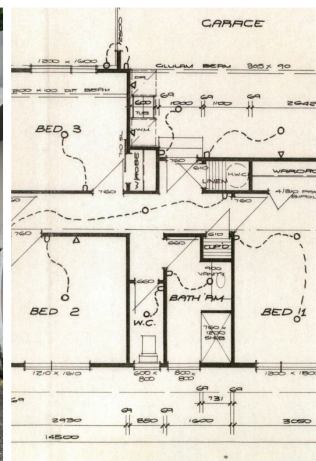


# LIM

## Land Information Memorandum





## Land Information Memorandum

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

Applicant	<b>Cynthia Murray</b>
Property Address	<b>Unit 1, 7 Robins Road Judea Tauranga</b>
Legal Description	<b>Unit 1 and Accessory Unit 1G, 1P, 1A and 1S and 1/2 share in Accessory Unit A DPS80142 Lot 2 DPS76543</b>
Application Date	<b>9 September 2024</b>

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. Information in this Land Information Memorandum is deemed to be relevant at the date of issue 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/Record of Title, which is not held by Council, be searched by the purchaser.

## Contents

Services Information

Rating/Valuation Details and Levies

Building Information

- Consents and Permits

City Planning

- City Plan
- Resource Consents

Land Development

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

### Note:

1. 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.
2. 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](#)" ([Click here for link](#))) applicable to that supply are included in this Land Information Memorandum.
3. 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.
4. 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.
5. 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.

The valuation details below are based on a revision date of 1 May 2023. This has been used to assess the rates for Council's financial year beginning 1 July 2024.

Further information on property valuations can be found on Council's website at the following link: [Property valuations - Tauranga City Council](#).

### Valuation Details

Valuation Reference	<b>06699 532 00 A</b>
Capital Value	<b>\$610,000</b>
Land Value	<b>\$335,000</b>
Improvement Value	<b>\$275,000</b>

### Rating Details

Current Annual Rates	<b>\$2,756.79</b>
Balance Owing	<b>\$Nil</b>

### Water Meter Details

Water Meter On Property	<b>Yes</b>
Meter Type	<b>Individual Meter</b>
Water Rates Owing	<b>\$Nil</b>

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

### Note:

Council's Water Supply Bylaw requires a final water meter reading to be undertaken when a property is sold.

# Infrastructure Funding and Financing (IFF) Levy Details

The IFF levy (under the Infrastructure Funding and Financing (Western Bay of Plenty Transport System Plan Levy) Order 2022) is payable for a period of 30 years from 1 July 2024 to 30 June 2054. The method for assessing the liability for an IFF levy on the property is set out in the 2022 Order. The annual levy (as calculated under the 2022 Order) is allocated across the levy area with 50% of the overall levy coming from commercial and industrial properties and 50% coming from residential properties and with the IFF levy on the property being based on the capital value of the property. Further information on the levy is available at the following link: [Infrastructure Levy - Tauranga City Council](#).

## IFF Levy Details

Current Annual IFF Levy	<b>\$49.40</b>
Balance Owing	<b>\$Nil</b>

## 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, 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 <https://www.tauranga.govt.nz/living/building-and-renovations/inspections-and-approvals/swimming-pool-safety-barriers>.

**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
11/12/96	Erect 6 Dwellings	963077	Yes

**Compliance Schedule** Yes

**Requisitions** None

# City Planning

## The Operative Tauranga City Plan

The Tauranga City Plan provides the rules for how people can build or develop the land they own in our city. This can be land that is residential, commercial or industrial. The City Plan covers all subdivision, land use and development, 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. It also includes rules on other things that are covered by the Resource Management Act - including hazards, signage, reserves, noise, heritage, etc.

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. The City Plan is currently undergoing five Proposed Plan Changes as follows:

- Plan Change 27 (Flooding from Intense Rainfall Events)
- Variation 1 to Plan Change 33 (Tauriko West Urban Growth Area)
- Plan Change 34 (Belk Road Rural Residential)
- Private Plan Change 35 (Tauriko Business Estate – Stage 4)
- Private Plan Change 39 (Upper Ohauti)

A table showing a complete list of variations and plan changes to the operative City Plan can be found in the [Table of Plan Change Dates](#).

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.

To view the Operative Tauranga City Plan please visit the Tauranga City Council website [www.tauranga.govt.nz](http://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.

## City Planning (cont.)

### 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.

### Transportation Strategy & Planning and Reserve Management Plans

As part of Tauranga City Council's Transport strategy and planning activities and Reserves Management Plans, properties neighbouring Council-owned or administered land may be subject to transport network development such as walkways and cycleways 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>.



## Relevant Planning Information

Relevant Planning information for this property is available online through the [City ePlan](#).

Instructions on how to navigate the ePlan can be found at the following link:

<https://www.tauranga.govt.nz/council/council-documents/tauranga-city-plan/how-to-use-the-city-plan>.

Zone: Operative Tauranga City Plan **Medium Density Residential**

Identified Plan Areas **None Known**

Utilities / 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**

Section 5 (1) (g) Unit Titles Act 1972 **28/11/97**

**Resource Consents** (*Resource Management Act 1991*)

**Description** **Date Granted** **RC Number**

Resource Consent – Land Use **25/09/96** **126439**

## **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 based on RCP 8.5 median scenario, as of the year 2130. Mapping has been completed for such a flooding event. Please see attached map which illustrates the effect on this property.

[Click here for site specific map.](#)

Following a hearing of submitters on Proposed Plan Change 27 in late 2021, the Council publicly notified its decisions on submissions on 9 April 2022. Proposed Plan Change 27 has legal effect and requires resource consent for certain activities.

For further information on Proposed Plan Change 27, please visit:

[www.tauranga.govt.nz/planchanges](http://www.tauranga.govt.nz/planchanges)

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

[www.tauranga.govt.nz/exploring/maps/council-map-viewer-mapi](http://www.tauranga.govt.nz/exploring/maps/council-map-viewer-mapi)

## Land Features

This information relates to city-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a property level.

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

The landform 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 consider 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>.

## Landslide Susceptibility

Council has received an assessment of Tauranga City's susceptibility to landslides. Two maps have been prepared, one showing areas susceptible to land sliding triggered by rainfall, and the other by earthquakes. A report detailing the assessment and maps are available on <https://www.tauranga.govt.nz/landslide-susceptibility>.

## Special Land Features Relevant to the Subject Property

Yes

### Comments:

1. Please see flood risk assessment information related to Flooding from rainfall, 1% AEP, year 2130 climate, RCP 8.5 median scenario under Planning Section - Plan Change 27 (Flooding from Intense Rainfall Events).
2. Tauranga City Council model for Depth & Velocity of flood water. This gives us important information about where flood waters flow during a 1 in 100 year rainfall event. "Depth x Velocity 100yr event" \* information with respect to this property is viewable on the Council's mapping website, Mapi (<https://www.tauranga.govt.nz/exploring/maps/council-map-viewer-mapi>).
3. Refer Report by Ian Lloyd dated 19 December 1996.

## Additional Information

### Licences

Licences Affecting the Land or Buildings

No

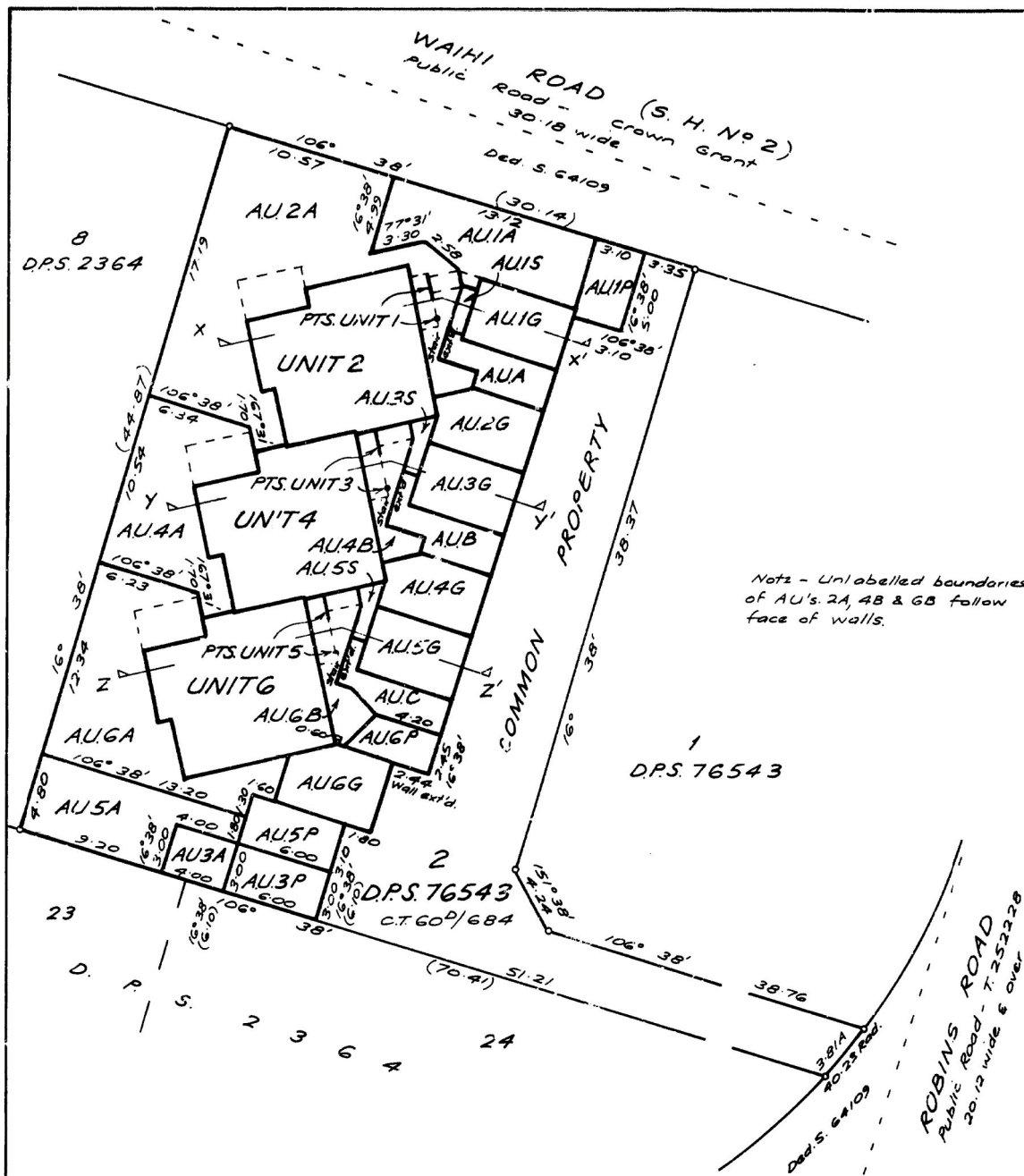
Signed for and on behalf of the Council:



Position held: LIM & Property Files Officer

Date: 20 September 2024





**Note:**  
 AU.1G - GG = Garage  
 AU.1P, 3P, 5P, 6P = Parking Space  
 AU.1S, 3S, 5S = Stairs  
 AU.1A, 2A, 3A, 4A, 4B, 5A, 6A, 6B = Open Space  
 AUA, B, C = Access



Approvals Address of Body Corporate  
 16'17 Seventeenth Avenue  
 Tauranga  
 Bruce Clapham Fisher  
 Registered Owner

**SCHEDULE**

Unit Descript.	Approx. Area m <sup>2</sup>	Unit Entitle't.	Upper Limit	Lower Limit	C.T. Issued
Unit 1	103	1446	31.50	22.00	
AU.1G	25	142	27.50	21.30	
AU.1P	15	26	27.50	21.30	
AU.1A	29	49	31.50	21.30	
AU.1S	6	20	31.50	22.00	
AUA	16	27	27.50	21.30	
Unit 2	89	1204	25.66	22.00	
AU.2G	24	142	27.50	21.30	
AU.2A	163	277	25.66/31.50	22.00	
Unit 3	104	1467	31.50	21.30	
AU.3G	25	142	27.50	21.30	
AU.3P	18	30	27.50	21.30	
AU.3A	12	21	27.50	21.30	
AU.3S	6	20	31.50	22.00	
AUB	18	30	27.50	21.30	
Unit 4	89	1335	25.66	22.00	
AU.4G	24	142	27.50	21.30	
AU.4A	69	117	31.50	22.00	
AU.4B	17	28	25.66/31.50	22.00	
Unit 5	104	1404	31.50	22.00	
AU.5G	25	142	27.50	21.30	
AU.5P	18	30	27.50	21.30	
AU.5A	51	87	31.50	22.00	
AU.5S	6	20	31.50	22.00	
AUC	14	25	27.50	21.30	
Unit 6	89	1269	25.66	22.00	
AU.6G	24	142	27.50	21.30	
AU.6P	11	20	27.50	21.30	
AU.6A	95	161	31.50	22.00	
AU.6B	20	35	25.66/31.50	22.00	

I Bruce Clapham Fisher of Tauranga Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972 Dated this 23rd day of January 1997  
 B.C. Fisher  
 Registered Valuer

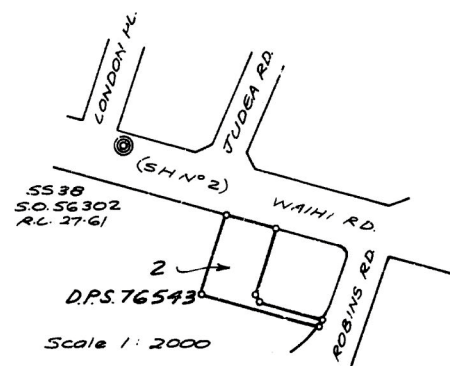
I approved pursuant to Section 223 of the Resource Management Act 1991 on the 23rd day of November, 1997  
 The Common Seal of the Tauranga District Council is affixed hereto in the presence of  
  
 Authorised Officer  
 T.D.C. Sub. 2909

Pursuant to Section 224(e) of the Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Tauranga District Council  
 Dated this 23rd day of November, 1997  
  
 Authorised Officer

Total Entitlement = 10,000

Levels are in terms of Moturiki Datum.  
 Origin: S.S.38 S.O.56302 R.L. 27.61

Supplementary Record Sheet N°  
 Total Area 1500m<sup>2</sup>  
 Comprised in C.T. 60P/68A (All)



Douglass Grant Meiklejohn, Registered Surveyor and holder of an annual practising 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 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 December 1997  
 Signature:

Field Book p. Traverse Book p.  
 Reference Plans D.P.S. 76543  
 Examined Correct

Approved as to Survey   
 17.12.98 Dep Chief Surveyor

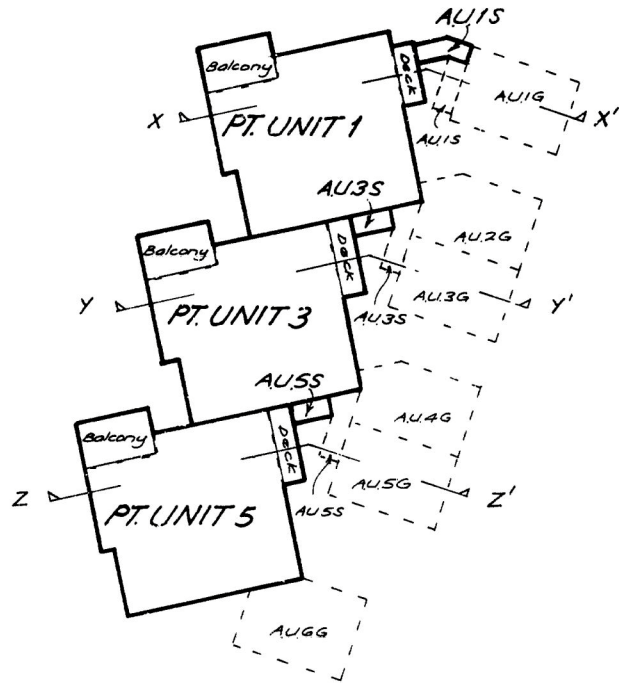
Deposited this 30th day of March 1998  
  
 District Land Registrar

File Received Instructions 12.1.98  
 DPS 80142

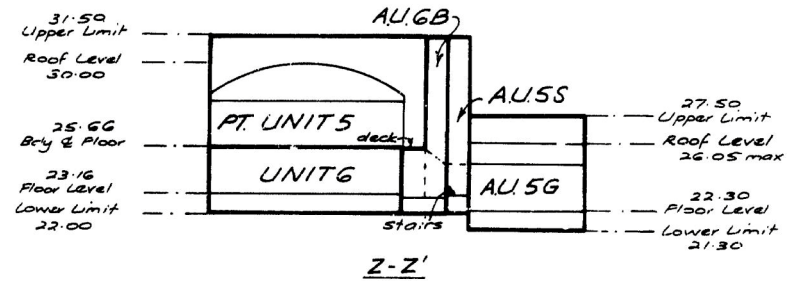
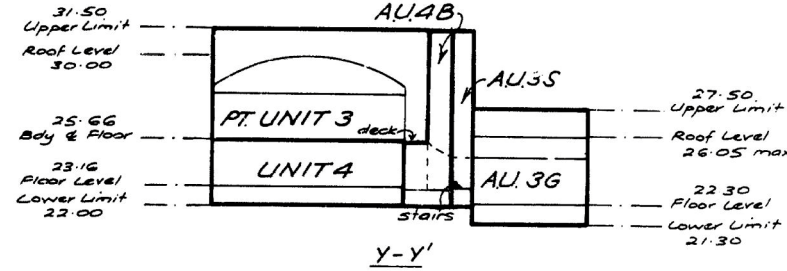
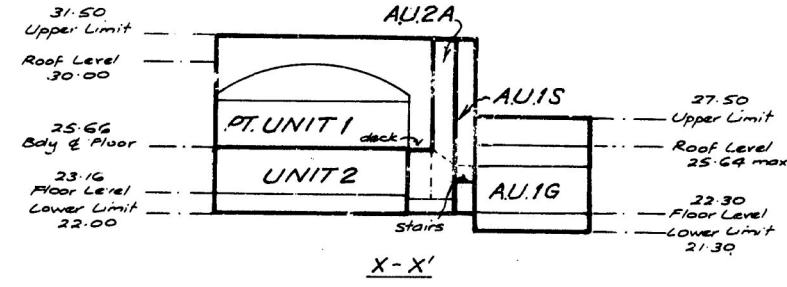
LAND DISTRICT South Auckland  
 SURVEY BLK. & DIST. X Tauranga  
 NZMS 261 SHT U14 RECORD MAP No 4

**PLAN OF UNITS ON LOT 2 D.P.S. 76543**

TERRITORIAL AUTHORITY Tauranga District (3617/2)  
 Surveyed by Meiklejohn Consultants  
 Scale 1:200 Date June 1997



