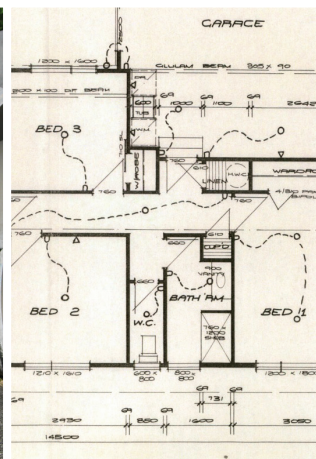


LIM

Land Information Memorandum





Land Information Memorandum

This L.I.M. has been prepared for:

Applicant	Jeff Garnett
Client	Sykes
Property Address	17 La Sendero Place Bethlehem East Tauranga
Legal Description	Lot 68 DP 312127 Interest in Access Lot 208 DP312127
Application Date	11 December 2020

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and, in addition to the information provided for under section 44A(2), may contain such other information concerning the land that Council considers, at its discretion, to be relevant. It is based on a search of Council records only. There may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this Land Information Memorandum. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

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

Contents

Services Information

Rating and Valuation Details

Building Information

- Consents and Permits
- Requisitions

Land Development

- City Plan
- Resource Consents
- Land Features
- Hazardous Contaminants

Other Information

- Licences

Services Information

Land information which is likely to be relevant includes information on private and public stormwater, water and sewer details. Please refer to the appropriate authorities for further information about network utility services.

Service Record

Copy of Deposited Plan Attached	Yes
Service Print Attached	Yes
Method of Sewer Disposal	To Public Sewer
Existing Method of Stormwater Disposal	To Connection
Drinking Water Supplied to the Land	Yes
Drinking Water Supplier Is:	
(i) Owner of the Land; or	No Information Available
(ii) Tauranga City Council [Water Supply Authority Unit (WSA)]; or	Yes
(iii) Another Networked Supplier	No Information Available
Any Information Notified Under Section 69ZH Health Act 1956	No Information Available

Note:

1. Cross Lease situations differ to Freehold Titles in that any building additions to the property in question may need to have the cross lease plan updated. Any unregistered changes could be regarded as not legally part of the lease. For information regarding the updating of a cross lease plan please contact a Surveyor or your Solicitor.
2. Please note that the existence of a watermain along a property frontage does not necessarily mean that a connection is available. This may need to be provided at the applicant's expense.
3. If the land is supplied with drinking water by Tauranga City Council as a Water Supply Authority, any conditions (generally set out in Tauranga City Council's "Supply of Water Bylaw 2019" – copy attached) applicable to that supply are included in this Land Information Memorandum.
4. If the land is supplied with drinking water by a networked supplier other than the WSA, any conditions that are applicable to that supply are included in this Land Information Memorandum.
5. If the land is supplied with drinking water by the owner of the land, any information Council has about the supply is included in this Land Information Memorandum.
6. Any information notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956 is included in this Land Information Memorandum.

Rating and Valuation Details

Tauranga City Council rates are billed twice a year on the last business day of August and February. Unpaid rates for each instalment will incur a 10% penalty. A further 10% arrears penalty will be added in July and January on any rates balance that remains outstanding after 30 June of each rating year. The Capital Valuation details are based on a revision date of 1 July 2018.

Valuation Details

Valuation Reference	06860 361 26
Capital Value	\$730,000
Land Value	\$360,000
Improvement Value	\$370,000

Rating Details

Current Annual Rates	\$2,982.77
Paid Until	31/12/20
Arrears Owing	\$Nil
Balance Owing	\$Nil

A separate account is issued for water metered properties. Residential meters are read every three months. Commercial / Industrial meters vary depending on use.

Note:

Please arrange for a final water meter reading prior to date of possession.

Water Meter Details

Water Meter On Property	Yes
Date Read	18/09/20
Number	02M049599
Last Reading	02176
Individual Meter	Yes
Shared Meter	No
Water Rates Owing	\$Nil

Building Information

This information is sourced from Council records and may not reflect the situation on site if work has been undertaken without consent.

Building Permits: For Building Permits issued prior to 1993 a copy of the inspection records, if these are held by Council, are attached.

Building Consents: For Building Consents issued after 1 January 1993 a Code Compliance Certificate (CCC) will be issued where the building work for which the building consent relates has been completed in accordance with the NZ Building Code.

Swimming / Spa Pools: If the property contains a swimming pool or spa pool that is filled or partly filled with water then the pool must have a physical barrier restricting access to the pool that meets the requirements of the Building Act 2004. For more information, go to www.tauranga.govt.nz/council-a-z/swimming-pool-fencing.aspx.

Solid Fuel Heaters: It is important that any solid fuel heater has been legally installed, either as part of the original dwelling or by way of a separate permit/consent.

Permits and Consents

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
18/11/02	Construct access platforms and stairs over retaining walls	9310	Yes
07/04/03	Erect dwelling and retaining walls	10085	Yes

Compliance Schedule

N/A

Requisitions

Any Outstanding Requisitions

No

City Planning

The Operative Tauranga City Plan

The Operative Tauranga City Plan (City Plan) is a document that regulates all subdivision, use and development across the City. It also covers how and where the City grows, how infrastructure is located and how natural and physical resources are managed. It is the blueprint by which any development in Tauranga is managed.

There are specific rules within the City Plan that cover, amongst other matters, building height, earthworks, tree protection, bulk and scale of buildings, setbacks from coastal and harbour margins, and specific residential, commercial and industrial uses depending on location within the City.

Specific rules for each suburb and property can vary depending on the underlying zone of the area and the location of a specific property within that zone.

The majority of the City Plan became 'operative in part' on 9 August 2013. The remaining parts of the City Plan subsequently became operative on 5 July 2014.

It is advised that prospective purchasers of property review and consider all relevant planning rules for the specific property this Land Information Memorandum applies to prior to purchase.

Copies of the planning maps for the Operative Tauranga City Plan are included in this LIM.

To view the Operative Tauranga City Plan please visit the Tauranga City Council website www.tauranga.govt.nz.

If you have any specific queries on any rules or any existing or proposed use of a property please contact the Tauranga City Council's Duty Planner (07 577 7000) for further information.

Development Contributions

Council operates a development contributions policy under the Local Government Act 2002, and also has financial contributions provisions in its City Plan. The broad purpose of these policies is to fund infrastructure costs that relate to the city's growth from those parties that undertake subdivision, building or development. These contributions are required on building consents, resource consents, service connection authorisations and certificates of acceptance. Contributions may remain payable on any property in circumstances where subdivision, building and development projects have not been completed, and in rare occasions where the Council has agreed to defer payment. In addition, further subdivision, building or development of a property may trigger the requirement to pay further development and/or financial contributions.

Council's development contributions team can advise further on these matters in relation to the application of development and financial contributions to the property in question.

Integrated Transportation Strategy and Reserve Management Plans

"As part of Tauranga City Council's Integrated Transport Strategy and Reserves Management Plans, properties neighbouring Council-owned or administered land may be subject to walkway and cycleways development or other development, activities or use of the land. The Tauranga Reserves Management Plan is available online at <http://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/plans/reserve-management-plans>"

Special Housing Areas

Special Housing Areas are sites in the city that are suitable for new housing and able to be developed fast to increase housing supply. Development of these sites can be fast-tracked under the Housing Accord and Special Housing Areas Act 201, through an accelerated resource consenting process.

Special Housing Areas are proposed by landowners / developers, considered by Council and if supported by Council, submitted to the Minister of Building and Construction for a final decision. Under the current Housing Accord, Council and the Government will be able to consider applications for new Special Housing Areas up until September 2019.

Special Housing Areas will only be established in areas where there is a clear demand for housing, and where there is already suitable infrastructure in place (e.g. roads, wastewater systems, water supply pipes), or plans for it to be built.

For more information on Special Housing Areas including detail on any Proposed and Active sites with the Tauranga area <https://www.tauranga.govt.nz/our-future/enabling-growth/housing-accord-and-special-housing-areas>

Relevant Planning Information

Zone: Operative Tauranga City Plan	Suburban Residential Plan Attached
Identified Plan Areas	None Known
Designations	None
Protected Heritage/Notable or Groups of Trees, or Protected Buildings	None Known
Archaeological or Heritage Sites	None Known
Council Consents, Certificates, Notices, Orders or Bonds Affecting the Land:	Yes
Description	Date Issued
221 Consent Notice (<i>Resource Management Act 1991</i>)	10/10/02

Additional Planning Information

Three plan changes are in the formal plan change process under Schedule 1 of the Resource Management Act 1991, with the public notification period for submissions between 16 November and 1 February 2021 and further submissions in early 2021. The proposed amendments are available to be viewed within the City Plan.

This property is affected by:

Plan Change 26 (Housing Choice) – Proposed Plan Change 26 seeks to enable greater housing choice and density to respond to the demands of increased population, changing demographics and an aging population in existing urban areas.

INSERT RELEVANT OPTIONS BELOW.

- This property is located within the Suburban Residential Zone where the Housing Choice Plan Change is proposing to enable a greater choice of housing, including duplexes and townhouses.

Online maps are also available showing the zoning, Te Papa Housing overlay and the natural hazards overlay: www.tauranga.govt.nz/floodmaps

For further information on the Proposed Plan Change 26, please visit: www.tauranga.govt.nz/planchanges

Plan Change 27 (Flooding from Intense Rainfall Events) – Proposed Plan Change 27 seeks to reduce the risk of flooding to life, property and infrastructure from intense rainfall events in Tauranga. The proposed policy and rule framework will be used to determine the type and location of land use on land subject to flooding in a 1-in-100 year rainfall event, which takes into consideration the effects of sea level rise and climate change as of the year 2130. Mapping has been completed for such a flooding event and will supersede related existing flood mapping that Tauranga City Council holds from 16 November 2020. Please see attached related correspondence and map which illustrates the effect on this property.

[Click here for site specific map](#)

Online maps area also available showing the location and extent of the flooding: www.tauranga.govt.nz/floodmaps

Proposed Plan Change 27 has legal effect from Monday 16 November 2020. This means that all applications, where required, have regard to the proposed objectives, policies and rules from the date of public notification.

For further information on Proposed Plan Change 27, please visit: www.tauranga.govt.nz/planchanges

Plan Change 30 (Earthworks) – Proposed Plan Change 30 seeks to make minor amendments to existing earthworks rules in the City Plan to address issues arising in relation to the control of earthworks at all stages of development and managing sediment on sites.

For further information on Proposed Plan Change 30, please visit: www.tauranga.govt.nz/planchanges

Historical Flood Modelling (Pre 2020 1% AEP without climate change / sea level rise) can also be viewed [here](#)

If you have any enquiries about the proposed Plan Changes you can call Tauranga City Council on 07 577 7000 or e-mail us at info@tauranga.govt.nz.

Land Features

This information relates only to details held on Council files and may not reflect the on site situation.

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

The land form and geology within Tauranga City have some features which demand particular attention. These features, which may or may not be relevant to the property in question, are outlined in "General Description of Land Form within Tauranga District" as attached.

Microzoning for Earthquake Hazards

The Council has received reports and results that have assessed Tauranga City's vulnerability to liquefaction when considering a range of earthquake events. These reports and results, and a summary of them, are available by accessing <https://www.tauranga.govt.nz/living/natural-hazards/understanding-our-hazards-studies-maps-and-data/earthquakes-and-liquefaction>

The reports and results reflect the most up-to-date vulnerability to liquefaction from an earthquake event.

It is important to note that different properties are exposed to different levels of probability that land damage from liquefaction and lateral spread will in fact occur. The reports and results are undertaken at a City-wide scale and may be superseded by detailed, site specific assessments undertaken by qualified and experienced practitioners using improved or higher resolution data than presented in these reports.

The vulnerability and land damage maps are prepared based on an assessment of natural ground conditions and therefore do not take into account the influence of recent human activities that may influence liquefaction response (i.e. earthworks, ground improvement, foundation design), unless specifically stated within the technical reports. As such, the degree of land damage may be less than predicted for a given property where liquefaction risk was addressed during landform or building foundation design.

The presence of liquefaction and lateral spread information on a property may have implications for the use and development of that property including, but not limited to, the requirements for and assessments of building consent applications under the Building Act 2004 and Building Code (refer to the NZ Standard AS/NZ 1170 and design standard outlined in Chapter 10.10.6 Liquefaction of Tauranga City Council's Infrastructure Development Code), subdivision consent applications under the Resource Management Act, and infrastructure design.

The assessed hazard applicable to the area this property has been assessed within, is available by accessing the web-viewer available through the following link: <https://www.tauranga.govt.nz/living/natural-hazards/understanding-our-hazards-studies-maps-and-data/earthquakes-and-liquefaction>

Special Land Features Relevant to the Subject Property

Yes

Comments:

1. Refer Consent Notice dated 10 October 2002 together with Geotechnical Report by S & L Consultants Limited dated 11 September 2002 reference 16222.
2. Refer also letter from S & L Consultants Limited dated 10 October 2002 reference 16222.
3. Please see flood risk assessment information related to Plan Change 27 under Planning Section of this report.

Additional Information

Licences

Licences Affecting the Land or Buildings

No

Signed for and on behalf of the Council:



Position held: Technical Advisor

Date: 21 December 2020



LT 312127 (Title Plan)

City 01/01/1991: Pgs 003,161/19/02,11/03



Doc ID 11546392



Approvals

[Signature]
Project Manager

Wilbur Corporation (NZ) Ltd as its
Attorney in the Presence of
[Signature] Paul David Cowles Registered Owners

I hereby certify that this plan was approved by the
Tauranga District Council pursuant to
Section 223 of the Resource Management Act 1991
on the 11th day of July 2002 subject to
the granting or reserving of the easements set out
in the memorandum hereon and subject to the
amalgamation conditions set out hereon.

[Signature] Authorised Officer
Sub 3240

Amalgamation Conditions

That Lot 207 hereon (Legal Access) be held as to
two undivided one-half shares by the owners of
Lots 78 and 79 hereon as tenants in common in the
said shares and that individual certificates of title
be issued in accordance therewith.
See B416952

That Lot 208 hereon (Legal Access) be held as to
seven undivided one-seventh shares by the owners of
Lots 65,66,67,68,69,70 and 71 hereon as tenants in
common in the said shares and that individual
certificates of title be issued in accordance therewith.
See B416952

Memorandum Easements in Gross

Purpose	Shown	Serv. Ten	Grantee
ROW (Pedestrian Only)			Tauranga District Council
Right to Convey Water	A	Lot 208 Hereon	
Right to Drain Water	B	Lot 79 Hereon	
	C	Lot 78 Hereon	
Right to Convey Electricity	A	Lot 208 Hereon	United Networks Ltd
	D	Lot 207 Hereon	

Total Area 1.4925ha

Comprised in CT 19018

Grant David Cowles

Registered Surveyor and holder of an annual practicing certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1980 hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.

Dated at Tauranga this 15th day
of August 2002. *[Signature]*

Field Book _____ p. Traverse Book _____ p.

Reference Plans _____

Examined _____ Correct _____

Approved as to Survey

[Signature] Approving Surveyor
6/11/2002

Deposited this 17th day of August 2002

[Signature] Registrar General of Land

File Received 16/10/02
instructions **DP 312127**

Sheet 1 of 3 Sheets

Pursuant to Section 224 (c) of the
Resource Management Act 1991 I hereby
certify that some of the conditions of the
subdivision consent have been complied with
to the satisfaction of the Tauranga District
Council and that a consent notice has been
issued in respect of those conditions that
have not been complied with.
Dated this 10th day of October 2002
[Signature]
Authorised Officer

Proposed Easements			
Purpose	Shown	Serv. Ten	Dom. Ten
ROW, Right to Convey water, Gas	A	Lot 208 Hereon	Lots 65,66,67,68,69,70 & 71 Hereon
Right to Transmit Telecomm. & Electricity			
Right to Drain Water & Sewage	D	Lot 207 Hereon	Lots 78 & 79 Hereon

Existing Easements			
Purpose	Shown	Serv. Ten	Doc.
Right to Convey Water	B	Lot 79 Hereon	8414452
	C	Lot 78 Hereon	
Right to Convey Natural Gas	A	Lot 208 Hereon	8481146.1

CLASS I SURVEY

C&T Allocated Panel			
Lot	CT	Lot	CT
Lot 65 & 208	CT 47704	Lot 74	CT 47713
Lot 66 & 208	CT 47705	Lot 75	CT 47714
Lot 67 & 208	CT 47706	Lot 76	CT 47715
Lot 68 & 208	CT 47707	Lot 77	CT 47716
Lot 69 & 208	CT 47708	Lot 78 & 207	CT 47717
Lot 70 & 208	CT 47709	Lot 79 & 207	CT 47718
Lot 71 & 208	CT 47710	Lot 80	CT 47719
Lot 72	CT 47711	Lot 81	CT 47720
Lot 73	CT 47712	Lot 144	Road to Vest
		Lot 210	Accessway to Vest

Pursuant to Section 321(3)(c) Local Government
Act 1974 the Tauranga District Council is
satisfied that adequate access to Lots 65-71,
78 & 79 hereon is provided over other land
pursuant to a condition imposed under Section
220 (1)(b)(iv) of the Resource Management
Act 1991 and subsection 321(1) of the Act
shall not apply.
Dated this 10th day of October 2002.
[Signature]
Authorised Officer

CLASS I SURVEY
TERRITORIAL AUTHORITY TAURANGA DISTRICT
Surveyed by S & L CONSULTANTS LTD F.16222
Scale 1:750 Date June 2002

2 DP304789

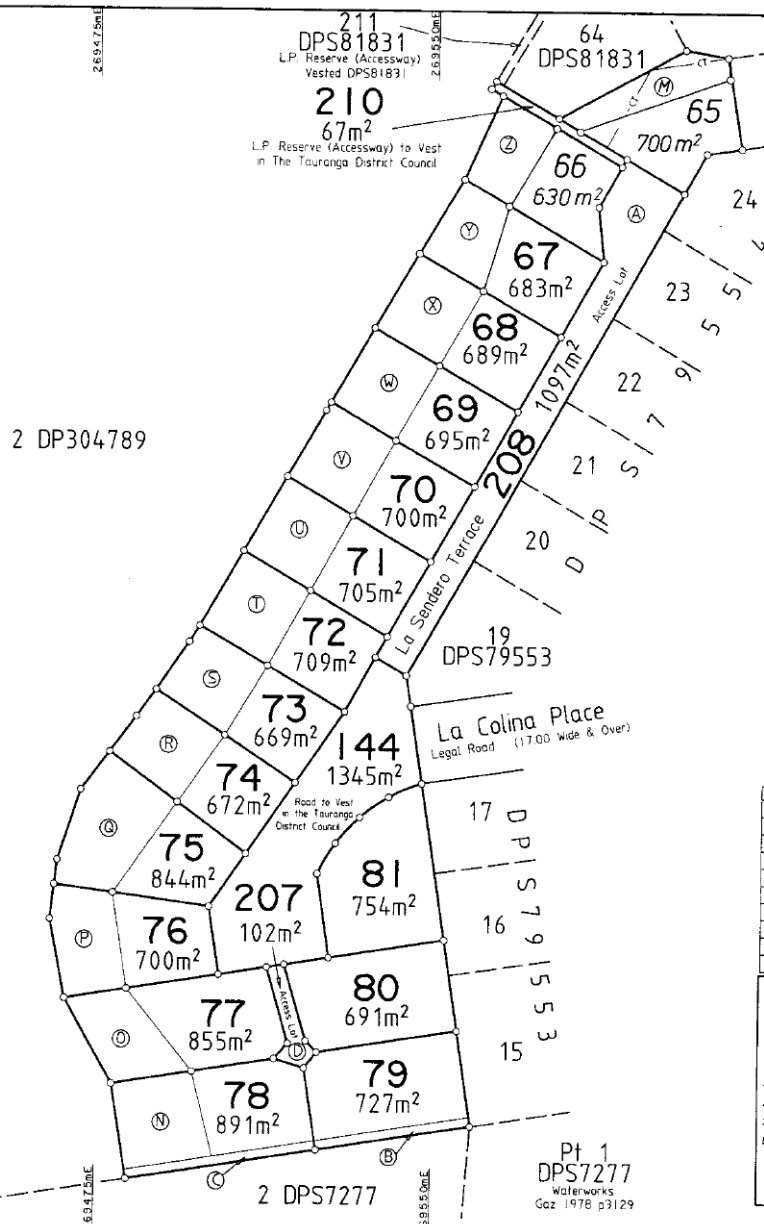
706050mN

705875mN

NOTE:
Areas MNOPQRS, TUVWXYZ and Z to be subject
to a Consent Notice.
All external boundaries adopted from DP 304789

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. IX Tauranga
NZMS 261 SHT RECORD MAP No.

