



55C PUKAKURA ROAD WESTERN

LIM

Land Information Memorandum

Information in a LIM

Includes:

Rates and water rates

- Current Rating Valuation
- Annual Rates
- Outstanding Rates amounts
- Water Charges

Sewer and stormwater

- Whether the property has district sewer available and whether it is connected

Special land features

- Including potential erosion, filling, flooding avulsion, falling debris, slippage, alluvion, or inundation.
- The status of the land in relation to the contamination of soil by hazardous substances
- Weathertight Homes information (if relevant)
- Any relevant reports or information held by council in relation to the property

Archaeological sites

- Any relevant Archaeological sites.

Building consents, licences and requisitions

- Building Permits/Consents issued on the property
- Any outstanding works, Code Compliance Certificates for consents issued since 1993
- If a Compliance Schedule has been issued for the building and when the related Warrant of Fitness expires

Licences and environmental health

- Whether the property has a licence relating to the sale of food, the sale of liquor or any other licence (under Health Act 1956)

Enforcements and notices

- Any notice, order, or requisition affecting the land or any building on the land previously issued by Council

Planning and resource management

- Zoning of the property as defined by Operative and/or Proposed District Plans
- All Resource Consents approved in relation to the property
- Long term Community Plans
- Structure Plans

Drainage and water

- Information on public stormwater and wastewater pipelines on the property as shown on Councils log plans
- Water toby location

Maps

- Maps relating to the property including Aerial Photo, Land Information, District Plan and Deposited Plan.

Information not received in a LIM:

- Building Plans
- For information in relation to State Highways please contact Waka Kotahi NZ Transport Agency
- Western Bay of Plenty District Council does not hold any information concerning electricity, gas and telephone connections.
- Computer Registers (previously called Certificate of Title).

Land Information Memorandum

Section 44a, Local Government Official Information and Meetings Act 1987

18 December 2023

P/1159/59

GOOLD, LOUISE BEATRICE
C/O H & L GOOLD
55C PUKAKURA ROAD
RD 2
KATIKATI 3178

Thank you for your application for a Land Information Memorandum.

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

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

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

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

Yours faithfully

Regulatory Services – Environmental Consents Team
Email: consentsadmin@westernbay.govt.nz

Applicant

Client Name:

Applicant Name: GOOLD, LOUISE BEATRICE
C/O H & L GOOLD
55C PUKAKURA ROAD
RD 2
KATIKATI 3178

Postal Address: C/O H & L GOOLD
55C PUKAKURA ROAD
RD 2
KATIKATI 3178

Application Date: 15 Dec 2023

Issue Date: 18 December 2023

Property

Property Owner: GOOLD, LOUISE BEATRICE
GOOLD, HOWARD JOHN RAYMOND

Valuation No: 06816 726 05

Location: 55C PUKAKURA ROAD WESTERN

Legal Description: LOT 12 DP 490408

Area (hectares): 0.5402

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

Rates and water rates

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

Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number 06816 726 05 is linked to Lot 12 Deposited Plan 490408.

Land Value:	\$1,060,000
Improvements:	\$670,000
Capital Value:	\$1,730,000
Tree Value:	\$0

Annual Rates:	\$4,160.87
Rates Owing:	\$0.00

Note: For the period until rates are "set" the Current Annual Rates and Rateable Valuation Details should not be relied upon and any queries should be directed to the Rates department.

Rates are charged in two equal instalments for the period commencing 1 July and ending 30 June each year.

Water Rates – This information applies to Western Bay of Plenty District Council systems only. In some parts of Tauriko, Papamoa, Pyes Pa and Oropi, properties are served by Tauranga City Council system.

Metered Water	YES
Date of Last Reading	11 Aug 2023
Connected	YES
Available	YES
Owing	\$45.89cr

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



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



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



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

Building

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

Building Consents:		
BC	Project	Status of Consent
88374	ERECT SHED	CCC FINAL ISSUED 05 Oct 2016
89556	NEW DWELLING	CCC FINAL ISSUED 03 Aug 2017

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

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

Information regarding buildings where Council holds no records of consents:

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

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

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

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

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

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

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

Certificate of Acceptance:	
COA	Status
None Known	

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

Any other information affecting this Property is listed below:

Licences and environmental health

Premise Registration:		
Premises	Category	Licence Status
None Known		

Liquor Licences:			
Type	Status	Licence No	Date Issued
None Known			

Enforcements and notices

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

Special land features

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

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

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

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

-OPERATIVE DISTRICT PLAN FLOOD HAZARD

Part of this site has been identified as possibly subject to flooding. Refer to Planning section of this LIM. Future building work within this area may be subject to endorsement of title under Section 73 of the 2004 Building Act.

Archaeological sites

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



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

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

Sewer and stormwater

Services: See attached Land Information map

District Sewer Connected: NO

District Sewer Available: NO

Septic Tanks

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

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

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

Changes to Septic Tank Requirements

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

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

Please contact Bay of Plenty Regional Council directly 0800 884 880 if you have any questions.

Maps of the maintenance areas can be viewed at the Regional Council website: <https://www.boprc.govt.nz/your-council/plans-and-policies/plans/regional/on-site-effluent-treatment-regional-plan/> (Schedule 10)

Network utility operators

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

Projects

We work to provide good-quality local infrastructure and local services to our communities.

To read about projects within your district please visit the [Current Projects](#) page on our website.

Planning/resource management

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

District Plan Status

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



[District Plan – Western Bay of Plenty District Council](#)

Notified Plan Changes

- Plan Change 95 – Pencarrow Estate Pongakawa was notified on 10 November 2023. Submissions close on 8 December 2023. For more information, please visit Council's webpage www.westernbay.govt.nz/districtplanchanges.
- Plan Change 92 was notified on 20 August 2022. Submissions closed on 16 September 2022 and further submissions closed on Monday 14 November 2022. Hearings were held from 11-15 September 2023 and the independent hearings panel is currently preparing its recommendations to Council. Decisions are anticipated to be made no later than March 2024.
- If you have any questions about the Plan Changes, please contact Council's Customer Service Team on 571 8008 or 0800 926 732.

RC Number	Status	Consent Type	Date Issued
	None Known		-

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

If there are any Consent Notices, Memorandum of Encumbrance, Deed of Covenant, Bush Protection Inspections and/or Yard Exemption Statements relevant to this property they will be included in the attachments section of this LIM.

Historical resource consents may have lapsed. Applicants are advised to verify the currency of resource consents with Council staff.

If Resource Consent has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of Resource Consent with Council staff.

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

-FLOOD HAZARD

Refer to the Natural Hazards section (Section 8) and map of the Operative District Plan 2012. Resource Consent will be required to build within this area and there may be recommendations on your buildings floor levels.

-SIGNIFICANT ECOLOGICAL FEATURE

This property is partially in a Significant Ecological Feature. Refer to the Natural Environment section (Section 5), Appendix 1 and map of the Operative District Plan 2012. Resource Consent will be required for any future development within this area.

-OUTSTANDING LANDSCAPE FEATURE

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

Any other features are listed below:

- FLOODING KATIKATI

Council holds a report from Aurecon titled "Katikati Stormwater Model Build and Flood Hazard Mapping Report" (2019) (Report). This Report presents the results of flood modelling carried out for Katikati. The Report is referred to in this LIM because part or all of the subject property has been identified based on information contained in the Report as being within an area which is potentially susceptible to flooding (from extreme rainfall).

Council will be introducing changes to its District Plan in due course to update its maps to reflect the information contained in the Report. In the interim, Council will be relying on the information contained in the Report to exercise statutory functions such as making decisions under the Building Act and Resource Management Act.

Not all of the information contained in the Report will be applicable to the property in terms of exercising these functions. However, one scenario is considered the most relevant for Council's statutory planning and consenting processes. This is scenario 6 on page 17 of the Report.

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

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

The modelling for this scenario takes into account the possible effects of climate change that may be present in the year 2130 including sea level rise and the increased intensity of rainfall. The reason for selecting a timeframe out to 2130 (at least 100 years from now) and taking into account climate change is because the New Zealand Coastal Policy Statement requires potential coastal hazards to be identified in this manner.

Aurecon's Report can be viewed on Council's natural hazards webpage (flooding subpage). The Report includes maps predicting the extent of flooding under a number of scenarios including that described above.

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

It can be viewed at www.westernbay.govt.nz/flooding.

This webpage also has links to Civil Defence and Emergency Management information on how to prepare for a flood event.

COASTAL HARBOUR INUNDATION

Council holds a report from the National Institute of Water and Atmospheric Research (NIWA) titled "Tauranga Harbour Inundation Modelling" (2019) (Report). This Report presents the results of coastal inundation modelling carried out for the entirety of Tauranga Harbour.

The Report is referred to in this LIM because part or all of the subject property has been identified based on information contained in the Report as being within an area which is potentially susceptible to coastal inundation (flooding from the sea).

Council will be introducing changes to its District Plan in due course to update its maps to reflect the information contained in the Report. In the interim, Council will be relying on the information contained in the Report to exercise statutory functions such as making decisions under the Building Act and Resource Management Act.

Not all of the information contained in the Report will be applicable to the property in terms of exercising these functions. However, one scenario is considered the most relevant for Council's statutory planning and consenting processes. This is scenario 14 on page 56 of the Report.

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

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

The modelling for this scenario takes into account the possible effects of climate change that may be present in the year 2130 including sea level rise. The reason for selecting a timeframe out to 2130 (at least 100 years from now) and taking into account climate change is because the New Zealand Coastal Policy Statement requires potential coastal hazards to be identified in this manner.

NIWA's Report can be viewed on Council's natural hazards webpage (coastal inundation subpage). The Report includes maps predicting the extent of coastal inundation under a number of scenarios including that described above.

This coastal inundation subpage also contains information and FAQs relating to coastal inundation and how it may affect the use of a property. It can be viewed at www.westernbay.govt.nz/coastalinundation.

This webpage also has links to Civil Defence and Emergency Management information on how to prepare for a flood event.

LIQUEFACTION

Council holds a report from Tonkin + Taylor Ltd entitled "Bay of Plenty Regional Liquefaction Vulnerability Assessment" (2021) (Report). This Report presents the results of a liquefaction mapping exercise for the Bay of Plenty Region.

Liquefaction can occur when some saturated soils (typically silts and sands) lose strength and stiffness (temporarily behaving as a liquid rather than a solid) in response to earthquake shaking.

The Report was prepared in accordance with the Ministry for the Environment (MfE) and Ministry of Business, Innovation and Employment (MBIE) "Planning and Engineering Guidance for Potentially Liquefaction Prone Land" (2017) to a Level A (basic desktop assessment) level of detail.

A figure showing the liquefaction vulnerability categories recommended for use in the "Planning and Engineering Guidance for Potentially Liquefaction Prone Land" (2017) can be viewed on Council's natural hazards webpage (liquefaction subpage).

These categories are "liquefaction damage is unlikely", "liquefaction damage is possible" and "liquefaction category is undetermined".

The Report is referred to in this LIM because the subject property is identified based on information contained in the Report as having one or more of these categories.

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

"Liquefaction damage is unlikely" means a probability of more than 85 percent that liquefaction-induced ground damage will be none to minor in a 1-in-500 year earthquake shaking event. At this stage there is not enough information to distinguish between Very Low and Low (liquefaction vulnerability). More detailed assessment would be required to assign a more specific liquefaction category. Following more detailed assessment a classification of Medium or High (liquefaction vulnerability) is also a possible categorisation but based on the information available this is considered very unlikely.

"Liquefaction damage is possible" means a probability of more than 15 percent that liquefaction-induced ground damage will be minor to moderate (or more) in a 1-in-500 year earthquake shaking event. At this stage there is not enough information to distinguish between Medium and High (liquefaction vulnerability). More detailed assessment would be required to assign a more specific liquefaction category. Following more detailed assessment a classification of Very Low or Low (liquefaction vulnerability) is also a possible categorisation but this is considered less likely.

"Liquefaction category is undetermined" means that a liquefaction vulnerability category is undetermined, either because a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category with the required level of confidence.

Council will be introducing changes to its District Plan in due course to update its maps to reflect the information contained in the Report. In the interim, Council will be relying on the information contained in the Report to exercise statutory functions such as making decisions under the Building Act and Resource Management Act.

The Report can be viewed on Council's natural hazards webpage (liquefaction subpage). The Report includes a liquefaction vulnerability map for the Region in Figure 4.2 on page 52.

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

It can be viewed at www.westernbay.govt.nz/liquefaction .

Property Adjoining Reserves

Under Council's Reserve Management Plan any property adjoining a public reserve is not permitted to encroach onto that reserve. Where new encroachments occur or if an existing encroachment exists Council will give notice to the encroacher to remove the encroachment and reinstate the reserve at their own cost.

Please refer to the Reserve Management Plan.



[Reserve Management Plans](#)

Community Plans:

Council has a programme to help urban communities in the district develop long term plans that detail a vision for each community. Information regarding current Community Plans can be found online:



[Community Planning](#)

Other useful information

Western Bay of Plenty District Council provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987(LGOIMA)

Structure Plans

Structure plans have been developed by Council to assist in managing the Districts growth.

