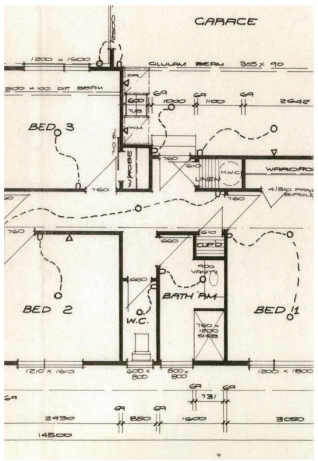
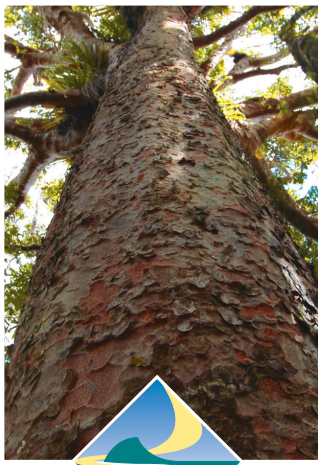
LIM

Land Information Memorandum





Tauranga City

Land Information Memorandum

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

Applicant	**Steph Samuelson**
Property Address	**27 Greenvale Place** **Welcome Bay** **Tauranga**
Legal Description	**Lot 8 DP 386441**
Application Date	**22 January 2025**

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

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

Service Record

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

Note:

1. 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	**06619 078 10**
Capital Value	**$960,000**
Land Value	**$365,000**
Improvement Value	**$595,000**

Rating Details

Current Annual Rates	**$3,593.84**
Balance Owing	**$151.91**

Water Meter Details

Water Meter On Property	**Yes**
Meter Type	**Individual Meter**
Water Rates Owing	**$Nil**

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

Note:

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	**$77.75**
Balance Owing	**$38.87**

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
31/03/16	Erect dwelling and retaining wall	54246	Yes

Compliance Schedule **N/A**

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)
- Private Plan Change 39 (Upper Ohauiti)

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.

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	**Part Greenbelt / Part 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**
221 Consent Notice *(Resource Management Act 1991)*	**20/12/07**

Resource Consents *(Resource Management Act 1991)*

Description	**Date Granted**	**RC Number**
Subdivision Consent	**11/08/04**	**1845**
Objection to Condition of RC1845	**24/09/04**	**1845-01**

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. **Refer Consent Notice dated 20 December 2007 together with geotechnical report by S & L Consultants Ltd reference 16701, dated May 2007.**

2. **See also reports as follows:**

    a. **S & L Consultants Ltd 12 February 2016 request for information response.**

    b. **DBCON Consulting Engineers dated 18 April 2016 PS4 for fill compaction inspection and PS4 for timber wall inspection.**

3. **<u>Slopes</u>**

    This site is subject to a slope hazard zone. Any further development may need to be supported by a report from a Category 1 Accredited Geo-professional and subject to Stormwater Specific Design. Please see the slope hazard zones plan attached and refer to our website www.tauranga.govt.nz/slope-hazard-zones for more information.

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Additional Information

Licences

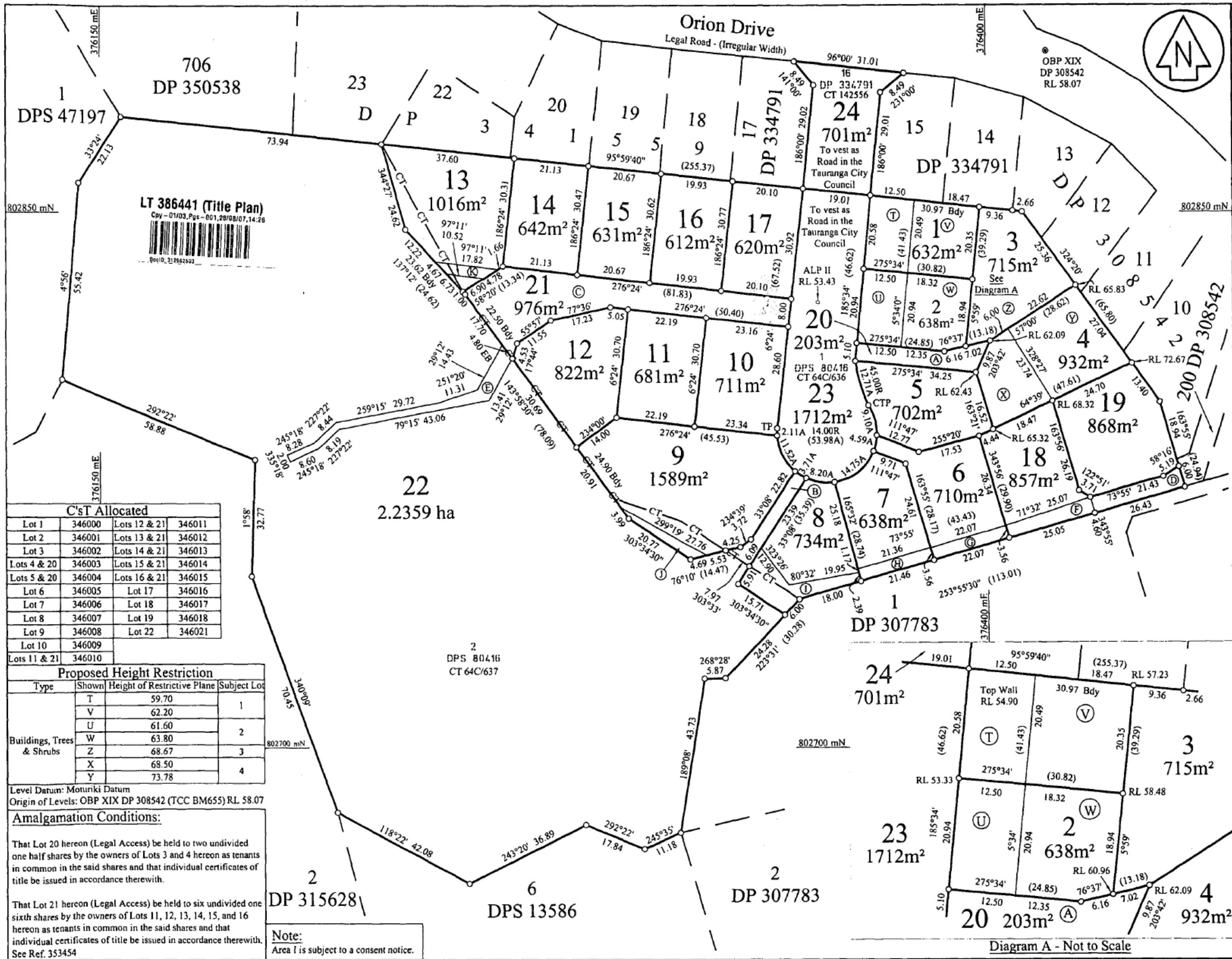
Licences Affecting the Land or Buildings **No**

Signed for and on behalf of the Council:

Position held: LIM & Property Files Officer

Date: 5 February 2025

Tauranga City



C'sT Allocated			
Lot 1	346000	Lots 12 & 21	346011
Lot 2	346001	Lots 13 & 21	346012
Lot 3	346002	Lots 14 & 21	346013
Lots 4 & 20	346003	Lots 15 & 21	346014
Lots 5 & 20	346004	Lots 16 & 21	346015
Lot 6	346005	Lot 17	346016
Lot 7	346006	Lot 18	346017
Lot 8	346007	Lot 19	346018
Lot 9	346008	Lot 22	346021
Lot 10	346009		
Lots 11 & 21	346010		

Proposed Height Restriction

Type	Shown	Height of Restrictive Plane	Subject Lot
Buildings, Trees & Shrubs	T	59.70	1
	V	62.20	1
	U	61.60	2
	W	63.80	2
	Z	68.67	3
	X	68.50	4
	Y	73.78	4

Level Datum: Moturiki Datum
Origin of Levels: OBP XIX DP 308542 (TCC BM655) RL 58.07

Amalgamation Conditions:

That Lot 20 hereon (Legal Access) be held to two undivided one half shares by the owners of Lots 3 and 4 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

That Lot 21 hereon (Legal Access) be held to six undivided one sixth shares by the owners of Lots 11, 12, 13, 14, 15, and 16 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith. See Ref. 353454

Note:
Area 1 is subject to a consent notice.

Approvals

I hereby certify that this plan was approved by the Tauranga City Council pursuant to Section 223 of the Resource Management Act 1991 on the ___ day of ______ 20__ subject to the granting or reserving of the easements setout in the memorandum hereon and subject to the amalgamation conditions setout hereon.

Authorised Officer

Memorandum of Easements

Purpose	Shown	Serv. Ten.	Dom. Ten.
ROW, Right to Convey Electricity, Water, Gas, Telecommunications & Computer Media	A	Lot 20 hereon	Lots 3, 4 & 5 hereon
ROW	B	Lot 22 hereon	Lots 8 & 9 hereon
ROW, Right to Convey Electricity, Water, Gas, Telecommunications & Computer Media	C	Lot 21 hereon	Lots 10-17 & 22 hereon
	D	Lot 18 hereon	Lot 19 hereon
Right to Drain Water	E	Lot 22 hereon	Lots 10-17 & Lot 21 hereon

Proposed Easements in Gross

Purpose	Shown	Serv. Ten.	Grantee
Right to Convey Telecommunications	C	Lot 21 hereon	Telecom

Memorandum of Easements in Gross

Purpose	Shown	Serv. Ten.	Grantee
Right to Convey Electricity	A	Lot 20 hereon	Powerco Ltd
	C	Lot 21 hereon	
	D	Lot 18 hereon	
Right to Convey Water	C	Lot 21 hereon	Tauranga City Council
Right to Drain Water	E	Lot 22 hereon	
Right to Drain Water and Sewage	F	Lot 18 hereon	
	G	Lot 6 hereon	
	H	Lot 7 hereon	
Right to Drain Sewage	I	Lot 8 hereon	
	J	Lot 9 hereon	
	K	Lot 13 hereon	

Note:
Subject to Part IVA Conservation Act. 1987 (All)
Class of Survey: 1

Total Area 4.0701 ha

Comprised in CT SA64C/636
CT SA64C/637, CT 142556

I, Timothy Andrew McBride

being a person entitled to practise as a licensed cadastral surveyor certify that:

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2:

(b) This dataset is accurate and has been created in accordance with that Act and those Rules.

Signed ______ Date 24/8/07

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

Approved as to Survey by Land Information NZ on 24/9/2007

Deposited by Land Information NZ on 17/01/2008

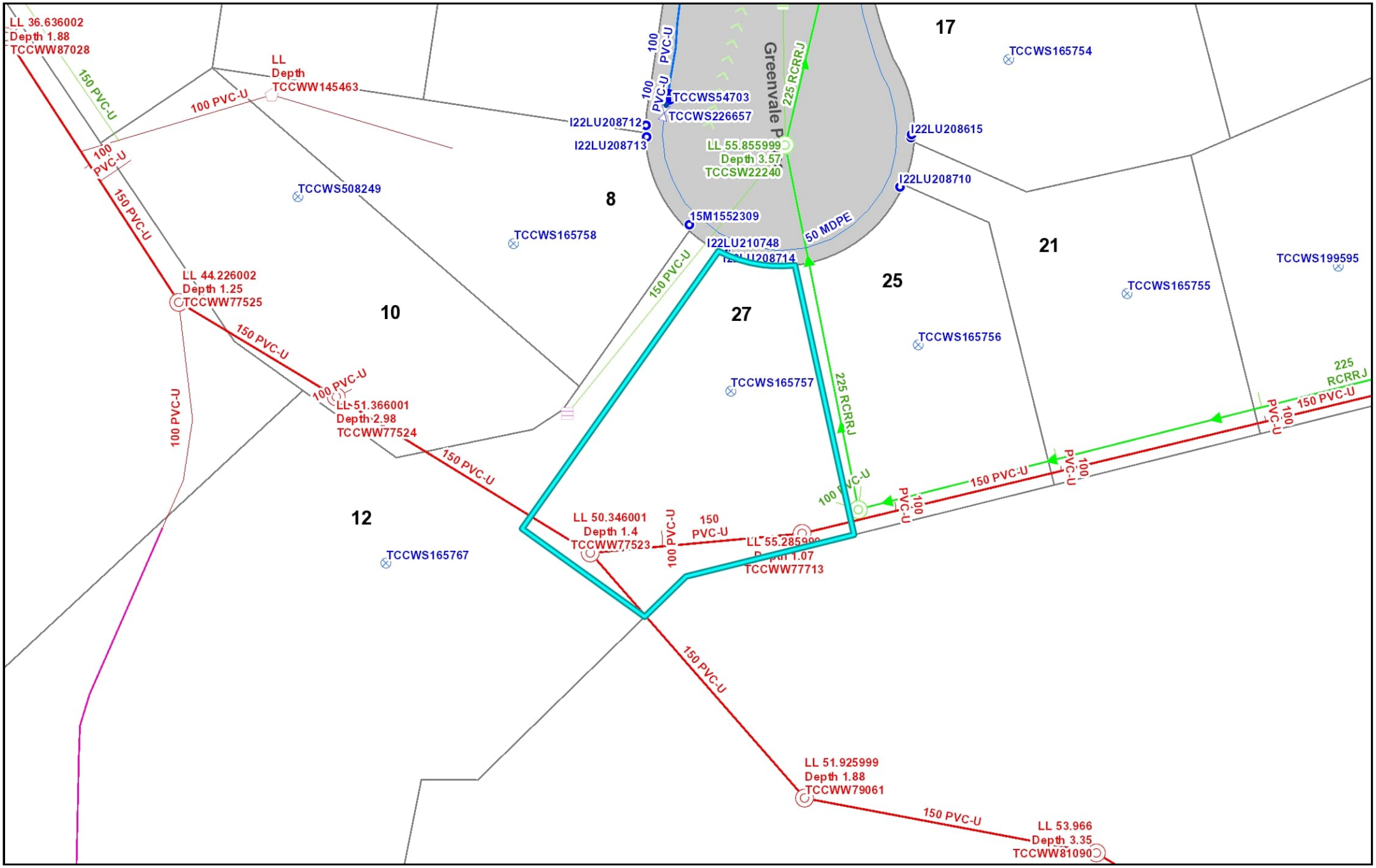
File
Received 28 AUG 2007
Instructions

DP 386441

LAND DISTRICT
SOUTH AUCKLAND

Lots 1-24 Being a Subdivision of Lots 1 & 2 DPS 80416 and Lot 16 DP 334791

TERRITORIAL AUTHORITY TAURANGA CITY
Surveyed by S & L CONSULTANTS LTD F: 16701
Scale 1 : 750 Date Nov 2006



Printed 05-February-2025

Services Plan

1:500 @A4

0 16.25 32.50 Meters

N

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.

Tauranga City

SmartZoom
Utility Services

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	27 GREENVALE PLACE
Valuation Ref	06619 078 10
Legal Description	LOT 8 DP 386441
Area	0.0734
Land Value	365,000
Capital Value	960,000

Total rates assessed this year

Tauranga Council	Units	Rate	Annual Amount
Uniform Annual General	1	259.13043478	259.13
Stormwater - Residential	960,000	0.00000578	5.55
General - Residential	960,000	0.00206106	1978.62
Resilience - Residential	960,000	0.00001280	12.29
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
Total Rates			3,125.08
IFF Transportation - Residential	960,000	0.00007043	67.61
Total IFF Levy			67.61
	Includes GST of		*$478.90*
	Total Rates (01 JUL 2024 to 30 JUN 2025)		$3671.59

Water Rates

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

What are rates?

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

Rates Information

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

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

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

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

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

What do General Rates pay for?
Rates are used to pay for a wide range of services and capital projects such as new roads, storm water, libraries, reserves and so on. Councils long term plan is a good place to find out more about how Council plans to spend rates income.

Tauranga City Rates Schedule 2024/25		
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 – Full Benefit	$107.39	Per property
Urban Growth – Wide Benefit	$71.59	Per property
Urban Growth – Rest of City	$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
IFF Infrastructure Levy - Residential	$0.00008099	Capital Value
IFF Infrastructure Levy – Comm/Ind	$0.00034098	Capital Value

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 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, Papamoa Coast and Excelsa Targeted Rate
The Lakes Development at Tauriko/Pyes Pa and Papamoa Coast and Excelsa developments at Papamoa have significantly increased level of service costs as a result of wider roads, more gardens, reserves and streetlights etc. All properties in these subdivisions are charged this targeted rate. 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, Papamoa, 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

Tauranga City

COPY

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

BUILDING CONSENT Form 5

NO: 54246

Issued By: Tauranga City Council pursuant to Section 51 of the Building Act 2004

THE OWNER	CONTACT PERSON

LOCKWOOD, LISA RENEE
GIBSON, MARK BRADLEY
678 STATE HIGHWAY 5
RD 4
TAUPO 3384

THE BUILDING		BUILDING WORK
Street Address:	27 GREENVALE PLACE	The following building work is authorised by this building consent: ERECT DWELLING AND RETAINING WALL
Legal Description:	LOT 8 DP386441	

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is issued subject to following conditions :

Under Section 90 of the Building Act 2004 agents authorised by the Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect–

ii) land on which building work is being or is proposed to be carried out; and

iii) building work that has been or is being carried out on or off that building site; and

iiii) any building

Compliance Schedule: Not Required

Attachments:

Plans

Specifications

Required Items Report

Project Information Memorandum

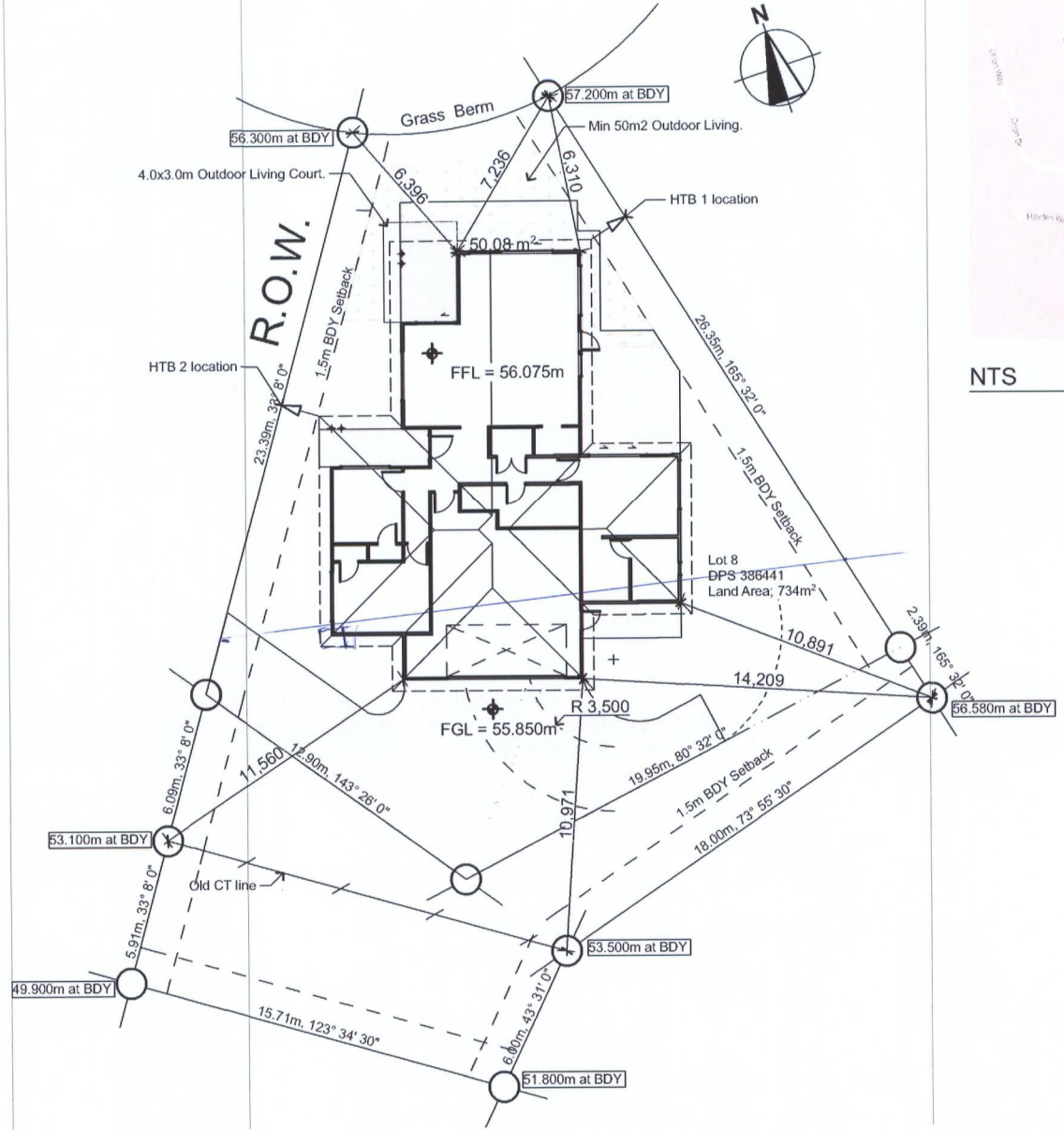
Development Contributions Notice

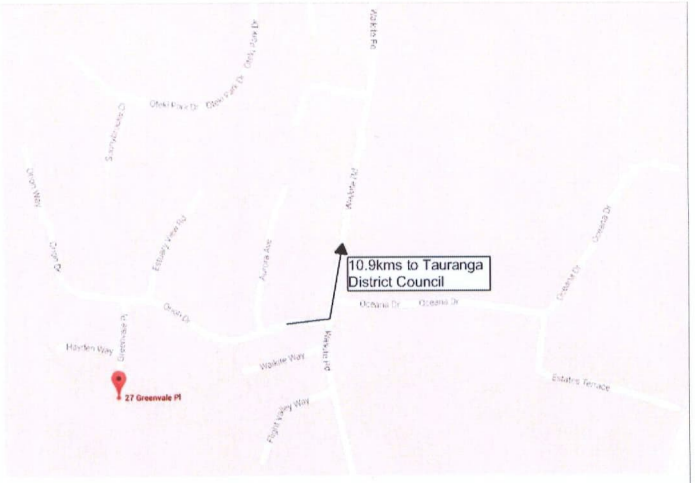
On behalf of the Tauranga City Council:

Signature _____

Position: BUILDING CONSENT TECHNICIAN : BUILDING SERVICES

Date: 31 MAR 2016





NTS Location Plan

TAURANGA CITY COUNCIL
PROJECT INFORMATION MEMORANDA
BC 54246
Refer to accompanying documentation

TCC896814

Bracing And Durability

Wind Region							A	W	
Wind Zone	L	M	H			VH		SED	
Earthquake Zone			1			2	3	4	
Exposure Zone						B	C	D	

Notes:

All dimensions on Site Plan are to the building line, that is to the external face of the external wall framing.
No allowance has been made for claddings.

All site dimensions and bearings to be varified to certificate of title prior to set out.

FFL min 225mm above cleared ground level, and 150mm above permanent paving unless noted otherwise.

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

Determination of Wind Zone as per NZS 3604:2011 Table 5.4

1	- Wind Region	= A
2	- Lee Zone?	= No
3	- Ground Roughness	= Urban
4	- Site Exposure	= Exposed
5	- Topographic Class	= T2
6	- Wind Zone	= HIGH

Design:	N.A.King
Drawn:	L Alden

DESIGN BUILDERS
"Nothing But Original Homes"

Proposed Residence, for
M Gibson & L Lockwood, 27 Greenvale Place Tauranga

Sheet Title
Site Plan

Status: Working Drawings	Date: 18-Nov-15
Scale 1:200, 1:2.0920	Sheet A3
Job 21529	A 02 of 32

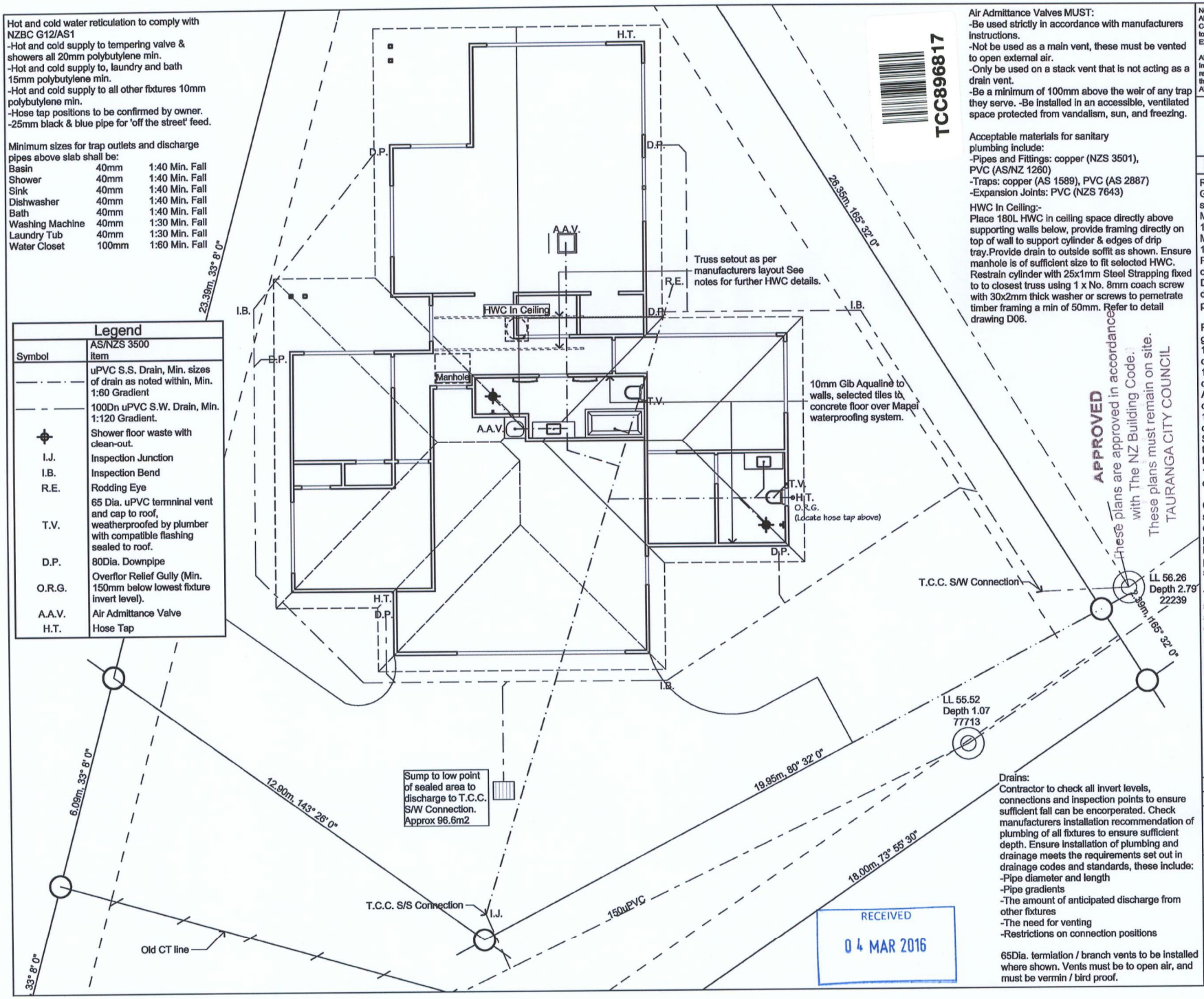
Hot and cold water reticulation to comply with NZBC G12/AS1
-Hot and cold supply to tempering valve & showers all 20mm polybutylene min.
-Hot and cold supply to, laundry and bath 15mm polybutylene min.
-Hot and cold supply to all other fixtures 10mm polybutylene min.
-Hose tap positions to be confirmed by owner.
-25mm black & blue pipe for 'off the street' feed.

Minimum sizes for trap outlets and discharge pipes above slab shall be:

Basin	40mm	1:40 Min. Fall
Shower	40mm	1:40 Min. Fall
Sink	40mm	1:40 Min. Fall
Dishwasher	40mm	1:40 Min. Fall
Bath	40mm	1:40 Min. Fall
Washing Machine	40mm	1:30 Min. Fall
Laundry Tub	40mm	1:30 Min. Fall
Water Closet	100mm	1:60 Min. Fall

Legend

Symbol	AS/NZS 3500 item
——·——·——	uPVC S.S. Drain, Min. sizes of drain as noted within, Min. 1:60 Gradient
— — — —	100Dn uPVC S.W. Drain, Min. 1:120 Gradient.
⌖	Shower floor waste with clean-out.
I.J.	Inspection Junction
I.B.	Inspection Bend
R.E.	Rodding Eye
T.V.	65 Dia. uPVC termninal vent and cap to roof, weatherproofed by plumber with compatible flashing sealed to roof.
D.P.	80Dia. Downpipe
O.R.G.	Overflor Relief Gully (Min. 150mm below lowest fixture invert level).
A.A.V.	Air Admittance Valve
H.T.	Hose Tap



TCC896817

Air Admittance Valves MUST:
-Be used strictly in accordance with manufacturers instructions.
-Not be used as a main vent, these must be vented to open external air.
-Only be used on a stack vent that is not acting as a drain vent.
-Be a minimum of 100mm above the weir of any trap they serve. -Be installed in an accessible, ventilated space protected from vandalism, sun, and freezing.

Acceptable materials for sanitary plumbing include:
-Pipes and Fittings: copper (NZS 3501), PVC (AS/NZ 1260)
-Traps: copper (AS 1589), PVC (AS 2887)
-Expansion Joints: PVC (NZS 7643)

HWC In Ceiling:-
Place 180L HWC in ceiling space directly above supporting walls below, provide framing directly on top of wall to support cylinder & edges of drip tray.Provide drain to outside soffit as shown. Ensure manhole is of sufficient size to fit selected HWC. Restrain cylinder with 25x1mm Steel Strapping fixed to to closest truss using 1 x No. 8mm coach screw with 30x2mm thick washer or screws to pemetrate timber framing a min of 50mm. Refer to detail drawing D06.

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

Drains:
Contractor to check all invert levels, connections and inspection points to ensure sufficient fall can be encorperated. Check manufacturers installation recommendation of plumbing of all fixtures to ensure sufficient depth. Ensure installation of plumbing and drainage meets the requirements set out in drainage codes and standards, these include:
-Pipe diameter and length
-Pipe gradients
-The amount of anticipated discharge from other fixtures
-The need for venting
-Restrictions on connection positions

65Dia. termiation / branch vents to be installed where shown. Vents must be to open air, and must be vermin / bird proof.

RECEIVED
04 MAR 2016

Bracing And Durability

Wind Region					A	W	
Wind Zone	L	M	H	VH	SED		
Earthquake Zone			1	2	3	4	
Exposure Zone				B	C	D	

Notes:

Roof Area - 211.06m²
Gutter = Colorsteel 'Quarter Round' profile spouting (6,300mm² Cross Sectional Area).
Maximum roof discharge area per outlet @ 'I'= 100 - 50m² (as per E1/ AS:1 Figure 16)
Maximum roof discharge area per outlet @ 'I'= 115 - 43m²
Provide Min. 5 outlets - OR no less Than One outlet per 43m² Roof Area.
Downpipe Selection - 80Dia. uPVC - Max. discharge area serviced by One DP = 70m2 (as per E1/ AS:1 Table 5)

Plumbing to AS/NZ:3500.2.2 (Min. 1:60 pipe gradient) by qualified tradespersons.
100Dn uPVC stormwater drains toT.C.C. S/W connection as shown.
100Dn Sanitary Sewer drains to T.C.C. S/S connection as shown.
All sanitary sewer drains installed under a concrete slab / below footings to be minimum 100Dn. Where any fitting requires a drain diameter of less then 100Dn (WHB, Sink, Shower, Tub) a 100Dn drain must be brought through the concrete slab to the underside of the bottom plate, a reducer must be fitted to the 100Dn drain to which the smaller drain may connect.

Contractor to locate all ground levels and service connections on site prior to commencement of any earth works. All waste pipes, venting, and discharge to be confirmed by a New Zealand qualified plumber. Confirm positions of existing services, cabling etc. on site prior to excvation or digging of drains.

Trenches should be excavated to allow for the specified depth of bedding, the pipes diameter and the minimum reccommended cover, oiverlay, plus backfill above the pipes.
Min. Cover:
Roads and Streets - 750mm
Driveways (traffic) - 600mm
Footpaths, gardens - 500mm
Construction Traffic - 750mm
Bedding materials are listed as per AS/NZS 3500.2.2

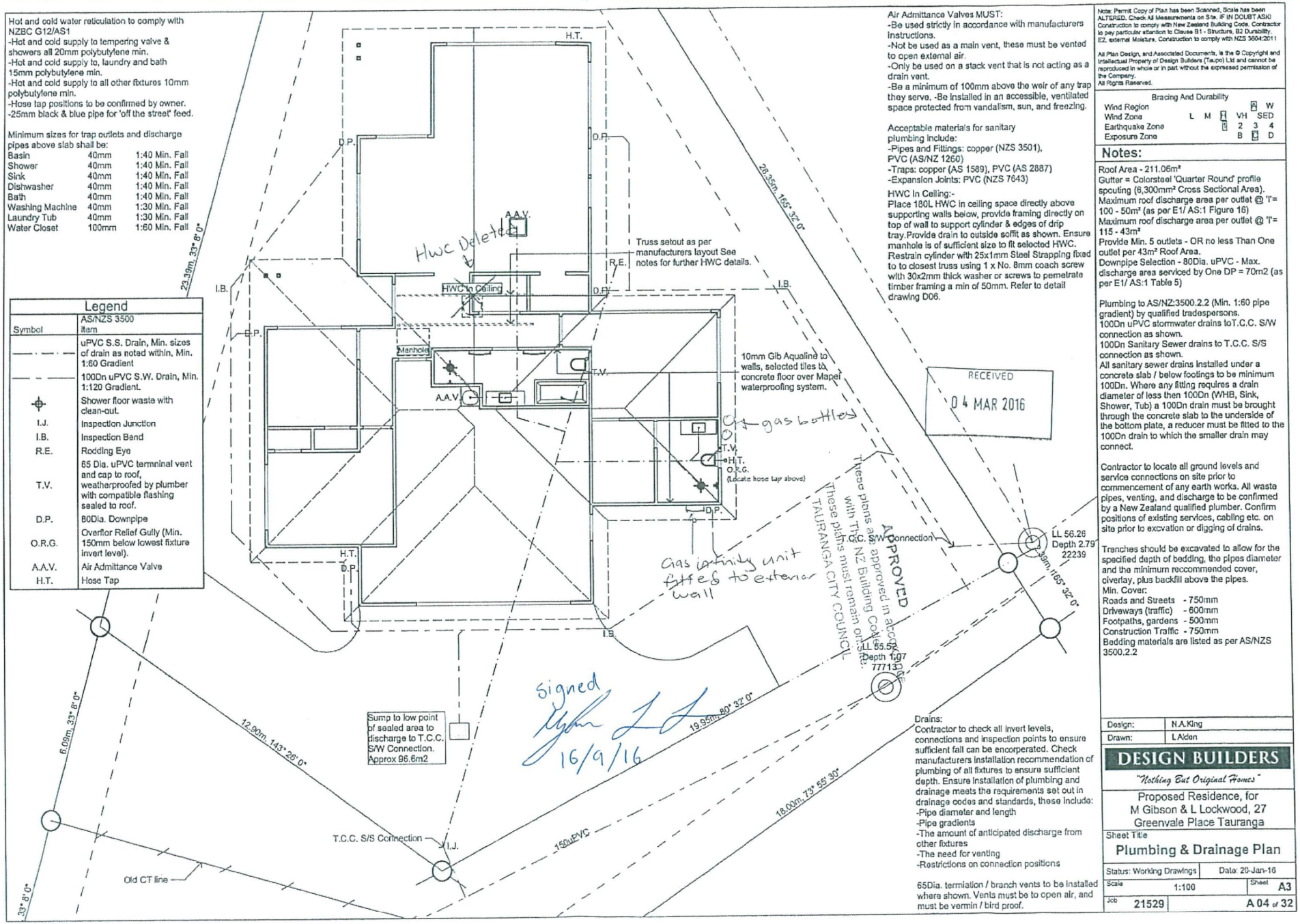
Design:	N.A.King
Drawn:	L Alden

DESIGN BUILDERS
"Nothing But Original Homes"

