a nation-wide scale by Earth Sciences New Zealand (ESNZ). The national tool provides consistent flood hazard data across New Zealand and is zoomable to street level, but not to individual properties. For property-specific flood hazard information that may affect this property please refer to the following section of this Land Information Memorandum titled, "Natural Hazards Relevant to the Subject Property". The modelling produced by ESNZ is available to view at the following link: [Flood Hazard Modelling](#).

Microzoning for Earthquake Hazards

The Council has received reports and results that assessed Tauranga City's liquefaction vulnerability during earthquakes.

Different properties face varying probability levels of liquefaction damage. The maps assess natural ground conditions only and don't consider recent human activities like earthworks, ground improvements, or foundation design that may reduce liquefaction risk. Detailed, site-specific studies by qualified practitioners may take precedence over these city-wide assessments.

Liquefaction information may affect property use and development, including building consent requirements (Building Act 2004, NZ Standard AS/NZ 1170, TCC Infrastructure Development Code Chapter 10.10.6), subdivision consents (Resource Management Act), and infrastructure design.

Further information and reports are available at: [Earthquakes and Liquefaction](#).

Landslide Susceptibility

Council has received an assessment of Tauranga City's susceptibility to landslides. Two maps have been prepared, one showing areas susceptible to land sliding triggered by rainfall, and the other by earthquakes. A report detailing the assessment and maps are available by accessing the following link: [Landslide Susceptibility](#).

Shallow Groundwater

Council has received an assessment of shallow groundwater conditions in Tauranga City. The assessment analysed groundwater monitoring data from 2015-2021 across 97 monitoring sites and developed predictive models for future conditions under sea level rise.

Shallow groundwater occurs close to the surface throughout Tauranga's low-lying areas. Groundwater levels fluctuate with tides, rainfall, and seasonal variations. In some areas, groundwater sits less than 1 meter below ground surface. The assessment forecasts that rising groundwater levels will occur as sea levels rise.

Development Implications: This information may affect property use and development, including building consent requirements (Building Act 2004), subdivision consents (Resource Management Act), and infrastructure design. Site-specific geotechnical investigations may be required to assess local groundwater conditions and mitigation measures.

The full technical report and spatial datasets are available at: [Groundwater](#).

Bay of Plenty Regional Council

Further information regarding natural hazards held by the Bay of Plenty Regional Council that may be relevant to this property can be found at the below links. Further enquiries may also be made by contacting the Bay of Plenty Regional Council on 0800 884 880.

[Bay of Plenty Regional Council – Natural Hazards](#)

[Bay Hazards](#)

[Bay Explorer](#)

Natural Hazards Relevant to the Subject Property

The following information relates to natural hazards identified at a site-specific scale. It is based on information held by Council and may not reflect the current on-site conditions or any hazard investigations or mitigation measures that have occurred since, or that are not known to Council.

Further information about natural hazards held by Tauranga City Council can be found at the following link: [Tauranga City Council – Natural Hazards](#) and may also be identified on Council's mapping website, [Mapi](#).

City Planning Information Related to Natural Hazards

Flooding from Intense Rainfall

This property is identified as being within a floodable area in a 1-in-100-year rainfall event, which takes into consideration the effects of sea level rise and climate change based on RCP 8.5 median scenario, as of the year 2130. Refer attached map which illustrates the effect on this property.

Tauranga City Council regularly updates maps for flooding from intense rainfall, which may change the current modelling for this property. Further information on flood modelling can be found at the following link: [Flood Hazard Modelling and Mapping](#).

Refer also, City Planning section of this Land Information Memorandum for further information about City Plan rules that may apply.

Flooding

Flooding from Intense Rainfall

Refer City Planning Information Related to Natural Hazards section, above.

Depth and Velocity

Tauranga City Council model for Depth & Velocity of flood water. This gives us important information about where flood waters flow during a 1 in 100-year rainfall event. Please see attached map which illustrates the effect on this property.

Tsunami

Tsunami

Council holds information that shows this property is located in a possible tsunami inundation zone.

GNS Science (now known as Earth Science New Zealand) have prepared a report titled Comprehensive Tsunami Inundation Modelling and Evacuation Zone Mapping: Final Report (March 2025). The report was commissioned by the Bay of Plenty Regional Council.

The purpose of the report is to document the methodology, results and limitations of the modelling undertaken by GNS Science to produce comprehensive tsunami inundation mapping for the Bay of Plenty region. The scope of the report is the Bay of Plenty coastline and offshore islands.

The tsunami inundation maps show:

- The area of land that could potentially be flooded by a tsunami caused by a rare offshore earthquake that has a wave height ranging between 8m and 15m along the Bay of Plenty coast.

The likelihood of a tsunami like this occurring in any year is calculated as 0.04% (which is a 1 in 2,500 chance).

The technical report can be accessed from the Bay of Plenty Regional Council website: [Natural hazards](#).

Further information is available on the Tsunami pages of Tauranga City Council's [website](#) and Bay of Plenty Regional Council's [website](#). Information explaining the difference between evacuation zones and inundation zones is also available in the [Frequently Asked Questions](#).

Please see attached tsunami evacuation zone map.

Additional Information

Licences Affecting the Land or Buildings

None

Signed for and on behalf of the Council:

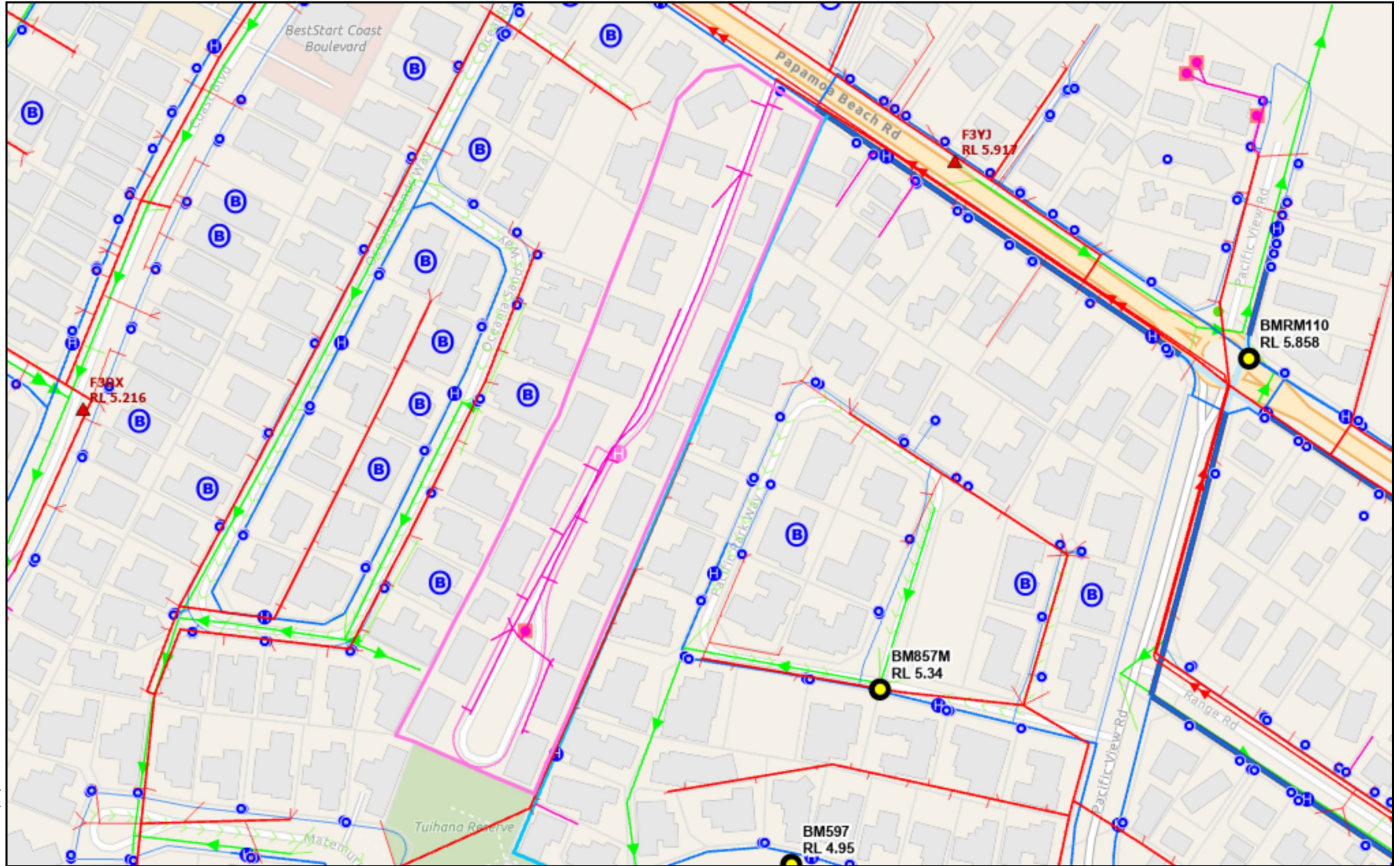


Position held: Senior LIM & Property Files Officer

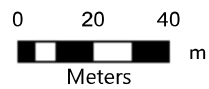
Date: 16 September 2026



Services Plan



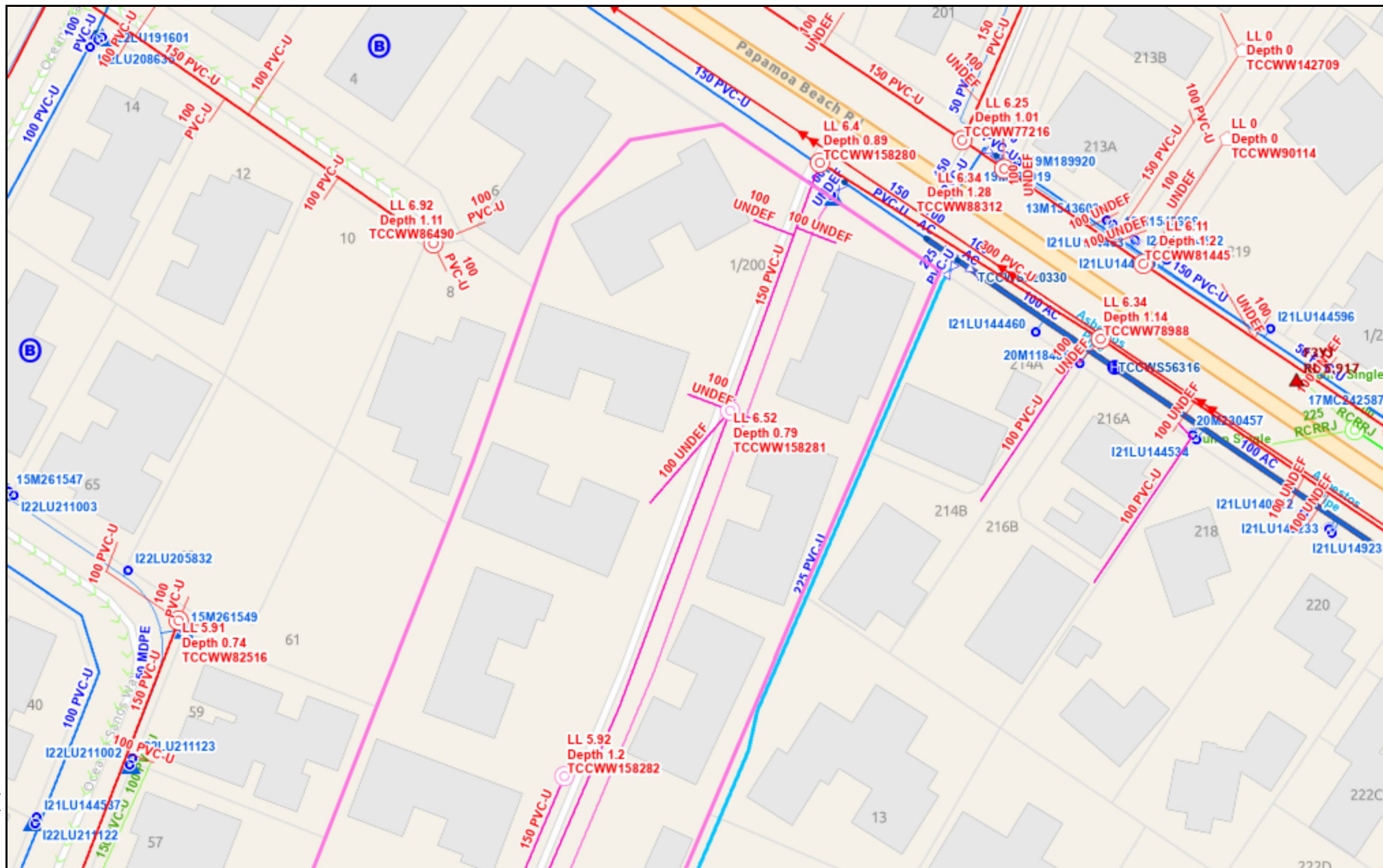
Services Plan



Scale 1: 2000 @A4



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 herein is appropriate and applicable to the end use intended.



Services Plan

Scale 1: 750 @A4



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 herein is appropriate and applicable to the end use intended.

Services Key

Water

	Water Service Line
	Water Meter
	Rider Main
	Reticulation Main
	Trunk Water Main
	Asbestos Pipe (Abandoned)
	Asbestos Pipe (Operational)
	Hydrant
	Valve
	Water Reservoir
	Backflow - Double Check
	RPZ
	Valve
	Private Water Bore

Stormwater

	Service Line
	Rising Main
	Gravity Main
	Stormwater Drain
	Subsoil Drain
	Stormwater Overland Flow Path
	Culvert
	Inlet
	Outlet
	Stormwater Manhole
	Stormwater Sump
	Stormwater Rodding Eye
	Large Sump
	Storage Pond

Wastewater

	Service Line
	Rising Main
	Gravity Main
	Asbestos Pipe (Abandoned)
	Asbestos Pipe (Operational)
	Node
	Rodding Eye (Inspection Point)
	Manhole
	Valve
	Chamber
	Pump Station

Other

	Abandoned assets and lines
	Private assets and lines
	Geotech Utility Buffer

More symbols may appear on the Services Plan than are shown here. For a full key please contact the [Tauranga City Council LIM Office](#).

Building Information

As Built Drainage Plan

Drainage plan for:

Street No: 200 (Games/Rec room)

Street Pahanaa Beach Rd

Lot KA1 Games Room D.P. ML 22396 Rep.

Suburb Sea Crest Resort

Owner

Type of Building Unit

Drainlayer Plumber Man

Date of Inspection 5-2-01

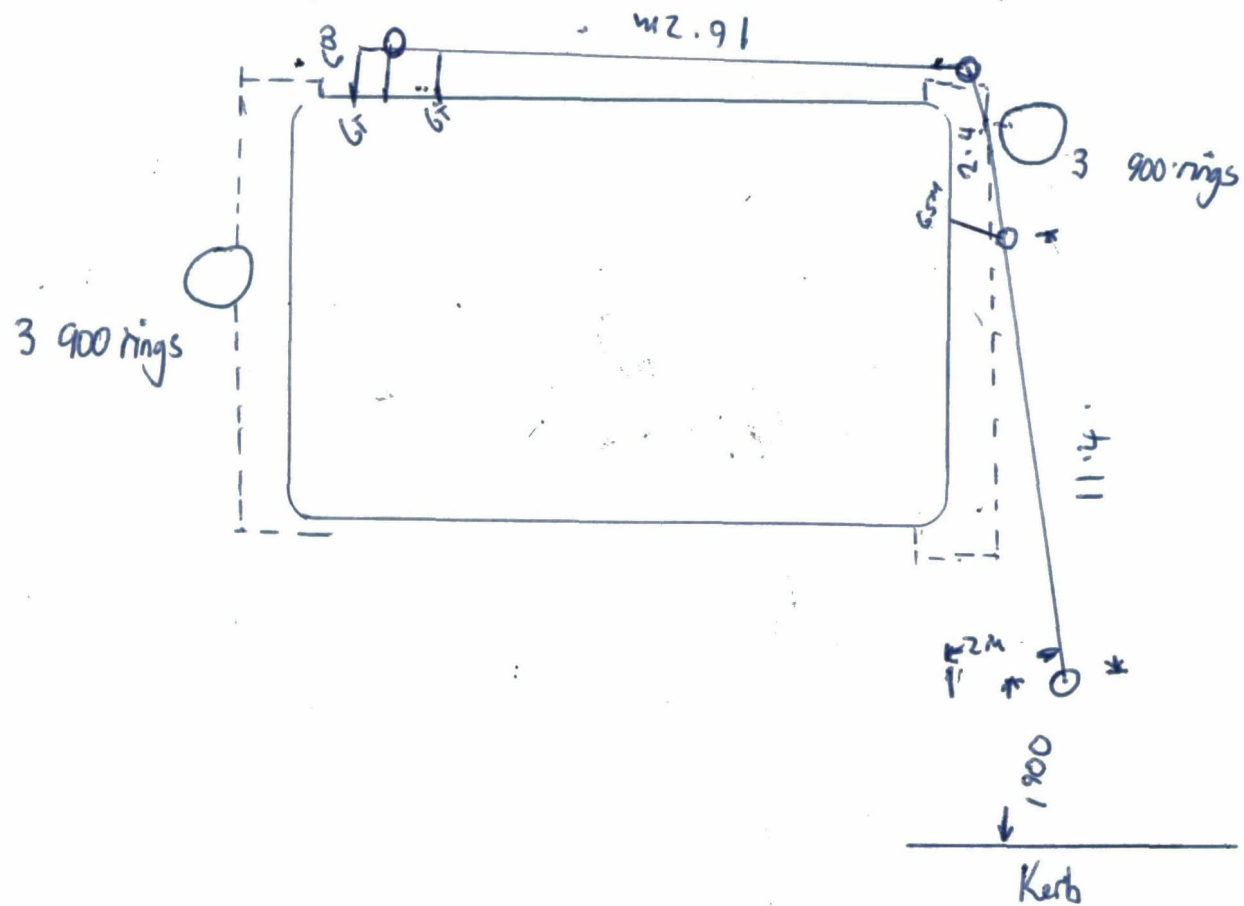
Inspector Rex Costford

Drainage Permit No. K178

NOTE: Plan to be drawn in black ballpoint on graph opposite.

Plan to include:

1. The correct position of the drains in relation to the building and boundaries.
2. The position of the street frontage.
3. Depth of drains at connection point.
4. Both foulwater and stormwater drains to be drawn.
5. Clearly define all Inspection openings, with accurate measurements from two points.
6. Clearly define all buildings and boundaries.
7. Refer to example drain plan back page.



As Built

Drainage Plan for:

Drainage Plan

Street No: 200 units 5x6

Street Papamoa Rd Rd

Suburb Papamoa

Owner Secret

Type of Building _____

Drainlayer _____

Lot KA1 D.P. ML 22396

Date of Inspection 30-7-02

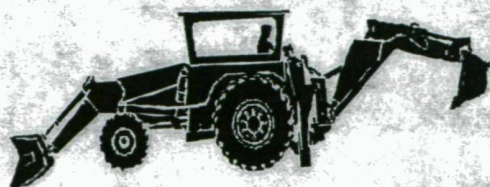
Inspector Jan Watson

Drainage Permit No: 8062

NOTE: Plan to be drawn in black ballpoint on graph opposite

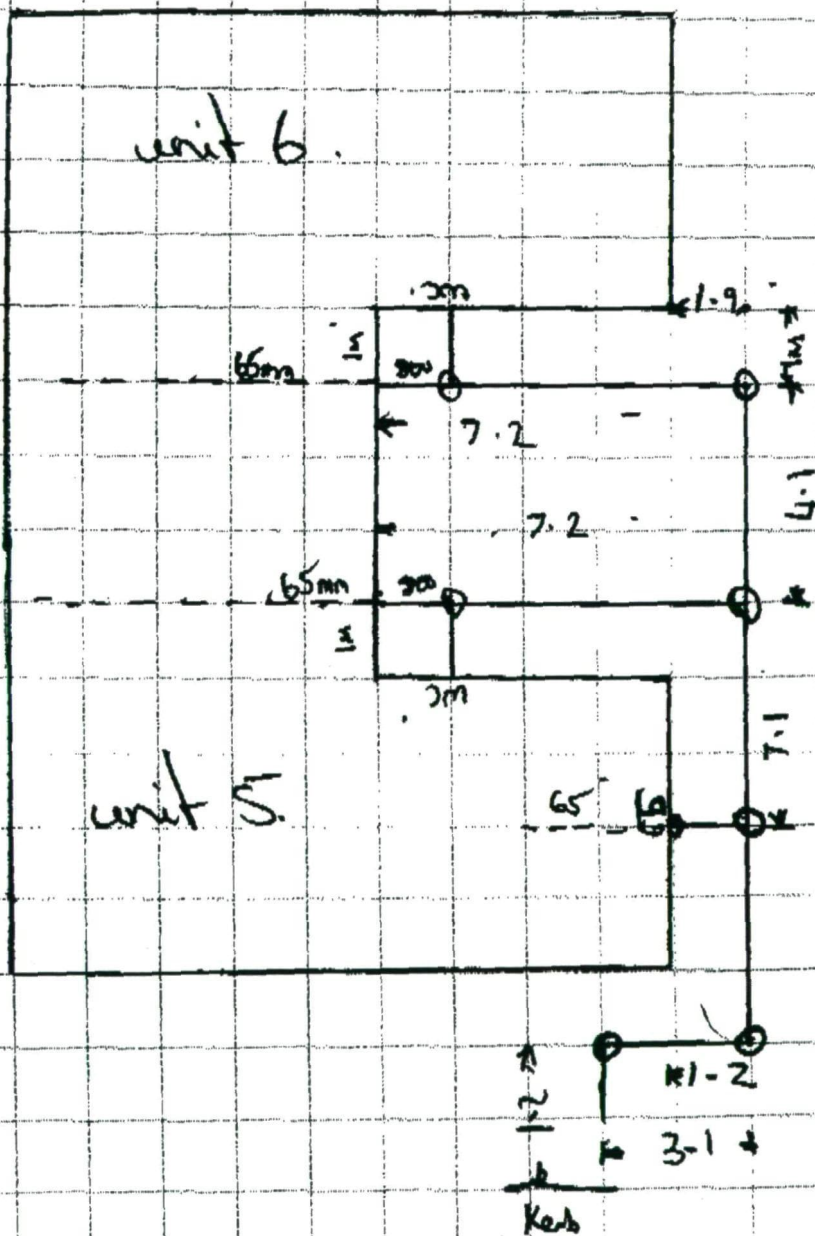
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- 3 Depth of drains at connection point.
- 4 Both foulwater and stormwater drains to be drawn.
- 5 Clearly define all inspection openings, with accurate measurements from two points.
- 6 Clearly define all buildings and boundaries.
- 7 Refer to example drain plan back page.



