LIM

LAND INFORMATION MEMORANDUM

People • Plan • Progress

Western Bay of Plenty
District Council

1 & 3 KOUTUNUI ROAD 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

19 May 2022

P/1019/2729

YOUNG, KATHLEEN JOY
1 KOUTUNUI ROAD
RD 1
KATIKATI 3177

Thank you for your application for a Land Information Memorandum.

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

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

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

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

Yours faithfully



Chris Watt
Environmental Consents Manager
Email: consentsadmin@westernbay.govt.nz

APPLICANT

Client Name:	
Applicant Name:	YOUNG, KATHLEEN JOY 1 KOUTUNUI ROAD RD 1 KATIKATI 3177
Postal Address:	1 KOUTUNUI ROAD RD 1 KATIKATI 3177
Application Date:	17 May 2022
Issue Date:	19 May 2022

PROPERTY

Property Owner:	YOUNG, KATHLEEN JOY
Valuation No:	06804 041 00
Location:	1 & 3 KOUTUNUI ROAD WESTERN
Legal Description:	LOT 3 DPS 10727
Area (hectares):	0.2440

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

RATES AND WATER RATES

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

Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number 06804 041 00 is linked to LOT 3 DPS 10727 BLK II KATIKATI SD.

Land Value:	$475,000
Improvements:	$210,000
Capital Value:	$685,000
Tree Value:	$0

Annual Rates:	$4,223.05
Rates Owing:	$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.

Metered Water	YES
Date of Last Reading	26 Jan 2022
Connected	YES
Available	YES
Owing	$0.00

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

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

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

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

BUILDING

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

Building Consents:		
BC	**Project**	**Status of Consent**
56261	NEW OFFICE AND WOODSHED	CCC FINAL ISSUED 14 Apr 2003
67291	SEWER CONNECTION	CCC FINAL ISSUED 23 Oct 2002
88369	INSTALLATION OF SOLID FUEL HEATER	CCC FINAL ISSUED 26 Jul 2016

Building, Plumbing and Drainage Permits issued prior to 1993 will not have a Code Compliance Certificate as the requirement for this did not come into effect until 1 January 1993.

Any information held by council relating to Building Permits will be listed on the Historical Data page at the back of this section in your LIM.

Information regarding buildings where Council holds no records of consents:

The absence of records for building permits or consents may mean any of the following:

- The building was erected without a permit or consent.
- The building work may be exempt from requiring a permit/consent.
- A Council record is unable to be located.

If building work was carried out without a building permit prior to the 1991 Building Act, or without obtaining building consent under the Building Act 1991 or Building Act 2004, then there is no authority under those Acts for the Council to retrospectively issue a building consent for the work.

For buildings erected prior to the commencement of the Building Act 1991, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is unsafe or insanitary in terms of the Building Act 2004 or the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For post-Building Act 1991/Building Act 2004 work, for which the Council holds no record, or the work is not exempt, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the Building Act 1991 and Building Act 2004 and enforcement action may be taken at the Council's discretion. However some building work is exempt from requiring a permit/consent. This generally applies to small buildings or structures and minor alterations. Irrespective of whether consent is required the Building Act requires that all building work must comply with the Building Code.

Potential purchasers of properties requiring further information on building work are advised to engage a qualified building professional to inspect and report.

A certificate of acceptance can be applied for when work is done without a building consent after 1 July 1992, or in specific circumstances when a code compliance certificate (CCC) can't be issued.

For further information go to – https://www.building.govt.nz

Certificate of Acceptance:	
COA	**Status**
None Known	

Compliance Schedules / Building Warrant of Fitness:	
Premise	**Notes**
None Known	

Any other information affecting this Property is listed below:
-COUNCIL SERVICES There are Council Services on this property (refer to the Land Information Map in the Map Section of this LIM). It is Council policy that no building shall be built closer than the greater of: a. 1.5m from the centre of any public sewer, stormwater or water pipe. b. within 1.5m of rising main c. the depth of the pipe inverted from the ground surface. To construct a building within these requirements written permission must be granted by Councils Utilities Manager. -

LICENCES AND ENVIRONMENTAL HEALTH

Premise Registration:		
Premises	**Category**	**Licence Status**
None Known		

Liquor Licences:			
Type	**Status**	**Licence No**	**Date Issued**
None Known			

ENFORCEMENTS AND NOTICES

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

SPECIAL LAND FEATURES

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

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

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

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

ARCHAEOLOGICAL SITES

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



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

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

SEWER AND STORMWATER

Services: See attached Land Information map
District Sewer Connected: YES
District Sewer Available: YES

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

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

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

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

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

Please contact Bay of Plenty Regional Council directly 0800 884 880 if you have any questions.
Maps of the maintenance areas can be viewed at the Regional Council website: https://www.boprc.govt.nz/your-council/plans-and-policies/plans/regional/on-site-effluent-treatment-regional-plan/ (Schedule 10)

NETWORK UTILITY OPERATORS

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

PROJECTS

We work to provide good-quality local infrastructure and local services to our communities.
To read about projects within your district please visit the Current Projects page on our website.

