

LIM

LAND INFORMATION MEMORANDUM

People • Plan • Progress



Western Bay of Plenty
District Council

28 ARAWA AVENUE EASTERN





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

1 October 2020

P/1546/2357

HARCOURTS ADVANTAGE REALTY LIMITED
PO BOX 885
TAURANGA 3144

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: HARCOURTS ADVANTAGE REALTY LIMITED
PO BOX 885
TAURANGA 3144

Postal Address: PO BOX 885
TAURANGA 3144

Application Date: 21 Sep 2020

Issue Date: 1 October 2020

PROPERTY

Property Owner: YUILL, ROBERT CHARLES
YUILL, SALLY EILEEN
FL TRUSTEES 2015 LIMITED

Valuation No: 06930 045 07

Location: 28 ARAWA AVENUE EASTERN

Legal Description: LOT 7 DPS 10599

Area (hectares): 0.0809

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 06930 045 07 is linked to LOT 7 DPS 10599 BLK VI TE TUMU SD.

Land Value:	\$365,000
Improvements:	\$385,000
Capital Value:	\$750,000
Tree Value:	\$0

Annual Rates:	\$3,609.58
Rates Owing:	\$1,149.83

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	10 Jul 2020
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
80153	INSTALLATION OF METRO ECO WEE PED FREESTANDING WOODBURNING FIRE	CCC FINAL ISSUED 14 Sep 2009
81995	Install Solar Hot Water Heating System - Solar Elite 180 K250 pa	CCC FINAL ISSUED 12 Apr 2011
82809	Sewer Connection	CCC FINAL ISSUED 23 Apr 2013
88004	GARAGE / TOOL SHED ADDITION	CCC FINAL ISSUED 19 Jun 2017

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

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

LICENCES AND ENVIRONMENTAL HEALTH

Premise Registration:		
Premises	Category	Licence Status

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](http://www.westernbay.govt.nz/districtplanchanges)

Notified Plan Changes

- Plan Change 81 (Omokoroa Industrial Zone Review) was notified on 24 March 2018. Hearings were held on 1 August 2018 and decisions released on 12 July 2019. For more information, please visit Council's website at www.westernbay.govt.nz/districtplanchanges. If you have any questions about the Plan Change, please contact Phillip Martelli on (07) 579 6682.
- Plan Changes 82-84 and 86-91 were notified on 31 August 2019. Hearings were held on 19 May 2020 and decisions released on 27 June 2020. For more information, please visit Council's webpage at www.westernbay.govt.nz/districtplanchanges. If you have any questions about the Plan Changes, please contact Tony Clow on (07) 579 6629.
 - 82. Post-Harvest Zone – Review of Provisions
 - 83. Accommodation Facility Permitted Limit
 - 84. Public Trails (Walkways, Cycleways, Bridleways and Similar)
 - 86. Floodable and Coastal Inundation Areas – Maintenance of Stopbanks and Drains
 - 87. Frost Protection Fans
 - 88. Noise Standards Within Industrial Zones
 - 89. Rural Contractors Depots – Separation Distances
 - 90. Home Enterprises – Sale of Goods
 - 91. Rangioru Business Park – Water Supply Option

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.
- Residential Review. This review comprises both the Residential and Medium Density Residential Sections of the District Plan. The main purpose of the review is to manage earthworks within the residential zone and to encourage the delivery of a range of housing options. For more information, please contact Andries Cloete on (07) 579 6646.
- Tauriko West. The area bounded by the District/City boundary, SH29 and the Wairoa River is being investigated by the SmartGrowth partners (Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, and NZ Transport Agency) as a future

urban growth area for Tauranga. For more information please contact Phillip Martelli on (07) 579 6682.

- Katikati Urban Growth. Council has carried out feasibility studies into a number of possible areas for future residential growth in Katikati. Following community engagement, Council selected Beach Road 1 – West of Pukakura Road as the preferred option but has decided to delay any changes to the District Plan which would formally rezone the land from rural to residential. For further information please see <https://www.westernbay.govt.nz/council/projects/katikati-urban-growth-area> or contact Tony Clow on (07) 579 6629.

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:

Any other features are listed below:

INFRASTRUCTURE BUILT WITHIN PROPERTY

Please note that each property owner has a responsibility to take reasonable care to ensure the infrastructure built within your property is not damaged. Any Water, Wastewater or Stormwater system, should not be subjected to any undue stresses caused by structures or vegetation either built or planted over or adjacent to the infrastructure without Council's authority. Council also needs to be able to access the infrastructure for future maintenance and inspection requirements.

-LIQUEFACTION

Council holds a report from Opus International Consultants Ltd titled "Western Bay of Plenty Lifelines Study Microzoning for Earthquake Hazards" (2002) (Report). The purpose of this Report was to help the Western Bay of Plenty Engineering Lifelines Group understand the potential effects of earthquakes on lifelines (such as roads, rail and water reticulation) in the Western Bay of Plenty District and Tauranga City.

The Report includes an assessment of liquefaction hazards. Liquefaction is what happens when saturated soils lose strength and stiffness (behaving as a liquid rather than a solid) in response to earthquake shaking.

The Report is referred to in this LIM because part or all of the subject property is identified by the Report as being potentially susceptible to liquefaction.

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.

While the Report indicates where liquefaction may occur in the future, there are limitations to note. The broad level regional scale assessment presented in the Report was based on information readily available at the time (which means the maps may now be out of date) and was not for the purpose of identifying liquefaction hazards that would be accurate at a property level.

The Opus Report can be viewed on Council's natural hazards webpage (liquefaction subpage). The Report includes a liquefaction hazard map for the whole of the Western Bay of Plenty District (Figure 12). This map shows the areas which are potentially susceptible to localised, minor, moderate or widespread liquefaction.