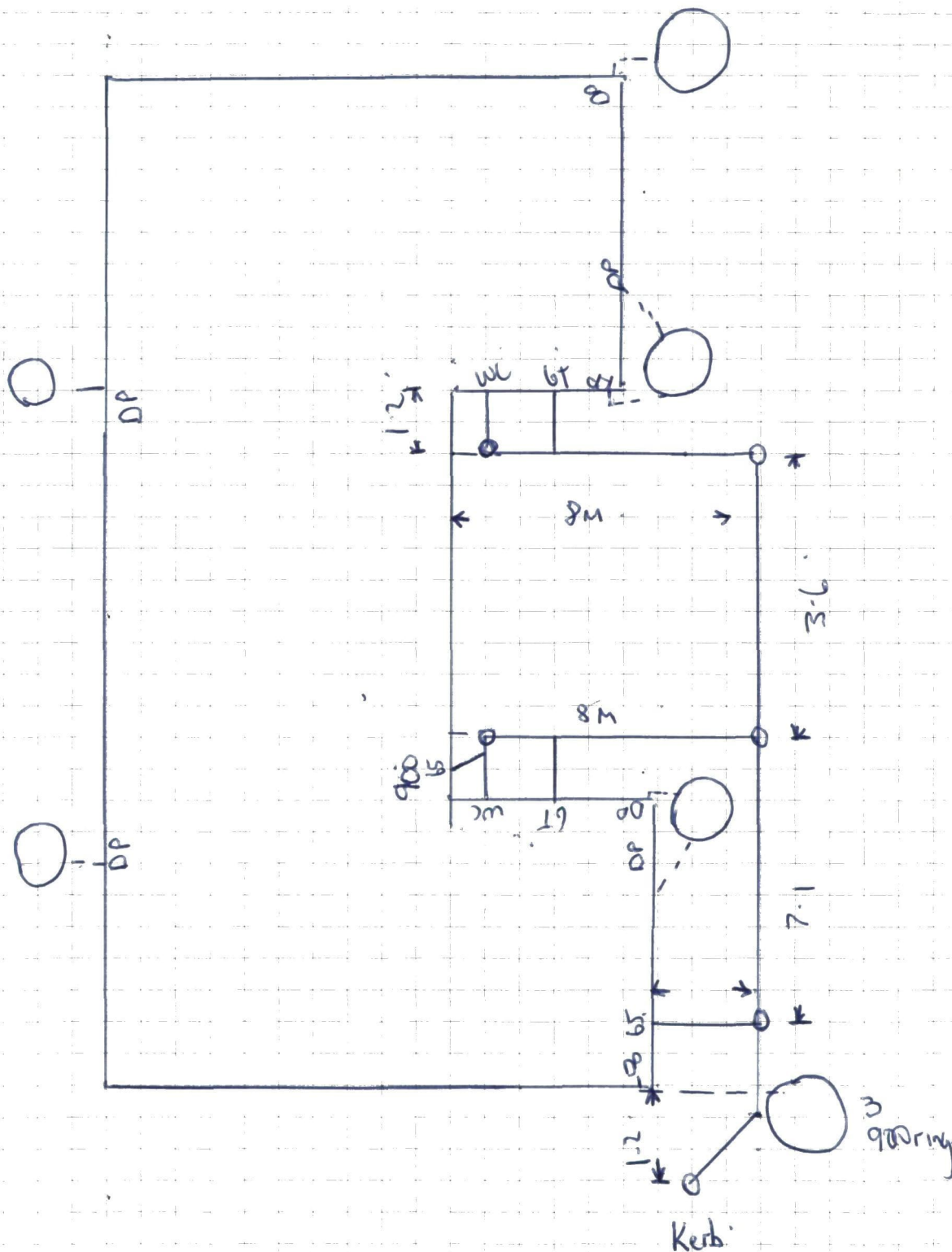
Tauranga District Council

Seacrest.

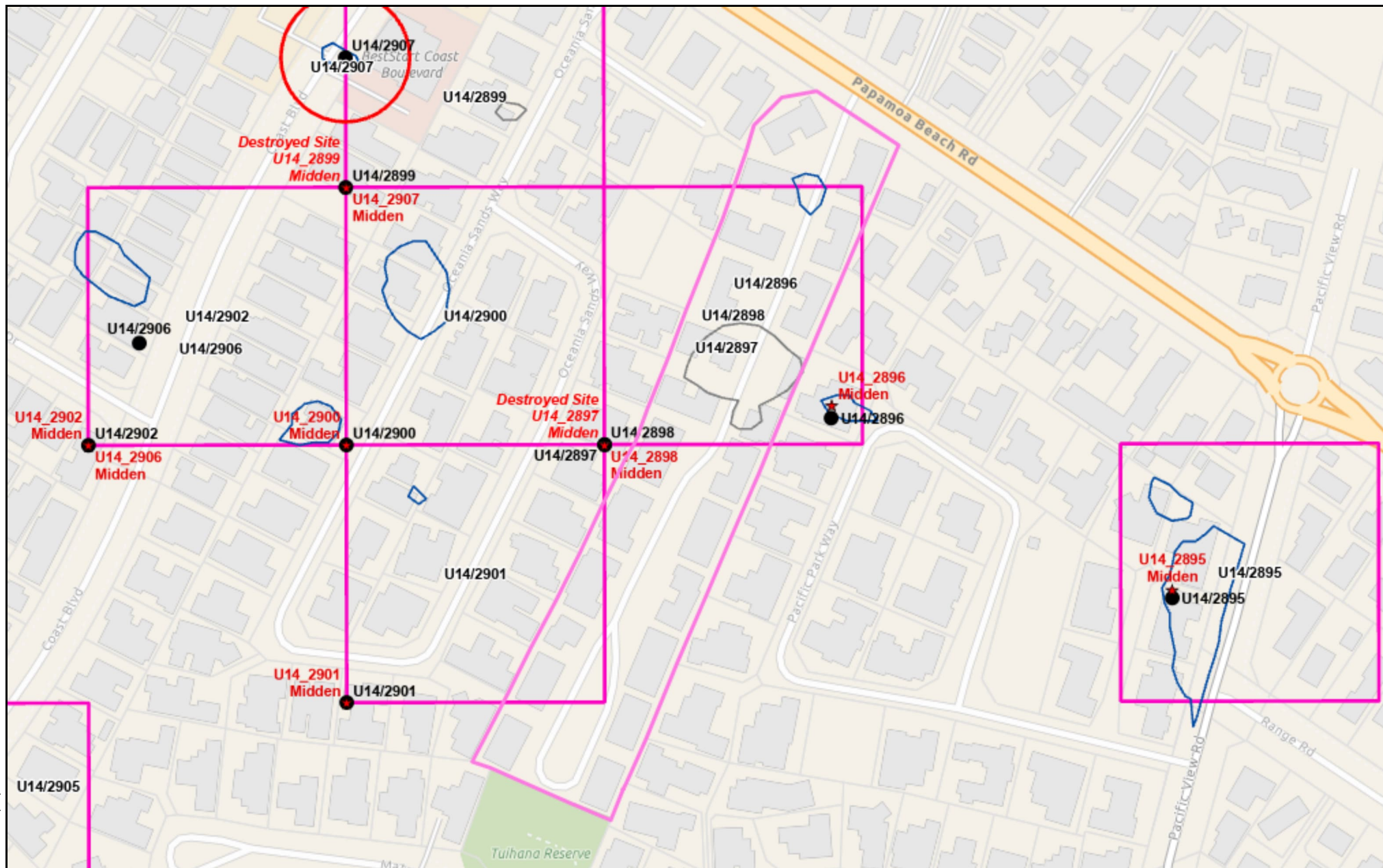




Sign:



Planning Information



Archaeological Site Plan

Scale 1: 2000 @A4



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 herein is appropriate and applicable to the end use intended.