First Floor Plan



Cross Sections

**Approvals**  
 Pursuant to Section 5(1)g of the Unit Titles Act 1972, I Craig Barry Batchelar of the Tauranga District Council hereby certify that every building or part of a building shown on these plans have been erected and all other development work carried out to the extent necessary to enable all the boundaries of every unit and the Common Property shown on the plan to be physically measured.  
 Dated this 28<sup>th</sup> day of November, 1997  
 [Signature]  
 Authorised Officer

Pursuant to Section 224(F) of the Resource Management Act 1991 I hereby certify that the Tauranga District Council is satisfied on reasonable grounds that every building or part of a building shown on these plans complies with the provisions of the building code specified in Section 46(4) of the Building Act 1991.  
 Dated this 24<sup>th</sup> day of November, 1997  
 [Signature]  
 Authorised Officer

**Note:**  
 AU1G - GG = Garage  
 AU1P, 3P, 5P, GP = Parking Space  
 AU1S, 3S, 5S = Stairs  
 AU1A, 2A, 3A, 4A, 4B, 5A, 6A, 6B = Open Space  
 AUA, B, C = Access

**Total Area** .....  
**Comprised in** .....

I, Douglas Grant Meiklejohn Registered Surveyor and holder of an annual practicing 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 direction, 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 17<sup>th</sup> day of December 1997  
 [Signature]

Field Book p. Traversa Book p.  
 Reference Plans D.A.S. 76543  
 Examined Bainbridge Correct

Approved as to Survey Alhidy  
 17.12.1998 Dep. Chief Surveyor

Deposited this 30<sup>th</sup> day of March 1998  
 [Signature]  
 District Land Registrar

File No. 12.1.98  
 Instructions  
 DPS 80142

LAND DISTRICT South Auckland  
 SURVEY BLK. & DIST. X Tauranga  
 NZMS 261 SHT U14 RECORD MAP No 4

PLAN OF UNITS ON  
 LOT 2 D.P.S. 76543

TERRITORIAL AUTHORITY Tauranga District  
 (3671)2  
 Surveyed by Meiklejohn Consultants  
 Scale 1:200 Date June 1997
































## Services












### Wastewater

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

### Stormwater

-  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

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



# Rates Information

Location	1/7 ROBINS ROAD
Valuation Ref	06699 532 00 A
Legal Description	UNIT 1 AU1G AU1P A1S 1/2SH IN AUA DPS 80142 ON LOT 2 DPS 76543
Area	0.0000
Land Value	335,000
Capital Value	610,000

Total rates assessed this year

Tauranga Council	Units	Rate	Annual Amount
Uniform Annual General	1	259.13043478	259.13
Stormwater - Residential	610,000	0.00000578	3.53
General - Residential	610,000	0.00206106	1257.25
Resilience - Residential	610,000	0.00001280	7.81
Urban Growth - Rest of City	1	31.13043478	31.13
Wastewater Connected	1	625.32173913	625.32
Waste Collection Standard	1	213.04347826	213.04
<b>Total Rates</b>			<b>2,397.21</b>
IFF Transportation - Residential	610,000	0.00007043	42.96
<b>Total IFF Levy</b>			<b>42.96</b>
<i>Includes GST of</i>			\$366.02
<b>Total Rates (01 JUL 2024 to 30 JUN 2025)</b>			<b>\$2806.19</b>

## Water Rates

Metered A/C # 9    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 long term plan is a good place to find out more about how Council plans to spend rates income.

Tauranga City Rates Schedule 2023/24		
Description	Inclusive of GST	Charge
Uniform Annual General	\$298.00	per occupancy
Kerbside Waste Service – Standard Use	\$245.00	per service bundle
Kerbside Waste Service – Low Use	\$210.00	per service bundle
Kerbside Waste Service – High Use	\$350.00	per service bundle
Wastewater	\$719.12	per residential property or per connection for commercial
Wastewater Availability	\$359.56	per property
Stormwater - Residential	\$0.00000665	Capital value
Stormwater – Commercial	\$0.00001064	Capital value
General Residential	\$0.00237022	Capital value
General Commercial	\$0.00497745	Capital value
General Industrial	\$0.00616256	Capital Value
City Mainstreet	\$0.00038877	Capital value
Greerton Mainstreet	\$0.00152185	Capital value
Papamoa Mainstreet	\$0.00034148	Capital value
Mount Mainstreet	\$0.00060547	Capital value
Economic Development	\$0.00035791	per commercial property
The Lakes Targeted Rate	\$105.26	per property in the subdivision
The Coast Targeted Rate	\$36.00	per property in the subdivision
Excelsa Targeted Rate	\$53.07	per property in the subdivision
Resilience – Residential	\$0.00001472	Capital value
Resilience – Comm/Ind	\$0.00002356	Capital value
Urban Growth – Wairakei	\$107.39	Per property
Urban Growth – Papamoa	\$71.59	Per property
Urban Growth – City Wide	\$35.80	Per property
Garden Waste Service – 2-weekly	\$110.00	per service
Garden Waste Service – 4-weekly	\$80.00	per service
Pool Inspection	\$107.00	Per Property with a Pool
Garden Waste Service – 2-weekly	\$105.00	per service
Garden Waste Service – 4-weekly	\$75.00	per service
IFF Infrastructure Levy - Residential	\$0.00008099	Capital Value
IFF Infrastructure Levy – Comm/Ind	\$0.00034098	Capital Value

\*From 1 July 2022. Tauranga City no longer collects rates on behalf of Bay of Plenty Regional Council, you will need to contact them directly to find out the rates calculated on this 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

The General rate provides for the following costs, City and Infrastructure, Community People and partnerships, Arts and Culture, Venues and Events, Community Partnerships, Libraries, Economic Development, Emergency Management, Animal

**Tauranga City Council**

www.tauranga.govt.nz | 91 Willow Street, Tauranga 3110 | Private Bag 12022, Tauranga 3143 | Phone 07 577 7000

services, Building services, Environmental Planning, Environmental Health and Licensing, Regulation Monitoring, Marine Facilities, Spaces and Places, Support Services, Sustainability and Waste. 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.

**Kerbside Waste Service**The waste collection service provides for the collection and disposal of glass, food, recycling and waste for residential properties. This is a fixed charge per separately used or inhabited part of a rating unit. There are three bundles offered, low user, standard user and high user.

**Stormwater**The purpose of this rate is to fund some of the costs of stormwater infrastructure investments. This variable rate is charged on the capital value of a property. Capital value is land value plus improvements value.

**Garden Waste Service**The waste collection service provides for the collection and disposal of garden waste material available for residential properties. This is a fixed charge per rating unit. This is an optional service that ratepayers choose to receive. There are two frequencies of collection, these being 2-weekly or 4-weekly.

Please note, that after 1 July until 30 June, ratepayers cannot opt out of the service if they have opted in. An opt-out request will take place in the rating year following this request.

**Resilience**The purpose of this rates is to provide some of the costs of resilience infrastructure investments in the water, wastewater, stormwater, transportation, and emergency management activities.

**Urban Growth**Council is committing significant transport investments, benefiting the city and urban growth areas of Pāpāmoa and Wairākei, that also support future development in Te Tumu.

Council has three new Urban Growth targeted rates. A full benefit area, wide benefit area and a city wide rate across ratepayers outside of these areas.

**The Lakes, Papāmoa Coast and Excelsa Targeted Rate**The Lakes Development at Tauriko/Pyes Pa and Papāmoa Coast and Excelsa developments at Papāmoa 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. This rate is charged on the capital value of a property. Capital value is land value plus improvements value.

#### 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, Papāmoa, the Mount and Greerton Village Mainstreet organisations.

#### Pool Inspection

This rate is charged to properties with swimming pools that require inspection. The cost of the inspection is spread over the three years through rates bills.