Proposed Residence, for
M Gibson & L Lockwood, 27
Greenvale Place Tauranga

Sheet Title
Plumbing & Drainage Plan

Status: Working Drawings	Date: 20-Jan-16
Scale 1:100	Sheet A3
Job 21529	A 04 of 32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-Hot and cold supply to, laundry and bath 15mm polybutylene min.
-Hot and cold supply to all other fixtures 10mm polybutylene min.
-Hose tap positions to be confirmed by owner.
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Dishwasher 40mm 1:40 Min. Fall
Bath 40mm 1:40 Min. Fall
Washing Machine 40mm 1:30 Min. Fall
Laundry Tub 40mm 1:30 Min. Fall
Water Closet 100mm 1:60 Min. Fall
Legend
Symbol
AS/NZS 3500 Item
uPVC S.S. Drain, Min. sizes of drain as noted within, Min. 1:60 Gradient
100Dn uPVC S.W. Drain, Min. 1:120 Gradient.
Shower floor waste with clean-out.
I.J. Inspection Junction
I.B. Inspection Bend
R.E. Rodding Eye
T.V. 65 Dia. uPVC terminal vent and cap to roof, weatherproofed by plumber with compatible flashing sealed to roof.
D.P. 80Dia. Downpipe
O.R.G. Overflor Relief Gully (Min. 150mm below lowest fixture invert level).
A.A.V. Air Admittance Valve
H.T. Hose Tap
H.T.
D.P.
A.A.V.
Hwc Deleted
Truss setout as per manufacturers layout See notes for further HWC details.
R.E.
HWC in Ceiling
I.B.
Manhole
10mm Gib Aqualine to walls, selected tiles to concrete floor over Mapei waterproofing system.
T.V.
O.R.G.
(Locate hose tap above)
Gas bottles
Gas infinity unit fitted to exterior wall
Sump to low point of sealed area to discharge to T.C.C. S/W Connection. Approx 96.6m2
T.C.C. S/S Connection
I.J.
Old CT line
150uPVC
T.C.C. S/W connection
LL 56.26
Depth 2.79
22239
LL 55.52
Depth 1.07
77713 OF
23.39m, 33° 6' 0"
28.35m, 165° 32' 0"
6.09m, 33° 6' 0"
12.90m, 143° 26' 0"
19.95m, 80° 32' 0"
18.00m, 73° 55' 30"
33° 6' 0"
Signed
16/9/16
These plans are approved in accordance with The NZ Building Code. These plans must remain on site.
APPROVED
TAURANGA CITY COUNCIL
RECEIVED
04 MAR 2016
Air Admittance Valves MUST:
-Be used strictly in accordance with manufacturers instructions.
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-Only be used on a stack vent that is not acting as a drain vent.
-Be a minimum of 100mm above the weir of any trap they serve. -Be installed in an accessible, ventilated space protected from vandalism, sun, and freezing.
Acceptable materials for sanitary plumbing include:
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Drains:
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-Pipe diameter and length
-Pipe gradients
-The amount of anticipated discharge from other fixtures
-The need for venting
-Restrictions on connection positions
65Dia. termiation / branch vents to be installed where shown. Vents must be to open air, and must be vermin / bird proof.
Note: Permit Copy of Plan has been Scanned, Scale has been ALTERED. Check All Measurements on Site. IF IN DOUBT ASK! Construction to comply with New Zealand Building Code. Contractor to pay particular attention to Clause B1 - Structure, B2 Durability, E2, external Moisture. Construction to comply with NZS 3604:2011
All Plan Design, and Associated Documents, is the © Copyright and Intellectual Property of Design Builders (Taupo) Ltd and cannot be reproduced in whole or in part without the expressed permission of the Company.
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Bracing And Durability
Wind Region A W
Wind Zone L M H VH SED
Earthquake Zone 1 2 3 4
Exposure Zone B C D
Notes:
Roof Area - 211.06m²
Gutter = Colorsteel 'Quarter Round' profile spouting (6,300mm² Cross Sectional Area).
Maximum roof discharge area per outlet @ 'i'= 100 - 50m² (as per E1/ AS:1 Figure 16)
Maximum roof discharge area per outlet @ 'i'= 115 - 43m²
Provide Min. 5 outlets - OR no less Than One outlet per 43m² Roof Area.
Downpipe Selection - 80Dia. uPVC - Max. discharge area serviced by One DP = 70m2 (as per E1/ AS:1 Table 5)
Plumbing to AS/NZ:3500.2.2 (Min. 1:60 pipe gradient) by qualified tradespersons.
100Dn uPVC stormwater drains to T.C.C. S/W connection as shown.
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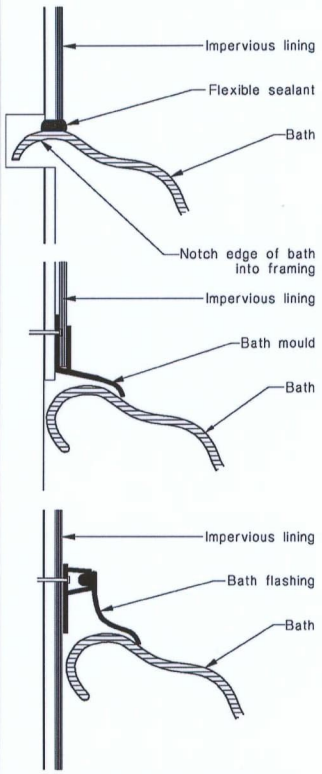
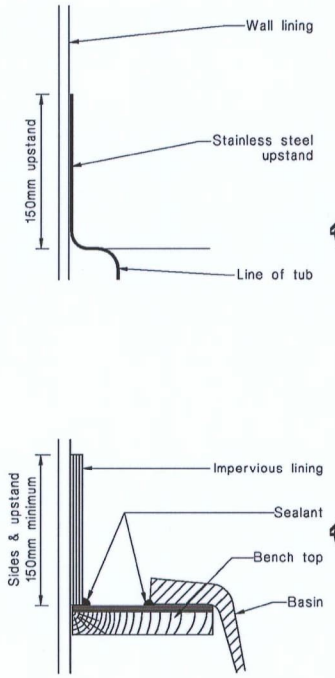
Tranches should be excavated to allow for the specified depth of bedding, the pipes diameter and the minimum reccommended cover, overlay, plus backfill above the pipes.
Min. Cover:
Roads and Streets - 750mm
Driveways (traffic) - 600mm
Footpaths, gardens - 500mm
Construction Traffic - 750mm
Bedding materials are listed as per AS/NZS 3500.2.2
Design: N.A.King
Drawn: L.Alden
DESIGN BUILDERS
"Nothing But Original Homes"
Proposed Residence, for M Gibson & L Lockwood, 27 Greenvale Place Tauranga
Sheet Title
Plumbing & Drainage Plan
Status: Working Drawings
Date: 20-Jan-16
Scale 1:100
Sheet A3
Job 21529
A 04 of 32

Figure 3: Baths, Basins, Tubs and Sinks, Joints against Wall Linings
Paragraph 3.2.2

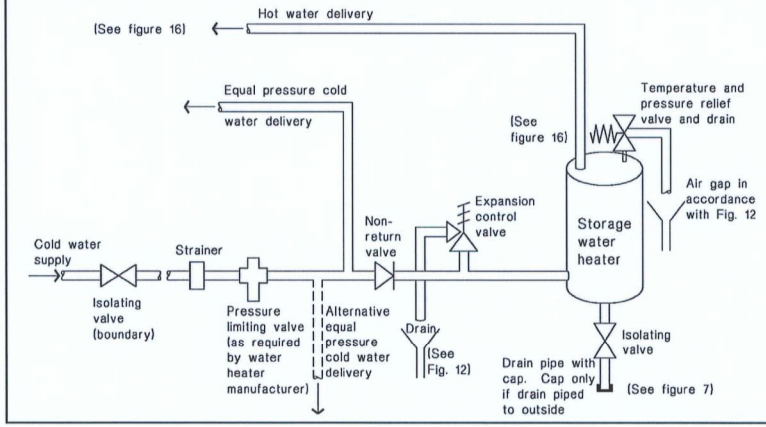


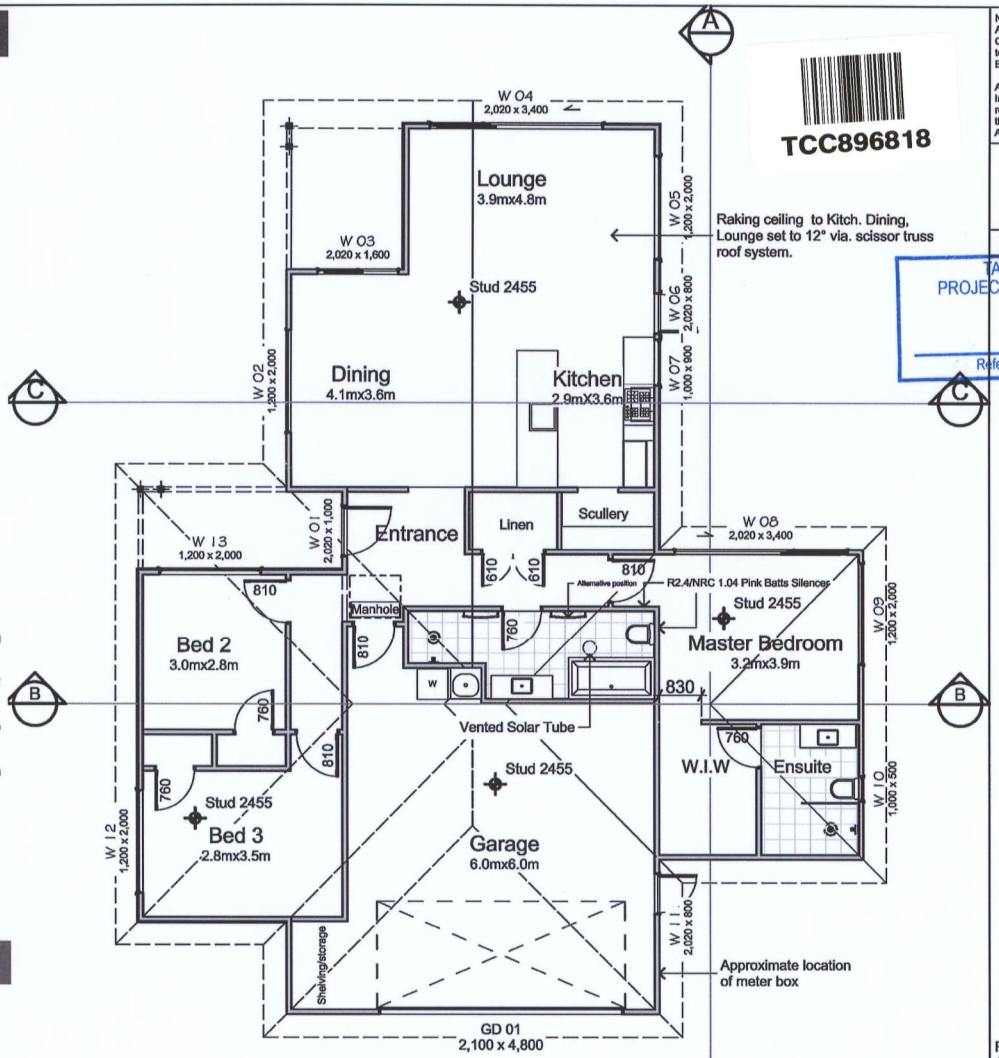
(a) Junctions of bath and wall

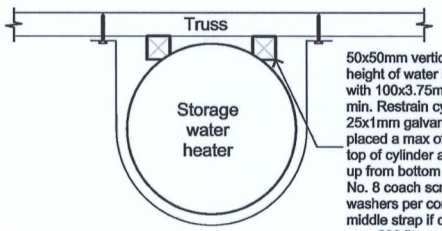


(b) Tub, sink and basin

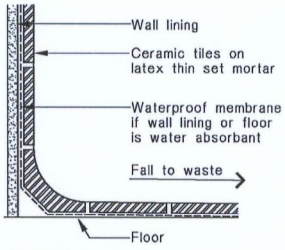
Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)







Cylinder Restraints 1:10



(c) Tiled shower tray

TCC896818

Bracing And Durability

Wind Region					A	W
Wind Zone	L	M	H	VH	SED	
Earthquake Zone			1	2	3	4
Exposure Zone				B	C	D

Notes:

TAURANGA CITY COUNCIL
PROJECT INFORMATION MEMORANDA
54246
Refer to accompanying documentation

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

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04 MAR 2016

Floor Plan Area	- 161.18m2
Area Eves over 600mm	- 12.48m2
Site Area	- 734m2
Building Coverage	- 21.96% - OK

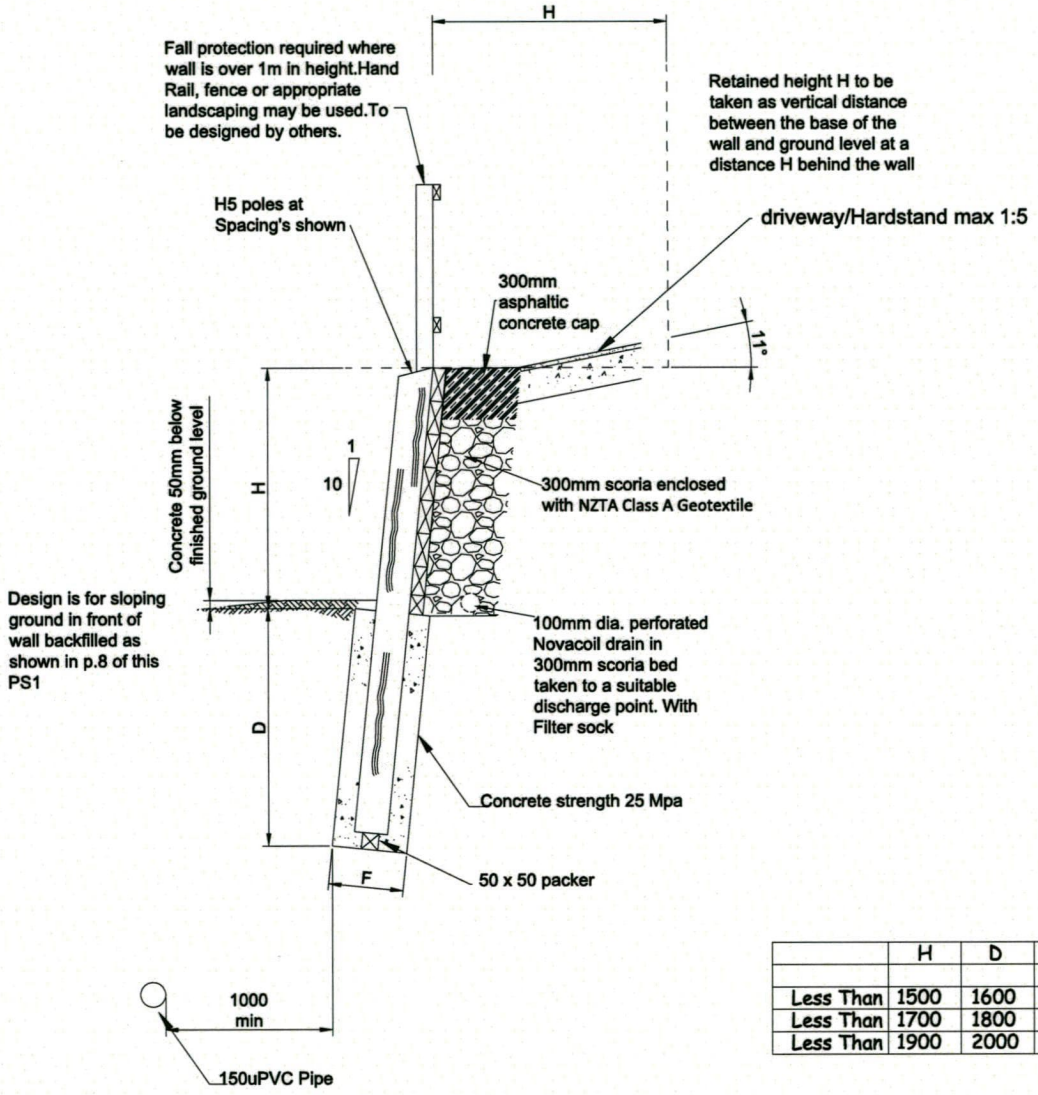
Design:	N.A.King
Drawn:	L Alden

DESIGN BUILDERS
"Nothing But Original Homes"

Proposed Residence, for
M Gibson & L Lockwood, 27
Greenvale Place Tauranga

Sheet Title
Floor Layout Plan

Status: Working Drawings	Date: 20-Jan-16
Scale 1:100, 1:10, 1:1	Sheet A3
Job 21529	A 05 of 32



Notes:

1. Joins in Horizontal Timbers to be on poles ONLY.
2. Concrete strength 25 Mpa
3. All timber H5 treated
4. Cut Surfaces to be treated with 2 coats of Ensele timber preservative.
5. All dimensions in mm unless stated other wise.
6. For Retained heights not listed adopt a minimum embedment ratio of 1:6 for H:D
7. Cut to safe slope during construction.

Details For Round Piles

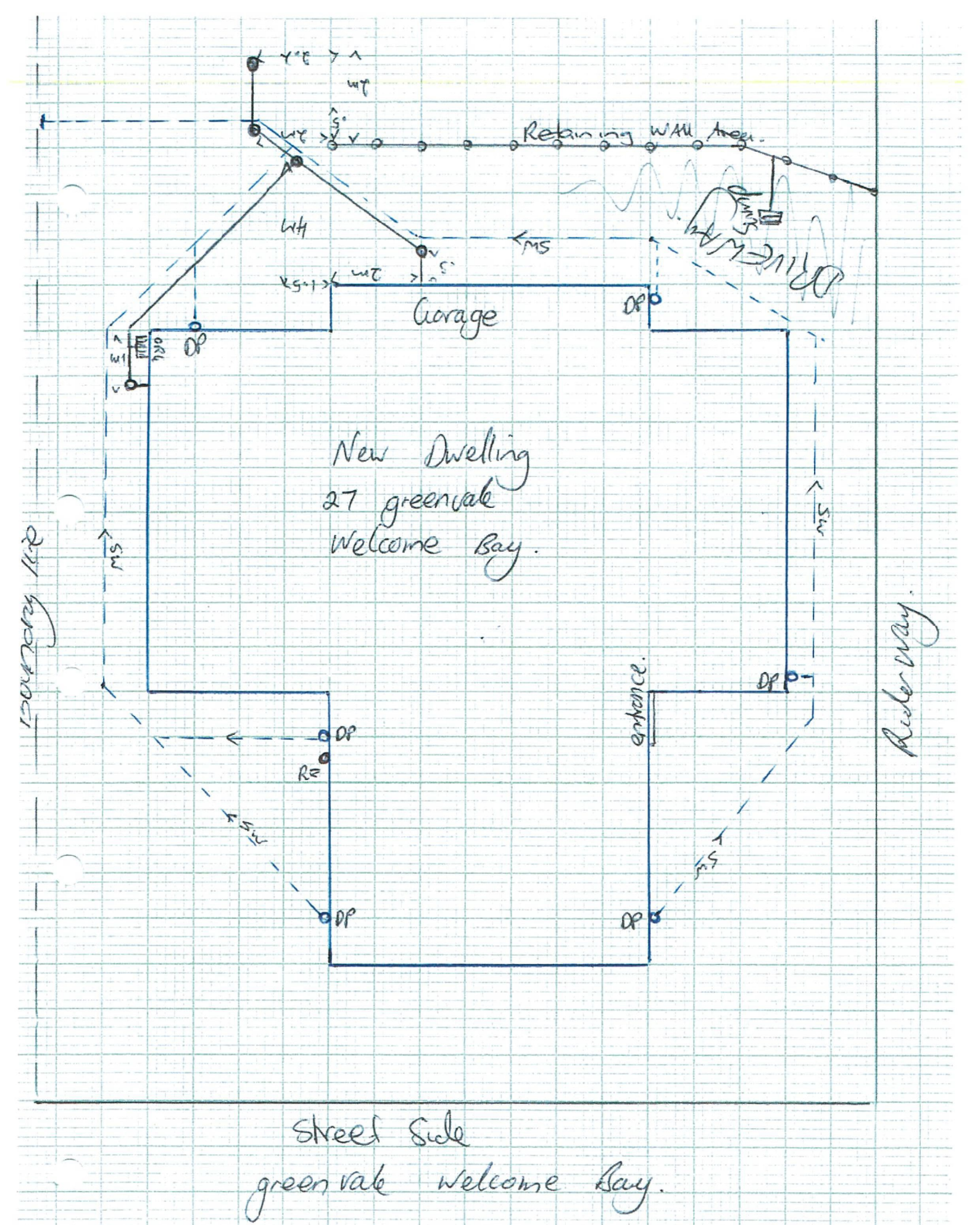
	H	D	Pole SED	Max Pile Spacing	F (dia)	Lagging/Rails
Less Than	1500	1600	200	1000	400	1/200x50mm H5 S68
Less Than	1700	1800	225	1000	400	1/200x50mm H5 S68
Less Than	1900	2000	250	1000	400	1/200x50mm H5 S68

dbcon Consulting Engineers
Cnr Spa Road and Rotokawa Street
PO Box 1123 Taupo 2730 New Zealand
Phone : 0 7 378 5067 Fax : 0 7 378 2800

Job Title	Scale	Design by	Drawn by	Date
27 Greenvale Place Tauranga	NTS	AE	AE	03.02.16

Client	Job No.	Drg. No.
Design Builders Tauranga	160020.02	01

Drg. Title: Timber Retaining wall, Max 1.9m Height with light vehicular traffic surcharge



Street Side
greenvale Welcome Bay.