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

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

It can be viewed at <https://www.westernbay.govt.nz/property-rates-and-building/natural-hazards/liquefaction>

The four classes of liquefaction in the Report are described as follows:

- The localised class is land where liquefaction is generally unlikely but there may be limited areas that are likely to liquefy in a large earthquake event.
- The minor class is land where no liquefaction is likely in a 0.2% Annual Exceedance Probability (AEP) earthquake shaking event. A 0.2% AEP event is something that only has a 0.2% chance of occurring in any year. This means it is expected to occur on average once every 500 years, however it could actually happen at any time. Liquefaction of limited layers may however occur in a larger 0.04% AEP earthquake event. A 0.04% AEP event is something that only has a 0.04% chance of occurring in any year. This means it is expected to occur on average once every 2,500 years, however it could actually happen at any time.
- The moderate class is where liquefaction is likely in a 0.2% AEP earthquake shaking event (or greater) in localised areas and is associated with limited damage.
- The widespread class is where liquefaction is likely to be extensive in a 0.2% AEP earthquake shaking event (or greater) and could lead to significant damage.

The Council website also has links to Civil Defence and Emergency Management information on how to prepare for an earthquake event.

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](#)

Urban Studies:

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

Heritage New Zealand

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

Ministry for the Environment ("MFE")

The Ministry for Environment has published the "*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*" ("the NES"). These are regulations issued under sections 43 and 44 of the Resource Management Act and apply nationally. They are in place to ensure development is appropriately managed on land potentially subject to contamination from hazardous activities such as orchards or other al uses. Each regional, city or district council must enforce the same standard through its Regional or District Plan. In some circumstances, councils can impose stricter standards.

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

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

HISTORICAL DATA

Parcel ID: 1546/2357 BUILDING PERMITS		
Date	Type	Document Name
1990-04-20	Building	Building Plumbing & Drainage Permit - Dwelling - 1990-04-20