[Waihi Beach](#)

[Omokoroa Structure Plan](#)

[Te Puna Business Park](#)

[Te Puke West Industrial](#)

[Katikati](#)

[Tides Reach Rural-](#)

[Residential](#)

[Te Puke Structure Plan](#)

[Rangiuru Business Park](#)

[Katikati Lifestyle Zone](#)

[Minden Lifestyle Zone](#)

[Te Puke Lifestyle Zone](#)

[Comvita Campus](#)

Bay of Plenty Regional Council

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

Heritage New Zealand

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

Ministry for the Environment ("MFE")

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

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

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

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

HISTORICAL DATA

There are no historical building permit documents held for this property

There are no historical planning consent documents held for this property

MAPS

Aerial Photography

Land Information

Land Information Legend

District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend

Archaeological Sites

Archaeological Sites Report



55C

55B



Western
Bay of Plenty
District Council

For our
people

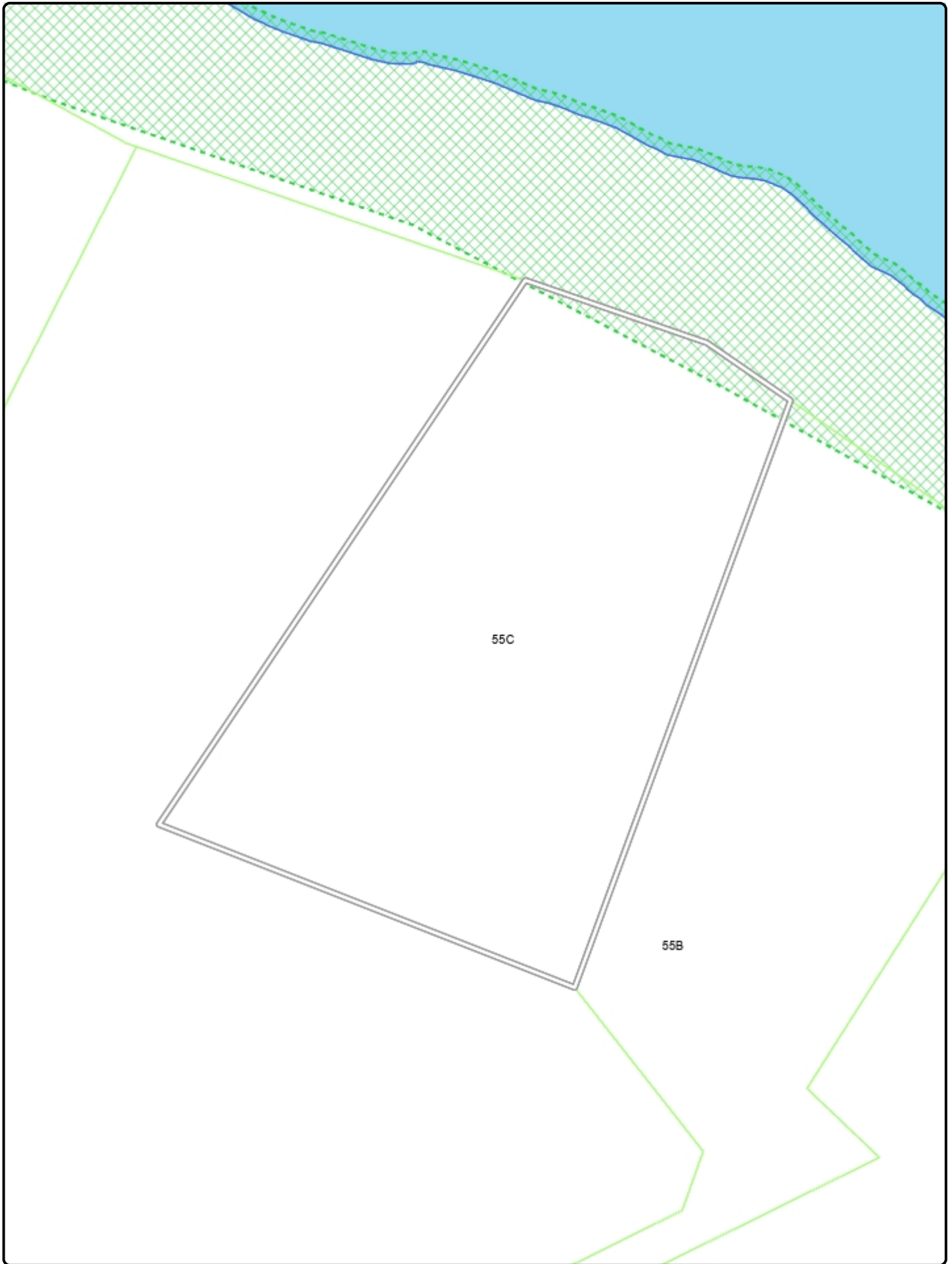
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
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Aerial Photo

0  38

Meters A4 Scale 1: 750





55C

55B



For our people

Produced using ArcMap by the Western BOP District Council GIS Team. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for errors.

Land Information

0  38 Meters A4 Scale 1: 750



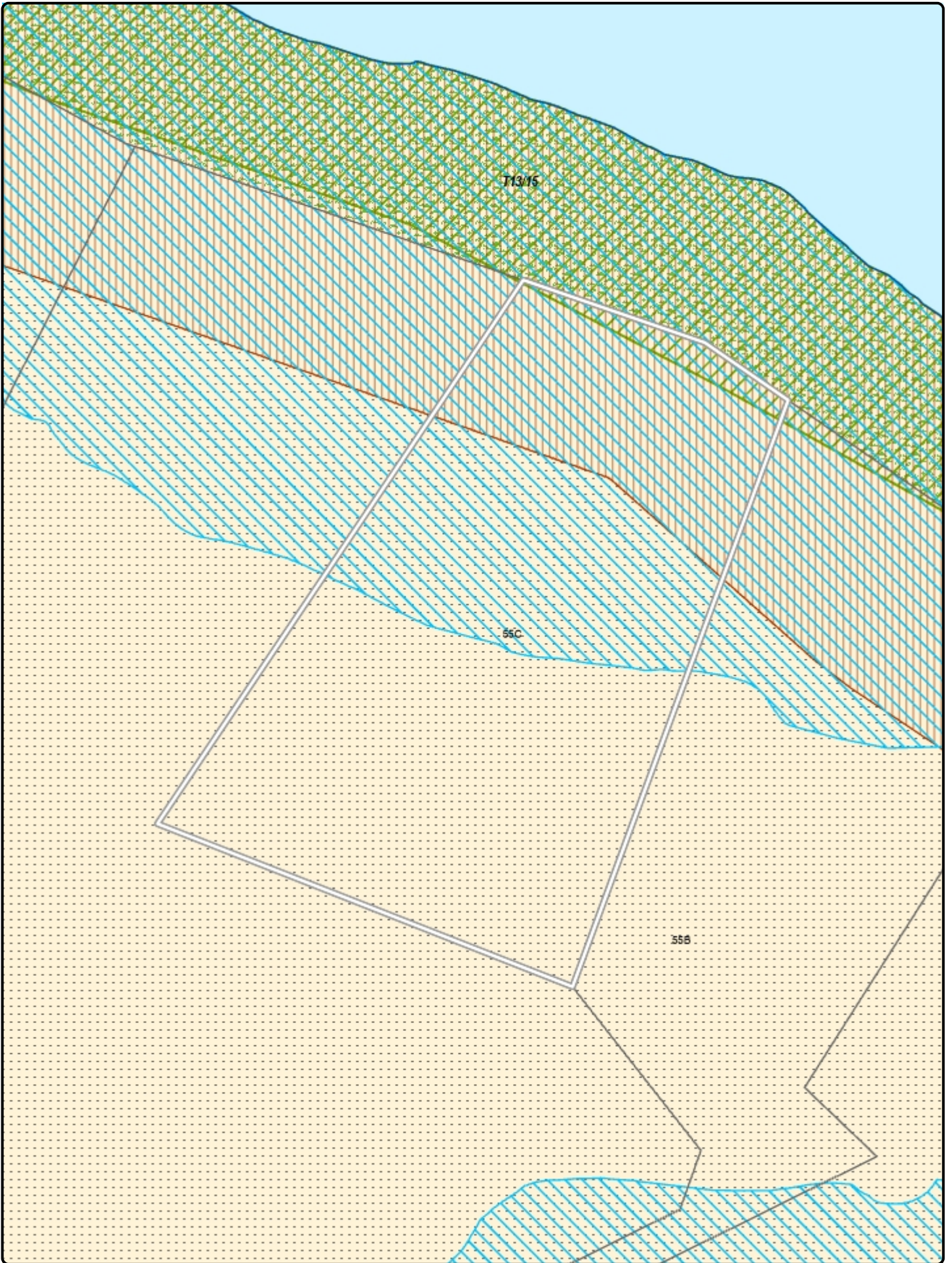
Water Supply	Main	Wastewater	Gravity Main
	Rider Main / Connection		Gravity Main (Below 1:2000)
	Instruments - Meter / Toby		Rising Main
	Valve - Air Release		Service Main / Connection
	Valve - Altitude		Chamber - Inspection Shaft
	Valve - Non Return / Backflow Preventer		Chamber - Manhole
	Valve - Butterfly		Mechanical - Grinder Pump
	Valve - Flow Control		Valve - Air / AirKnife
	Valve - Flow Meter		Valve - Non Return
	Valve - Hydrant		Valve - Pressure Reducing
Valve - Normally Closed	Valve - Scour /Knife		
Valve - Pressure Reducing	Valve - Sluice		
Valve - Pressure Sustaining	Inlet		
Valve - Scour	Treatment Plant		
Valve - Sluice	Junction		
End Cap	Outlet		
Junction	Instruments - Flow Meter		
Treatment Plant	Pump		
Containment Structure - Reservoir or Tank	Wastewater Pond		
Pump	Paper Road		
Well - Bore	Property or Restrictive Area		
Stormwater	Gravity Main	Property	Building
	Gravity Main (Below 1:2000)		Hydro
	Pressure Main		Railway
	Service Main / Connection		Road
	Open Drain		Parcel
	Grass Swale		TCC Water Catchment
	Catchpit		Statutory Acknowledgement Areas
	Chamber - Box		Consent Notice Covenant
	Chamber - Inspection Shaft		Ecological
	Chamber - Manhole		Environment Protection Actual Point
Soakhole	Environment Protection Actual Line		
Valve - Flood Gate	Environment Protection Actual Polygon		
Valve - Sluice	Conservation Covenant		
Wing Wall	QE II		
Inlet	Recommended For Protection	Environment Protection Proposed Point	
Junction		Environment Protection Proposed Line	
Outlet		Environment Protection Proposed Polygon	
Pump	WBOP	Class 1	
RAMM Culvert		Class 2	
Stormwater Drainage Reserve		Class 3	
Stormwater Pond	Other Councils	Western Bay of Plenty	
		Ocean, River, Stream	
		Selected Parcel	

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

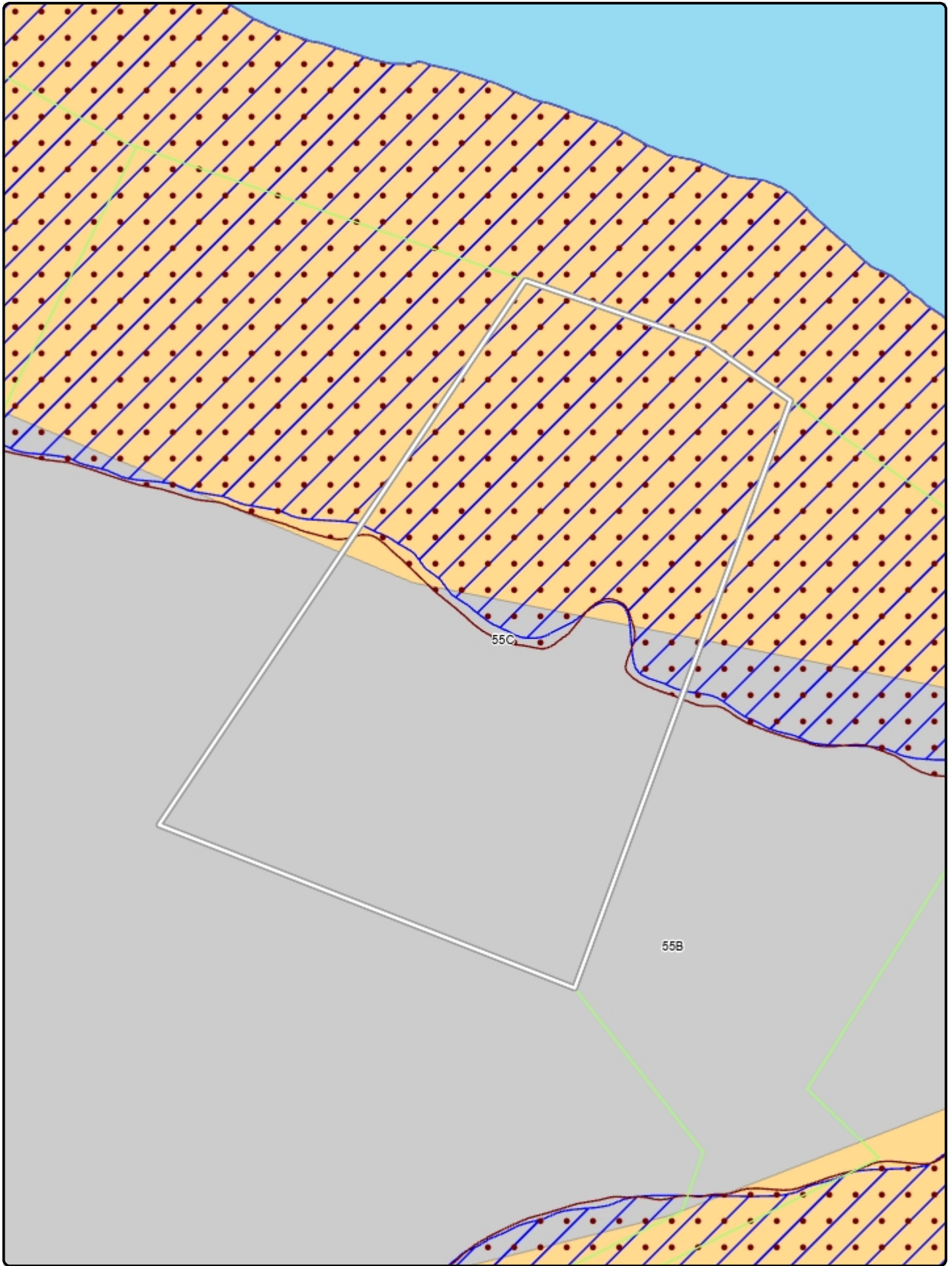
Location of Services is indicative only.
 Council accepts no liability for any error.



Land Information Legend



Constraints	Built Heritage Feature	Greenlane	
	Cultural Heritage Feature	Road	
	Cultural Heritage Feature Boundary	Walk / Cycle Way	
	Coastal Erosion Area - Primary Risk (1)	Stormwater	
	Coastal Erosion Area - Secondary Risk (1)	Wastewater Pump Station	
	Coastal Erosion Area - Access Yard	Wastewater	
	Coastal Erosion Area – Rural	Water Supply	
	Coastal Inundation Area	Stormwater Pond	
	Significant Ecological Feature / RAP	Identified Area (2) Flowpaths & Local Ecological Features	
	Flood Hazard	Minden Lifestyle Structure Plan Area Overland	
	Outstanding Landscape Feature - 50m (S7a & S8a) - 40m (S9a)	Reserve Area	
	Outstanding Landscape Feature	Structure Plan Boundary	
	Stability Area - Minden A	Urban Map Display	
	Stability Area - Minden B1		Notable Trees
	Stability Area - Minden B2		Town Centre Boundary
	Stability Area - Minden C		Designation
	Stability Area - Minden U	Zones	
	Stability Area - General		Commercial
	Stability Area - Landslip		Commercial Transition
	Viewshaft		Future Urban
Infrastructure	Airport Approach Surface		Horticulture Post Harvest
	Formed Roads		Industrial
	Limited Access State Highways		Lifestyle
	Stop Bank		Medium Density Residential
Reserves	Kaimai - Mamaku Forest Park Boundary		Residential
	Esplanade Strip		Rural
	Priority proposed esplanade strip/reserve	Rural Residential	
	Proposed esplanade strip/reserve	TECT All Terrain Park	
	Reserve	Zone Overlays	
Reserve, Department of Conservation	Matakana Island Forested Sand Barrier		
Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water Springs to establish the actual line of Mean High Water Springs. Formed roads are indicated as white shading on the road land parcels. Unformed roads have the underlying zone indicated.	TNL 100m Building Line Setback		
	(1) Primary risk includes the whole of the red line and the land towards the sea. Secondary risk includes the whole of the green line up to the edge of the red line.		Electricity Transmission Line
(2) The identified areas include: the community service area at Rangioru, the central hub site within the All Terrain Park and buffer zones in Stage 2 Omokoroa and Binnie Road.	Electricity Transmission Line Buffer 16m (3)		
(3) Compliance with NZECP 34:2001 is required in this area for buildings/structures and earthworks. The distance quoted is from the centreline of the transmission line.	District Boundary		
	Firing Range Exclusion Zone		
	Quarry Effects Management Area		













