

Western Bay of Plenty District Council

27 CANON ROAD, TAHAWAI

LIM

Land Information Memorandum

Information in a LIM:

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.

Natural Hazards

- Actual and potential natural hazards.
- Actual and potential impacts of climate change that exacerbate natural hazards.
- Cumulative or combined effects of these hazards and impacts.

Special Land Features

- Including potential avulsion, falling debris, slippage, alluvion, or inundation on the site which have not identified as natural hazards.
- 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, Licences and 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 and 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, Natural Hazards (not District Plan) and Archaeological Sites and Deposited Plan.

Information not in a LIM:

- Building Plans.
- For information in relation to State Highways please contact the New Zealand Transport Authority (NZTA).
- Western Bay of Plenty District Council does not hold any information concerning electricity, gas and telephone connections.
- Records of Title (previously known as Certificates of Title).

Disclaimer:

- Under section 44D of the Local Government Official Information and Meetings Act 1987 The territorial authority is not liable in a civil or criminal proceeding for making available in good faith the information in a land information memorandum that is known to the territorial authority about natural hazards that is required by s 44B. This includes information that identifies the following:
    - each natural hazard and each impact of climate change that exacerbates natural hazards, that affects the land concerned;
    - each potential natural hazard and each potential impact of climate change that exacerbates natural hazards to the extent that the territorial authority is satisfied that there is a reasonable possibility that the hazard or its impact may affect the land concerned (whether now or in the future);
    - the cumulative or combined effects of the hazards and impacts referred to above; and
    - any further information required by the regulations to make the information above more understandable.
- The Council records can be incomplete in some instances.
- The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. The Council records also may not show illegal or unauthorised building or works on the land.
- The Council does not provide interpretation or advice on how to interpret or utilise this information. If this required, the applicant should seek appropriate and independent professional advice.

Land Information Memorandum

Sections 44A and 44B Local Government Official Information and Meetings Act 1987

13 February 2026

P/1039/293

BOWER REAL ESTATE LIMITED - BOP
PO BOX 13357
TAURANGA CENTRAL
TAURANGA 3141

Kia orā

Thank you for your application for a Land Information Memorandum.

The original of this LIM has been prepared pursuant to Sections 44A and 44B 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 Record 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 Land Record 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.

Ngā mihi

The Consents Services Team (Resource Consents)

limprocessors@westernbay.govt.nz

1 Applicant

Client Name:	Sandy and Mark Coley
Applicant Name:	BOWER REAL ESTATE LIMITED - BOP
	PO BOX 13357
	TAURANGA CENTRAL
	TAURANGA 3141
Postal Address:	PO BOX 13357
	TAURANGA CENTRAL
	TAURANGA 3141
Application Date:	02 Feb 2026
Issue Date:	13 February 2026

2 Property

Property Owner:	COLEY, MARK WILLIAM
	COLEY, SANDRA JEAN
Valuation No:	06808 076 11
Location:	27 CANON ROAD WESTERN
Legal Description:	LOT 1 DPS 65815
Area (hectares):	1.3100

3 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 06808 076 11 is linked to:
LOT 1 DPS 65815

Land Value:	$670,000
Improvements:	$890,000
Capital Value:	$1,560,000
Tree Value:	$0
Annual Rates:	$3,749.88
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 Team.

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 (WBOPDC) systems only. In some parts of Tauriko, Papamoa, Pyes Pa and Oropi, properties are served by Tauranga City Council system.

Metered Water	YES
Date of Last Reading	16 Jul 2025
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 WBOPDC Water Supply System Bylaw 2008: Water Supply System Bylaw 2008



Rates information and valuation history can be found online at the WBOPDC website: Rating Information Search



For any information regarding Māori Land, please contact the Waiariki or Waikato/Maniapoto Office of the Māori Land Court or view their website and online records at: Māori Land Court

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4 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.

4.1 Building Consents

BC	Project	Status of Consent
55933	IMPLEMENT SHED / WORKSHOP	CCC FINAL ISSUED 13 May 1998
56149	DWELLING	CCC FINAL ISSUED 27 May 1996
62143	DWELLING ADDITIONS INCLUDING BEDROOM, ENSUITE & LOUNGE.	CCC FINAL ISSUED 09 Nov 1999
90717	NEW POLE SHED	CCC FINAL ISSUED 18 Jul 2018
99428	Remove Kent Freestanding Woodfire & wetback booster, replace with Woodsman Serene Woodbox & wet back booster. Existing 180L LP HWC in ceiling above & all wet back copper to remain untouched. Plumber to modify connections to new wetback booster only	CCC FINAL ISSUED 29 Apr 2025

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.

Note: 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 – Certificate of Acceptance Information

4.2 Certificate of Acceptance

COA	Status
None Known	

4.3 Compliance Schedules / Building Warrant of Fitness:

Premise	Notes
None Known	

4.4 Earthquake Prone Buildings

There are no Earthquake Prone Buildings located on this land.

5 Environmental Health

5.1 Premise Registration

Premises	Category	Licence Status
None Known		

5.2 Liquor Licenses

Type	Status	Licence No	Date Issued
None Known			

5.3 Enforcements and Notices

Parcel ID	Notice Type	Comments	Date Issued	Date Complied
None Known				

6 Natural Hazards

This section contains details of whether the land is affected by one or more natural hazards as defined in the Resource Management Act 1991:

"Natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment".

This information should not be regarded as a full analysis of the site features of this land as there may be features that the Council is unaware and has no knowledge of. 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).

Notes: The WBOPDC's website linked below contains information about natural hazards which may be relevant to the site. Before using this website it is important that you read the terms of use to understand the limitations of that information. You are advised to seek expert advice regarding applicability and accuracy of the information as it relates to the site. The website does not replace a Land information Memorandum (LIM), which is requested from the District Council, and may contain other information about natural hazards.

The website can be accessed at the following link: Natural Hazards - Western Bay of Plenty District Council.

The Bay of Plenty Regional Council's **Bayhazards** website linked below also contains information about natural hazards which may be relevant to the site. Before using the Bayhazards website it is important that you read the terms of use to understand the limitations of that information. You are advised to seek expert advice regarding applicability and accuracy of the information as it relates to the site. The Bayhazards website does not replace a LIM which is requested from the District Council, and may contain other information about natural hazards. The **Bayhazards** website can be accessed at the following link: Bayhazards Natural Hazards Viewer.

6.1 Natural Hazard Information sourced from Western Bay of Plenty Operative (District Plan)

The District Plan maps currently identify coastal erosion, coastal inundation, flooding and land instability in some of the locations that may be susceptible to them. See the 'District Plan' map in the 'Maps' Section of this LIM.

Property specific Natural Hazard information relating to the Natural Hazards identified by the District Plan map can be found under Section **'6.3 Natural hazard information relating to the land concerned'.**

6.2 Natural Hazard Information Relating to the Building Act 2004

This section contains details of:

- Whether a notification of a building consent that relates to a natural hazard on the land concerned has been provided for under section 73 of the Building Act 2004, or in accordance with section 36(2) of the Building Act 2004 or section 641A of the Local Government Act 1974.
- Signs or notices under section 133BT of the Building Act 2004 on or near building on the land.
- Entries on certificates of title under section 434 of the Building Act 2004

No information known to Council.

Note: If there is an Earthquake Prone Building located on this property it will be identified in Section "Earthquake Prone Buildings" of this LIM report.

6.3 Natural Hazard Information Relating to the Land Concerned

6.3.1 Earthquake

Note: If there is an Earthquake prone building located on this property it will be identified in Section "Earthquake Prone Buildings" of this LIM report.

6.3.2 Active Faults

No information known to Council.

6.3.3 Liquefaction

NOT DISTRICT PLAN
Regionwide

Tonkin + Taylor Ltd have prepared a report titled 'Bay of Plenty Regional Liquefaction Vulnerability Assessment' (April 2021). The report was commissioned by the Bay of Plenty Regional Council.

The report presents the results of a liquefaction mapping exercise for the Bay of Plenty Region.

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.