There are no historical planning consent documents held for this property

MAPS

Aerial Photography

Land Information

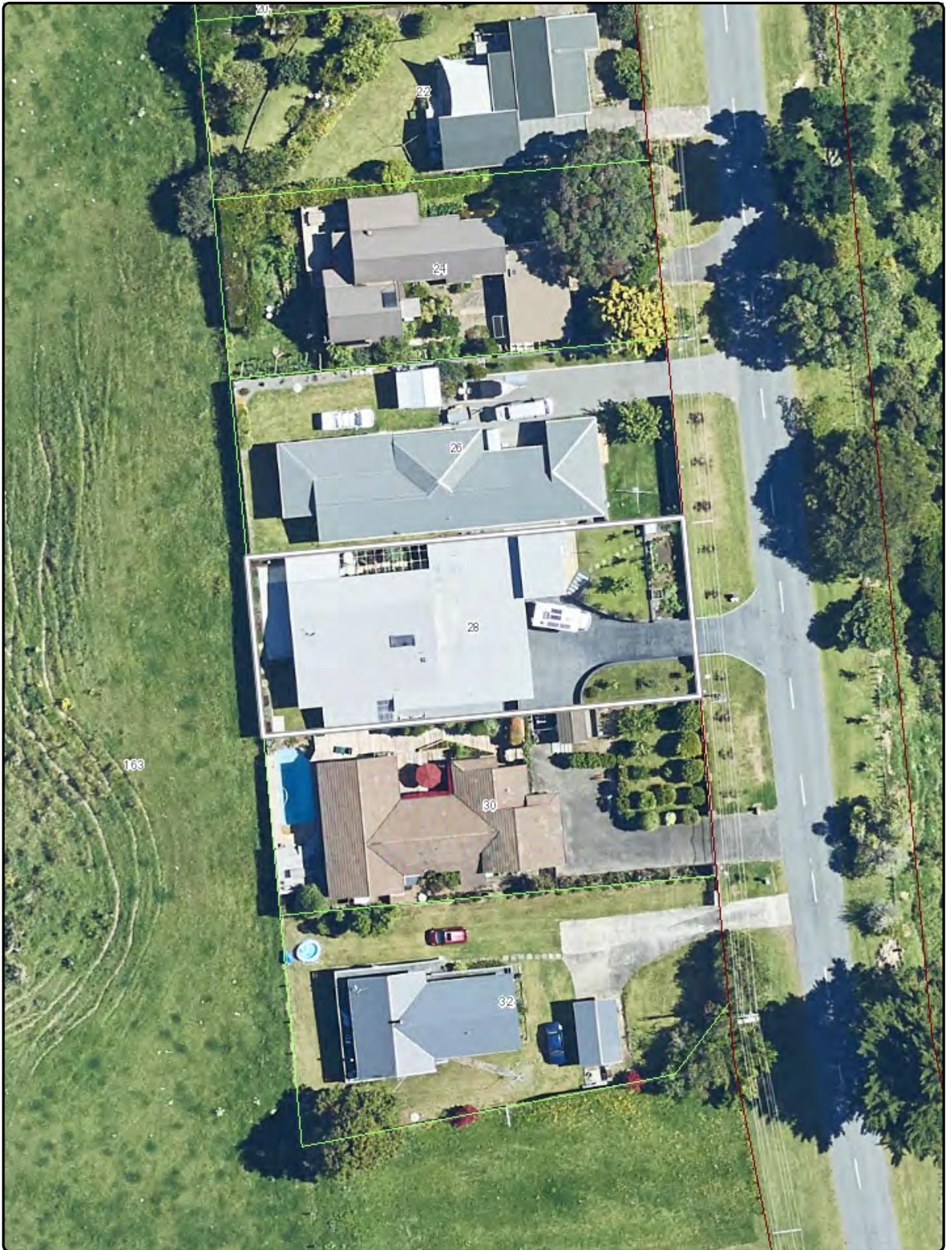
Land Information Legend

District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend

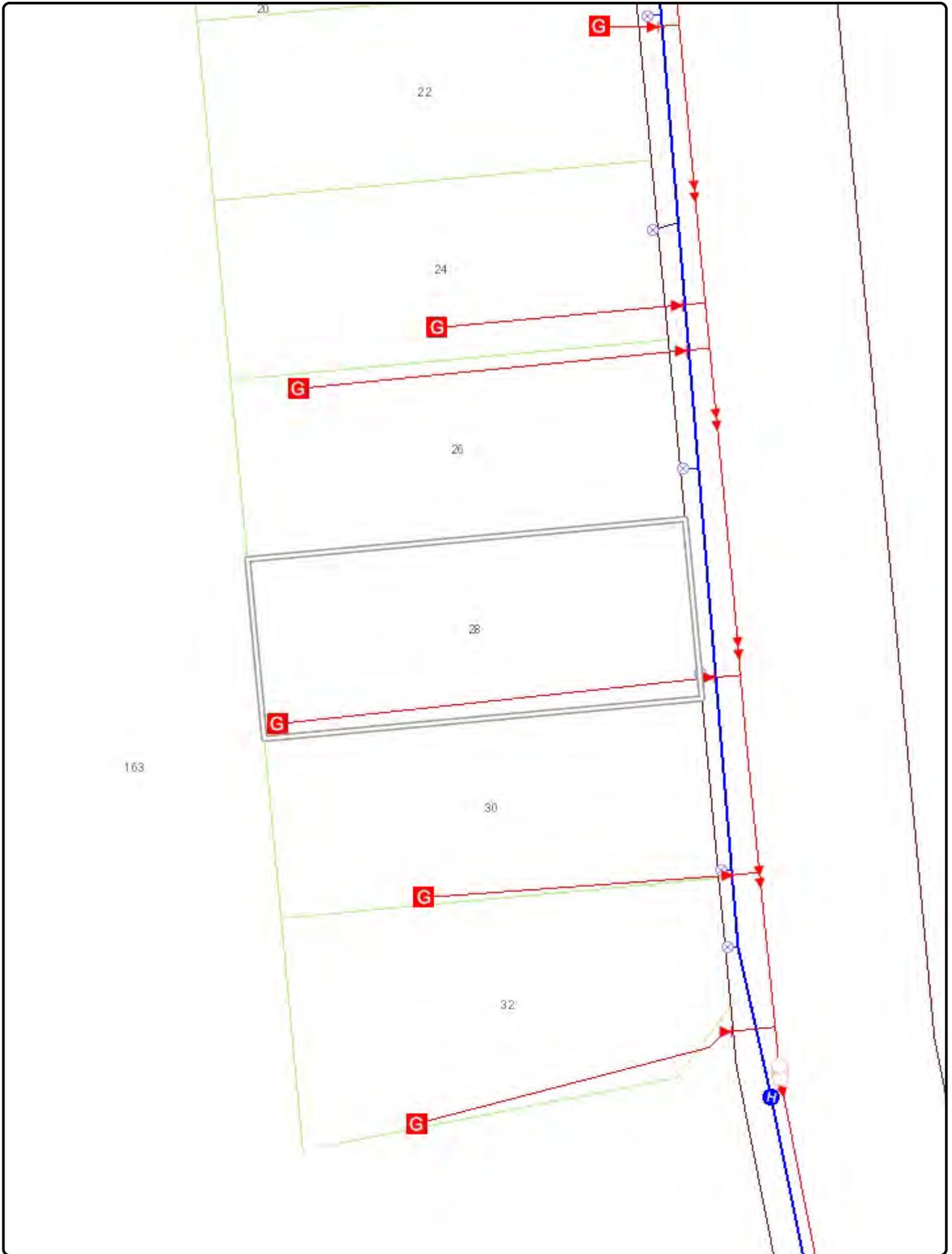


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Aerial Photo

0  25 Meters A4 Scale 1: 500





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Land Information

0 25 Meters A4 Scale 1: 500



Water Supply	— Main	Property	Paper Road
	Inlet		Property or Restrictive Area
	Pump		Building
Water Supply	Valve	Protected Land	Hydro
	Treatment Plant		Railway
	Flow Meter		Road
	Junction		Parcel
	End Cap		TCC Water Catchment
	Fire Hydrant		Statutory Acknowledgement Areas
	Reservoir		Consent Notice Covenant
	Unknown		Ecological
	Meter		Environment Protection Actual Point
	Manifold with Meter		Environment Protection Actual Line
Stormwater	Rising Main	Recommended For Protection	Environment Protection Actual Polygon
	Open Drain		Conservation Covenant
	Main		QE II
	Grass Swale		Environment Protection Proposed Point
	Box		Environment Protection Proposed Line
	Catchpit		Environment Protection Proposed Polygon
	Floodgate		Class 1
	Wingwall		Class 2
	Inlet		Class 3
	Wastewater		Junction
Manhole		Western Bay of Plenty	
Outlet		Ocean, River, Stream	
Pump		Waihi Beach Floodable Area	
Rodding Eye		Selected Parcel	
Soak Hole			
Valve			
RAMM Culvert			
Stormwater Pond			
Gravity Main			
Rising Main			
Inlet			
Pump			
Valve			
Treatment Plant			
Rodding Eye			
Flow Meter			
Manhole			
Junction			
Outlet			
Wastewater Pond			