Other Natural Hazards

Legend

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

Legend

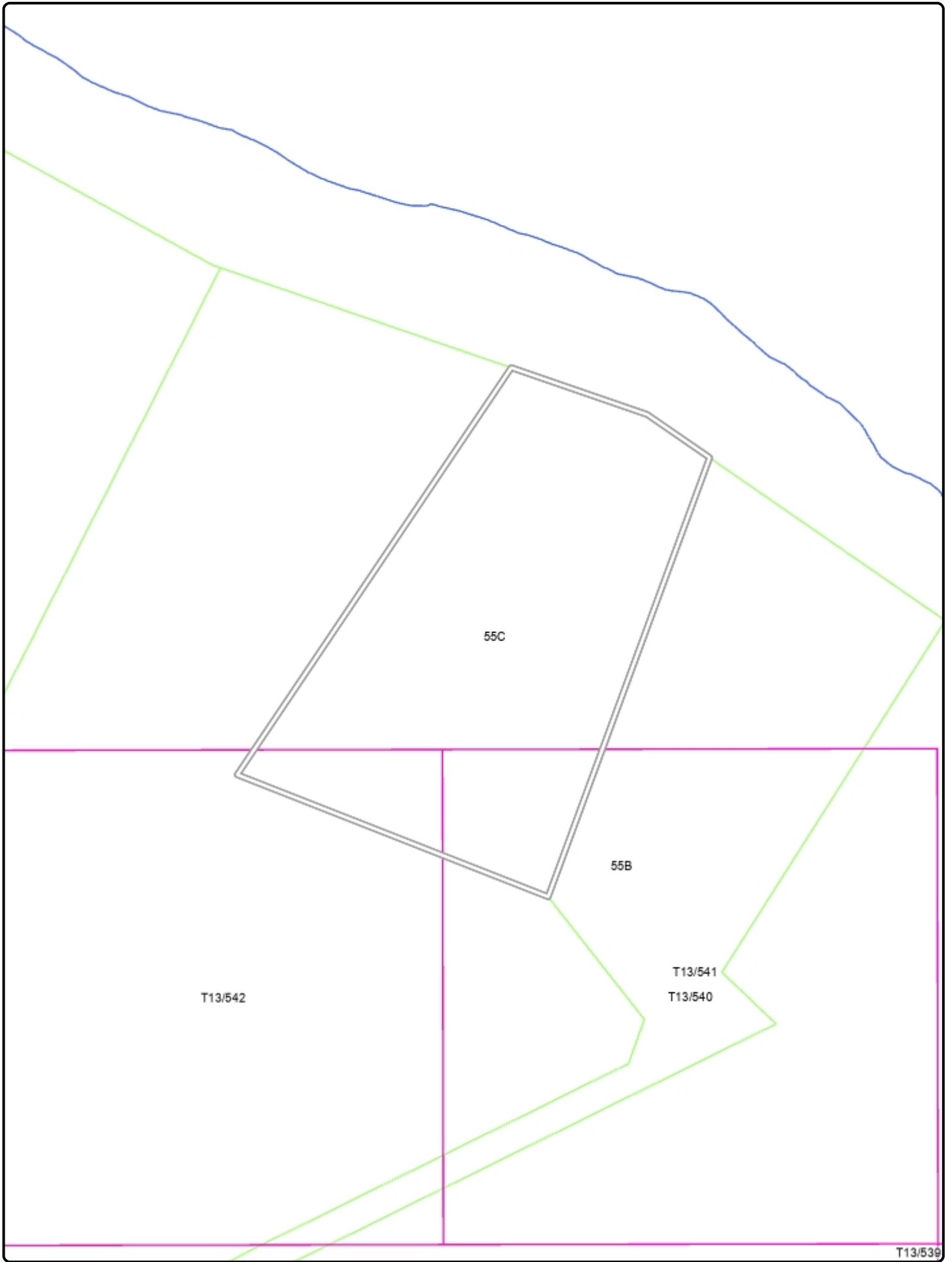
Property

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



Western Bay of Plenty District Council

For our people



T13/539



Western
Bay of Plenty
District Council

For our
people

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LINZ digital license no. HN/352200/03 & TD093522. Archaeological data supplied by <http://archsite.org.nz/>.

Archaeological Sites

0 50 Meters A4 Scale 1: 1,000



Archaeological Sites Report as at 15 Dec 2023

INTERPRETATION OF DATA FROM NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORDING SCHEME

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

It should be noted that the supplied ArchSite data contains information on site position collected since the mid-1950s, prior to the advent of Geographic Information Systems (GIS) and Global Positioning Systems (GPS) technology. The methods used range from manually plotted coordinates on topographical maps through to the GPS technology of today.

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

1. A large pink square representing a 100m grid means that the site(s) is one of the original sites recorded in the CINZAS database
2. A smaller purple 50m square means the site has been captured on screen (GIS)
3. A red 50m circle means the site has been surveyed by GPS

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

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

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

The following features of the data should be noted:

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

There are legal responsibilities that relate to all archaeological sites located at the grid references listed below, whether they are listed or recorded. This section lists all the archaeological sites which have been recorded as part of the New Zealand Archaeological Association site-recording scheme.

Note that some of these sites are also listed.

Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offence for anyone to destroy, damage or modify or cause to be destroyed, damaged or modified, the whole or any part of any archaeological site, knowing or having reasonable cause to suspect it is an archaeological site.

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

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

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

Ben Pick Phone: 07 577 4530
Area Manager Lower Northern Email: infolowernorthern@heritage.org.nz
Heritage New Zealand Pouhere Taonga Web: <https://www.heritage.org.nz/>
PO Box 13339
Tauranga 3141

The Western Bay of Plenty District Council holds no further information except that the site or sites have been identified as follows:

Site Code	Feature Type	Description	Category	Age Group	Capture Method
T13/540	Midden	Midden - cockle and pipi shell. 7 x 13 m scattered exposure recorded in 1982.	Maori	Indigenous pre-1769	CINZAS
T13/541	Midden	Midden - cockle, pipi, volute and seasnail. 7 x 27 m scattered exposure recorded in 1982.	Maori	Indigenous pre-1769	CINZAS
T13/542	Midden	Midden - cockle and pipi shell.	Maori	Indigenous pre-1769	CINZAS



Title Plan - DP 490408

Survey Number DP 490408
Surveyor Reference 1939
Surveyor Stuart Arthur Roberts
Survey Firm Latitude Surveying Ltd (Tauranga)
Surveyor Declaration I Stuart Arthur Roberts, being a licensed cadastral surveyor, certify that:
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 08 Dec 2015 12:28 PM

Survey Details

Dataset Description LOTS 11 - 13 BEING A SUBDIVISION OF LOT 1 DP 474062
Status Deposited
Land District South Auckland
Submitted Date 08/12/2015
Survey Class Class B
Survey Approval Date 10/12/2015
Deposit Date 08/12/2015

Territorial Authorities

Western Bay of Plenty District

Comprised In

CT 649571

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 11 Deposited Plan 490408	Fee Simple Title	6.5544 Ha	707968
Lot 12 Deposited Plan 490408	Fee Simple Title	0.5402 Ha	707969
Lot 13 Deposited Plan 490408	Fee Simple Title	0.6072 Ha	707970
Area A Deposited Plan 490408	Easement		
Area B Deposited Plan 490408	Easement		
Area C Deposited Plan 490408	Easement		
Area D Deposited Plan 490408	Easement		
Area E Deposited Plan 490408	Easement		
Area F Deposited Plan 490408	Easement		
Total Area		7.7018 Ha	

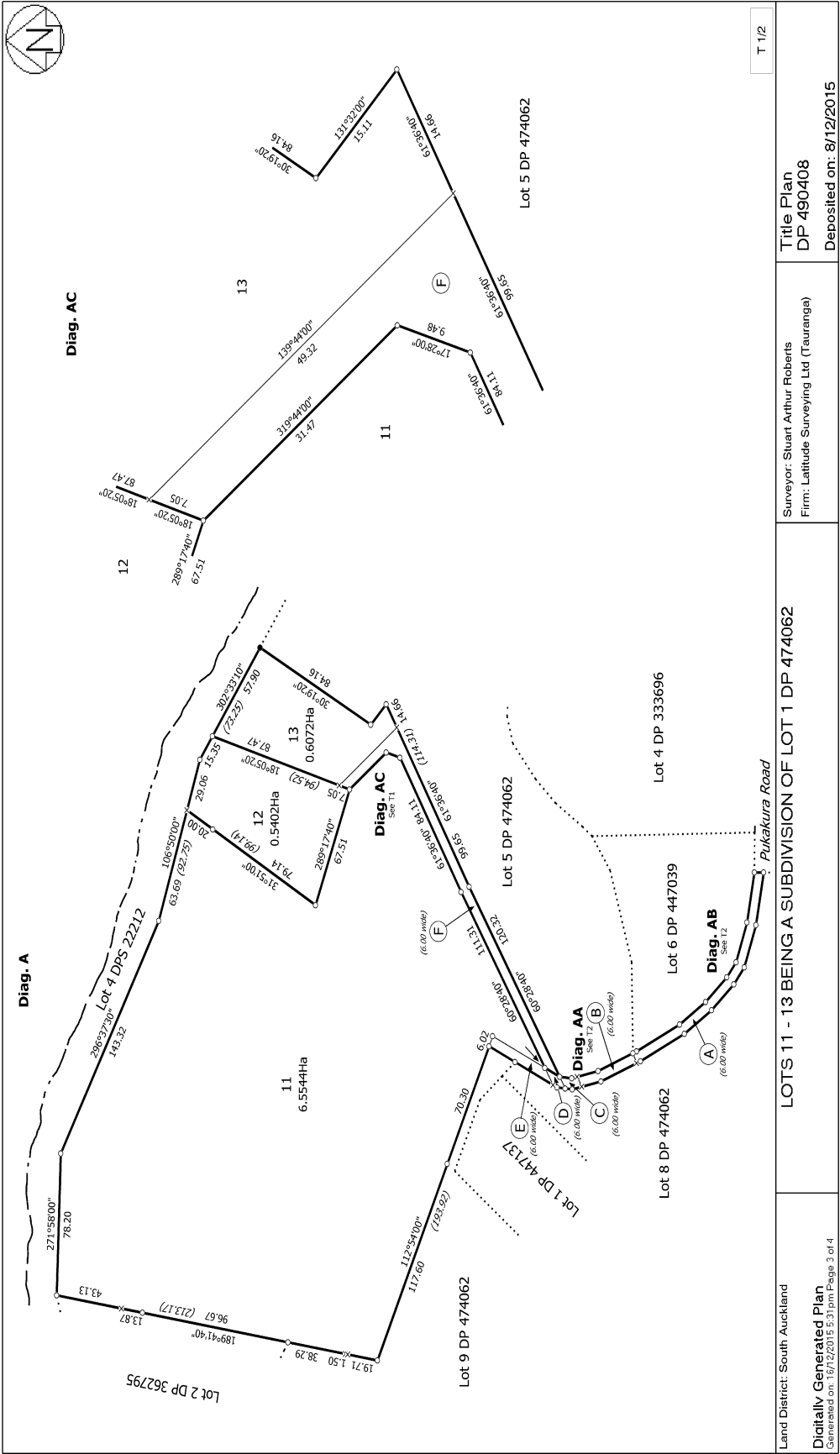
Schedule / Memorandum

Land Registration District	Plan Number
SOUTH AUCKLAND	DP 490408
Territorial Authority (the Council)	
WESTERN BAY OF PLENTY DISTRICT COUNCIL	

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Right to Convey Water, Electricity, Telecommunications and Computer Media	A, B, C, D	Lot 11	Lots 12 & 13
Right of Way, Right to Convey Water, Electricity, Telecommunications and Computer Media	F	Lot 13	Lot 12

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Creating Document
Right of Way	A, B, C, D, E	Lot 11	H128271.1
Right of Way, Right to Convey Water, Electricity and Telecommunications	A, B, C, D, E	Lot 11	B288739.2
Right of Way, Right to Convey Water, Electricity, Telecommunications and Computer Media	A, B, C, D, E	Lot 11	7033392.4 8312650.5
Right of Way, Right to Convey Water, Electricity, Telecommunications and Electronic Data	A, B, C, D, E	Lot 11	8003493.2
Right of Way, Right to Convey Water, Electricity, Telecommunications and Computer Media	A	Lot 11	9014741.4
Right of Way, Right to Drain Water and Sewage, Right to Convey Water, Electricity, Telecommunications, Computer Media, and Gas	A, B, C	Lot 11	9731440.15
Livestock Crossing	C	Lot 11	9731440.15

Subject to an existing Consent Notice 6166837.1 (affects part formerly Lot 1 DP 333696 only)



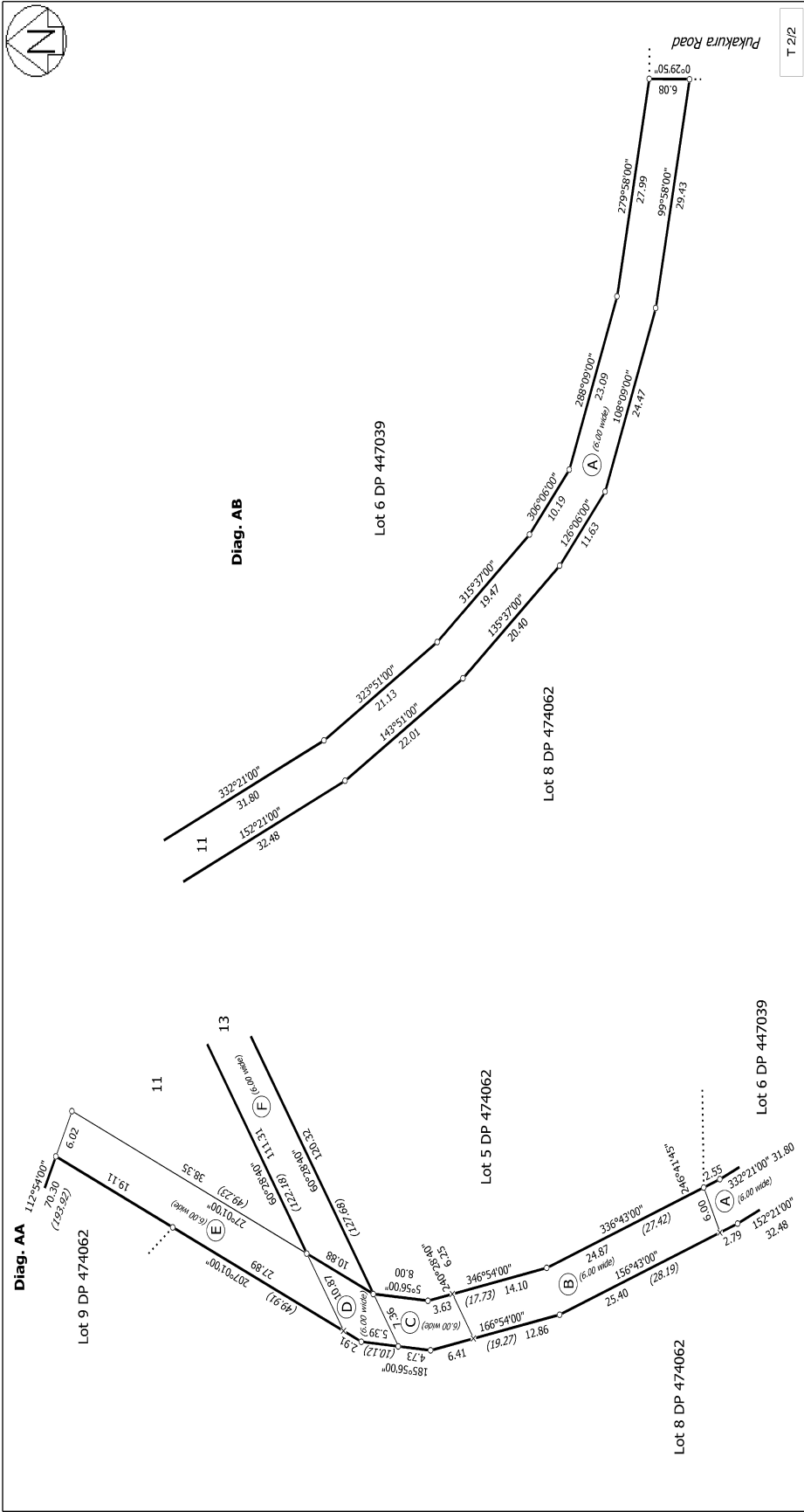
T 1/2

Land District: South Auckland
 Digitally Generated Plan
 Generated on: 18/12/2015 5:31 pm Page 3 of 4