**Lots 65-81, 144, 207, 208 & 210 being
a Subdivision of Lot 1 DP304789**



Pt 1
DPS7277
Waterworks
Gaz 1978 p3129

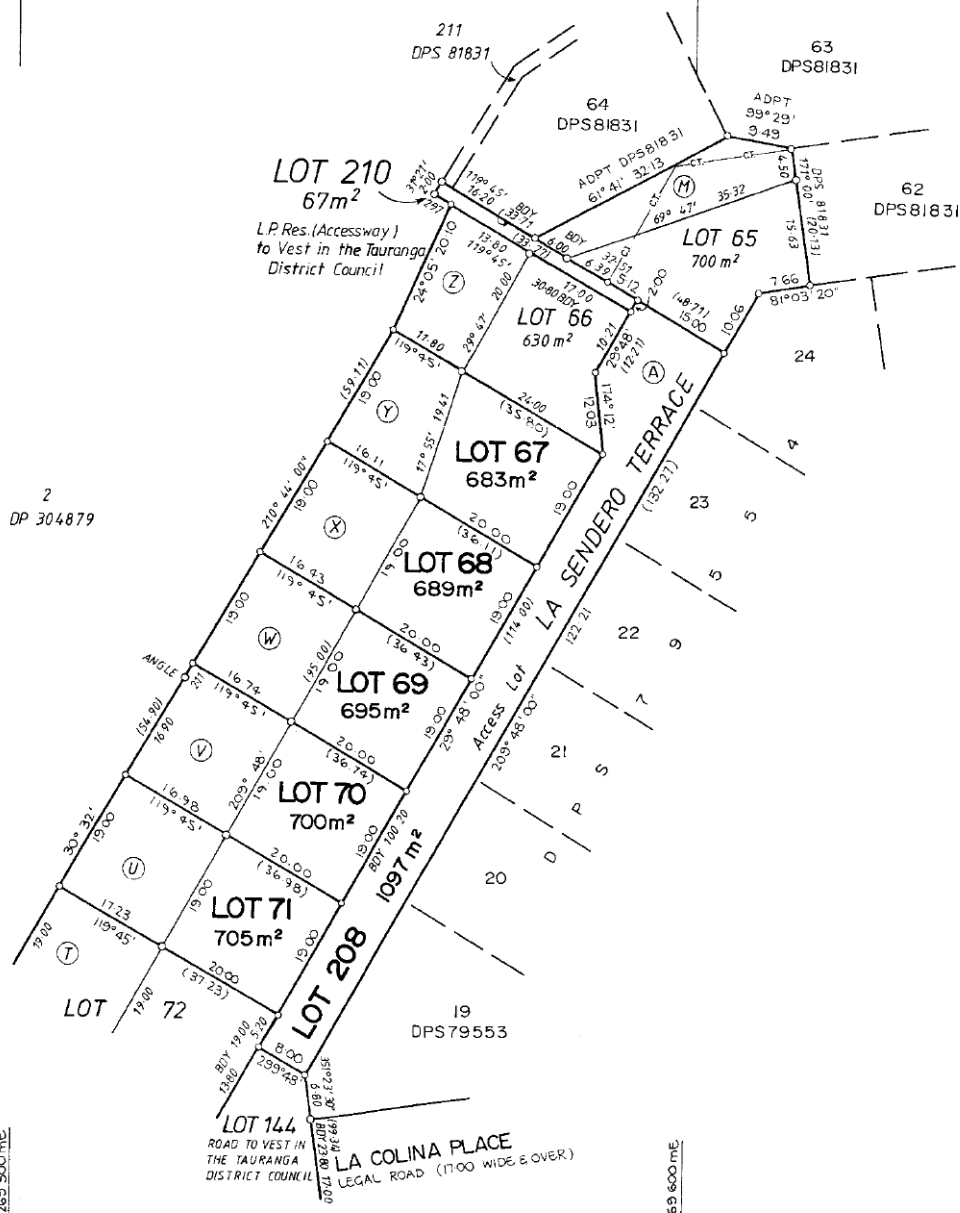
706 200 mN

706 100 mN

2
DP 304879

269 500 mE

269 600 mE



Approvals
Spicer *Francis Administrator*
Francis Administrator
 WILBOW CORPORATION (NZ) LTD AS ITS ATTORNEY IN THE PRESENCE OF REGISTERED OWNERS

CLASS I SURVEY

Total Area
 Comprised in

I, GRANT DAVID COWLES
 Registered Surveyor and holder of an annual practising certificate (as who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at TAURANGA this 15th day of August 2002
 Signature *[Signature]*

Field Book p. Traverse Book p.
 Reference Plans
 Examined Correct

Approved as to Survey
 6.11.1.2002 *[Signature]*
 Approving Surveyor

Deposited this 17th day of OCTOBER 2002
[Signature]
 Registrar General of Land

File
 Received 16-10-02
 Instructions
 DP 31217

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST. IX TAURANGA
 NZMS 261 SHT U14 RECORD MAP No 4-3

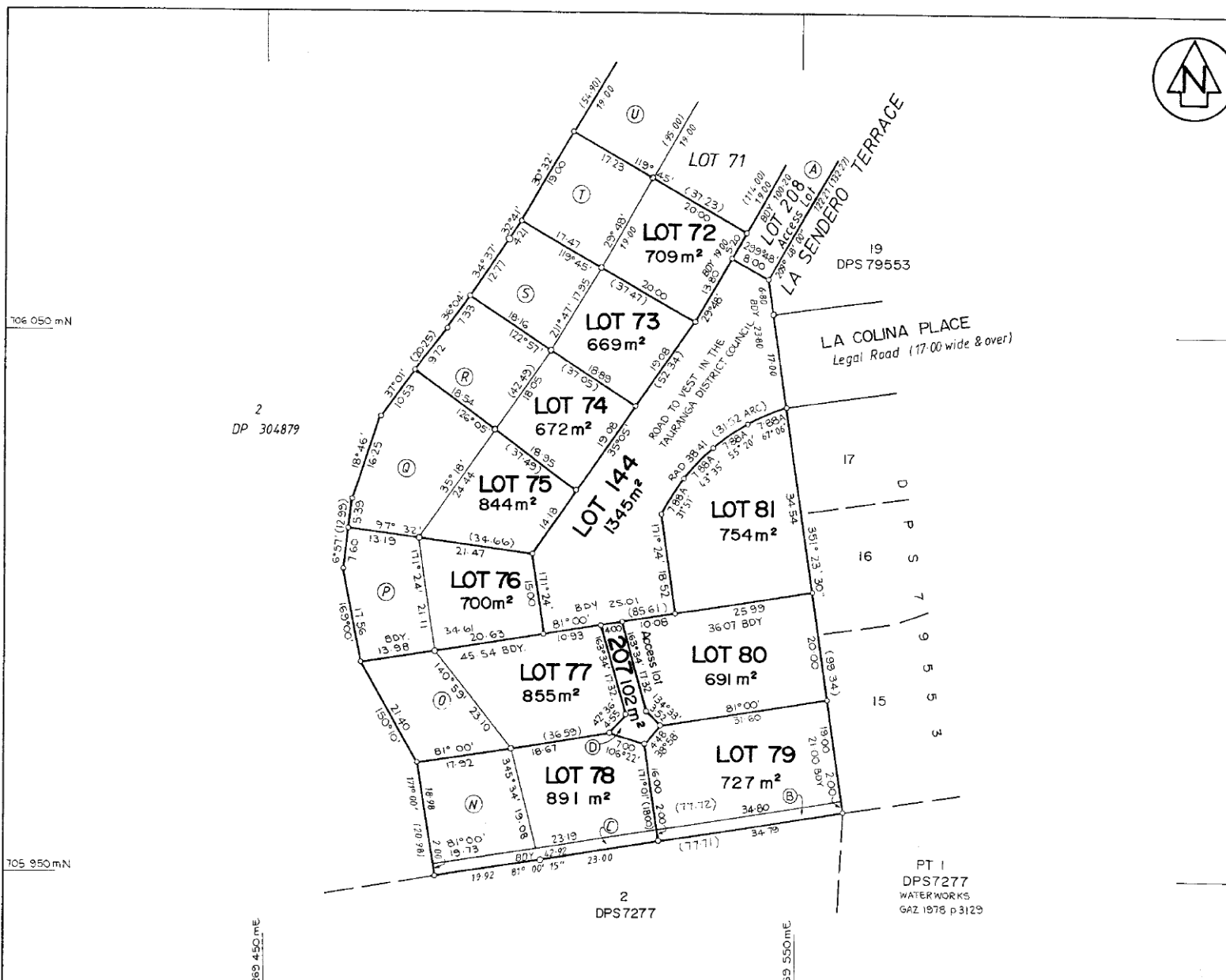
LOTS 65-81, 144, 207, 208 & 210 BEING A
 SUBDIVISION OF LOT 1 DP 304789.

TERRITORIAL AUTHORITY TAURANGA DISTRICT
 Surveyed by S & L CONSULTANTS LTD
 Scale 1:500 Date JUNE 2002

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.



Approvals
Project manager *Finance Administrator*
 WILBOW CORPORATION (NZ) LTD AS ITS ATTORNEY IN THE PRESENCE OF REGISTERED OWNERS



CLASS I SURVEY

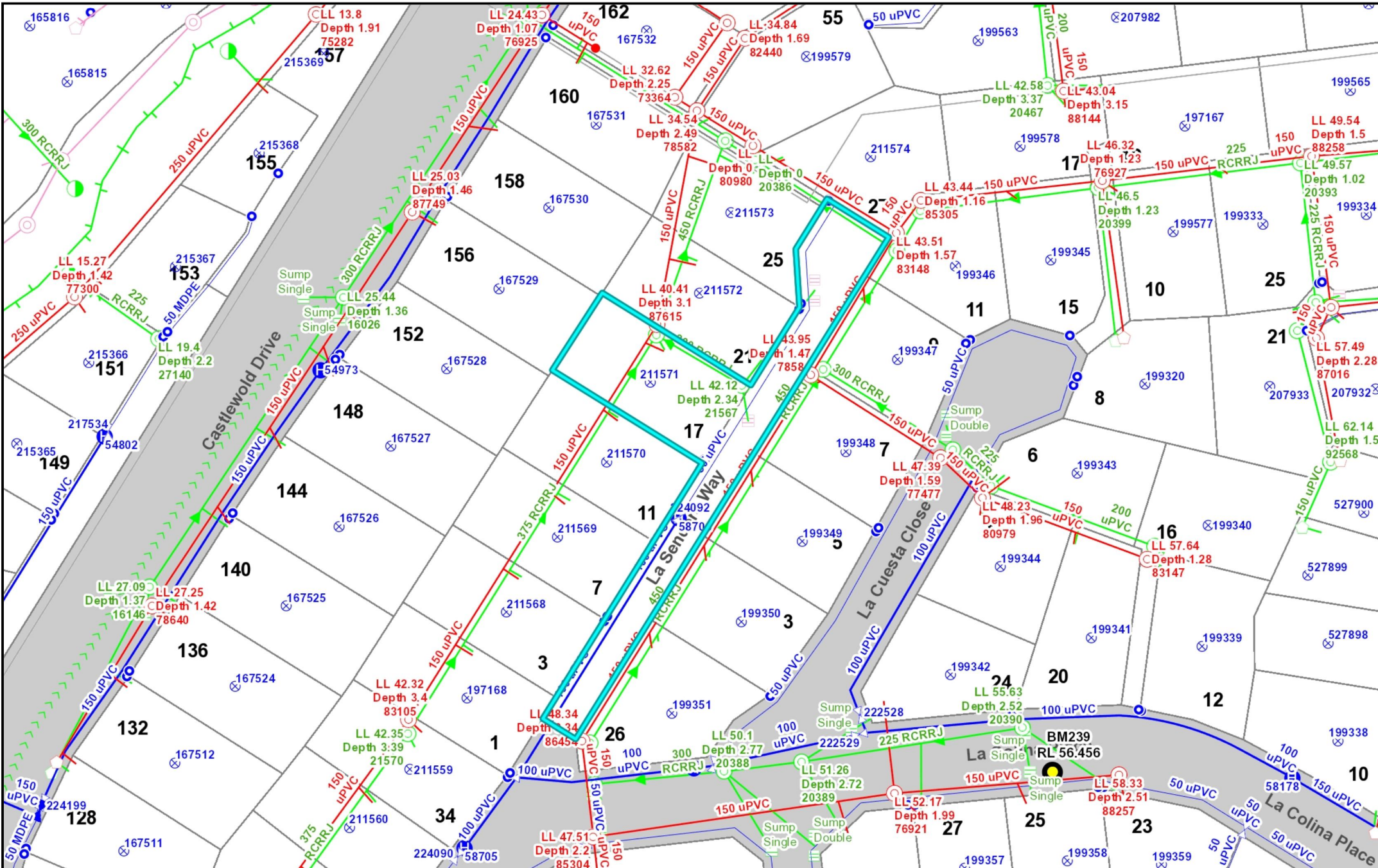
Total Area
 Comprised in
 I, GRANT DAVID COWLES
 Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1988) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at TAURANGA this 17th day of August 2002. Signature *G.D. Cowles*
 Field Book p. Traverse Book p.
 Reference Plans
 Examined Correct

Approved as to Survey
 6.11.2002 *M.H. Hines* Approving Surveyor
 Deposited this 17th day of OCTOBER 2002
J. Registrar REGISTRAR GENERAL OF LAND
 File Received 16-10-02
 Instructions
DP 312127

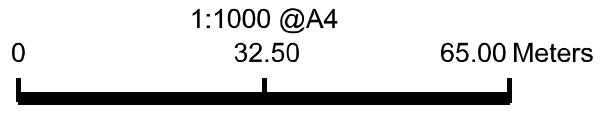
LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST. IX TAURANGA
 NZMS 261 SHT U14 RECORD MAP No 4.3

LOTS 65-81, 144, 207, 208 & 210 BEING A
 SUBDIVISION OF LOT 1 DP 304789.

TERRITORIAL AUTHORITY TAURANGA DISTRICT
 Surveyed by
 Scale 1:500 F.10222 Date JUNE 2002



Services Plan



Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained here in is appropriate and applicable to the end use intended.



SmartZoom Services and Land Features Key



Services











Land Features














Wastewater











Stormwater






Water

Relic Slip

-  Wastewater Manhole
-  Wastewater Chamber
-  Wastewater Pump Station
-  Wastewater Valve
-  Wastewater Node
-  Wastewater Service Line
-  Odour Duct
-  Wastewater Main
-  Rising Main
-  Reclaimed

-  Stormwater Manhole
-  Stormwater Chamber
-  Stormwater Pump Station
-  Sump
-  Stormwater Outlet
-  Stormwater Inlet
-  Stormwater Soakhole
-  Stormwater Node
-  Stormwater Service Line
-  Stormwater Main
-  Culvert
-  Stormwater Drain
-  Overland Flow Path

-  Water Scour Valve
-  Water Valve
-  Water Meter
-  Water Service Line
-  Water Reservoir
-  Water Node
-  Hydrant
-  Rider Main
-  Reticulation Main
-  Trunk Water Main

-  1. Slope debris lobe showing evidence of recent or current activity
-  2. Possible slope debris lobe
-  3. Probable slope debris lobe
-  4. Interpreted head scarp with poorly defined morphology
-  5. Interpreted head scarp with clearly defined morphology

Inner Harbour Erosion

Potential Coastal Erosion and Instability Hazard Areas (CEIHA)		
Timeframe	Sea Level Rise Scenario (m)	Mapped probability of cliff/shoreline regressing landward*
Current	-	Likely
	-	Very Unlikely
2080	0.4	Likely
	0.6	Likely
2130	0.8	Very Unlikely
	1.25	Likely
	1.6	Very Unlikely
	1.6	Very Unlikely

* Means, the likelihood (P66% - 'likely' and P5% 'very unlikely') of the mapped 'Potential Coastal Erosion and Instability Hazard Areas' (CEIHA) (Cliff/Shorelines) regressing landward due to slope instability and the assessed sea level rise.



Rates Information

Location	17 LA SENDERO WAY
Valuation Ref	06860 361 26
Legal Description	LOT 68 DP 312127 INT IN ACCESS LOT 208
DP 312127	
Area	0.0689
Land Value	360,000
Capital Value	730,000

Total rates assessed this year



Tauranga Council				Regional Council			
	Units	Rate	Annual Amount		Units	Rate	Annual Amount
Uniform Annual General	1	257.39130435	257.39	Regional General	360,000	0.00020788	74.84
General	730,000	0.00199919	1459.41	Regional UAGC	1	125.81739130	125.82
Resilience Targeted Rate	730,000	0.00001864	13.61	Passenger Transport	1	168.61739130	168.62
Wastewater Connected	1	439.80869565	439.81	Rate	1	21.75652174	21.76
Glass Recycling	1	32.46956522	32.47	Civil Defence (CDEM)			391.04
Total			2,202.69	Total			
<i>Includes GST of</i>							\$389.04
Total Rates (01 JUL 2020 to 30 JUN 2021)							\$2982.77

Water Rates

Metered A/C # 1 Route # M Class # 0 Rate: 0 /m3 Supply Area: METERED WATER

What are rates?

The amount you pay in rates doesn't directly relate to the amount of things Council does for you personally. Rates are not a 'charge for services', they are a tax on the value of your property. It is not a perfect system but it is one of the very few ways the Government allows Councils to collect revenue. Rates provide 55% of the Council's income.

Rates Information

The rating year starts on 1 July each year to 30 June the following year.

- Rates and charges are inclusive of GST.
- Annual Rates are set in July each year.
- Rates are payable in two instalments and are paid in advance.

Each year an assessment is sent out to property owners on 1 August together with the first instalment invoice. Payments are due on the last working day in August. The second instalment invoice is sent out to property owners on 1 February each year and is due on the last working day of February.

What are the charges for rates and how are they calculated?

Rates are a tax on the value of your property. The value of your property is set by an independent agency and is driven by national legislation. Revaluations are done every three years.

What do General Rates pay for?

Rates are used to pay for a wide range of services and capital projects such as new roads, storm water, libraries, reserves and so on. Councils ten year plan is a good place to find out more about how Council plans to spend rates income. Tauranga City collects rates on behalf of the regional council also.

Tauranga City Rates Schedule 2019/20

Description	Inclusive of GST	Charge
Uniform Annual General Wastewater	\$600.00 \$467.08	per occupancy per residential property or per connection for commercial
Wastewater Availability	\$233.54	per property
District Residential	\$0.00184821	Capital value
District Commercial	\$0.00209586	Capital value
City Mainstreet	\$0.00050875	Capital value
Greerton Mainstreet	\$0.00171425	Capital value
Papamoa Mainstreet	\$0.00034084	Capital value
Mount Mainstreet	\$0.00079779	Capital value
Economic Development	\$0.00051579	per commercial property
The Lakes	\$77.23	per property in the subdivision
Papamoa Coast	\$34.82	per property in the subdivision
Excelsa	\$48.20	per property in the subdivision
Resilience	\$0.00002745	Capital value
Glass collection	\$36.00	per residential property

Uniform Annual General Rates (UAGC)

This is a fixed charge per rateable property and is irrespective of the value of a property. For residential properties it is a charge per occupancy.

Each occupancy is defined by physically having a separate living area, bedroom, bathroom facilities, entrance (including shared foyers) and cooking facilities. E.g. a property with a self contained flat on the ground floor would be rated for two UAGC's and two wastewater connections.

(Note: This rate is not based on ability to earn revenue or rent, frequency of use or the relationship of person/s using or able to use the separate area. This does not relieve the owner or occupier of any duty or responsibility under the Building Act 2004 or the Resource Management Act 1991 or the Tauranga City Plan) For commercial properties this is a charge on the number of separate businesses or leases.

General Rate

This variable rate is charged on the capital value of a property. Capital value is land value plus improvements value.

Wastewater Rates

Residential properties connected to Council wastewater pay a uniform annual charge for one toilet per occupancy. Commercial properties connected to Council wastewater pay a uniform annual charge for each toilet or urinal.

Those properties with wastewater available (i.e. they are within 100m of wastewater lines) but not connected will pay an availability charge.

The Lakes, Papamoa Coast and Excelsa Targeted Rate

This rate is charged on the capital value of a property. Capital value is land value plus improvements value. The Lakes Development at Tauriko/Pyes Pa and Papamoa Coast and Excelsa developments at Papamoa have significantly increased level of service costs as a result of wider roads, more gardens, reserves and streetlights etc. All properties in these subdivisions are charged this targeted rate.

Economic Development Rate

This rate is charged on the capital value of a property.

It is charged to commercial properties only and funds economic development through Priority One and Tourism Bay of Plenty.

Mainstreet Rates

This rate is charged on the capital value of a property. It is charged to commercial properties only and funds the Tauranga, Papamoa, the Mount and Greerton Village Mainstreet organisations.