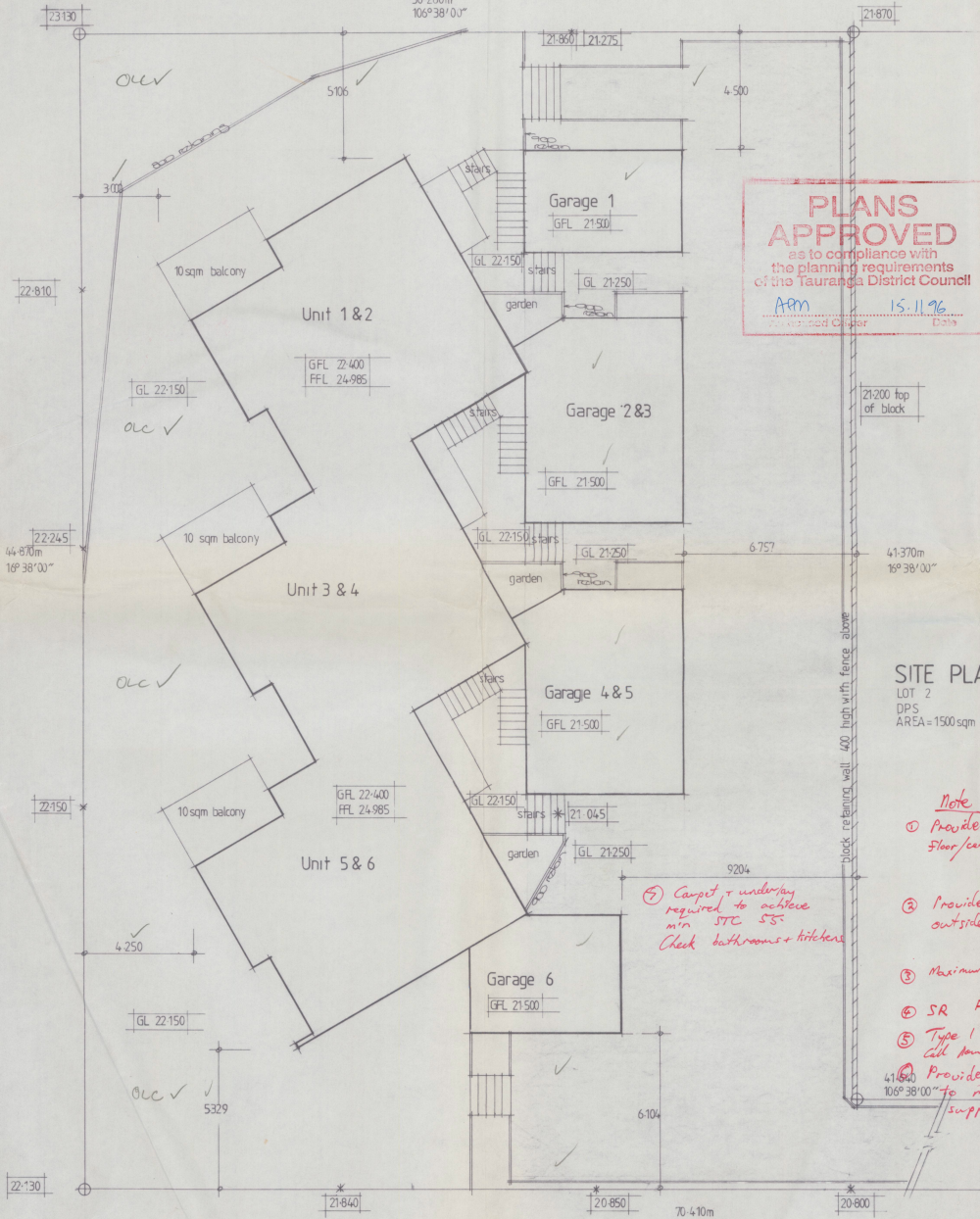
#### IFF Transportation Levy

The rate is charged to all ratepayers and will fund the cost of 13 transport projects across the region. For more information go to [www.tauranga.govt.nz/tsplevy](http://www.tauranga.govt.nz/tsplevy)



WAIHI ROAD

30:260m  
106°38'00"



**PLANS APPROVED**  
as to compliance with  
the planning requirements  
of the Tauranga District Council!

APM  
15.11.96  
Authorised Officer Date

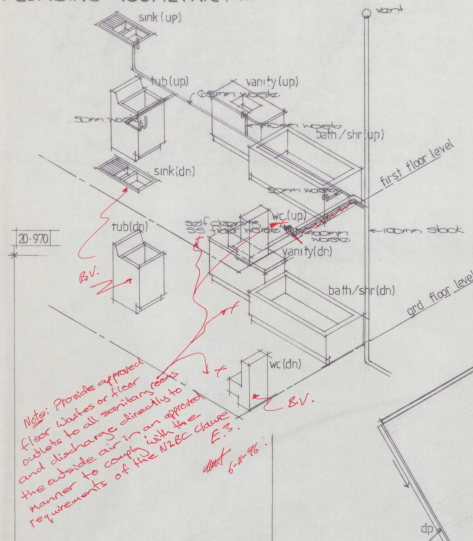
**SITE PLAN (1:100)**  
LOT 2  
DPS  
AREA = 1500 sqm

- Note**
- 1 Provide 15TC Rating to floors floor/ceiling + walls.
  - 2 Provide non slip surface to outside stairs.
  - 3 Maximum gap of 100mm to decks
  - 4 SR F30 S Rating = 22
  - 5 Type 1 Alarm to ROAD in situ (Call number sounder ROAD 1025 6512)
  - 6 Provide 30 minutes fire rating to metal fire exits supporting structure.

Site Suitable for proposed Building  
subject to confirmation of ground  
conditions at time of footing inspection

G.C.C. 12.11.96  
Authorised Officer Date

**PLUMBING ISOMETRIC (1:50)**



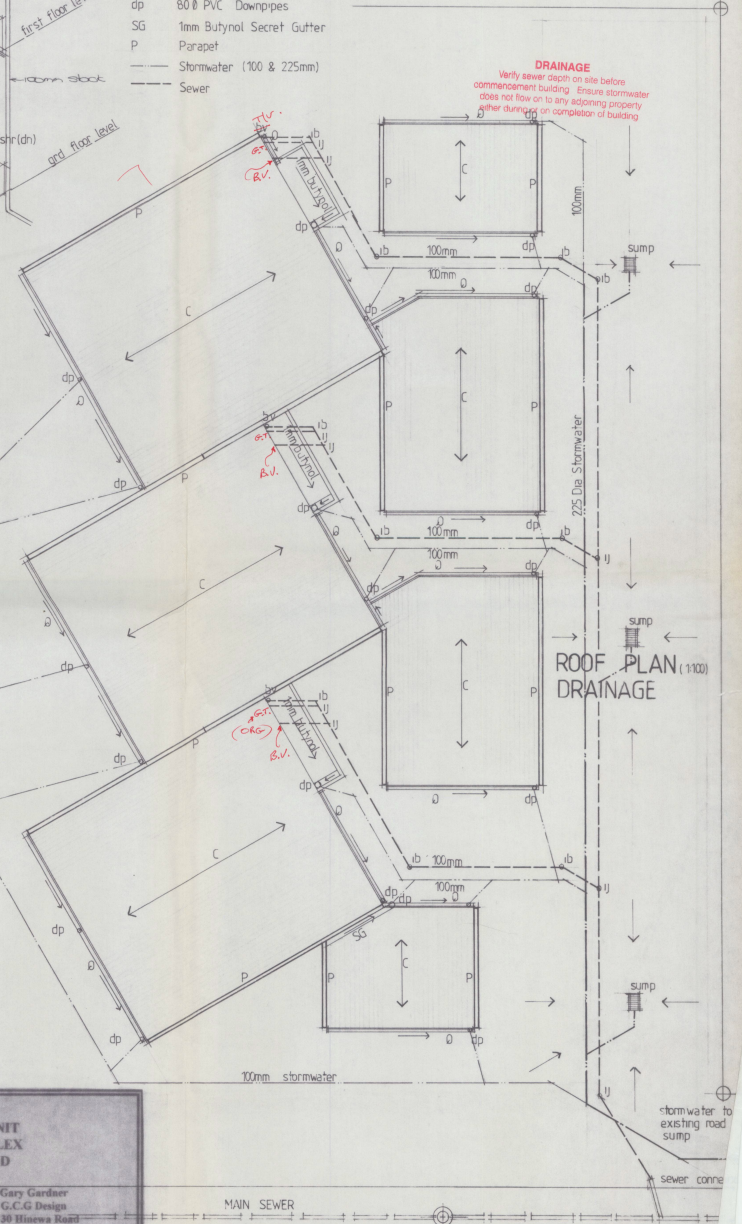
**Legend**

- C Corrugated 55g GZZ Curved Roofing
- Ø GZZ Quarter Round Gutter
- dp 80 Ø PVC Downpipes
- SG 1mm Butynol Secret Gutter
- P Parapet
- Stormwater (100 & 225mm)
- Sewer

**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.

**APPROVED**  
These plans are approved in accordance with  
The NZ Building Code  
Signed [Signature] Date 15.11.96  
TAURANGA DISTRICT COUNCIL

**IMPORTANT NOTE:**  
PLEASE QUOTE THIS NUMBER  
WHEN REQUESTING AN INSPECTION  
Ref. No. 3077



**PROPOSED SIX UNIT APARTMENT COMPLEX AT 90 WAIHI ROAD TAURANGA**

Design by Gary Gardner  
G.C.G Design  
30 Hinewa Road  
Tauranga  
Ph 574-3990

(These Drawings are copyright to G.C.G Design)