The liquefaction maps from the report are shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps. The mapped categories are 'liquefaction damage is unlikely', 'liquefaction damage is possible' and 'liquefaction category is undetermined'.

The subject property is identified based on information contained in the report as having one or more of these categories.

'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.

'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.

'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.

The report can be viewed on Council's natural hazards webpage (liquefaction subpage) at www.westernbay.govt.nz/liquefaction

6.3.4 Tsunami

Not District Plan
Tsunami – Region-wide

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 area of land that could potentially be flooded by a 5m high tsunami caused by a rare offshore earthquake.

The likelihood of a tsunami like this occurring in any year is different along the Bay of Plenty shoreline. The likelihood in any year is calculated as ranging between 0.33% in the east and 0.13% in the west of the region (which is a range between a 1 in 300 chance in the east and a 1 in 750 chance in the west).

The technical report can be accessed from the Bay of Plenty Regional Council website - Natural hazards.

6.3.5 Coastal Erosion

No information known to Council.

6.3.6 Volcanic and Geothermal activity

No information known to Council.

6.3.7 Landslip

No information known to Council.

6.3.8 Subsidence

No information known to Council.

6.3.9 Sedimentation

No information known to Council.

6.3.10 Wind

No information known to Council.

6.3.11 Drought

No information known to Council.

6.3.12 Fire

No information known to Council.

6.3.13 Flooding

RURAL AREAS AND SMALL SETTLEMENTS

Tonkin + Taylor Ltd have prepared a report titled 'Western Bay of Plenty Flood Mapping' (February 2021). The report was commissioned by the Western Bay of Plenty District Council.

The report presents the results of flood modelling carried out for the District's rural areas and small settlements.

The report identifies the possible extent of flooding that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) rainfall event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time.

The modelling for this scenario takes into account the possible effects of climate change in the year 2130 including sea level rise and the increased intensity of rainfall.

This is the scenario shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps.

The report can be viewed on Council's natural hazards webpage (flooding subpage) at www.westernbay.govt.nz/flooding

6.3.14 Coastal Inundation

DISTRICT PLAN (OMOKOROA)/NOT DISTRICT PLAN (OTHER LOCATIONS)
Coastal Inundation - Tauranga Harbour

The National Institute of Water and Atmospheric Research (NIWA) have prepared a report titled 'Tauranga Harbour Inundation Modelling' (June 2019). The report was commissioned by the Bay of Plenty Regional Council.

The report presents the results of coastal inundation modelling carried out for the entirety of Tauranga Harbour.

The report models different scenarios. However, one scenario is considered the most relevant for Council's statutory planning and consenting processes. This is scenario 14 on page 56 of the report. For Omokoroa, this is the scenario shown on the District Plan maps and on Council's online natural hazards maps. For other locations, this is the scenario shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps.

This scenario identifies the possible extent of coastal inundation that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time.

The modelling takes into account the possible effects of climate change that may be present in the year 2130 including sea level rise.

The report can be viewed on Council's natural hazards webpage (coastal inundation subpage) at www.westernbay.govt.nz/coastalinundation

6.3.15 Other General Natural Hazards Information

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.

LANDSLIDE

Council holds information from a recent regional landslide study (2023) that identifies areas susceptible to landslide (from rainfall and earthquake) across the whole of the district. These results are high-level and not able to be shown at a property level. For more information go to the Land Instability pages on the Western Bay of Plenty District Council's website.

TSUNAMI

Council holds information that shows properties near the coast that are within tsunami evacuation zones.

To view further information including Frequently Asked Questions, go to the Tsunami page on Western Bay of Plenty District Council's website. If this property is within an evacuation zone the map will be attached in the 'Maps' section of the LIM.

Note: Tsunami evacuation maps will be updated in early 2026.

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7 Special Feature(s) or Characteristic(s)

This section contains information about other special features or characteristics of the land that is known to the Council, but is not apparent from a district plan under the Resource Management Act 1991, including:

- potential avulsion, falling debris, slippage, alluvion, or inundation on the site which have not already identified as natural hazards above.
- the likely presence of hazardous substances on the site.

This information should not be regarded as a full analysis of the site as there may be features that the Council has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

7.1 Hazardous Substance(s)

No information known to Council.

7.2 Site Contamination

The land has been identified as having (or potentially having) an activity or industry from the MfE's HAIL and is registered on BOPRC's Land Use Register, it does not necessarily mean that it is contaminated. Instead, it means that it has historically or is currently being used for an activity or industry that could result in contamination. This property is categorised in that register as a ' Verified HAIL Site' ref: LUR-WBP-01424.

Information about Contaminated Land can be found on the Bay of Plenty Regional Council's (BOPRC's) website and properties that are currently recorded on the BOPRC Land Use Register can be viewed via the BOPRC's HAIL Site Viewer.

7.3 Hazardous Contaminant(s)

No information known to Council.

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8 Historic Heritage Features and Archaeological Sites

Please refer to the map section of this LIM. The Geographic Information Services (GIS) plan entitled 'Archaeological Sites' will identify any registered archaeological site(s) over the property (depicted as a "U" number in a red/pink box/circle). If a site(s) is recorded on the property, an 'archaeological sites report' will be attached.

Please also refer to the District Plan map, this will also identify any significant historic heritage features located on the property. If a significant historic heritage feature is recorded over the property, the provisions of Section 7 (Historic Heritage) of the Operative District Plan apply.

If the GIS plan or District Plan map does not identify any archaeological site(s) and/or historic heritage feature(s) it should not be assumed there are no sites or features, only that Council has no record of these. 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.

Further information on Archaeological Sites and/or Historic Heritage Features in the Western Bay of Plenty District can be found here;

- Operative District Plan
- NZAA Arch Site Hub
- Heritage New Zealand

9 Sewer and Stormwater

District Sewer Connected: NO

District Sewer Available: NO

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

9.1 Septic Tanks and On-Site Effluent Treatment Systems (OSET)

Most septic tanks in the Western Bay of Plenty are permitted provided they are adequately maintained, however, when making dwelling additions you may need to upgrade the wastewater system, and this will require Building Consent under the Building Act 1991.

The removal and/or upgrade of existing septic tanks and/or OSET may also require Resource Consent from the Bay of Plenty Regional Council. Please contact Bay of Plenty Regional Council directly 0800 884 880 if you have any further questions about this.

10 Network Utility Operators

The WBOPDC does not hold any information concerning electricity, telecommunication and gas connections. Information may be obtained from the relevant network utility providers.

11 Projects

We work to provide good-quality local infrastructure and local services to our communities. Council projects tend to be one off, take place over the long term and impact a large area or community. You can read about Council projects here:

Council Projects

12 Planning/Resource Management

12.1 The Western Bay of Plenty Operative District Plan

This property is zoned **Rural.** See the District Plan map in the 'Maps' section of this LIM. The District Plan including rules, maps and performance standards, plus any current (and previous) Plan Changes can be found here:



Operative District Plan

District Plan Changes

12.2 Natural Hazards Identified in the District Plan

12.2.1 Flooding

The subject property is identified as being potentially susceptible to flooding. However, these maps are no longer the most up-to-date information that Council holds for flooding in this location. These maps have been superseded in terms of accuracy by more recent information. See Section 6.3.13 of this LIM.

12.2.2 Coastal Erosion

None known

12.2.3 Coastal Inundation

No District Plan Coastal Inundation. However, the property is identified as being potentially susceptible to coastal inundation. See Section 6.3.14 of this LIM.

12.2.4 Land Instability

None known

12.3 Identified Significant Features

12.3.1 Significant Ecological Feature(s)

None known

12.3.2 Outstanding Landscape Feature(s)

This property is partially in an Outstanding Landscape Feature(s). Refer to the District Plan map in the 'Maps' Section of this LIM and Section 6 - Landscape of the Operative District Plan 2012.

12.3.3 Cultural and/or Built Heritage Feature(s)

None known

12.3.4 Notable tree(s)

None known

12.3.5 Designation(s)

None known

12.3.6 Proposed Esplanade Strip(s) and /or Reserve(s)

None known

12.3.7 Esplanade Strip(s) and /or Reserve(s)

None known

12.3.8 Other

None known.