WATER SUPPLY BYLAW 2019



Tauranga City

First adopted	<i>22 November 2004</i>	Minute reference	<i>M04/105.3</i>
Reviews	<i>25 September 2007 16 April 2019</i>	Minute references	<i>M07/84.15</i>
Review date	<i>April 2029</i>		
Engagement required	<i>Special Consultative Procedure</i>		
Associated documents	<i>Tauranga Water Meter Policy 2019 Tauranga Large Water Users Policy Local Government Act 2002 Health Act 1956 Health (Drinking Water) Amendment Act 2007 Local Government (Rating) Act 2002 Public Works Act 1981 Tauranga City Plan Tauranga Infrastructure Development Code Fire and Emergency New Zealand Act 2017</i>		
Relevant legislation	<i>This bylaw is made under the Local Government Act 2002 and the Health Act 1956</i>		

TABLE OF CONTENTS

1.	TITLE	3
2.	COMMENCEMENT	3
3.	APPLICATION	3
4.	PURPOSE	3
5.	DEFINITIONS	3
6.	APPLICATION FOR SUPPLY AND ACCESS TO THE NETWORK	5
7.	CUSTOMER RESPONSIBILITIES IN ACCEPTING SUPPLY	6
8.	WATER SUPPLY CONNECTION AND INFRASTRUCTURE	6
9.	RESPONSIBILITIES FOR MAINTANCE AND REPAIR	7
10.	ACCESS TO POINTS OF SUPPLY AND POINTS OF RESONSIBILITY	7
11.	BACKFLOW PREVENTION	8
11.	DEDICATED FIRE CONNECTIONS	8
12.	FIRE HYDRANTS	8
13.	WORKS NEAR THE WATER SUPPLY NETWORK	8
14.	RESTRICTIONS ON WATER USE	9
15.	LICENCES	9
16.	OFFENCES AND PENALTIES	10
17.	DISPENSING POWERS	11
	ATTACHMENT A	12

1. TITLE

1.1 This bylaw is the "Tauranga Water Supply Bylaw 2019"

2. COMMENCEMENT

2.1 This bylaw comes into force on 22 April 2019.

3. APPLICATION

3.1 This bylaw applies to Tauranga City.

3.2 Any person being supplied with water, or who has made application to be supplied with water, by Council.

4. PURPOSE

4.1 The purpose of this bylaw is to:

- (a) protect the health and safety of people using the water supply network;
- (b) protect the public water supply network from damage, misuse and interference;
- (c) assist in the provision of reliable, safe and efficient water supply in Tauranga.

5. DEFINITIONS

5.1 For the purposes of this bylaw the following definitions shall apply:

Term	Definition
Approved	approved in writing by the Council, either by resolution of the Council or by any authorised officer of Council
Approved Licensed Contractor	contracting company approved by Council under this bylaw to carry out work on Council's Water Supply Network and Wastewater Network, using employees who are licensed by Council to undertake the work
Authorised Agent	a person or company who has been delegated responsibility to act for a customer
Authorised Officer	any officer of the Council or any other person authorised under the Local Government Act 2002 and authorised by the Council to administer and enforce its bylaws
Backflow	means the flow of water or other liquid through any service pipe or supply pipe in a reverse direction to the normal supply flow
Backflow Prevention Device	is a device that prevents backflow
Child Meter	a separate water meter located downstream from a parent meter that records water supplied to a Premises

Term	Definition
Council	Tauranga City Council or any person authorised or delegated to act on its behalf
Cross Connection	any potential direct or indirect connection between the potable water supply and a contaminant
Customer	a person, or the authorised agent, who has been given approval by Council to use water supplied by Council
Dedicated Fire Connection	a connection to the water supply connection that supplies water solely for the purpose of fire protection
Parent Meter	a meter that leads onto a number of supply pipes
Person	a person or body of persons whether corporate or unincorporated, and includes the Crown and any successor of a person
Points of Responsibility	<p>The points on the Water Supply Network located on private property that identify the area and all assets within that area that Council will be responsible for.</p> <p>The Points of Responsibility for each Premises with a Child Meter or any separate Backflow Prevention Device that is located more than one metre away from its associated Meter Box, will be 300mm along the pipe either side of the Child Meter box or separate Backflow Prevention Device.</p>
Point of Supply	<p>The point on the Water Supply Network that marks the boundary of responsibility between the Council and Customer, irrespective of property boundaries.</p> <p>For premises connected to one Water Meter, the Point of Supply is either:</p> <ul style="list-style-type: none"> (a) 300 mm along the pipe immediately after the Water Meter box (b) or if a separate Backflow Prevention Device is installed, the Point of Supply is 300mm along the pipe immediately after the separate Backflow Prevention device provided the Backflow Prevention Device is located within one meter of the meter box; (c) if the Backflow Prevention Device is located more than one metre from the meter box the Point of Supply is 300mm immediately after the meter box and the responsibility of Council resumes 300mm either side of the separate Backflow Prevention Device. <p>Where two or more Premises share a Parent Meter there will be one Point of Supply at the Parent Meter box and two or more additional Points of Responsibility further along the Supply Pipe. The Point of Supply will be defined as above.</p> <p>The Points of Responsibility for each Premises with a Child Meter will be</p>

Term	Definition
	<p>300mm along the pipe either side of the Child Meter box.</p> <p>Council will be responsible for the Parent and Child Meters/boxes but not the Supply Pipe itself.</p> <p>See Attachment A of this bylaw.</p>
Premises	<p>means:</p> <p>(a) a property or allotment which is held under separate certificate of title or for which a separate certificate of title may be issued and in respect of which a building consent has or may be issued; or</p> <p>(b) a building that has been defined as an individual unit by cross lease, unit title or company lease and for which a certificate of title exists; or</p> <p>(c) an independent dwelling unit as defined in the Tauranga City Plan.</p>
Restricted Works	any works that will or are likely to damage, or adversely affect the operation of the Water Supply Network as defined by Clause 14.4
Service Pipe	means the section of pipe between a water main and the Point of Supply that is owned and maintained by Council
Supply Pipe	means the section of pipe between the Point of Supply and the Customer's Premises that is installed, owned and maintained by the Customer
Water Meter	a Council-owned meter to measure the flow of water supplied including Parent and Child meters
Water Supply	means the supply of drinking water by network reticulation to the point of supply for dwelling houses, commercial and other premises
Water Supply Network	means all infrastructure components such as pipes, fittings, valves, hydrants, Backflow Prevention Devices, Water Meters, meter manifolds / boxes and other related equipment required of the water supply network between the point of abstraction from the natural environment to the premises

6. APPLICATION FOR SUPPLY AND ACCESS TO THE NETWORK

6.1 Every Person wishing to do any of the actions prescribed in clauses 6.1(a) to 6.1(g) must follow Council's application and pay the prescribed charges:

- (a) Obtain a new permanent or temporary connection for the supply of water, including connection for the purposes of dust control and connection to a new subdivision.
- (b) Obtain a new connection and supply for a Dedicated Fire Connection system

- (c) Make changes to an existing connection, including
 - i. new owner taking over an existing supply
 - ii. type of supply
 - iii. classification type e.g. residential to commercial
 - iii. location of the Point of Supply
 - iv. level of service of supply e.g. quantity of supply
 - (d) Access, operate or work on any part of the Water Supply Network.
 - (e) Disconnect from the Water Supply Network.
 - (f) Seek specific Council approval to install quick-closing valves, pumps or any other equipment that may cause pressure surges or fluctuations to be transmitted within the water supply system, or compromise the ability of Council to maintain its level of service.
 - (g) Supply water from a connected Premises to other Persons outside the ordinary use of the connected Premises.
- 6.2 Where the applicant is not the owner of the Premises seeking supply, the applicant must produce written evidence of their authority to act on behalf of the owner of the premises for which the supply is sought.
- 6.3 Council shall either approve the application and inform the applicant of the type of supply, and the conditions applicable to the applicant's supply, or refuse the application and notify the applicant of the decision, giving reasons for the refusal.

7. CUSTOMER RESPONSIBILITIES IN ACCEPTANCE OF SUPPLY

- 7.1 The Customer must comply with the requirements of this bylaw, including any conditions of approval of an application under clause 6.3.
- 7.2 The Customer shall not transfer to any other party the rights and responsibilities provided for under this Bylaw or any approval given under this Bylaw.
- 7.3 Unless specifically approved by Council no Person shall use water or water pressure directly from the Water Supply for:
- (a) driving lifts, machinery, generators, condensers or any other similar device; or
 - (b) a single pass cooling system; or
 - (c) the dilution of trade waste prior to disposal; or
 - (d) dust suppression.
- 7.4 The Customer shall be liable to pay for any Water Supply services.
- 7.5 A Supply Pipe must serve only one Premises and the Customer must not extend the Supply Pipe, by hose or any other means, to any other Premises.
- 7.6 In the event of a Premises changing ownership or the Customer wishing to terminate the supply, the outgoing Customer shall give Council seven working days' notice to arrange a final water reading.
- 7.7 Council does not guarantee an uninterrupted or constant supply of water, or any maximum or minimum pressure.

8. WATER SUPPLY CONNECTION AND INFRASTRUCTURE

- 8.1 No person other than an Approved Licensed Contractor (under clause 16) shall undertake any works to the Water Supply Network including the connection or disconnection to or the installation of any Service Pipe.
- 8.2 All works to the Water Supply Network must be in accordance with Council's Infrastructure Development Code.
- 8.3 No Person shall cause damage to the Water Supply Network.
- 8.4 No person shall do anything to the Water Supply Network that puts at risk the health and safety of those using the Water Supply Network.
- 8.5 All connections to the Water Supply shall include a Water Meter and a Backflow Prevention Device in accordance with clause 11.1.

9. RESPONSIBILITIES FOR MAINTENANCE AND REPAIR

- 9.1 Council is responsible for the Service Pipe, Water Meter box and fittings up to the Point of Supply and in between any Points of Responsibility.
- 9.2 The Customer is responsible for the Supply Pipe and fittings beyond the Point of Supply excluding the part of the Water Supply Network between any Points of Responsibility.
- 9.3 Council is responsible for the Parent and Child Meter boxes and all Backflow Prevention Devices but not the Supply Pipe itself, apart from the portion of Supply Pipe that is within the Points of Responsibility.
- 9.4 Any issues of responsibility past the Point of Supply and excluding the area within the Points of Responsibility within the property boundary are a matter for the property owners.
- 9.5 The Customer is responsible for repairing any leaks occurring on their side of the Point of Supply but excluding the part of the Water Supply Network between any Points of Responsibility.
- 9.6 The Customer shall maintain the areas in and around the Point of Supply and the Points of Responsibility, keeping them free of soil, growth or other matter or obstruction, which prevents, or hinders access to the Water Meter box and any separate Backflow Prevention Devices.
- 9.7 No other devices are permitted to be installed in the Water Meter box or Backflow Prevention device without Council approval.
- 9.8 Where in the opinion of Council any pipe, fitting or ground levels on the Customer's side of the Point of Supply and Points of Responsibility has been damaged or is causing or likely to cause water to be wasted or is insufficient for the proper supply of water, Council may give the customer notice in writing requiring any work specified in the notice to be carried out.
- 9.9 Wherever practical Council will make every reasonable attempt to notify the potentially affected Persons of a scheduled maintenance shutdown of the supply network before the work commences. Where immediate action is required and this is not practical, Council may shut down the supply without notification.

10. ACCESS TO POINT OF SUPPLY AND POINTS OF RESPONSIBILITY

- 10.1 Where the Point of Supply and Points of Responsibility are on private property, the Customer shall allow Council's Authorised Officer unrestricted access to, and about these areas between 7am and 6pm on any day for:
- (i) Water Meter reading, or
 - (ii) checking, testing and maintenance work with advance notice being given where practicable to do so.
- 10.2 For works outside these hours Council shall give written notice to the Customer 48 hours prior to Council's Authorised Officer entering the Premises except in emergency situations where Council shall be entitled to enter Premises that have a water supply at any hour without notice.

11. BACKFLOW PREVENTION

- 11.1 Every Customer must install a Backflow Prevention Device appropriate to the level of risk at the Premises as specified by Council.
- 11.2 The Customer shall provide to Council, on request, any information about any activities carried out on their Premises, which may contribute to the risk of Backflow or Cross Connection.
- 11.3 The Customer shall notify Council in writing if a change of use or a change of activity occurs that changes the risk of Backflow. Council may require a reassessment of the risk of Backflow at the Premises and if the Backflow Prevention Device requires upgrading this will be at the Customer's cost.

12. DEDICATED FIRE CONNECTIONS

- 12.1 No person shall install a new Dedicated Fire Connection unless authorised in writing by Council to do so. Any such connection must be installed by an Approved Licensed Contractor at the applicant's expense and shall be subject to any terms and conditions specified by Council.
- 12.2 Any Dedicated Fire Connection provided to supply water for fire protection shall not be used for any purpose other than firefighting and the testing of the fire protection system.

13. FIRE HYDRANTS

- 13.1 No Person shall have access to and draw water from fire hydrants unless he or she is:
- An authorised officer of Council or
 - A member of the Fire Service for the purposes of testing, training or emergency incidents only or
 - Is authorised by Council to do so.

14. WORKS NEAR THE WATER SUPPLY NETWORK

- 14.1 Any person proposing to carry out excavation work shall view the as-built information to determine whether or not the Water Supply Network is located in close proximity.
- 14.2 To protect the Water Supply Network from construction plant loading, the location of Council's Water Supply Pipes must be marked out on site before commencing any work with heavy construction plant (above a gross weight of 10 tonnes). Before heavy construction work will be permitted over or within two metres of Council's water pipes, an engineering assessment is to be undertaken and submitted for Council approval.

- 14.3 At least two working days' notice in writing shall be given to Council of an intention to carry out Restricted Works in close proximity of the Water Supply Network, including the proposed methodology to ensure infrastructure is not impacted. Council may specify in writing any restrictions on the work it considers necessary or require an engineering assessment be undertaken to provide a methodology to protect the Water Supply Network. Council may charge for this service.
- 14.4 Restricted Works are works of the following type which are carried out closer than the specified distance to the asset type set out in the following table:

Type of works	Types of Water Supply Network asset	Specified distance from the Water Supply Network
General excavation	Pipes 300mm in diameter and greater, including connected manholes and structures	10 metres
	Pipes less than 300mm in diameter, including connected manholes and structures	2 metres
Piling	Pipes 300mm in diameter and greater, including connected manholes and structures	10 metres
	Pipes less than 300mm in diameter, including connected manholes and structures	2 metres
Blasting	Pipes 300mm in diameter and greater, including connected manholes and structures	15 metres
	Pipes less than 300mm in diameter, including connected manholes and structures	15 metres

- 14.5 Any Person excavating and working around the Water Supply Network shall take due care to ensure that the network is not damaged and that bedding and backfill is reinstated in accordance with the specifications set out in the Infrastructure Development Code.
- 14.6 A Person causing damage to the Water Supply Network shall report that damage to Council immediately. Repairs shall be arranged by Council and repair costs may be charged to the person responsible for the damage.

15. RESTRICTIONS ON WATER USE

- 15.1 Council may impose restrictions on the use of Water Supply where it considers that its ability to maintain an adequate supply of drinking water is or may be at risk because of drought, emergency or increased water demand.
- 15.2 Any such restriction may apply to all of Tauranga or one or more parts of Tauranga.
- 15.3 Council will give such public notice as is reasonable in the circumstances of any restriction on water use under clause 15.1.
- 15.4 No Person may use water contrary to a restriction made under this clause.
- 15.5 Council may give notice in writing to any Person acting contrary to any restriction made under this clause. Council may restrict Water Supply to any Person that fails to comply with any restrictions made under clause 15.1.

16. APPROVED LICENSED CONTRACTORS

- 16.1 Only Council Approved Licensed Contractors shall undertake any works to the Water Supply Network.
- 16.2 The form of any application for and grant of Approved Licensed Contractor status required under this Bylaw will be determined by Council.
- 16.3 No application for an approval or licence from the Council, and no payment of or receipt for any fee paid in connection with such approval application or licence, shall confer any right, authority or immunity on the person making such application or payment.
- 16.4 Council may revoke or suspend an approval or licence granted under this Bylaw if it reasonably believes the licence holder:
 - (a) has acted or is acting in breach of the approval or licence; or
 - (b) is unfit in any way to hold such an approval or licence.
- 16.5 Council may require the Approved Contractor or Licence holder to attend a hearing to explain why the approval or licence should not be revoked or suspended. The Council may revoke or suspend the approval or licence at its discretion. If either:
 - (a) the Approved Contractor or Licence holder does not attend the hearing; or
 - (b) if after the hearing the Council is satisfied the Approved Contractor or Licence holder has been in breach of the licence or is unfit to hold the approval or licence.

17. OFFENCES AND PENALTIES

- 17.1 Every person who breaches this Bylaw commits an offence under section 239 of the Local Government Act 2002. Further, every Person commits a breach under this Bylaw who:
 - (a) Fails, refuses or neglects to comply with any notice duly given to that person under this Bylaw;
 - (b) Obstructs or hinders any Authorised Officer of the Council or other Council appointed person in performing any duty or in exercising any power under this Bylaw.

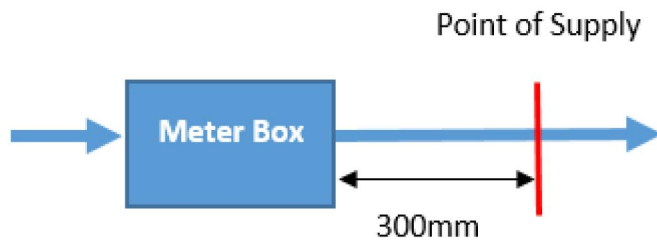
- 17.2 In accordance with section 193 of the Local Government Act 2002, any Person who fails to comply with any part of this Bylaw, may have their Water Supply restricted.
- 17.3 Subject to any provision to the contrary, any person guilty of an offence against this Bylaw shall be subject to the penalties set out in Section 242(4) of the Local Government Act 2002, and is liable on summary conviction to a fine not exceeding \$20,000.
- 17.4 Council may:
- (a) remove or alter any work or thing that is, or has been, constructed in breach of this Bylaw; and
 - (b) recover on demand the full costs of removal or alteration from the Person who committed the breach.
- 17.5 If a Customer or other Person defaults in undertaking any action required under this Bylaw, the Council may at its discretion, upon giving notice to that Customer or other Person, undertake that action and recover on demand from them the full cost of undertaking the action from that Person.

18. DISPENSING POWERS

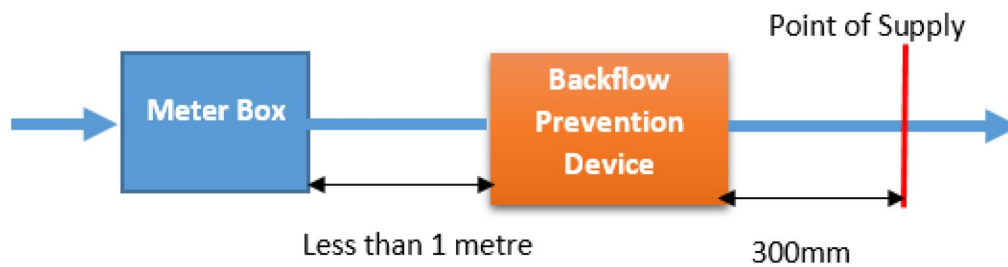
- 18.1 Council may waive full compliance with any provisions of this Bylaw in a case where Council is of the opinion that full compliance would needlessly cause harm, loss or inconvenience to any person or business without any corresponding benefit to the community. Council may, in its discretion, impose conditions of any such waiver.