Tauranga City

Willow Street, Tauranga
Private Bag 12022, Tauranga 3143
Telephone: 07 577 7000. Facsimile 07 577 7034

CODE COMPLIANCE CERTIFICATE NO: 54246

Section 95, Building Act 2004

THE OWNER	CONTACT PERSON
GIBSON, MARK BRADLEY LOCKWOOD, LISA RENEE 678 STATE HIGHWAY 5 RD 4 TAUPO 3384	DESIGN BUILDERS PO BOX 2253 TAUPO 3351 Ph Email/website: sam.coxhead@designbuilders.co.nz

The building

Street address of building: 27 GREENVALE PLACE

Legal description of land where building is located: LOT 8 DP386441

Building name: N/A

Current, lawfully established use: DETACHED DWELLING

Year first constructed: 2016

First point of contact for communications with the council/building consent authority: Tauranga City Council, Building Services, Private Bag 12002, Tauranga 3143, phone 07 5777000, fax 07 5777034, info@tauranga.govt.nz

Building work: ERECT DWELLING AND RETAINING WALL

Amendment: N/A

Building consent number: 54246

Issued by: Tauranga City Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

a) the building work complies with the building consent

Compliance Schedule: N/A

Signature

MANAGER: BUILDING SERVICES
On behalf of: Tauranga City Council

Date: 12 Oct 2016

TAURANGA CITY COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

TCC Reference: RC1845
Surveyor's Reference: F:16701

IN THE MATTER OF Plan DP386441

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 104, 108, 220 & 221 of the Resource Management Act 1991

I, **RACHAEL MARIA DAVIE,** Manager of Environmental Planning of the Tauranga City Council, hereby certify that, by way of resolution passed under delegated authority on 11 August 2004, the following condition was imposed on the subdivision consent for Lots 1 and 2 DPS 80416 and Lot 16 DP 334791.

That a consent notice be registered on the Certificate of Title for Lots 1 – 19 requiring that:

All buildings constructed on each lot in terms of the geotechnical report of S & L Consultants Ltd reference 16701, dated May 2007.

DATED at Tauranga this 20th day of December 2007

.....

Rachael Maria Davie
Manager: Environmental Planning

TCC Ref: 1870624

In Reply Please Quote:	SUB 5995
Application Number:	1845
Your Ref:	16701

Tauranga City

WAIKITE HEIGHTS JOINT VENTURE
C/- S & L CONSULTANTS LIMITED
P O BOX 231
SEVENTH AVENUE
TAURANGA 3030

Attention: Tim McBride

RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR SUBDIVISION CONSENT BY WAIKITE HEIGHTS JOINT VENTURE
SITE ADDRESS: 35 & 37 ORION DRIVE, TAURANGA
LEGAL DESCRIPTION OF SITE: LOT 1 DPS80416, LOT 2 DPS80416 AND LOT 703 DP308542

(A) Pursuant to Sections 93 and 94 of the Resource Management Act 1991, this application may be considered without notification for the following reasons:

(1) The proposed subdivision is for the creation of 19 residential lots in the Residential A Zone and in part, the Greenbelt Zone. Lots 8 and 9 comprise Residential A and Greenbelt zoned land. In every other respect the proposal is a Controlled Activity. However that part of the subdivision within the Greenbelt Zone is classed as Discretionary under Rule 21.5 as residential subdivisions within the Greenbelt Zone are not provided for. Overall, the proposal is classed as a Discretionary Activity.

The actual and/or potential adverse effects of the proposal within the Greenbelt Zone comprise a reduction in rural landscape amenity, a reduction in open space within a developing residential development and depletion of a stormwater catchment resource. These effects will be de minimus for several reasons. The amount of Greenbelt Zone land to be included amounts to 400 m2 in total over 3 lots comprising land that is predominantly flat and therefore well suited to residential development. A large tract of the area has already been modified with the construction of a driveway to the balance lot shown as Lot 22 on the scheme plan. The Greenbelt Zoned land does not contain any significant landscape value in itself as it is characterised by a driveway and grass cover. Although part of the Greenbelt Zoned land is being developed the majority of this land will be undeveloped and contained within a large complying Balance Lot (shown as Lot 22). The Council's City Services department have no issues in relation to the proposal or the stormwater catchment.

For the reasons outlined, it is considered that apart from the large complying in all other respects the application is controlled as it complies with all relevant controlled activity subdivision standards and terms. In accordance with Section 94B of the Act no persons are adversely affected by the proposal in relation to development within the Residential A Zone in accordance with Section 94B (3) (b) of the Act as the adverse effects of the activity do not relate to a matter specified in the plan as a matter for which control is reserved for the activity. In this regard the only matters that the Council reserves control over are listed in Rule 19.3.2.1 of the Plan and any adverse effects of the activity in regard to these matters of control will be de minimus.

Tauranga City Council
91 Willow Street Private Bag 12022 Tauranga New Zealand
Telephone 07 **577 7000** Facsimile 07 577 7193 Email: service@tauranga.govt.nz Website: www.tauranga.govt.nz

(2) *As adverse effects of the proposal will be de minimus the application need not be notified or served on any person in accordance with Section 93(1)(b) and 94(2) of the Act.*

(3) *No special circumstances exist that require notification of this application in accordance with Section 94C(2) of the Resource Management Act 1991 because there are no wider effects on the general community and no effects of an unusual or special nature which make notification desirable in this instance.*

.....
Authorised Officer

11/08/04
.....
Date

(B) ***Pursuant to Sections 104, 104A, 104B, 108 and 220 of the Resource Management Act 1991, the Tauranga City Council grants consent to the proposed 18 Residential and 1 Greenfield Balance Lot subdivision of Lots 1 and 2 DPS 80416 and Part Lot 703 DP 308542 as shown on plan reference number 16701-02 prepared by S and L Consultants Limited, dated 04 May 2004, subject to the following conditions:***

(1) The proposal shall proceed in accordance with the application submitted and shall comply with any other conditions that this consent is subject to.

(2) All easements required for underground services and rights of way serving lots within the subdivision shall be duly granted or reserved.

Where an easement is required by Council to protect any underground asset either vested or to be vested in Council the easement shall be shown on the survey plan prior to the release of the 223 certificate.

The position and width of the easement shall be agreed with Council at the time of the engineering plan approval.

The consent holder is advised:
The easements may be required, in some circumstances, on private property to protect publicly vested assets. In general however, easements will not be required on drainage network reticulation mains that conform with the requirements of the Local Government Act.

Where a drainage pipeline does not conform with the intent of the Act or is of a depth that a safe set back from that main needs to be registered on the title to protect any residential dwelling from damage due to maintenance, repair or replacement of that main.. Watermains of 50mm dia or greater shall be vested in Council and where located on private property will require an easement to be registered on the certificate of title.
In order to ensure minimal encumbrance to a certificate of title the consent holder shall generally, locate all proposed underground services to be vested in Council in the street scene, side or rear yards of any affected property. Where practical, the asset to be vested shall be located at a dimension of not more than 10.0 metres from the road boundary and 1.5 metres from other lot boundaries. This will ensure the best use of space for

development purpose for the property affected.

(3) The consent holder shall pay to the Council a Subdivision Impact Fee of $86,029.60 plus GST, being the fee payable for the 16 additional lots created, in accordance with the Operative Financial Contributions of the Proposed District Plan. This fee is for the provision of additional (Reserves and Community Facilities, wastewater, roading, water supply, stormwater) services required as a result of this subdivision.

The fee for each additional lot is made up of the following components:

Reserves	***$951.29***
Wastewater	***$677.24***
Roading	***$1,604.65***
Water Supply	***$915.76***
Stormwater	***$1,227.91***
Total per Lot	***$5,376.85***

The reason for this condition:
There is a need for additional services as a result of the increased level of activity created by this subdivision and the payment of a Subdivision Impact Fee has been assessed and imposed in accordance with the provisions of Chapter 26 of the District Plan. The payment of the subdivision impact fee will mitigate the effects of the increased level of activity and the need for additional services required as a result of the subdivision.

The consent holder is advised:
Through the Annual Plan process Council considers the programming of works funded by Subdivision Impact Fees.

Council decisions on the programming of works takes into account the following criteria: -

- ***Environmental Effects***
the nature and extent of adverse environmental effects which will be avoided, remedied or mitigated by the project

- ***Sequencing***
The extent to which the proposal will promote the or achieve a logical sequence of development

- ***Demand***
The extent to which the use of the service will be taken by the development

- ***Consolidation***
The extent to which the project will compliment and support the use of other services provided in the area

The Council also takes into account the availability of funds and any effect of funding on the rating requirement.

Provision of SIF funded work outside the programme approved by Council through the Annual Plan may be undertaken by the Consent Holder. The consent holder must meet all of the costs of the work until the works are programmed in the Annual Plan. The costs of the work must be established by competitive price tender.

Reimbursement of costs, excluding any holding costs, will only be made once the works are programmed in the Annual Plan. This is usually initiated by the consent holder making a submission to the Annual Plan. The priority for funding of any works including reimbursements will be determined through application of set criteria as set above. Therefore the timing of the reimbursement

cannot be guaranteed in any given year.

The extent of SIF funding for any project is defined by reference to the Services Structure Plans for Urban Growth Areas and the SIF Project Costings Manual.

(4) Pursuant to Section 128 of the Resource Management Act 1991, (the Act) if subdivision impact fees (the fees) stated in condition (3) have not been paid prior to expiry of a period of 24 months from the date of the issue of this consent, the amount of the fees may be reviewed and thereafter at the expiry of any further 12 month period. This review will begin within 20 working days of the 24 months and any further 12 month periods expiring.

The amount of the fees maybe adjusted in accordance with the fees applying at the time of the review.

For the avoidance of doubt:

(a) The 24 and 12 month periods commence from the date of issue of the consent, notwithstanding that any objection or appeal may be lodged which delays the commencement of the consent.

(b) If the subdivision is to proceed in stages, the amount of the fees may be reviewed at the time of each application for and prior to issue of a certificate pursuant to Section 224 of the Act.

The fees will be reviewed on the basis of the subdivision impact fees current at the time of the review as established by the Annual Plan process.

(5) All costs associated with complying with all conditions of consent shall be borne by the Consent Holder. These costs include any fees and charges required by Council, cost of construction of the works and any legal expenses.

(6) All legal documents required to satisfy these conditions shall be prepared by the Council's Solicitor at the consent holder's expense.

The reason for this condition:
Part S128 prescribes:
(1) A consent authority may, in accordance with section 129, serve notice on a consent holder of its intention to review the conditions of a resource consent—
(a) At any time [or times] specified for that purpose in the consent for any of the following purposes:
(i) To deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
(ii) If the information made available to the consent authority by the applicant for the consent for the purposes of the application contained inaccuracies which materially influenced the decision made on the application and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

(7) ***The consent holder shall register an easement in gross in favour of Council over any stormwater overland flowpath located on private property, including those resulting from overload of the roading primary stormwater system under extreme rainfall conditions.***

The overland flowpath easement shall be shown on the survey plan prior to the release of the S223 certificate and shall be shown as the "Right to Drain Stormwater" and be registered on the survey plan under a "Memorandum of Easements in Gross".

The easement document will be prepared by Council's solicitor at the Consent Holder's expense.

The reason for this condition:
To ensure that where an overland flowpath is proposed to be located on private land, and forms part of the public drainage network from any overload of the primary stormwater network, Council must ensure that all residential dwellings are located clear of the potential hazard and that the property owner does not alter the required overland flow profile or compromise the operation of the flowpath when required.
Tauranga District Council achieves this by way of easement and consent notice.

The consent holder is advised:
Overland flowpaths, where possible, should be located so as to cause least disruption or potential risk to the host property.

Council undertakes the drafting of the overland flowpath easement document and will encompass such issues as avoiding construction of any barriers within the flowpath, non tampering with flowpath inverts, the construction of driveways or footpaths within the flowpath area etc.

(8) ***The consent holder shall construct the stormwater overland flowpath between Lot 21 and the existing water course to the west in Lot 22. Construction of the flowpath shall be contained within the easement created by Condition (7) above.***

(9) ***All matters and works relating to all sanitary sewer, stormwater, water and roading networks, reserves, landscaping, and network utility services that are proposed to be vested in Council as Public assets shall be designed, supervised, constructed and certified in accordance with requirements of the Council's' Code of Practice for Development [COP], this Resource Consent, the Engineering Plan approval required by Condition (11) below and in accordance with Chapters 11, 15, 24 and 26 of the District Plan.***

Note: - Issuing of this consent does not constitute approval of any engineering works or details provided in the application for consent and does not preclude the possibility that boundary adjustments maybe required at a later date to accommodate roading or services corridors.

The reason for this condition:
The Code of Practice for Development [COP] is the document specified by the District Plan as being the minimum standard to be achieved where it is proposed to vest any asset into Public ownership.

The COP, details the minimum engineering standards for assets proposed to be vested in Council.

These standards ensure that certain minimum requirements are met and that the community does not receive assets which are excessively costly to maintain or unreliable. (See Objective 7.7.1 and Policy 7.7.1.1 Part A).

The consent holder is advised:
That for the purposes of this consent the Code of Practice for Development as issued on 1 July 1998 and all its associated amendments, shall be the Code of Practice used for compliance with the engineering, landscaping and reserves components of this consent.

The consent holder shall make themselves fully aware of the requirements of the COP as

related to their specific activity. Ignorance of the requirements of the COP is not a reason for non compliance with the requirements of the COP.

That in designing, supervising and constructing the works in accordance with the requirements of the COP does not remove the responsibility from the consent holder or their representatives as outlined in the COP.

(10) The Consent Holder shall appoint an appropriately qualified person to undertake the role of Consent Holder's representative in accordance with Section 1.F of the COP.

The reason for this condition:
It is a requirement of the District Plan and the COP that a Consent Holder's Representative be appointed to ensure that all aspects of an activity (subdivision/development) are planned, designed, supervised and certified by a person who has the relevant expertise, qualification and training in the field.

(11) Prior to any works commencing on site (exclusive of site clearance or bulk earthworks associated with any EBOP earthworks consent) the consent holder shall submit, to Council, engineering/landscape plans of the proposed activity to and obtain engineering/landscaping plan approval.

The engineering/landscaping plans shall be submitted to Council's Asset Development Unit.

The development plans shall show and describe all proposed engineering and landscaping works and shall, as a minimum, include the following:

- ***The information and plans required by Section 1.L and 1.M of the COP.***
- ***All flood risk areas either on private property or road, drainage or recreation reserve land.***

The reason for this condition:
Is that in accordance with the District Plan and the COP the Council requires that engineering plans be submitted to Council to:-

a) ensure all development works proposed to be vested in Council meet the minimum requirements set down in the COP
b) assist Council in its overall long-term infra-structure planning and services co-ordination
c) ensure that landscaping elements and species chosen will require minimum ongoing maintenance by Council

(12) The Consent Holder shall pay an engineering/landscaping approval and observation fee assessed in accordance with the Council's Schedule of Fees and Charges, based on the assessed value of the works.

The engineering approval and observation fee shall be paid at the time of the submission of the engineering plans and specifications of the proposed development works being lodged with the Council for approval.

The reason for this condition:

An engineering approval and observation fee is required to cover the cost of assessing the engineering plans for approval and the associated inspections required by the engineering plan approval letter.

The consent holder is advised:
That the Schedule of Fees and Charges maybe amended annually during Council's Annual Plan process.

(13) Upon completion of the development works for the activity, or any stage of the activity, the consent holder shall provide the Council with a set of "as-built" plans and documents showing, describing and certifying the construction of all engineering and landscaping works associated with the activity.

Where the activity is a subdivision then the "as-built" plans shall be submitted to Council at the completion of the subdivision or any stage of the subdivision, prior to the release of the S224 certificate.

The "as-built" plans and documents shall display or provide :-

- ***the requirements set down Section 1.L.2 (d) and (e) and any requirements made under Section 1.M.1 of the COP***
- ***stormwater overland flow-paths which do not form part of the Public drainage network but which may affect the siting of residential dwellings or the development of an allotment***
- ***areas of flood risk or modified areas of flood risk.***

Where available, the required documentation shall be supplied on the standard drawings located at the end of Sections 1 through 13 inclusive of the COP.

The reason for this condition:
Council is required by Section 444 of the Local Government Act 1974 as follows:-
[444. Drainage map—
(1) The council shall—
(a) Cause a map to be made showing the course and levels of all covered drains made or intended to be made for the efficient drainage of the district or any part thereof, as the case may be; and
(b) From time to time cause any new covered drains, and any alteration of existing covered drains found to be necessary, and any existing uncovered drains that have become covered drains, to be marked on that map.
(2) The council may from time to time cause to be marked on that map any existing or new uncovered drains and any alteration of existing uncovered drains found to be necessary.
(3) The drainage map shall be open for public inspection at all reasonable hours at the office of the council.

"As-builts" of other services vested in Council but not specifically covered by S444 above are required to ensure that the information is publicly available to ensure these assets are protected when development work is proposed near these assets.

Council's GIS displays areas of flood risk in many areas in terms of existing landforms. Earthworks associated with the subdivisional development typically modify the existing landforms and hence the areas of flood risk in many case removing the existing risk. As areas of flood risk will typically be confined to road carriageways, more certainty will be provided to the lot purchaser by the provision of as-builts which display the removal of any flood risk present on the pre-developed landform.

(14) Where areas of landscaping are proposed on publicly vested land, then upon receipt of the "date of completion" from Council, the Consent Holder shall enter into a bond to ensure that maintenance of landscaping areas is carried out by or on behalf of the Consent Holder for a period of not less than 18 months from the issue of the S224 certificate or from the "date of completion" of each stage of the development, whichever is later..

The value of the bond will be determined by Council upon submission of the above plans and in accordance with Section 1.M and 8 of the COP.

The reason for this condition:
A landscape maintenance bond is required to ensure that the plants placed within vested reserves, either survive the initial season after planting or where the plant does not survive that a means of replacement of the plant is available that does not present cost to Council.

The consent holder is advised:

For the purposes of this condition, "date of completion" shall mean inspection and certification of the landscape 'As Builts' on site by Council.

The bond amount is calculated by Council.

For the purposes of this condition, "date of completion" shall mean inspection and certification of the landscape 'As-Builts' on site by Council.

(15) Construction noise from starting up and operation of construction equipment and all other construction activities on the site of the subdivision shall meet the limits recommended in Table 1 in NZS6803:1984, and shall be measured and assessed in accordance with, NZS6803:1984 - "The measurement and assessment of noise from construction, maintenance and demolition work".

Adjustments provided in Clause 6.1 of NZS6803:1984 shall apply for the full duration of the project, and references in the tables to NZS6802 shall read as references to Clause 4.2.2 of NZS6802:1991.

Prior to the activity commencing, a noise management plan shall be submitted to Council, describing how the construction noise standards will be complied with.

The reason for this condition:
The District Plan requires that construction noise standards are complied with to protect adjoining properties from the effects of excessive noise.

(16) Prior to the commencement of any work on site, the Consent Holder shall provide Council with a copy of the earthworks and/or discharge permits for the development/subdivision as required and granted by the Environment Bay of Plenty Regional Council.

The reason for this condition:
That in granting this consent Council acknowledges that one or more resource consents maybe required from Environment Bay of Plenty Regional Council.

Rather than enacting Section 91 of the RMA 1991 Council is satisfied that the Consent Holder is/will undertake application for the required earthworks and/or discharge consents from EBOP and is satisfied that the Consent Holder will be able to obtain the required permits prior to the release of the subdivision S224 certificate.

The consent holder is advised:
That prior to the commencement of the activity on site the consent Holder satisfy himself fully that he will be able to obtain the necessary permits required from EBOP thus ensuring no work is undertaken on site that maybe wasted.

Council will not release any S224 certificates for the subdivision until such time as the EBOP have been granted and will accept no liability for work undertaken by a Consent Holder who has been unable to obtain the required permits from EBOP.

(17) ***A dust and siltation management plan shall be lodged with the Council. This plan shall describe the measures that the Consent Holder shall utilise in the event that site and weather conditions give rise to actual or potential adverse effects of dust and/or silt on adjoining properties.***

The management plan shall describe the measure to be applied to minimise dust, control siltation, intended sources of water and named personnel to be contacted in the event of dust or siltation nuisances occurring.

Earthworks shall not proceed until the consent holders ability to control any dust/siltation nuisance has been demonstrated to the satisfaction of Council.