Surveyor: Stuart Arthur Roberts
 Firm: Latitude Surveying Ltd (Taunanga)

LOTS 11 - 13 BEING A SUBDIVISION OF LOT 1 DP 474062

Title Plan
 DP 490408
 Deposited on: 8/12/2015



Land District: South Auckland
 Digitally Generated Plan
 Generated on: 18/12/2015 5:31 pm, Page: 4 of 4

Surveyor: Stuart Arthur Roberts
 Firm: Latitude Surveying Ltd (Tauranga)

LOTS 11 - 13 BEING A SUBDIVISION OF LOT 1 DP 474062

Title Plan
 DP 490408
 Deposited on: 8/12/2015

T 2/2

ATTACHMENTS

A2553442: SUB11735 - Geotechnical Report - 55 Pukakura Rd Terrane Consultants 17 March 2015

A2553452: S/B/11735 - Section 221 Consent Notice

A2824687: BC88374 - As Built Drainage Plan - Approved

A2838107: BC89556 - Drainage Plan-RFI Response

Invoice

Our ref: 3912.1
17th March 2015

Holwerda Family Trust
55 Pukakura Road
R D 2
KATIKATI 3178

Latitude Surveyors Ltd
98 Chapel Street
TAURANGA 3110

Attention: John Holwerda / Trevor Davey

PROPOSED SUBDIVISION, 55 PUKAKURA ROAD, KATIKATI GEOTECHNICAL ASSESSMENT REPORT

1.0 INTRODUCTION

Terrane Consultants Ltd was engaged by the Holwerda Family Trust to undertake a geotechnical assessment for the proposed boundary adjustment at 55 Pukakura Rd, Katikati. This report provides the results of the assessment for the new house sites on the proposed Lots 12 and 13.

In overall summary the two new house sites are geotechnically suitable for development, subject to the requirements and recommendations given in this report.

2.0 SITE DESCRIPTION

The site is located on the northern edge of a terrace remnant. The main part of the site comprises flat to gently undulating farm and orchard. Towards the north there is a relatively gentle slope down to the level of the tidal wetlands.

There are the remnants of a small stockyard towards the eastern side of the site. There is no sign of earthworks associated with this, nor is there any evidence of significant earthworks having been undertaken elsewhere on the site other than formation of the pond near the lower northwestern corner of the site. Anecdotal feedback indicates the pond was formed a few years ago for landscaping purposes. It is relatively shallow and remote from the proposed building platforms.

3.0 SITE INVESTIGATIONS

Investigations undertaken as part of the assessment included:

- Review of aerial photographs, geological maps and other information from our in-house database;
- A detailed site walkover inspection;
- Two handauger boreholes; and
- Four Cone Penetration Tests (CPT).

The test locations are shown on the Site Plan which, along with the factual results, is attached to this report. A soil contamination assessment was not included in the scope of work. No evidence of potential contamination was observed during the site investigations.

4.0 SUBSURFACE CONDITIONS

The geological map for the general area¹ indicates the site is underlain by Late Quaternary age ignimbrites overlain by a sequence of airfall volcanic ashes (tephra), comprising the Hamilton Ash, Rotoehu Ash and younger ashes. This sequence was consistent with the results of the investigations.

The borehole and CPT tests indicate a relatively thick sequence of fine grained soils, consistent with geology within the terrace remnant topography within this part of Katikati.

The boreholes did not identify any old filling or disturbed ground, consistent with the feedback from the owner regarding the extent of the past earthworks.

The boreholes and the peizocone data from the CPT tests indicate a groundwater table at approximately 3.0 metres depth, equating to 1 to 2 metres above wetlands level. This is consistent with the wider regime of the groundwater flowing northwards from the terrace topography towards the harbour. There is no evidence of artesian groundwater conditions.

It should be appreciated that the subsurface model described herein is based on interpolation between borehole and other data at discrete locations and that actual subsurface conditions may vary from those inferred.

5.0 POTENTIAL GROUND HAZARDS

A summary of the main potential ground hazards is as follows:

- **Slope Stability:** There is no sign of instability within the slope down to the wetland level. Notwithstanding this, given the height and steepness of the slope there is a small or residual risk under extreme conditions. This can be mitigated by requiring specific design for the northern part of both lots.
- **Liquefaction Potential:** The CPT results indicate the upper silt layers are fine-grained and, combined with a groundwater table at 3.0m depth, at low risk of liquefaction under strong ground shaking. The CPT results indicate there are discrete zones within the underlying sandy layers that could, at least theoretically, liquefy under ultimate limit state conditions. Published guidelines for liquefaction response indicate the thickness of the overlying non-liquefiable soils should be sufficient to prevent undue risk². A requirement for waffle slab type foundations will assist in mitigating risk levels.
- **Settlement:** The site soils are of intermediate compressibility and do not include organic soils, therefore should not be at risk of post-construction settlements under normal building loads. The main settlement risk is related to the possibility of additional filling being placed to extend a building platform towards the north, which could inadvertently increase the risk of differential settlement.

The potential risks can be mitigated by separating each of the building platforms into two zones, A and B. Zone A is considered suitable for essentially NZS3604 type development while Zone B will require specific geotechnical inputs.

The zones are shown on the Site Plan attached to this report.

¹ Briggs et al, 1996. Geology of the Tauranga Area, Occasional Report No. 22, University of Waikato.

² for example, Ishihara (1986), Youd et al.

6.0 SUITABILITY ASSESSMENT

6.1 General

The building platforms shown on the Site Plan are considered to be geotechnically suitable for building development.

It is envisaged that the finished subgrade level of each of the two building platforms will remain close to the existing ground level of 7.0 ± 0.3 mRL and that the crest of the slope remains essentially as shown on the Site Plan. Any proposal to increase ground levels by more than 0.35 metres should be subject to a check that there will be no resultant risk of adverse settlement or other form of instability.

6.2 Building Foundations

Foundations within the proposed building platforms can be designed in accordance with NZS3604 *Timber Framed Buildings* using an ultimate limit state bearing capacity of up to 125kPa (inclusive of strength reduction factor), to allow for potential strength loss within the sensitive, highly weathered, volcanic ash soils.

The default foundation type should be a waffle slab type foundation (eg ribraft), unless assessed otherwise.

The subgrade soils should be checked as part of normal building consent procedures.

6.3 Onsite Wastewater Disposal

Onsite disposal of wastewater flows will be required. The site soils appear to be typical of the intermediate terrace areas within the Katikai area, being moderately free-draining clay loams.

Both of the proposed Lots are suitable for conventional onsite treatment and disposal systems, in accordance with the Environment Bay of Plenty Regional Plan 2006.

6.4 Stormwater Disposal

The site soils are relatively fine-grained and do not appear to be suited to the disposal of stormwater via soakpits. The best practical approach would be to simply pipe concentrated runoff flows down to wetland level at the base of the main slope.

7.0 SUMMARY

Based on the assessment summarised in the preceding sections the site at 55 Pukakura Road is considered to be geotechnically suitable for the proposed two Lot subdivision. The following requirements and recommendations are made:

- (1) Building development is to be within the areas shown on the Site Plan.
- (2) Building foundations can be designed in accordance with NZS3604 subject to the bearing capacity being reduced to 125kPa to allow for the sensitive volcanic ash soils. Waffle slab type system to be the default approach.
- (3) Any proposal to modify the existing ground levels via large scale earthworks to be subject to specific geotechnical assessment to ensure there is no resultant risk of adverse settlement or other form of instability.
- (4) Onsite effluent disposal: normal provisions apply.
- (5) Stormwater disposal: pipe flows down to wetland level.

- (6) Normal provisions for inspections during building construction can be adopted. Any evidence of anomalous ground conditions should be referred to a geotechnical engineer to allow assessment of its potential significance. An accredited Category 2 Geo-Professional as defined in the Tauranga City Council Infrastructure Code of Practise should be sufficient.
- (7) Development outside the nominated areas can be considered, subject to further geotechnical assessment.

A Statement of Suitability for Development is attached to this report.

8.0 APPLICABILITY

This report has been prepared for the Holwerda Family Trust with respect to the specific brief given to us. Conclusions and recommendations provided herein shall not be used in any other context without our prior review and written agreement.

This assessment relates to the specific development proposal described to us. Requirements and recommendations may vary for other development scenarios.

Please contact the undersigned on ph 07-579 9708 if there are any queries arising.

TERRANE CONSULTANTS LTD



.....
A. J. (Tony) Cowbourne
CPEng BE(Hons) MSc(Hons) BSc MIPENZ IntPE
TCC CATEGORY 1 GEO-PROFESSIONAL, DIRECTOR

Attachments:

- Statement of Suitability for Development
- Drawing 3912-20 : Site Plan
- Borehole Summary Logs
- Cone Penetration Tests (CPT)

3912.1_GeoAssRep
S: 17/03/15 P: 17/03/15

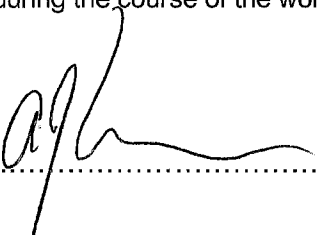
**STATEMENT OF PROFESSIONAL OPINION AS TO THE
GEOTECHNICAL SUITABILITY OF LAND FOR DEVELOPMENT**

NAME OF SUBDIVISION:	J Holwerda, 55 Pukakura Rd, Katikati
COUNCIL FILE NUMBER RC No:	Western BOP District Council
ENGINEER RESPONSIBLE FOR DEVELOPMENT:	Anthony J Cowbourne
QUALIFICATIONS:	CPEng BE(Hons) MSc(Hons) BSc MIPENZ IntPE

I, **Anthony John Cowbourne** of **Terrane Consultants Ltd**
32 Willow Street, Tauranga 3110

Hereby confirm that;

1. An appropriate level of site investigation has been carried out under my direction and is described in my report dated 17th March 2015.
2. I am aware of the details of the proposed plan of development and of the general nature of the proposed engineering works as shown on the following drawings.
Latitude Surveying Ltd Proposed Subdivision of Lot 1 DP 474062, dated 1-7-14, Dwg No. 1621.03
(Insert references to all drawings including dates of latest amendments)
3. In my professional opinion, not to be construed as a guarantee, I consider that the proposed works give due regard to land slope and foundation stability considerations and that the land is suitable for the proposed development providing that:
 - a) Development of the building platforms are in accordance with the requirements and recommendations given in the report dated 17th March 2015.
 - b)
 - c)
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 further inspection during the course of the works.

Signed  Date 17th March 2015



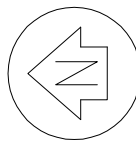
PRODUCER STATEMENT
SUITABILITY OF LAND FOR SUBDIVISION

INFRASTRUCTURE DEVELOPMENT CODE

G1

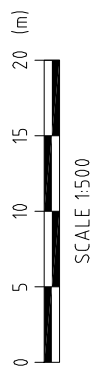
VERSION 1
July 2011

Rev no	Revision note	Date	Issued By
0	Preliminary issue	14/10/2014	
1	Update with topo data	21/11/2014	
2	For consent	11/03/2015	



NOTES:

1. This drawing is not to be used for construction purposes.
2. Base topographic survey by Latitude Surveyors Ltd, Nov 2014. Levels are in terms of Moturiki Datum.
3. Dimensions are in metres unless noted otherwise.