PLANNING/RESOURCE MANAGEMENT

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

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



District Plan - Western Bay of Plenty District Council

Notified Plan Changes

- Plan Change 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.

Any features identified in the Operative District Plan are listed below:

OUTSTANDING LANDSCAPE FEATURE

This property is partially in an Outstanding Landscape Feature. Refer to the Landscape section (Section 6), Appendix 2 and map of the Operative District Plan 2012. Resource Consent will be required for any future development within this area. Conditions of consent will be required as Council has to ensure any development must be in harmony with the natural landscape.

-

Any other features are listed below:

-LIQUEFACTION

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.

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.

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.

A figure showing the liquefaction vulnerability categories recommended for use in the "Planning and Engineering Guidance for Potentially Liquefaction Prone Land" (2017) can be 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.

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	Katikati	Katikati Lifestyle Zone
Omokoroa Structure Plan	Tides Reach Rural-Residential	Minden Lifestyle Zone
Te Puna Business Park	Te Puke Structure Plan	Te Puke Lifestyle Zone
Te Puke West Industrial	Rangiuru Business Park	Comvita Campus

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

Heritage New Zealand
Please refer to the Geographic Information Services (GIS) plan which will identify any registered archaeological sites over the property as a "U" number in the red box. If a site is recorded over the property on the GIS plan, an explanatory statement is attached. Please also refer to the District Planning Map, which will identify any significant heritage features over the property. If a significant heritage feature is recorded over the property, the provisions of Section 11 of the Operative District Plan apply. If the GIS plan or District

Planning Map does not identify any archaeological site or heritage feature it should not be assumed there are no sites or features, only that Council has no record of such a site or feature. Property owners still have obligations under the Heritage New Zealand Pouhere Taonga Act 2014 in that it is an offence for anyone to destroy, damage or modify or cause to be destroyed, damaged or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect it is an archaeological site.

Ministry for the Environment ("MFE")

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

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

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

HISTORICAL DATA

Parcel ID: 1019/2729 BUILDING PERMITS		
Date	**Type**	**Document Name**
1976-11-22	Building	Building Permit - Dwelling & Shed
1976-11-22	Building	Building Permit - Garage
1976-11-22	Plumbing and Drainage	Plumbing & Drainage Permit - Dwelling & Shed

There are no historical planning consent documents held for this property

MAPS

Aerial Photography

Land Information

Land Information Legend

District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend

Archaeological Sites

Archaeological Sites Report



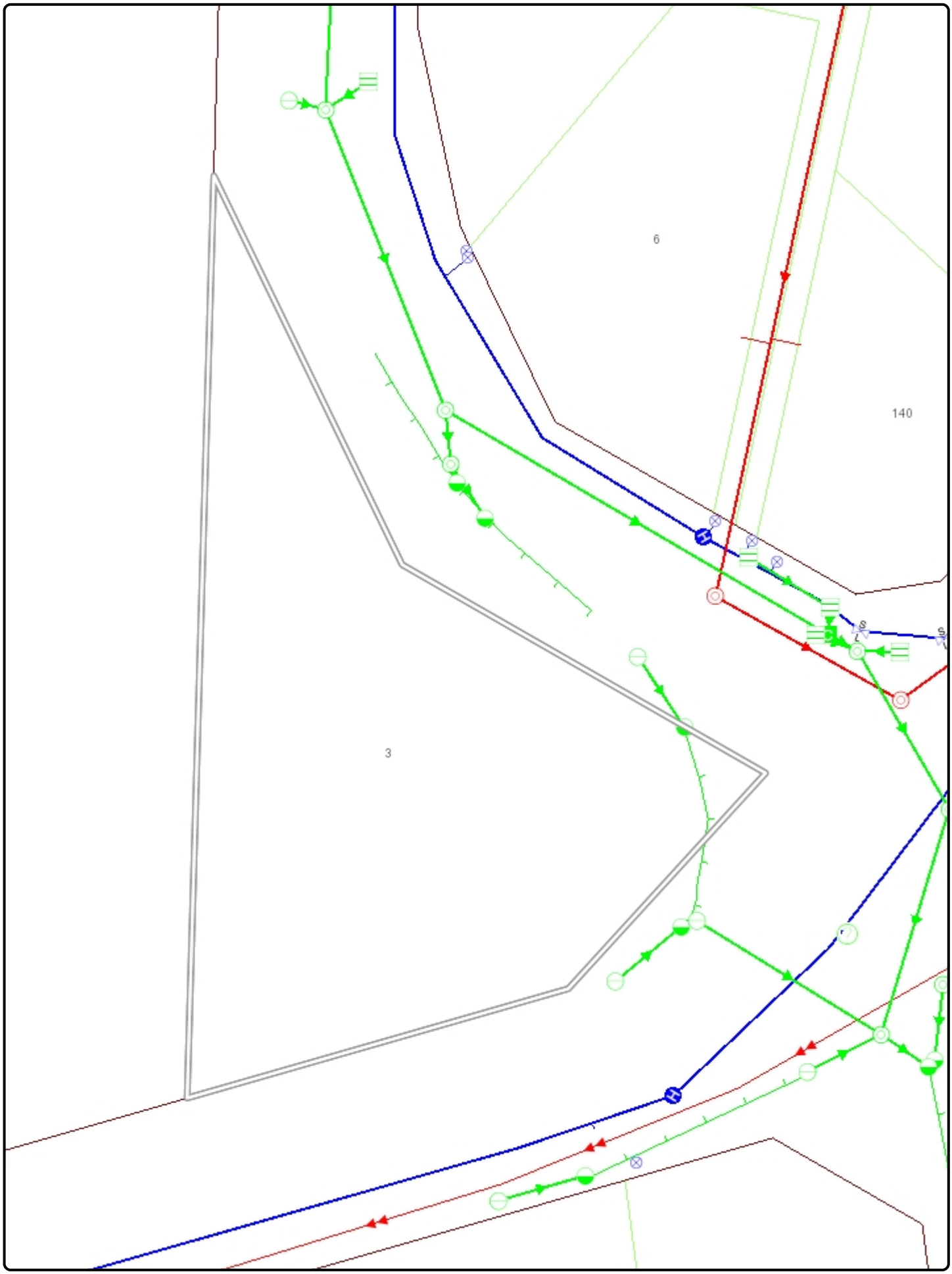
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Aerial Photo