Archaeological Sites Key

Archaeology



Archaeological Sites



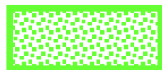
Destroyed Archaeological Sites



NZAA Archaeological Points



Heritage NZ Sites



Moturiki/Mauao Archaeological Sites

NZAA Archaeological Sites



Unknown



CINZAS



Handheld GPS



On Screen



Site Record Form

Archaeological Extent



Site Buffer



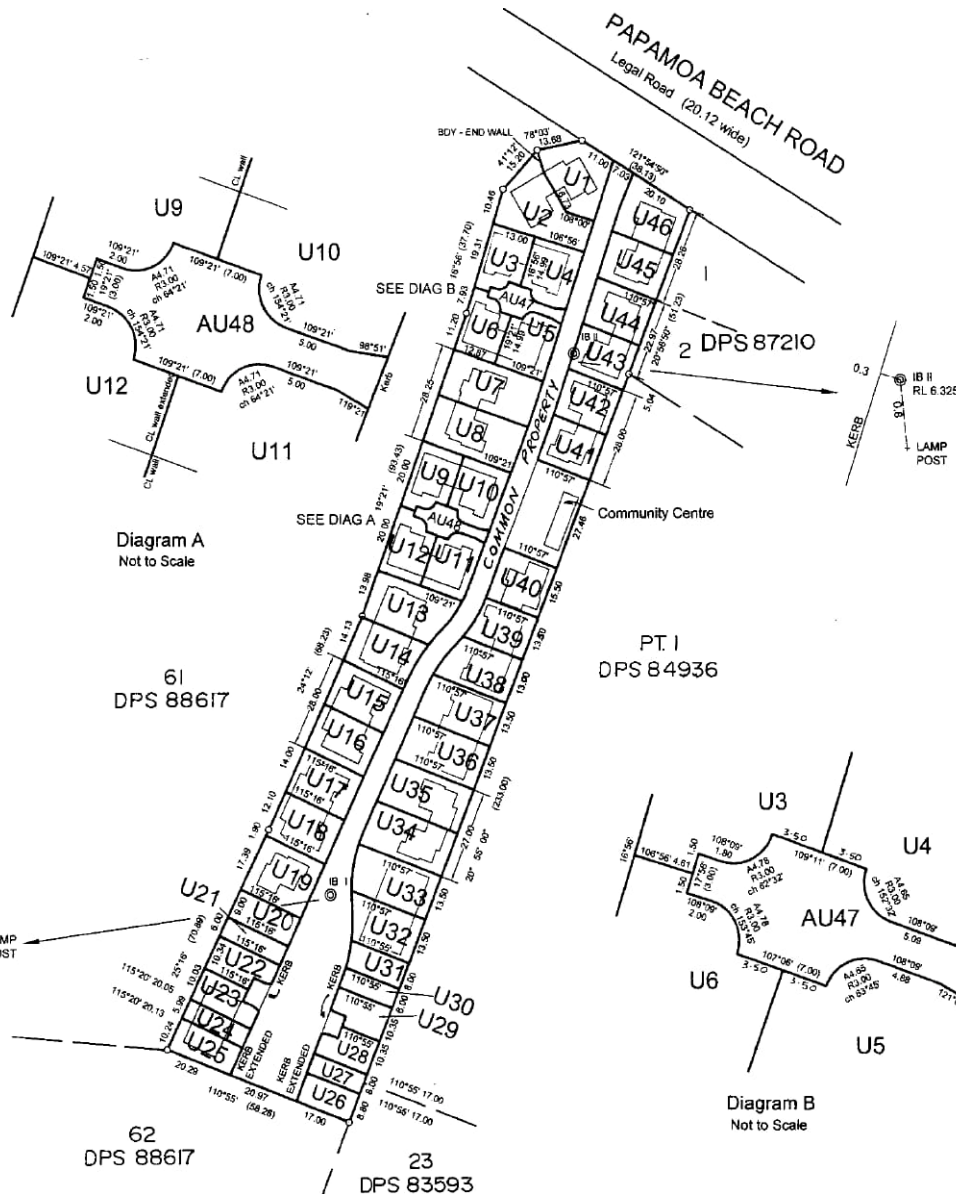
Site Extent



Site Buffer (Destroyed)



Site Extent (Destroyed)



SCHEDULE				
CT Allocated	Appellation	Unit Entitlement	Height Upper	Limits Lower
71C/437	UNIT 1	100	12.50	6.50
71C/438	UNIT 2	100	12.50	6.50
71C/439	UNIT 3	99	12.50	6.50
71C/440	UNIT 4	99	12.50	6.50
71C/441	UNIT 5	99	12.50	6.30
71C/442	UNIT 6	99	12.50	6.30
71C/443	UNIT 7	100	12.00	6.00
71C/444	UNIT 8	100	12.00	6.00
71C/445	UNIT 9	99	12.00	5.80
71C/446	UNIT 10	99	12.00	5.80
71C/447	UNIT 11	99	11.50	5.50
71C/448	UNIT 12	99	11.50	5.50
71C/449	UNIT 13	100	11.50	5.20
71C/450	UNIT 14	100	11.50	5.20
71C/451	UNIT 15	100	11.00	4.80
71C/452	UNIT 16	100	11.00	4.80
71C/453	UNIT 17	100	11.00	4.90
71C/454	UNIT 18	100	11.00	4.90
71C/455	UNIT 19	100	11.00	4.90
71C/456	UNIT 20	100	14.00	4.70
71C/457	UNIT 21	100	14.00	4.70
71C/458	UNIT 22	100	14.00	4.70
71C/459	UNIT 23	100	14.00	4.70
71C/460	UNIT 24	100	14.00	4.70
71C/461	UNIT 25	100	14.00	4.70
71C/462	UNIT 26	100	14.00	4.70
71C/463	UNIT 27	100	14.00	4.70
71C/464	UNIT 28	100	14.00	4.70
71C/465	UNIT 29	100	14.00	4.70
71C/466	UNIT 30	100	14.00	4.70
71C/467	UNIT 31	100	14.00	4.70
71C/468	UNIT 32	100	11.00	4.90
71C/469	UNIT 33	100	11.00	4.70
71C/470	UNIT 34	100	11.00	4.90
71C/471	UNIT 35	100	11.00	4.90
71C/472	UNIT 36	100	11.00	4.90
71C/473	UNIT 37	100	11.00	4.90
71C/474	UNIT 38	100	11.50	5.20
71C/475	UNIT 39	100	11.50	5.20
71C/476	UNIT 40	100	11.50	5.50
71C/477	UNIT 41	100	12.00	6.00
71C/478	UNIT 42	100	12.00	6.00
71C/479	UNIT 43	100	12.50	6.50
71C/480	UNIT 44	100	12.50	6.50
71C/481	UNIT 45	100	14.00	5.50
71C/482	UNIT 46	100	14.00	5.50
71C/439-442	AU 47	4	12.50	6.20
71C/443-448	AU 48	4	11.00	5.00
TOTAL ENTITLEMENT		4800		

Approvals

6/20/02 7/20/02

Registered Owners

Pursuant to Section 5(1)(g) of the Unit Titles Act 1972, I, Dennis T. Wignward Authorised Officer of the Tauranga District Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property to be physically measured. I further certify that this plan is consistent with the proposed unit development plan DPS 90272A.

Dated this 17th day of May 2002

Authorised Officer

SUB 4546

Un-annotated boundaries between units follow the centre of common walls between units and the extensions of those walls.

ADDRESS OF BODY CORPORATE

The Manager
Seacrest Residential Resort
200 Papamoa Beach Road
Tauranga

NOTES

U denotes Unit e.g. U5 = Unit 5

Levels are in terms of Motuiki Datum.
Origin ORM 109 SO 59650 RL 7.003m

SUPPLEMENTARY RECORD SHEET: 71C/483

Total Area

Comprised in CT 32115

Ross Malcolm DEAN

being a person entitled to practise as a registered surveyor certify that:

- The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
- This dataset is accurate and has been created in accordance with that Act and those Regulations.

Signed Ross Malcolm DEAN Date 6/6/02

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

Reference Plans _____

Examined _____ Correct _____

Approved as to Survey

22/7/2002

Ross Malcolm DEAN
Appraising Surveyor

Deposited this 17th day of July 2002

For Registrar-General of Land

File Received 1-7-02
Instructions

DPS 90272

LAND DISTRICT SOUTH AUCKLAND
Survey Bk. & Dist. 1 TE TUMU
NZMS 261 Sheet U14 Record Map No. _____

COMPLETE UNIT DEVELOPMENT ON PAPAMOA 4A1 ML 22396

TERRITORIAL AUTHORITY TAURANGA DISTRICT

Surveyed by LYSAGHT CONSULTANTS LTD

Scale 1: 1000 Date May 2002

Lysaght Consultants Ltd
PO Box 13484
TAURANGA

Attention: Bruce Lysaght

Dear Sir,

**RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED LAND USE AND SUBDIVISION CONSENT APPLICATIONS BY:
SEACREST RESORT LTD - 200 PAPAMOA BEACH ROAD - LOT 4A1 M.L. 22396**

The following decision in respect of the above application has been made under authority delegated to staff.

- (A) Pursuant to Section 94 of the Resource Management Act 1991, this decision may be considered without notification.**

The application was considered without notification for the following reasons:

That component of the activity comprising more than 25 on-site parking spaces is a Limited Discretionary Activity in respect of which the Council has restricted its discretion. The effects of this activity on the environment will be de minimus for the following reasons: The estimated 550 vehicle movements generated by this proposal per day will not have any adverse effect on traffic flows as it represents only 3.7% of the total number of vehicle movements on this part of Papamoa Beach Road which carries approximately 15,000 vehicles per day and is classified as an arterial route in the Tauranga Proposed District Plan. Therefore any effect on traffic flows will not be noticeable or be of any consequence whatsoever on the environment due to being avoided by the design of localised carriageway widening and restrictions on a single entranceway to the site with a maximum width of 6 metres in accordance with the plan attached to and forming part of this consent.

The component of the activity comprising more than 12 dwelling units accessing a private way is a Limited Discretionary Activity in respect of which the Council has restricted its discretion to consideration of the matters in Rule 19.4.2.1 of the Tauranga Proposed District Plan. The adverse effects of this particular component of the activity on the environment will be de minimus for the following reasons. The proposed development site access will be designed with a narrow entrance and carriageway widths to limit vehicle speeds in and out of the site, and the localised road widening proposed by the applicant will avoid potential traffic congestion and disruption to traffic flows on Papamoa Beach Road. The access is a private access which the Council's Traffic Engineers have assessed as being adequate for the development, and being located in the middle of the site, the private way is buffered from neighbouring sites by surrounding development on the site, and effects of its operation and its being less than the required private way width, will not be noticed by adjoining properties. The overall volume of traffic which would be generated by this site is no more than what could be generated by a permitted development of the site at the same dwelling unit density.

Tauranga District Council has been contacted by an owner/occupier of a site at 201 - 209 Papamoa Beach Road Pacific Shores on the opposite side of Papamoa Beach Road expressing the view that access to their site is affected by the proximity of the access for the development which is the subject of this resource consent, and that site distances are inadequate along this portion of Papamoa Beach Road in relation to the location of the proposed access, and that any carriageway improvement works required to give effect to the proposal would impact on existing residents ability to park on the opposite side of Papamoa Beach Road. In regard to these concerns, the Environment Court has said that in relation to Limited (restricted) Discretionary Activities, if the effects of the activity are no greater than those a Permitted Activity may have, there will be no adversely affected persons. In this regard, the proposed development is a Limited (restricted) Discretionary Activity that will have no greater effects on the environment than may be expected to be caused by permitted dwelling densities in a controlled activity subdivision. Therefore no persons are considered to be adversely affected.

The subdivision consent is a controlled activity for which no special circumstances exist which require notification of the subdivision consent application.


.....Signature
Manager : Land Development

22.3.2000.....Date

- (B) **That pursuant to Section 105 of the Resource Management Act 1991, the Tauranga District Council grants land use consent to the application by Seacrest Resort Ltd to undertake a 46 unit residential resort development at 200 Papamoa Beach Road, legally described as Lot 4A1 M. L. 22396 as shown on the plans submitted on 17 February 2000 by Lysaght Consultants Ltd (Ref 99621).**

This consent is subject to the following conditions:

- (1) The proposal shall proceed in accordance with the application submitted subject to any alterations required to comply with the following conditions:
- (2) The use shall be conducted, the building designed and the site developed to ensure that the corrected noise level (based on L10 measurements) as measured at the boundary of any affected site or public place in a residential zone does not exceed:
 - ◆ 45 dBA L_{10} between 7.00 am and 10.00 pm;
 - ◆ 35 dBA L_{10} and 55 dBA (L_{max}) between 10.00 pm and 7.00 am.
- (3) A minimum of 92 on-site carpark (2 carpark per dwelling unit) shall be provided prior to the activity commencing.
- (4) Access, parking and manoeuvring areas shall be formed and sealed in accordance with the District Plan and Part 3 of Council's Code of Practice for Development prior to the commencement of the activity.