12.4 Resource Consents

RC Number	Status	Consent Type	Date Granted
	None Known		-

Notes:

- Resource consents can lapse. Applicants are advised to verify the status of Resource Consents with Council staff.
- If a Resource Consent(s) 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(s) with Council's Customer Service Planner.

12.5 Other Consents, Certificates, and Licences

Any information held by council relating to Historic Planning Consents will be listed on the 'Historical Data' page attached to this LIM.

If there are any Consent Notices (and associated technical reports), Certificates, Bush Protection Inspections and/or Yard Exemption Statements relevant to this property they will be included in the 'Attachments' section of this LIM.

12.6 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 here:



Community Plans

12.7 Structure Plans

Structure plans have been created by Council to assist in managing the District's growth. These identify new areas for development and show required infrastructure (roading, water supply, wastewater disposal, stormwater and recreation) and associated costs. These structure plans are contained in and shown on the Planning Maps.



Structure Plans

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13 Other Useful information

The WBOPDC 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).

13.1 Council Website and ePlan

The Council's Website provides comprehensive information and resources, including details on building and resource consents topics such as natural hazards and zoning.



Council Website

The ePlan is an interactive electronic version of the District Plan. It aims to make it easier to find information relevant to your property and to have your say on changes to the District Plan.



ePlan

13.2 Reserve Management Plans

There are management plans in place for 222 reserves across the District, including plans covering each urban community.

Management plans are a statutory requirement under the Reserves Act. A plan provides a one-stop reference point that includes a reserves classification and legal status, the area it covers, infrastructure and funding for capital projects councils want to undertake.



Reserve Management Plans

Under Council's Reserve Management Plan(s) 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.

13.3 The Bay of Plenty Regional Council

Regional Council policies and plans may affect the use and management of land, water air and other natural and physical resources.

For further information on whether a property is affected by any Regional Planning instrument or by some other function of the Regional Council please contact Regional Council.



Bay of Plenty Regional Council Website

13.4 The Ministry for the Environment

The Ministry for the Environment administer Acts, National Policy Statements, National Environmental Standards and other regulations.



Act and Regulations

HISTORICAL DATA

There are no historical building permit documents held for this property

There are no historical planning consent documents held for this property

MAPS

Aerial Photography

Land Information

Land Information Legend

District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend

Archaeological Sites

Archaeological Sites Report



Western Bay of Plenty District Council

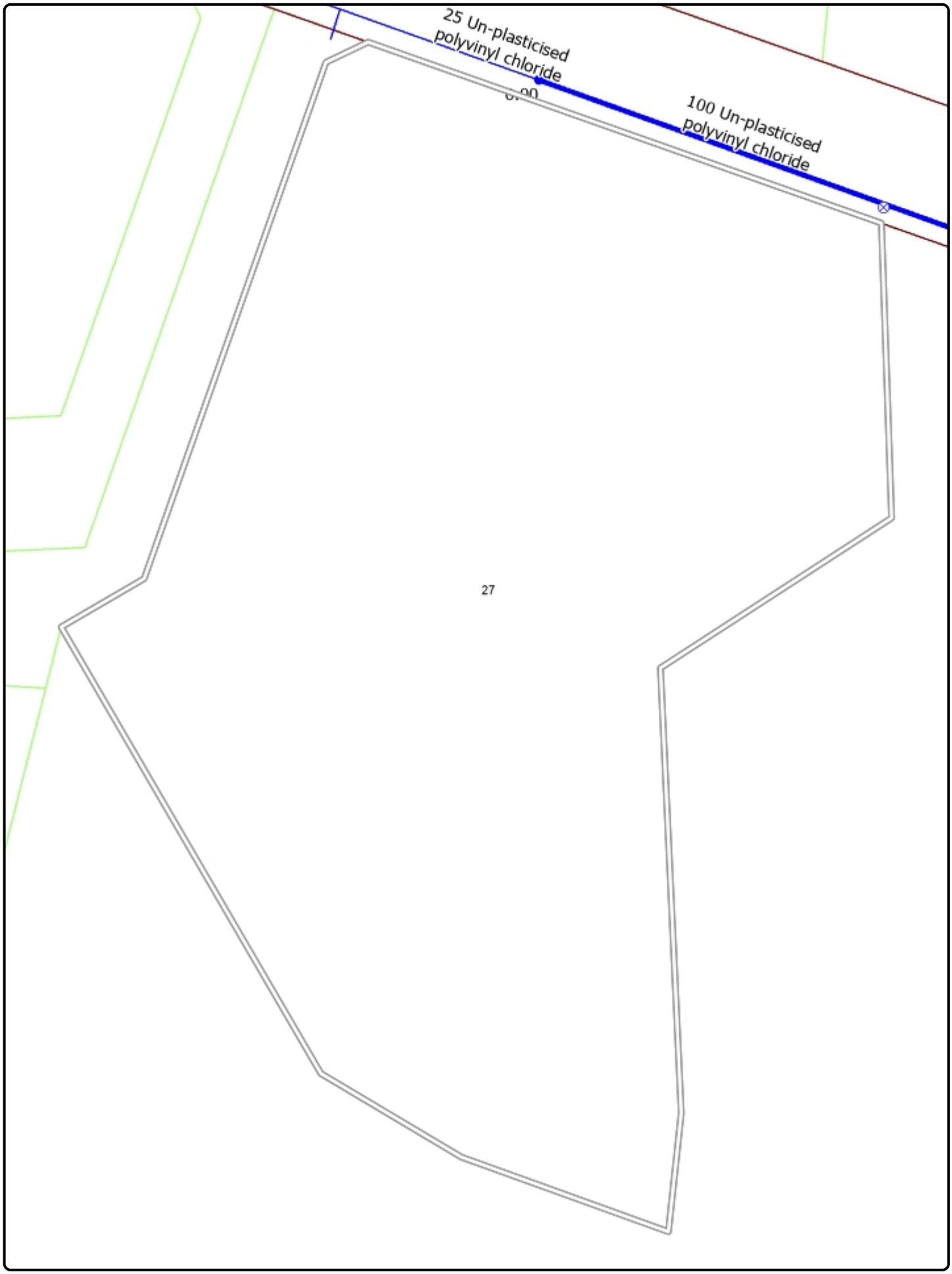
For our people

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
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Aerial Photo

0 38 Meters A4 Scale 1: 750

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Western Bay of Plenty District Council | For our people

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Land Information

0 38 Meters A4 Scale 1: 750

N

Water Supply

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

Stormwater

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

Wastewater

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

Property

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

Protected Land

- Statutory Acknowledgement Areas
- Consent Notice Covenant
- Ecological
- Conservation Covenant
- QE II