KEY:

	Borehole
	Zone A
	Zone B
	Approved building platform
	Potential additional area, subject to specific geotechnical design

Terrane
geotechnical solutions

Terrane Consultants Ltd
PO Box 13-607 TAURANGA
Ph 07-579 9708 Fax 07 579 9702

Project: HOLWERDA FAMILY TRUST
PROPOSED SUBDIVISION
55 PUKAKURA ROAD, KATIKATI

Des: ajc
Dwg: kij
Chk: ajc
File ref: 3902.2.dwg
Date: Mar-2015

Scale: 1:500
at A3 size

Rev: 2

Title: SITE PLAN
Dwg. 3912-20



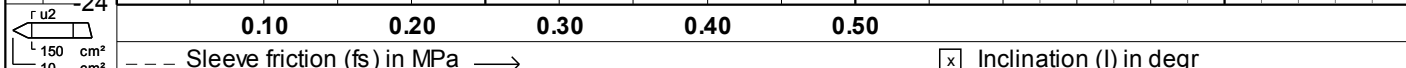
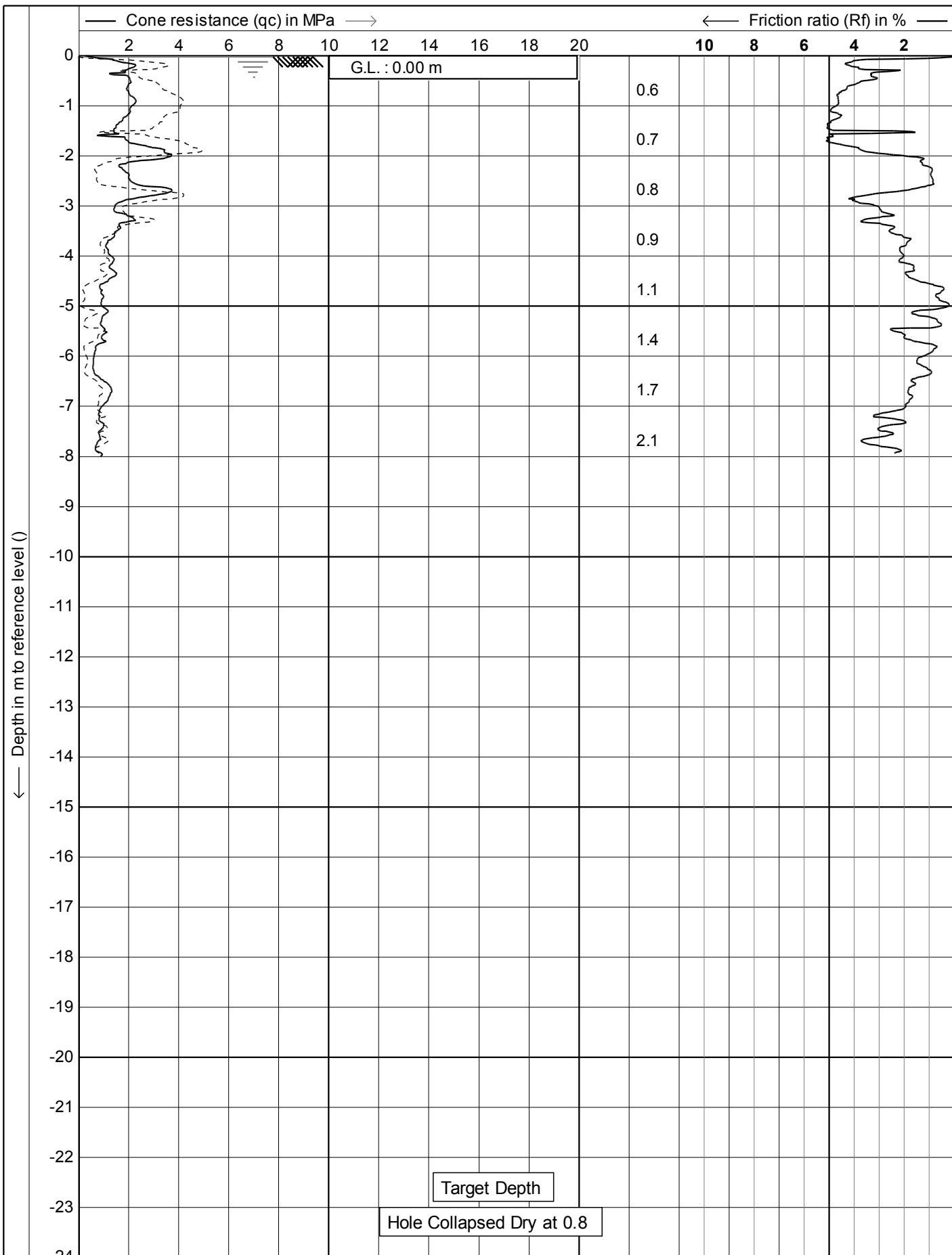
GEOLOGY Soil / Rock Type Stratigraphy	DESCRIPTION OF SOIL	GROUNDWATER	REDUCED LEVEL (RL)	DEPTH (m)	GRAPHIC LOG	SHEAR VANE TEST RESULTS ● Peak (kPa) × Residual (kPa)		
Topsoil	SILT, dark brown, very stiff, low plasticity, moist, organic							
CW Ash	SILT, light orange brown, very stiff, low plasticity, moist							
	-trace sand							
	SAND, light orange, loose, moist, pumiceous, trace silt							
	-grades to...							
	SAND, light yellow/brown with black specks, loose, moist, pumiceous							
	SILT, rusty orange brown, very stiff, low plasticity, moist							
	-becomes moderately plastic							
	Clay SILT, light orange brown, very stiff, high plasticity, moist							
	-becomes light brown							
	END OF HOLE at 3.2 m.							
REMARKS -Groundwater not encountered				DATE DRILLED 21/11/14	DRILLED BY kjj	LOGGED BY kjj		

TERRANE_HA_RL_3912.GINT.GPJ TERRANE_GDT_17/3/15

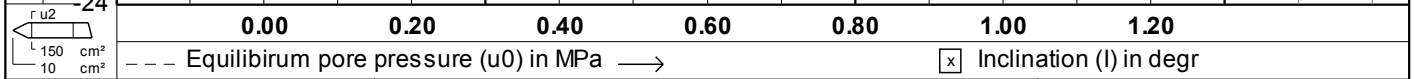
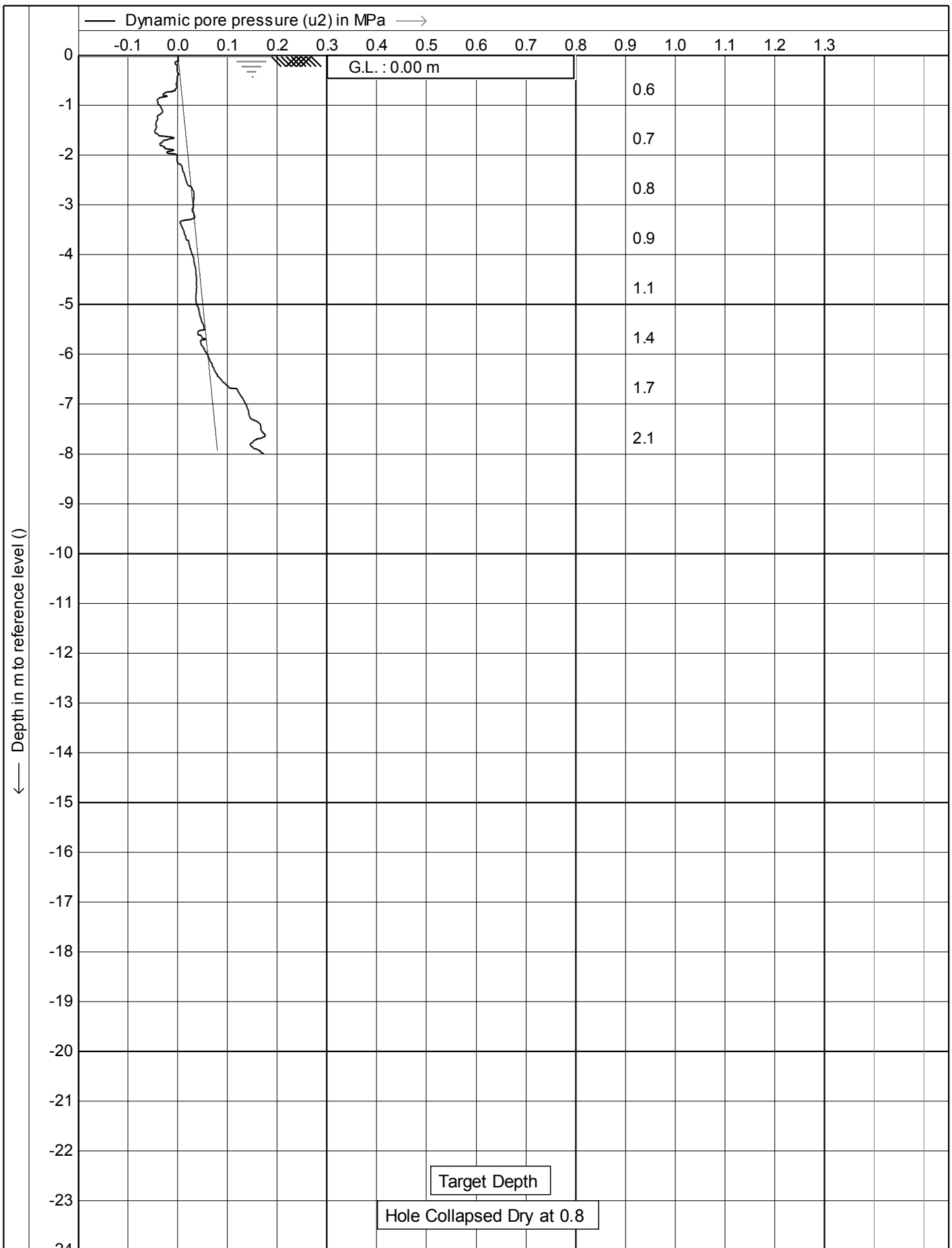


GEOLOGY Soil / Rock Type Stratigraphy	DESCRIPTION OF SOIL	GROUNDWATER	REDUCED LEVEL (RL)	DEPTH (m)	GRAPHIC LOG	SHEAR VANE TEST RESULTS		
						● Peak (kPa) × Residual (kPa)		
Topsoil	SILT, dark brown, very stiff, low plasticity, moist, organic							
CW Ash	SAND, light yellowish orange, loose, moist, pumiceous, trace silt							
	SAND, light yellow brown with black specks, loose, moist, pumiceous			1				
	SILT, rusty orange brown, very stiff, low plasticity, moist							
	-grades to...							
	Clay SILT, light orange brown, very stiff, high plasticity, moist							
	END OF HOLE at 2.5 m.							
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				4				
REMARKS -Groundwater not encountered				DATE DRILLED 21/11/14	DRILLED BY kjj	LOGGED BY kjj		

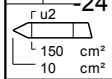
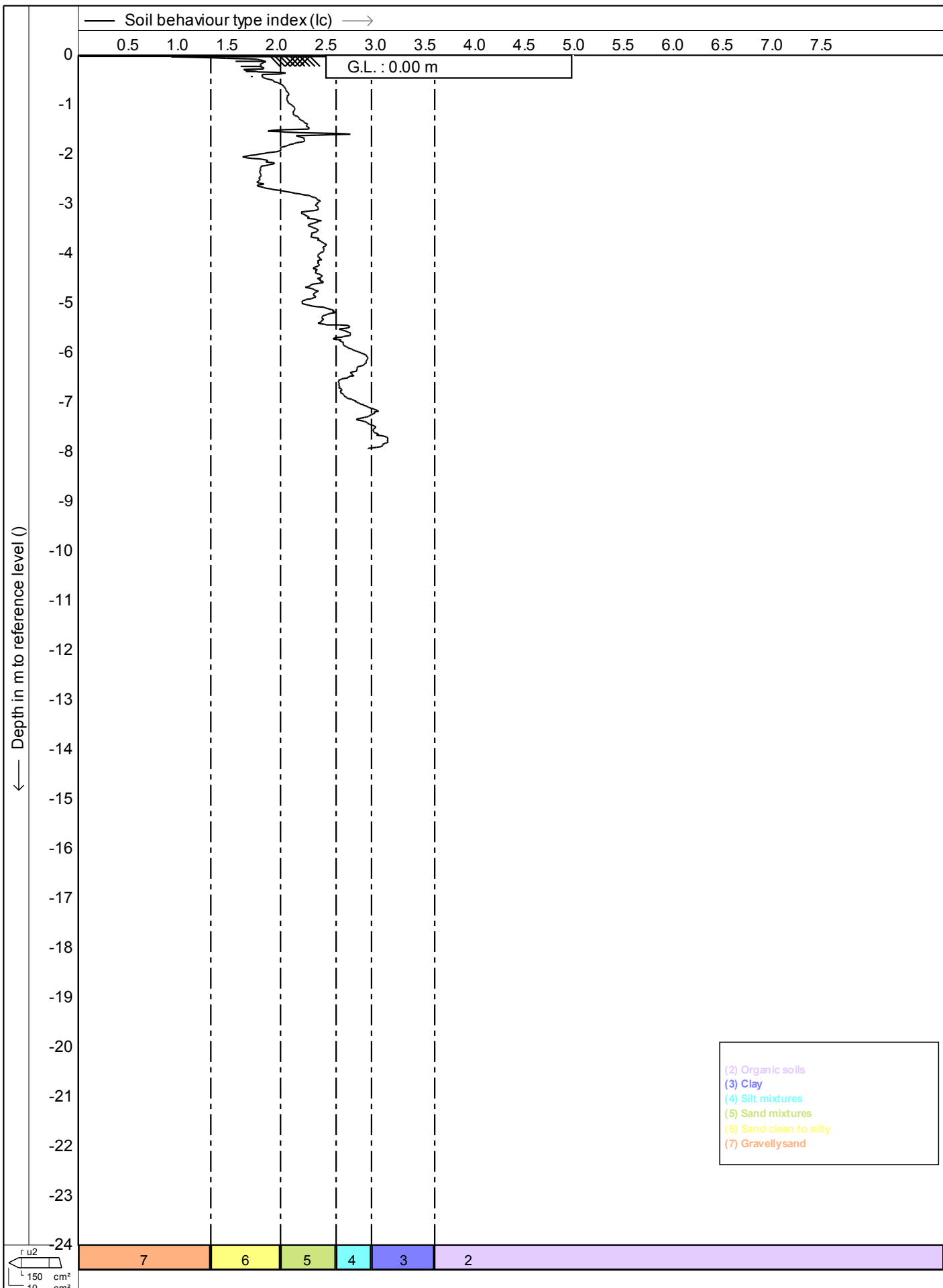
TERRANE_HA_RL_3912.GINT.GPJ TERRANE_GDT_17/3/15



	Test according A.S.T.M Standard D 5778-12		Date : 15-10-2014	
	Project : Site Investigations		Cone no. : C10CFIP.C10268	
	Location: 55 Pukakura Rd - Kati Kati		Project no. : 01TR3	
	Position: 0, 0		CPT no. : 01	1/14



	Test according A.S.T.M Standard D 5778-12		Date : 15-10-2014
	Project : Site Investigations		Cone no. : C10CFIP.C10268
	Location: 55 Pukakura Rd - Kati Kati		Project no. : 01TR3
	Position: 0, 0		CPT no. : 01
			2/14