Attachment A

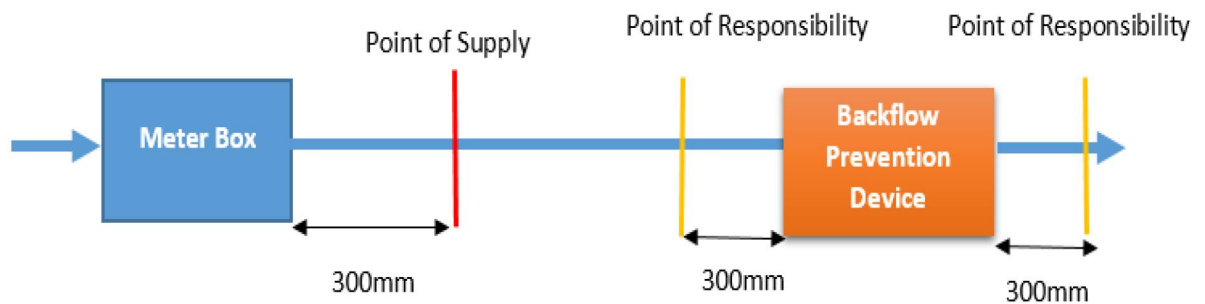
One meter box



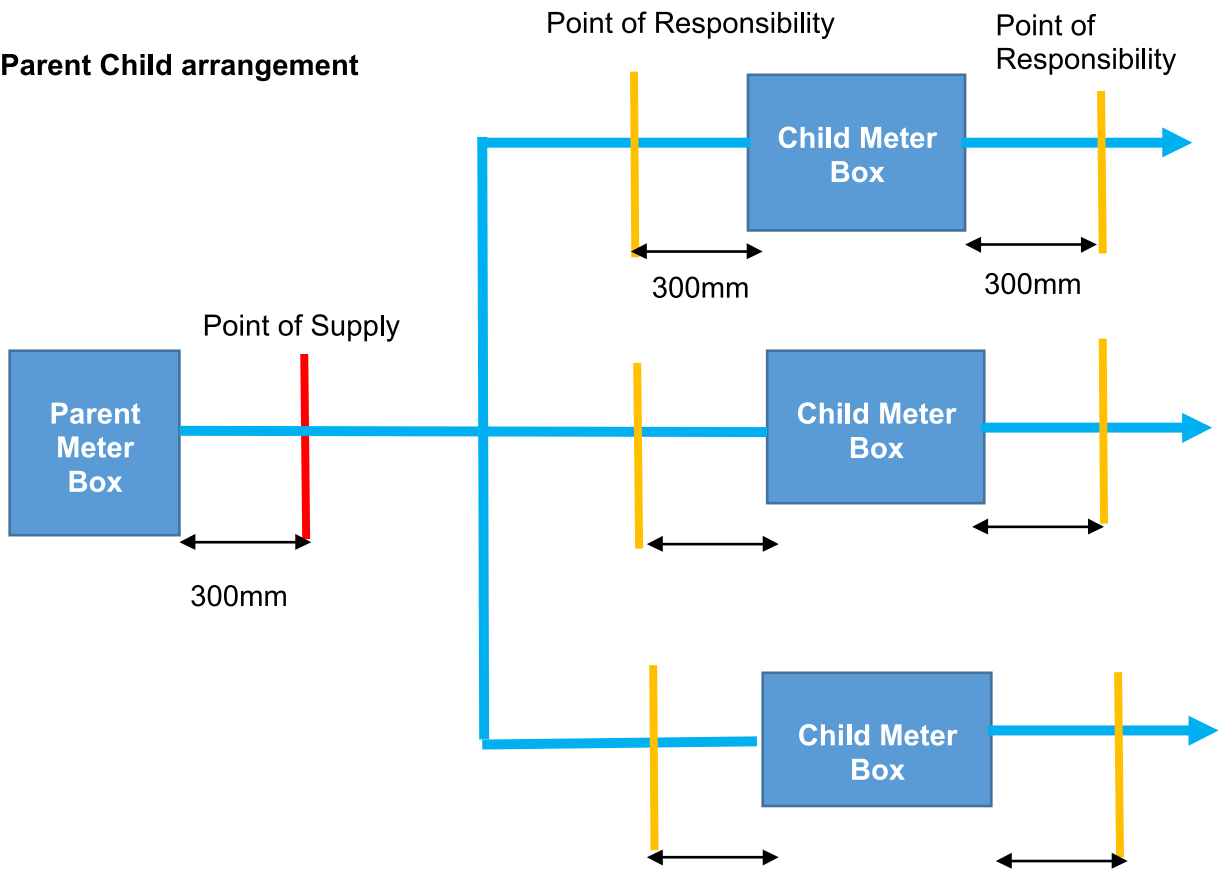
One meter box and a separate backflow prevention device within one metre of the meter box



When the separate backflow prevention device is further than one metre from the meter box



Parent Child arrangement





Willow Street, Tauranga
Private Bag, Tauranga
Telephone: 07 577 7000. Facsimile 07 577 7034

BUILDING CONSENT

NO: 9310

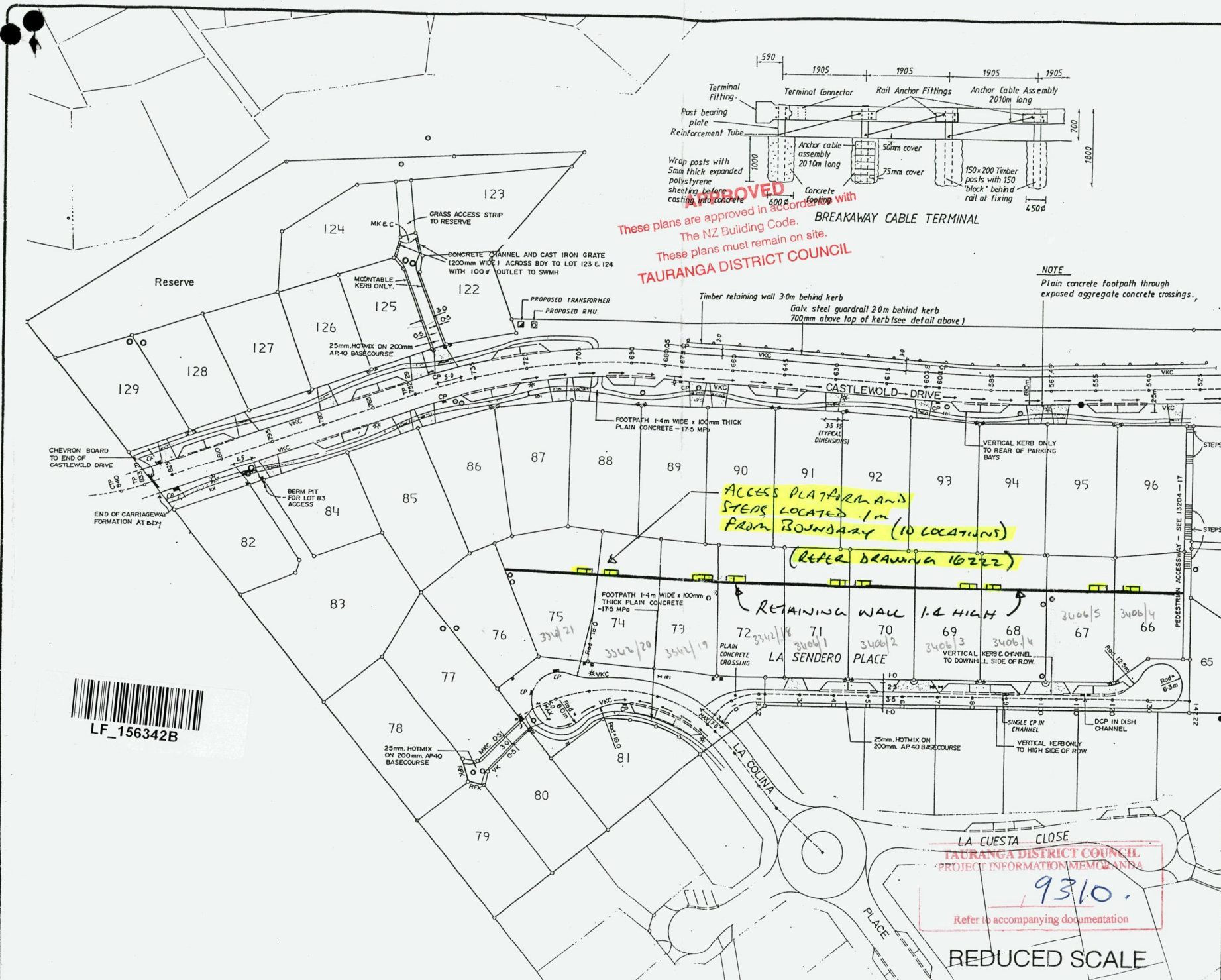
Issued By: Tauranga City Council pursuant to Section 35 of the Building Act 1991

APPLICANT	PROJECT
WILBOW CORPORATION (NZ) LIMITED PO BOX 1366 SHORTLAND STREET AUCKLAND 1140	CONSTRUCT ACCESS PLATFORMS AND STAIRS OVER RETAINING WALLS Intended Life: 50 Estimated Value: \$5200
PROJECT LOCATION	LEGAL DESCRIPTION
Street Address: 42 LA COLINA PLACE 38 LA COLINA PLACE 34 LA COLINA PLACE 30 LA COLINA PLACE 3 LA SENDERO WAY 7 LA SENDERO WAY 11 LA SENDERO TERRACE 17 LA SENDERO TERRACE 21 LA SENDERO TERRACE 25 LA SENDERO WAY	Property No: P/3342/42 Valuation No: 06860 361 12 06860 361 20 06860 361 22 06860 361 30 Legal Description: LOT 75 DP312127 LOT 74 DP312127 LOT 73 DP312127 LOT 72 DP312127 LOT 71 DP312127 LOT 70 DP312127 LOT 69 DP312127 LOT 68 DP312127 LOT 67 DP312127 LOT 66 DP312127
<p>This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.</p> <p>This building consent is issued subject to endorsements shown on the approved plans and may be subject to any conditions as listed below :</p>	

On behalf of the Tauranga City Council:

Name: _____

Date: 11/18/2002



APPROVED
 These plans are approved in accordance with
 The NZ Building Code. **BREAKAWAY CABLE TERMINAL**
 These plans must remain on site.
TAURANGA DISTRICT COUNCIL

NOTE
 Plain concrete footpath through
 exposed aggregate concrete crossings.

**ACCESS PLATFORM AND
 STEPS LOCATED 1m
 FROM BOUNDARY (10 LOCATIONS)
 (REFER DRAWING 16222)**

**RETAINING WALL 1.4 HIGH
 LA SENDERO PLACE**

LA CUESTA CLOSE
TAURANGA DISTRICT COUNCIL
PROJECT INFORMATION MEMORANDUM
9310.
 Refer to accompanying documentation

REDUCED SCALE

- 80mm THICK COBBLES ON 20mm SAND AND 200mm AP40 BASECOURSE
- EXPOSED RIVERSTONE AGGREGATE CONCRETE WITH BROWN OXIDE -25 MPa
- 120 THICK TO CROSSINGS
- 150 THICK ON 50mm QUARRY SCALPINGS TO ROW & CROSSINGS.
- NOTE: 3 x 800 LONG D2 BARS PLACED TO EVERY CORNER OF CONCRETE CROSSINGS AND ACCESSWAYS.

- WATER CONNECTION POINT
- KEEP LEFT ARROWS
- CP SINGLE CESSPIT (RECESSED)
- DCP DOUBLE CESSPIT (RECESSED)
- RFK REINFORCED FLASH KERB
- VKVC VERTICAL KERB & CHANNEL
- MKVC MOUNTABLE KERB & CHANNEL
- VC VERTICAL KERB ONLY
- 600mm WIDE DISH CHANNEL UNDERCHANNEL SUBSOIL DRAIN
- LEVELS BENCHMARK

- PRAM CROSSINGS TO HAVE NO UP AT CHANNEL AND TO BE 20m WIDE AT THE CROSSING AND 2.4m WIDE KERB LET DOWN.
- STREET LIGHTS
 - LA COLINA PLACE
 - KENDLERIE PROMENADE
 - TOWN SIGN LANTERNS
 - 0.6 FROM KERB FACE
 - CASTLEWOLD DRIVE
 - 8.6M OCLYTE & 6L500 100MM HPS LANTERN 1.0M FROM KERB FACE

CKD	REVISION	DATE
4	Guardrail added to Castlewold Drive	02/02
3	Revision to TDC Requirements	01/02
2	ROAD ALIGNMENT AMENDED	28/100
1	ISSUE TO TDC FOR APPROVAL	6/00

NAME	DATE	FIELD BOOK
Surveyed	CC	
Designed	MG	6/00
Drawn	NJ	6/00
Checked		
Approved		

SHRIMPTON & LIPINSKI LTD.
 REGISTERED SURVEYORS
 CONSULTING ENGINEERS
 TOWN PLANNERS
 111 Cameron Road, Tauranga, New Zealand
 P.O. Box 251 Tel: (07) 777 0888
 Fax: (07) 777 0885

TITLE
LACUMBRE IV & AMBLESIDE III
 FOR WILBOW CORPORATION NZ LTD
LOCATION
ROADING PLAN
ACCESS STEPS & LANDINGS
LOTS 66-75
 Copyright on this drawing is reserved

ORIGINAL SCALE	DATE
1:500 (A1)	6/2000

DRAWING No
13544-10

1	2	3	4
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NETIC DESIGN



CODE COMPLIANCE CERTIFICATE NO: 9310

Section 56, Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

20 Park Street, P.O.Box 2230 Tauranga
Ph. 07 578-3427 Fax 07 578-5395

Building Certifier No.9, currently registered and approved as a building certifier for all clauses of the New Zealand building code, without limitation.

Consent Number 9310

PROJECT	PROJECT LOCATION	
All <input checked="" type="checkbox"/>	Address 42 La Colina Place Bethlehem	
Stage No. of an intended stages		
New or relocated building <input checked="" type="checkbox"/>	Lot 75,74,73,72,71,70,69,68,67,66,75	
Alteration <input type="checkbox"/>		
Intended use(s) (in detail) Construct access platforms and stairs over retaining walls		
Intended Life:	D.P. S 312127	
Indefinite, but not less than 50 years <input checked="" type="checkbox"/>	Owner	
Specified as ... years <input type="checkbox"/>	Wilbow Corporation (NZ) Limited PO Box 1366 Auckland Central Auckland 1030	
Demolition <input type="checkbox"/>		

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent excluding N.Z. Building Code clauses G9 (Electricity) and G11 (Gas as an energy source)
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- This certificate is issued subject to the conditions specified in the attached page(s) headed 'Conditions of Code Compliance Certificate No. 9310' (being this certificate).

Signed

Name: 

Position:

Date: Tuesday, 14 January 2003

Wayne Wellington
MANAGING DIRECTOR



Willow Street, Tauranga
Private Bag, Tauranga
Telephone: 07 577 7000. Facsimile 07 577 7034

BUILDING CONSENT

NO: 10085

Issued By: Tauranga City Council pursuant to Section 35 of the Building Act 1991

APPLICANT	PROJECT
MCCORD CAMPBELL PARTNERSHIP PO BOX 2184 SEVENTH AVENUE TAURANGA 3140	ERECT DWELLING AND RETAINING WALLS Intended Life: 50 Estimated Value: \$213400
PROJECT LOCATION	LEGAL DESCRIPTION
Street Address: 17 LA SENDERO TERRACE	Property No: P/3406/17 Valuation No: 06860 361 26 Legal Description: LOT 68 DP312127
<p>This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.</p> <p>This building consent is issued subject to endorsements shown on the approved plans and may be subject to any conditions as listed below :</p>	

On behalf of the Tauranga City Council:

Name: _____

Date: 4/7/2003

BDY 14.11m
119° 45'

BDY 20.00m
119° 45'

* GL = -2115 * GL = -2590 * GL = -2320 * GL = -1820 * GL = -990

EXISTING STORM WATER CONNECT.
TO BE LOCATED ON SITE

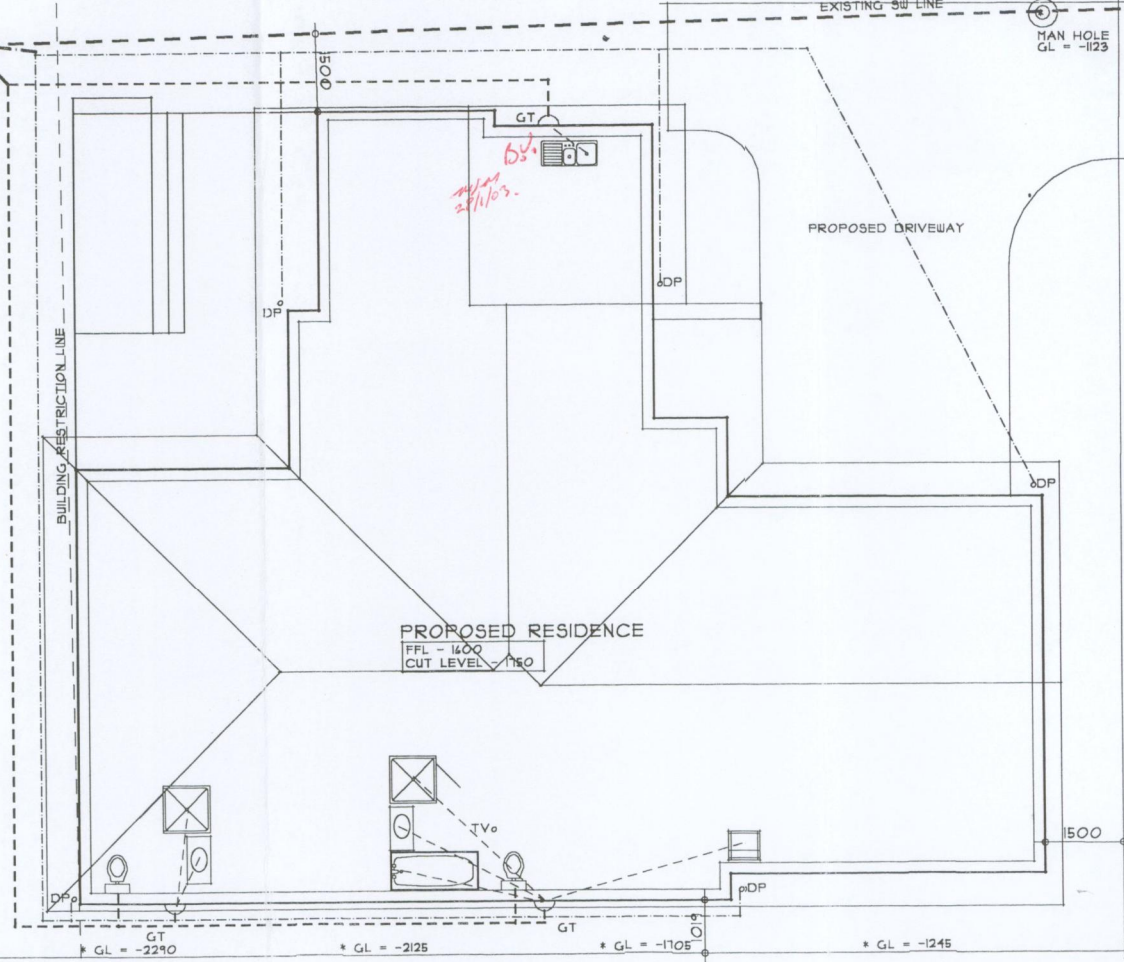
EXISTING SEWER CONNECT.
TO BE LOCATED ON SITE

MAN HOLE
GL = -1123



BDY 19.00m
210° 45'

LOT 68
AREA = 489m²



BDY 19.00m
29° 48'

LA SENDERO PLACE

BDY 14.13m
119° 45'

BDY 20.00m
119° 45'

* GL = -2290 * GL = -2125 * GL = -1705 * GL = -1245 * GL = -640

APPROVED
These plans are approved in accordance with
The NZ Building Code.
These plans must remain on site.
BAY BUILDING CERTIFIERS

DRAINAGE
Verify sewer depth on site before commencement
building. Ensure stormwater does not flow on to
any adjoining property either during or on
completion of building.

Residential Design Phone 07 571 0868 Fax 07 571 0899 15 Marsh Street, Tauranga We offer a full service for design & planning your new home, alterations and light commercial.	Proposed Residence for: McCord Campbell Partnership Lot 68 La Sendero Place Tauranga	
	DRAWING: Site & Drainage Plan	DATE: 22-01-2003
SCALE: 1:100	SHEET NO: 8 OF 8 SHEETS	JOB NO: 03-006



As Built

Drainage Plan

Drainage Plan for:

Street No: 17

Street LA Senders Pl.

Lot 68 D.P. 312127

Suburb CAMBRIDGE HEIGHTS

Owner CAMPBELL

Type of Building RESIDENTIAL

Drainlayer TGA PLUMBING

Date of Inspection 7/4/03

Inspector Ian Watson

Drainage Permit No: 10085

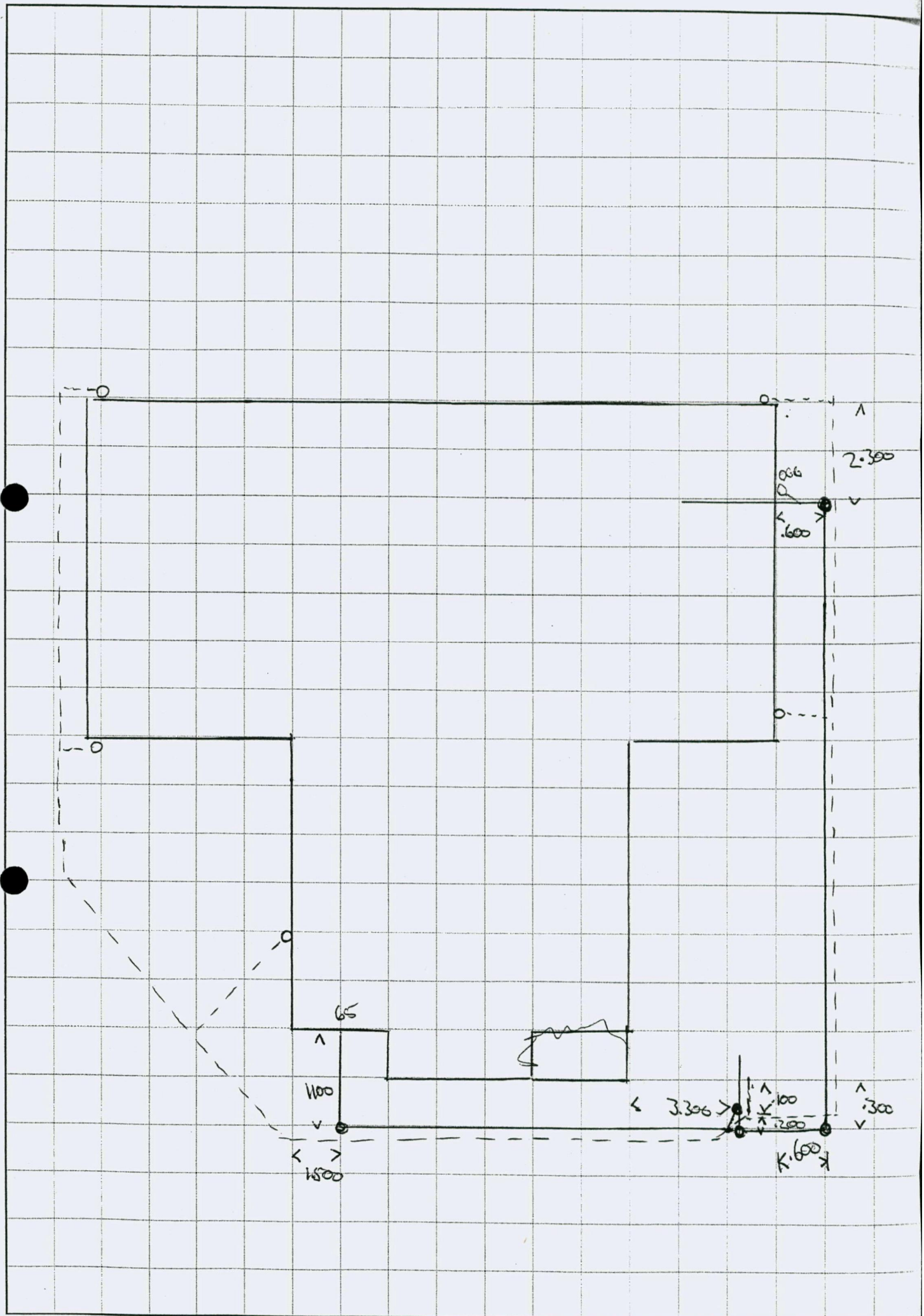
NOTE: Plan to be drawn in black ballpoint on graph opposite

Plan to include:

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



Tauranga District Council



CODE COMPLIANCE CERTIFICATE NO: 10085

Section 56, Building Act 1991

ISSUED BY **Bay Building Certifiers Ltd**

20 Park Street, P.O.Box 2230 Tauranga
Ph. 07 578-3427 Fax 07 578-5395

Building Certifier No.9, currently registered and approved as a building certifier for all clauses of the New Zealand building code, without limitation.