0 25 Meters A4 Scale 1: 500

N



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Land Information

0 25 Meters A4 Scale 1: 500

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Water Supply

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

Stormwater

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

Wastewater

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

Property

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

Protected Land

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

Recommended For Protection

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

WBOP

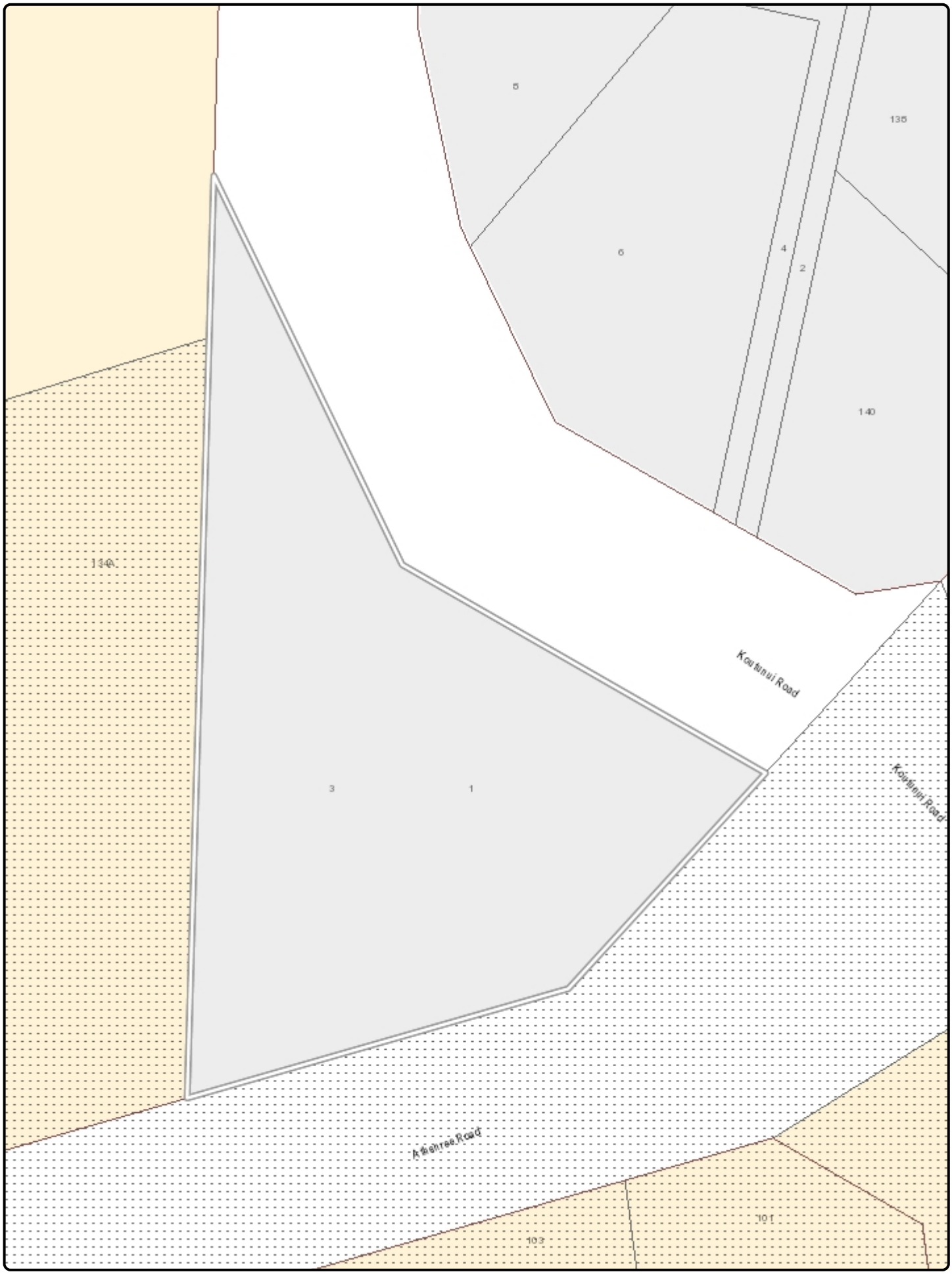
- Other Councils
- Western Bay of Plenty
- Ocean, River, Stream
- Selected Parcel