Test according A.S.T.M Standard D 5778-12

Project : **Site Investigations**

Location: **55 Pukakura Rd - Kati Kati**

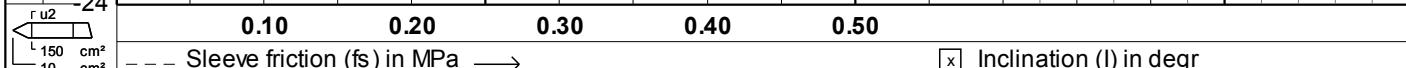
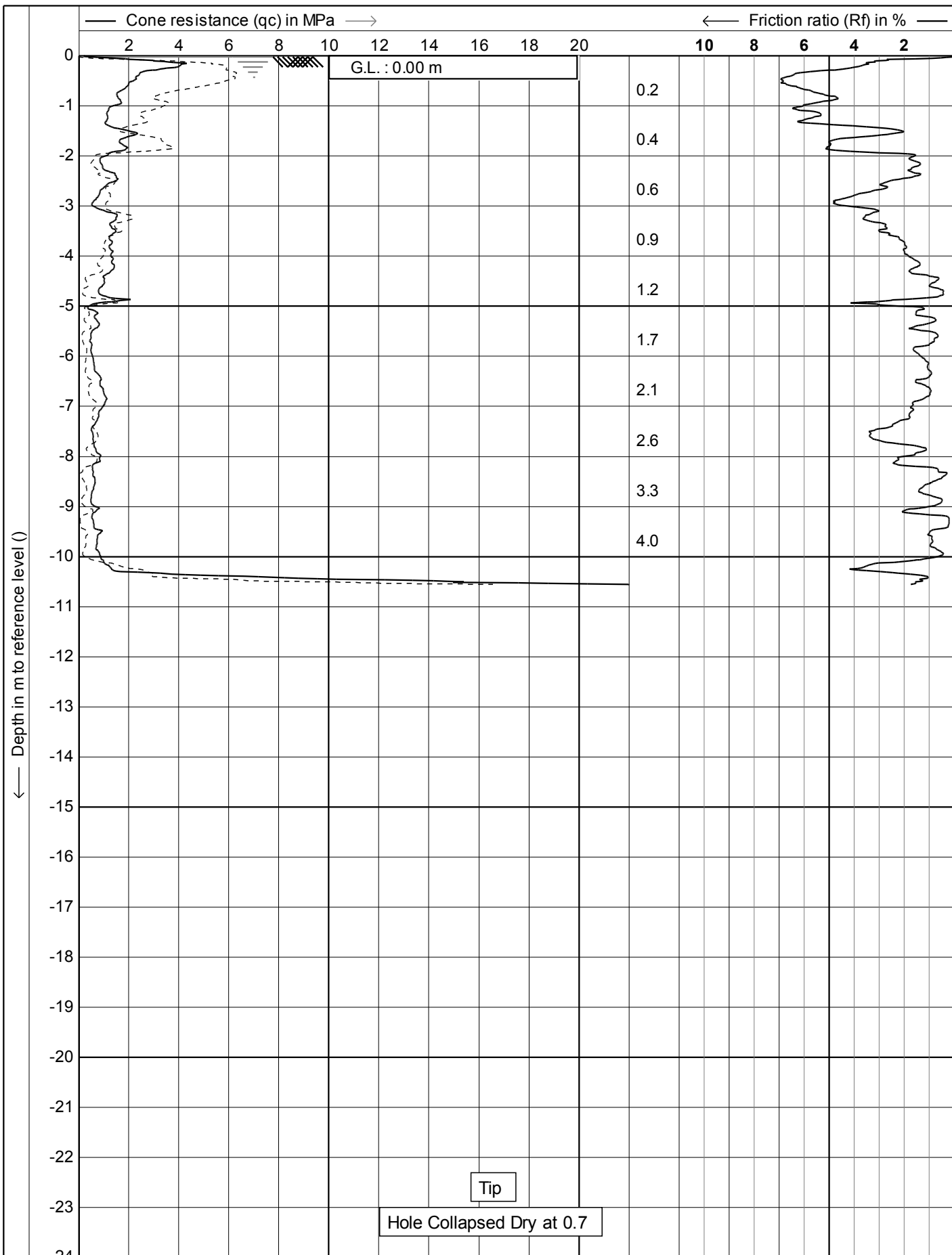
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Date : **15-10-2014**

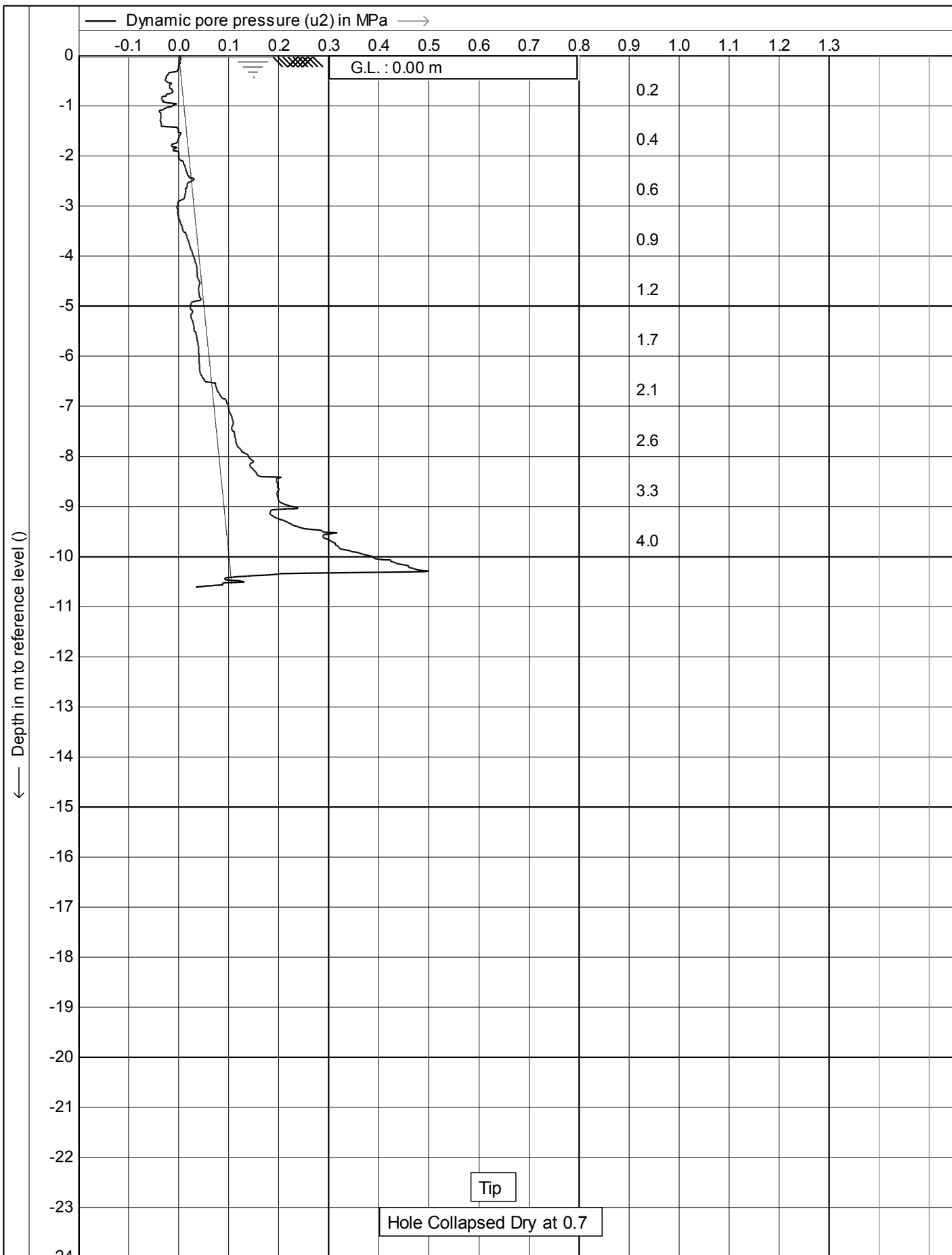
Cone no. : **C10CFIP.C10268**

Project no. : **01TR3**

CPT no. : **01** **9/14**



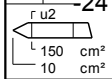
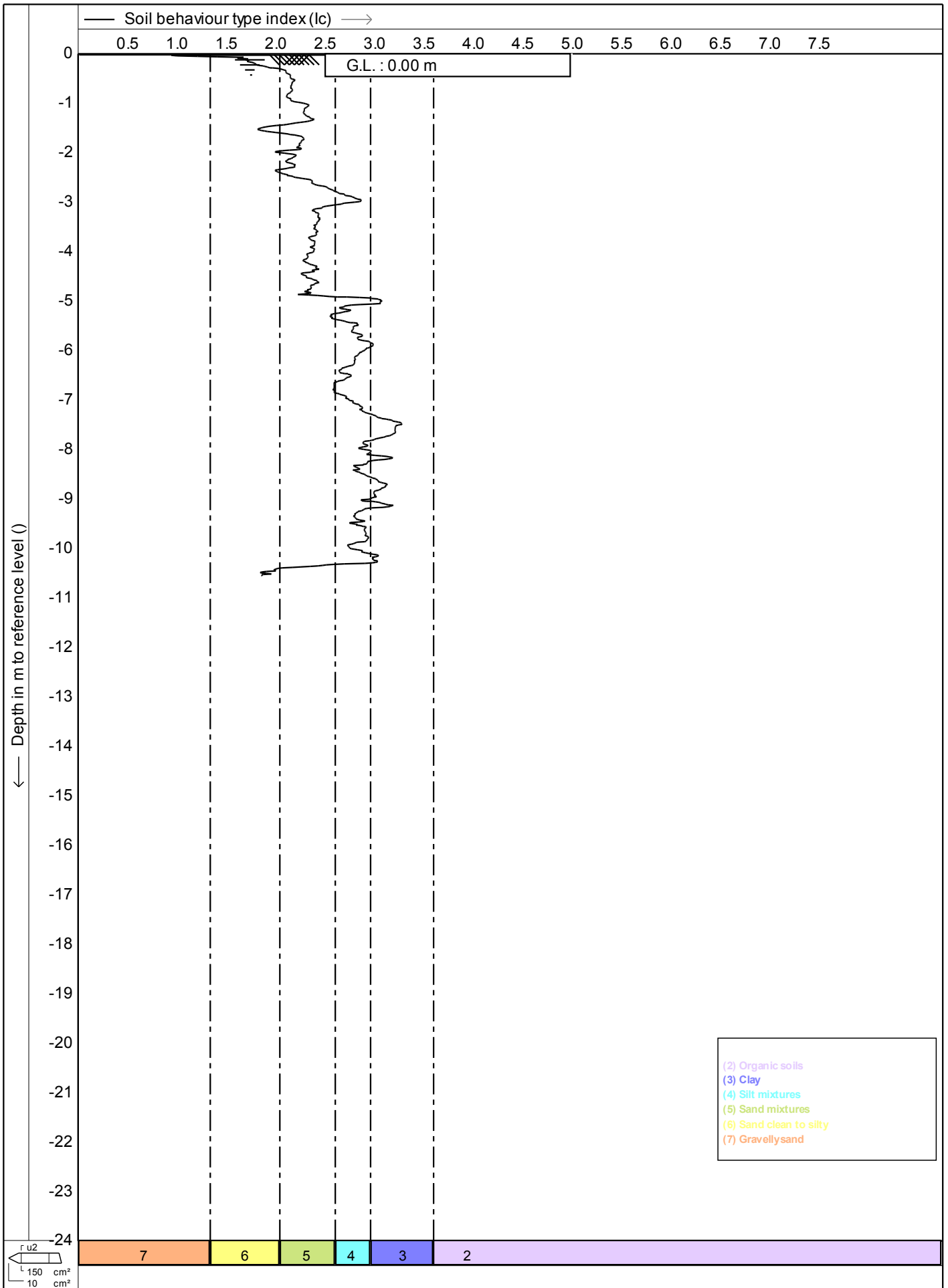
	Test according A.S.T.M Standard D 5778-12	Date : 15-10-2014
	Project : Site Investigations	Cone no. : C10CFIP.C10268
	Location: 55 Pukakura Rd - Kati Kati	Project no. : 01TR3
	Position: 0, 0	CPT no. : 02
		1/14



Equilibrium pore pressure (u_0) in MPa

Inclination (I) in degr

	Test according A.S.T.M Standard D 5778-12	Date : 15-10-2014
	Project : Site Investigations	Cone no. : C10CFIP.C10268
	Location: 55 Pukakura Rd - Kati Kati	Project no. : 01TR3
	Position: 0, 0	CPT no. : 02
		2/14



Test according A.S.T.M Standard D 5778-12

Date : 15-10-2014

Cone no. : C10CFIP.C10268

Project : Site Investigations

Project no. : 01TR3

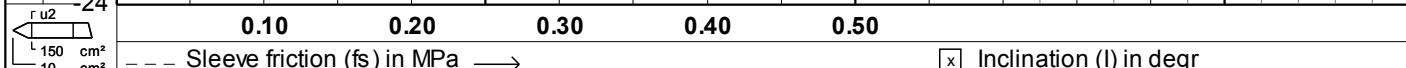
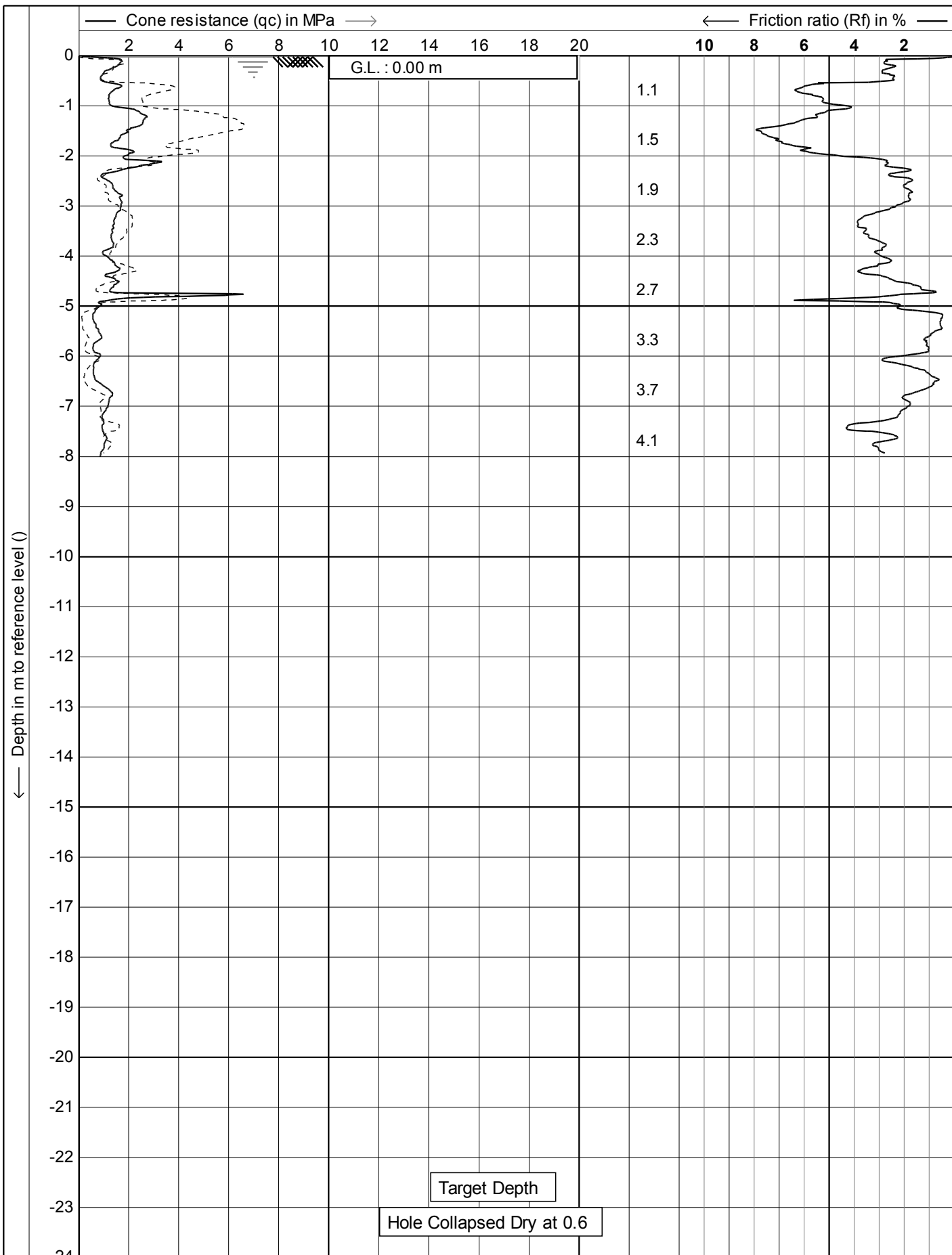
Location: 55 Pukakura Rd - Kati Kati