Consent Number 10085



PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Address	17 La Sendero Place La Cumbre
Stage No. of an intended stages			
New or relocated building	<input checked="" type="checkbox"/>		
Alteration	<input type="checkbox"/>	Lot	68
Intended use(s) (in detail)		D.P.	S 312127
Erect dwelling and retaining walls			
Intended Life:		Owner	
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	McCord Campbell Partnership PO Box 2184 Seventh Ave Tauranga	
Specified as ... years	<input type="checkbox"/>		
Demolition	<input type="checkbox"/>		

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent excluding N.Z. Building Code clauses G9 (Electricity) and G11 (Gas as an energy source)
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- This certificate is issued subject to the conditions specified in the attached page(s) headed 'Conditions of Code Compliance Certificate No. 10085' (being this certificate).

Signed

Name:

Position:

Date: Friday, 13 June 2003

Wayne Wellington
MANAGING DIRECTOR

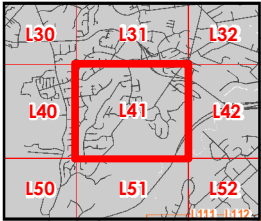
N



City Plan

Planning Map

L41



Metres

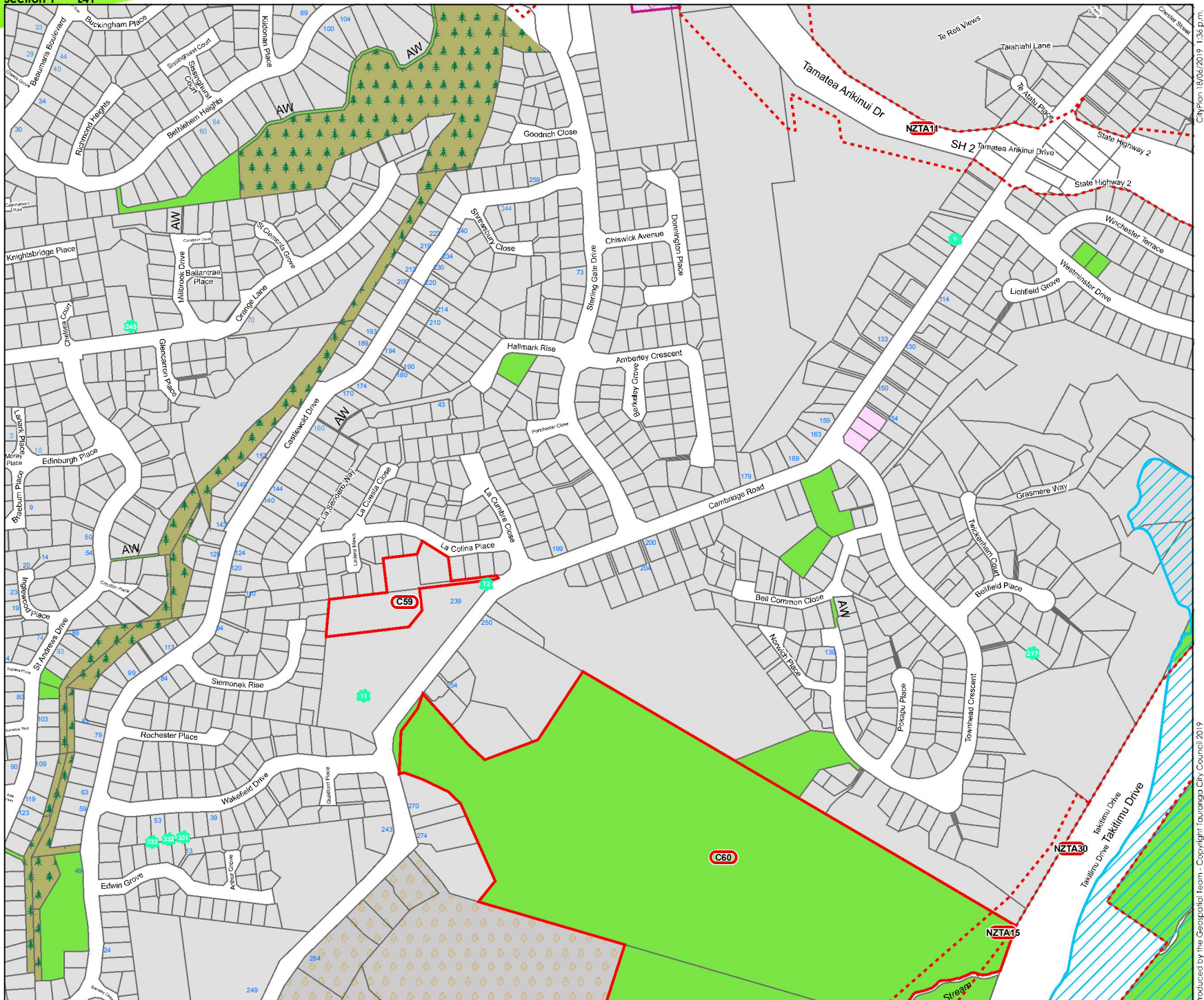
Scale = 1:5,000

Cadastral Information sourced from Land Information New Zealand
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Tauranga City

Section 1 L41

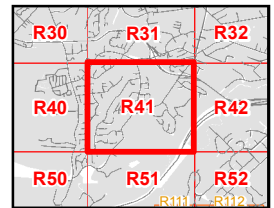




City Plan

Planning Map

R41



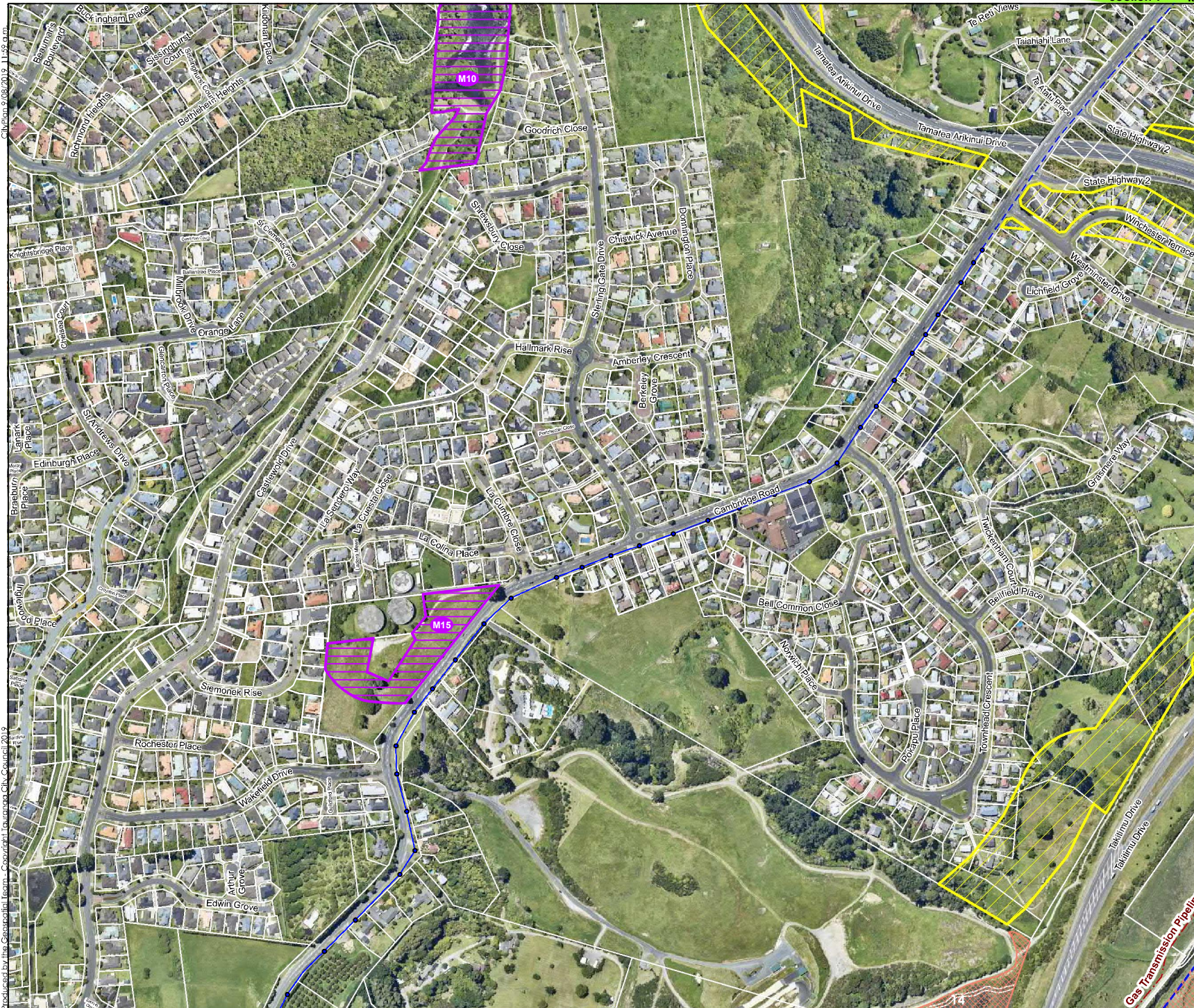
Metres

Scale = 1:5,000

Cadastral Information sourced from Land Information New Zealand CROWN COPYRIGHT RESERVED



Tauranga City



Tauranga City Plan Planning Maps Key (1 of 2)















Jurisdiction

- 1) The rules of this City Plan only apply landward of Mean High Water Springs.
- 2) The Bay of Plenty Regional Council is the consent authority for activities seaward of Mean High Water Springs and for activities on the surface of waterbodies.
- 3) The line of the coast shown on this map represents the position of Mean High Water Springs based on aerial mapping (2007). It does not necessarily represent the current position of Mean High Water Springs.
- 4) The Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water to establish the actual line of Mean High Water Springs.

Planning Zones

	City Centre Zone
	City Centre Waterfront Subzones
	Commercial
	City Living – Mixed Use (CLMU)
	City Living – Mixed Use (CLMR) 19 metre max. height
	City Living – Residential (CLR) 9 metre max. height
	City Living – Residential (CLR)
	Suburban Residential
	Residential Large Lot
	High Density Residential

Planning Zones (continue)















	Port Industry
	Tauriko Industry
	Tauriko Commercial
	Industry
	Rural Residential
	Rural
	Education Centre
	Passive Open Space
	Active Open Space
	Active Open Space (Major)
	Conservation
	Greenbelt

Planning Zones (continue)

	Te Tumu Future Urban
	Rural Marae Community
	Urban Marae Community
	Ngati Kahu Papakainga
	Special Use Baypark
	Wairakei Town Centre (Core)
	Wairakei Town Centre (Fringe)
	Neighbourhood Centre (Wairakei)
	Papamoa East Employment
	Wairakei Residential
	Rail
	Road All Public Roads and Service Lanes are Road Zone

1. The rail designation has the underlying zoning of the adjoining zone measured from the centreline of the designation
2. Where the rail designation crosses a public road, the underlying zoning is Road. The rail designation does not cross all public roads.

Plan Areas

	Current Erosion Risk Zone (CERZ)
	50 year (2060) Erosion Risk Zone (50 year ERZ)
	100 year (2010) Erosion Risk Zone (100 year ERZ)
	Scheduled Site
	Commercial Plan Area
	High Rise Plan Area
	Medium Rise Plan Area
	Flood Hazard Plan Area
	Special Ecological Area (Category 1)
	Special Ecological Area (Category 2)
	Outstanding Natural Features and Landscapes Plan Area
	Important Amenity Landscapes Plan Area
	Kiwi Rail Reverse Sensitivity Plan Area
	NZTA Reverse Sensitivity Plan Area




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Utilities


Note: While only transmission and key electric lines are identified on the Planning Maps, works in close proximity to all electric lines can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electric lines. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines especially within 20m of those lines, contact the line operator.

Heritage

Other Symbols

 Legal Parcel Boundary as at Date Printed on Map

 Mean High Water Springs


 Sub Zone Boundary

 Pedestrian Environment Street Frontage

 Pedestrian Link Requirement

 Coastal Protection Area

 Special Noise Rule Applies (Courtney Road, Bethlehem Town Centre)


 Territorial Authority Boundary

 High Voltage Transmission Plan Area-Support Structure

 High Voltage Transmission Plan Area-Electric Line

 High Voltage Transmission Plan Area

 Powerco Structure

 Powerco Overhead Electric Line

 Powerco Underground Cable

 Trustpower Structure

 Trustpower Electric Line

 Gas Transmission Pipeline



Built Heritage Site Number

(Refer Heritage Register, Chapter 7)
NOTE: tree canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Notable Tree

(Refer Notable Tree Register, Chapter 6)
NOTE: tree canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Heritage Tree

(Refer Heritage Tree Register, Chapter 7)
NOTE: tree canopy and number within it indicates tree(s) on this legal parcel, but not necessarily at the marked location within the parcel.



Significant Groups of Trees

(Refer Significant Groups of Trees Register, Chapter 6) NOTE: Tree canopies should be sighted on site to determine actual extent



Significant Maori Areas

(Refer Chapter 7, Appendix 7B: Register of Significant Maori Areas)



Significant Archaeological Areas

(Refer Chapter 7, Appendix 7D: Register of Significant Archaeological Areas)



Te Tumu Archaeological Management Areas

(Refer Chapter 7, Appendix 7E: Te Tumu Archaeological Management Areas)

Designations



Designated Site Boundary (other than Road Designation)



Designated Road or Road Widening



Designated Site Number (Refer Appendix 10C:Designations)



Limited Access Road



Proposed Designated Site Boundary (other than Road Designation)



Proposed Designated Road or Proposed Road Widening



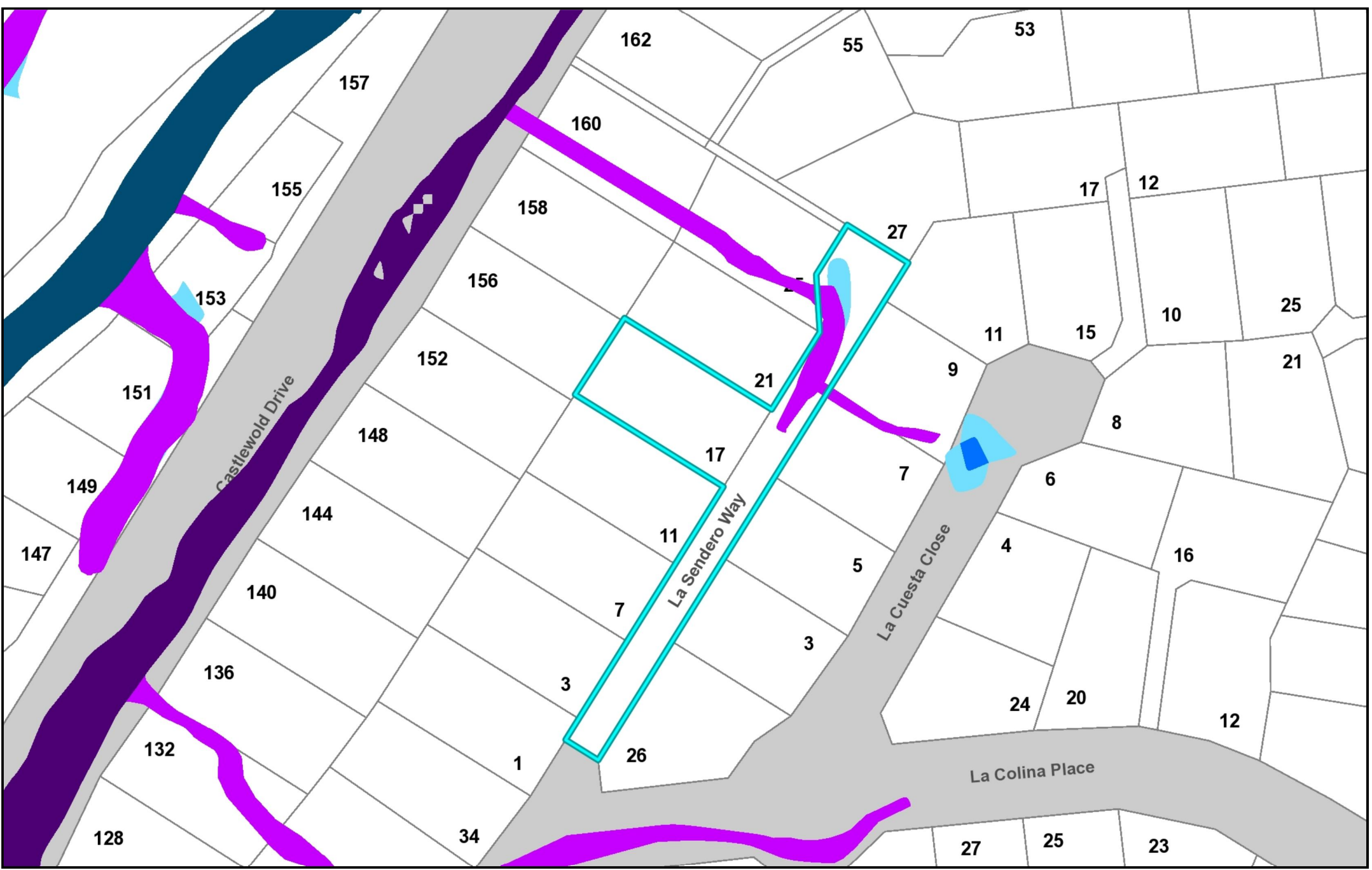
Proposed Designated Site Number (Refer Appendix 10C:Designations)

Requiring Authority Abbreviations

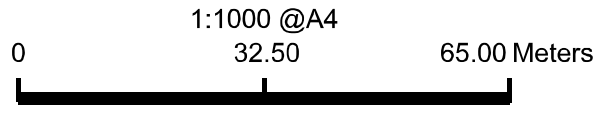
C	Tauranga City Council
MJ	Ministry for Courts
DR	Department of Corrections
MD	Ministry of Defence
ME	Ministry of Education
MH	Ministry of Health
MS	Meteorological Service of New Zealand
NP	New Zealand Police
NZTA	New Zealand Transport Agency
PC	PowerCo Limited
RC	New Zealand Railways Corporation
TNZ	Telecom New Zealand Ltd and Telecom Mobile Communications Ltd
TW	Transpower New Zealand Limited
WB	Western Bay of Plenty District Council
CH	Chorus Limited

Other Abbreviations

AW	Accessway - Zoned Passive Open Space
SL	Service Lane
C.M.A	Coastal Marine Area covered by Regional Coastal Environment Plan



Flood Risk Assessment (Plan Change 27)


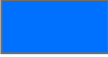
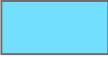




Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained here in is appropriate and applicable to the end use intended.





Flood Risk

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

TAURANGA DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

TDC SUB NO: 3240
Surveyor's Ref : 16222

IN THE MATTER OF PLAN 312127

AND

IN THE MATTER OF Subdivision Consent pursuant
to Sections 105, 108, 127 &
220 of the Resource
Management Act 1991

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, **OWEN TERENCE WYNYARD**, Group Manager - Environmental Services of the Tauranga District Council, hereby certify that, by way of resolution passed under delegated authority on 13 October 1997, the following condition was imposed on the subdivision of Lots 2 DPS 12630 and Pt Lots 1 and 2 DPS 12630.

That a consent notice be registered on the Certificate of Title for Lots 65-81 requiring that:

Lots 65 to 71 (inclusive) shall not be further subdivided and no more than one dwelling shall be erected on the lot.

The property owner shall comply with the recommendations contained in the geotechnical report and certifications prepared by S&L Consultants Limited dated 11 September 2002 reference 16222, which among other things recommends the following:

- (a) that specific design of foundations be undertaken for all structures requiring a consent in accordance with the Building Act 1991;*
- (b) all domestic stormwater shall be discharged to the stormwater connection provided. No on site soakage or kerb connections will be permitted.*
- (c) Restrictions on further earthworks on the lots.*
- (d) Lots 65-78 contain Building Restriction lines as shown on the survey plan and in the above geotechnical completion report. All structures requiring a building consent in accordance with the Building Act 1991 shall be located to the East of the restriction line and shall comply fully with the recommendations contained in the said geotechnical report.*

- (e) *Lot 65 shall ensure that any surface water runoff from, gardens, lawns, etc is not concentrated to flow over the west facing slopes in the direction of the properties below.*

The earth bund constructed in the road berm in front of Lots 75 and 76 is not to be altered, removed or lowered without prior written approval from the Manager : Asset Development. Vehicle entrances for the lots affected shall be designed and constructed to ensure there is no alteration to the existing ground level of the bund.