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

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

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Land Information Legend



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District Plan

0 — 25 Meters A4 Scale 1: 500

N

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

Reserves

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

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

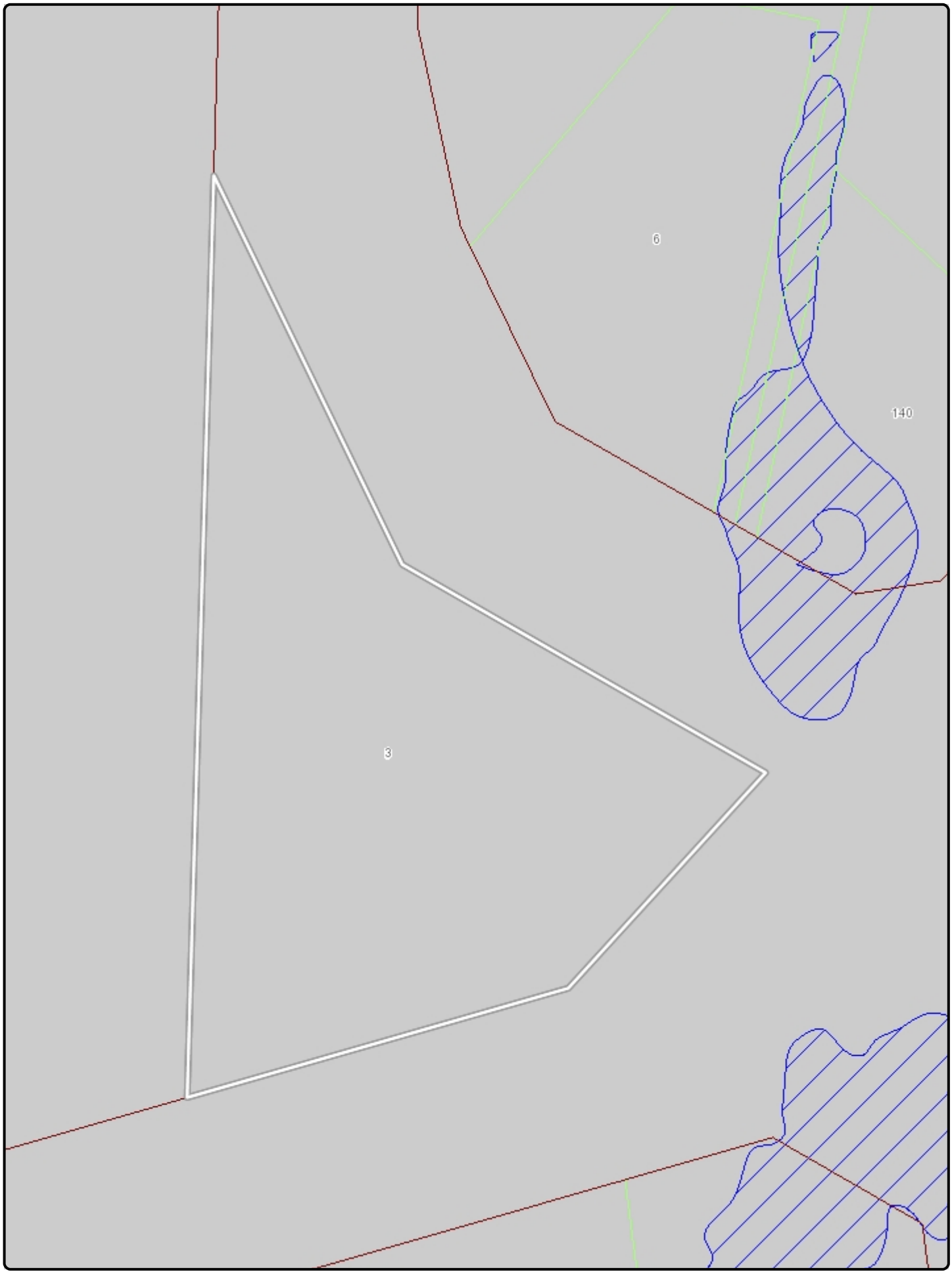
- Matakana Island Forested Sand Barrier
- TNL 100m Building Line Setback
- Electricity Transmission Line
- Electricity Transmission Line Buffer 16m (3)
- District Boundary
- Firing Range Exclusion Zone
- Quarry Effects Management Area

