



22 LINDOCH AVENUE CENTRAL

LIM

Land Information Memorandum

Information in a LIM

Includes:

Rates and water rates

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

Sewer and stormwater

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

Special land features

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

Archaeological sites

- Any relevant Archaeological sites.

Building consents, licences and requisitions

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

Licences and environmental health

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

Enforcements and notices

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

Planning and resource management

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

Drainage and water

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

Maps

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

Information not received in a LIM:

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

Land Information Memorandum

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

3 February 2025

P/1231/134

MCLOUGHLIN, JEMMA LOUISE
22 LINDOCH AVENUE
RD 4
TAURANGA 3174

Thank you for your application for a Land Information Memorandum.

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

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

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

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

Yours faithfully

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

Applicant

Client Name:

Applicant Name: MCLOUGHLIN, JEMMA LOUISE
22 LINDOCH AVENUE
RD 4
TAURANGA 3174

Postal Address: 22 LINDOCH AVENUE
RD 4
TAURANGA 3174

Application Date: 28 Jan 2025

Issue Date: 3 February 2025

Property

Property Owner: MCLOUGHLIN, JEMMA LOUISE
MCLOUGHLIN, NEIL DANIEL

Valuation No: 06829 370 10

Location: 22 LINDOCH AVENUE CENTRAL

Legal Description: LOT 10 DPS 27492

Area (hectares): 0.1216

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

Rates and water rates

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

Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number 06829 370 10 is linked to Lot 10 Deposited Plan South Auckland 27492

Land Value:	\$1,240,000
Improvements:	\$620,000
Capital Value:	\$1,860,000
Tree Value:	\$0

Annual Rates:	\$6,232.38
Rates Owing:	\$537.11cr

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

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

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

Metered Water	YES
Date of Last Reading	10 Sep 2024
Connected	YES
Available	YES
Owing	\$0.00

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



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



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



For any information regarding Maori Land, please contact the Waiariki or Waikato/Maniapoto Office of the Maori Land Court or view their website and online records at: [Maori Land Court](#)

Building

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

Building Consents:		
BC	Project	Status of Consent
65393	EXTENSION AND ALTERATION	PIM ISSUED 10 Oct 2001
65720	EXTENSION AND ALTERATION	CCC FINAL ISSUED 11 Apr 2013
78639	ADDITIONS & ALTERATIONS TO DWELLING	CCC FINAL ISSUED 20 Oct 2009

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

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

Information regarding buildings where Council holds no records of consents:

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

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

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

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

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

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

For further information go to – [Certificate of Acceptance Information](#)

Certificate of Acceptance:	
COA	Status
None Known	

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

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

Environmental Health – Registrations and Licences

Premise Registration:		
Premises	Category	Licence Status
None Known		

Liquor Licences:			
Type	Status	Licence No	Date Issued
None Known			

Enforcements and Notices

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

Special Land Features

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

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

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

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

-OPERATIVE DISTRICT PLAN FLOOD HAZARD

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

Contaminated Sites

Information about Contaminated Land can be found on the Bay of Plenty Regional Council's (BOPRC's) website:

[Contaminated Land](#)

Properties that are currently recorded on the BOPRC Land Use Register can be viewed online via the BOPRC website here:

[HAIL Site Viewer](#)

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES-CS) came into force on 1 January 2012. This standard means that if land is, or has been, used for a hazardous activity or industry and it is proposed to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system, you will need to comply with the NES-CS. Territorial Authorities (District and City Councils) are required to observe and enforce the requirements of the NES-CS. Failing to comply with the NES may result in Council taking enforcement action. Further information for about the NES-CS can be found here:

[NES-CS Information for Landowners and Developers](#)

Historic Heritage Features and Archaeological Sites

Please refer to the map section of this LIM. The Geographic Information Services (GIS) plan (attached) will identify any registered archaeological site(s) over the property (depicted as a "U" number in a red/pink box/circle). If a site(s) is recorded on the property, an explanatory statement will be attached.

Please also refer to the District Planning map, this will identify any significant historic heritage features located on the property. If a significant historic heritage feature is recorded over the property, the provisions of Section 7 of the Operative District Plan apply.

If the GIS plan or District Planning map does not identify any archaeological site(s) and/or historic heritage feature(s) it should not be assumed there are no sites or features, only that Council has no record of these. Property owners still have obligations under the Heritage New Zealand Pouhere Taonga Act 2014 in that it is an offence for anyone to destroy, damage or modify or cause to be destroyed, damaged or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect it is an archaeological site.