The reason for this condition:
In general issues relating to dust/siltation issues on a development/subdivision are addressed by Environment Bay of Plenty through the granting of earthworks and discharge consents.
However there are instances where consents from EBOP aren't necessary and the issues relative to dust and siltation may need to be formally addressed.

The consent holder is advised:
In general the issues relating to dust/siltation are dealt with by EBOP and as such a dust management plan is seldom requested by Tauranga District Council.

(18) ***The Consent Holder shall submit to Council three alternative street names for each proposed street for the approval of Council.***

The approved street name shall then be submitted with the application for S224.

Approved street name signs will be erected by Council at the Consent Holder's expense. The cost of the street name sign shall be paid for prior to the release of the subdivision 224 certificate.

The reason for this condition:
Submission of the approved street names with the application for S224 assists with linking geotechnical completion reports to the street for the purposes of LIM, PIM and Public enquiries.

The consent holder is advised:
The cost of each installed street name sign is available on application from Council.

(19) ***Prior to earthworks commencing on site the consent holder shall engage the services of a Category 1 Chartered Professional Engineer, as defined in Section 2 of the COP to perform the functions of the "Soils Engineer" as detailed and required by Section 2 of the COP.***

The reason for this condition:
An important requirement of the RMA 1991 and the District Plan is the creation of safe building platforms associated with the subdivision of land. It is therefore an important requirement to ensure that earthworks undertaken as part of the subdivision are undertaken under appropriate supervision and advice from an appropriately experienced Person.

(20) ***All earthworks design, testing and construction shall be undertaken in accordance with Section 2 of the COP and the specific requirements of the consent holders appointed "Soils Engineer".***

The reason for this condition:
It is a requirement of the COP that earthworks be undertaken in accordance with S2 of the Code.

(21) ***The consent holder shall undertake earthworks and/or works, as necessary, so that each lot contains a building***

The reason for this condition:
It is a requirement of Section 106 of the Resource Management Act 1991 and the District Plan that the proposed allotments are

platform suitable for the intended purpose of the District Plan Zone.

The suitable building platform shall comply in all respects with the requirements set down in Section B1 of the New Zealand Building Code.

The completed building platforms shall possess a minimum factor of safety against slope failure of 1.5 and shall comply with minimum settlement criteria stated in Appendix B of Section B1/VM4 of the NZBC.

At the completion of the earthworks the Soils Engineer shall provide Council with an Opinion of Suitability for Building for the building platforms in the "geotechnical completion report" required by Condition (22).

provided with a safe building platform each allotment prior to the release of the 224 certificate.

Council accepts that through the granting of the consent the consent holder has displayed that the land has been shown to be suitable for its intended purpose and that the proposed development works, outlined in the application presented, will provide each allotment with a safe building platform.

The consent holder is advised:
In establishing the certified building platform for each allotment the "Soils Engineer" shall ensure that an appropriate level of design, testing, monitoring, certification work and professional judgement is undertaken to adequately establish that each allotment contains at least one certified building platform that is capable of establishing a residential dwelling unit on it that will comply with NZS 3604 and the Building Act 1991 without further geotechnical investigation being required.

(22) ***The Consent Holder shall, prior to the release of the 224 certificate for the subdivision, provide to Council a "geotechnical completion report" compiled by a Category 1 Chartered Professional Engineer.***

The report shall:-

- ***comply with the requirements of and supply the information set down in Section 2.F of the COP***
- ***display the position of all designated building platforms and building restriction lines (where applicable)***
- ***provide recommendations on the disposal of on-site effluent and stormwater disposal (if applicable)***
- ***provide recommendations for the ongoing development of the properties (i.e. advice on maximum cut/fill heights, how to manage steep slopes, methods of earthfill that should be adopted for basement style homes etc)***
- ***confirm that any earthfills and/or building platforms that have been constructed, comply in all respects with the requirements set down in Section B1 of the New Zealand Building Code and***
- ***The building platforms shall possess a minimum factor of safety against slope failure of 1.5 and comply with minimum settlement criteria stated in Appendix B of Section B1/VM4 of the NZBC.***

The reason for this condition:
It is a requirement of Section 106 of the Resource Management Act 1991 and the District Plan that the proposed allotments are provided with a safe building platform each. Council accepts that through the granting of the consent the land has shown to be suitable for its intended purpose and that the proposed development works will provide each allotment with a safe building platform.

The geotechnical completion report will certify that the proposed building platforms comply with Section 106 of the "Act".

The consent holder is advised:
the geotechnical completion report is a extremely important part of the successful completion of the subdivision and should be compiled by the appropriately qualified person after completion of appropriate design, testing, monitoring and certification work. Each lot should contain at least one safe building platform that is capable of accepting a residential dwelling unit that will comply with NZS 3604, NZS 4229 and the Building Act 1991 without further geotechnical investigation being required. If such a site is not suitable for the use of these standards then the report should list the reasons for non-suitability and provide advice for the specific design required.

Council holds the names of the Category 1 or Category 2 Engineers required for this purpose. Their names are available upon request in the Council's Customer Service Centre.

(23) All building line restrictions or designated building platforms shall be clearly identified and dimensioned on the subdivision survey plan

The reason for this condition:
Where the subdivision of marginal land requires the placement of BLR's or designates specific building platforms, these need to be drawn to a prospective land owners attention for their information by placing them on the survey plan..

The consent holder is advised:
The timing of the placement of the designated building platforms and/or the BLR's on the survey plan is a matter for the individual practitioner to decide. It should be noted that the most efficient time for placement of the above is at the time of application for the S223 certificate. Should the practitioner choose to have the survey plan approved at S223 stage without the BLR's or designated platforms then the survey plan will require amendment at the time of application for the S224 certificate and will incur an additional fee for processing the amended survey plan.

(24) Pursuant to Section 128 of the Resource Management Act 1991, the Council may review the conditions of this consent following receipt of the geotechnical completion report and statement of professional opinion required by Condition Insert Condition # above.

The Council may require a Consent Notice to be registered on the Certificate of Title of any of the allotments in respect of which the above geotechnical completion report and/or Statement of Professional Opinion recommends Conditions, requiring that any application for building consent and or ongoing development on the lot be in accordance with the Conditions given in the geotechnical completion report and/or Statement of Professional Opinion.

The reason for this condition:
Part S128 requires that:-
(1) A consent authority may, in accordance with section 129, serve notice on a consent holder of its intention to review the conditions of a resource consent—
(a) At any time [or times] specified for that purpose in the consent for any of the following purposes:
(i) To deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or …….

(c) If the information made available to the consent authority by the applicant for the consent for the purposes of the application contained inaccuracies which materially influenced the decision made on the application and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

(25) All residential lots shall be provided with a separate underground connection to the sanitary sewer, stormwater, water and electricity reticulation systems.

All connections to the reticulation systems shall be provided to a point adjacent to or within the boundary of each lot and shall be in accordance with the requirements of the relevant section of the COP.

The reason for this condition:
It is a requirement of the District Plan and the COP that the Consent Holder provide all lots with a connection to the listed services primary reticulation network.

The consent holder is advised:
This consent does not remove the responsibility of the Consent Holder to obtain adjoining land owner's consent if it is necessary to enter upon adjoining land to service the proposed activity.

The responsibility of gaining the adjoining landowner's consent remains solely with the

Consent Holder. Council does not and will not become involved in obtaining adjoining landowner's consent.

Water connections will require the installation of a backflow prevention device and the appropriate water meter in accordance with the Council Policy adopted November 1999.

(26) The Consent Holder shall construct Lot 16, shown as Road to Vest, in accordance with Section 9 of the COP.

Construction of the road shall include all traffic management measures required. e.g. traffic islands, roundabouts, splitter islands, throat islands, calming measures, etc

Details of the construction of the road and the proposed traffic management measures shall be submitted to Council for approval in accordance with the requirement of Condition (11) above for engineering plan approval and in accordance with Sections 1.L and 9 of the COP.

The reason for this condition:
It is a requirement of the District Plan that all Roads to vest be constructed in accordance with the COP.

The consent holder is advised:
The consent holder's attention is drawn to Section 9 of the COP. This condition is intended to ensure that any roads to vest are designed, constructed and certified in accordance with this section of the COP. It is not stated that the road be reticulated for stormwater, be provided with street signs and names, for benchmarks etc as it is expected that

a) the consent holder construct and provide the roads to vest with the minimum requirements of Section 9 and has made himself familiar with its general requirements and
b) that the Consent Holder's representative has discussed the project with Council's City Services department and has made himself and his client fully aware of Council's requirements.

(27) The Consent Holder shall construct the shared accessway(s) shown as Areas(s) A, B, C, D, E on the scheme plan in accordance with Section 9.K of the COP and Council's "Vehicle Crossing, Service Connection and Asset Assurance" Policy.

Construction of the shared accessway shall include: -

- ***construction of a standard vehicle crossing***
- ***and a proper backing slab and***
- ***a stormwater disposal system***

The reason for this condition:
The Local Government Act 1974, the District Plan and the COP require all properties to be provided with legal and formed access to a Public street.

(28) The Consent Holder shall vest in Council all areas shown as Road Reserve on the scheme plan (reference no. 16701.02).

The roads to vest shall be shown on the survey plan prior to the release of the Section 223 Survey Plan for the subdivision.

(29) ***That Lot 20 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 3 and 4 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith. See Reference 353454***

That Lot 21 hereon (legal access) be held as to six undivided one sixth shares by the owners of Lots 11, 12, 13, 14, 15 and 16 hereon as tenants in common in the said and that individual Certificates of Title be issued in accordance therewith. See Reference 353454

(30) ***Fire fighting watermains and fire hydrants shall be installed in accordance with Section 6 of the COP as required to provide all lots with fire fighting coverage.***

The reason for this condition:
It is a requirement of the New Zealand Fire Service and the COP that all allotments within the subdivision be serviced for fire fighting capability in accordance with the relevant legislation.

Details of the fire fighting system shall be submitted to Council at engineering plan approval stage in accordance with Condition (11) above for approval by Council.

(31) ***Recommendations 1 and 2 of the archaeological report prepared by Ken Phillips included in the appendix of the application shall be carried out prior to any ground disturbance commencing within or in the immediate vicinity of archaeological site U14/1604.***

(32) ***Necessary resource consents shall be obtained from EBOP prior to earthworks or use of any natural watercourses for stormwater treatment devices.***

The reason for this condition:
Major earthworks or use of any natural watercourses for stormwater treatment devices are not permitted under the relevant Regional Plans and therefore require resource consent.

The reasons for making this decision are as follows:

(1) *Pursuant to Section 104 of the Resource Management Act 1991, regard has been given to the actual and potential effects on the environment of allowing the activity and the relevant objectives, policies and rules of the District Plan.*

District Plan Objectives and Policies:

Several objectives and policies of the District Plan are relevant to the application and are addressed as follows:

Objective 7.1.1 – Urban Consolidation and supporting policy 7.1.1.1 – Effect of New Urban Development are concerned with ensuring new urban development is located and designed to avoid, remedy or mitigate adverse effects on urban

amenity values, rural landscape values and versatile soils of high life-supporting capacity.

The part of the subdivision within the Greenbelt Zone will not adversely affect rural landscape values or remove valuable open space as the area to be taken is 400m^2 over 3 Lots that has been modified through the construction of an accessway and contains no significant landform or indigenous vegetation. Although part of the Greenbelt Zoned land is being developed the majority of this land will be undeveloped and contained within a balance lot (Lot 22). Accordingly the proposed subdivision will not be contrary to the above provisions.

Objective 3.2.1 and Policy 3.2.1.1 are concerned with ensuring appropriate development in terms of intensity and scale in order to protect existing and foreseeable amenity values within or adjacent to residential zones. The proposal will not adversely affect amenity values as the lot density within the Residential A zoned part of the site will comply with the minimum lot size requirement. The Council is therefore satisfied the proposal is not contrary to the relevant objectives and policies.

Adverse Effects:

The actual and/or potential adverse effects of the proposal within the Greenbelt Zone comprise a reduction in rural landscape amenity, a reduction in open space within a developing residential development and depletion of a stormwater catchment resource. These effects will be de minimus for several reasons. The amount of Greenbelt Zone land to be included amounts to 400 m2 in total over 3 lots comprising land that is predominantly flat and therefore well suited to residential development. A large tract of the area has already been modified with the construction of a driveway to the balance lot shown as Lot 22 on the scheme plan. The Greenbelt Zoned land does not contain any significant landscape value in itself as it is characterised by a driveway and grass cover. Although part of the Greenbelt Zoned land is being developed the majority of this land will be undeveloped and contained within a balance lot (Lot 22). The Council's City Services department have approved the application and therefore do not value the area as providing any value in terms of stormwater catchment.

(2) *Regard has been given to Section 104B of the Resource Management Act 1991. The Council is satisfied consent can be granted subject to conditions for the reasons provided pursuant to Section 104 of the Act as the subdivision is a discretionary activity.*

(3) *Pursuant to Part II of the Resource Management Act 1991, regard has been had to the Purpose of the Act (Section 5), Matters of National Importance (Section 6), Other Matters (Section 7) and the Treaty of Waitangi (Section 8). The findings are:*

In regard to Section 5 of the Act, the proposed subdivision provides for the social and economic wellbeing of the community while avoiding, remedying or mitigating adverse effects on the environment.

Section 6(f) is relevant to the application in that an archaeological site was identified on the property. Subdivision development within or in the immediate vicinity of this site can only proceed if an authority is granted by the Historic Places

Trust and if granted prior investigation of the archaeological site will be required in order to identify and record evidence of past human habitation. The protection of historic heritage will therefore be afforded.

In regard to Section 8 of the Resource Management Act 1991 consultation by the applicant was undertaken with Ngati He including a site visit. As a result of an archaeological assessment an archaeological site was identified and a Section 11 will need to be obtained from the Historic Places Trust in this regard.

In regard to Section 7 the subdivision maintains the existing amenity values of the area and the quality of the environment in that the site is zoned predominantly for Greenfield urban residential development. The exception to this is a small area of Greenbelt Zone land that holds little rural landscape value or any value as an area of open space and is not required for use as a stormwater catchment.

ADVICE NOTES:

(1) *Under Section 357 of the Resource Management Act 1991, you have a right of objection to the 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. The objection should describe the subject of and reason for the objection and what would satisfy the objection.*

(2) *In accordance with the Council's Schedule of Fees and Charges, if not accompanying this decision, an invoice may be sent at a later date if the actual cost of processing the application the subject of this decision exceeds the application fees deposit paid on lodgement of the application.*

If you have any questions, please contact the Duty Planner.

.....
Authorised Officer

11/08/04
.....
Date

In Reply Please Quote:	SUB 5995
Application Number:	1845 01
Your Ref:	16701

Tauranga City

WAIKITE HEIGHTS JOINT VENTURE
C/- S & L CONSULTANTS LIMITED
P O BOX 231
SEVENTH AVENUE
TAURANGA 3030

Attention: Tim McBride

RESOURCE MANAGEMENT ACT 1991
DECISION ON OBJECTION TO CONDITION IMPOSED ON THE SUBDIVISION CONSENT FOR WAIKITE HEIGHTS JOINT VENTURE
SITE ADDRESS: 35 & 37 ORION DRIVE, TAURANGA
LEGAL DESCRIPTION OF SITE: LOTS 1 AND 2 DPS80416 AND PART LOT 703 DP308542

(A) ***Pursuant to Section 357 of the Resource Management Act 1991, the Tauranga City Council upholds the objection to condition (31) of the subdivision consent TDC SUB 5995 to the subdivision of Lots 1 and 2 DPS 80416 and Part Lot 703 DP 308542 as shown on plan reference 16701-02 dated 4 May 2004 in the following manner:***

Condition (31) imposed on the resource consent decision dated 11 August 2004 is amended to read as follows:

(31) *Recommendations 1 and 2 of the archaeological report prepared by Ken Phillips included in the appendix of the application shall be carried out prior to any ground disturbance commencing within or in the immediate vicinity of archaeological site U14/1604.*

In the event that a Section 11 Historic Places Act authority is unable to be obtained prior to application for Section 224 certificate and consequently the archaeologists recommendations 1 and 2 are therefore unable to be actioned the applicant may adjust the lot layout of the subdivision to enable the subdivision to proceed while ensuring that the archaeological site is protected. In this regard, a qualified archaeologist shall identify the location of the archaeological site and an appropriate protection buffer zone around the site. The archaeological site and protection buffer zone shall be shown on the Land Transfer Plan when submitted for Section 224 Certification. All lots that the archaeological site and protection buffer zone is located on shall be subject to a consent notice requiring recommendations 1 and 2 of Ken Phillip's report included in the appendix of the application be adhered to.

All other conditions of the consent granted on 11 August 2004 shall remain unchanged.

Tauranga City Council
91 Willow Street Private Bag 12022 Tauranga New Zealand
Telephone 07 **577 7000** Facsimile 07 577 7193 Email: service@tauranga.govt.nz Website: www.tauranga.govt.nz

The reason for this decision is as follows:

(1) Pursuant to Section 104 of the Resource Management Act 1991, regard has been had to any actual and potential effects on the environment of upholding the objection and the findings are as follows:

Condition (31) is altered in order to allow the consent holder to proceed with the subdivision in the event a Section 11 Authority under the Historic Places Act 1993 cannot be obtained prior to undertaking works on the site. The archaeological site will still be afforded the same protection as that under the original condition and therefore there will be no change in adverse effects on the environment.

If you have any questions, please contact the Duty Planner.

A. Park

Authorised Officer
initials

24/9/4

Date

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.

SHRIMPTON & LIPINSKI

GREENVALE SUBDIVISION
Welcome Bay, Tauranga

Report on Subdivision Earthworks
And Recommendations for Building

Our Ref: 16701
May 2007

S&L CONSULTANTS LTD - SURVEYORS - ENGINEERS - PLANNERS
111 Cameron Road PO Box 231 Tauranga New Zealand Phone 07 577 6069 Fax 07 577 6065 Email slconsultant@sltga.co.nz

CONTENTS

1.0 Introduction

The earthworks, roading and services for the Greenvale Subdivision off Orion Drive, Welcome Bay are complete. 19 residential lots have been created with access from the new street of Greenvale Place and the private road of Hayden Way. The lots within the subdivision are shown on deposited plan DP 386441. This plan is included in Appendix I to this report.

This report describes the earthworks undertaken in the formation of the subdivision and results and conclusions reached from observation and testing during and after the earthworks.

During the report reference is made to drawing 16701-AB5 revision 1 which is included in Appendix I. This drawing shows relevant road and lot locations, depths of cut and fill and test positions.

2.0 Scope of Work

The earthworks in the subdivision area were undertaken in cut and fill as shown on 16701-AB5. These works included:

- Excavation to form the subdivision road in cut where the alignment across sloping ground from east to west occurs.
- The reducing of higher ground above the roadway in lots 2 and 5.
- The placement of filling in lot 1 to regularise the sloping ground across that lot.
- The placement of filling in lots 9 to 11 and 15 to 17 to ease original slopes.
- The reduction of the original ground as a minor cut at the end of Hayden Way for a near level turning bay.
- The placement of filling as a bund along the western boundary of lot 13 to divert overland flows from the end of Hayden Way and lot 13 into the paddock area to the west within the adjacent property shown as lot 22 on DP 386441.

In addition to the bulk earthworks, retaining walls were erected along the roadside boundaries of lots 1, 2 and 5 and along the southern boundaries of lots 18 and 19. The walls on lots 1, 2 and 5 are constructed of Firth Diamond Pro segmental concrete units. The walls had been designed for higher lifts on the frontage of the property at 57 Orion Drive with Greenvale Place and were continued through into the subdivision. Building consents were issued for these walls.