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

(1) 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 Rangiuru, 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.

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District Plan Legend



Western Bay of Plenty District Council | For our people

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Natural Hazards (not District Plan)

0 25 Meters A4 Scale 1: 500

N

Other Natural Hazards

Legend

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

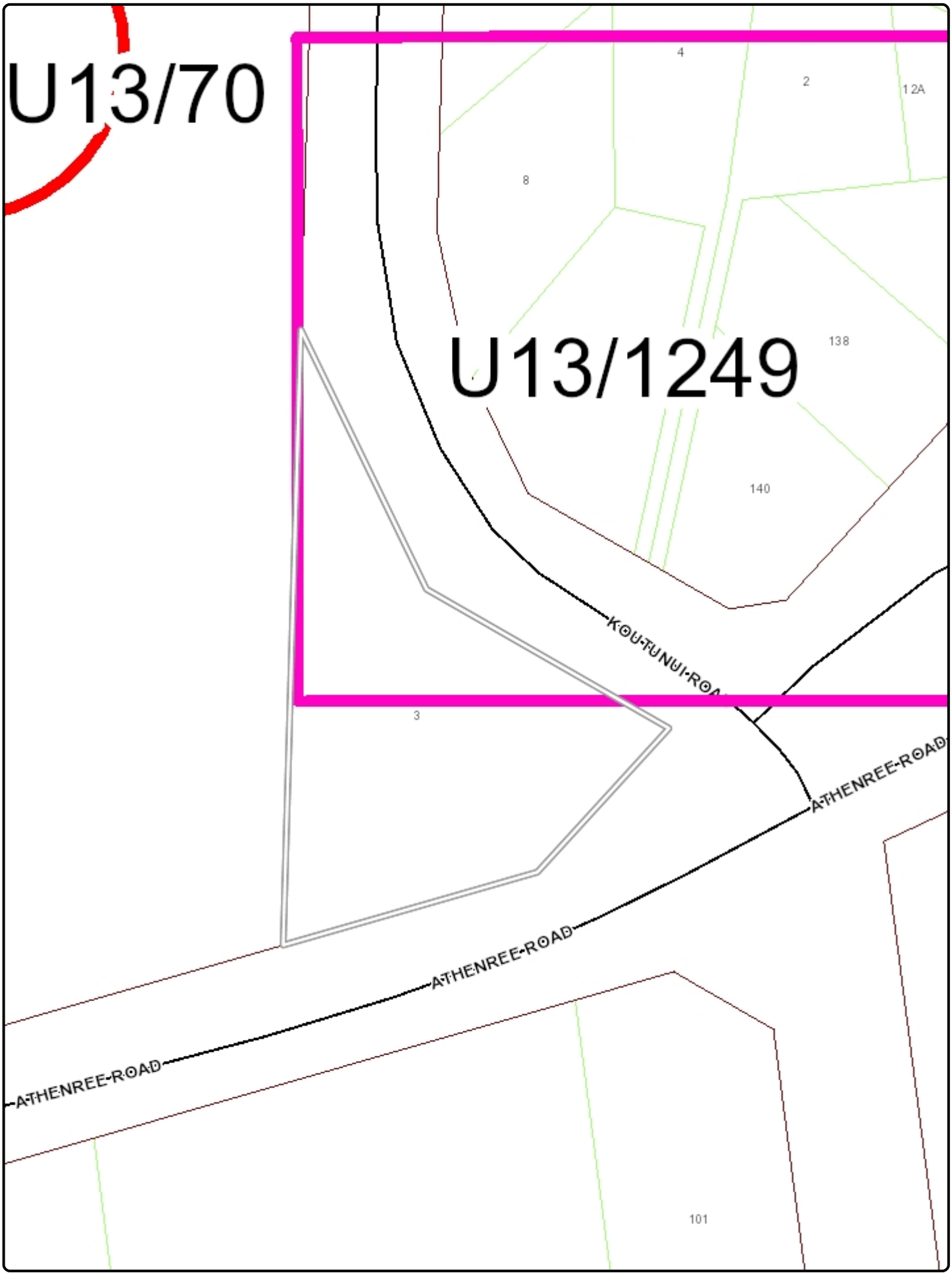
Property

Legend

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

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Natural Hazards Legend



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Archaeological Sites

0 38 Meters A4 Scale 1: 750

N

Archaeological Sites Report as at 19 May 2022

INTERPRETATION OF DATA FROM NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORDING SCHEME

An archaeological site or sites exist within the identified area shown on the attached GIS A3 colour plan of the property.