Further information on Archaeological Sites and/or Historic Heritage Features in the Western Bay of Plenty District can be found here;

- [Operative District Plan](#)
- [NZAA Arch Site Hub](#)
- [Heritage New Zealand](#)

Sewer and Stormwater

Services: See attached Land Information map

District Sewer Connected: YES

District Sewer Available: YES

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

Septic Tanks and On-Site Effluent Treatment (OSET) Maintenance Zones

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

In some areas where the environment is being adversely affected, the Bay of Plenty Regional Council has decided to include communities in maintenance zones. This requires more active management of systems to reduce the risk to the environment and to public health. Within the Western Bay District, **Tanners Point** is located within one of these maintenance zones. A map showing the extent of this zone can be found in the On-Site Effluent Treatment Regional Plan:

[OSET Regional Plan](#)

Please note, Ongare Point and Te Puna West are now reticulated and are therefore no longer considered as maintenance zones.

If the land is located within the Tanners Point maintenance zone, you will need to employ a contractor to pump out and inspect the septic tank. A report on the size and condition of the system is prepared by the contractor. Any repairs that are required are the responsibility of the owner.

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

Network utility operators

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

Projects

We work to provide good-quality local infrastructure and local services to our communities. You can read about Council's current projects here:

[Council Projects](#)

Planning/Resource Management

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

Western Bay of Plenty Operative District Plan 2012

The District Plan including rules, maps and performance standards, plus any current (and previous) Plan Changes can be here:



[Operative District Plan](#)

[District Plan Changes](#)

If you have any questions about the Operative District Plan, please contact Council's Customer Service Planner on 0800 926 732.

RC Number	Status	Consent Type	Date Issued
2219	GRANTED	Building in a Significant Landscape Feature	09/06/2008
401982	GRANTED	Consent to erect dwelling extensions within a significant landscape feature (S8)	29/11/2001

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

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

Resource consents can lapse. Applicants are advised to verify the status of Resource Consents with Council staff.

If a Resource Consent(s) has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of Resource Consent(s) with Council's Customer Service Planner.

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

-FLOOD HAZARD

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

-ESPLANADE STRIPS AND RESERVES

This property adjoins an Esplanade Strip or Reserve. Please refer to the Operative District Plan or Reserve Management Plan for further information.

Any other features are listed below:

- TAURANGA HARBOUR COASTAL EROSION

Council holds a report from Tonkin & Taylor Ltd titled "Tauranga Harbour Coastal Hazards Study - Coastal Erosion Hazards Assessment" (2018) (Report). This Report presents the results of coastal erosion modelling carried out for particular locations along the Tauranga Harbour.

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

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

Not all of the information contained in the Report will be applicable to the Property in terms of exercising these functions. However, two scenarios are considered the most relevant for Council's statutory planning and consenting processes.

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

These two scenarios predict the extent of coastal erosion affecting the Property by the years 2080 and 2130 (shown as red and green broken lines respectively). These scenarios estimate a 66% chance of the predicted coastal erosion extents (shown by the lines) being reached or exceeded by those timeframes when taking into account the possible effects of climate change. This includes 0.6m of sea level rise by 2080 (Scenario 6) and 1.25m of sea level rise by 2130 (Scenario 3). These scenarios are shown in a table on page 30 of the Report.

The reason for selecting a timeframe out to the year 2130 (at least 100 years from now) and taking into account climate change is because the New Zealand Coastal Policy Statement requires potential coastal hazards to be identified in this manner.

Tonkin & Taylor's Report can be viewed on Council's natural hazards webpage (erosion subpage). The Report includes maps predicting the extent of coastal erosion under a number of scenarios including those described above.

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

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

- COASTAL HARBOUR INUNDATION

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

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

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

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

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

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

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

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

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

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

-LIQUEFACTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- FLOODING RURAL AND SMALL SETTLEMENTS FLOOD

Council holds a report from Tonkin + Taylor entitled "Western Bay of Plenty Flood Mapping" (2021) (Report). This Report presents the results of flood modelling carried out for the District's rural areas and small settlements.

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

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

The Report identifies the possible extent of flooding that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time. The modelling takes into account the possible effects of climate change that may be present in the year 2130 including sea level rise and the increased intensity of rainfall.

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

Tonkin + Taylor's Report can be viewed on Council's natural hazards webpage (flooding subpage). The Report includes maps predicting the extent of flooding under the scenario described above.

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

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

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

Property Adjoining Reserves

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

Please refer to the Reserve Management Plan.



[Reserve Management Plans](#)

Community Plans

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



[Community Plans](#)

Other useful Information

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

Structure Plans

Structure plans have been developed by Council to assist in managing the District's growth.