RAP

- Class 1
- Class 2
- Class 3

WBOP

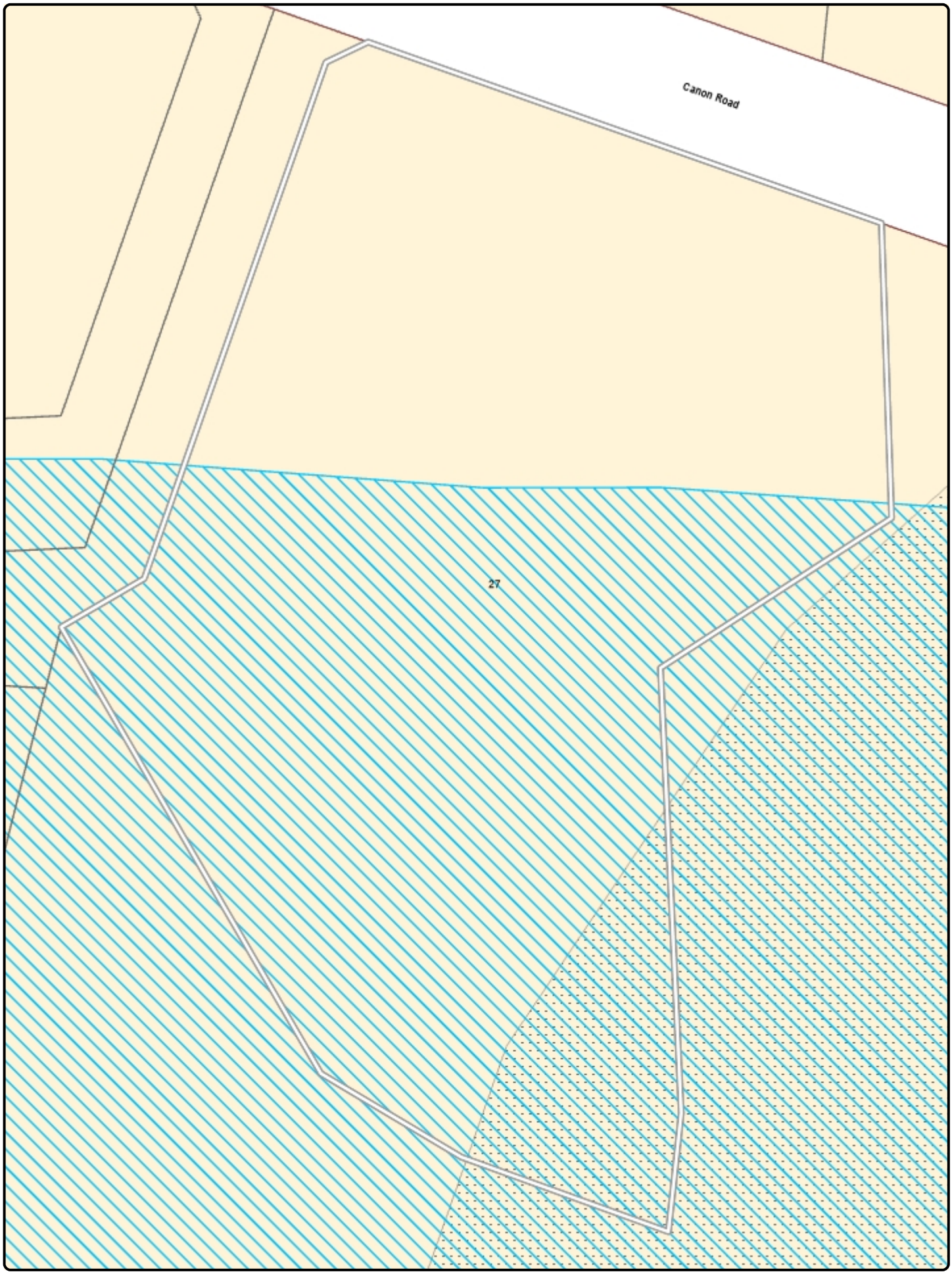
- Other Councils
- Western Bay of Plenty
- Ocean, River, Stream
- Selected Parcel

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

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

Western Bay of Plenty District Council | For our people

Land Information Legend



Western Bay of Plenty District Council | For our people

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
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District Plan

0 38 Meters A4 Scale 1: 750

N

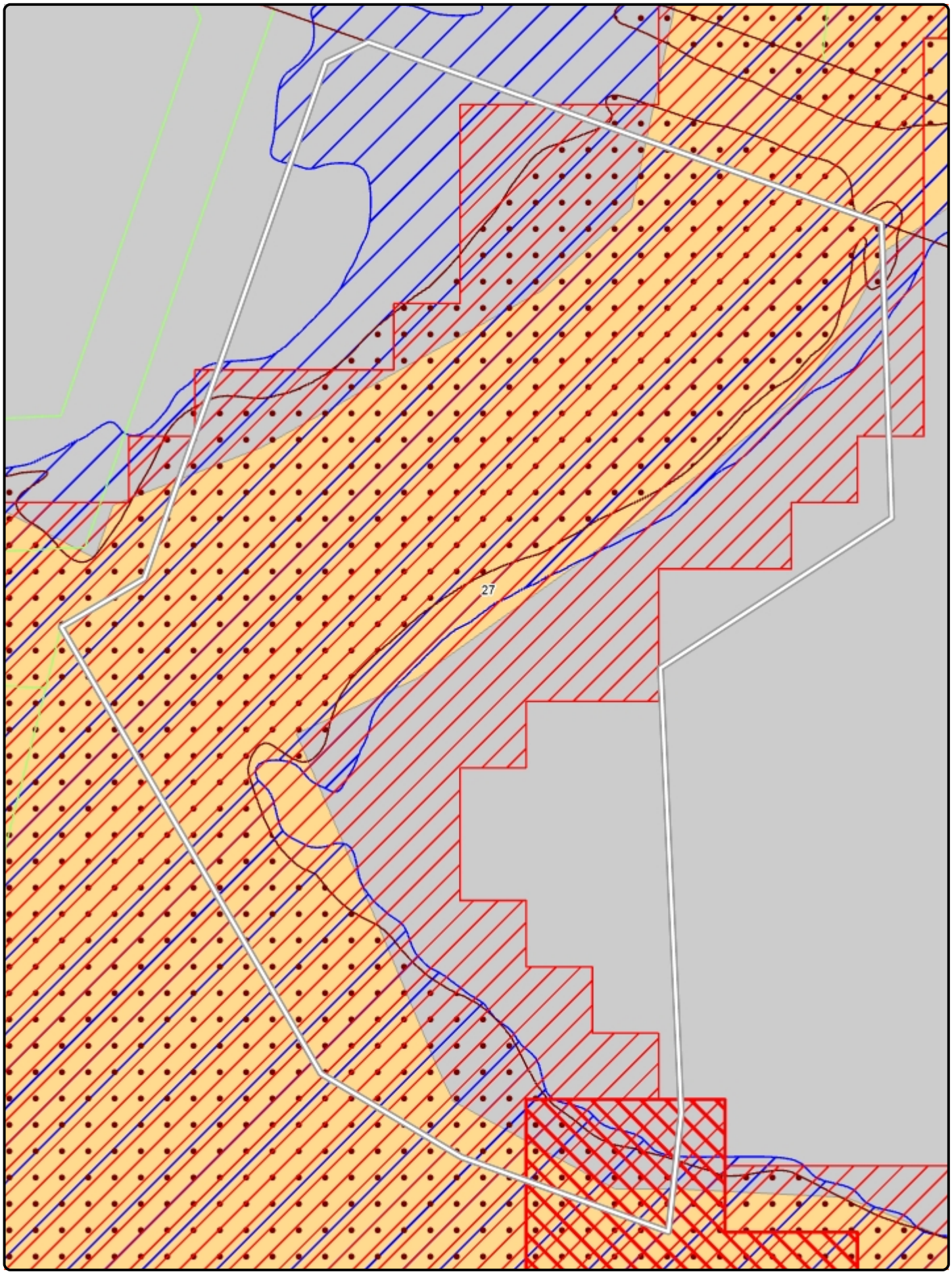


Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinty of Mean High Water Springs to establish the actual line of Mean High Water Springs.
Formed roads are indicated as white shading on the road land parcels. Unformed roads have the underlying zone indicated.

(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.

Western Bay of Plenty District Council | For our people

District Plan Legend



Western Bay of Plenty District Council | For our people

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Natural Hazards (not District Plan)