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

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



Land Information Legend



MAK

MAK

ANUWAI AVENUE



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District Plan

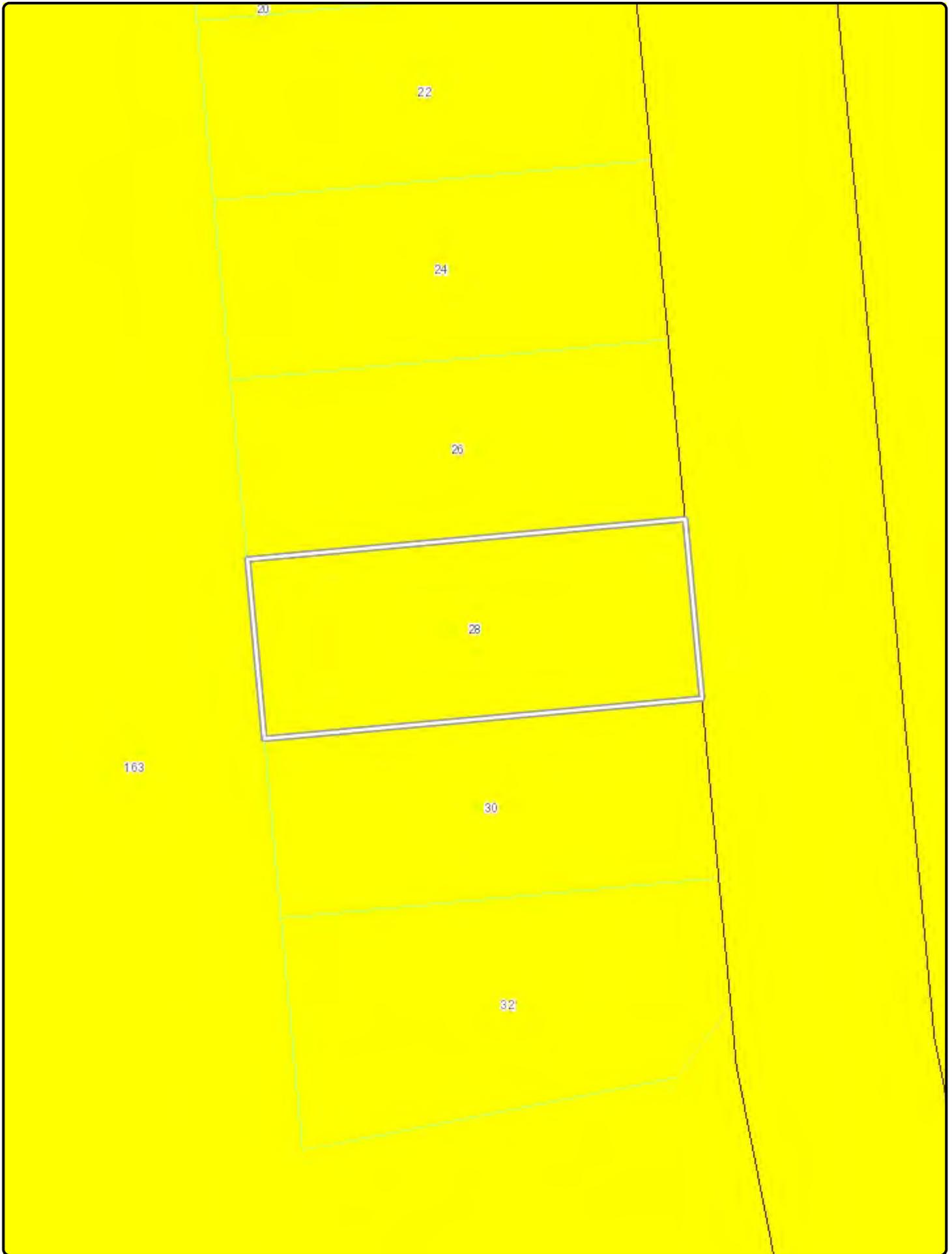
0  25 Meters A4 Scale 1: 500



<p>Infrastructure</p> <ul style="list-style-type: none"> --- Airport Approach Surface □ Designation □ Formed Roads ■ Limited Access Stop Bank 	<p>Land Hazards</p> <ul style="list-style-type: none"> — Coastal Erosion Area - Primary Risk (3) — Coastal Erosion Area - Secondary Risk (3) ▨ Coastal Erosion Area - Access Yard ▨ Coastal Erosion Area - Rural ▨ Coastal Inundation Area ▨ Flood Hazard ▨ 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
<p>Reserves</p> <ul style="list-style-type: none"> ▨ Esplanade Strip ▨ Priority proposed esplanade strip/reserve ▨ Proposed esplanade strip/reserve — Kaimai - Mamaku Forest Park Boundary ▨ Reserve ▨ Reserve, Department of Conservation 	<p>Zones</p> <ul style="list-style-type: none"> □ TECT All Terrain Park □ Commercial ▨ Commercial Transition ▨ Horticultural Post Harvest ▨ Industrial □ Residential ▨ Medium Density Residential ▨ Rural Residential ▨ Rural ▨ Lifestyle ▨ Future Urban
<p>Significant Features</p> <ul style="list-style-type: none"> ☆☆☆ Viewshaft ▨ Significant Ecological Feature / RAP ▨ Outstanding Landscape Feature - 50m (S7a & S8a) - 40m (S9a) ▨ Outstanding Landscape Feature — Cultural Heritage Feature Boundary 24 Built Heritage Feature 55 Cultural Heritage Feature 8 Notable Trees 	<p>Zone Overlays</p> <ul style="list-style-type: none"> ▨ District Boundary ×—× Electricity Transmission Line ▨ Electricity Transmission Line Buffer 16m (1) ▨ Firing Range Exclusion Zone ▨ Identified Area (2) ▨ Quarry Effects Management Area TNL 100m Building Line Setback — Town Centre Boundary — Matakana Island Forested Sand Barrier
<p>Structure Plans</p> <ul style="list-style-type: none"> ▨ Structure Plan Boundary ▨ Greenlane ▨ Road --- Stormwater --- Wastewater --- Water Supply --- Walk/Cycleway ▨ Reserve Area ▨ Stormwater Pond ▨ Minden Lifestyle Structure Plan Area Overland Flowpaths & Local Ecological Features 	
<p>Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water Springs to establish the actual line of Mean High Water Springs. Formed roads are indicated as white shading on the road land parcels. Unformed roads have the underlying zone indicated.</p> <p>(1) 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. (2) The identified areas include: the community service area at Rangiruru, the central hub site within the All Terrain Park and buffer zones in Stage 2 Omokoroa and Binnie Road. (3) 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.</p>	



District Plan Legend



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Natural Hazards (not District Plan)

0  25 Meters A4 Scale 1: 500



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
-  Maketu/Pukehina Tsunami
-  Localised Liquefaction
-  Minor Liquefaction
-  Moderate Liquefaction
-  Widespread Liquefaction

Legend

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

Property



Land Transfer Office
 Received E.L. 10/10/66
 Title Reference of this
 Plan is
 Referred to L.T. Surveyor

Deposited this 29th day
 of July 1966



District Land Registrar

\$10599

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 this 29th day of July 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 hereunto affixed in the presence of-



J. P. [Signature] Chairman
 [Signature] County Clerk

\$10599

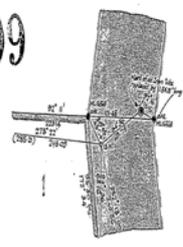


Diagram A
 Not to Scale

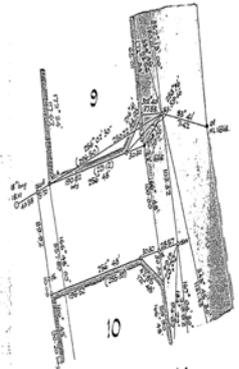


Diagram B
 Not to Scale

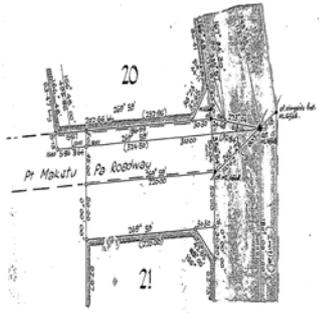


Diagram C
 Not to Scale

\$10599

Approved as to Survey
 [Signature]
 Chief Surveyor
 10.5.66
 Received
 Reference plans shown correct
 Field book...
 Traverse book...
 Examined by...
 Recorded...
 L.T. Surveyor

Schedule of Areas.