- (5) The siting of dwellings on the property shall be in accordance with the District Plan Permitted Activity Conditions for the Residential A Zone as specified in the Tauranga Proposed District Plan.
- (6) Construction activities shall be carried out so as to comply with the limits recommended Table 1 in NZS6803P:1984, and shall be measured and assessed in accordance with NZS6803P:1984. The measurement and assessment of noise from construction, maintenance and demolition work. Adjustments provided in Clause 6.1 of NZS6803P:1984 shall apply for the full duration of the project, and references in the tables to NZS6802 shall read as references to Clause 4.2.2 of NZS6802:1991.
- (7) Prior to the issue of any Building Consents for the proposed development, the consent holder shall pay the Council a Multi-Unit Residential Building Impact Fee comprised of:

- (a) a Building Impact Fee of \$61,514.55 plus GST, being the fee payable for 45 additional residential dwelling units required as a result of the impact of the development in accordance with the operative financial contribution provisions of the Tauranga Proposed District Plan.

This amount has been assessed on the basis of the following rates:

Reserves and Facilities	\$ 22.18	5 *
Wastewater	\$624.93	
Water Supply	\$719.88; and	1366.99.

- (b) a Subdivision Impact Fee of \$186,756.75 plus GST, being the fee payable for the 45 additional residential allotments necessary to give effect to the subdivision. This fee is for the provision of additional Reserves and Community Facilities, wastewater, roading, water supply, and stormwater services required as a result of this development and is imposed in accordance with the operative financial contribution provisions of the Proposed Tauranga District Plan.

The fee for each additional allotment is made up of the following components:

Reserves and Community Facilities	\$1,165.19	
Wastewater	\$ 690.05	*
Roading	\$ 687.09	
Water Supply	\$ 172.47	
Stormwater	\$1,435.35	\$ 4150.15

- (8) Pursuant to Section 128 of the Resource Management Act 1991 (the Act), if the impact fees (the fees) specified in Condition (7) have not been paid prior to expiry of a period of 24 months from the date of the issue of this consent, the amount of the fees may be reviewed and thereafter at the expiry of any further 12 month period. This review will begin within 20 working days of the 24 months and any further 12 month period expiring. The amount the fees may be increased will be with reference to any change in the level of fees that may have occurred since the subdivision consent was issued, in order to address the environmental effects from the activity.

For the avoidance of doubt:

- (a) *The 12 months commences from the date of issue of the consent, notwithstanding that any objection or appeal may be lodged which delays the commencement of the consent.*
- (b) *If the subdivision is to proceed in stages the amount of the fees may be reviewed at the time of each application for and prior to issue of a certificate pursuant to Section 224 of the Act.*
- (c) *The fees will be reviewed on the basis of the subdivision impact fees current at the time of the review as established by the Annual Plan process.*
- (9) *All design, procedure and construction shall be in accordance with the Councils Code of Practice for development.*
- (10) *The complex shall be designed and administered as a "Body Corporate" for the operation and ongoing maintenance of all services and utilities within the legal boundary of the property.*
- (11) *Vehicle access to Papamoa Beach Road shall be restricted to a single six metre wide vehicle crossing, and localised carriageway widening shall be undertaken within Papamoa Beach Road at the consent holder's expense. The design of such vehicle crossing and widening shall be to the standard shown in the diagram attached to and forming part of this consent. Relocation of footpath and power and telecommunications and any other services, shall be at the expense of the consent holder.*
- (12) *Construction drawings of the vehicle crossing and seal widening shall be submitted to the Council for approval prior to any construction proceeding.*
- (13) *The stormwater system shall be designed incorporating a possibility for disposal via a piped system to the south of the development. This reticulation within the site shall remain in private ownership.*
- (14) *Water supply shall be via a single connection, which shall be metered and fitted with a testable double check back-flow protector.*
- (15) *The sewer reticulation (including pumps) within the complex shall remain in private ownership, and connection to the public system shall be via a single manhole located at the site boundary.*
- (16) *Fire hydrants shall be provided in accordance with Section 501.9 of Council's Code of Practice for Development and the complex shall be designed as a Class D Fire Risk Area.*
- (17) *Unless controlled under conditions of a resource consent from Environment BOP, a management plan shall be submitted indicating the measures that will be applied in the event that site and weather conditions give rise to actual or potential adverse effects of dust on adjoining properties. The management plan shall describe the measure to be applied to minimise dust, intended sources of water and named personnel to be contacted in the event of dust nuisances occurring. Earthworks*

shall not proceed until the consent holder's ability to control any dust nuisance has been demonstrated to the satisfaction of Council.

- (18) *No construction work shall commence until any required resource consent(s) for earthworks and stormwater disposal have been granted by the Bay of Plenty Regional Council.*

Pursuant to Section 128 of the Resource Management Act 1991 the District Council may review any of the conditions of this consent following receipt of the decision for the stormwater and earthworks consents referred to herein. This review shall be for the purpose of providing for compliance with any consent issued by the Bay of Plenty Regional Council.

- (19) *The consent holder shall comply with Council's Code of Practice for Development and all matters and works, including but not limited to those set out in this consent, shall be in accordance with that code.*
- (20) *Prior to the commencement of earthworks a person pre-qualified with Council as a geotechnical adviser shall be engaged by the consent holder to carry out the functions given in Clause 203 of Council's Code of Practice for Development.*
- (21) *All earthworks shall be undertaken in accordance with Part 2 of Council's Code of Practice for Development and NZS 4402 and NZS 4431.*
- (22) *Any earthworks or other construction works, which may disturb existing archaeological sites, shall be carried out in accordance with consent as issued by the Historic Places Trust.*
- (23) *A minimum of 48 hours notice shall be given to representatives of Nga Potiki Hapu prior to the commencement of earthworks. The contact person for this shall be Ms Matire Duncan c/- Nga Potiki Resource Management Unit Ph: 575 0700 or 025 240 9628.*
- (24) *On removal of the first layer of topsoil/grass cover a representative of the Nga Potiki Hapu and any other such person as may be specified by the consent from the Historic Places Trust shall be on site to carry out an inspection for the purposes of assessing the likelihood of the presence of archaeological sites or koiwi in the substrata.*
- (25) *In the event of an archaeological find being made or koiwi unearthed, work shall stop immediately. A site meeting shall be held with Nga Potiki representatives at which time the appropriate course of action will be determined.*
- (26) *All costs associated with complying with the conditions of this consent shall be met by the consent holder.*
- (27) *That the Senior Monitoring Officer of the Tauranga District Council be advised in writing of the commencement of the activity*
- (28) *This consent lapses on the expiry of three years after the date of its commencement unless given effect to.*

- (C) ***That pursuant to section 105 of the Resource Management Act 1991, the Tauranga District Council grants subdivision consent for unit title subdivision of the approved Seacrest Resort development on 4A1 M. L. 22396 as shown on the plan by Lysaght Consultants Ltd submitted on 17 February 2000 (Lysaght Consultants Ltd Ref 99621(a).***

This consent is subject to the following conditions:

- (1) *The subdivision shall proceed in accordance with the application submitted subject to any alterations required to comply with the following conditions.*
- (2) *This consent shall not constitute approval of any proposed engineering works shown in this application and does not preclude the possibility that boundary adjustments may be required at a later date to accommodate roading and service corridor requirements.*
- (3) *The Consent holder shall appoint an appropriately qualified person to design and supervise the works, certify compliance upon completion, and ensure that all works, services reticulation and shared accessways are completed in accordance with all resource consents authorising the development, sound engineering practice and all aspects of the Code of Practice for Development.*
- (4) *The consent holder shall submit to Council plans detailing any proposed engineering works for approval prior to any works being carried out on site in accordance with Section 1- 3 of Councils Code of Practice for Development.*
- (5) *As built plans of all development works shall be submitted in accordance with Section 1 of Councils Code of Practice for Development.*
- (6) *An engineering inspection fee shall be paid in accordance with the schedule of fees and charges, based on the assessed value of the works, at the time of submission of plans and specifications of development works for approval.*
- (7) *A Registered Engineer shall provide a soils report, a Statement of Professional Opinion as to the Suitability of the Land for Building Development and a lot summary report as required by and in the format as displayed in Drawings 2 and 2A of Section 2 of the Code of Practice for Development. The completed soils report shall also include a final contour plan and display final as-built subsoil drain positions depths and drain construction types.*
- (8) *Unless controlled under conditions of a resource consent from Environment BOP, silt runoff shall be controlled in accordance with Sections 205 and 206 of Council's Code of Practice for Development.*
- (9) *Any works and/or any earth retaining structures required to provide safe building platforms shall be carried out prior to the issuing of the 224 certificate for the subdivision.*
- (10) *All legal documents required to satisfy these conditions shall be prepared by the Council's solicitor at the consent holder's expense.*
- (11) *This consent lapses on the expiry of 3 years after the date of its commencement unless the consent is given effect to.*

- (12) *All costs associated with complying with the conditions of this consent shall be met by the consent holder.*

The reasons for making this decision are as follows:

- (1) *The application being an amended proposal lodged on 17 February 2000, was considered by the Council to be complete and to provide adequate information for its consideration and a decision to be made.*
- (2) *A site visit was carried out on 24 February 2000 by Pat Jaques of Alandale Planning acting on behalf of the consent authority.*
- (3) *The site is zoned Community in the Tauranga Transitional District Plan (Tauranga County Council Section) in respect of which the proposal is a non-complying activity.*
- (4) *The site is zoned Residential A in the Proposed Tauranga District Plan and the proposal is a Restricted Discretionary activity. No weight is given to the provisions of the Tauranga Transitional District Plan (Tauranga County Council Section) as the relevant provisions of the Proposed Tauranga District Plan are beyond legal challenge.*
- (5) *Regard has been had to (pursuant to Section 104 of the Resource Management Act 1991), the actual and potential adverse effects of the proposal on the environment, and the relevant objectives, policies and rules of the Proposed District Plan and the findings in those regards are that there are potential effects relating to traffic flows within the surrounding road network which are de minimis in that they have no adverse effects beyond the immediate boundaries of the site. The relevant objectives and policies of the proposed district plan are:*

Objective 3.1.4 concerning maintaining safety adjacent to and on public roads.

Policy 3.1.4.1 concerning activities being of an appropriate scale so as not to detract from the safe passage of traffic and pedestrians in the locality and not affecting the safe and efficient functioning of the road network.

Policy 3.1.4.2 concerning the location of vehicle entrance points and access ways not impacting on the safety of on-street traffic and pedestrian movements.

Policy 3.1.4.3 regarding visibility from access points.