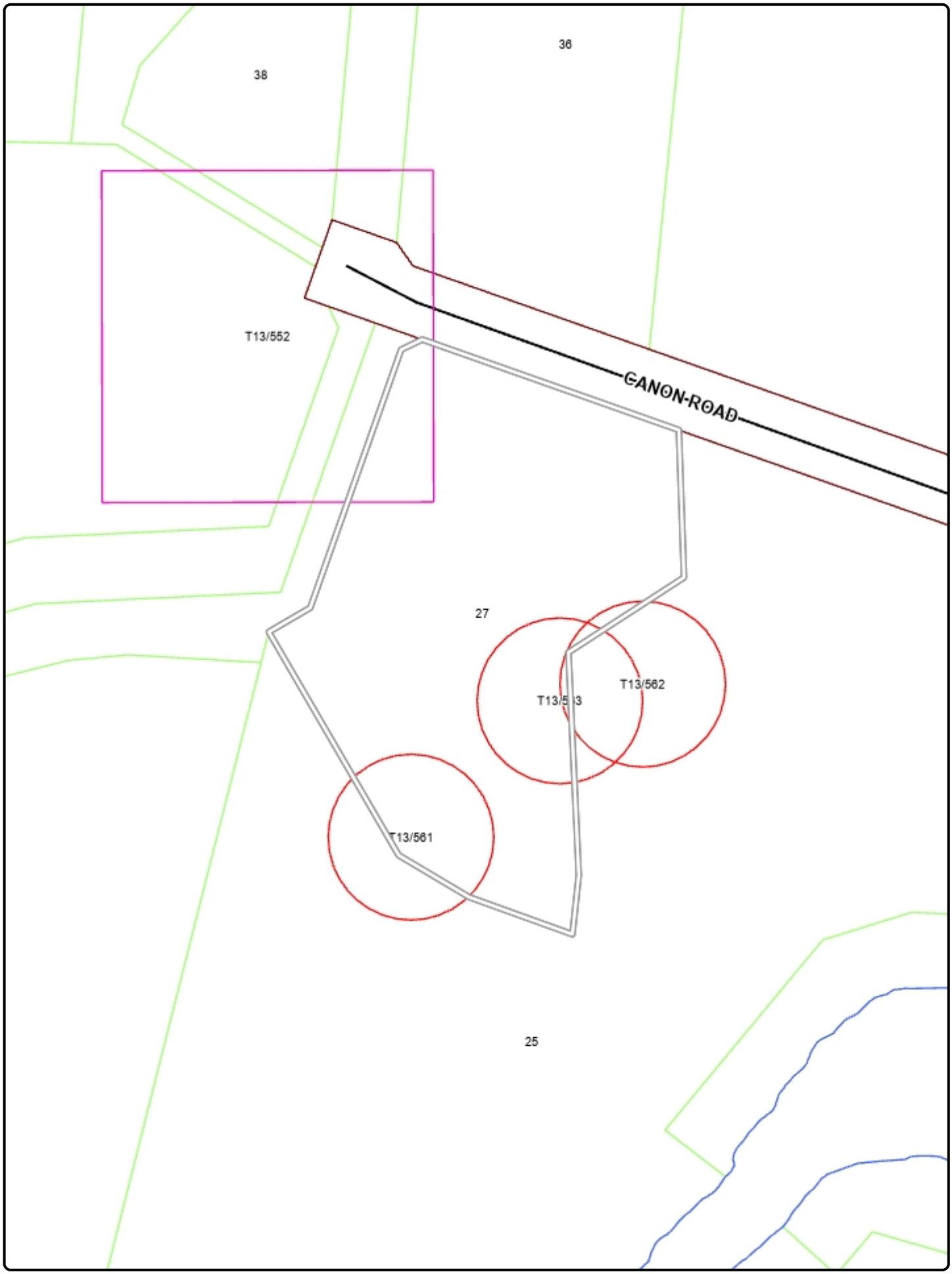
0 38 Meters A4 Scale 1: 750

N



Western Bay of Plenty District Council | For our people

Natural Hazards Legend



Western Bay of Plenty District Council | For our people

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Archaeological Sites

0 — 75 Meters — A4 Scale 1: 1,500

N

Archaeological Sites Report as at 02 Feb 2026

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:

Ben Pick
Area Manager Lower Northern
Heritage New Zealand Pouhere Taonga
PO Box 13339
Tauranga 3141

Phone: 07 577 4530
Email: infolowernorthern@heritage.org.nz
Web: https://www.heritage.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
T13/552	Midden	Midden. Scattered pipi and cockle shell over a wide area (around hill). Some tuatua; hangi stones; and burnt shell.	Maori	Indigenous pre-1769	CINZAS
T13/561	Midden	Midden - pipi and cockle.	Maori	Indigenous pre-1769	Handheld GPS
T13/562	Midden	Midden - pipi and cockle shell.	Maori	Indigenous pre-1769	Handheld GPS
T13/563	Pit, Midden	Midden and pit depressions.	Maori	Indigenous pre-1769	Handheld GPS

Attachments

A2425827: Property File Note
A2425829: Property File Note
A2425842: BC62143 - Drainage Plan - Approved
A2880498: BC56149 - NEW DWELLING - As Built Drainage Plan
A4366495: Updated Flooding Maps For Rural Areas And Small Settlements
A7143222: BC56149 - Site and Drainage & Proposed Residence Plan
Invoice

ENTERED

No: 12466

PROPERTY HAZARD INFORMATION

PROPERTY FILE NOTE

FILE NO: P/ 1039 / 293 /4

PROPERTY ADDRESS: Canon Road
Kahkati

DESCRIPTION OF PROPERTY:

LOT 1 DP(S) 65815 ~~27232~~

VALUATION NO 6808/76/11

NEW LOT NO. ..... SUB NO. ..... (WHERE PART OF SUBDIVISION)

OLD LOT NO 1 DP(S) 27232 (" " " ")

SOURCE OF INFORMATION

- [x] SUB FILE NO. 5459
- [ ] SITE INSPECTION
- [ ] BUILDING CONSENT PROCESS
- [ ] ENGINEERS REPORT
- [ ] STAFF INFORMATION

DETAILS OF HAZARD

This property as marked on the attached plan may be subject to inundation.

08

Open drains located on this property
Areas of this property have also been
recontoured and filled.

NAME OF PERSON COMPLETING THIS FORM: Claire Hamilton

SIGNED: Hamilton DATE: 3/12/99

ATTACH COPY OF ANY RELEVANT INFORMATION

BRIAN H. ASKIN

P.O. BOX 2292
TAURANGA

16318

WESTERN BOP DISTRICT COUNCIL
FILE NO: Sub 5459.
BRING UP FOR:
INDEXED AT RECORDS:
REC 30 JUL 1990

NAME	DATE	INITIAL
PC		
ACTION REQUIRED:		
OK TO FILE		

27 July, 1990.

The Chief Executive,
Western Bay of Plenty District Council,
Private Bag,
TAURANGA.

Attention: Mr R. DeLuca

Dear Sir,

RE: P.J.G. & P.S.M. BENSON
SUBDIVISION - CANON ROAD - KATIKATI
OUR REF 1823

Pursuant to the provisions of Ordinance 10.5 (Lifestyle Blocks) I seek Council approval to the subdivision as depicted on our accompanying scheme plan 1823-01.

My above clients are the owners of the land registered on Certificate of Title 25D/395 being Lot 1 DPS 27232 having a total area of 6.9440 hectares.

Lot 1 of 1.3 hectares is an area of land within the property which has no potential for use in conjunction with the horticultural use on the balance area.

A large open drain runs through Lot 1 and a lowlying swamp area extends for some 15 - 20 metres on either side of the drain. There is an elevated area of some 2,000 square metres in the northern corner of the lot which would make a suitable house site. An attempt was made to grow feijoas on this area as shown up on the aerial photograph, but these have since been removed because of the limited area and nature of the ground. The area south of the swamp was heavily contoured when the property was intitally developed, with a small hill being levelled and pushed towards the drain. A grade of approximately 1:6 has been achieved but the area is now completely unsuitable for growing. An unsuccessful attempt was made to grow avocados over part of the land and a site inspection shows that even grass struggles to grow. The stunted shelter along parts of the eastern boundary also confirms the poor state of the soil.

Cont...

Apart from a small area of undeveloped land south of the house, the rest of the property is good horticultural land with over three hectares in producing kiwifruit and the other blocks are sheltered ready for planting.

This subdivision meets the criteria of Ordinance 10.5.2.2. of Variation No. 7 to the District Scheme in that the physical characteristics (ie. swampy land and poor soil quality) of the land within Lot 1 renders its use impractical in conjunction with the good horticultural land in the balance of the property.

Ordinance 10.5.2.3. (a) (iii) is complied with in that Lot 2 contains in excess of five hectares of horticultural land.

The boundary between the two Lots is on a practical alignment, and with the exception of a small area of steep bank and undeveloped land behind the house, all the non horticultural land is within Lot 1 and the horticultural land is within Lot 2.

Lot 2 contains the existing house and a suitable house site exists on Lot 1 either on the northern corner or on the higher part of the recontoured land.