Lots 1-21	4-1-048
Lot 22 (Recreation Res)	0-1-240
Total Area	4-2-288

Plan of
 Subdivision of Pt Maketu 'A'
 Sec 144.

Comprised in CT 5¹/647¹
 Blk VI Te Tumu 'D'

South Auckland Land Dist, Tauranga County
 Scale 1" Chain to an inch.
 Surveyed by D.A. Linton & Assoc^s January 1966

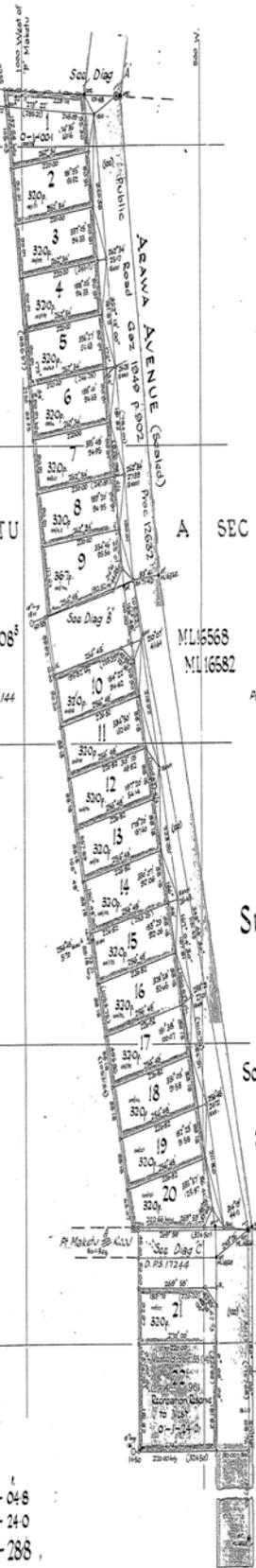
I, Graham John Sawley, of Tauranga Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act, 1958.
 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 17th day of February 1966
 before me-

A. G. [Signature]
 Justice of the Peace

G. [Signature]
 Registered Surveyor

Approved
 [Signature]
 Applicant or Registered Owner

\$10599



ML18600
 ML18308

3 16394
 [Handwritten notes]

Land Transfer Office
 Received of the...
 The amount of...
 referred to...

Deposited this 20th day
 of July 1966.

[Signature]
 District Land Registrar

\$10599

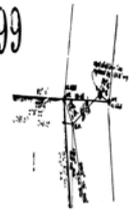


Diagram A
 Not to Scale

It is hereby certified that pursuant to section 25(4) of the Town and Country Planning Act 1963 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 the 22nd day of July 1966 appearing under Section 26 of the Counties Amendment Act 1965 this survey plan of subdivision the Common Seal of the Body Corporate, called the Chairman, Councilors and Electors of the County of Tauranga was forthwith affixed in the presence of:

[Signature] Chairman
[Signature] County Clerk

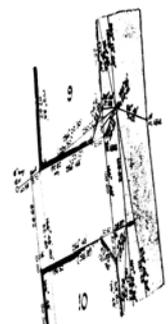
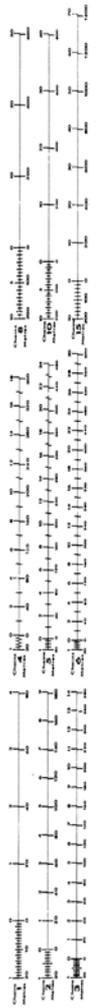


Diagram B
 Not to Scale

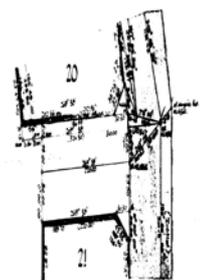
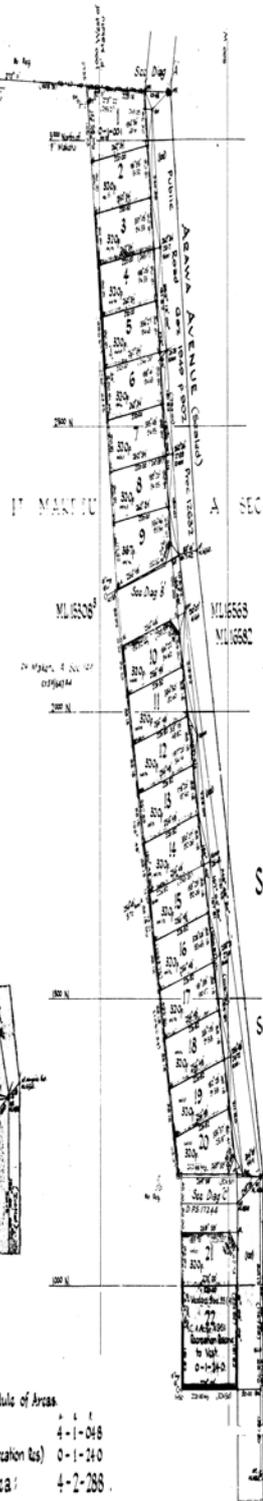


Diagram C
 Not to Scale



Plan of
 Subdivision of Pt Maketu 'A'
 Sec 144
 Comprised in CT S 6477
 Blk VI To Tumu SD
 South Auckland Land Dist. Tauranga County
 Scale 1/4 Chain to an inch
 Surveyed by DALinton & Assoc^s January 1966

I, Graham John Saville, of Tauranga, Registered Surveyor and holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys conducted by me, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act, 1958 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 17th day of November 1966
 before me:
[Signature] Justice of the Peace
[Signature] Registered Surveyor