G.C.C 4496  
Page 1 of 14

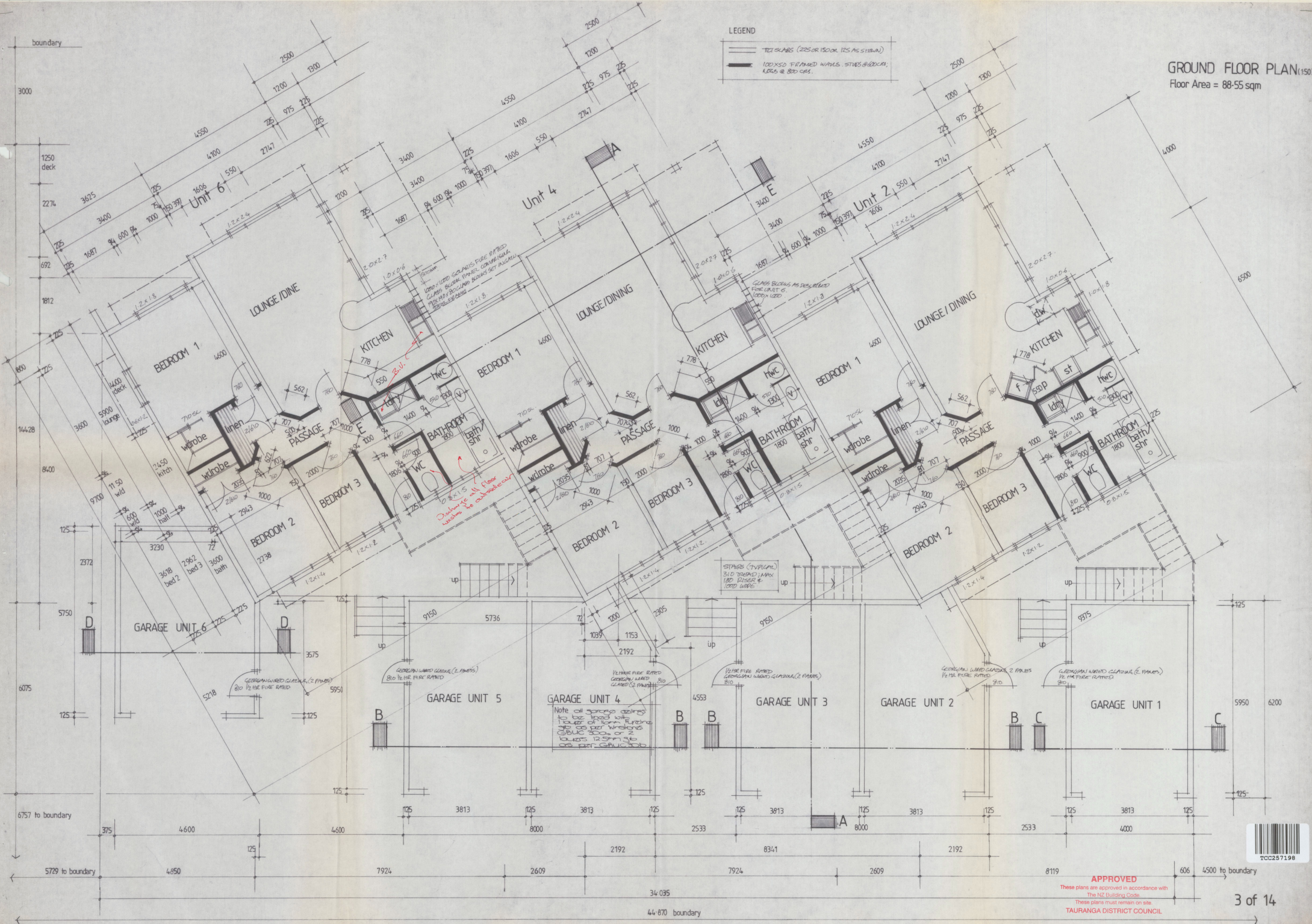
It is the contractors responsibility to check all dimensions on site prior to the commencement of construction and notify the designer of any discrepancies.



GROUND FLOOR PLAN (1:50)  
Floor Area = 88.55 sqm

**LEGEND**

- TEE SKIRTS (225 OR 150 OR 125 AS SHOWN)
- 100 X 50 FRAMED WALLS, STUDS @ 600MM, 1000 @ 800 C/S.



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



**LEGEND**

- TRT SLABS 225 MM THICK.
- 100x50 FRAMED WORKS; STUDS @ 600MS  
NOGS @ 800 CFS



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





CONSENT NUMBER

96/3077

As Laid Plan for:

6 units

**OWNER NAME**

~~BUEMAN~~ Hickman

**PROJECT LOCATION**

Rural ID/  
Street No.

7

Address

ROBINS RD

Locality

JUDEA

**DETAILS - PLUMBER & DRAINLAYER**

TGA PLUMBING

LOT 2  
DP2364

**DRAW PLAN IN BLACK BALLPOINT ON GRAPH OPPOSITE**

PLAN is to show:

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

**REFER TO EXAMPLE ON LAST PAGE**

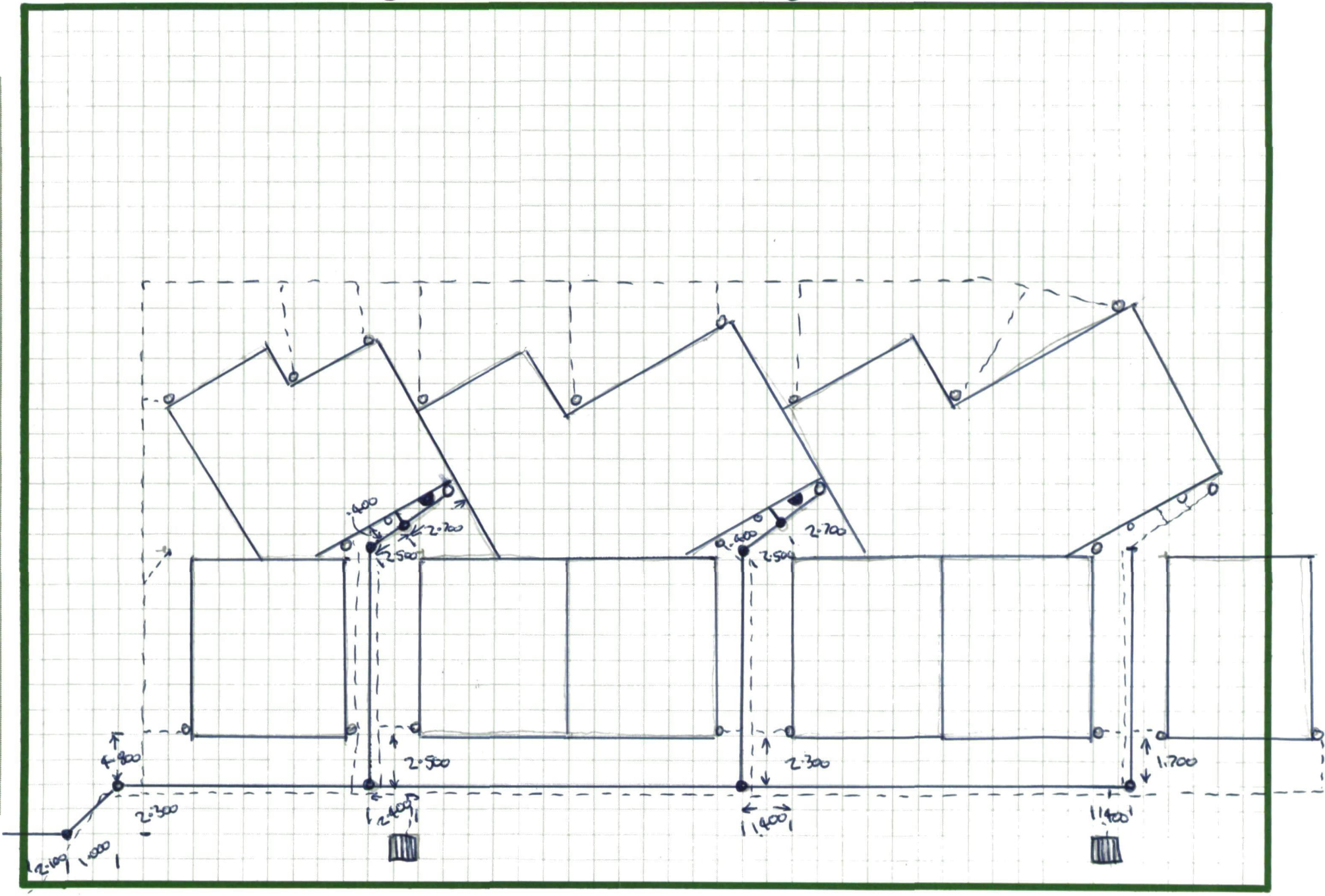
CHECKED BY:

Inspector:

*Handwritten signature*

Date:

28/1/97



TO cesspit  
↓

57149

00003

CODE COMPLIANCE CERTIFICATE NO: 96/3077

Section 43(3), Building Act 1991

ISSUED BY Bay Building Certifiers Ltd



Consent Number 96/3077

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Owner Detail Partners KB 16a Seventeenth Ave Tauranga
Stage No. .... of an intended .... stages	
New or relocated building <input checked="" type="checkbox"/>	
Alteration <input type="checkbox"/>	Site Address 7 Robins Rd Judea
Intended use(s) (in detail) Erect 6 dwellings	
Intended Life:	Lot 2 sub 9-12
Indefinite, but not less than 50 years <input checked="" type="checkbox"/>	D.P. 2364
Specified as .... years <input type="checkbox"/>	
Demolition <input type="checkbox"/>	

THIS CERTIFICATE DOES NOT APPLY TO ELECTRICAL WIRING OR GAS FITTING

This is:

- A final code compliance certificate issued in respect of all of the building work under the above building consent
- 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. 96/3077' (being this certificate).

Signed

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Wayne Wellington  
MANAGING DIRECTOR

Date: Thursday, 3 September 1998



Tauranga City

# COMPLIANCE SCHEDULE NO: 1013

Section 103 Building Act 2004

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

DATE OF ISSUE: 26 February 2008

## BUILDING

**BUILDING NAME:** 7 ROBINS ROAD  
**STREET ADDRESS OF BUILDING:** 7 ROBINS ROAD OTUMOETAI/BETHLEHEM  
**LEGAL DESCRIPTION OF LAND WHERE BUILDING IS LOCATED:** LOT 2 DPS76543  
**CURRENT, LAWFULLY ESTABLISHED, USE:** APARTMENTS  
**PURPOSE GROUP:** SR  
**NUMBER OF OCCUPANTS:** PER UNIT - 6  
TOTAL - 6  
**HIGHEST FIRE HAZARD CATEGORY:** 1  
**YEAR FIRST CONSTRUCTED:** 1997

## OWNER

**NAME OF OWNER:** BODY CORPORATE 580142  
**MAILING ADDRESS:** 16 SEVENTEENTH AVENUE  
TAURANGA 3001

**TELEPHONE NUMBER:**

## THE FOLLOWING SPECIFIED SYSTEMS ARE CONTAINED IN THE BUILDING:

*SS02 Automatic or manual emergency warning systems for fire or other dangers*  
*SS14/2 Signs relating to specified systems*  
*SS15/2 Final exits*  
*SS15/4 Signs for communicating information intended to facilitate evacuation*

Signed for and on behalf of the Tauranga City Council:

Name: Karl Blackwood  
Position: Technical Officer: Building Warrant of Fitness – Building Services  
Date: Amended 24 July 2013

# COMPLIANCE SCHEDULE NO: 1013 SPECIFIED SYSTEMS

## Section 103 Building Act 2004

Issued on 26 February 2008 by Tauranga City Council



### **SS2 Specified System: Automatic or manual emergency warning systems for fire or other dangers**

#### **SS14/2 Signs relating to specified systems**

*Type 1*

#### **Performance Standard**

In accordance with NZS 4512:1994

Signs in accordance with NZS 4512:1994 and F8 of the New Zealand Building Code

#### **Inspection**

Emergency warning systems require three monthly and annual inspections and testing to ensure the system will operate as required by the performance standard in the event of fire or other danger.