Policy 3.1.4.4 requiring activities that are high traffic generators to be located on key routes as identified under the Proposed District Plan.

Objective 7.4.1 concerning the safe movement of people and goods on the district's road network.

Policy 7.4.1.2 concerning the effect of new development on the safety and efficiency of the existing road network.

Policy 7.4.1.3 concerning a requirement for on-site parking, loading and manoeuvring.

Comment: The development is considered to be consistent with these Objectives and Policies of the Proposed District Plan as:

- (a) *The proposal for having a site requiring more than 25 on-site carparking spaces has been assessed by the Council's Traffic Engineer who considers that subject to the proposed tenure for the development being managed under a body corporate, and compliance with conditions requiring localised carriageway widening and limitation on entranceway width, the proposed development will not have an adverse effect on the adjoining road network. (Objective 3.1.4, Policies 3.1.4.1 and 3.1.4.2, Objectives 7.4.1 and Policies 7.4.1.2).*
 - (b) *The proposal for under-width access within the site has been assessed by the Council's Traffic Engineer who considers that given the proposed tenure, a 6 metre wide access road will be of sufficient width to service the development. (Objective 3.1.4, Policies 3.1.4.2, 3.1.4.5(d), 7.1.1.3(c) and 7.4.1.3)*
 - (c) *The entrance has been assessed by the Council's Traffic Engineer who advises that it can be designed to meet the standards for an access point onto an arterial route. (Policies 3.1.4.2 and 3.1.4.3).*
 - (d) *The access for the development is directly onto an Arterial Route (District). (Policy 3.1.4.4).*
 - (e) *All parking, loading and vehicle manoeuvring will be provided on site (Policy 7.4.1.3).*
- (6) *Regard has been had to Section 105 of the Resource Management Act 1991 and the findings are that the Council may grant Land Use Consent for a Limited (restricted) Discretionary Activity for the development and impose conditions in respect of matters to which it has restricted that exercise of its discretion, and having granted that consent the Council may grant a Subdivision Consent for a Controlled Activity for unit title subdivision of the approved development.*

The proposal is Limited (Restricted) Discretionary Activity in respect of which the Council has restricted its discretion in relation to the matter of effects of activities requiring more than 25 on-site carparking spaces, and the findings in respect of this matter is that subject to appropriate upgrading work being carried out on Papamoa Beach Road and the entrance to the site, the effect of the additional traffic movements generated by the proposal can be accommodated by the existing road network.

The proposal is also a Limited (Restricted) Discretionary Activity in respect of which the Council has restricted its discretion in relation to the matter of the non-compliance with the specified standard of a maximum of 12 dwellings permitted to be served from a 6 metre wide private access, and the finding in respect of this matter is that due to the proposed tenure of the development, a six metre wide accessway will be capable of accommodating the traffic flow generated by the residents.

- (7) *Pursuant to Section 108 of the Act, conditions have been applied to the consent to avoid, remedy or mitigate potential adverse effects the Limited Discretionary Activity may have on traffic flows on Papamoa Beach Road and the surrounding road network, and conditions have also been imposed to ensure compliance in all other respects with the Permitted Activity Conditions for Residential Activity in the Residential A Zone of the Tauranga Proposed District Plan. Condition (10) is*

imposed for the purpose of ensuring services and roading on the site remain the responsibility of a body corporate rather than the Tauranga District Council.

- (8) *There will be a need for additional service as a result of the increased level of activity created by this subdivision and an impact fee has therefore been assessed in accordance with the District Plan provisions.*
- (9) *The application has been assessed by Pat Jaques on 20 March 2000 and found appropriate for consent, and the recommended decision has been peer reviewed by Peter Matich on 21 March 2000 and found to be appropriate and complete and recommended for granting of consent.*
- (10) *The recommended decision has been considered by Mark Batchelor the Manager: Land Development on 22 March 2000 and found to be appropriate for granting of a resource consent and consent has been granted.*

ADVICE NOTES:

The applicants are advised that:

- (1) *This notice of decision provides all the assessment of the application and decisions required to be made in assessment of the application, preparation and granting of this decision.*
- (2) *Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision. The objection should describe the subject of and reason for the objection and what would satisfy the objection.*
- (3) *In order to avoid any need for a formal objection as described in Advice Note (1), if any difficulties that may be found with the contents of this decision may be resolved without the need for an objection and prior to the closure of the period within which an objection may be lodged, please contact Peter Matich.*
- (4) *Where any building or drainage works are required to satisfy conditions of this consent, all consents required under the Building Act must be obtained prior to the works being carried out.*
- (5) *A land use consent may need to be obtained from Environment BOP for the proposed earthworks and any associated discharge of contaminated runoff during earthworks.*
- (6) *The consent holder is advised to take note of the Health Act as it relates to the creation of a dust nuisance and plan and manage the construction works accordingly, and also undertake appropriate public relations measures. Breach of the above Act can result in the stoppage of the work until such time as the dust nuisance has been overcome.*
- (7) *If the consent holder wishes to destroy, damage or modify any archaeological site identified in this survey, an authority must be obtained from the Historic Places Trust in accordance with the Historic Places Act 1993 prior to any work being carried out.*

- (8) *A monitoring fee is required to be paid by the applicant, to cover the actual and reasonable costs incurred by Council in ensuring full compliance with the conditions of this consent.*
- (9) *Failure to comply fully with the conditions of this consent may result in Council taking enforcement action. This may incur costs additional to the initial monitoring fee.*
- (10) *In accordance with the Council's Schedule of Fees and Charges, if not accompanying this decision, an invoice may be sent at a later date if the actual cost of processing the application the subject of this decision exceeds the application fees deposit paid on lodgement of the application.*
- (11) *This is a tax invoice GST Reg. N9. 51-938-283.*

If you have any questions, please contact Peter Matich.

Yours faithfully

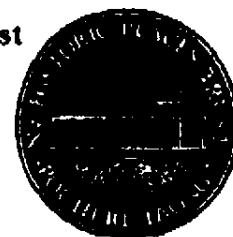


Authorised Officer

Date: 22.3.2020

pm:yc

New Zealand Historic Places Trust
Pouhere Taonga



Search/1998/71

Patron:
His Excellency The Right Honourable
Sir Michael Hardie Boye GNZM, GCMG
Governor General of New Zealand

HP 11036/11013-059

In reply please quote 1998/71

19 August 1998

Waimea Consultancy
c/o RPC Surveyors Ltd
PO Box 5196
MOUNT MAUNGANUI

Attention: Peter Crane

Dear Peter Crane

**AUTHORITY PURSUANT TO SECTION 14, *HISTORIC PLACES ACT* 1993 -
NO. 1998/71: TE HANA MT VIEW SUBDIVISION, PAPAMOA**

APPLICATION

Thank you for your application on behalf of Waimea Consultancy which was lodged with the NZ Historic Places Trust (Pouhere Taonga) on 8 June 1998 as No. 1998/71 in accordance with section 11 of the *Historic Places Act* 1993 for an authority to destroy archaeological sites (shell middens; New Zealand Archaeological Association Site Record No. U14/1710, 2895 - 2903) at Papamoa, Tauranga.

The Trust has made the following decision on your application.

DECISION

In accordance with section 14(1)(a) of the *Historic Places Act* 1993, the NZ Historic Places Trust grants an authority (in whole) to Waimea Consultancy to destroy archaeological sites (shell middens; NZAA Site Nos. U14/1710, 2895 - 2903), at Te Hana Mt View Subdivision Papamoa, for earthworks to develop a residential subdivision, subject to the following conditions:

1. That before the authority may be exercised, an archaeological investigation is carried out by or on behalf of the Trust under section 15 of the Act. The Trust shall authorise any person engaged to carry out this investigation under section 17 of the Act. In this investigation:-

- a) The use of any earth-moving machinery shall be monitored carefully so as to allow the investigation to be carried out in conformity with accepted archaeological practice;
 - b) Archaeological stratigraphy, features, and remains (including any garden soil horizons) shall be recorded, measured, investigated, and sampled in accordance with accepted archaeological practice, *and*
 - c) A representative part at least of any midden encountered shall be sampled and sieved to identify, remove, analyse, and preserve as appropriate bulk shell samples, samples for radiocarbon dating, diagnostic fauna and flora, and Maori material culture remains.
- 2. That the investigation required under condition 1 and all earthworks as they may affect an archaeological site shall be carried out in conformity with any cultural protocols or monitoring requirements as may be advised by tangata whenua.
- 3. That all earthworks on the subject property as they affect an archaeological site shall be monitored by an approved archaeologist. The archaeologist shall identify, record, measure, investigate, assess, sample and analyse (as may be appropriate and practicable) any archaeological stratigraphy, features and remains encountered in accordance with accepted archaeological practice.
- 4. That:
 - a) Any taonga or recognised Maori material culture remains encountered shall be cared for and retained in law if appropriate in consultation with tangata whenua, and in accordance with accepted conservation practice, *and*
 - b) If any kōiwi tangata (human remains) are encountered, no further modification of the site concerned shall occur until tangata whenua and the Trust have been contacted, and an appropriate response advised.
- 5. That within 6 months of the completion of any archaeological work associated with this authority:
 - a) A copy of a report on the work done is compiled and submitted to the satisfaction of the Trust, and to tangata whenua, *and*
 - b) Site Record Forms are updated in, and/or submitted to, the NZAA Site Recording Scheme as appropriate.

Under section 17 of the Act, the holder of an authority may engage a person or persons approved by the Trust to carry out any work required as a condition of the authority. The Trust shall give prior consent in writing for the engagement of such a person under section 17 (1). This consent shall be given or refused on the criteria of section 17 (2). A person approved for the purpose shall also compile a report on the work done to the satisfaction of the Trust, and furnish a copy to the holder of the authority and to the owner (if not the holder), and the Trust (section 17 (3)).

You are advised to contact the Trust as soon as you have decided to engage any person pursuant to section 17 (1) and (3).

You should be aware of the provisions of the Act which are summarised below. These concern the rights and obligations of the holder of an authority, and (with respect to section 20) of any person who is directly affected by an authority decision. If you are unsure of these provisions, you may wish to contact the Trust, or to seek legal advice.

- (a) EXPIRY DATE - S 14 (10) - An authority shall be deemed to lapse two years after the date of the granting of that authority.
- (b) CONDITION OF INVESTIGATION - S 15 (2) - Where the Trust has imposed a condition of investigation under section 15, then, unless determined otherwise in any particular case, the authority shall not be exercised until the Trust has been advised in writing of the completion of the on-site investigation, and twenty working days have elapsed after receipt of that advice.
- (c) REVIEW OF CONDITIONS - S 16 - The holder of an authority may apply to the Trust for the change or cancellation of any condition of the authority. The Trust may also initiate a review of all or any conditions of an authority.
- (d) CONSENT FOR APPROVED PERSON - S 17 - A person approved by the Trust for the purpose may be engaged to carry out any work required as a condition of the authority and to compile a report on the work done. The Trust shall give prior consent in writing for the engagement of an approved person to carry out this work.
- (e) RIGHTS OF APPEAL - S 20 - Any person who is directly affected by any decision, condition, or review of a condition made pursuant to sections 14 (1) (a) and (b), 15, 16, and 17 may appeal against that decision or condition to the Environment Court. The notice of appeal shall - (1) state the reasons for the appeal and the relief sought; (2) state any matters referred to in section 120 of the *Resource Management Act 1991*; (3) be lodged with the Environment Court and served on the Trust within 15 working days of receiving the Trust's decision; (4) be served on the applicant or owner within five working days of lodging the appeal.