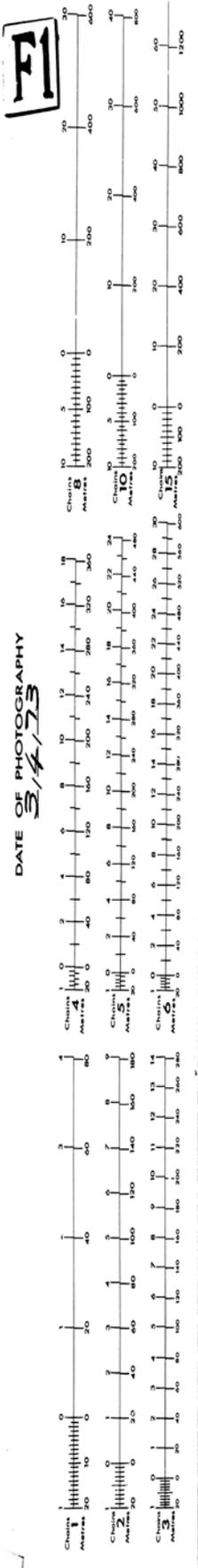
\$10599

Approved as to Survey
[Signature]
 Chief Surveyor
 D. S. M.
 Approved
 Reference plans shown correct
 as to area shown
 Field book...
 Power of Atty...
 Examined by...
 Recorded in...
 Corrected by...

Schedule of Areas	
Lots 1-21	4-1-048
Lot 22 (Reservation)	0-1-240
Total Area	4-2-288

Approved
[Signature]
 Applicant or Registered Owner

\$10599



DATE OF PHOTOGRAPHY
5/4/73

Land Transfer Office
 Received E.I. Brotherton... 21 April 1968
 Title Reference... 21/4/73
 L.S. No. 1935
 Referred to L.T. Surveyor...

ML 20437

\$10599

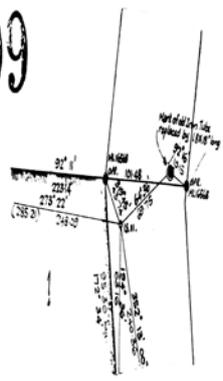


Diagram 'A'
Not to Scale

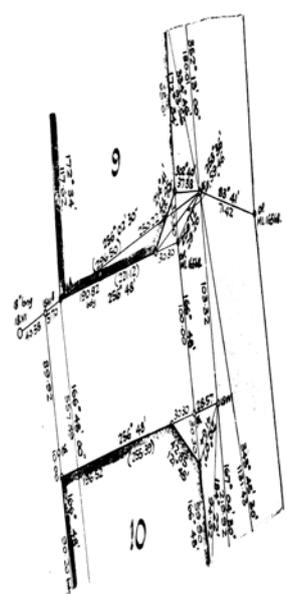
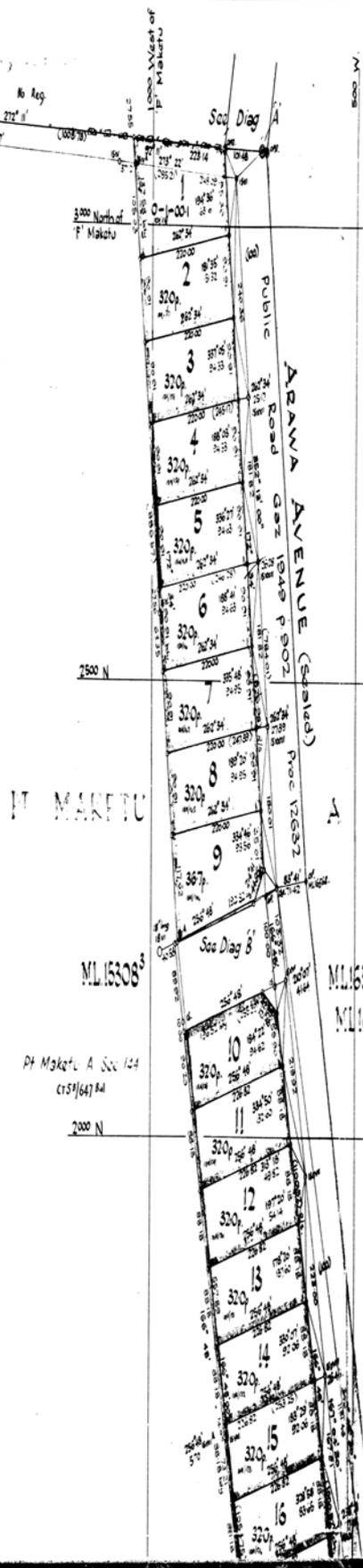


Diagram 'B'
Not to Scale

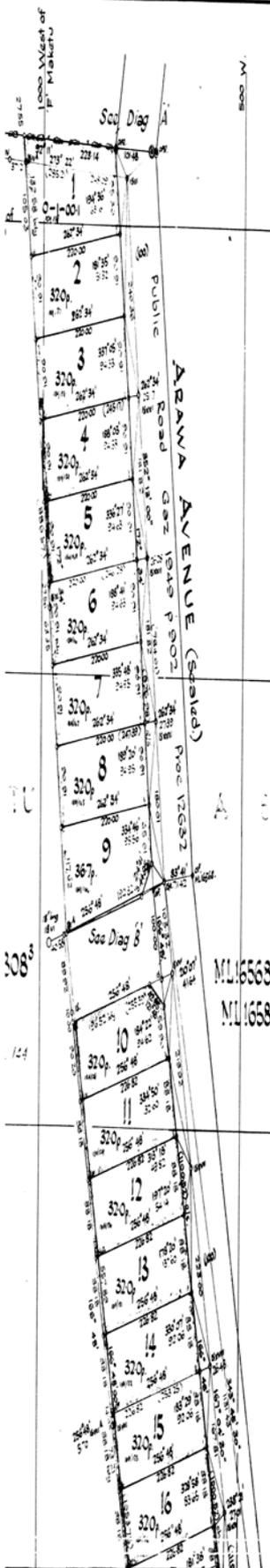


PT MAKETU

ML 15308

Pt Maketu, A Sec 144
C151(64) 144

ML 165
ML 14



Deposited this 29th day
of July 1966.