Signage should be inspected in accordance with the performance standard.

#### **Maintenance**

Planned preventative maintenance and responsive maintenance should be carried out in accordance with NZS 4512:1994 and to ensure the system will operate as required in the event of a fire or other danger.

Responsive maintenance should be carried out in accordance with NZS 4512:1994 and F8 of the New Zealand Building Code to ensure signs remain correctly positioned and legible.

#### **Persons Responsible**

All inspections shall be undertaken by independent qualified persons.

SS14/2 Signs relating to emergency warning system to be signed off as part of SS2.

#### **Reporting**

Records shall be maintained and kept on premises indicating:

- (i) Date of inspection
- (ii) Type of inspection
- (iii) Any repairs or maintenance found to be required
- (iv) Action taken to repair or maintain the system
- (v) The system inspected complies with the requirements of the compliance schedule
- (vi) Name of person undertaking inspection

Records are required to be retained for a period of 2 years.

## COMPLIANCE SCHEDULE NO: 1013 SPECIFIED SYSTEMS

### Section 103 Building Act 2004

Issued on 26 February 2008 by Tauranga City Council



*Tauranga City*

---

**SS14 Specified System: Emergency power systems for, or signs relating to, a specified system in any of specified systems 1-13**

**SS14/2 Signs relating to specified systems**

Inspection, maintenance and reporting procedures of signs relating to specified systems are to be included as part of the applicable specified systems. Signs are to be signed off as part of the specified system as per the performance standard quoted.

# COMPLIANCE SCHEDULE NO: 1013 SPECIFIED SYSTEMS

## Section 103 Building Act 2004

Issued on 26 February 2008 by Tauranga City Council



### SS15 Specified System: Other fire safety systems or features SS15/2 Final exits

#### Performance Standard

In accordance with C2 of the New Zealand Building Code

#### Inspection

Final exits require regular inspection to ensure occupants are not prevented from leaving the building in the event of an emergency.

Monthly inspections by owner to ensure the doors are not locked, barred and blocked.

And that door-locking devices:

- i) Are clearly visible
- ii) Are easily operated without a key or other security device.
- iii) Do not prevent or override the direct operation of panic bolts fitted to any door.

#### Maintenance

Responsive maintenance should be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency.

In particular, the final exits should be maintained to ensure they are:

- i) Clearly identified
- ii) Free of obstructions
- iii) Unlocked
- iv) Easily-used.

#### Persons Responsible

Monthly inspections shall be undertaken by the owner

Annual inspections shall be undertaken by independent qualified persons.

#### Reporting

Records shall be maintained and kept on premises indicating:

- i) Date of inspection
- ii) Type of inspection
- iii) Any repairs or maintenance found to be required
- iv) Action taken to repair or maintain the system
- v) The system inspected complies with the requirements of the compliance schedule
- vi) Name of person undertaking inspection

Records are required to be retained for a period of 2 years.

# COMPLIANCE SCHEDULE NO: 1013 SPECIFIED SYSTEMS

## Section 103 Building Act 2004

Issued on 26 February 2008 by Tauranga City Council



**SS15 Specified System: Other fire safety systems or features**  
**SS15/4 Signs for communicating information intended to facilitate evacuation**  
*Exit Signs*

### Performance Standard

In accordance with F8 of the New Zealand Building Code

### Inspection

Signs require regular inspection to ensure they are displayed to facilitate evacuation in an event of an emergency.

Monthly inspections by owner and annual inspection by independent qualified person of illuminated signs to ensure they are:

- i) Of the correct type
- ii) Present and in the right locations.
- iii) Legible.
- iv) Illuminated.

Annual inspections by independent qualified persons of signs not required to be illuminated to ensure they are:

- i) Of the correct type
- ii) Present and in the right locations.
- iii) Legible.

### Maintenance

Responsive maintenance should be carried out in accordance with the nominated performance and inspection Standard, and to ensure signs remain correctly positioned and legible and where appropriate ensure the escape route is identified.

### Persons Responsible

Monthly inspections shall be undertaken by the owner

Annual inspections shall be undertaken by independent qualified persons.

### Reporting

Records shall be maintained and kept on premises indicating:

- i) Date of inspection
- ii) Type of inspection
- iii) Any repairs or maintenance found to be required
- iv) Action taken to repair or maintain the system
- v) The system inspected complies with the requirements of the compliance schedule
- vi) Name of person undertaking inspection

Records are required to be retained for a period of 2 years.



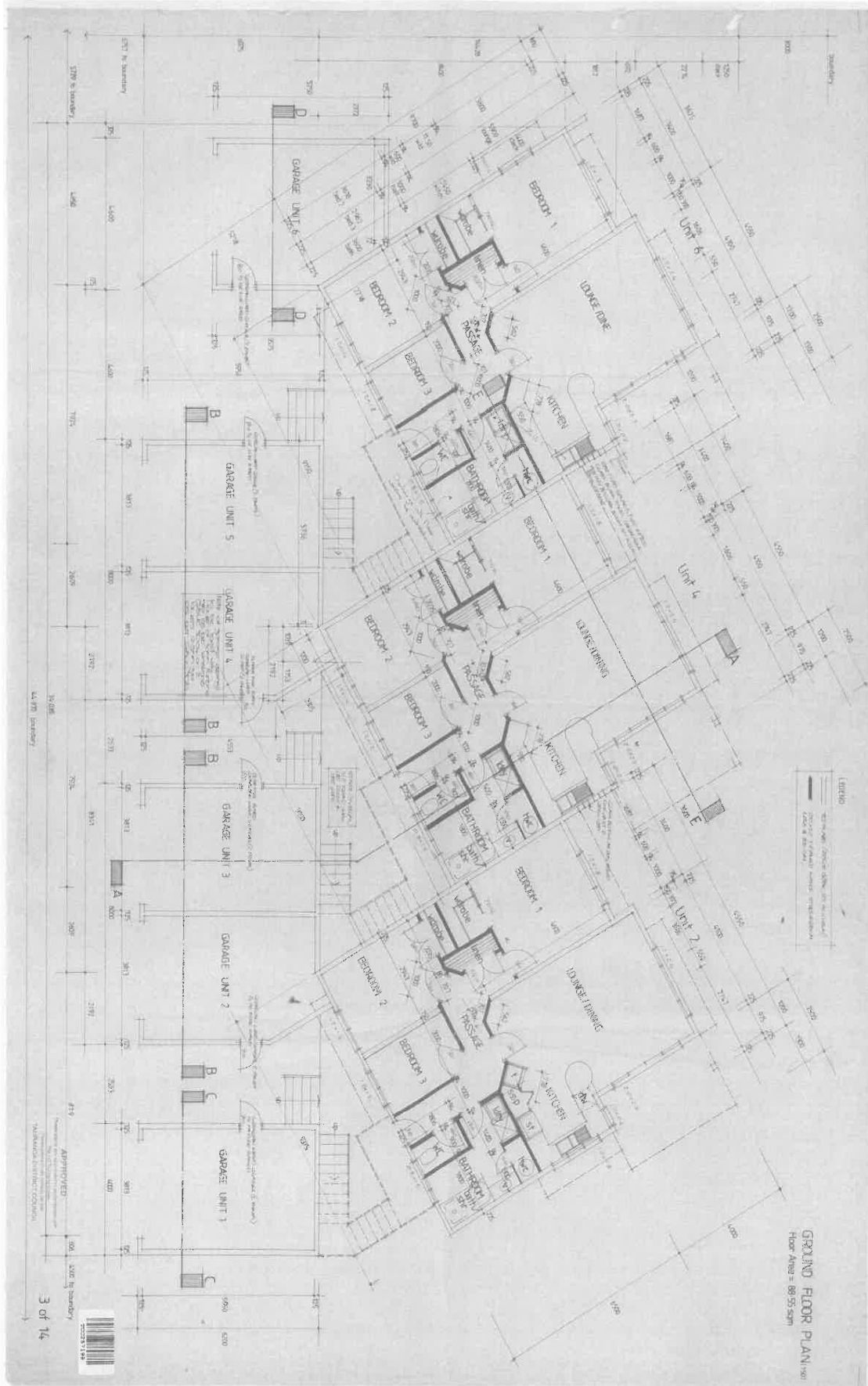
# COMPLIANCE SCHEDULE NO: 1013 SPECIFIED SYSTEMS

## Section 103 Building Act 2004

Issued on 26 February 2008 by Tauranga City Council



Tauranga City







Ph. 07 577 6568  
 Mb. 027 257 7656  
 Em. info@csil.co.nz  
 PO Box 1036  
 TAURANGA 3140

## BUILDING WARRANT OF FITNESS

Section 108, Building Act 2004

**7 ROBINS ROAD, TAURANGA**

Issued: 26/02/2024

Expires: 26/02/2025

<b>Intended use:</b> APARTMENTS	<b>Legal Description:</b> LOT 2
<b>Purpose Group:</b> SR	<b>DPS 76543</b>
<b>Number of occupants per level:</b> Per Unit - 6	<b>Year First Constructed:</b> 1997
<b>Highest Fire Hazard Category for building Use:</b> 1	
<b><u>OWNER</u></b>	
<b>Name:</b> Body Corporate S80142	<b>Phone Number:</b> 0275 7866977
<b>Mailing Address:</b> C/- Vosper Realty 182 Devonport Road, Tauranga 3110	<b>Email:</b> angela@vosperrealty.co.nz