If you require any further information please contact me.

Yours faithfully,

B.H. ASKIN.

Encl. 3 Prints Plan 1823-01
1 A4 Print
Copy of Certificate of Title
Cheque for $450.00

PROPERTY HAZARD INFORMATION

PROPERTY FILE NOTE

FILE NO: P/1093 / 293 /4
1039

PROPERTY ADDRESS: 27 Canon Rd
Katikati

DESCRIPTION OF PROPERTY:

LOT 1 DP(S) 65815

VALUATION NO ...../...../.....

NEW LOT NO. ..... SUB NO. ..... (WHERE PART OF SUBDIVISION)

OLD LOT NO ..... DP(S) ..... (" " " ")

SOURCE OF INFORMATION

- ☐ ~~SUB FILE NO.~~ .....
- ☐ ~~SITE INSPECTION~~
- ☐ ~~BUILDING CONSENT PROCESS~~
- ☐ ~~ENGINEERS REPORT~~
- ☐ ~~STAFF INFORMATION~~
- ☑ OWNER'S INFORMATION

DETAILS OF HAZARD

This form is to modify the information already on file (in report from Brian Askin - Surveyor). It is accepted that the area referred to in the report as swampy is no longer swampy, and the open drain referred to is, in fact, a stream. However, the references to ~~re~~contouring ~~on~~ should remain. Floodability is referenced via the District Planning Maps.

NAME OF PERSON COMPLETING THIS FORM: Bob Sherman

SIGNED: ..... DATE: 3/5/02

ATTACH COPY OF ANY RELEVANT INFORMATION

NOTE: For LIM purposes only recontouring should reported. Floodability should be as per District Planning Maps.

EFFLUENT DISPOSAL SYSTEM TO BE INSPECTED AND UPGRADED TO E BOP REGS IF REQUIRED

CANON ROAD

EXISTING SEPTIC TANK.
(VERIFY LOCATION ON SITE
PRIOR TO CONSTRUCTION)

NEW I.J.

NEW I.J.

NEW LINE

EXISTING LINE TO
BE REMOVED

B.V.

G.T.

EXISTING
HOUSE

PROPOSED
ADDITION

20730

NEW D.P.

SOAK HOLE

TV

"B"

B

NEW CLEANING EYE

DRAINAGE ROUTE "A" OR "B"
ACCEPTABLE

DRAINAGE LINE "A" MUST BE OF PVC

SITE PLAN

LOT 1 DPS 65815
SCALE 1:1000

DRAINAGE PLAN

SCALE 1:100 ON A3

Western Bay of Plenty District Council
Building Consent issued with number
62143
Private Building certifier

I, Keith Hodgkins, Building Certifier No.2,
do state that this construction, to which
Certificate No.99/188
applies, would reasonably comply with
Building Regulations 1992
Signed 16 AUG 1999

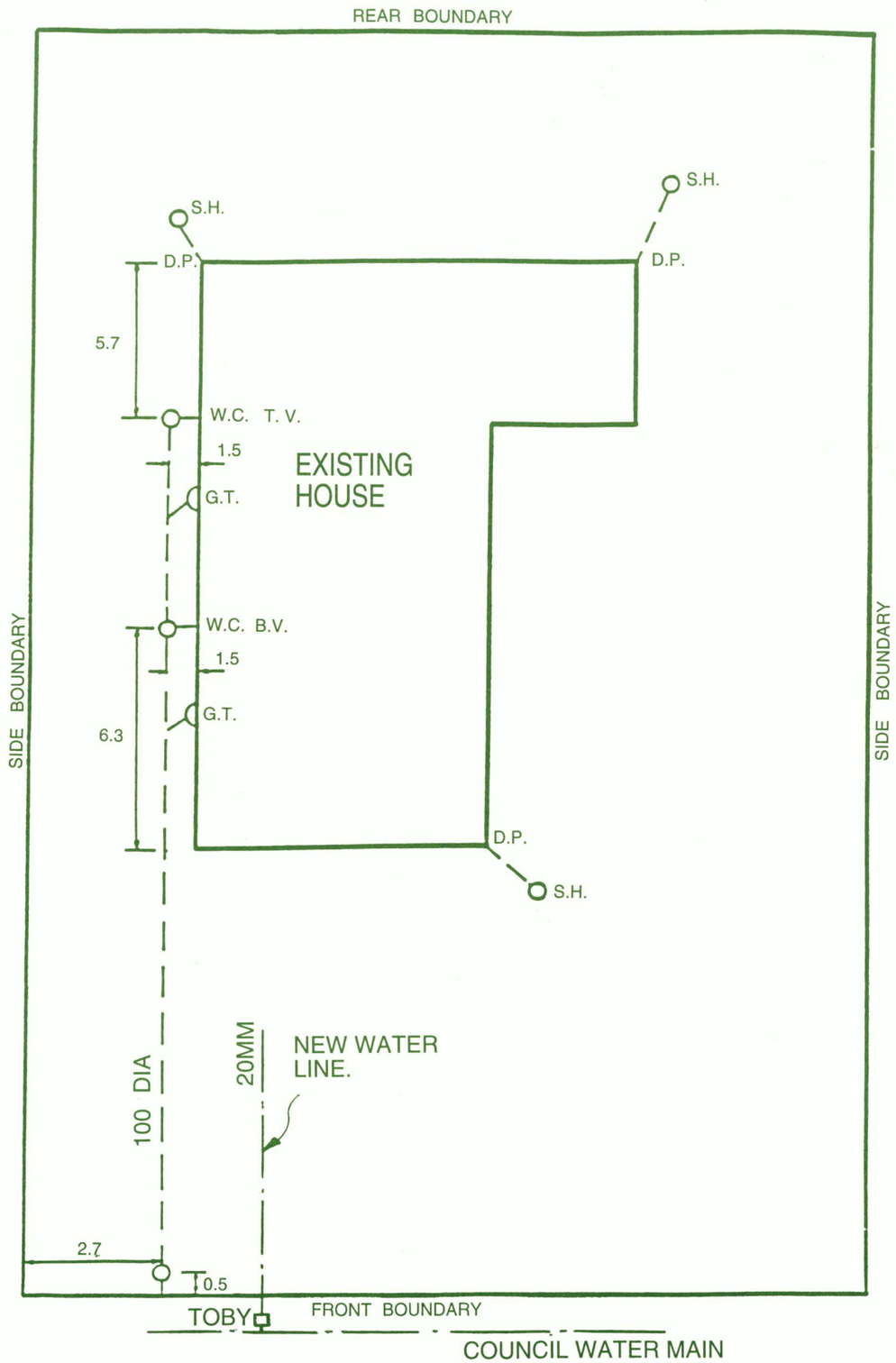
COPYRIGHT INTENT OF THIS DRAWING
REMAINS THE PROPERTY OF K & L INGLIS LTD.
NOT TO BE REPRODUCED WITHOUT PERMISSION

CHANDLER ADDITION LOT 1 CANON ROAD KATIKATI

SEATH CONSTRUCTION LTD 590 CAMERON ROAD TAURANGA PH 578 4559

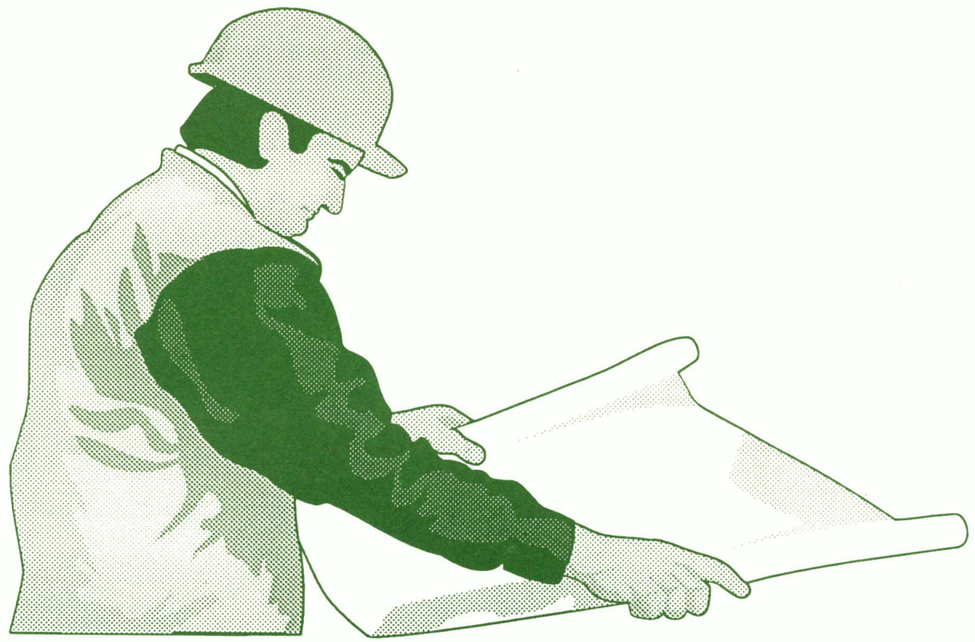
CONFIDENTIAL

Plan Example



WESTERN BAY OF PLENTY DISTRICT COUNCIL

SERVICES AS LAID PLAN



CONSENT NUMBER

As Laid Plan for:

OWNER NAME

MR. CHANOKER.