The walls along the southern boundaries of lots 18 and 19 were constructed of driven vertical timber poles and horizontal rear wall palings. These walls were erected with a building consent and provide lateral support to filling placed to form the right of way that serves lots 18 and 19.

The depths of cut and fill shown on drawing 16701-AB5 were derived from surveyed contours of the finished surface taken on the completion of earthworks compared with a comprehensive topographical survey undertaken prior to commencement of the subdivision construction.
The earthworks were undertaken in the 2005 – 2006 summer earthworks season by Murray Salt Contractors. The work was not subject to a large scale earthworks consent as the

volume of cut and fill was less than 2000m³. The earthworks can be described as "small scale" in terms of the Land Management Plan of Environment Bay of Plenty.

The resulting slopes are shown on drawing 16701-AB4 contained in Appendix 1 and comprise:

- Slopes modified by the placement of filling to be not steeper than 1 in 3 (18 degrees) through lots 9 (upper section) 10, 11 and 15 to 17.
- Slopes modified by cut to be not steeper than 1 in 5 (12 degrees) through lots 2 and 5.
- Original sloping ground not steeper than 1 in 3 on lots 3, 4, 6 to 8, 9 (lower section) and 12 to 14.

All slopes have been trimmed, topsoiled and grassed. Temporary shallow cut contour drains have been formed on the steeper slopes to prevent erosion until the grass strike intensifies.

3.0 Previous Investigations

Prior to seeking approval for the subdivision a geotechnical assessment of the development area was included in the Resource Consent application for subdivision dated 1 April 2004.

This assessment concluded that the subdivision would be constructed on natural ground unaltered by previous earthworks. This had been confirmed by the study and comparison of past vertical aerial photography with the ground topographical and geomorphological features seen prior to subdivision construction. No sloping ground within the subdivision area was greater than 1 on 3 (18 degrees) except at the rear of lot 8 where the ground fell at 25 degrees into a gully and watercourse.

No subsoil investigations were undertaken prior to lodging of the subdivision plan for resource consent on 1 April 2004. it was expected that the soil types that would be present on future building sites and within road subgrade areas were likely to be volcanic ash derivatives similar to those found in investigation boreholes and later in service trench excavations and borrow areas for bulk earthworks on the Grandview subdivision to the north of the Greenvale subdivision.

The soil types present on the subdivision were to be identified and checked during the earthworks undertaken especially in areas of cut along the carriageway of Greenvale Place and the cut batter faces on the road boundaries of lots 1, 2 and 5 before the erection of the retaining walls on those cut faces.

4.0 Earthworks Standards

The performance specification required of the Contractor for the earthworks was based on the guidelines contained in NZS 4431:1989 "Code of Practice for Earthfill for Residential Development". Compliance with the compaction requirements listed below satisfies the standards listed in Section 7 of NZS 4431.

Air voids percentage (as defined in NZS 4402: Part 1:1980)

Structural Fill	-	Average value less than 10% (any 10 tests)
	-	Maximum single value 12%

Undrained shear strength (measured by insitu vane)

Structural Fill	-	Average value not less 150 kPa (any 10 tests)
	-	Minimum single value 100 kPa

The earthworks were observed by engineering technicians from S&L Consultants Ltd on routine site inspections during construction of the subdivision.

At the conclusion of the earthworks testing was undertaken by Opus International Consultants Ltd both on site and in their Tauranga laboratory. These test types and locations were prescribed by S&L Consultants Ltd. Seven test sites were required as shown in position on 16701-AB5 and comprised the excavation of a pit and the determination of percentage air voids and undrained shear strengths at excavation levels of 300mm and 800mm deep and also the augering of a borehole through the filling and the taking of undrained shear strength measurements with a shear vane at 300mm depth intervals in the borehole. Such tests were undertaken on lots 1, 9, 10, 11, 15, 16 and 17.

The test results are tabulated in Appendix 3.

The test results show compliance with the compaction requirements listed above.

5.0 Post Construction Tests

As the soil types may vary on each lot because of the varying depths of cut that were undertaken during the subdivision earthworks handaugered boreholes were put down on each lot on which filling was not placed, at locations shown on 16701-AB5 to a depth of 1.2m. These boreholes identified the subsoils likely to be present on each lot. During the drilling of these holes undrained shear strengths of the soils present were recorded with a hand held shear vane pushed in advance of the auger.

Logs of the soils encountered are contained in Appendix 4.

The post construction boreholes undertaken showed the presence of stiff ash derivative friable silts with undrained shear strengths in excess of 100kPa. The soils logged in the face of the cut batter below lot 1 before the construction of the retaining wall gave an indication of the subsoil conditions below the depths of the post construction boreholes. The likely stratigraphy present which would generally be bedded parallel to the original slope profile would be in descending order:

- Stiff light grown clayey silts as found in the post construction boreholes.
- Firm sensitive bright orange pumiceous silt.
- Firm – stiff light yellow pumiceous sandy silt.
- Medium dense pumiceous light grey – yellow silty sand.
- Loose light grey sand (Rotoehu ash)
- Stiff dark "chocolate" brown clayey silts. The depth to this stratum may be in the range of 2.5 to 4.0m below the ground surface.
- Stiff orange-brown cohesive clayey silt (older ash).

6.0 Summary and Recommendations for Lot Development

6.1 Founding Conditions

The post construction boreholes and the test results in the filling show that buildings located and founded on the existing ground slopes can detailed in accordance with NZS 3604. The subsoils present below the surface topsoil cover may be described as "good ground" in terms of NZS 3604.

The post construction boreholes on lots 6, 12, 13, 18 and 19 show that the natural soils directly under the topsoil surface are loose and friable. If foundations are to be set at these levels they may have to be deepened or widened locally under engineering advice. The boreholes showed that shear strengths increase with depth.

It is likely, however, on most of the sites that excavations will be undertaken to form levelled building platforms on the sloping ground. Such excavations may cut across the varying soil types that will be present and are as described in 5.0 above.

If it is proposed to found buildings on platforms where more than 1.5m of soil will be removed in cut the ultimate bearing capacity in the limit state should not be taken at more than 150kPa in the design of building foundations. At that depth of cut sensitive orange or yellow pumiceous silts may be present at the platform level. A structural engineer should review the loads imposed on foundations for building on excavated sites and size the foundations widths accordingly.

In spite of adopting these bearing pressure values for foundation design lower strength soils may be encountered or the insitu soils may become disturbed by earthmoving equipment or rainfall damage. It may be necessary, under engineering advice, to deepen or widen footings or improve the ground by recompaction or replacement. Such practices are not uncommon in the Tauranga area and especially on the elevated hillslopes such as at Welcome Bay.

6.2 Slope Stability

Relatively steep slopes exist on likely areas for building on lots 3, 4, 9, 10, 11, 18 and 19 where slope angles are as steep as 18 degrees (1 on 3).

High insitu soil strengths noted during the subdivision earthworks and in the post construction boreholes indicate that these slopes are sufficiently stable to

support buildings in compliance with the minimum performance requirements of Section B1 of the New Zealand Building Code.

The following recommendations are made as a guide for the property owner when preparing building details for building consent and also for the City Council when considering such applications.

(a) minor cut batters should remain stable under most circumstances although some form of weather protective facing is recommended. Cuts higher than 1.8m should be stabilised by a lateral restraining structure (retaining wall) specifically designed and approved by way of a building consent from the City Council. Such a consent is required for any retaining wall constructed higher than 1.5m. In the specific design the designer should assess the effect of the cutting with respect to the possibility of removing support to any upslope development or the putting of an adjacent structure such as a house or driveway at risk.

(b) Excavations which expose any groundwater seepage should be provided with some form of drainage under professional engineering advice. Often this would require a wall to be erected on the cut face with a rear wall drain.

(c) Filling placed on properties on sloping ground should be undertaken according to the techniques and principles of NZS 4431:1989 in which standards for ground preparation prior to filling and the compaction of the filling are listed. Fills up to 1m deep and correctly placed should not promote instability of the existing slopes. Fills greater than this depth should be undertaken under professional civil engineering advice. This advice should assess the effect of the filling surcharge loads on any development on downslope properties.

6.3 Proximity to Retaining Walls

It is recommended that buildings should not be located within 4.0m of the rear of the retaining walls constructed along the roadside boundaries of lots 1, 2 and 5. This setback would avoid placing surcharge loads on the wall and any interference with the geogrid ground reinforcement system behind the walls.

6.4 Building Restriction on Lot 8

Filled ground is present at the south western end of lot 8 where an accessway existed to the property to the west of the subdivision. The building restriction line is intended to limit building to areas of natural ground and away from any filling on the old accessway and slopes of 1 in 2 down to the watercourse. The position of the building restriction line is shown on DP 386441.

7.0 Topsoil Thickness

The area of earthworks in cut and fill shown on 16701-AB5 was stripped of topsoil at some time during the earthworks period. The stripped topsoil was replaced from stockpiles. It should be expected that the topsoil will vary in thickness across part or all lot areas. No guarantee is implied or given that topsoil on any part of any lot is 200mm deep or less and it is recommended that future owners or builders check topsoil depths when preparing site development plans and costings.

8.0 Stormwater Runoff

Stormwater runoff reticulation from roofs and hardstanding areas should be directed to the subdivision disposal system. Soakholes for stormwater disposal should not be permitted event though free draining subsoils may be present. During the development of all lots care should be undertaken to ensure that surface water is not concentrated to flow over the sloping facing slopes. This care is particularly important during the construction of houses when downpipes are not immediately connected to the reticulation system serving those lots.

9.0 Professional Opinion

A statement in the format of Council's Code of Practice for Development (Form G2) that all lots are suitable for building is contained in Appendix 2. This statement is accompanied by form G2A which summarises the information and recommendations within this report.

10.0 Applicability

Recommendations contained in this document are based on data from site test boreholes and the logging of soil exposures. Inferences about the nature and continuity of subsoils away from these locations are made but cannot be guaranteed.

In all circumstances, if variations in the subsoils occur which differ from that described or are assumed to exist the site should be inspected by an engineer suitably qualified to make an informed judgement and provide advice on any appropriate improvement measures.

This report has been prepared specifically for the development at the Greenvale residential subdivision and no responsibility is accepted by S&L Consultants Ltd for the use of any part of this report for other development sites without their written approval.

S&L Consultants Ltd
Consulting Engineers, Surveyors and Planners

M W Hughes CPEng
Geotechnical Engineer

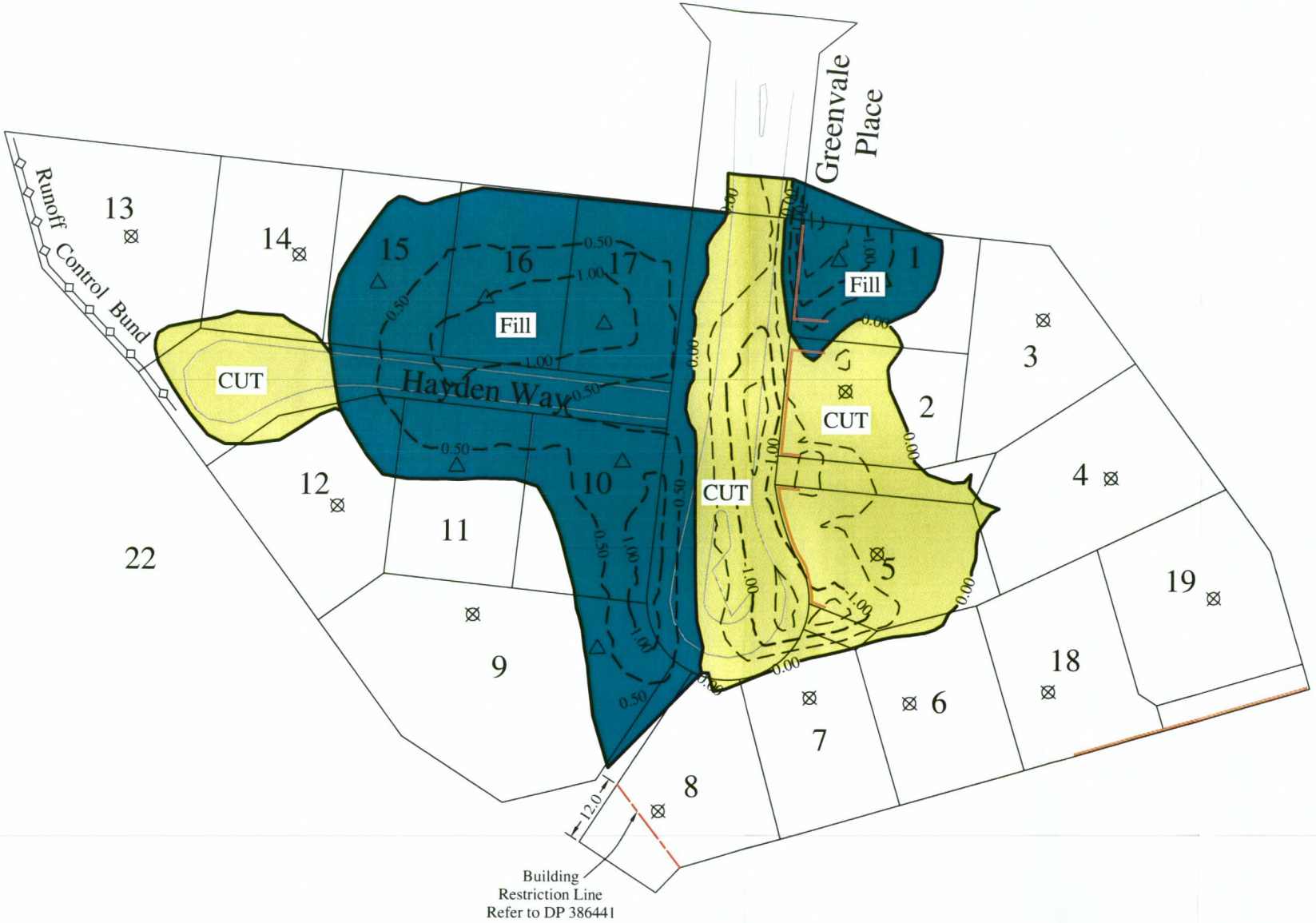
18 May 2007

APPENDIX 1

Drawings – Completed Earthworks Plan 16701-AB5

Final Contour Plan 16701-AB4

Deposited Plan 386441



Key:

- Cut/Fill Line
- -0.5- Depth of Cut Line
- -0.5- Depth of Fill Line
- Post Construction Boreholes
- Compaction Test Locations
- Building Restriction Line See DP 386441
- Retaining Walls

REV No	DESCRIPTION	DATE
1	Issued for sec.224 approval	03/07

CKD BY	NAME	DATE	SIGNED
Surveyed			
Designed			
Drawn	MJH	03/07	
Checked			
Approved			

REFERENCES

S & L CONSULTANTS LTD
SURVEYORS - ENGINEERS
PLANNERS
111 Cameron Road, Tauranga
New Zealand
P.O. Box 231 Ph.(07)577-6069
Fax(07)577-6065
Email: slconsultants@sltga.co.nz

TITLE

Greenvale Subdivision

Welcome Bay

Completed Earthworks Plan

ORIGINAL SCALES: 1 : 750 @ A3

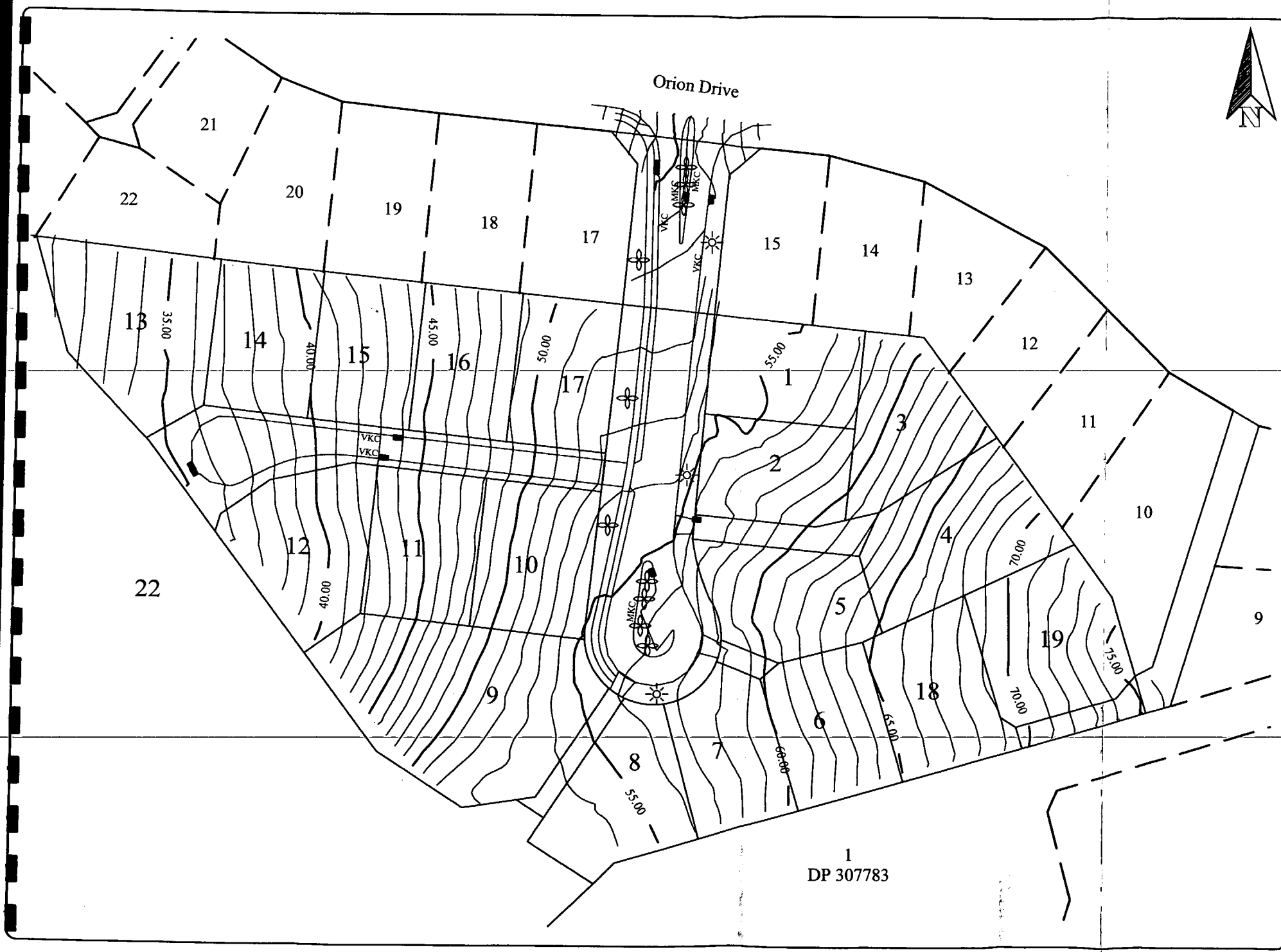
DATE: 03/07

DRAWING No: 16701 - AB5

REVISION: 1

METRIC DESIGN

GRAPHIC SCALE



Notes:

1) Levels are in terms of Moturiki Datum.
2) Not to be used for individual site development or daylighting determinations.