Compliance Schedule No: 1013 Issued by: Tauranga City Council. The maximum number of occupants that can safely use this building is: PER UNIT - 6

The following specified systems are covered by the Compliance Schedule for this building

<b>SS1</b> Automatic systems for fire suppression	<b>SS2</b> Automatic or manual emergency warning systems for fire or other dangers	<b>X</b>	<b>SS3</b> Electromagnetic or automatic doors or windows	
<b>SS4</b> Emergency lighting systems	<b>SS5</b> Escape route pressurisation systems		<b>SS6</b> Riser Mains for use by Fire Service	
<b>SS7</b> Automatic back-flow preventers connected to a portable water supply	<b>SS8</b> Lifts, escalators, travelators or other systems for moving people or goods within buildings		<b>SS9</b> Mechanical ventilation or air Conditioning systems	
<b>SS10</b> Building maintenance units providing access to exterior or interior walls of buildings	<b>SS11</b> Laboratory fume cupboards		<b>SS12</b> Audio loops or other assistive listening systems	
<b>SS13</b> Smoke Control systems	<b>SS14</b> Emergency power systems for, or signs relating to, a systems or features specified in any clauses 1 to 13 <b>SS14/2 – Signs relating to a specified system</b>	<b>X</b>	<b>SS15</b> Other fire safety systems or features <b>SS15/2 – Final Exits</b> <b>SS15/4 – Signs for communicating information intended to facilitate evacuation</b>	<b>X</b>

The compliance schedule and written reports obtained in accordance with the Compliance Schedule are to be kept: **ON THE PREMISES**

The inspection, maintenance, and reporting procedures of the Compliance Schedule for the above building have been fully complied with during **12 months** prior to the date stated below

Signed by the Owner or Authorised Agent: ..... *Helen Watts* .....

Name: *Helen Watts* ..... Position: *Agent* ..... Date: *26/2/2024* .....



**TAURANGA**  
**DISTRICT COUNCIL**

File No: P6870-90-2

V F Hickerman  
89A Fifteenth Avenue  
TAURANGA

Dear Sir/Madam

**RESOURCE MANAGEMENT ACT 1991**  
**NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT**  
**V F HICKERMAN - 90 WAIHI ROAD**

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

*That pursuant to Sections 105 and 108 of the Resource Management Act 1991, the Tauranga District Council grants consent to the application by V F Hickerman to erect six apartments at 90 Waihi Road, being Lots 9-12 DPS 2364.*

*Consent is subject to the following conditions:*

- (1) *That the proposal shall proceed in accordance with the application submitted.*
- (2) *That access, parking and manoeuvring areas be formed and sealed in accordance with the District Plan and Part 3 of Councils Code of Practice for Development. Engineering drawings are to be submitted for approval prior to any works carried out on site.*
- (3) *That the shared access be constructed in accordance with Section 302.10.5 of Council's Code of Practice for Development.*
- (4) *That all lots be provided with underground sewer, water and electricity reticulation in accordance with Council's Code of Practice for Development.*
- (5) *That the consent holder shall, upon uplifting of building consents, pay a Building Impact Fee at a rate of \$765.00 (GST inclusive) per unit. This amount may be reviewed 12 months from the date of this consent and annually thereafter if the fee or any part of it remains unpaid.*
- (6) *That as built plans of all development works be submitted in accordance with the Sections 105.3.3 and 105.3.4 of Council's Code of Practice for Development.*
- (7) *That all costs associated with the above conditions shall be met by the consent holder.*
- (8) *That no access shall be permitted to or from Waihi Road from the site.*

*The reasons for this decision are that:*

- (1) The site is zoned Residential in the Tauranga Transitional District Plan (Tauranga City Section) and the proposal is a discretionary activity.*
- (2) All persons who may be adversely affected by this proposal have given their written approval.*
- (3) The proposal is in accordance with the provisions and requirements of the District Plan for apartment houses in a Residential zone.*
- (4) The requirement of the Code of Practice for Development to provide a stormwater connection to all new lots is deferred in this case because stormwater connections can be provided more efficiently at the time a building is erected on the land.*

**ADVICE NOTE:**

*The applicants are advised that:*

- (1) Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.*
- (2) If the units are subdivided in the future a Subdivision Impact Fee will be imposed in accordance with the District Plan.*

The applicant should note that the above consent lapses on the expiry of two years after the date of commencement of the consent unless the consent is given effect to.

If you have any questions, please contact Richard Coles.

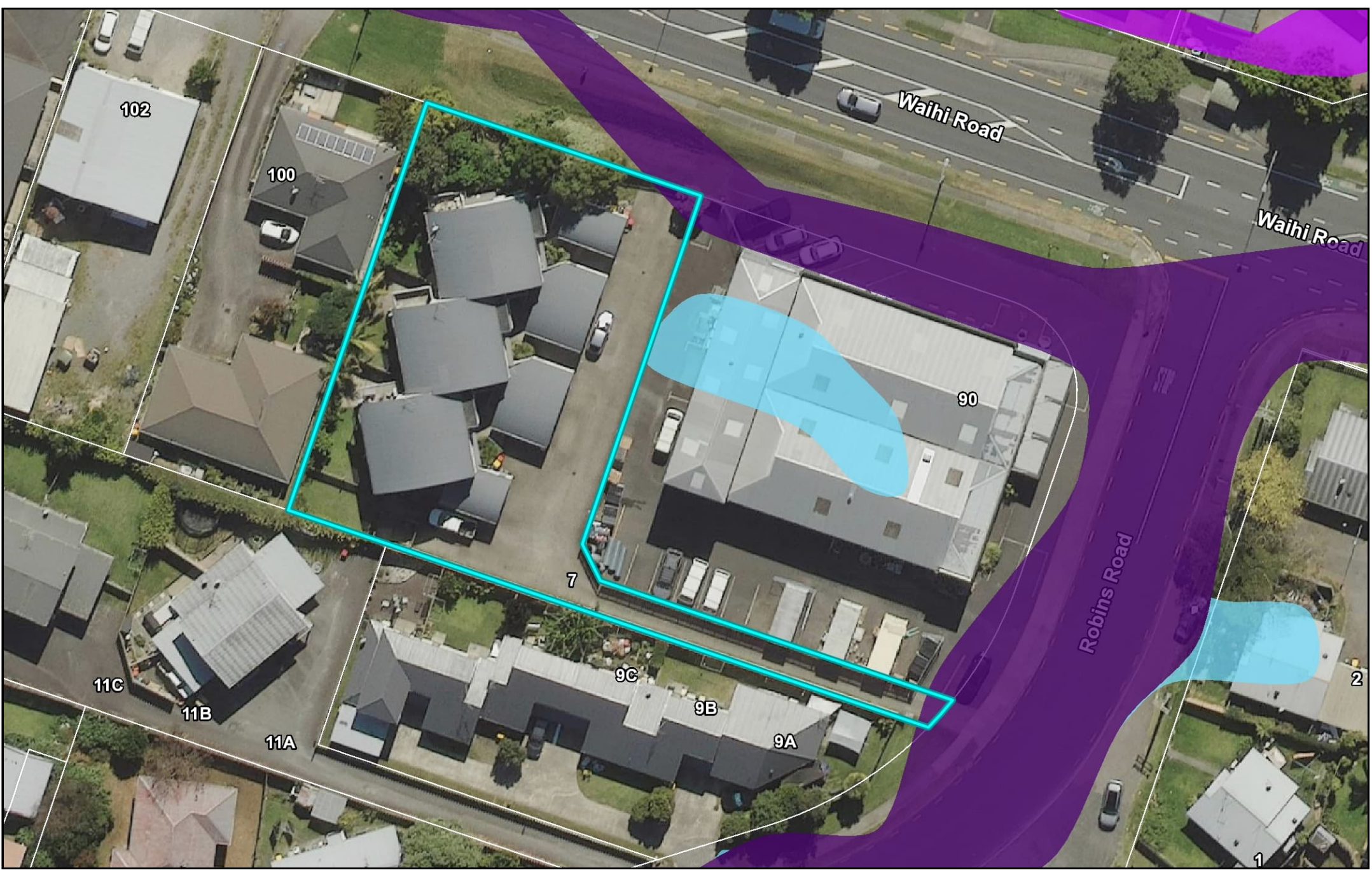
Yours faithfully



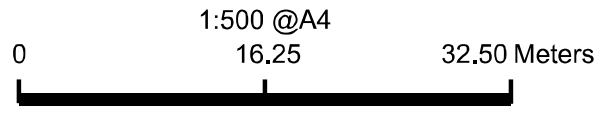
Craig Batchelar  
DIRECTOR OF ENVIRONMENTAL SERVICES

25-9-96  
DATE

rc:yc



**Flooding from rainfall, 1% AEP,  
year 2130 climate, RCP 8.5  
median scenario**



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.