Please note that a person proposed by the holder of the authority to carry out any work required under the authority shall be approved under section 17 of the Act only with the prior written consent of the Trust.

ASSESSMENT

An authority has been granted on the condition that a comprehensive investigation of the archaeological sites on the subject land is undertaken (pursuant to section 15 of the Act) before works commence. The accumulation of information from the investigation of these middens under application, which includes some extensive remains, will be significant in providing environmental and economic evidence.

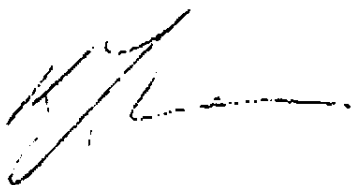
This requirement is consistent with other authorities issued by the Trust for the modification, damage or destruction of similar archaeological sites on the consolidated Papamoa dune area. As a result of those investigations we know that the Papamoa midden sites are the result of multiple use of the area for the exploitation and preparation of locally abundant shellfish, with some evidence of structures such as cooking places, postholes and possible storage pits or rua suggesting temporary camp sites. However, many Papamoa midden sites have little or no evidence of dwellings or settlement but are merely evidence of shellfish preparation associated with simple scoop hearths and the disposal of waste shell. The Papamoa midden sites are dated generally to the period between the 15th-17th Centuries A.D. They are usually dominated by *matua* (*Paphies subtriangulatum*) and ostrich foot (*Struthiolaria*) shells with fish bone found commonly, along with occasional dog and bird, and very occasionally human bone.

In the investigation required, the Trust anticipates that good archaeological practice would include the identification and recording of any possible structural features, appropriate sampling of midden deposits in place, and detailed soil descriptions with attention to spatial variation. As the authority is exercised, the earthworks should be monitored also to allow for the identification, investigation, recording and sampling as appropriate of previously unrecorded site evidence.

Thank you in anticipation of your compliance with the conditions of this authority. The Trust looks forward to receiving a report on the work done, which will make a valuable contribution to the knowledge of New Zealand's past.

Yours sincerely

Peter Atkinson
Director



per Kim Tatton
Archaeologist

Land Development

General Description of Landform within Tauranga District

The landform 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 rhyothic 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 setback 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.

7 February 2000

The Director of Planning and Environment
Tauranga District Council
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TAURANGA

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Dear Sirs

**Suitability of Land for Building
200 Papamoa Beach Road, Papamoa
for Seacrest Residential Resort**

This statement relates to the site at 200 Papamoa beach Road, Papamoa.

The underlying legal description is:

At the time of this statement no earthworks or recontouring of the site had been carried out.

This statement of suitability for Building is supported by:

Seacrest Resort –

The writer, a Registered Engineer, under the Engineers Registration Amendment Act 1944 and Director of Technologyworks Ltd has been responsible for the pre-construction geotechnical assessment.

Single point subsurface investigations within the site have been undertaken under the writers control. The interpretation, conclusions have been derived after evaluation of all available data.

This certificate relates to general construction that imposes serviceability limit state bearing stresses not exceeding 100 kPa.

Buildings that impose loads to foundation and floor slabs which exceed the parameters given above are to be specifically designed to meet the soil conditions on site. The site soils shall be specifically investigated for the building proposal by a Registered Engineer.

This opinion is given on the understanding that the Territorial Authority and/or Building Certifier as defined by the Building Act 1991 and the building engineering designer are not generally or collectively relieved of prudent and professional duties and actions in following the requirements of the site specific classifications given in the body of the report supporting this statement.

This opinion is also given on the understanding that the placement of any fill material or re-contouring of the site will be undertaken under the supervision of a Registered Engineer.

Yours faithfully


Sandra Hardie
Registered Engineer

Geotechnical Assessment/Suitability

Topography

The site is unoccupied pastureland, consisting of undulating sand dunes.

The site has an RL 7.0 (Moturiki Datum) at the road boundary, rising to RL 8.0 approximately 50 m to the south, before falling to RL 5.0 to the southern end of the property with some small depressions below this level. (RL's are approximate from TDC Land Information Counter GIS plots, no on site surveying has been carried out to date)

Extent of Investigations

Investigations consisted of a site walkover and 20 machine drilled 50 mm diameter boreholes.

Borehole Profiles

The soil profile at all boreholes consisted of a thin layer of sandy topsoil followed by clear uniform grain size sands of varying colour.

The thickness of topsoil at the borehole locations ranges from 0-250mm.

Borelog results are attached in the Appendix A.

Location of Water Table

The water table was located in boreholes A,B,C,D,E,F,G,H,I,J,K,L,M,and N varying from 1.5 to 2.6 metres below ground level.

There is likely to be seasonal fluctuation in water table levels. The range in fluctuation is dependent on seasonal weather patterns and the impact of the works and drainage works being carried out at the adjoining land. Without taking measurements during both the summer and winter months this fluctuation is difficult to ascertain, however we would anticipate fluctuations of the order of 0.5-1.0m.

Comments

The undeveloped land as observed consists of naturally occurring sand dune deposits. These materials are generally suitable for the erection of buildings which comply with the intended use without further geotechnical investigations. Should excavations expose layers which exhibit bands or deposits of loose material with lower strengths, some deepening or broadening of foundations may be required and this is to be determined by a Registered Engineer.

The proposal may require some earthworks to allow the final profile to gently fall from the existing high level at RL 8.0 in two directions, i.e. towards Papamoa Beach Road and westwards towards the State Highway.

Supervision and testing by a Registered Engineer, will be required to ensure the suitability and placement of fill material to ensure compliance with TDC Code of

Geotechnical Assessment/Suitability - Continued

Practice for Development -Section 2, and NZS 3604 Timber Framed Design, NZS 4229: Concrete Masonry Buildings not requiring specific design and NZS 4402 Earthworks. Foundation Design to buildings outside these codes shall be specifically designed.

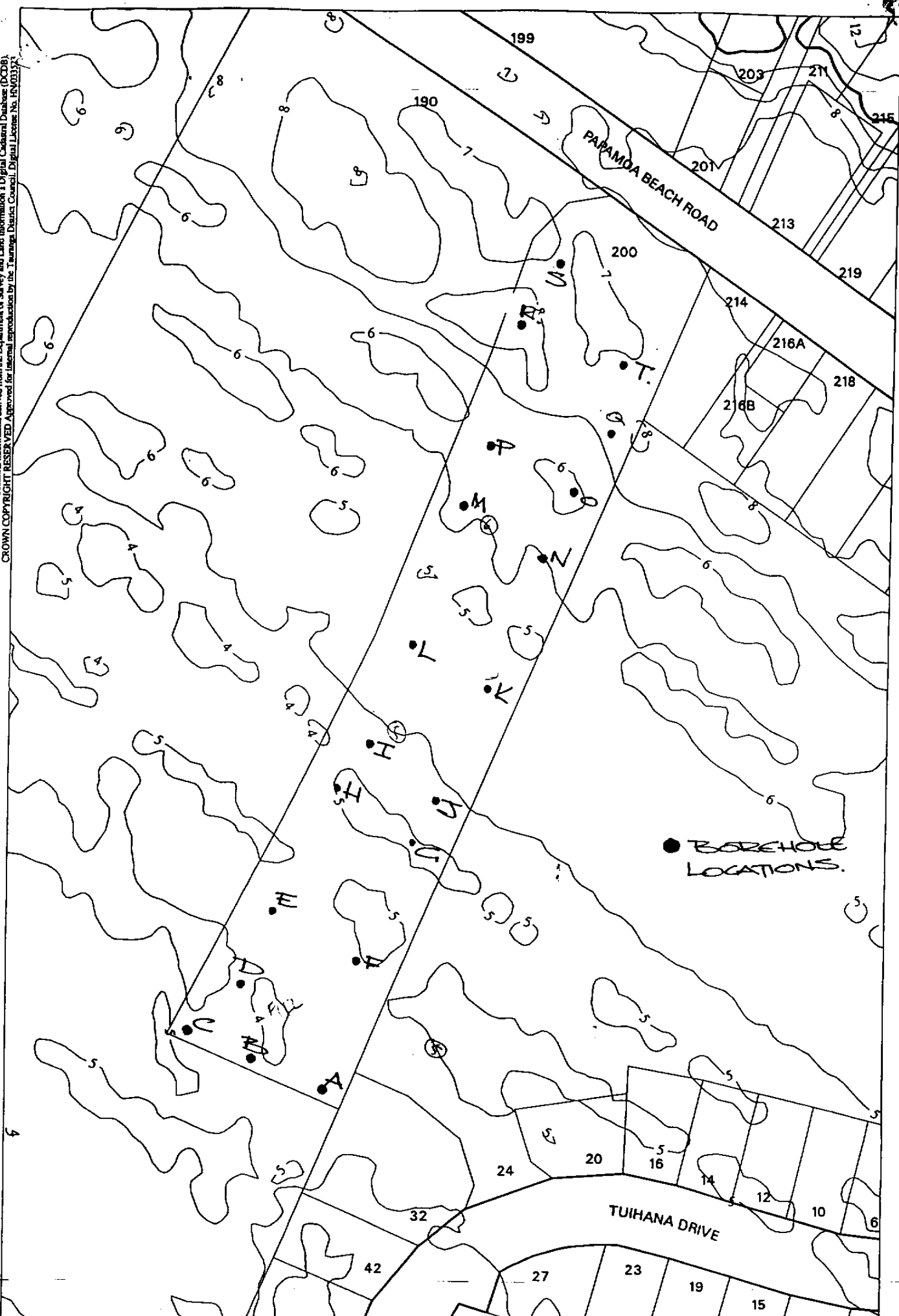
Conclusion

The site is undeveloped pastoral land, consisting of naturally occurring sand dune deposits. These materials are generally suitable for the erection of buildings, which comply with the intended use without further geotechnical investigations. However, should excavations expose layers which exhibit bands or deposits of loose material with lower strengths, some deepening or broadening of foundations may be required and this is to be determined by a Registered Engineer.

The normal prudent and professional approach to building development applied by Tauranga District Council to residential sites within its area of jurisdiction also applies to this site.

Any site filling or recontouring must also be prepared to meet the requirements of NZS3604:Timber Framed Building; NZS 4229: Concrete Masonry Buildings not requiring specific design. Foundations for buildings and structures outside these codes that are specifically designed shall include an assessment of the site soils and foundation requirements undertaken by a Registered Engineer.