Key:

Street Lights

Trees

Chk By	Rev. No.	Description	DATE
	1	Issued for 224	06/07

	NAME	DATE	SIGNED
Surveyed			
Designed			
Drawn	MP	05/07	
Checked			
Approved			

REFERENCE

SHRIMPTON & LIPINSKI
S & L CONSULTANTS LTD
SURVEYORS - ENGINEERS - PLANNERS
111 Cameron Road, Tauranga
New Zealand
P.O. Box 231 Ph.(07)577-6069
Fax(07)577-6065
Email: slconsultants@sltga.co.nz

TITLE

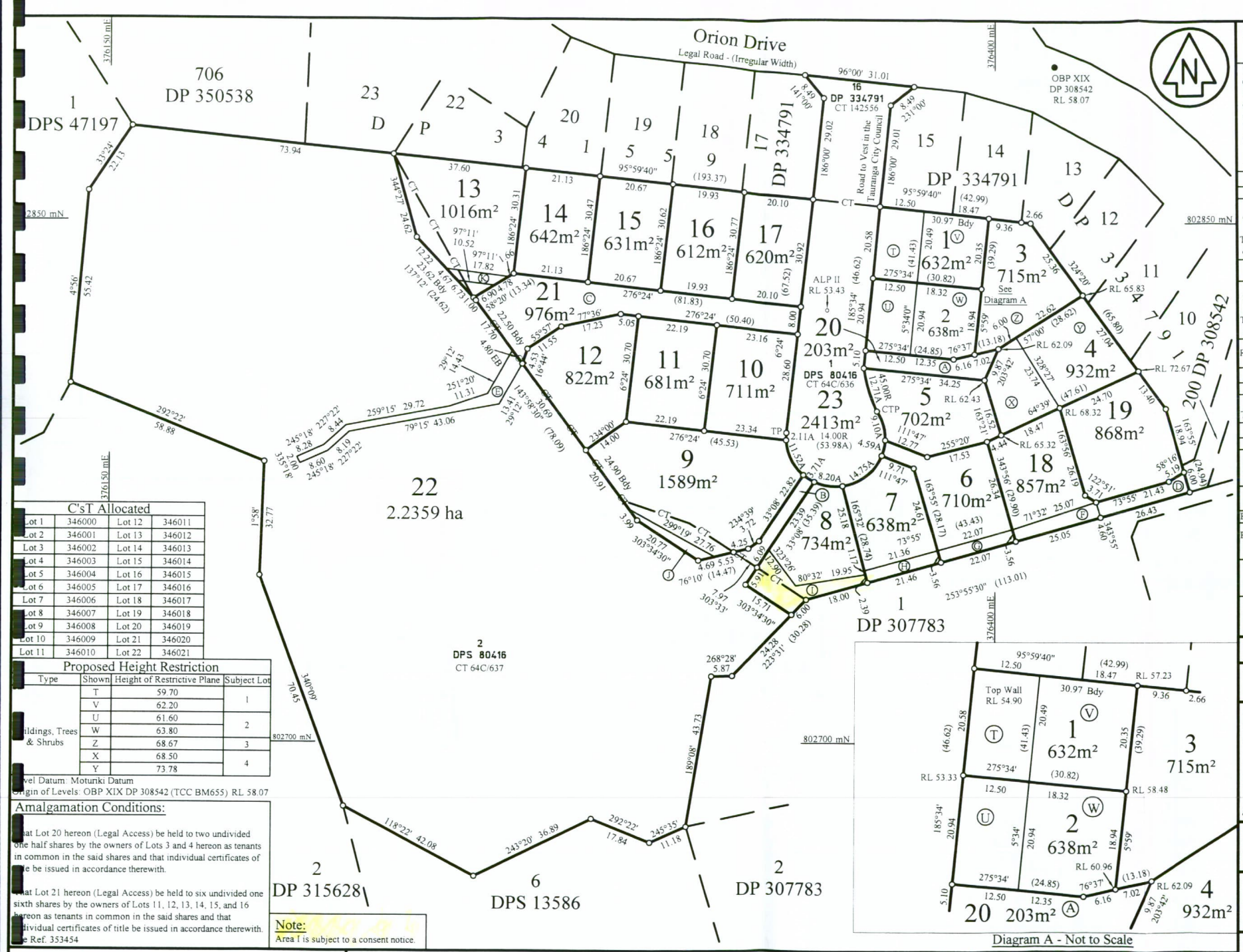
Greenvale Landscaping, Roading & Contours Asbuilt

ORIGINAL SCALES	DATE
1:500 @ A2	05/07

DRAWING No
16701 - AB4

Revision:

METRIC DESIGN



C'sT Allocated

Lot 1	346000	Lot 12	346011
Lot 2	346001	Lot 13	346012
Lot 3	346002	Lot 14	346013
Lot 4	346003	Lot 15	346014
Lot 5	346004	Lot 16	346015
Lot 6	346005	Lot 17	346016
Lot 7	346006	Lot 18	346017
Lot 8	346007	Lot 19	346018
Lot 9	346008	Lot 20	346019
Lot 10	346009	Lot 21	346020
Lot 11	346010	Lot 22	346021

Proposed Height Restriction

Type	Shown	Height of Restrictive Plane	Subject Lot
Buildings, Trees & Shrubs	T	59.70	1
	V	62.20	
	U	61.60	2
	W	63.80	
	Z	68.67	3
	X	68.50	4
	Y	73.78	

Level Datum: Moturiki Datum
Origin of Levels: OBP XIX DP 308542 (TCC BM655) RL 58.07

Amalgamation Conditions:

That Lot 20 hereon (Legal Access) be held to two undivided one half shares by the owners of Lots 3 and 4 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

That Lot 21 hereon (Legal Access) be held to six undivided one sixth shares by the owners of Lots 11, 12, 13, 14, 15, and 16 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

Surveyor Ref. 353454

Note:
Area I is subject to a consent notice.

Approvals

I hereby certify that this plan was approved by the Tauranga City Council pursuant to Section 223 of the Resource Management Act 1991 on the ____ day of _____ 20___ subject to the granting or reserving of the easements setout in the memorandum hereon and subject to the amalgamation conditions setout hereon.

_____ Authorised Officer

Memorandum of Easements

Purpose	Shown	Serv. Ten.	Dom. Ten.
ROW, Right to Convey Electricity, Water, Gas, Telecommunications & Computer Media	A	Lot 20 hereon	Lots 3, 4 & 5 hereon
ROW	B	Lot 22 hereon	Lots 8 & 9 hereon
ROW, Right to Convey Electricity, Water, Gas, Telecommunications & Computer Media	C	Lot 21 hereon	Lots 10-17 & 22 hereon
	D	Lot 18 hereon	Lot 19 hereon
Right to Drain Water	E	Lot 22 hereon	Lots 10-17 & Lot 21 hereon

Proposed Easements in Gross

Purpose	Shown	Serv. Ten.	Grantee
Right to Convey Telecommunications	C	Lot 21 hereon	Telecom

Memorandum of Easements in Gross

Purpose	Shown	Serv. Ten.	Grantee
ROW, Right to Convey Electricity	A	Lot 20 hereon	Powerco Ltd
	C	Lot 21 hereon	
	D	Lot 18 hereon	
ROW, Right to Convey Water	C	Lot 21 hereon	Tauranga City Council
Right to Drain Water	E	Lot 22 hereon	
Right to Drain Water and Sewage	F	Lot 18 hereon	
	G	Lot 6 hereon	
	H	Lot 7 hereon	
Right to Drain Sewage	I	Lot 8 hereon	
	J	Lot 9 hereon	
	K	Lot 13 hereon	

Class of Survey: I

Total Area 4.0000 ha

Comprised in CT SA64C/636
CT SA64C/637, CT 142556

I, Timothy Andrew McBride

being a person entitled to practise as a licensed cadastral surveyor certify that:

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2:

(b) This dataset is accurate and has been created in accordance with that Act and those Rules.

Signed ..... *Date* ...../...../.....

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

Approved as to Survey by Land Information NZ on

...../...../.....

Deposited by Land Information NZ on

...../...../.....

File
Received
Instructions

DP 386441

LAND DISTRICT

SOUTH AUCKLAND

Lots 1-23 Being a Subdivision of Lots 1 & 2 DPS 80416 and Lot 16 DP 334791

TERRITORIAL AUTHORITY TAURANGA CITY
Surveyed by S & L CONSULTANTS LTD F : 16701
Scale 1 : 750 Date Nov 2006

APPENDIX 2

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

Lot Summary Report

SECTION 3

To: The Manager: City Development

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

DEVELOPMENT: Greenvale Subdivision

OWNER: Waikite Heights Joint Venture

LOCATION: Greenvale Place, Welcome Bay

I Michael William Hughes (Full Name) of S&L Consultants Ltd

PO Box 231, Tauranga (Name and Address of Firm)

Hereby confirm that;

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

2) An appropriate level of site investigation and construction supervision has been carried out under my direction and is described in my development evaluation dated 18 May 2007

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

(a) The areas shown in my report dated 18 May 2007 of each new allotment are suitable for the erection thereon of the building types appropriate to the zoning of the land, provided that;

Recommendations contained in my report are complied with including

Building restrictions on some lots.

(b) The earth fills shown on the attached Plan No. 16701-AB5 have been placed in accordance with the Code of Practice for Development of the Tauranga City Council.

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

(d) The filled ground is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents providing that:

Recommendations contained in my report section 6 are complied with.

(e) The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents subject to the recommendations contained in my report including those relating to topsoil depths and soil variations away from test or observation positions.

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

Signed ..... Date 18 May 2007

Tauranga City

SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

TAURANGA CITY COUNCIL

Jan 07

G 2 Δ

GREENVALE SUBDIVISION
GREENVALE PLACE, WELCOME BAY

The comments and notations included on this summary sheet are outlined in the support documents. These shall be read in conjunction with this summary.

T.C.C R C 5995

File Ref: 16701

Lot#	Area(m²)	Subsurface Data						Foundations		Building line restriction?	Recommendations/restrictions
		Shear Strength kPa	Subdivision Filling		Natural topography unworked	Natural topography earthworked		Conventional shallow Foundations to NZS 3604:1999	Specific Design		
			Y/N	Depth (m)	Y/N	Y/N	Depth(m)	Y/N/NA	Y/N/NA	Y/N	
1	632	150	Y	0-1.5	Y			Y	N	N	>
2	638	119	N		N	Y	0-0.7	Y	N	N	>
3	715	116	N		Y			Y	N	N	>
4	932	122	N		Y			Y	N	N	>
5	702	150	N		N	Y	0-1.3	Y	N	N	>
6	710	73	N		N			Y	N	N	> Refer to Section 6.1 of report
7	638	107	N		N			Y	N	N	> 16701 dated 18 May 2007 for
8	734	110	N		N			Y	N	N	> reduced bearing capacity when
9	1589	131	Y	0-1.0	N			Y	N	N	> cuts to form building platforms
10	711	150	Y	0-1.0	N			Y	N	N	> exceed 1.5m.
11	681	150	Y	0-0.7	N			Y	N	N	>
12	820	61	Y	0-0.5	N			Y	N	N	>
13	1016	87	N		N			Y	N	N	>
14	642	145	N		N			Y	N	N	>
15	631	150	Y	0-1.0	N			Y	N	N	>
16	612	150	Y	0-1.2	N			Y	N	N	>
17	620	150	Y	0-1.2	N			Y	N	N	>
18	863	96	N		N			Y	N	N	>
19	863	84	N		N			Y	N	N	>

Refer to S&L Consultants Ltd report 16701 dated 18 May 2007

Lots shown on DP 386441

APPENDIX 3

Summary of Compaction Test Results

Summary of Compaction Test Results

Test No.	Date	Location	Percentage Air Voids	Undrained Shear Strength kPa
10	4/5/07	Lot 1 – 300 deep	2.1	180+
11	4/5/07	Lot 1 – 800 deep	5.6	168+
9	4/5/07	Lot 9 – 300 deep	7.1	159+
8	4/5/07	Lot 10 – 300 deep	10.9	161+
7	4/5/07	Lot 11 – 300 deep	11.3	153
1	4/5/07	Lot 15 – 300 deep	8.1	173+
3	4/5/07	Lot 16 – 800 deep	3.4	180+
2	4/5/07	Lot 16 – 300 deep	0.9	180+
5	4/5/07	Lot 17 – 800 deep	8.9	154
4	4/5/07	Lot 17 – 300 deep	4.9	180+
25	4/5/07	Lot 1 – 600 deep		142
26	4/5/07	Lot 1 – 900 deep		180+
27	4/5/07	Lot 1 – 1200 deep		180+
28	4/5/07	Lot 1 – 1500 deep		180+
29	4/5/07	Lot 1 – 1800 deep		180+
23	4/5/07	Lot 9 – 600 deep		167
24	4/5/07	Lot 9 – 900 deep		137
21	4/5/07	Lot 10 – 600 deep		102
12	4/5/07	Lot 15 – 600 deep		200+
13	4/5/07	Lot 16 – 600 deep		156
14	4/5/07	Lot 16 – 900 deep		158
15	4/5/07	Lot 16 – 1200 deep		164
16	4/5/07	Lot 17 – 600 deep		167
17	4/5/07	Lot 17 – 900 deep		139
18	4/5/07	Lot 17 – 1200 deep		139

ENGINEERING LOG TERMINOLOGY

DRILLING OR EXCAVATION

FLUID LOSS

NO LOSS

PARTIAL LOSS

COMPLETE LOSS

WATER

WATER LEVEL ON DATE SHOWN

WATER INFLOW

WATER OUTFLOW

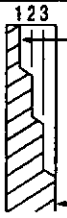
CORE RECOVERY

Core recovered expressed as percentage of the length of the core run.

METHOD/CASING

Shows drilling method and depth of casing.

PENETRATION



SAMPLES AND TESTS

SAMPLE TYPE

- OPEN BARREL
- DOUBLE OR TRIPLE TUBE
- STANDARD PENETRATION TEST
- LARGE DIAMETER THIN WALLED TUBE
- SMALL DIAMETER THIN WALLED TUBE
- BULK SAMPLE

Length of sample indicated by length of symbol.

TESTS

N = 22 SPT. UNCORRECTED BLOW COUNT FOR 300MM

●75kPa UNDRAINED SHEAR STRENGTH AS MEASURED BY FIELD VANE

☒ PRESSUREMETER TEST

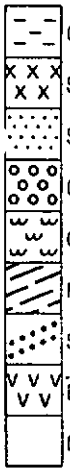
✳ LABORATORY TEST(S) CARRIED OUT — UNSPECIFIED OR SPECIFIED AS BELOW

LV - LABORATORY VANE	AL - ATTERBERG LIMITS
UU - UNDRAINED TRIAXIAL	PSD - PARTICLE SIZE
C'Ø' - EFFECTIVE STRESS	CONS - CONSOLIDATION
DS - DIRECT SHEAR	COMP - COMPACTION
UC - UNCONFINED COMPRESSION	IS - POINT LOAD

GRAPHIC LOG

The Graphic Log shows soil and rock substances, significant defects, and core loss. Soil and rock substances represented by clear contrasting symbols consistent for each project.

TYPICAL SYMBOLS



SOIL DESCRIPTION

CLASSIFICATION SYMBOL

Based on USBR Unified Soil Classification System Visual Method for field identification. Classification symbols based on Laboratory Method may differ.

MOISTURE CONTENT

D - DRY, LOOKS AND FEEL DRY

M - MOIST, NO FREE WATER ON HAND WHEN REMOULDING

W - WET, FREE WATER ON HAND WHEN REMOULDING

Moisture content may be compared to the plastic limit (PL) eg M > PL = moist, moisture content greater than the plastic limit

UNDRAINED SHEAR STRENGTH

	Cu (kPa)
VS - VERY SOFT	< 10
S - SOFT	10 to 25
F - FIRM	25 to 50
St - STIFF	50 to 100
VSt - VERY STIFF	100 to 200
H - HARD	> 200
Fb - FRIABLE	

RELATIVE DENSITY

	SPT-UNCORRECTED N VALUE
VL - VERY LOOSE	0 to 4
L - LOOSE	4 to 10
MD - MEDIUM DENSE	10 to 30
D - DENSE	30 to 50
VD - VERY DENSE	> 50

ROCK DESCRIPTION

WEATHERING

Fr - FRESH

SW - SLIGHTLY WEATHERED

HW - HIGHLY WEATHERED

EW - EXTREMELY WEATHERED

ROCK STRENGTH

	UCS (MPa)
EXTREMELY LOW	< 2
VERY LOW	2 to 6
LOW	6 to 20
MODERATE	20 to 60
HIGH	60 to 200
VERY HIGH	> 200

SIGNIFICANT DEFECTS

SIGNIFICANT DEFECTS SHOWN GRAPHICALLY

APPENDIX 4

Post construction borehole logs

S&L

Borehole on Lots 2, 3

Site: Post Construction Borehole, Greenvale Subdivision, Welcome Bay

Sheet: 1 Of: 1

Job No: 16701 | Date Excavated: 9-04-07 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 2		
TOPSOIL 500 deep		
SILT stiff sl. moist friable light brown bec. yellow - light brown at 0.8m		0.5 / 1.0
End of bore		
LOT NO 3		
TOPSOIL 300 deep		
SILT stiff sl. moist friable brown at limit then light brown at 0.4m		0.5
SILT sl. clayey stiff moist sl. friable light brown		1.0
End of bore		

Undrained Shear Strength (kPa)

50 100 150

Lot 2: 41, 119; 30, 102; 59, 131

Lot 3: 41, 116; 49, 142; 55, 151; 46, 142

EXCAVATION METHOD: Handauger and shear vane

Borehole on Lots 4, 5

Sheet: 1 Of: 1

Site: Post Construction Borehole, Greenvale Subdivision, Welcome Bay

Job No: 16701 | Date Excavated: 9-04-07 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 4			
Topsoil 450 deep			
Silt firm sl. moist friable dk brown		0.5	49 122
Silt stiff moist friable light brown bec. sl. clayey at 0.9m		1.0	44 131 29 145
End of bore			
LOT NO 5			
topsoil 350 deep			
Silt stiff sl. moist friable light brown bec. clayey at 0.7m		0.5 1.0	44 151 55 125 131 48 108 44
End of bore			

EXCAVATION METHOD: **Handauger and shear vane**

Borehole on Lots 6, 7

Sheet: 1 Of: 1

Site: Post Construction Borehole, Greenvale Subdivision, Welcome Bay

Job No. 16701 | Date Excavated: 9-04-07 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 6			
TOPSOIL 350 deep			
SILT coarse grained stiff sl. moist v. friable brown bec. light brown at 0.55 m		0.5 1.0	29, 73, 35, 116, 52, 160, 44, 125
End of bore			
LOT NO 7			
TOPSOIL 200 deep			
SILT stiff moist v. friable brown bec. light brown at 0.5 m sl-clayey at 0.9 m		0.5 1.0	55, 107, 29, 115, 38, 136, 49, 139
End of bore			

EXCAVATION METHOD: **Handauger and shear vane**

Borehole on Lots 8, 9

Sheet: 1 Of: 1

Site: Post Construction Borehole, Greenvale Subdivision, Welcome Bay

Job No. 16701 | Date Excavated: 9-04-07 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 8			
TOPSOIL 400 deep			
SILT stiff sl. moist v. friable brown		0.5	58 110
SILT coarse grained stiff sl. moist friable light brown		1.0	36 102
SILT sl. clayey moist friable light brown			44 139
End of bore			46 151
LOT NO 9			
TOPSOIL 200 deep			
SILT stiff sl. moist v. friable light brown		0.5	36 131
bec. clayey at 0.9 m		1.0	41 136
End of bore			55 160
			55 167

EXCAVATION METHOD: **Handauger and shear vane**

Borehole on Lots 12, 13

Sheet: 1 Of: 1

Site: Post Construction Borehole, Greenvale Subdivision, Welcome Bay

Job No. 16701 | Date Excavated: 9-04-07 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 12			
TOPSOIL 300 deep			
SILT firm sl. moist v. friable brown		0.5	29 61
SILT stiff sl. moist friable light brown			43 142
SILT sl. clayey stiff moist sl. friable light brown		1.0	37 142
End of bore			44 142
LOT NO 13			
TOPSOIL 200 deep			
SILT stiff sl. moist v. friable brown		0.5	32 87
SILT stiff sl. moist friable light brown			41 116
SILT sl. clayey stiff moist sl. friable light brown		1.0	49 142
End of bore			46 131

EXCAVATION METHOD: **Handauger and shear vane**

Borehole on Lots 14, 18

Sheet: 1 Of: 1

Site: Post Construction Borehole, Greenvale Subdivision, Welcome Bay

Job No. 16701 | Date Excavated: 9-04-07 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 14			
TOPSOIL 500 deep		0.5	
SILT stiff sl. moist friable brown – light brown		1.0	35, 145, 41, 145, 49, 142
SILT stiff moist friable light brown			
End of bore			
LOT NO 18			
TOPSOIL 200 deep		0.5	32, 96, 44, 142, 32, 113
SILT stiff sl. moist v friable light brown		1.0	46, 145
SILT sl. clayey stiff moist light brown			
End of bore			

EXCAVATION METHOD: **Handauger and shear vane**

Borehole on Lot 19

Sheet: 1 Of: 1

Site: Post Construction Borehole, Greenvale Subdivision, Welcome Bay

Job No. 16701 | Date Excavated: 9-04-07 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 19		
TOPSOIL 200 deep		
SILT firm-stiff sl. moist v. friable light brown		0.5
SILT sl. clayey moist sl. friable light brown		1.0
End of bore		

Undrained Shear Strength (kPa)

50 100 150

26 84 44 136 29 119 26 58

EXCAVATION METHOD: **Handauger and shear vane**

Our ref: 21435

12 February 2016

Design Builders (Tauranga) Ltd
205 Lakes Boulevard
Tauranga
Attn: Matt Corleison

Email: matt.corleison@designbuilders.co.nz

Re: **Request for Information (RFI) Response**
Application for Building Consent
27 Greenvale Place, Welcome Bay

As requested, we have prepared the following response to Tauranga City Council's (TCC) request for information as communicated by Lance Alden of Rosetta Stone Arkitektur in an email dated 3 February 2016. The RFI concerns the property at 27 Greenvale Place in Welcome Bay which is dentified as Lot 8 on DP 386441. Specifically, Mr. Alden has requested that we assess the effects of filling surcharge in excess of 1.0m on the stability of existing slopes and the effects of cutting the proposed building platform with respect to removing support to any upslope development such as a house or driveway. To address the concerns of Council's RFI, we have reviewed submitted consent documents, reviewed the results of previous geotechnical assessments and visited the site to observe the existing condition of the subject slope.