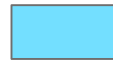
## Flood Risk



Floodplain



Flood Prone Area (Depth > 300mm)



Flood Prone Area (Depth 100 - 300mm)



Overland Flow Path (Major)



Overland Flow Path (Minor)

## 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 rhyothic 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.



**Ian Lloyd** B.E.(Civil), Registered Engineer

**Structural Design Engineer**

212 14th Avenue  
Tauranga  
Phone & Fax 578-4821

19 December 1996

**ENTERED**

RECEIVED  
23 DEC 1996

The Manager  
Tauranga District Council  
Private Bag  
TAURANGA

ATTENTION: Building Inspectors

P5530-7-1

Dear Sir,

RE: MR V HICKMAN *7 Robins Rd*  
APARTMENTS, ~~90 WAIHI ROAD~~, TAURANGA

I have inspected the ground conditions at the above site.

Part of the site had been filled with brown clay/ ash when the original carpark was formed. The compaction of the fill was fair to poor and could not be left under the proposed building because of the possibility of future settlement.

The fill has been removed and replaced with compacted sand with a layer of pumice for the top 300 mm. The compaction of the sand is good and is adequate to support the proposed building. The pumice will need further compaction before the slab is laid and this can be achieved by rolling the top surface. The pumice presently is too damp to achieve adequate compaction and should be left for another couple of weeks before further compaction is undertaken. This pumice layer does not continue below the foundations and hence the foundations can be poured now.

I have checked the bearing capacity of the remainder of the site and confirm that it is adequate for the proposed structure.

Please find enclosed penetrometer results and sketch of the area excavated.

Yours faithfully



Ian Lloyd

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Client

Hickman

Project

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Ref 2020

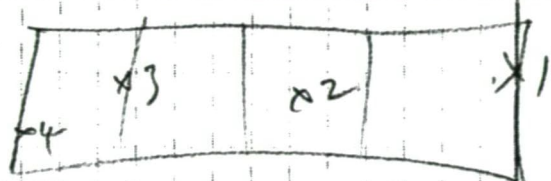
Date 16/12/06

Page 1

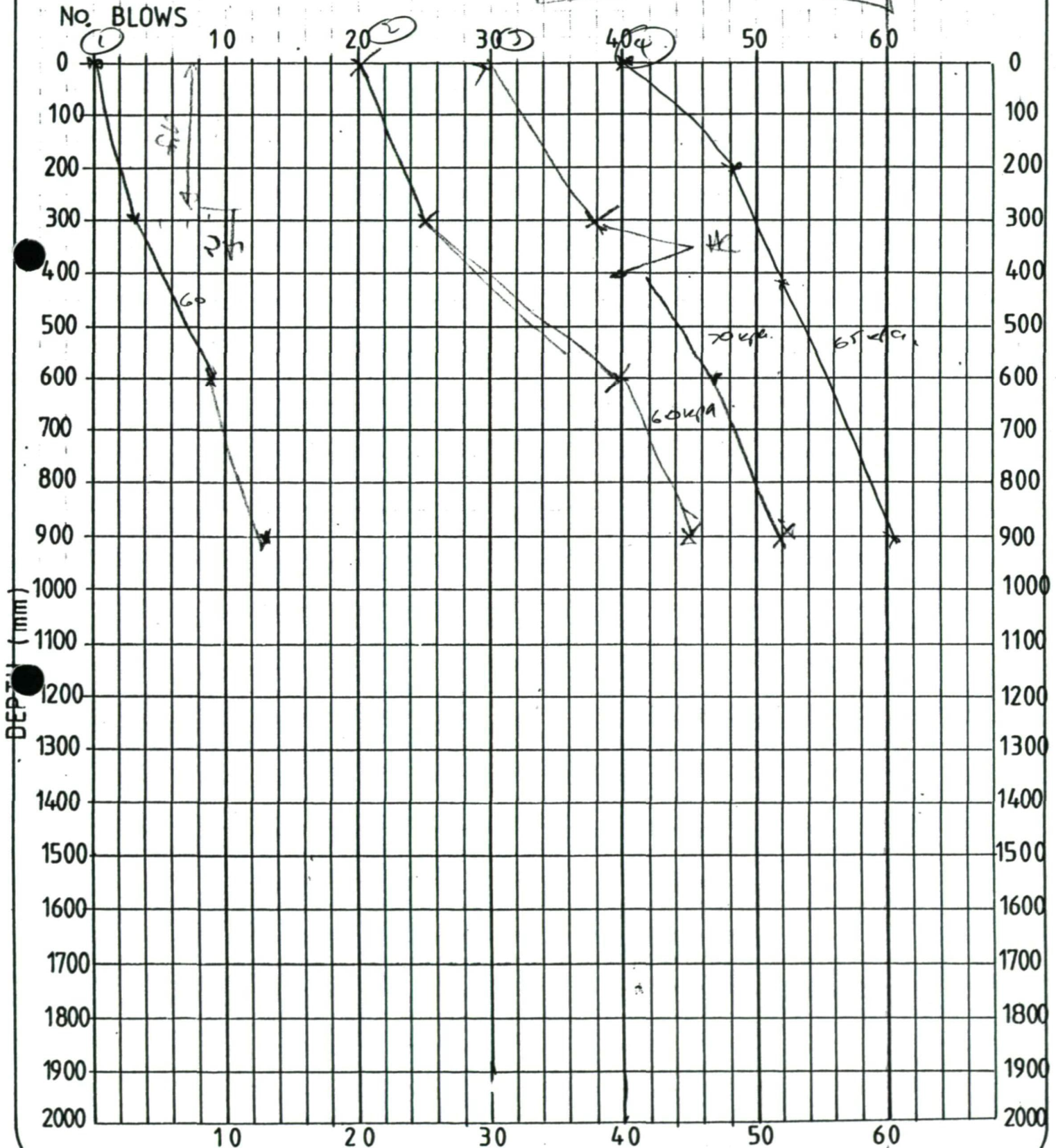
### SCALA PENETROMETER RESULTS

*eggs*

*garages*



*Waihi Rd*



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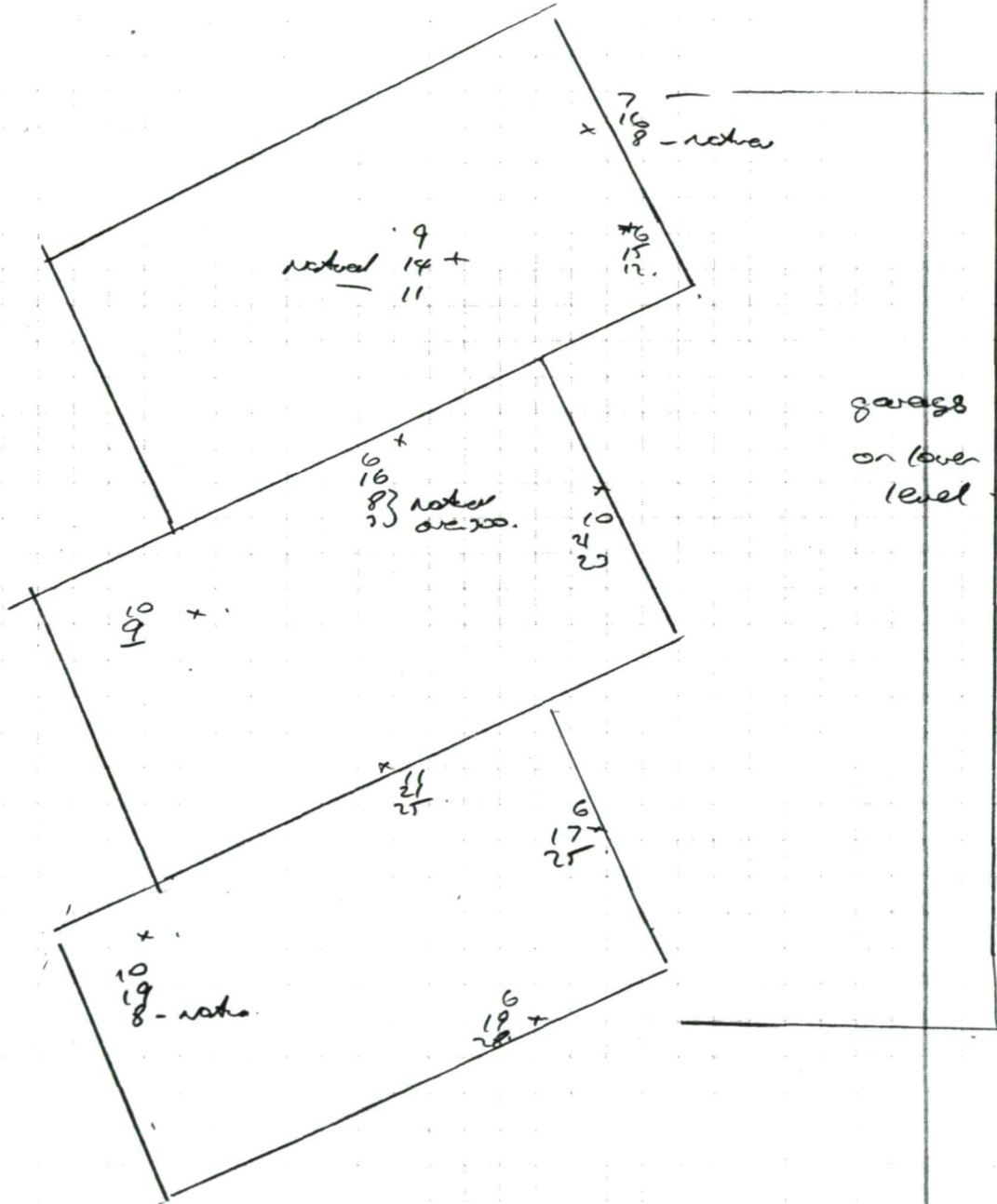
Date 19/12/06

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Site plan  
showing

Penetrometric tests  
Blas/300

Uaiti Road



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Page 1

Site plan  
showing fill

Waihi Road