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.

The archaeological sites can be displayed in one of 3 ways:

1. A large pink square representing a100m 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

Regardless of capture method, the areas show there is at least one recorded site in that vicinity but it does not necessarily mean that the site occupies all of the parcels of land that lie within the areas. All areas are a flag and the exact location and extent of the site should be determined before anything else.

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

Information from the Site Recording Scheme is available to members of the public. A fee may be charged for searching the files, extracting relevant information, and photocopying.

The following features of the data should be noted:

- ☐ A grid reference gives the location of a site, but it does not delimit its extent. The location of sites is usually only recorded to within about the nearest 100 m but the accuracy may in some cases be less than this.
- ☐ The absence of data for any particular area should not be taken to mean that it contains no archaeological sites. It may mean that no survey has been carried out, or that sites were obscured at the time the survey was done.
- ☐ Some recorded sites may no longer exist. (They may, for example, have been destroyed since they were recorded.)
- ☐ Historical (European period) archaeological sites, in particular, are currently under-represented in the Site Recording Scheme.
- ☐ Not all sites recorded in the Site Recording Scheme are archaeological sites in terms of the Heritage New Zealand Pouhere Taonga Act 2014. They may, for example, post-date 1900 or no longer be able, through investigation by archaeological methods, to provide evidence relating to the history of New Zealand.
- ☐ The formal evaluation of site significance is not a function of the Site Recording Scheme.
- ☐ While some archaeological sites may also be considered wahi tapu, the Site Recording Scheme is not specifically concerned with such places. If information about wahi tapu is required, it should be obtained from the relevant iwi.
- ☐ Information about burial sites will, in some circumstances, be withheld.

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.

Note that some of these sites are also listed.

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.

Section 44 of the Act allows an application to destroy, damage or modify an archaeological site. In processing the application, the Trust may consider that the site should be listed and it will act accordingly.

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

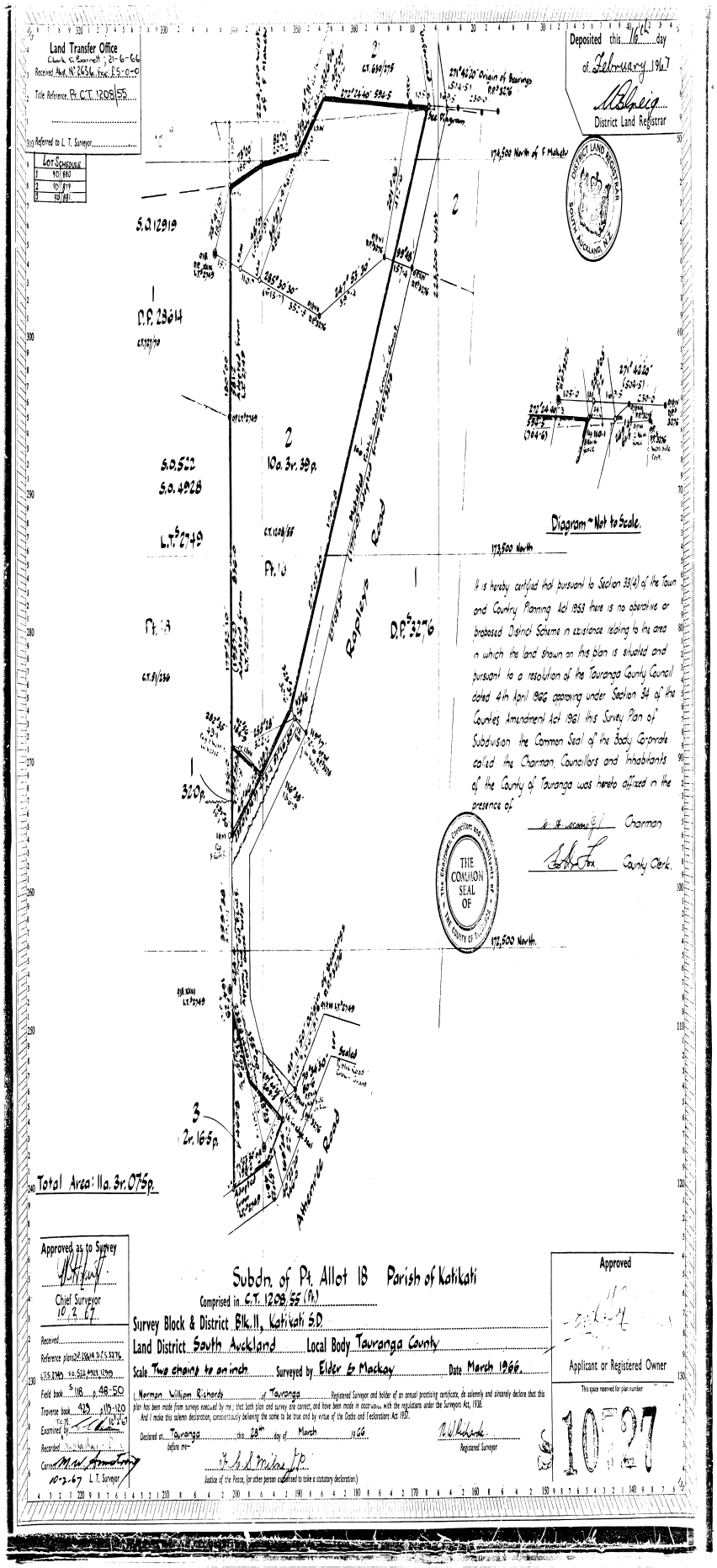
For further information about what development can be carried out on the site please contact:

Dr Rachel Darmody
Regional Archaeologist
Heritage New Zealand Pouhere Taonga
PO Box 13339
Tauranga 3141

Phone: 07 577 4530
Email: rdarmody@heritage.org.nz
Web: www.archsite.org.nz

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
U13/1249	Midden	Midden - cockle/pipi fragments eroding down gardened scarp above road.	Maori	Indigenous pre-1769	CINZAS


Land Transfer Office
Clerk to Examiner 21-6-66
Received Abd. N° 2636, Fees 25-0-0
Title Reference Pt. C.T. 1208/55
Referred to L. T. Surveyor
Lot Schedule
1 10.660
2 10.339
3 2a.165p.
Deposited this 16th day of February 1967
District Land Registrar
District Land Registrar South Auckland N.Z.
S.O. 12919
D.P. 23614
C.T. 537/70
S.O. 522
S.O. 4928
L.T. 67/49
C.T. 1208/55
Pt. 18
C.T. 91/236
Ruahihi Road
D.P. 32376
320p.
Diagram - Not to Scale.
It is hereby certified that pursuant to Section 33(4) of the Town and Country Planning Act 1953 there is no operative or proposed District Scheme in existence relating to the area in which the land shown on this plan is situated and pursuant to a resolution of the Tauranga County Council dated 4th April 1966 approving under Section 34 of the Counties Amendment Act 1961 this Survey Plan of Subdivision the Common Seal of the Body Corporate called the Chairman, Councillors and Inhabitants of the County of Tauranga was hereto affixed in the presence of
Chairman
County Clerk.
THE COMMON SEAL OF THE COUNTY OF TAURANGA
Total Area: 11a. 3r. 07Sp.
Athenree Road
Approved as to Survey
Chief Surveyor
10.2.67
Received
Reference plans D.P. 23614 & D.P. 32376
S.O. 2340 S.O. 522 & 4928 L.T. 67/49
Field book 516 48-50
Traverse book 925 119-120
Examined by
Recorded
Correct
10-2-67 L. T. Surveyor
Subdn. of Pt. Allot 18 Parish of Katikati
Comprised in C.T. 1208/55 (Pt.)
Survey Block & District Blk. 11, Katikati S.D.
Land District South Auckland Local Body Tauranga County
Scale Two chains to an inch Surveyed by Elder & Mackay Date March 1966.
I Norman William Richards of Tauranga Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.
And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.
Declared at Tauranga this 28th day of March 1966
before me
Registered Surveyor
Justice of the Peace, (or other person authorised to take a statutory declaration)
Approved
Applicant or Registered Owner
This space reserved for plan number
10/67
DATE OF PHOTOGRAPHY
3/3/24