Position: 0, 0

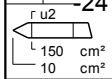
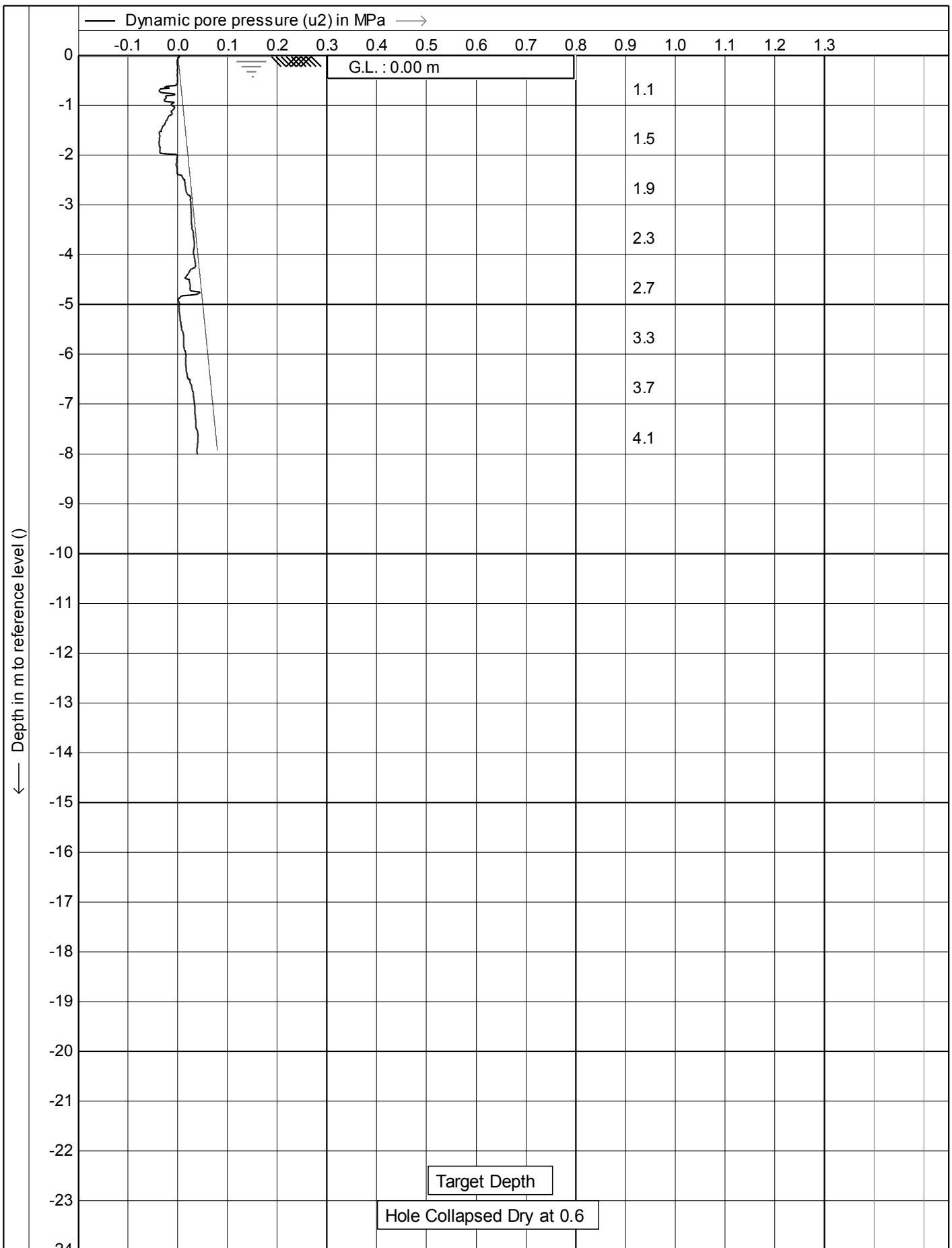
CPT no. : 02

9/14

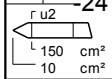
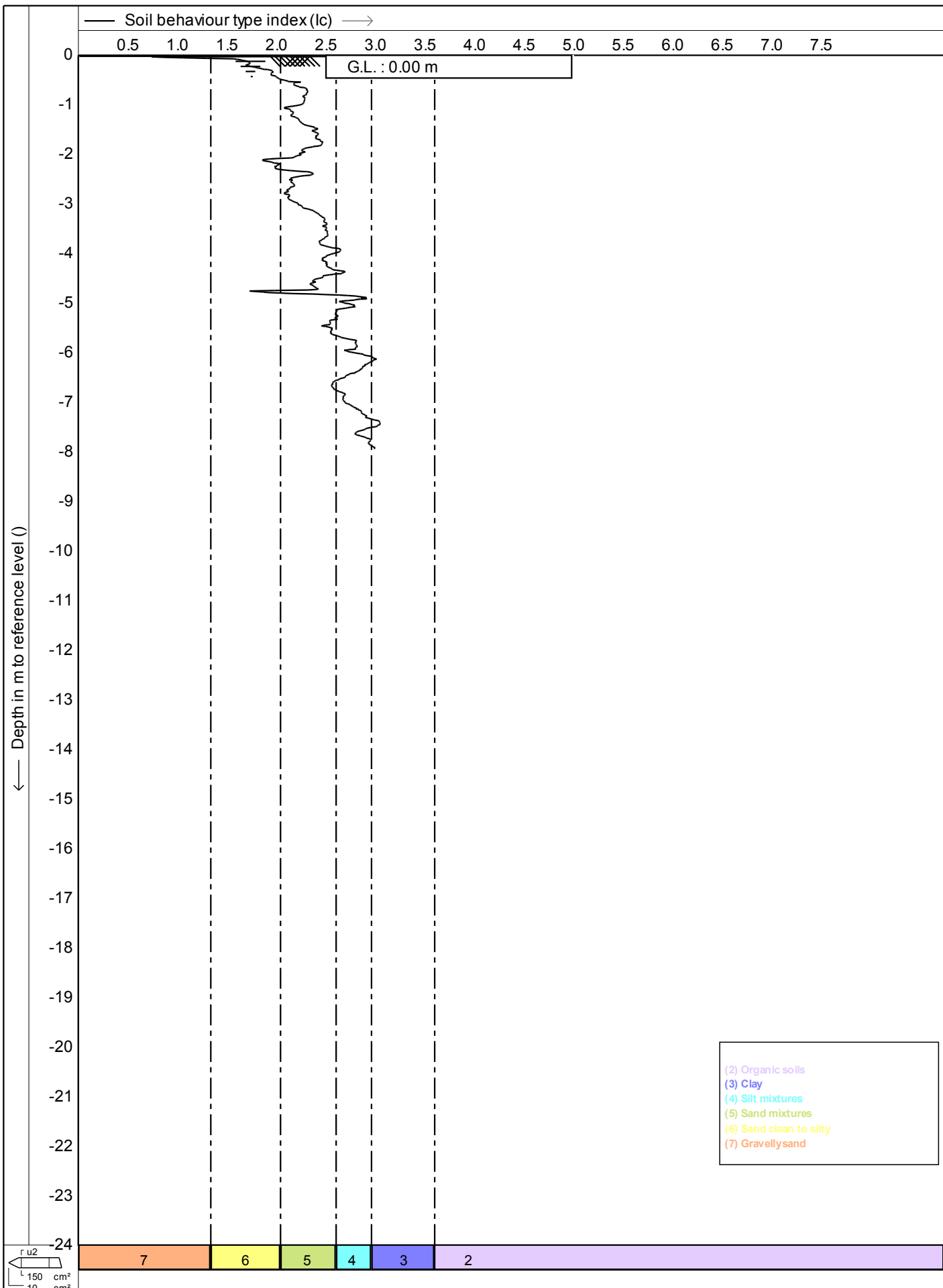




	Test according A.S.T.M Standard D 5778-12	Date : 15-10-2014
	Project : Site Investigations	Cone no. : C10CFIP.C10268
	Location: 55 Pukakura Rd - Kati Kati	Project no. : 01TR3
	Position: 0, 0	CPT no. : 03
		1/14



Test according A.S.T.M Standard D 5778-12		Date : 15-10-2014
Project : Site Investigations		Cone no. : C10CFIP.C10268
Location: 55 Pukakura Rd - Kati Kati		Project no. : 01TR3
Position: 0, 0		CPT no. : 03
		2/14



Test according A.S.T.M Standard D 5778-12

Project : **Site Investigations**

Location: **55 Pukakura Rd - Kati Kati**

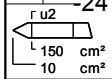
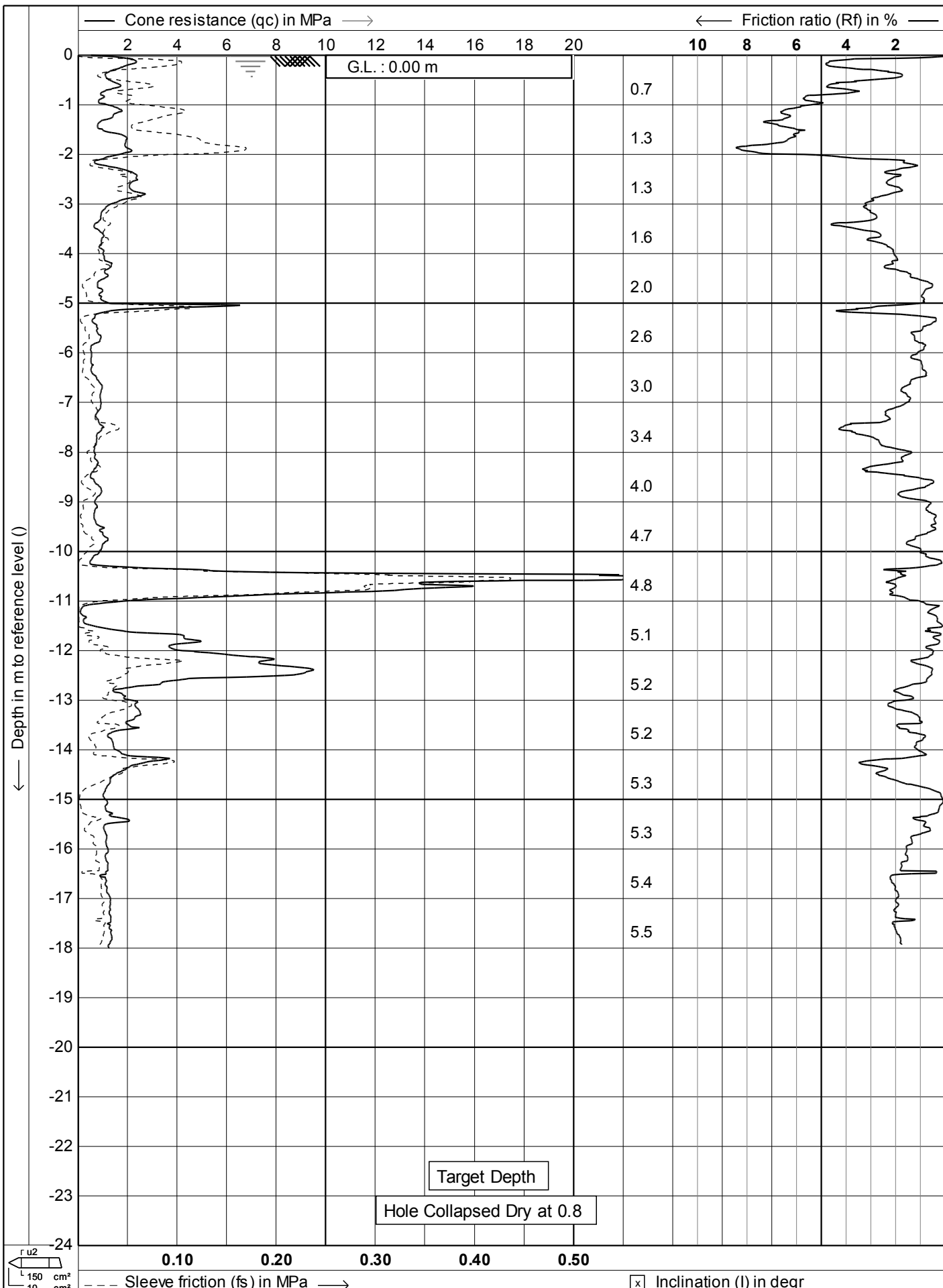
Position: **0, 0**

Date : **15-10-2014**

Cone no. : **C10CFIP.C10268**

Project no. : **01TR3**

CPT no. : **03** **9/14**



Test according A.S.T.M Standard D 5778-12

Project : **Site Investigations**

Location: **55 Pukakura Rd - Kati Kati**

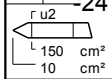
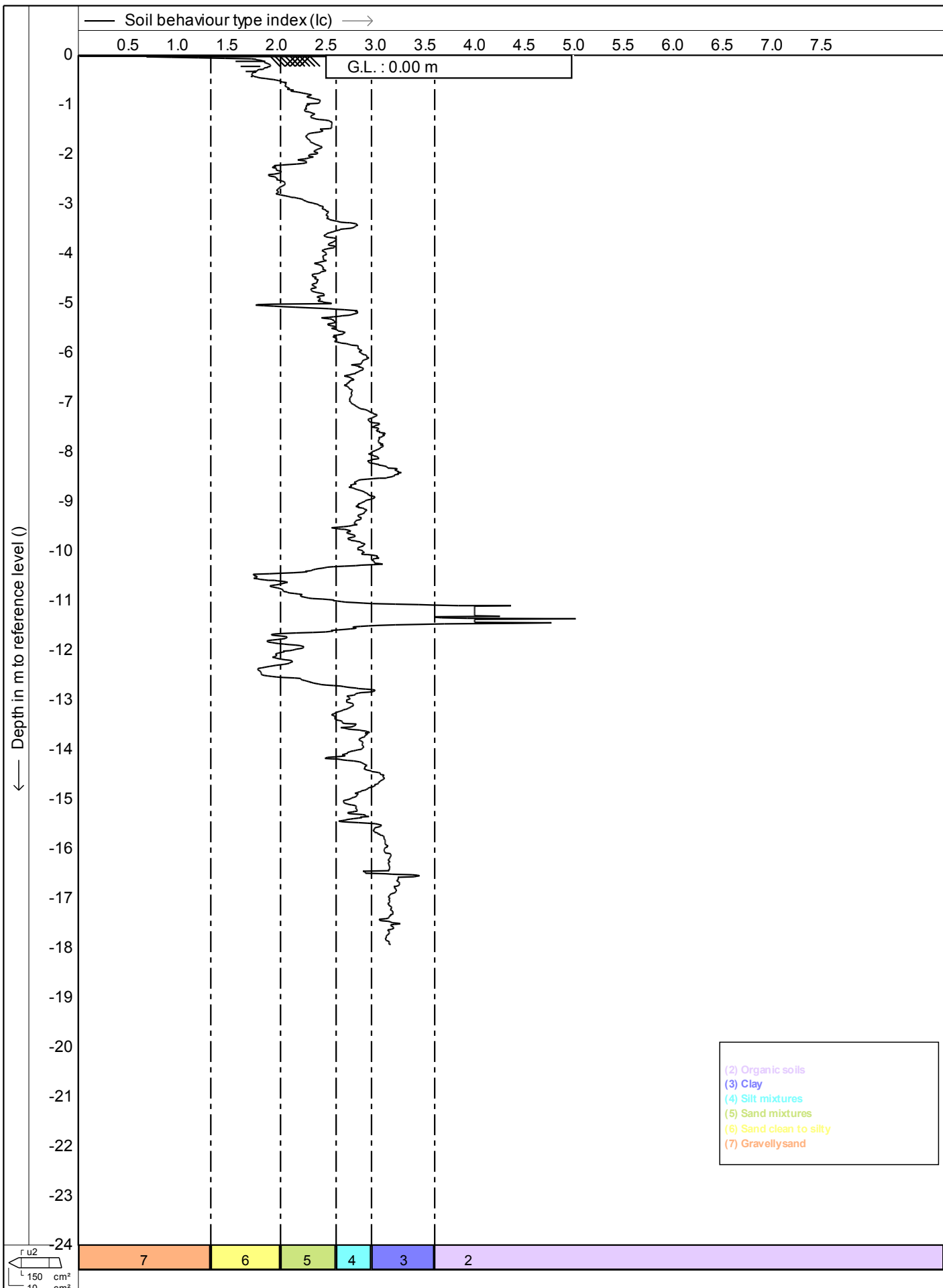
Position: **0, 0**

Date : **15-10-2014**

Cone no. : **C10CFIP.C10268**

Project no. : **01TR3**

CPT no. : **04**



Test according A.S.T.M Standard D 5778-12

Project : **Site Investigations**

Location: **55 Pukakura Rd - Kati Kati**

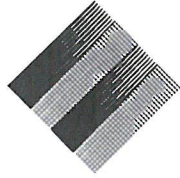
Position: **0, 0**

Date : **15-10-2014**

Cone no. : **C10CFIP.C10268**

Project no. : **01TR3**

CPT no. : **04** **9/14**



Western Bay of Plenty
District Council

Consent Notice Pursuant to Section 221 Resource Management Act 1991

File Ref: S/B/11735

IN THE MATTER OF: Deposited Plan 490408

A N D

IN THE MATTER OF: Subdivision Consent pursuant to Sections 108, 220 and 221 of the Resource Management Act 1991.