Belting
District Land Registrar

S10599

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 this 9th day of MARCH 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-



J. E. Moore Chairman

E. L. Fox County Clerk

ML16568

ML16582

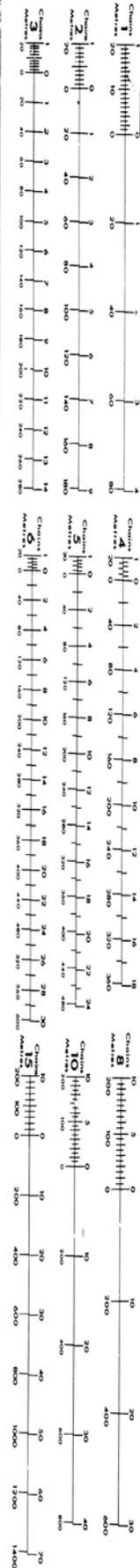
Part of A Sec 14

CT 59/647

Plan of
Subdivision of Pt Maketu 'A'
Sec 14.

Comprised in CT 59/647 Pt
(1/10/1967)

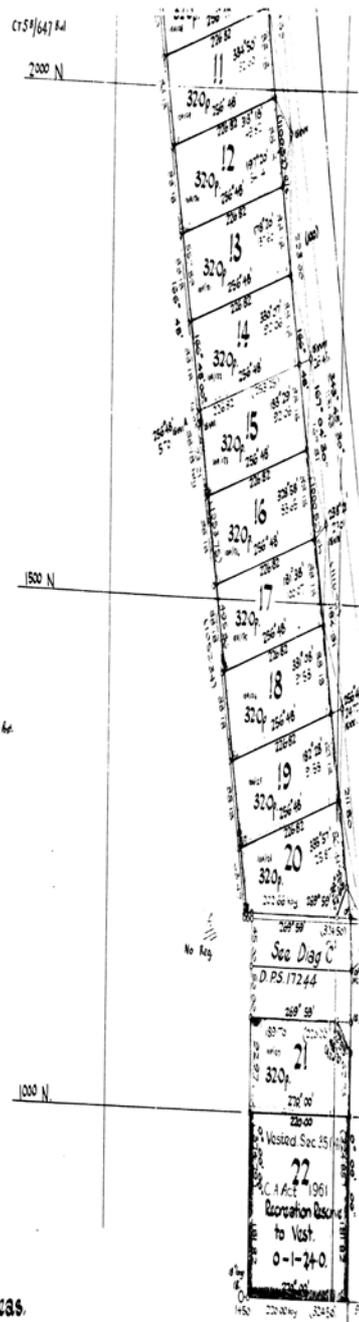
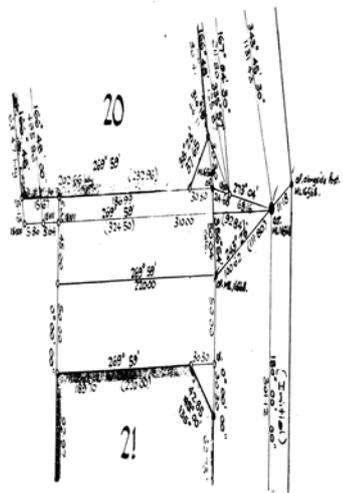
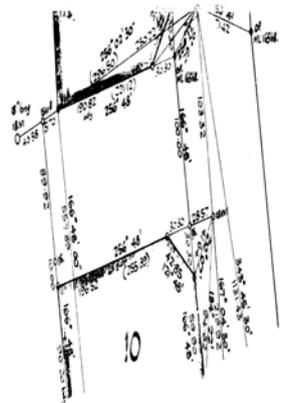
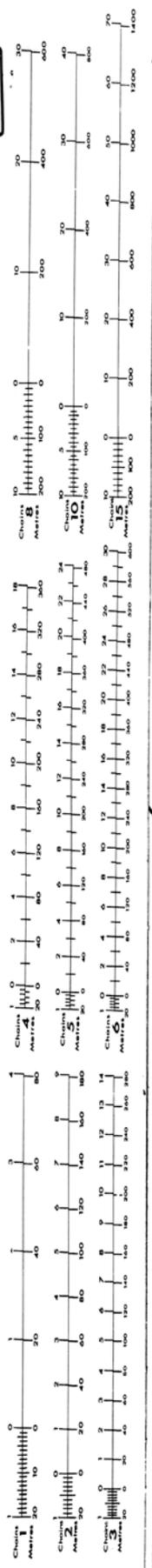
F2



DATE OF PHOTOGRAPHY
3/4/66

3

DATE OF PHOTOGRAPHY 3/4/73



\$10599

Approved as to Survey
[Signature]
 Chief Surveyor
 10.5.66

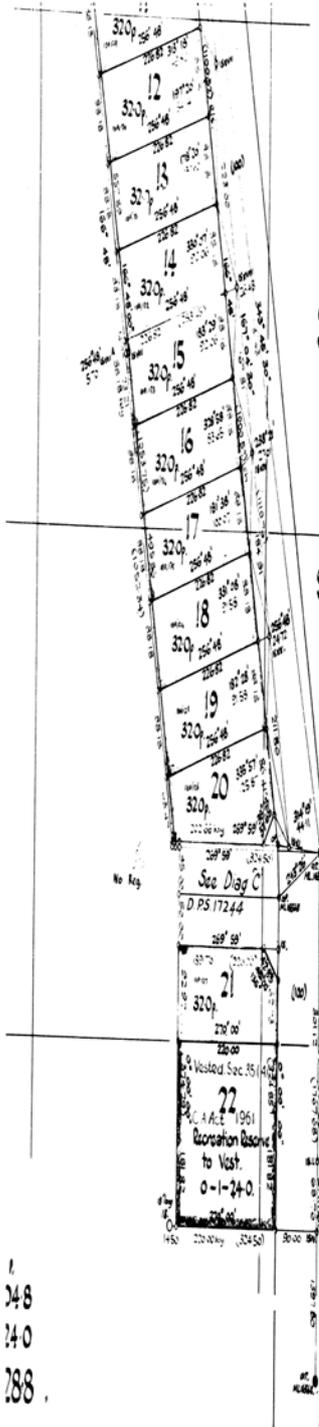
Received _____
 Reference plans _____

 Field book... p. _____
 Traverse book... p. _____
 Examined by...
 Recorded...
 Corrected...
 L.T. Surveyor.

Schedule of Areas.

Lots 1-21	4-1-048
Lot 22 (Recreation Res)	0-1-24-0
Total Area:	4-2-288

ML18600
ML18308



Plan of
Subdivision of 'Pt Maketu 'A'
Sec 14.