DATED at Tauranga this

10th

day of

October.

2002



Terry Wynyard
Group Manager - Environmental Services

General Description of Land Form within Tauranga District

The land form and geology within Tauranga District have some features which demand particular attention.

(a) Minimum Building Platform Levels

Significant areas of Tauranga District are at risk of flooding through sea level rise, tidal surges within the harbour, storm-wave runup on the ocean coastline and the flooding of streams, sewer drains, ponding areas and overland flow paths in extreme climatic conditions. Council has some “broadbrush” information on many possibly flood prone areas. More detailed investigations by appropriately qualified people may be required to be submitted in support of Resource and Building consents. Building Platforms should be constructed with adequate freeboard above flood levels. Council has adopted a minimum floor level policy. This level is available from Council on request from Council’s Development Engineer. However due to the dynamic nature of the environment and the ongoing investigative work these levels may be reviewed at any time. For the purposes of this clause, a “building platform” is defined as the area of ground within a line 1.0m outside the perimeter of the building proper.

(b) Low-lying Land

There are many areas of low-lying land (often adjacent to the harbour) which comprise soft or very soft foundation conditions. These conditions are characterised by normally consolidated fine grained alluvial sediments (silts and clays) which have been deposited in marine or estuarine environments. In many areas they have been subject to random and non-engineered fillings. The materials are prone to settlement caused by consolidation under even minor loadings. These areas require particular care and appropriate geotechnical investigation and advice prior to development concepts being prepared. Whilst most of the Mount Maunganui/Papamoa area has an underlying sand formation, pockets of peat and “black sand” occur which exhibit poor foundation support qualities. These should be removed from building platforms and roading subgrades.

(c) Sloping Ground

The foundation conditions of the low-lying areas in the District have been described in (b) above. The near surface geology of the higher ground within the District comprises a series of weathered fine grained rhyolitic ashes known locally as the Older Ashes. The Older Ashes consist of the Pahoia Tuffs overlain by the Hamilton Ash (the top of which is known locally as the “chocolate” layer).

Overlying the Older Ashes is a series of coarse friable silts, sands and pumice lapilli which tends to mantle the topography formed within the Older Ashes and are known locally as the Younger Ashes.

On some sloping ground, particularly the present and relic slips adjacent to the harbour, the ashes often have marginal stability and there are numerous examples of past and recent instability. Deep seated failures are generally confined to the steep banks which are or have in their history been subjected to active toe erosion. Development must be set back from the top of such steep banks, with the set back distance being determined by appropriate geotechnical investigations carried out by a Person who has pre-qualified with Council as a Specialist Geotechnical Advisor.

The majority of other failures on modest to steeply sloping ground are shallow failures (involving the top 1m to 3m of soil), but are nonetheless of serious consequence to any building development. Such failures are usually initiated by extreme climatic conditions. Any sloping ground greater than 15 degree gradient should be subject to appropriate geotechnical investigations to determine whether the ground is adequately stable for development.

672



La Cumbre' Subdivision Stage 4

**La Colina Place
La Sendero Terrace**

672

**Report on Subdivision Earthworks
And Recommendations for Building**

Please return this
document to the Land
Development Library

Sub 3240

Reference: 16222
September 2002

Table of Contents

1.0	INTRODUCTION.....	3
2.0	PREVIOUS SITE DEVELOPMENT	3
3.0	SCOPE OF CONSTRUCTION WORKS	3
4.0	EARTHWORKS STANDARDS	4
5.0	NATURAL GROUND	5
6.0	RECOMMENDATIONS FOR BUILDING DEVELOPMENT	5
6.1	Building Foundations.....	5
6.2	Building Restrictions.....	6
6.3	Topsoil Thicknesses.....	6
6.4	Stormwater Disposal	6
7.0	CERTIFICATION.....	7
8.0	APPLICABILITY.....	7
Appendix		
I	Drawings Reference Plan 16222-01 Land Transfer Survey 312137 (3 Sheets) Aerial Photograph	
II	Statement of Professional Opinion (form G2) Lot Summary Report (form G2A)	
III	Borehole Logs	

1.0 Introduction

The subdivision development known as La Cumbre' Stage 4 or "The Terrace on La Cumbre" comprises 17 residential lots as shown on Land Transfer Survey 312317 which is contained in Appendix I to this report.

Construction works for this stage of the subdivision were completed in August 2002 and comprised the extension of La Colina Place to a cul de sac head at Lots 75 to 81 inclusive and the formation of the private accessway of La Sendero Terrace to service Lots 65 to 71 inclusive.

During this report reference is made to drawing 16222-01 which is included in Appendix I. This drawing shows the lot locations, road positions, areas of filling and the locations of subsoil tests undertaken during construction.

2.0 Previous Site Development

The area of the subdivision was formerly the Dunn kiwifruit orchard. Earthworks were undertaken to form new flat terraces for the orchard in 1982. These earthworks were undertaken by G A Renner Ltd and comprised the reduction of the original ground level through part of Lots 65 to 70 and 79 to 81 as well as the alignment of La Sendero Terrace. The timber retaining walls along the eastern sides of Lots 79 to 81 and La Sendero Terrace face the cut batters made during the horticultural earthworks.

Material derived from the area of cut on the eastern side of the subdivision was placed within Lots 66 to 79 to extend the kiwifruit orchard terrace. A further bank formed partly in the horticultural filling and in cut extended westwards around the western perimeter of Lots 66 to 78. The extent of the filling placed 20 years ago is shown on drawing 16222-01.

An aerial photograph taken in April 1992 is enclosed in Appendix I and shows the extent of the orchard development at that time and prior to the development of the La Cumbre' Subdivision which commenced in 1997.

During the bulk earthworks for the second stage of La Cumbre' structural filling was placed to extend the alignment of La Colina Place onto the Stage 4 site by filling against the cut batter that existed along the eastern boundary of Stage 4. This area of filling is flanked by the timber walls now facing the remainder of this cut batter.

Also during the bulk earthworks for Stage 2 of La Cumbre' and also the development of the adjacent Ambleside Subdivision the terrace area of Stage 4 was used to stockpile volumes of topsoil, excess cut soils and horticultural refuse. These stockpiles were mainly in the vicinity of new Lots 67 to 69, 71 to 74 and 80.

3.0 Scope of Construction Works

The earthworks and other construction undertaken in this stage of the subdivision has involved the following:

- The removal of surplus soil stockpiles and other horticultural refuse from the construction area. Most of the soil was placed as non-structural filling over an old orchard access track which extended from the rear of Lots 74 and 75 down to the lower orchard terrace to the west and on that lower terrace. The placement of this filling has eased the slope gradient on what was the old cut/fill batter formed during the orchard recontouring. The filled slopes have been topsoiled and grassed.

- The removal of some of the previous horticultural filling at the rear of Lots 66 to 75 by the formation of a bench, 2 to 3 metres wide. The eastern side of this bench was cut vertically and has been faced with timber pole and rail retaining wall specifically designed by S & L Consultants Ltd and constructed during the subdivision development in August 2002. The wall incorporates a rear wall drain which outfalls into the stormwater reticulation system serving the subdivision.
- The replacement of substandard "horticultural" filling in Lot 76 and part of Lot 66 with imported pumiceous sand. The extent of this replacement filling is shown on drawing 16222-01 with the maximum depth of filling occurring at the western ends of the filled areas.
- The removal of excess surface topsoil and some disturbed ground from the past horticultural activities on Lots 65 to 71.
- The formation of the road and accessway carriageways including kerb and channel.
- Services to each lot including water and electrical supply, telecom connections and piped stormwater and sewerage disposal systems. The stormwater and sewerage systems run through the southern side of Lot 76 and on the eastern side of the timber retaining walls on Lots 67 to 75.

4.0 Earthworks Standards

Three forms of filling are present on the subdivision in areas shown on 16222-01.

These are:

- a Substandard filling occurring on the western sides of Lot 66 to 78 inclusive and classified as such because the depth is in excess of 1.5 metres and was placed without engineering supervision 20 years ago during the horticultural recontouring work. Additional filling was also placed in this area and beyond the western boundaries during the recent subdivision construction. Compaction of the filling was undertaken to ensure its stability when placed above and over the previous slope profiles. The eastern most extremities of this filling deemed unsuitable for the support of buildings and other structures are identified by building restriction lines and restrictive covenants shown on LTS 312 137 and attached drawing 16222-01.
- b Filling considered suitable for the support of buildings even though it was placed as horticultural filling in 1982. The type, depth and strength of this filling was identified in the handaugered boreholes shown on 16222-01. As the boreholes were advanced the undrained shear strengths within the filling and the underlying natural ground was recorded by a hand held shear vane pushed in advance of the boreholes. The filling was seen to comprise mixtures of light brown, brown, and/or yellow silts and silty sands typical of the local soils of airfall volcanic ash origin. Minor black or dark brown organic silt inclusions were found at some depths in the filling. These inclusions were seen to be at the same relative density as the surrounding soil matrix. It appears that the original ground surface had been stripped of the original topsoil layer at least in an initial cut with some thin bands of the topsoil remaining at some locations in the boreholes but not more than 50 mm thick. These soils had been well compressed by the activities of the earthmoving equipment and the over burden pressures from the filling over the past 20 years. Summary logs of the soils found in the boreholes shown on 16222-01 are enclosed in appendix III. The undrained shear strengths recorded in this filling were in excess of 100 kPa.

- c Filling placed during the subdivision construction. Horticultural filling noted during the construction for the services through Lot 76 and the retaining wall on Lot 66 was removed and replaced with compacted pumiceous sand. The degree of density achieved by compaction was assessed with a Scala penetrometer in the cohesionless soils placed. Blow counts recorded were 10 or more per 300 mm of penetration.

5.0 Natural Ground

On the areas of Lot 66 to 70 and 79 where filling is absent and on Lots 65, 80 and 81 the natural ground under the surface topsoil comprises various types of the ash derivative stratigraphy typical of the elevated areas of Tauranga.

On Lots 70, 79, 80 and 81 where the greatest depths of cut occurred during the horticultural earthworks the soils present in any shallow foundation construction zone comprise the lower elements of the post Rotoehu ashes being pumiceous yellow or light brown silty sands overlaying Rotoehu ash being light grey sand. Hamilton ash being reddish dark brown silty clay underlays the Rotoehu ash.

Further to the west on Lots 65, 66 and 71 the soils present are the more recent post Rotoehu ashes being yellow or light brown silts. Undrained shear strengths in these soils are relatively high and are recorded on the borehole logs in appendix III.

6.0 Recommendations for Building Development

6.1 Building Foundations

The measurements of undrained shear strength in the natural ground and overlying filling on the recommended building areas on all lots indicates that suitable bearing is available for surface foundations as described in NZS 3604. However because of the possibility that some variations in the soil strength or the degree of compaction may exist on building areas it is recommended that the following ground bearing capacities be adopted universally for this stage of the subdivision for foundation design.

- a) In the limit state ultimate bearing pressures be not greater than 150 kPa. This value should be modified by a strength reduction factor $\phi=0.5$ for vertical loads and imposed loads should be factored by values quoted in NZS 4203, or;
- b) "Allowable" ground bearing pressures for non factored loads should not exceed 50 kPa.

The adoption of these bearing capacities should be checked by the house designers structural engineering advisor. In most cases, where slab on the ground floor construction is adopted these recommended values would not be exceeded for a single storey structure with 300 mm wide foundations even with brick veneer external cladding and a heavy tiled roof structure. Any internal load bearing walls should be supported as a deepened floor slab detailed in accordance with figure 7.19 of NZS 3604:1999 or a separate foundation beam.

As with all filled sites inferences about the type and continuity of the soils present are made in making recommendations for foundation support. As the area of most of the subdivision has been used for horticultural development involving initial recontouring work and then root pruning, the installation of irrigation pipework and the later removal of the vines and crop support structures disturbance or variations in the soils may have occurred unknown to the property developer or their advisors. During the house construction and after the topsoil has been stripped the site should be examined by the builder and / or building certifier to determine whether significant subsoil variations exist. If such variations are suspected or are seen to exist the site should be examined by an engineer suitably qualified to make an informed judgement and provide advice on appropriate improvement measures. Often these measures only require localised widening or deepening of foundations or recompaction when hardfill is placed under floor slabs.

6.2 Building Restrictions

Because of the presence of less compact horticultural filling and more recent filling undertaken during the subdivision development on Lots 66 to 78 a building restriction line is shown on these lots on 16222-01 and Land Transfer Survey 312 137 which would prevent development west of the restriction line. This would confine buildings to areas where competent filling is known to be present from tests and also be clear of the stormwater and sewer services that run parallel to the wall.

Stairways can however be constructed at the retaining walls on these lots to provide access to the rear of the properties. A building consent would be required for these structures to ensure that the requirements of the New Zealand Building Code are met regarding safety barriers and slip resistance on stair treads.

A building restriction line is also imposed on Lot 65 to limit building to the upper flatter areas back from the steep slopes present leading down to adjacent properties at Lots 63 and 64 of DPS 81831. These slopes have been truncated by retained excavations along the southern boundaries of these lots.

In the future development of Lots 65 to 78 it is further required that no additional cutting or filling, even confined behind additional retaining walls, takes place west of the building restriction lines. This requirement is made because of the possibility of uncertain long term settlement effects on these structures where non structural filling is present and the stability of the sloping ground beyond the western boundaries.

On lots 79 to 81 no additional excavations should be made that reduce the embedment depths of the timber retaining walls present along the boundaries.

6.3 Topsoil Thicknesses

It is possible that surface topsoil thicknesses may vary across part or all of the lots because of the past earthworks activities before and during the recent subdivision construction. No guarantee is implied or given that the topsoil or any part of any lot is 200 mm deep or less and it is recommended that future owners or builders check topsoil depths when preparing site development plans and costings.

6.4 Stormwater Disposal

Stormwater runoff reticulation from roofs and hardstanding areas should be connected to the piped stormwater disposal system installed within the subdivision. Soakholes for the disposal of stormwater are not recommended.

During the development of Lot 65 care should be undertaken to ensure that surface water is not concentrated to flow over the west facing slopes in the direction of the properties below (Lots 63 and 64 DPS 81031). During the subdivision construction a shallow surface water diversion swale was constructed across Lot 65 in the direction of the adjacent walkway for this purpose. The future owner of Lot 65 should ensure that this diversion is in place until Lot 65 is fully developed and a permanent diversion method has been adopted.

7.0 Certification

A certificate in the format of G2 of Councils Code of Practice for Development in support of residential development on all lots in Stage 4 of the La Cumbre' subdivision is contained in Appendix II of this report. Also in Appendix II is a "Lot Summary Report" in the format of G2A of the Code of Practice.

8.0 Applicability

This report has been prepared specifically for Stage 4 of the La Cumbre' residential subdivision developed by Wilbow Corporation. No responsibility is accepted by S & L Consultants Ltd for the use of any part of this report on other development sites or in other contexts without the written approval of S & L Consultants Ltd.

S & L Consultants Ltd
Consulting Engineers, Surveyors, Planners



M W Hughes
Geotechnical Engineer

11 September 2002

APPENDIX I

Drawings – Reference Plan 16222-01
Land Transfer Survey 312 137 (3 sheets)
Aerial Photograph

KEY

- TT Top of filled slope
- LL Base of filled slope
- Boreholes during construction
- 0.5- Depth of horticultural fill contour
- Timber retaining wall
- Timber retaining wall Lots 66-75
- Building Restriction Line

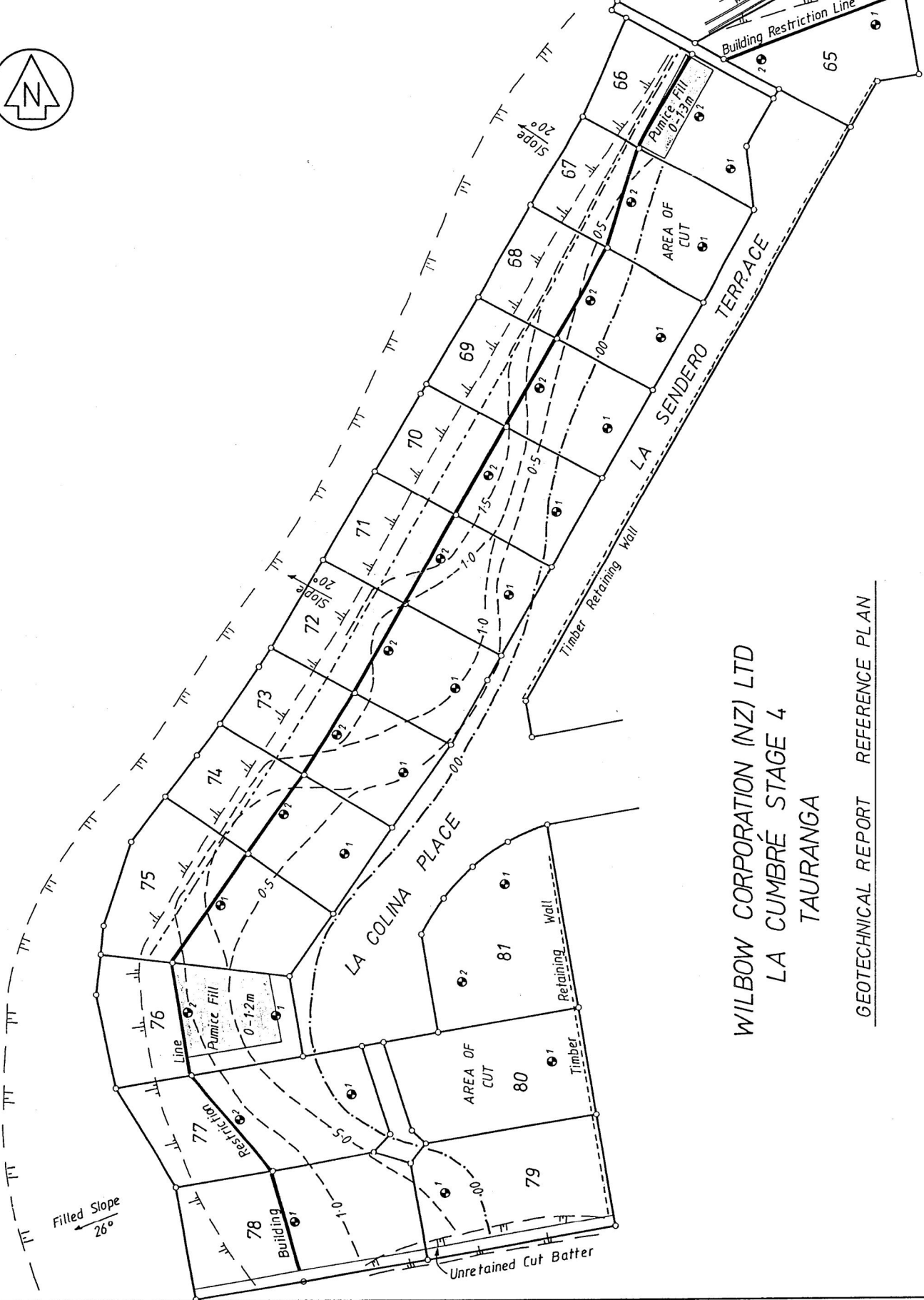
CRK No.	Rev.	NAME	DATE	SKED
0	First issue		9'02	

Survived	Designed	Drawn	Checked	Approved
	MH	8'02	8'02	9'02



S & I CONSULTANTS LTD
 SOLUTIONS - SERVICES - PLANNERS
 111 Cameron Road, Tauranga
 P.O. Box 21, New Zealand
 Fax: (07) 577-6069
 Fax: (07) 577-6065
 Email: sligo@xtrac.co.nz

ORIGINAL SCALES	DATE
1:500 (A2)	9'02
DRAWING NO	
16222-01	
REVISIONS	
0	

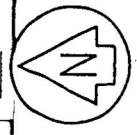


WILBOW CORPORATION (NZ) LTD
LA CUMBRÉ STAGE 4
TAURANGA

GEOTECHNICAL REPORT REFERENCE PLAN

REDUCED SCALE

Approvals
Project Manager
 Wilson Corporation (NZ) Ltd as its
 Attorney in the Presence of
 [Signature]
 I hereby certify that this plan was approved by the
 Tauranga District Council pursuant to
 Section 223 of the Resource Management Act 1991
 on the 11th day of JULY 2002, subject to
 the granting or reserving of the easements set out
 in the memorandum hereon and subject to the
 amalgamation conditions set out hereon.