I, CHRIS WATT, Authorised Officer of the Western Bay of Plenty District Council, hereby certify that by way of resolution passed under delegated authority on 29 April 2015, the following condition was imposed on the subdivision consent for Lot 1 Deposited Plan 474062:

THAT pursuant to section 221 of the Resource Management Act 1991 consent notices are registered against the titles of Lot(s) 12 and 13 such that:

- (a) THAT all habitable buildings and garages on the proposed Lots 12 and 13 shall be built to a minimum floor level of RL2.9m and RL2.6m Moturiki Datum respectively.
- (b) THAT all development shall be undertaken in accordance with the recommendations contained within the report of soils engineer, A. J. Cowbourne, for Terrane Consultants Ltd (reference 3912.1) dated 17 March 2015.
- (c) THAT any fencing along property boundaries shall only be of a post and wire design.

Dated at Tauranga this 29th day of November 2015

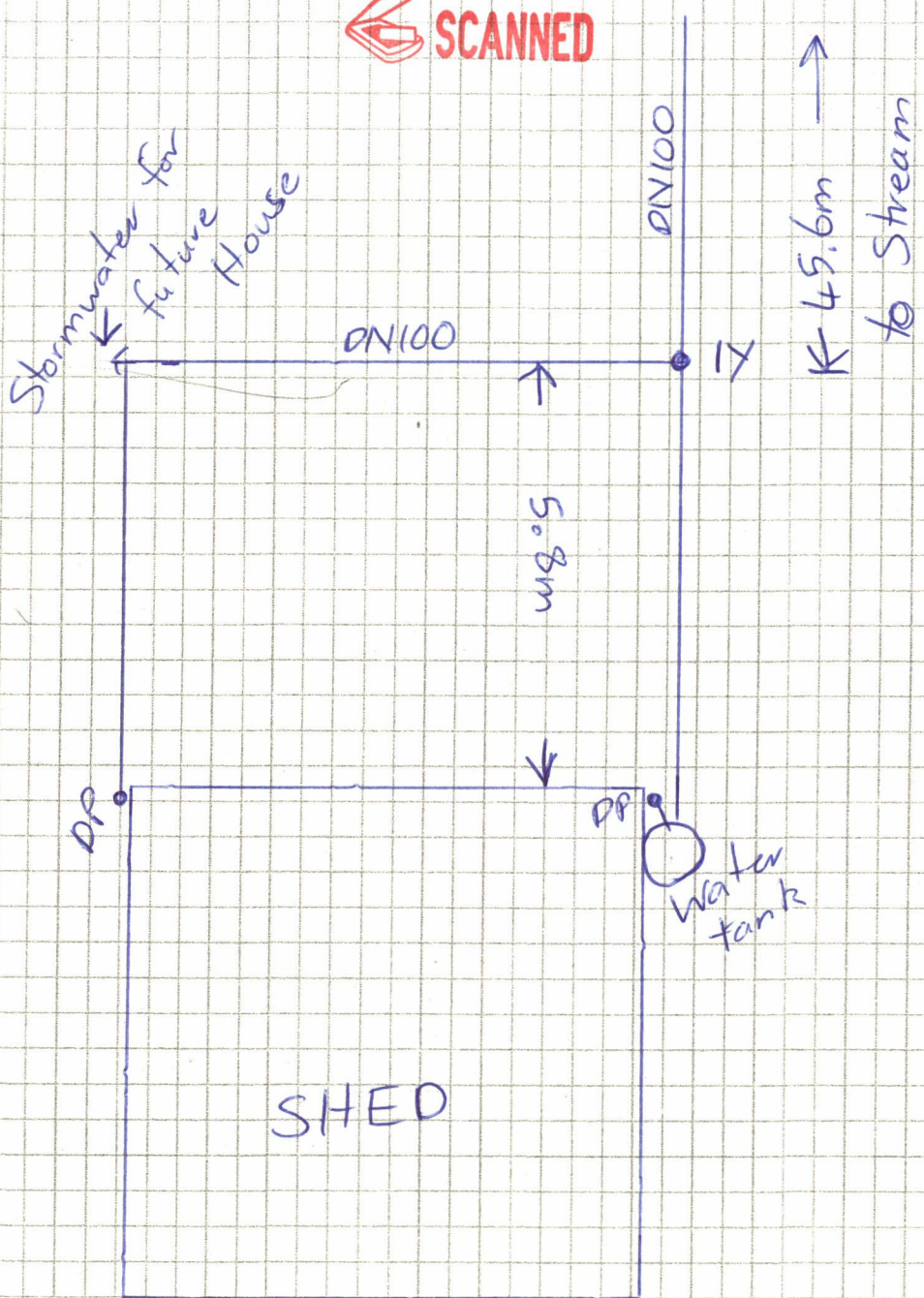
Authorised Officer

Services As Laid Plan



Western Bay of Plenty
District Council

SCANNED



Scale: 100

Owner Name	Consent Number
H Gould	88374

Project Location
55 Pukakura Rd Kaitiaki

Details - Plumber/Drainlayer	Registration Number
Purcells Plumbing + Drainage Ltd	10670

THESE PLANS REMAIN THE PROPERTY OF CLASSIC BUILDERS® UNTIL A DESIGN CONTRACT HAS BEEN AGREED UPON. THESE PLANS MAY NOT BE USED TO CONSTRUCT A PROJECT WITHOUT THE WRITTEN APPROVAL OF CLASSIC BUILDERS®

SANITARY PLUMBING TO COMPLY WITH AS/NZS 3500.2.2015 SETCTIONS 3 & 4

PIPE SIZES AND FALLS

FIXTURES DISCHARGING TO GULLY TRAPS (UNDER SLAB)
KITCHEN SINK Ø100mm 1:60

FIXTURES DISCHARGING TO VENTED LINE (UNDER SLAB)
TOILET Ø100mm 1:60
SCULLERY SINK Ø65mm 1:60
LAUNDRY TUB + WM Ø65mm 1:40
SHOWER Ø65mm 1:40
BATH Ø65mm 1:40
BASIN Ø65mm 1:40
WHB Ø65mm 1:40

SANITARY DRAINAGE SEWERAGE LINES Ø100mm 1:60

VENT SIZES
TERMINAL VENT Ø50mm N/A

PIPE SIZES, GRADES AND LAYOUT TO BE CONFIRMED BY A REGISTERED PLUMBER / DRAINLAYER AND CONTRACTOR TO PROVIDE AN AS-BUILD LAYOUT TO COUNCIL.

LAYOUT IS AS PER LAYOUT PROVIDED BY J&T PLUMBING TAURANGA.

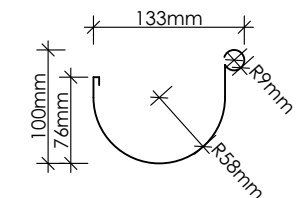
SURFACE WATER TO COMPLY WITH NZBC E1/AS1

DOWNPIPE CALCULATIONS

ROOF PITCH = 30°
GUTTER TYPE = MARLEY TYPHOON
CROSS-SECTIONAL AREA = 6100mm²
RAINFALL INTENSITY = 126mm/hr.
PLAN AREA OF ROOF DISCHARGING TO SECTION OF GUTTER = 61m²

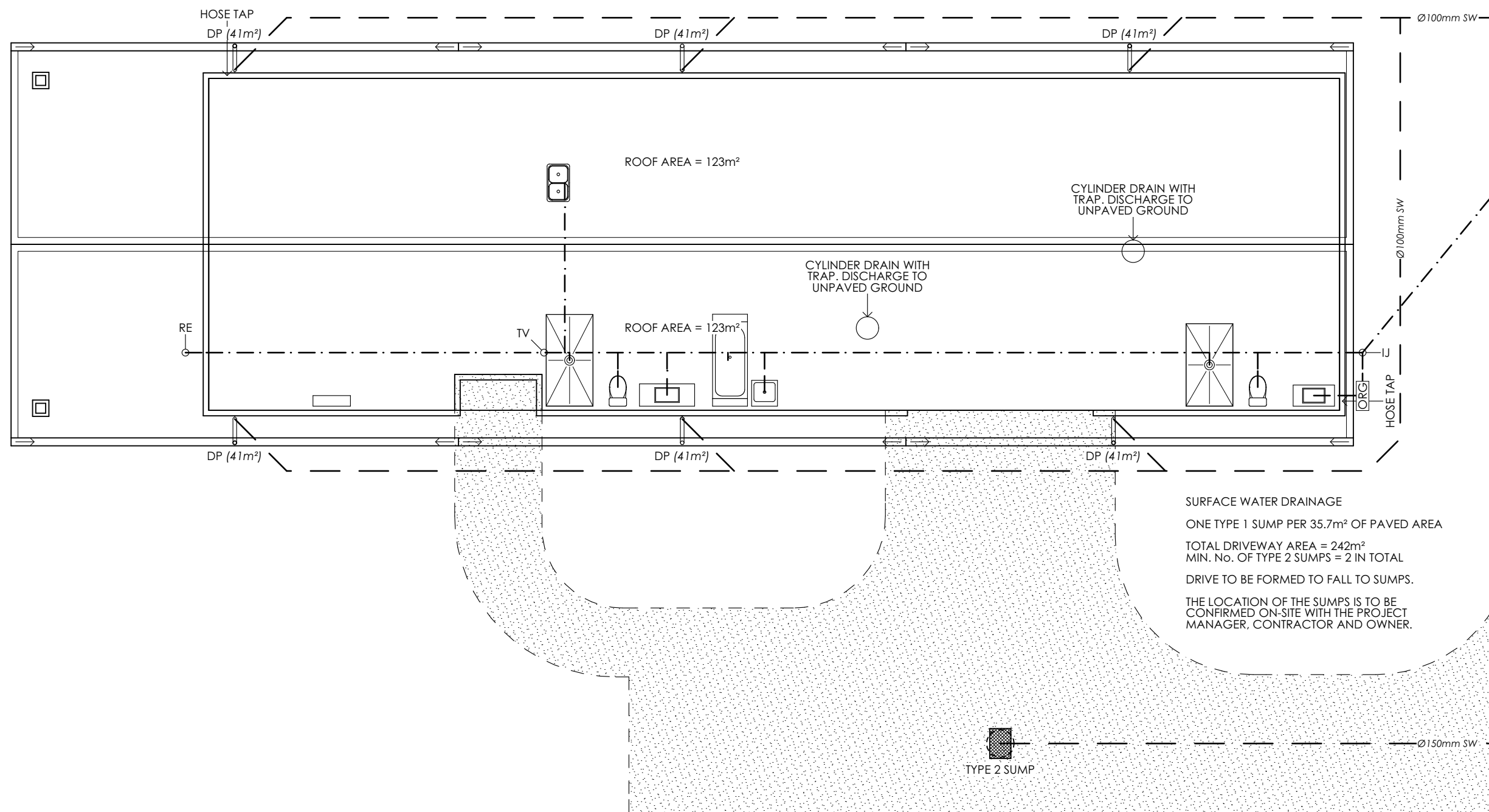
61m² (R.I 100mm/hr) DIVIDED BY 1.26 (R.I. 126mm/hr) = 48m²

AT 126mm/hr RAINFALL INTENSITY THE STEEL AND TUBE CUSTOMLINE GUTTER CAN SERVICE < 48m² PLAN AREA OF ROOF.



MARLEY ROUND 80mm DOWNPIPES CAN SERVICE < 80m² PLAN AREA OF ROOF.

STORMWATER DRAINAGE
STORMWATER LINES 100Ø 1:120



SURFACE WATER DRAINAGE
ONE TYPE 1 SUMP PER 35.7m² OF PAVED AREA
TOTAL DRIVEWAY AREA = 242m²
MIN. NO. OF TYPE 2 SUMPS = 2 IN TOTAL
DRIVE TO BE FORMED TO FALL TO SUMPS.
THE LOCATION OF THE SUMPS IS TO BE CONFIRMED ON-SITE WITH THE PROJECT MANAGER, CONTRACTOR AND OWNER.

CLIENT SIGNATURE / DATE :

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

TAX INVOICE
REGISTRATION NO. 52-544-300

GOOLD, LOUISE BEATRICE
C/O H & L GOOLD
55C PUKAKURA ROAD
RD 2
KATIKATI 3178

Invoice No: 372241
Date: 15 Dec 2023
Customer No: 171787
Your Reference: LIM23428

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES LIM Address: 55C PUKAKURA ROAD WESTERN			
LIM FEE	39.13	260.87	300.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2024 104791)	39.13cr	260.87cr	300.00cr
Standard 10 working day service			
Please pay on this invoice. No statement will be issued.			

EXCL 0.00
GST 0.00
TOTAL \$0.00

Less already paid
TOTAL NOW DUE \$

REMITTANCE ADVICE: Online payments can be made by credit card at www.westernbay.govt.nz/invoice-payment or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI372241** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER: GOOLD, LOUISE BEATRICE
INVOICE NO: 372241
TOTAL DUE: \$
PAYMENT MADE: \$