Our opinion is based on interpolation of borehole and test data. These assumptions can not be guaranteed.



Borehole Log

Project ID:1028 Date:26/01/00 Logged By:SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No: A Method: Machine Auger

Comments:

Technology **works**
Engineering & Information Consultants

Topsoil	☒	Gravel	☐	Clay	☐	Rock	☐
Sand	☐	Silt	☐	Organic	☐	Other	☐

Depth	Symbol	Soil Description		
XXX		TOPSOIL.		
		SAND		
		clear white		
1.0m				
2.0m				
		becoming damp.		
		APPROX W.T.		
3.0m		E.O.B.		
4.0m				

Borehole Log

Project ID:1028 Date:26/01/00 Logged By:SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No. **C** Method: **Machine Auger**

Comments:

Technology **works**
Engineering & Information Consultants

Topsoil	X	Gravel		Clay		Rock	
Sand		Silt		Organic		Other	

Depth	Symbol	Soil Description	Organic	Other
		TOPSOIL		
		SAND clean, white		
		yellow/brown		
1.0m				
2.0m				
	▽	APPROX W.T.		
3.0m		E.O.B.		
4.0m				

Borehole Log

Project ID:1028 Date:26/01/00 Logged By:SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No: E Method: Machine Auger

Comments:

Technology **works**
Engineering & Information Consultants

Topsail	☒	Gravel	☐	Clay	☐	Rock	☐
Sand	☐	Silt	☐	Organic	☐	Other	☐

Depth	Symbol	Soil Description		
		SAND		
		clean, white		
		yellowish		
1.0m				
		yellowish/brown.		
2.0m				
		✓ APPROP W.T.		
		E.O.B.		
3.0m				
4.0m				

Borehole Log

Project ID:1028 Date:26/01/00 Logged By:SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No: Method: Machine Auger

Comments:



Topsoil	☒	Gravel	☐	Clay	☐	Rock	☐
Sand	☐	Silt	☐	Organic	☐	Other	☐

Depth	Symbol	Soil Description		
1.0m		SAND light brown rusty brown		
2.0m		light brown, pockets of rusty brown.		
3.0m	$\frac{D}{3}$	APPROX W.T. E.O.B.		
4.0m				

Borehole Log

Project ID: 1028 Date: 26/01/00 Logged By: SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No: I Method: Machine Auger

Comments:

Technology works
Engineering & Information Consultants

Topsoil	☒	Gravel	☐	Clay	☐	Rock	☐
Sand	☐	Silt	☐	Organic	☐	Other	☐

Depth	Symbol	Soil Description		
		SAND clean light/mid brown		
1.0m		light brown		
2.0m		Clean grey D APPROX W.T.		
3.0m		E.O.B.		
4.0m				

Borehole Log

Project ID: 1028 Date: 26/01/00 Logged By: SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No. K Method: Machine Auger

Comments:

Technology **works**
Engineering & Information Consultants

Topsoil	☒	Gravel	☐	Clay	☐	Rock	☐
Sand	☐	Silt	☐	Organic	☐	Other	☐

Depth	Symbol	Soil Description		
		TOPSOIL		
		SAND clean.		
1.0m				
		dark brown, pockets rust colour.		
		APPROX W.T.		
2.0m				
3.0m		E.O.B.		
4.0m				

Borehole Log

Project ID:1028 Date:26/01/00 Logged By:SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No: M Method: Machine Auger

Comments:

Technology **works**
Engineering & Information Consultants

Topsoil ☒ Gravel ☐ Clay ☐ Rock ☐
Sand ☐ Silt ☐ Organic ☐ Other ☐

Depth	Symbol	Soil Description		
		TOPSOIL		
		SAND clean, grey		
1.0m				
		pockets of rusty brown coloured light brown, coarse		
2.0m				
		APPROX W.T.		
3.0m				
		E.O.B.		
4.0m				

Borehole Log

Project ID: 1028 Date: 26/01/00 Logged By: SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No:  Method: Machine Auger

Comments:

Technology **works**
Engineering & Information Consultants

Topsoil	☒	Gravel	☐	Clay	☐	Rock	☐
Sand	☐	Silt	☐	Organic	☐	Other	☐

Depth	Symbol	Soil Description		
		TOPSOIL		
		SAND		
		rusty brown colouring		
1.0m		grey, pockets of colouring		
2.0m				
		grey		
3.0m		E.O.B.		
4.0m				

Topsoil	X	Gravel		Clay		Rock	
Sand		Silt		Organic		Other	

Borehole Log

Project ID: 1028 Date: 26/01/00 Logged By: SDH

Project Name: Seacrest Resort

Site Address: 200 Papamoa Beach Rd, Papamoa

Borehole No: S Method: Machine Auger

Comments:

Technology **works**
Engineering & Information Consultants

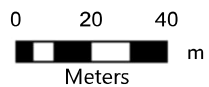
Topsoil	☒	Gravel	☐	Clay	☐	Rock	☐
Sand	☐	Silt	☐	Organic	☐	Other	☐

Depth	Symbol	Soil Description		
		TOPSOIL		
		SAND light brown clean.		
1.0m				
2.0m				
3.0m		E.O.B.		
4.0m				

Natural Hazards



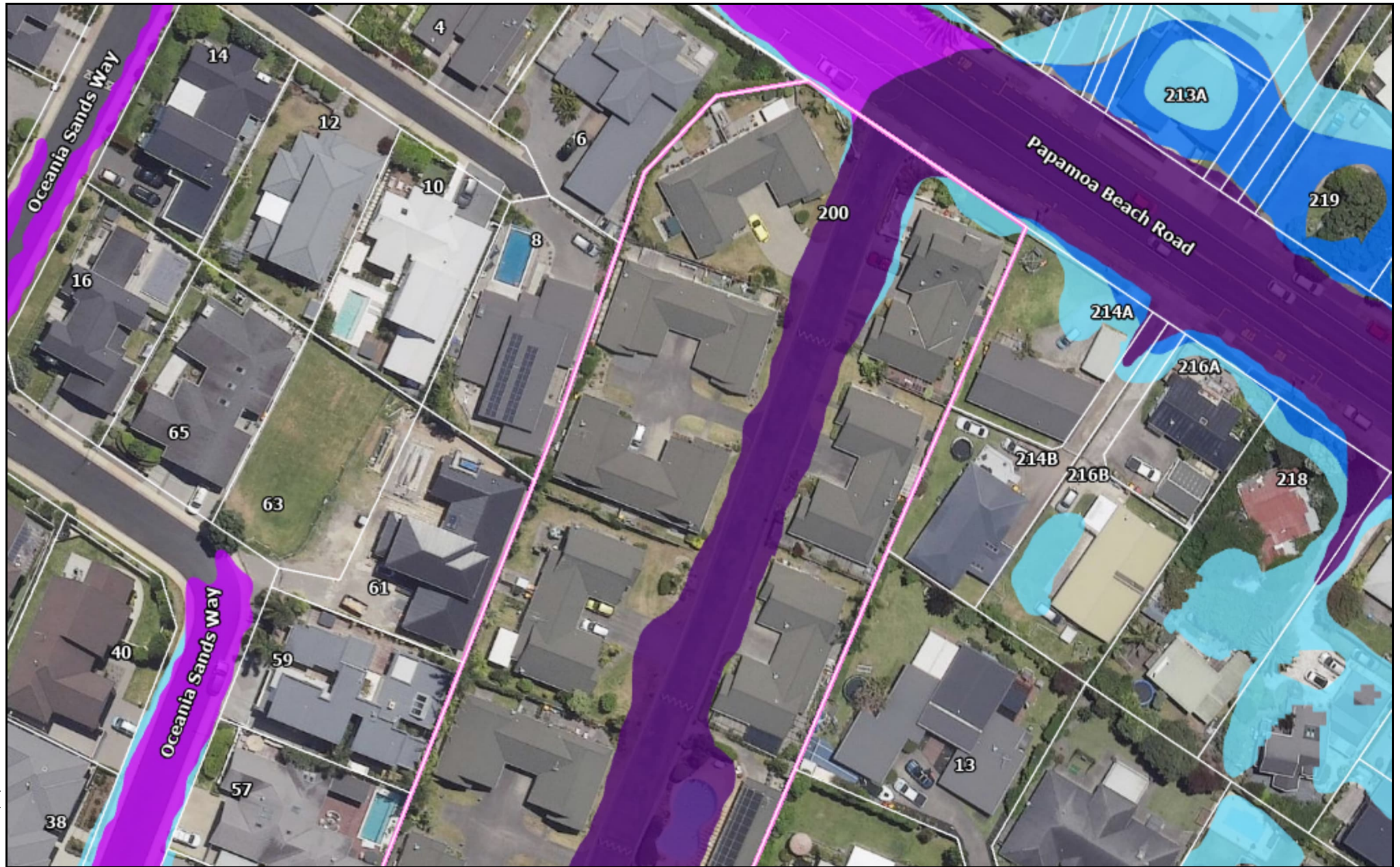
Flooding from Intense Rainfall



Scale 1: 2000 @A4



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 herein is appropriate and applicable to the end use intended.



Flooding from Intense Rainfall

0 5 10
m
Meters

Scale 1: 750 @A4



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Depth x Velocity 100 Year Event

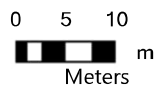
0 20 40
m
Meters
Scale 1: 2000 @A4



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Depth x Velocity 100 Year Event



Scale 1: 750 @A4



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Natural Hazards Key

Flooding From Intense Rainfall

	Floodplain
	Flood Prone Area (Depth 100-300mm)
	Flood Prone Area (Depth >300mm)
	Minor Overland Flow Path
	Major Overland Flow Path

Depth x Velocity – 100 Year Event

	< 0.4m ² /s
	0.4 - 0.6m ² /s
	0.6 - 0.8m ² /s
	> 0.8m ² /s

TSUNAMI EVACUATION ZONE: Mangatawa, Pāpāmoa West



Tsunami Evacuation Zone



Waterway

Scale: 1:20,000

WARNING

Tsunami is a safety risk here.

The evacuation zone is coloured **BLUE**. In a **LONG or STRONG** earthquake **GET OUT OF THE BLUE**

- Go inland or to higher ground.
- Walk or bike if you can.
- Stay out of the blue zone. Wait for official updates.

A tsunami might be coming if there...

- is a strong earthquake.
- is a long earthquake, even if it's weak.
- are unexpected sea level changes.
- are loud and unusual noises from the sea.

For more information and updates:

- bopcivildefence.govt.nz
- [bopcivildefence](https://www.facebook.com/bopcivildefence)
- [bopcivildefence](https://twitter.com/bopcivildefence)
- radio



**LONG OR STRONG,
GET GONE**



BAY OF PLENTY
CIVIL DEFENCE GROUP
EMERGENCY MANAGEMENT