2 DP304789
 206.12.5m
 206.02.5m
 205.92.5m

Authorised Officer
 Sub 3240
 Dated this 11 day of JULY 2002

Amalgamation Conditions
 That Lot 207 hereon (Legal Access) be held as to
 two undivided one-half shares by the owners of
 Lots 78 and 79 hereon as tenants in common in the
 said shares and that individual certificates of title
 be issued in accordance therewith.
 See B 416952
 That Lot 208 hereon (Legal Access) be held as to
 seven undivided one-seventh shares by the owners of
 Lots 65, 66, 67, 68, 69, 70 and 71 hereon as tenants in
 common in the said shares and that individual
 certificates of title be issued in accordance therewith.
 See B 416952

Memorandum Easements in Gross

Purpose	Shown	Serv. Ten.	Dom. Ten.
ROW, (Pedestrian Only)	A	Lot 208 Hereon	Lots 65, 66, 67, 68, 69, 70 & 71 Hereon
Water	B	Lot 79 Hereon	Lot 78 & 79 Hereon
Right to Drain	C	Lot 79 Hereon	Lot 78 & 79 Hereon
Water	A	Lot 208 Hereon	Lot 207 Hereon

NOTE:
 Areas R, N, O, P, Q, R, S, T, U, V, W, X, Y and Z to be subject
 Consent Notice
 All external boundaries adopted from DP304789
 Total Area 1,492,5ha
 Comprised in CT 19018

Proposed Easements

Purpose	Shown	Serv. Ten.	Dom. Ten.
ROW, Right to Convey water, Gas	A	Lot 208 Hereon	Lots 65, 66, 67, 68, 69, 70 & 71 Hereon
Right to Transmit Telecomm & Electricity	D	Lot 207 Hereon	Lots 78 & 79 Hereon
Right to Drain Water & Sewage	D	Lot 207 Hereon	Lots 78 & 79 Hereon

Existing Easements

Purpose	Shown	Serv. Ten.	Doc.
Right to Convey Water	B	Lot 79 Hereon	B 414452
Water	C	Lot 78 Hereon	B 414452
Right to Convey Natural Gas	A	Lot 208 Hereon	B 4811461

Grant David Cowles
 Registered Surveyor and holder of a practising certificate of
 who may act as a registered surveyor. This plan has been made from
 Survey Act 1980 hereby partly but this plan has been made from
 surveys executed by me or under my direction. For both plan and
 survey are correct and have been made in accordance with the Survey
 Regulations 1972 or any regulations made in substitution thereof.
 Dated at Tauranga, this 15th day of July 2002.
 Signature *Grant David Cowles*

Grant David Cowles
 Registered Surveyor and holder of a practising certificate of
 who may act as a registered surveyor. This plan has been made from
 Survey Act 1980 hereby partly but this plan has been made from
 surveys executed by me or under my direction. For both plan and
 survey are correct and have been made in accordance with the Survey
 Regulations 1972 or any regulations made in substitution thereof.
 Dated at Tauranga, this 15th day of July 2002.
 Signature *Grant David Cowles*

Access to Section 321(3)(c) Local Government Act 1974
 The Tauranga District Council is satisfied that adequate access to Lots 65-71, 78 & 79 hereon is provided over other land pursuant to a condition imposed under Section 220 (1)(b)(iv) of the Resource Management Act 1991 and subsection 321(1) of the Act shall not apply.
 Dated this 11 day of JULY 2002.

Field Book
 Reference Plans
 Examined
 Approved as to Survey

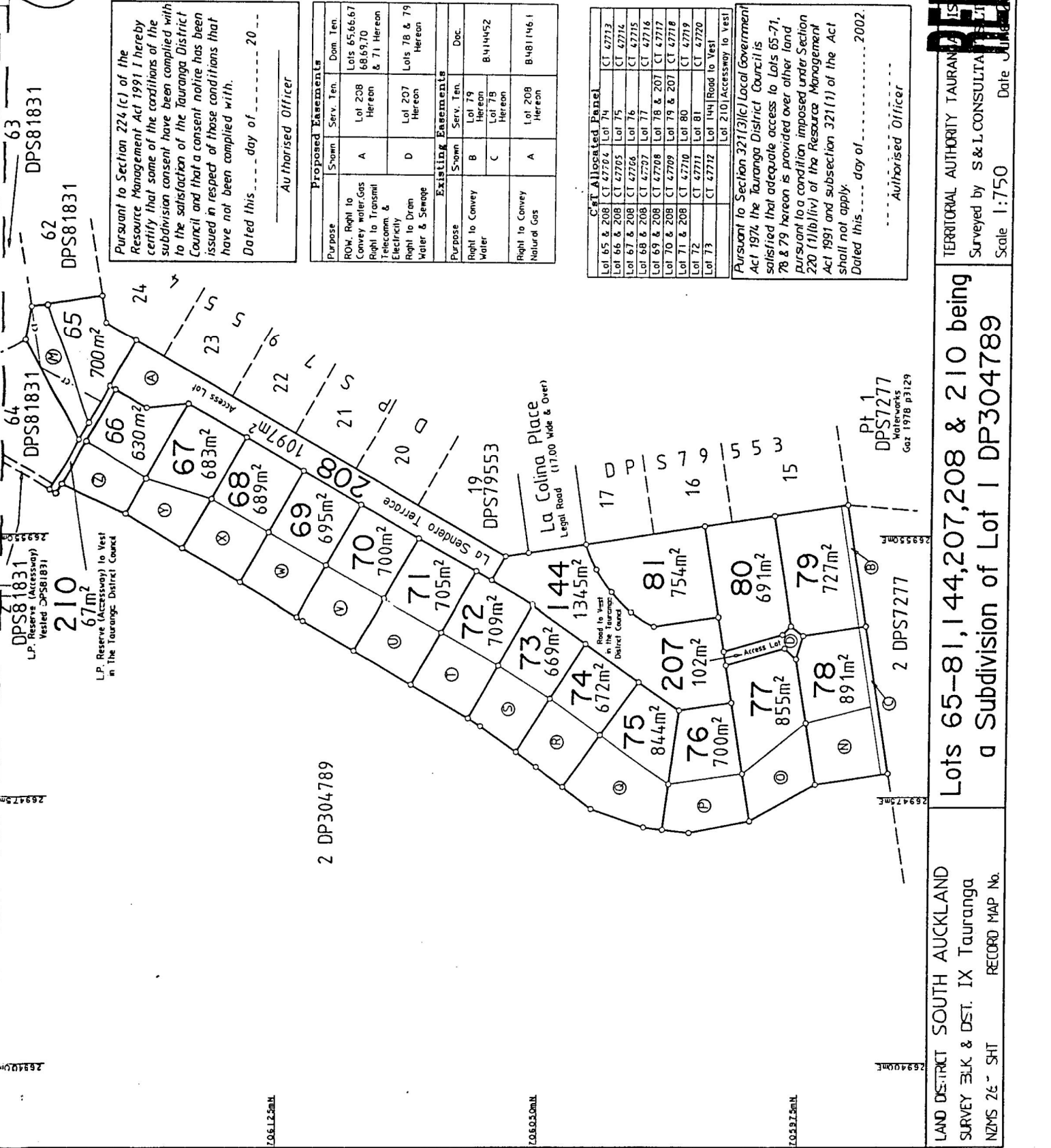
Field Book
 Reference Plans
 Examined
 Approved as to Survey

Field Book
 Reference Plans
 Examined
 Approved as to Survey

Field Book
 Reference Plans
 Examined
 Approved as to Survey

Field Book
 Reference Plans
 Examined
 Approved as to Survey

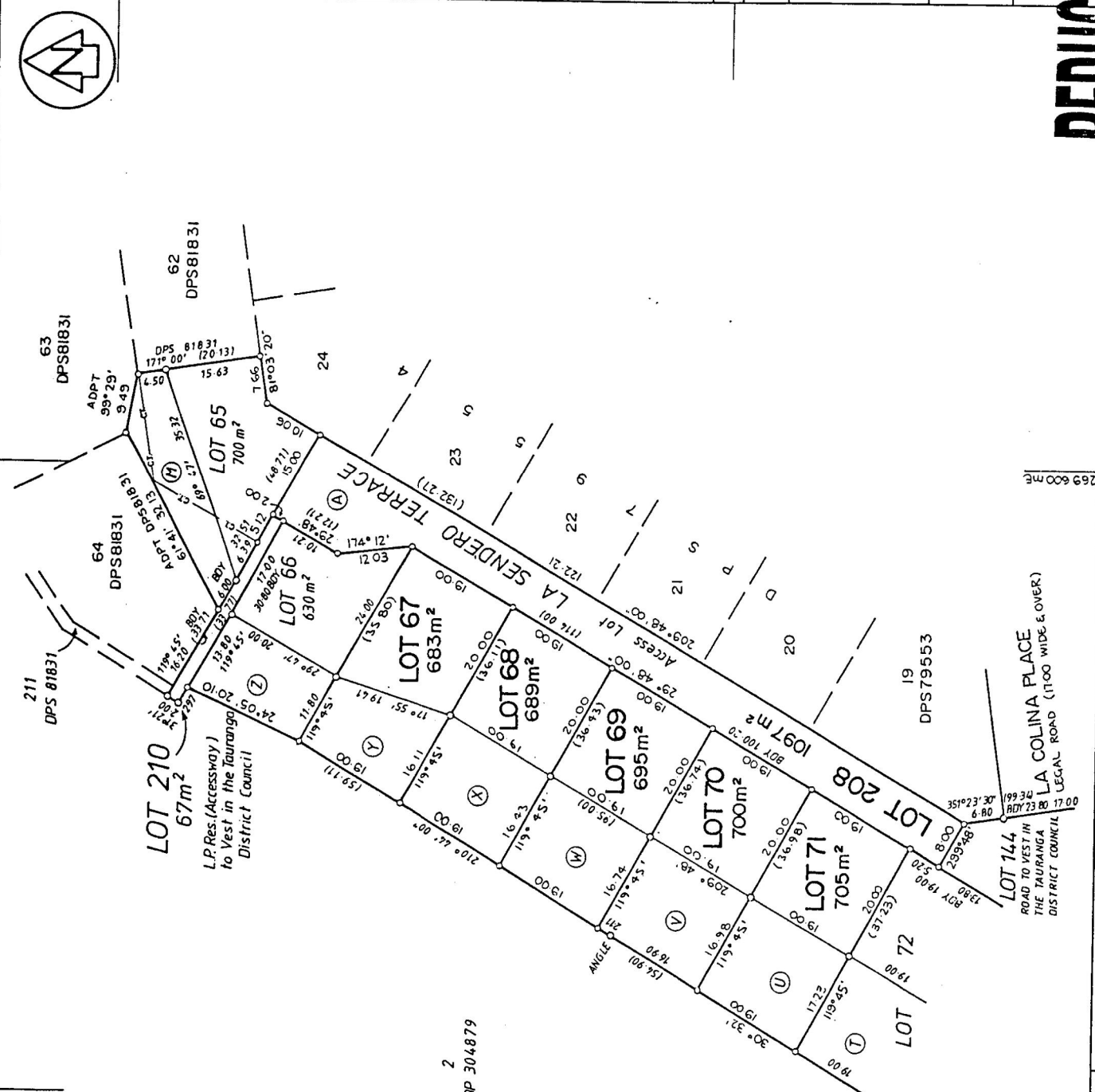
Field Book
 Reference Plans
 Examined
 Approved as to Survey





Approvals
Spicer
 Finance Administrator
 WILBOM CORPORATION (NZ) LTD AS ITS
 ATTORNEY IN THE PRESENCE OF
 REGISTERED OWNERS

06 200 mN



2
 DP 304879

06 100 mN

269 500 mE

269 600 mE

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST. IX TAURANGA
 NZMS 261 SH1 U14 RECORD MAP No 4-3

LOTS 65-81, 144, 207, 208 & 210 BEING A
 SUBDIVISION OF LOT 1 DP 304789.

TERRITORIAL AUTHORITY TAURANGA
 Surveyed by S & L CONSULTANTS
 Scale 1:500 Date JUNE 2002

REDUCED SCALE

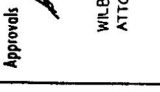
Total Area
 Comprised in

I. GRANT DAVID COXLES
 Registered Surveyor and holder of an annual practicing certificate for
 Survey Act 1986) hereby certify that this plan has been made from
 surveys executed by me or under my directions, that both plans and
 survey are correct and have been made in accordance with the Survey
 Regulations 1977 or any regulations made in substitution thereof.
 Dated at TAURANGA this 15th day of August 2002
 Signature *Grant David Coxles*

Field Book
 Reference Plans
 Examined
 Correct

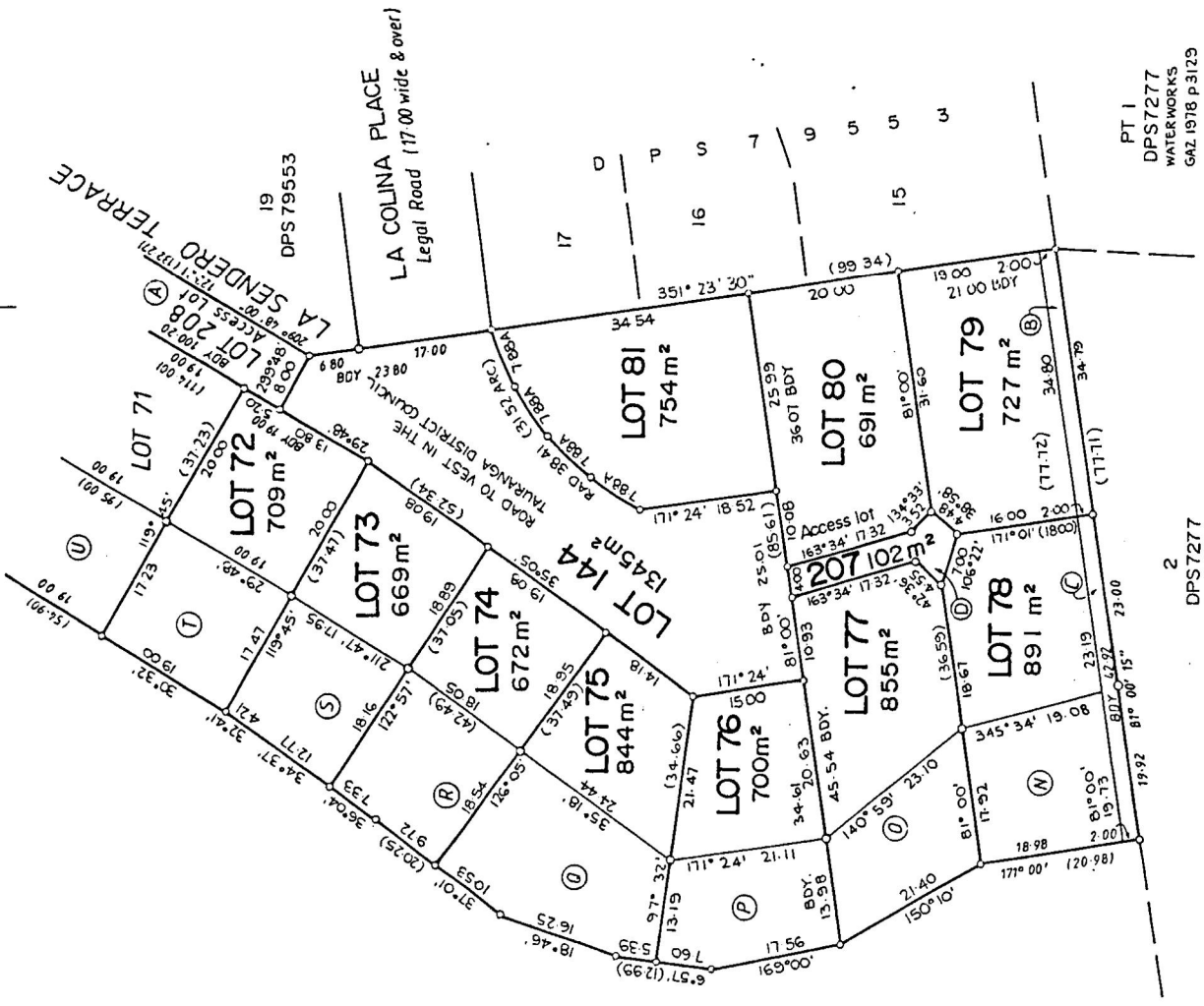
Approved as to Survey

Approving Surveyor
 GENERAL OF LAND



Approvals
Blayne
 Finance Administrator
 ACCOUNTANT

WILBOW CORPORATIONS (NZ) LTD AS ITS
 ATTORNEY IN THE PRESENCE OF
 REGISTERED OWNERS



PT 1
 DPS7277
 WATERWORKS
 GAZ 1978 p3129

2
 DPS7277

269 450 mE

269 550 mE

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST. IX TAURANGA
 NZMS 261 SHT U14 RECORD MAP No 4.3

LOTS 65-81, 144, 207, 208 & 210 BEING A
 SUBDIVISION OF LOT 1 DP 304789.

TERRITORIAL AUTHORITY TAURANGA
 Surveyed by F 16222
 Scale 1:500 Date JUNE 2002

Approved as to Survey

Approved by this of 200
 Signature of Approving Surveyor
 Signature of Registrar
 Signature of Grantor

Sheet 3 of 3 Sheets

REGISTERED AS GENERAL OF LAND

REDUCED SCALE

INSTRUCTIONS

A.J. BEWICK SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND



APPENDIX II

Statement of Professional Opinion
As to the Suitability of Land for Building Development

Lot Summary Report

SECTION 2

To: The Director of Environmental Services

STATEMENT OF PROFESSIONAL OPINION AS TO THE GEOTECHNICAL SUITABILITY OF LAND FOR BUILDING

DEVELOPMENT: La Cumbre' Stage 4

OWNER: Wilbow Corporation (NZ) Ltd

LOCATION: La Colina Place, La Sendero Terrace

I Michael William Hughes of S & L Consultants Ltd

(Full Name)

PO Box 231, Tauranga

(Name and Address of Firm)

Hereby confirm that;

1) I am a professional person appropriately qualified with experience in geotechnical engineering to ascertain the suitability of the land for building development and was retained as the Soils Engineer to the above development.

2) An appropriate level of site investigation and construction supervision has been carried out under my direction and is described in my development evaluation dated 11 September 2002.

3) In my professional opinion, not to be construed as a guarantee, I consider that;

(a) Every part / the area shown in my report dated 11 September 2002 of each new allotment is suitable for the erection thereon of the building types appropriate to the zoning of the land, provided that;

The building restrictions shown on drawing 16222-01 and Land Transfer Survey 312139

are observed.

(b) The earth fills shown on the attached Plan No. 16222-01 have not been placed in accordance with the Code of Practice for Development of the Tauranga District Council but are considered suitable to support buildings.

(c) The completed works give due regard to all land slope and foundation stability considerations.

(d) The filled ground is suitable for the erection thereon of residential buildings which require a specific design check because of the low ground bearing capacity recommended for design.

(e) The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents provided that:

Building restrictions and the recommendations contained in my report of 11 September 2002

are observed.

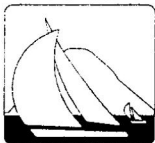
4. This professional opinion is furnished to the Council and the owner for their purpose alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection for any dwelling.