PROJECT LOCATION

Rural ID/ Street No.	Address	Locality
	CANON Road. KATIKATI	

DETAILS - PLUMBER & DRAINLAYER

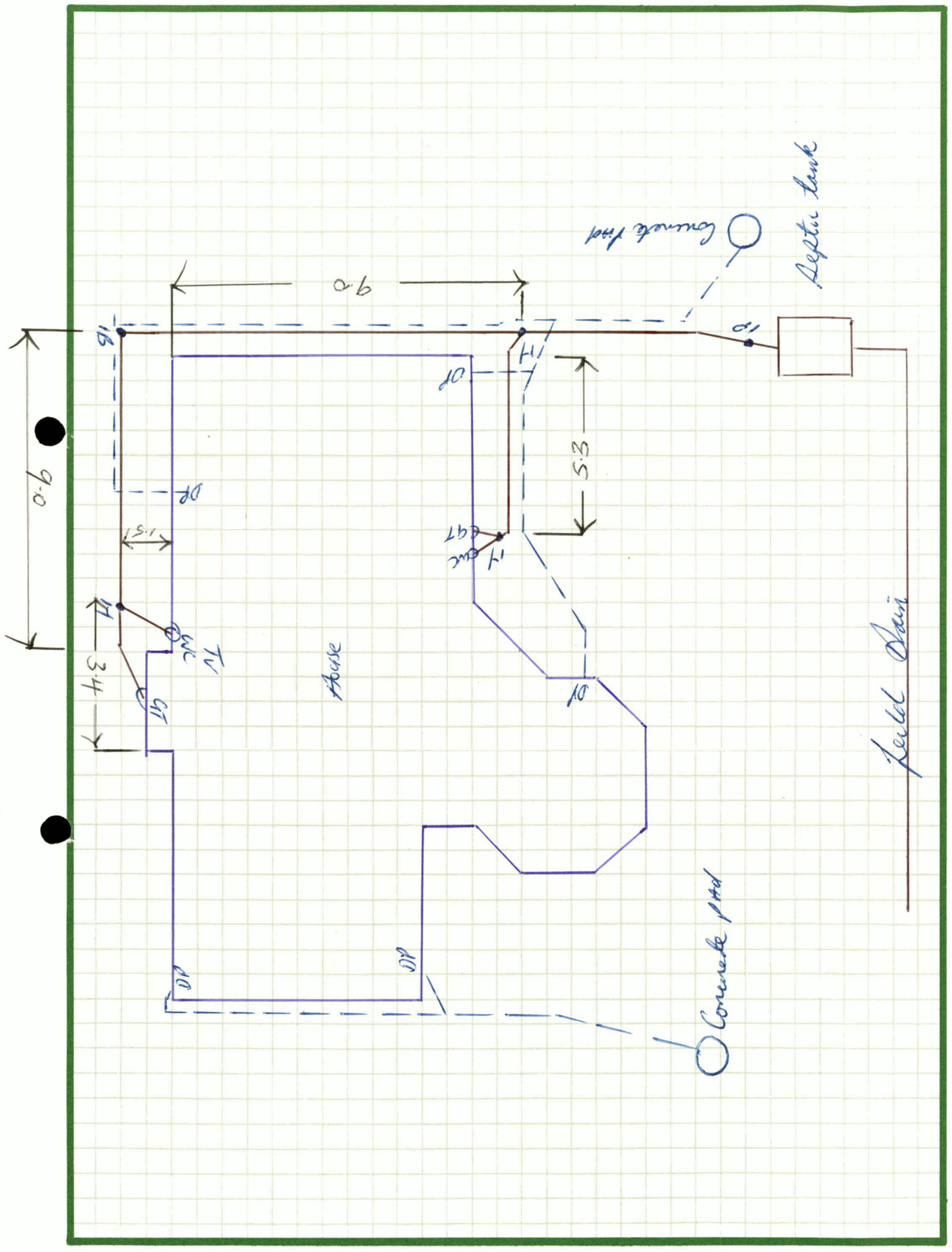
Gradbans

DRAW PLAN IN BLACK BALLPOINT ON GRAPH OPPOSITE

PLAN is to show:

1. All drains in correct position relative to building and boundaries.
2. The road frontage
3. Depth of drains at connection points
4. All foulwater and stormwater drains.
5. All inspection openings, accurately dimensioned.
6. All buildings and boundaries.
7. Outside mainwater lines and the source of supply.

REFER TO EXAMPLE ON LAST PAGE



CHECKED BY:

Inspector: MJ Date: 20/5/96

Precast tank - concrete

7 October 2021

COLEY, MARK WILLIAM
COLEY, SANDRA JEAN
27 CANON ROAD
RD 3
KATIKATI 3170

Dear property owner,

Updated flooding maps for rural areas and small settlements

This letter is to provide you with an update on some work we are undertaking with our District's natural hazards maps and how this affects you and your property or properties.

We're getting in touch with you specifically because we have a report from Tonkin + Taylor with new flooding maps for rural areas and small settlements i.e. those settlements outside of Waihī Beach, Katikati, Ōmokoroa and Te Puke.

The following property or properties of yours are affected:

Address	**Parcel ID(s)**
27 CANON ROAD	1039/293

The Tonkin + Taylor report identifies the possible extent of flooding that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) rainfall event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time.

The new flood maps, along with any other natural hazards which have already been identified, can be viewed on Council's natural hazards webpage at www.westernbay.govt.nz/naturalhazards.

You can browse this map or search for a specific property by address or the Parcel IDs provided above. Flooding is shown on this map using the following coloured key:


New flood maps for "Rural Areas and Small Settlements"


District Plan flood maps (no longer up-to-date)

The new flood maps are more up-to-date and accurate than what is currently shown in the District Plan. This is because the new flood maps take into account the possible effects of climate change in these areas for the first time including the increased intensity of rainfall and sea level rise (where applicable). Also, for most rural areas and some of the small settlements, it is the first time that flood modelling has been used so it will correct a number of historical inaccuracies.

Why we are updating the maps

Western Bay of Plenty District Council and the Bay of Plenty Regional Council are currently updating the natural hazard maps for the District. This is because of changes to the Resource Management Act and Bay of Plenty Regional Policy Statement which have brought in new requirements relating to how we manage risks from natural hazards.

Hazards being mapped include flooding (from extreme rainfall), coastal inundation (flooding from the sea), coastal erosion, land instability, liquefaction, tsunami, active faults and volcanic hazards. This information will help people make informed decisions about building works, buying property or preparing for a natural disaster.

As we complete each hazard map, the information will be:

- notified to landowners;
- uploaded to Council's website (www.westernbay.govt.nz/naturalhazards);
- shown on any property files and Land Information Memoranda (LIMs) requested for properties;
- used when processing building and resource consents to ensure that the risk from natural hazards to people and buildings is assessed; and
- used for updating the District Plan in due course.