Comprised in CT 5⁹/647^{PT}
Blk. VI Te Tumu S.D.

South Auckland Land Dist, Tauranga County

Scale: 1 Chain to an inch.

Surveyed by D.A. Linton & Assoc^s January 1966

I, Sirham John Gouldrey, of Rotorua, Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare 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 Rotorua this 17th day of January, 1966
before me:-

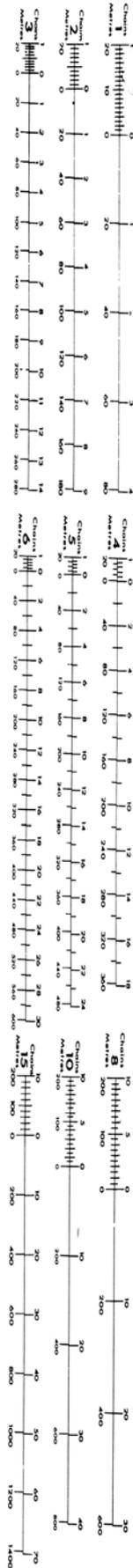
J. J. G.
Justice of the Peace

Sirham John Gouldrey
Registered Surveyor.

1
248
240
288

ML18600
ML18308

Approved.
Norma Marie Jones Brown
Wanaka
Secretary
Applicant or Registered Owner.
s 10599



F4

DATE OF PHOTOGRAPHY
3/4/66

ATTACHMENTS

A3873378: Building Plumbing & Drainage Permit - Dwelling As Built Plan - 1990-04-20
Invoice

Drainage Permit No. _____

REGISTERED DRAINLAYER'S APPLICATION FOR DRAIN TEST

TO: TAURANGA COUNTY COUNCIL

PLEASE ARRANGE: AN APPOINTMENT FOR DAY _____ TIME _____
(24 hours Notice required)

The drainage work as shown below

at (Location) 78 Arawa Ave

for (Owner) Reid

IS COMPLETED AND
READY FOR FINAL
INSPECTION

Regd. Drainlayer K M Grover

CONFIRMATION OF
APPOINTMENT

Postal Address: P.O. Box 359
TSA

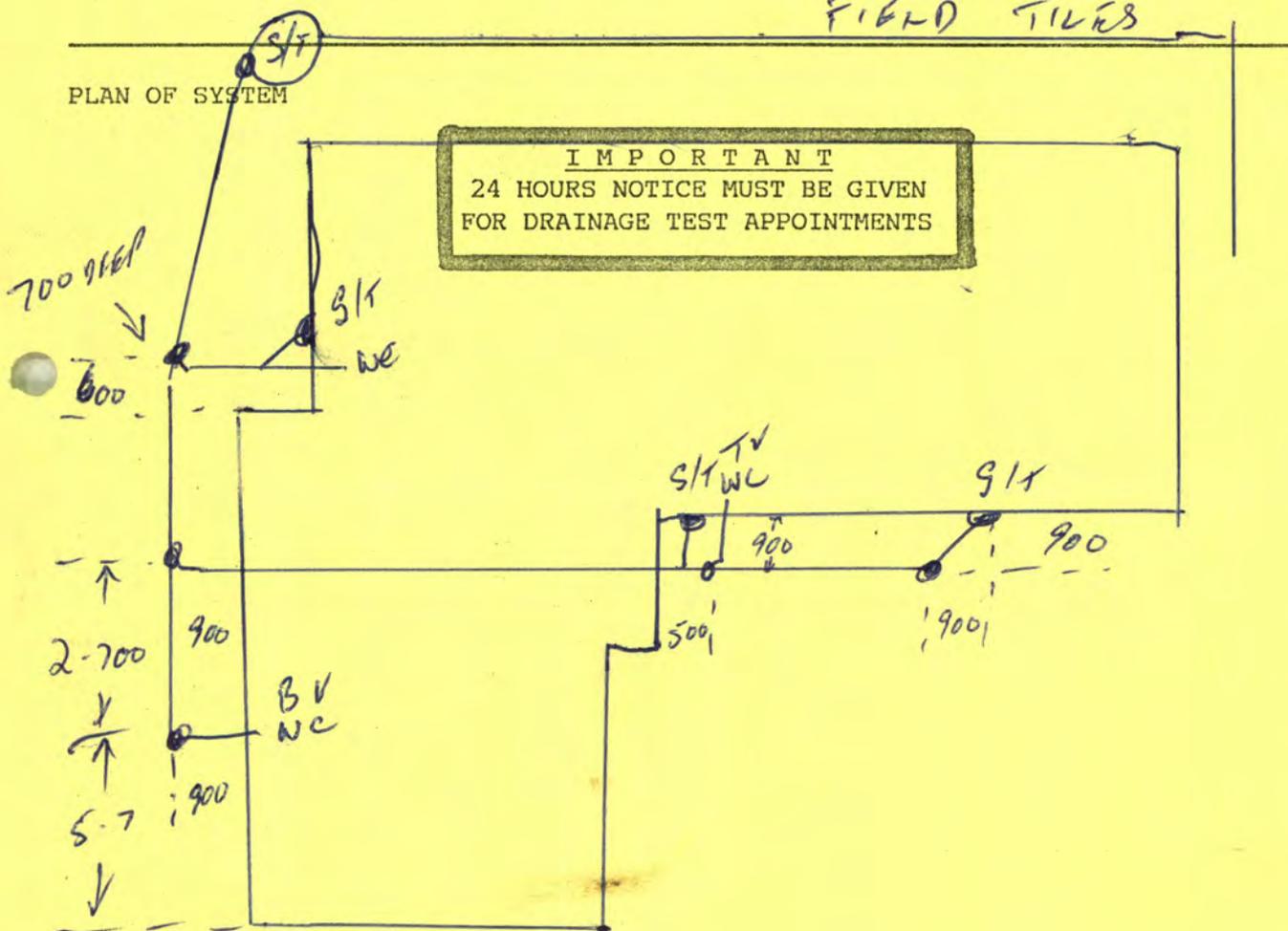
BY: _____

PHONE: _____

Date: _____

FIELD TILES

PLAN OF SYSTEM



Work Inspected and passed by INSPECTOR _____

This plan of completed job needed by inspector, day before test.