Signed

[Handwritten Signature]

Date

11 September 2002



TAURANGA DISTRICT COUNCIL

SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

TAURANGA DISTRICT COUNCIL

MAY 98

G 2 Δ

La Colina Place, La Sendero Terrace

TDC Sub

3240

Summary of Geotechnical Data/Recommendations/Requirements for Individual Lots

File Ref: 16222

Lot#	Area(m ²)	Subsurface Data				Foundations		Building line restriction?	Recommendations/restrictions	
		Min, Shear Strength kPa	Subdivision Filling **		Natural topography unworked	Natural topography earthworked	Conventional shallow Foundations to NZS 3604:1999 Y/N/NA *			Specific Design Y/N/NA
			Y/N	Depth (m)						
65	700	100	N	-	Y	N	-	Y		
66	630	N/A	Y	1.3	N	Y	0.5	Y		
67	683	100	Y	1.0	N	Y	1.0	Y	Building restriction lines	
68	689	100	Y	1.0	N	Y	1.5	Y	On Lots 65-78 shown on LTS 312137	
69	695	100	Y	1.5	N	Y	1.5	Y		
70	700	100	Y	1.8	N	Y	0.5	Y		
71	705	100	Y	1.8	N	N	-	Y	Design ground bearing capacities	
72	709	100	Y	1.5	N	N	-	Y	- in limit state 150 kPa	
73	669	100	Y	1.2	Y	N	-	Y	- "allowable" 50 kPa	
74	672	100	Y	1.2	Y	N	-	Y	All Lots	
75	844	100	Y	1.0	Y	N	-	Y		
76	700	N/A	Y	1.2	Y	N	-	Y		
77	855	100	Y	1.2	Y	N	-	Y		
78	891	100	Y	1.2	Y	N	-	Y		
79	727	100	Y	0.5	N	Y	2.4	Y		
80	691	100	N	-	N	Y	2.4	Y		
81	754	100	N	-	N	Y	2.4	Y		

Comments

Refers to foundation type only - specific design check required for foundation widths

** Filling during subdivision construction relates to Lots 66 and 76 only - remainder placed 20 years before

N/A - Scala penetrometer tests in sand fill



LOT SUMMARY REPORT

TAURANGA DISTRICT COUNCIL

MAY 98

G 2a Δ

APPENDIX III

Borehole Logs



Borehole Log **65/1**
 Lot No. **6512**
 Sheet: **1** Of: **1**

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
65/1 TOPSOIL black 200 deep	SS	0.0 - 0.2			
SILT stiff dm friable reddish brown becomes light brown	X	0.2 - 1.0			
NATURAL GROUND	X	1.0			
END OF BORE		1.0 - 1.5			
65/2 TOPSOIL black 200 deep	SS	0.0 - 0.2			
SILT stiff silty friable brown-red at first then light brown	X	0.2 - 1.0			
NATURAL GROUND	X	1.0			
END OF BORE		1.0 - 1.5			

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log **66/1**
 Lot No. **66/2**
 Sheet: **1** Of: **1**

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
66/1					
TOPSOIL 250 deep	X X X				
SILT STIFF SL. moist drab to light brown	X X X X X X X X X	0.5			
bec. orange - light yellow	X X	1.0			
END OF BORE					
66/2					
TOPSOIL 200 deep	S S				
SILT STIFF moist drab to brown	X X X X X X X X	0.5			
bec. light brown	X X	1.0			
END OF BORE					

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log **67/1**
 Lot No. **67/2**
 Sheet: **1** Of: **1**

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)		Undrained Shear Strength (kPa)			
				50	100	150	
67/1							
TOPSOIL dark brown some brown incl. 250 thick	SSS	0.0 - 0.1	NATURAL GROUND				
SILT stiff clay friable pumiceous orange-yellow bec. light brown	XX	0.1 - 1.0					
END OF BORE		1.0 - 1.5					
67/2							
TOPSOIL dark brown 200 deep	SSS	0.0 - 0.1	NATURAL GROUND				
SILT sl. sandy (+) stiff sl. moist friable light brown some brown banding	XX	0.1 - 0.5		FILL			
SILT stiff sl. moist friable brown becomes orange-brown	XX	0.5 - 1.0					
END OF BORE		1.0 - 1.5					

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 68/1
 Lot No. 68/2
 Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)		Undrained Shear Strength (kPa)		
				50	100	150
68/1						
TOPSOIL 200 deep	TS	0.0 - 0.2	FILL			
SILT stiff moist friable mixed brown - dk brown	XX	0.2 - 0.5				
SILT stiff sil. moist friable light brown	XX	0.5 - 1.0				
Sil. sandy (f) pumiceous light yellow bec. v. moist	XX	1.0 - 1.5	NATURAL GROUND			
END OF BORE		1.5				
68/2						
TOPSOIL dark brown 250 deep	TS	0.0 - 0.2	FILL			
SILT stiff moist friable mixed brown - dark brown	XX	0.2 - 0.5				
SILT sil. clayey stiff sil. moist sil. plastic brown bec. sil. pumiceous friable orange - yellow	XX	0.5 - 1.0	NATURAL GROUND			
END OF BORE		1.5				

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log **69/1**
 Lot No. **69/2**
 Sheet: **1** Of: **1**

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)			Undrained Shear Strength (kPa)		
					50	100	150
69/1							
Topsoil 200 deep	XX	0.0					
SILT stiff sl. moist friable light brown	XX XX XX	0.1	NATURAL GROUND				
SILT sl. sandy (F) stiff moist friable pumiceous light yellow- light brown	XX XX XX XX XX	0.2					
SILT stiff v. moist sl. plastic light brown	XX XX	0.9					
		1.5					
69/2							
SILT stiff moist friable mixed light brown - brown some dk brown incl. fill	XX XX XX XX	0.1	FILL				
SILT stiff sl. moist friable brown - light brown mottled fill	XX XX XX	0.2					
SILT sl. clayey stiff moist friable light brown	XX XX XX	1.0		NATURAL GROUND			
END OF BORE		1.5					

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log **70/1**
 Lot No. **70/2**
 Sheet: **1** Of: **1**

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)			Undrained Shear Strength (kPa)		
					50	100	150
70/1							
TOPSOIL dark brown silt 300 thick	3 3 3		NATURAL GROUND				
SAND (st) med dense pumiceous moist light grey to ochre ash	0.5					
CLAY silty stiff moist mod. plastic dark red then orange- light brown - Hamilton ash	X X X	1.0					
END OF BORE		1.5					
70/2							
TOPSOIL 200 thick	3 3 3		FILL				
SILT st-clayey stiff moist friable mixed dark brown - brown fill	X X X X X	0.5					
SILT st-clayey stiff moist orange-light brown bec. st sandy fill	X X X X X	1.0					
SILT stiff st. moist friable brown-light brown minor original topsoil lense	X X X X X	1.5					
SILT stiff dm friable brown	X X						
END OF BORE			NATURAL GROUND				

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 71/1
 Lot No. 71/2
 Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)		Undrained Shear Strength (kPa)		
				50	100	150
71/1 SILT sl clayey stiff moist friable light brown - brown fill	X X X X		NATURAL GROUND			
SILT sl. sandy (f) stiff v. moist light brown	X X X X X X X	0.5				
occ. sandy (f) moist friable light brown - grey	X X	1.0				
CLAY silty stiff mod plastic moist orange - light brown	X					
END OF BORE		1.5				
71/2 SILT stiff moist sl plastic mixed brown - dk brown - light brown fill	X X X X X	0.5	FILL			
SILT sl. sandy (f) stiff moist friable light orange - brown	X X X X X X X	1.0				
occ. light brown pumiceous incl. generally homogeneous filling stiff moist friable	X X X X X X X X X	1.5				
traces of old topsoil	X X X					
SILT stiff sl. moist friable brown	X X X			NATURAL GROUND		
END OF BORE						

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 72/1
 Lot No. 72/2
 Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)			Undrained Shear Strength (kPa)		
					50	100	150
72/1							
TOPSOIL 100 deep	X-X						
SILT clayey stiff moist sil. plastic brown - light brown some grey pumiceous incl. FILL	X-X X-X X-X	0.5					
SILT stiff sil. organic dark brown - brown FILL	X-X X-X						
CLAY silty v. stiff brown - light brown FILL	X-X X-X X-X	1.0					
PEAT v. stiff compressed organic silt (old topsoil lens)	X-X	1.5					
SAND (F) silty med dense light green	X-X						
SAND (F) med dense moist light green	X-X						
SILT clayey stiff red brown	X-X						
72/2 END OF BORE							
SILT sil. clayey firm bec. stiff v. moist mixed brown - dark brown some minor organic incl. FILL	X-X X-X X-X X-X	0.5					
SILT stiff sil. moist friable brown light brown mottled Si-organic incl. at 0.8m FILL	X-X X-X X-X	1.0					
SAND (F) med dense dry pumiceous light green Katoehu ash	X-X						
SILT clayey stiff dry friable red - dark brown Hamilton ash	X-X X-X	1.5					
END OF BORE							

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 73/1

Lot No. 73/2

Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)	Undrained Shear Strength (kPa)		
				50	100	150
73/1 SILT stiff clay friable brown - light brown some pumiceous sand lenses FILL	xx xx xx xx xx	0.5				
SILT silty organic dark brown 50mm SILT stiff clay friable light brown some yellow and dark brown incl. FILL	xy xy xy xy	1.0				
Some minor interbedded dark brown silty organic bands FILL	w y					
SILT stiff moist silty plastic mixed brown - light brown FILL	xx xx x	1.5				
SAND (f) med dense silty u-moist light grey Rotobun ash					
SILT clayey stiff red-brown END OF BORE	xx xx x					
73/2 TISSOIL dark brown 200 thick	m m					
SILT silty sandy stiff pumiceous moist light grey - light brown FILL	x x x x	0.5				
SILT silty clayey stiff moist silty plastic brown silty mottled thin band silty organic silt FILL	x x x x x	1.0				
SILT stiff moist friable light yellow	xx xx xy xy xy xy	1.5				
SAND (f) med dense light grey Rotobun ash					
SILT clayey stiff red-brown END OF BORE	x x x					

NATURAL GROUND

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log **74/1**
 Lot No. **74/2**
 Sheet: Of:

Site: La Cumbre Stage 4 La Colina Place

Logged By: MWH

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Description of Soil	Soil Symbol	Depth (m)			Undrained Shear Strength (kPa)		
					50	100	150
74/1							
TOP SOIL 150 deep	XX	0.0 - 0.1	FILL				
SILT clayey & stiff dry si. plastic light brown occ pumiceous bands	X -X -X -X	0.1 - 0.5					
TOP SOIL - original thin band 50 mm	XX	0.5 - 0.6					
SILT stiff dry friable pumiceous & light brown	XX XX XX	0.6 - 1.0	NATURAL GROUND				
SAND (f-m) med dense moist pumiceous light brown - yellow	1.0 - 1.5					
END OF BORE		1.5					
74/2							
SILT clayey stiff moist light brown with some organic mat	X -X X -X	0.0 - 0.5	FILL				
SILT si. clayey stiff moist friable brown becomes light brown	X -X X -X	0.5 - 1.0					
si. pumiceous light yellow	X	1.0 - 1.5	NATURAL GROUND				
END OF BORE		1.5					

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 75/1

Lot No.

Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
75/1					
CLAY firm dry brown fill	X				
TOPSOIL black 200 deep.	X				
SILT stiff dry friable brown	X	0.5			
	X				
	X				
bec. sh. clayey stiff moist	X				
friable light brown	X	1.0			
	X				
	X				
END OF BORE		1.5			

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 7611
 Lot No. 7612
 Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)			Undrained Shear Strength (kPa)					
					50	100	150			
76/1										
TOSSIL 200 deep	---									
SAND (m-s) med dense pumiceous light brown fill	---									
SILT stiff st. moist friable brown bec. brown - orange st. moist	XV XV XX XX XX	0.5 1.0								
END OF BORE										
76/2										
TOSSIL 200 deep	---									
SILT stiff st. moist friable mainly light brown, some grey pumiceous inclusions fill	---									
SILT st. clayey stiff v. moist light brown - dark brown fill	---									
Replaced by pumiceous sand filling										
SILT stiff friable moist light brown bec. st. clayey stiff moist fl. plastic light brown	XX XV XX XV XV	1.5								
END OF BORE										

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 77/1

Lot No. 77/2

Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)		Undrained Shear Strength (kPa)		
				50	100	150
77/1						
SILT sandy (f) stiff dry friable sl. pumiceous mixed brown, some minor organic incl. fill	X X X X	0.5	NATURAL GROUND			
SILT stiff dry friable light brown	X X X X	1.0				
bec. sl. clayey moist light brown	X X	1.5				
END OF BORE						
77/2						
TOPSOIL 250 deep	X X	0.25	FILL			
SILT sl. sandy pumiceous stiff dry orange-light brown mix.	X X X	0.5				
stiff some slight organic incl.	X X	1.0				
SILT stiff friable sl. moist light brown - yellow fill	X X	1.5				
SILT stiff friable moist light yellow bec. clayey with brown incl. fill	X X X	2.0				
SILT stiff sl. moist friable light brown	X X X	2.5	NATURAL GROUND			
SILT sl. clayey stiff moist sl. plastic light brown	X X X	3.0				
END OF BORE						

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log **78/1**
 Lot No. **78/1**
 Sheet: **1** Of: **1**

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
78/1					
TO SOIL 100 deep					
SILT stiff sl. moist sl. plastic orange - light brown - brown fill	x x x	0.5			
SILT clayey v. stiff dry sl. plastic light brown	x x	1.0			
v. stiff clay shaly light brown - brown mottle - brown fill	x x	1.5			
SAND (f) silty pumiceous light grey	x x	2.0			
SILT stiff sl. clayey mixed brown - light brown fill	x x				
SILT stiff sl. moist shaly light brown	x x				
END OF BORE					

EXCAVATION METHOD: Handauger - Shear Vane



Borehole Log 79/1
 Lot No. 80/1
 Sheet: 1 Of: 1

Site: La Cumbre Stage 4 La Colina Place

Job No. 16222

Date Excavated: 19/08/2002

RL Ground: --

Logged By: MWH

Description of Soil	Soil Symbol	Depth (m)			Undrained Shear Strength (kPa)		
					50	100	150
79/1							
TOPSOIL 100 deep							
SILT sandy (f) stiff sl. moist friable sl. pumiceous brown light brown, some dark brown colours	X X X X X	0.5		FILL			
SILT sl. organic dark brown old topsoil 50 mm	X X	1.0		NATURAL GROUND			
SILT stiff moist friable orange bec. light brown	X X X	1.0					
SAND (f) silty med dense v. moist pumiceous v. light brown		1.5					
END OF BORE							
80/1							
TOPSOIL 100 deep							
SILT sl. clayey stiff moist friable light brown	X X X X X	0.5					
bec. moist yellow-light brown	X X X	1.0					
sl. clayey stiff v. moist sl. plastic light brown - sl. orange	X X	1.0					
END OF BORE							

EXCAVATION METHOD: Handauger - Shear Vane

Our ref: 16222

10 October 2002

Development Engineer
Tauranga District Council
Private Bag
Tauranga

Re: **La Cumbre Subdivision Stage 4**
Lots 66 to 75
Lower Level Access Platform and Stair

A building consent application has been made on behalf of the developer to form an access structure from the upper to the lower levels at the timber retaining wall on Lots 66-75 inclusive. The walls, not being higher than 1.4 metres high were exempt from requiring a building consent even though they were specifically designed by S & L Consultants Ltd.

The proposed access structures require a consent because the drop from the platforms to the lower level is greater than 1 metre. In other respects the structure does not require a consent being less than 10 m² in area and not on a boundary.

In our summary geotechnical report which was submitted with the Section 224 application we recommended the imposition of a building restriction line which is located forward of the retaining wall as shown on LTS 312137. The proposed access structures are to be located in positions that we recommend that other buildings be excluded. However we consider that the presence of these structures will not lower slope stability and the structures will be supported at levels where natural ground is present and therefore will not be located on land that may be subject to subsidence or settlement.

Yours faithfully
S & L Consultants Ltd



M W Hughes
Geotechnical Engineer



Approved by
[Signature]
 Project Manager
 Wbwo Corporation (NZ) Ltd as its
 Attorney in the Presence of
[Signature]
 Permit Bound and Registered Owner
 I hereby certify that this plan was approved by the
 Tauranga District Council pursuant to
 Section 223 of the Resource Management Act 1991
 on the 11th day of July 2002 subject to
 the granting or reserving of the easements set out
 in the memorandum hereon and subject to the
 amalgamation conditions set out hereon.
 Authorised Officer
 Sub 3240

Pursuant to Section 224(c) of the
 Resource Management Act 1991 I hereby
 certify that some of the conditions of the
 subdivision consent have been complied with
 to the satisfaction of the Tauranga District
 Council and that a consent notice has been
 issued in respect of those conditions that
 have not been complied with.
 Dated this ___ day of ___ 20__
 Authorised Officer

Proposed Easements			
Purpose	Shown	Serv. Ten.	Dom Ten.
ROW, Right to Convey water, Gas, Right to Transmt Telecomm. & Electricity	A	Lot 208 Hereon	Lots 65,66,67,68,69,70 & 71 Hereon
Right to Drain Water & Sewage	D	Lot 207 Hereon	Lots 78 & 79 Hereon

Existing Easements			
Purpose	Shown	Serv. Ten.	Doc.
Right to Convey Water	B	Lot 79 Hereon	B414452
	C	Lot 78 Hereon	
Right to Convey Natural Gas	A	Lot 208 Hereon	B481146.1

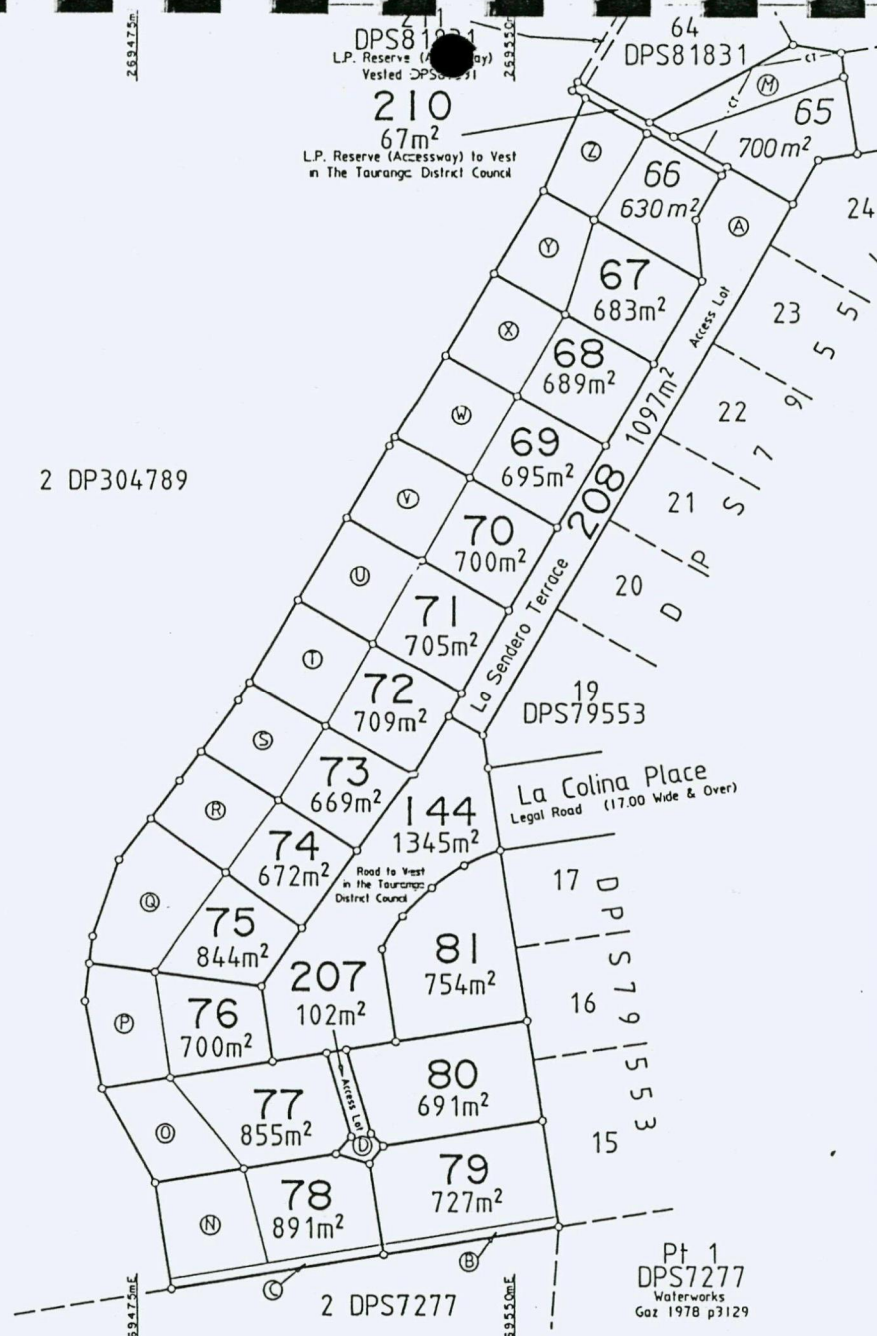
Amalgamation Conditions
 That Lot 207 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 78 and 79 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith. See B416952
 That Lot 208 hereon (Legal Access) be held as to seven undivided one-seventh shares by the owners of Lots 65,66,67,68,69,70 and 71 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith. See B416952
Memorandum Easements in Gross

Purpose	Shown	Serv. Ten.	Grantee
ROW, (Pedestrian Only)	A	Lot 208 Hereon	Tauranga District Council
Right to Convey Water			
Right to Drain Water	B	Lot 79 Hereon	
	C	Lot 78 Hereon	

C/T Allocated Panel			
Lot 65 & 208	CT 47704	Lot 74	CT 47713
Lot 66 & 208	CT 47705	Lot 75	CT 47714
Lot 67 & 208	CT 47706	Lot 76	CT 47715
Lot 68 & 208	CT 47707	Lot 77	CT 47716
Lot 69 & 208	CT 47708	Lot 78 & 207	CT 47717
Lot 70 & 208	CT 47709	Lot 79 & 207	CT 47718
Lot 71 & 208	CT 47710	Lot 80	CT 47719
Lot 72	CT 47711	Lot 81	CT 47720
Lot 73	CT 47712	Lot 144	Road to Vest
		Lot 210	Access way to Vest

Pursuant to Section 321(3)(c) Local Government Act 1974 the Tauranga District Council is satisfied that adequate access to Lots 65-71, 78 & 79 hereon is provided over other land pursuant to a condition imposed under Section 220 (1)(b)(iv) of the Resource Management Act 1991 and subsection 321(1) of the Act shall not apply.
 Dated this ___ day of ___ 2002.
 Authorised Officer

NOTE:
 Areas M, N, O, P, Q, R, S, T, U, V, W, X, Y and Z to be subject Consent Notice
 All external boundaries adopted from DP304789
 Total Area 1.4925ha
 Comprised in CT 19018
Grant David Cowles
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1996 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Tauranga this 15th day of August 2002. *[Signature]*
 Field Book _____ Traverse Book _____
 Reference Plans _____
 Examined _____ Correct _____
 Approved as to Survey
 Approving Surveyor



LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST. IX Tauranga
 NZMS 26 SHT RECORD MAP No.

Lots 65-81, 144, 207, 208 & 210 being
 a Subdivision of Lot 1 DP304789

TERRITORIAL AUTHORITY TAURANGA DISTRICT
 Surveyed by S & L CONSULTANTS LTD
 Scale 1:750 Date June 2002

REDUCED SCALE

Deposited this ___ day of ___ 20__
 Registrar General of Land
 Sheet 1 of 3 Sheets
 275 312137