ATTACHMENTS

A4441618: BC67291 - As Built Drainage Plan
Invoice

Consent No. 67291

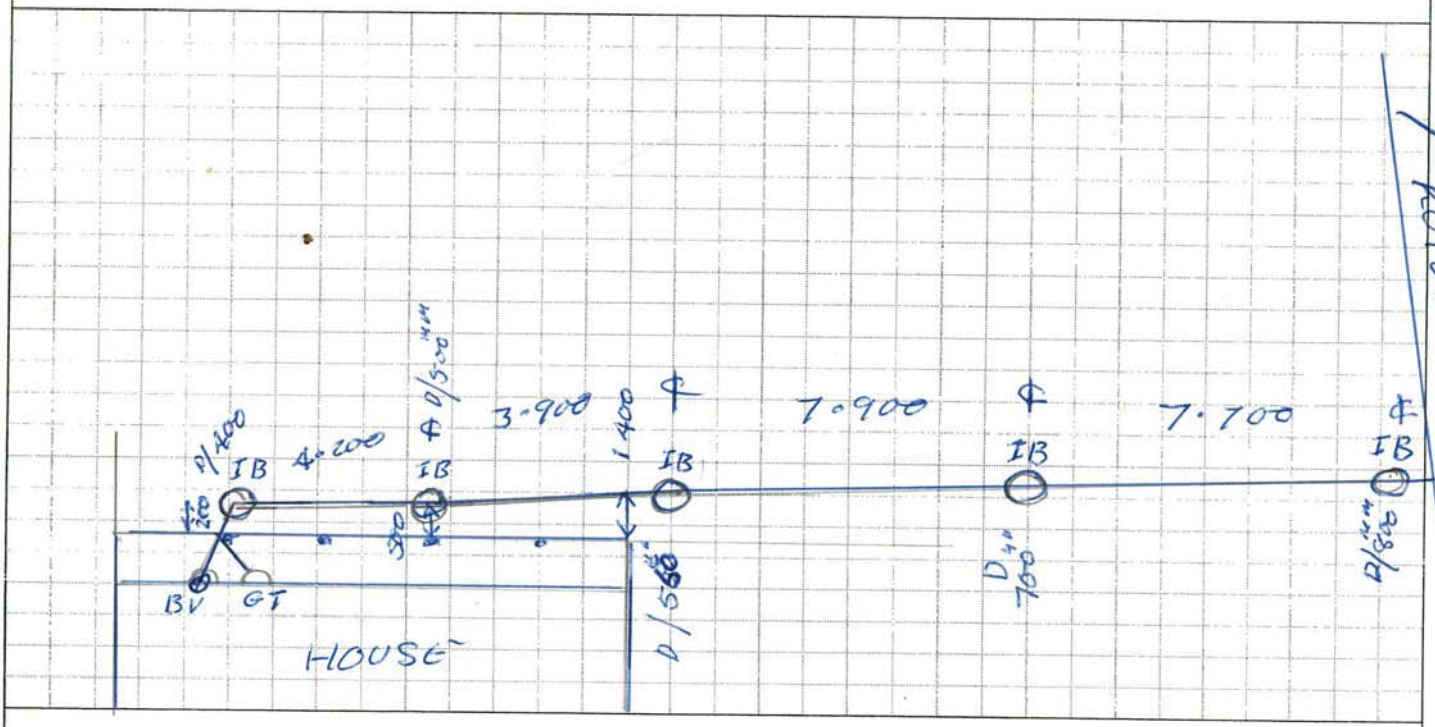
Please note: no work is to be carried out without Council's consent number

AS BUILT INFORMATION – To be completed by Registered Drainlayer

Please draw plan in ballpoint pen on graph below.

Plan to show:

1. All drains in correct position relative to building and boundaries
2. The road frontage
3. Depth of drains at connection point
4. All inspection openings, accurately dimensioned
5. All buildings and boundaries



Septic Tank Status ☐ Cleaned Out ☐ Filled In ☐

Please tick appropriate ✓ ☑ Sealed ☑ Nil

Installation (Registered Drainlayer)

Please note: work must be inspected and approved by Council's Building Inspectors prior to being covered over.

I, BRYAN THOMAS of WARRANDER (company)

certify that the above connection was made in accordance with the Building Act 1991 and that the As Built Information supplied is complete.

Signed: B. T. Warrander 05198 Date: 16/10/2002

RETURN FORM IN FREEPOST ENVELOPE TO: Western Bay of Plenty District Council, Private Bag 12803, Tauranga, 3030

COUNCIL USE ONLY:		Date:	Signature:
1. Rates Co-ordinator	Data Recorded		
2. GIS Department	As-Built Data		
3. Customer Care	For CCC Generation		
4. Records Section	Property File		

The personal information on this form will be used by Council specifically for the purpose of processing and identifying the application. This form will then be placed within the property file, which is accessible to the public.



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

TAX INVOICE

REGISTRATION NO. 52-544-300

YOUNG, KATHLEEN JOY
1 KOUTUNUI ROAD
RD 1
KATIKATI 3177

Invoice No: 343059

Date: 17 May 2022

Customer No: 112923

Your Reference: **LIM21750**

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES LIM Address: 1 3 KOUTUNUI ROAD KOUTUNUI ROAD WESTERN			
LIM FEE	31.30	208.70	240.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2022 196927)	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

REMITTANCE ADVICE: Online payments can be made by credit card at www.westernbay.govt.nz/invoice-payment or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI343059** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER:	YOUNG, KATHLEEN JOY
INVOICE NO:	343059
TOTAL DUE:	$
PAYMENT MADE:	$



TOTAL NOW DUE **$**

REMITTANCE ADVICE: Online payments can be made by credit card at www.westernbay.govt.nz/invoice-payment or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI343059** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

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