Want more information

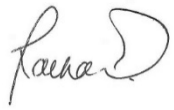
Council's natural hazards webpage (www.westernbay.govt.nz/naturalhazards) includes plenty of information about flooding, how it is mapped and how this may affect the use of a property (including Frequently Asked Questions (FAQs)). It also includes a copy of the Tonkin + Taylor report. The webpage also summarises the District-wide mapping project including FAQs.

If you cannot view this online, you can view the webpage at your nearest Council office, or request a hard copy of the natural hazard map for your property.

Please note that the mapping of the District's natural hazards is an ongoing process that will take a number of years to complete. This means you may receive similar letters from us in the future if your property or properties are identified by any other natural hazard mapping projects. Council's natural hazards webpage has an updated list of "Mapping Projects and Timeframes" to keep people informed.

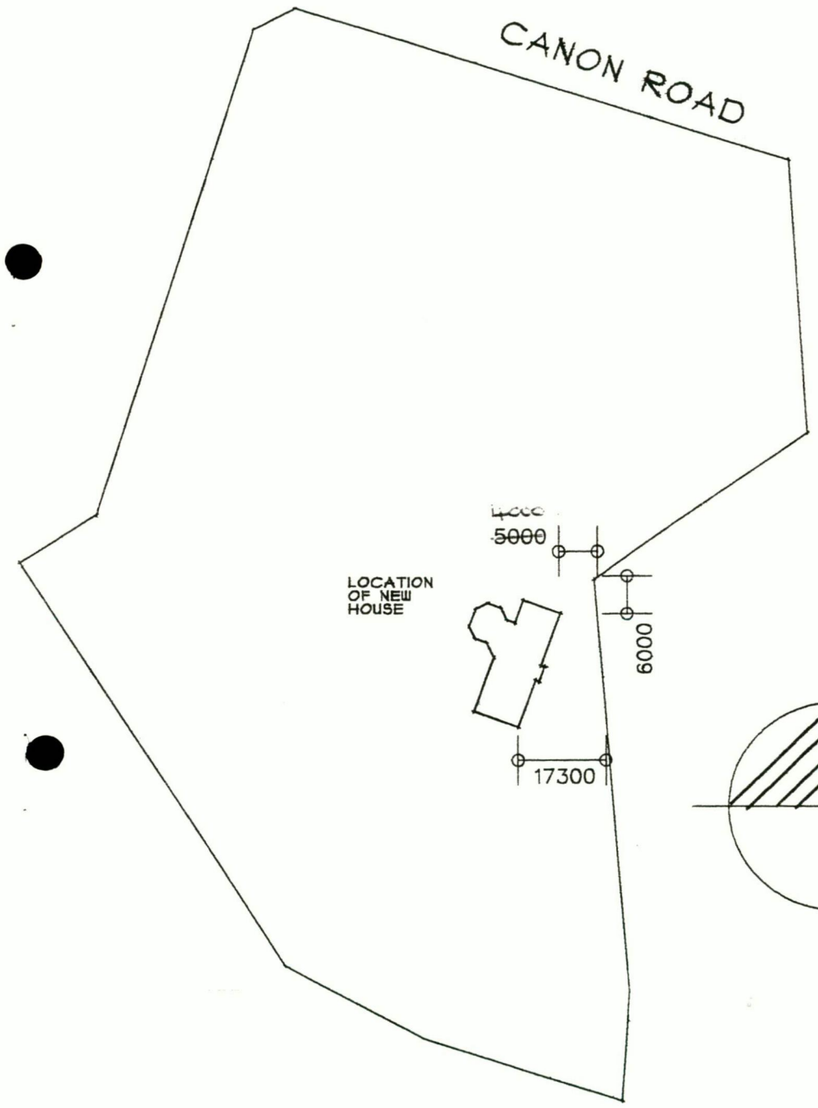
If you need any further information, please contact Council's customer service team on 0800 926 732 or customer.service@westernbay.govt.nz.

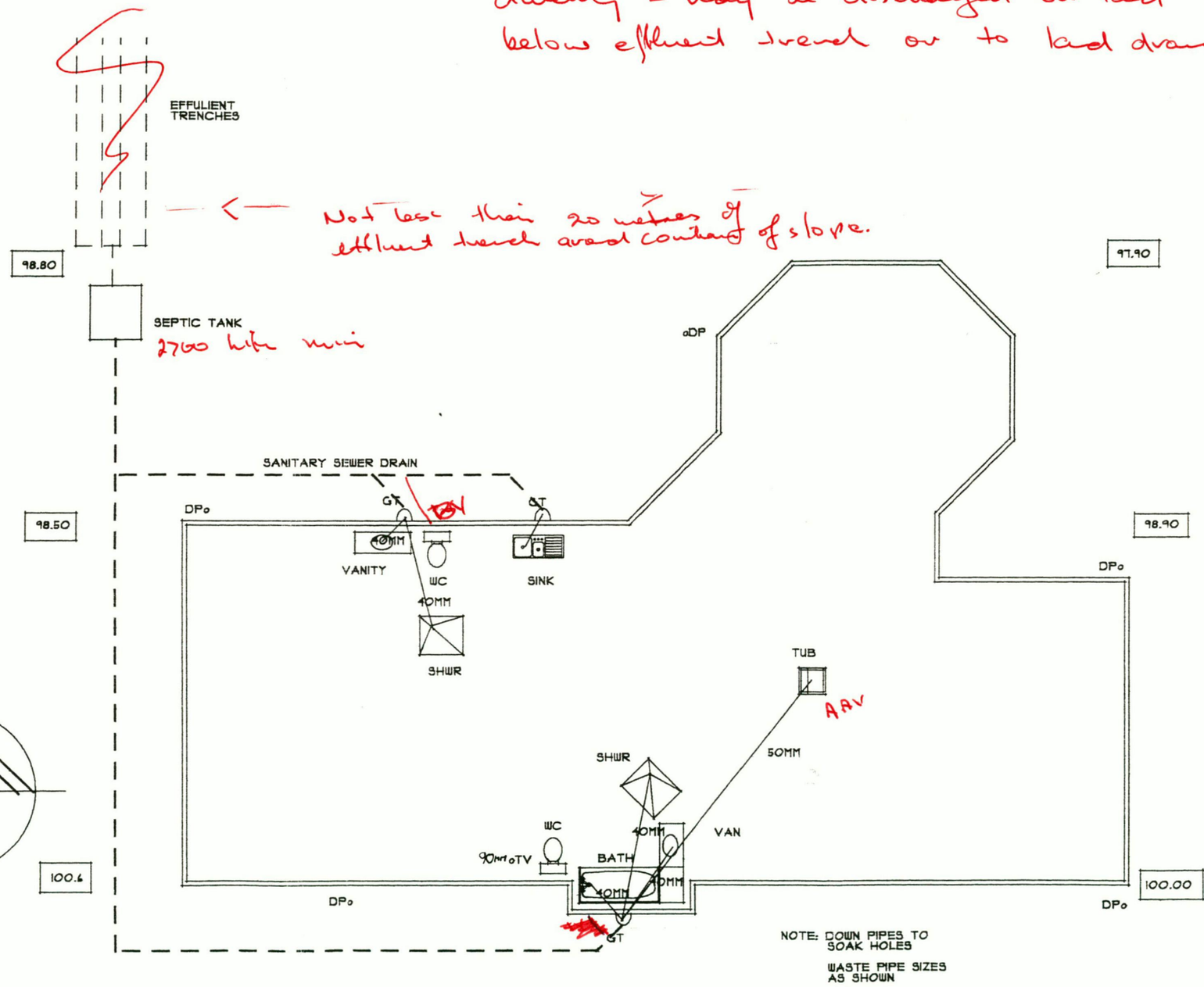
Regards,



Rachael Davie
Group Manager Policy, Planning & Regulatory Services

stormwater to be piped away from dwelling - may be discharged on land below effluent trench or to kerb drain





SITE & DRAINAGE

SCALE 1:100 1:1000

PROPOSED RESIDENCE

FOR: CHANDLER LOTI DPS 65815
CANON ROAD KATIKATI

GOLDEN HOMES LTD JOB NO.425