The subdivision earthworks at Greenvale Place have been completed under the supervision of S&L and reported in the Report of Subdivision Earthworks and Recommendations for Building dated May 2007. In the completion report, a building restriction line was recommended 6 to 12 m from the southwest property boundary at Lot 8. The intent of the building restriction line was to limit building to areas of natural ground and away from any filling on the old accessway to the southwest and slopes of 1 in 2 down to the adjacent watercourse.

Details of the proposed earthworks are shown on the *Site Earthworks Plan* by Design Builders, dated 2 February 2016. The earthworks plan indicates that cuts of up to 1.2 m are possible near Greenvale Place and the eastern property boundary to construct the proposed building platform at an RL of 55.85 m. These cuts are to be battered at a maximum of 45 degrees (1:1). A timber wall is detailed by DBCon in their *Producer Statement – Engineering Design* dated 3 February 2016. This wall is shown on the Site Earthworks Plan in the southern portion of the property retaining up to 1.9 m of fill that would be placed to construct the driveway for the residence. The entirety of the fill and retaining wall are shown behind the building restriction line as recommended in our geotechnical completion report.

During our site visit on 10 February we observed that the proposed building platform had been cleared of topsoil. The topsoil had been stockpiled near the top of the subject slope. It is our understanding that the topsoil will not remain at this location. The subject slope is currently covered in grass and small trees and extends to the watercourse to the southwest at 26 degrees (1 in 2) or less. See the attached Photo Log. A small 1 m slip scarp was observed at the base of the slope which would be associated with erosion from the watercourse.

Based on the results of our previous geotechnical assessments, review of the provided project information and our recent observations, it is our opinion that the proposed cut batters along the northeastern and eastern property boundaries will not remove support to any upslope development, provided safeguards against surficial erosion of these batters are implemented. Further, the retaining wall and filling as shown on the provided plans should not significantly decrease the stability of the subject slope. Therefore, it is unlikely that placing the proposed retaining wall and filling will increase the likelihood of the site being subject to a future natural hazard as described in Section 71 of the Building Act 2004.

We trust that the enclosed information is helpful to you in progressing your project further.

Yours faithfully

S & L Consultants Ltd

Lowry Shuler IntPE MIPENZ
Geotechnical Engineer

M W Hughes CPEng MIPENZ
Senior Geotechnical Engineer
TCC Category 1 Geo-Professional

Attachments: Photo Log

BC54246

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351

Ph: 0800 232266
www.dbcon.co.nz

Date: 18 April 2016

Our Job Ref: 160020.01

Producer Statement "PS4"
Construction Review

For Fill Compaction Inspection

27 Greenvale Place, Welcome Bay, Pyes Pa, Tauranga

Prepared by: Andrew Markman
Engineering Technician
NZCE (Civil)

Approved by: Michael Richardson
Engineer
CPEng - 1005467

CONSTRUCTION REVIEW

We can confirm visiting *the above property*, after the construction of the associated works listed below:

1. Fill compaction after construction, confirming;
    a. That imported fill has been compacted in accordance with the code, as per attached results

Note:

- *This statement applies to the members specified and no other part of the structure.*
- *If any problems arise during the construction of these members, we should be consulted.*
- *This report has been prepared solely for the benefit of our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.*

dbcon
Consulting Engineers

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Building Code Clause(s).....B / VM1.....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: .....Derek Booth Consultancy t/a DBCON.....
(Construction Review Firm)

TO: ...Design Builders Tauranga.....
(Owner/Developer)

TO BE SUPPLIED TO: .....Tauranga City Council.....
(Building Consent Authority)

IN RESPECT OF: ...Fill Compaction.....
(Description of Building Work)

AT: .....27 Greenvale Place, Tauranga.....
(Address) .....

LOT..... **DP** ..... **SO**

...Derek Booth consultancy Ltd..has been engaged by.....
(Construction Review Firm)
To provide☐CM1 CM2✓CM3☐CM4☐CM5*(Engineering Categories)* or ☐ observation as per agreement with owner/developer

or ☒other .....services
(Extent of Engagement)

in respect of clause(s) .....B1 / VM1..... of the Building Code for the building work described in

documents relating to Building Consent No. ..... and those relating to

Building Consent Amendment(s) Nos. .....issued during the

course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. ..... (copies attached)

or by the attached Schedule ☐ have been issued during the course of the works.

On by the basis of ☒this ☐these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds** that ☐All ☒Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) .....B1 / VM1.....of the Building Code.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, ...Michael Richardson.....am: ☒CPEng No. .....1005467.....
(Name of Construction Review Professional)
☐Reg Arch No. .....

I am a Member of : ☒IPENZ ☐NZIA and hold the following qualifications: .....BE Civil.....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Construction Review Firm is a member of ACENZ : ☐

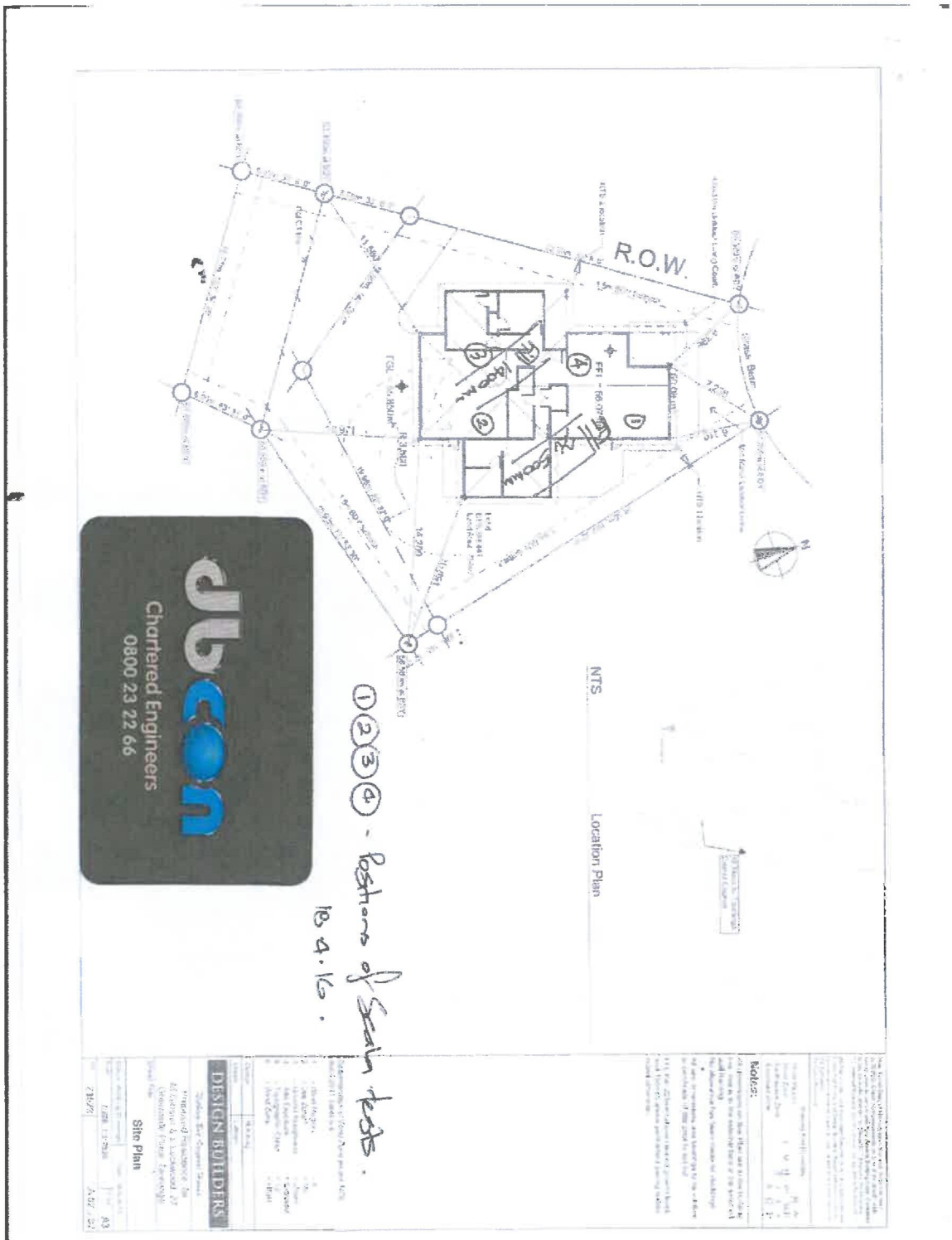
SIGNED BY ..... Michael Richardson ..... **ON BEHALF OF** ..... Derek Booth Consultancy t/a DBCON.....

Date:... .....18 April 2016..... Signature:... .....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

SITE PLAN



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0800 23 22 66
Phone: 07 3785067
Fax: 07 3782800
www.dbcon.co.nz

Project	Job ref
27 Greenvale Place, Tauranga	160020
Drawing ref: Design Builders	Testing by: ASM
	sheet no: 1 of 1
Element: Site test results	Date: 18Ap 2016

Depth	Blows	Log	Blows	Log	Blows	Log	Blows	Log	Blows	Log
Location	BH 1		BH 2		BH 3		BH 4			
100	5		5		7		9			
200	16		15		bouncing		16			
300	bouncing		bouncing				bouncing			
400										
500										
600										
700										
800										
900										
1000										
1100										
1200										
1300										
1400										
1500										
1600										
1700										
1800										
1900										
2000										

BA	Brown ash	FP	Fine pumice
BAF	Brown ash/pumice mix	G	Gravel
C	Clay	RA	Rotongaio ash
Cb	Brown clay	R	Rock
Cw	White clay	Sf	Fine sand
Cy	Yellow clay	SS	Silty sands
CP	Coarse pumice	SCl	Silty clay
CS	Coarse sand	Si	Silt
CSP	Coarse sand/pumice mix	SCl	Silty clay
CWP	Clean white pumice	TS	Topsoil
DBP	Dark brown pumice	YP	Yellow pumice

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

BC542 46

Consulting Engineers

Derek Booth Consultancy t/a DBCON
Corner of Spa Road and Rotokawa Street
PO Box 1123
TAUPO 3351

Ph: 0800 232266
www.dbcon.co.nz

Date: 18 April 2016

Our Job Ref: 160020.02

Producer Statement "PS4"
Construction Review

Timber Wall Inspection

27 Greenvale Place, Welcome Bay, Pyes Pa, Tauranga

Prepared by: Andrew Markman
Engineering Technician
NZCE (Civil)

Approved by: Michael Richardson
Engineer
CPEng - 1005467

CONSTRUCTION REVIEW

We can confirm visiting *the above property*, after the construction of the associated works listed below:

1. Retaining wall inspection after construction, confirming;
    a. That the wall poles are 200 mm SED
    b. That the lagging is 200x50 H5 R/S
    c. That the maximum Height (H) is 1250mm.
    d. That the pole centres are 1000mm
    e. That the hole dia (F) is 400mm
    f. That Embedment depth is as designed
    g. That the poles are installed at an angle of 10%.
    h. That a 100mm dia subsoil drain (and geotextile sock) has been installed behind the wall

Note:

- *This statement applies to the members specified and no other part of the structure.*
- *If any problems arise during the construction of these members, we should be consulted.*
- *This report has been prepared solely for the benefit of our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.*

dbcon Consulting Engineers

PO Box 1123
TAUPO 3351
info@dbcon.co.nz
Ph: 07 378 5067

Building Code Clause(s).....B / VM1.....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: .....Derek Booth Consultancy t/a DBCON.....
(Construction Review Firm)

TO: ...Design Builders Tauranga.....
(Owner/Developer)

TO BE SUPPLIED TO: .....Tauranga City Council.....
(Building Consent Authority)

IN RESPECT OF: ...Timber Wall Construction.....
(Description of Building Work)

AT: .....27 Greenvale Place, Tauranga.....
(Address) .....

LOT..... **DP** ..... **SO**

...Derek Booth consultancy Ltd..has been engaged by.....
(Construction Review Firm)

To provide☐CM1 CM2✓CM3☐CM4☐CM5*(Engineering Categories)* or ☐ observation as per agreement with owner/developer

or ☒other .....services
(Extent of Engagement)

in respect of clause(s) .....B1 / VM1..... of the Building Code for the building work described in

documents relating to Building Consent No. ..... and those relating to

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Authorised instructions / variations(s) No. ..... (copies attached)

or by the attached Schedule ☐ have been issued during the course of the works.

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I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, ...Michael Richardson.....am: ☒CPEng No. .....1005467.....
(Name of Construction Review Professional)
☐Reg Arch No. .....

I am a Member of : ☒IPENZ ☐NZIA and hold the following qualifications: .....BE Civil.....

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Construction Review Firm is a member of ACENZ : ☐

SIGNED BY ..... Michael Richardson ..... **ON BEHALF OF** ..... Derek Booth Consultancy t/a DBCON.....

Date:... .....18 April 2016.....Signature:... .....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

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SITE PHOTOS

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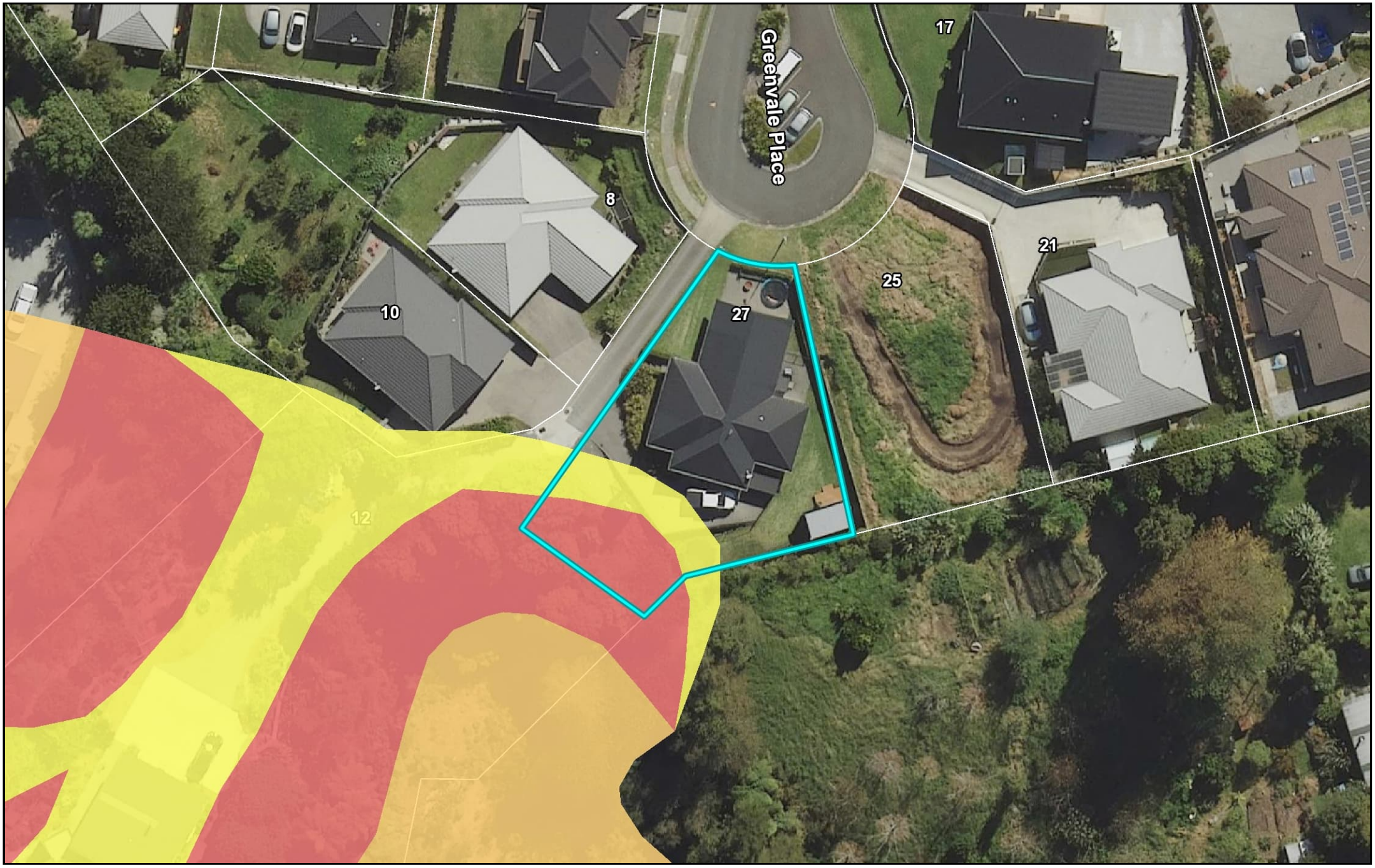

Printed 05-February-2025

Land Features - Slope Hazard Zones Plan

1:500 @A4

0 16.25 32.50 Meters

N

Tauranga City

SmartZoom

Natural Hazards Key

Slope Hazard Zones

Failure Zone 2:1

Regression Zone 3:1

Runout Zone 4:1

Land Features

Relic Slip

1. Slope debris lobe showing evidence of recent or current activity

2. Possible slope debris lobe

3. Probable slope debris lobe

4. Interpreted head scarp with poorly defined morphology

5. Interpreted head scarp with clearly defined morphology