[Waihi Beach](#)

[Omokoroa Structure Plan](#)

[Katikati](#)

[Tides Reach Rural-Residential](#)

[Te Puke Structure Plan](#)

[Rangiuru Business Park](#)

[Katikati Lifestyle Zone](#)

[Minden Lifestyle Zone](#)

[Te Puke Lifestyle Zone](#)

[Comvita Campus](#)

[Te Puna Business Park](#)

[Te Puke West Industrial](#)

The Bay of Plenty Regional Council

Regional Council policies and plans may affect the use and management of land, water air and other natural and physical resources. These can be found here:

[Bay of Plenty Regional Council Website](#)

For further information on whether a property is affected by any Regional Planning instrument or by some other function of the Regional Council please phone 0800 884 880.

The Ministry for the Environment

The Ministry for the Environment administer Acts, National Policy Statements, National Environmental Standards and other regulations. You can find out more about theses here:

[Act and Regulations](#)

HISTORICAL DATA

Parcel ID: 1231/134 BUILDING PERMITS		
Date	Type	Document Name
1980-04-09	Plumbing and Drainage	Plumbing and Drainage Permit - Dwelling
1980-11-19	Building	Building Permit - Add to House Glass House
1980-03-21	Building	Building Permit - Dwelling

There are no historical planning consent documents held for this property

MAPS

Aerial Photography

Land Information

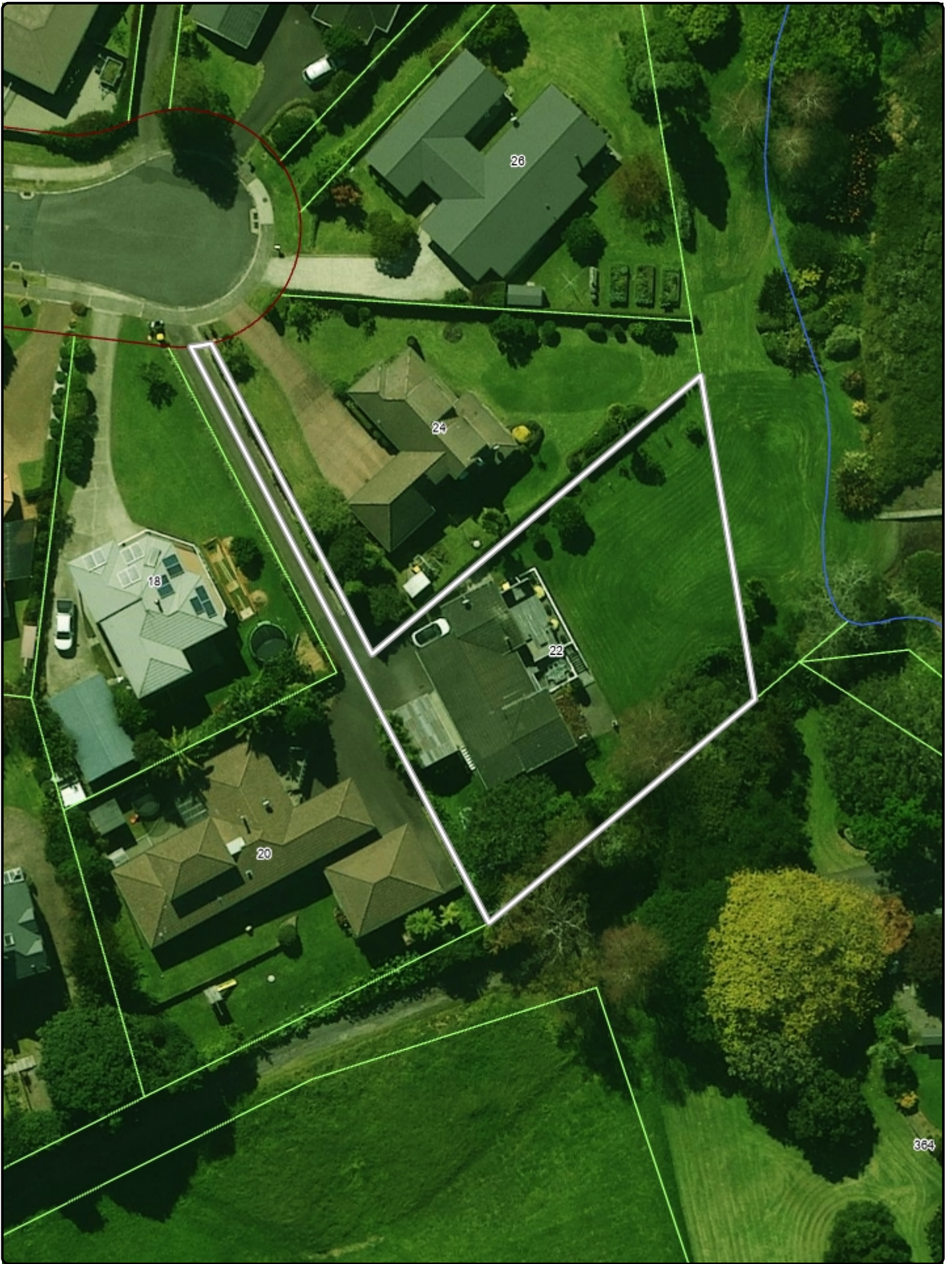
Land Information Legend

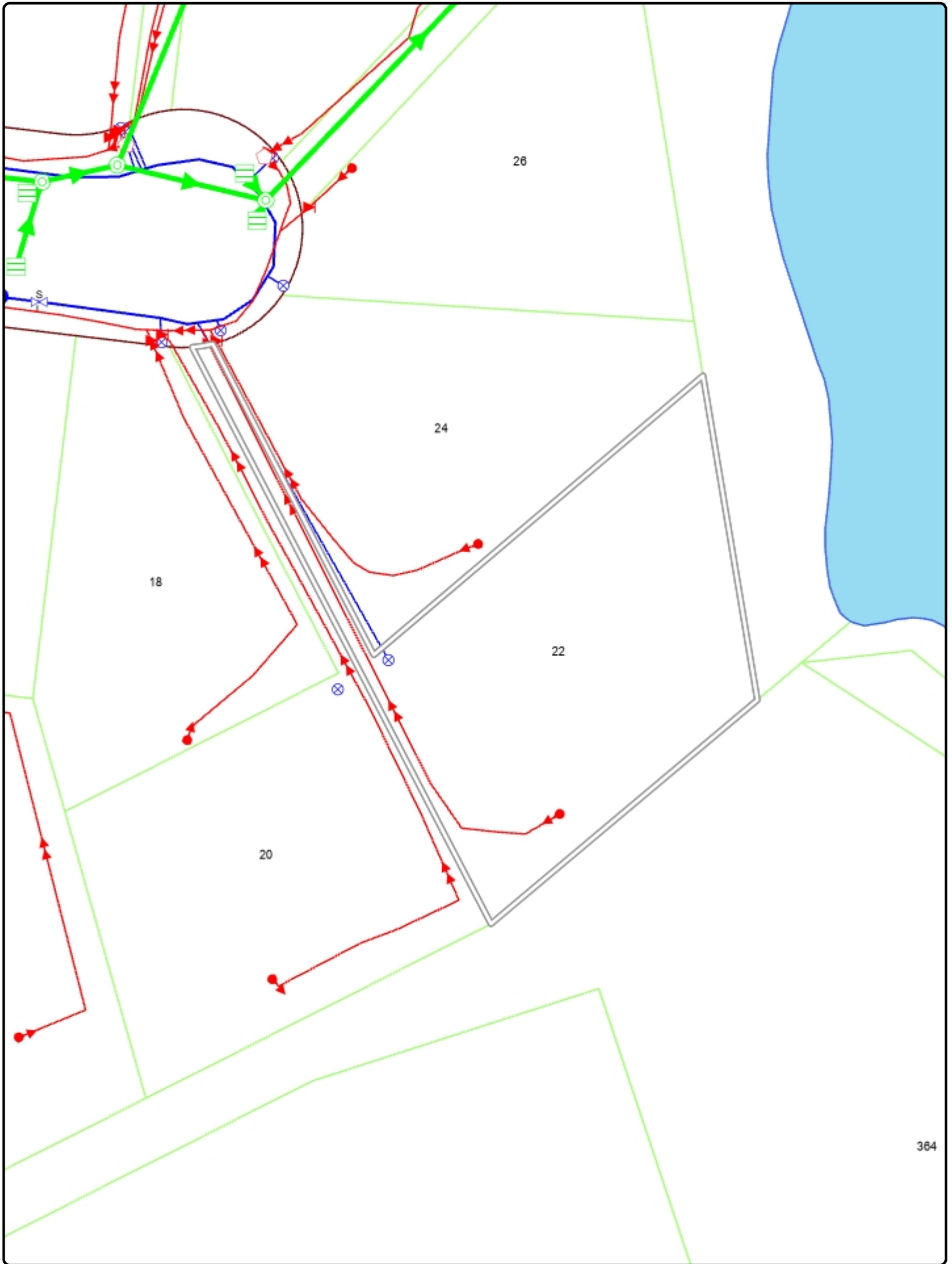
District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend





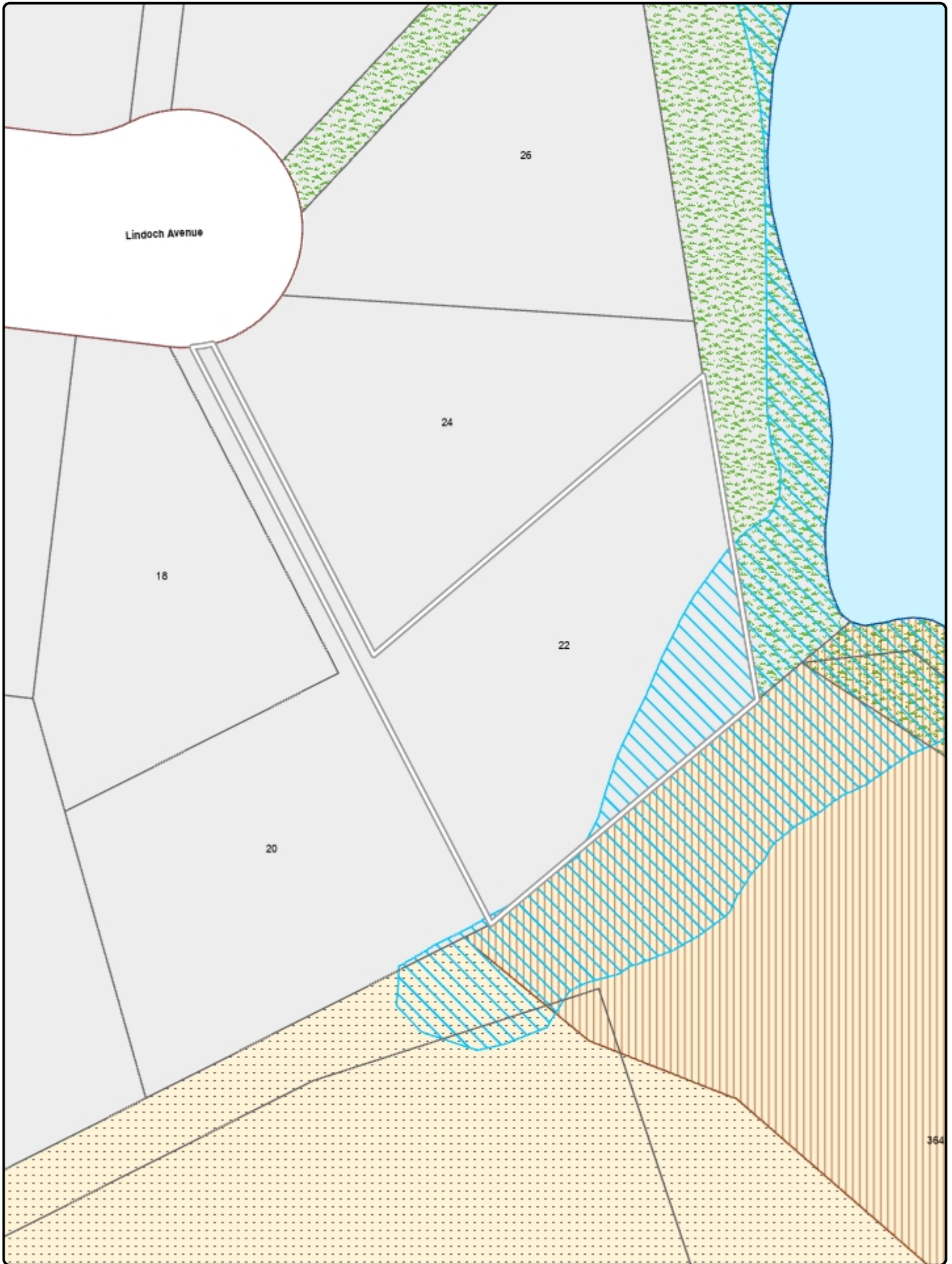
Water Supply	Main	Wastewater	Gravity Main
	Rider Main / Connection		Gravity Main (Below 1:2000)
	Instruments - Meter / Toby		Rising Main
	Valve - Air Release		Service Main / Connection
	Valve - Altitude		Chamber - Inspection Shaft
	Valve - Non Return / Backflow Preventer		Chamber - Manhole
	Valve - Butterfly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

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

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



Land Information Legend



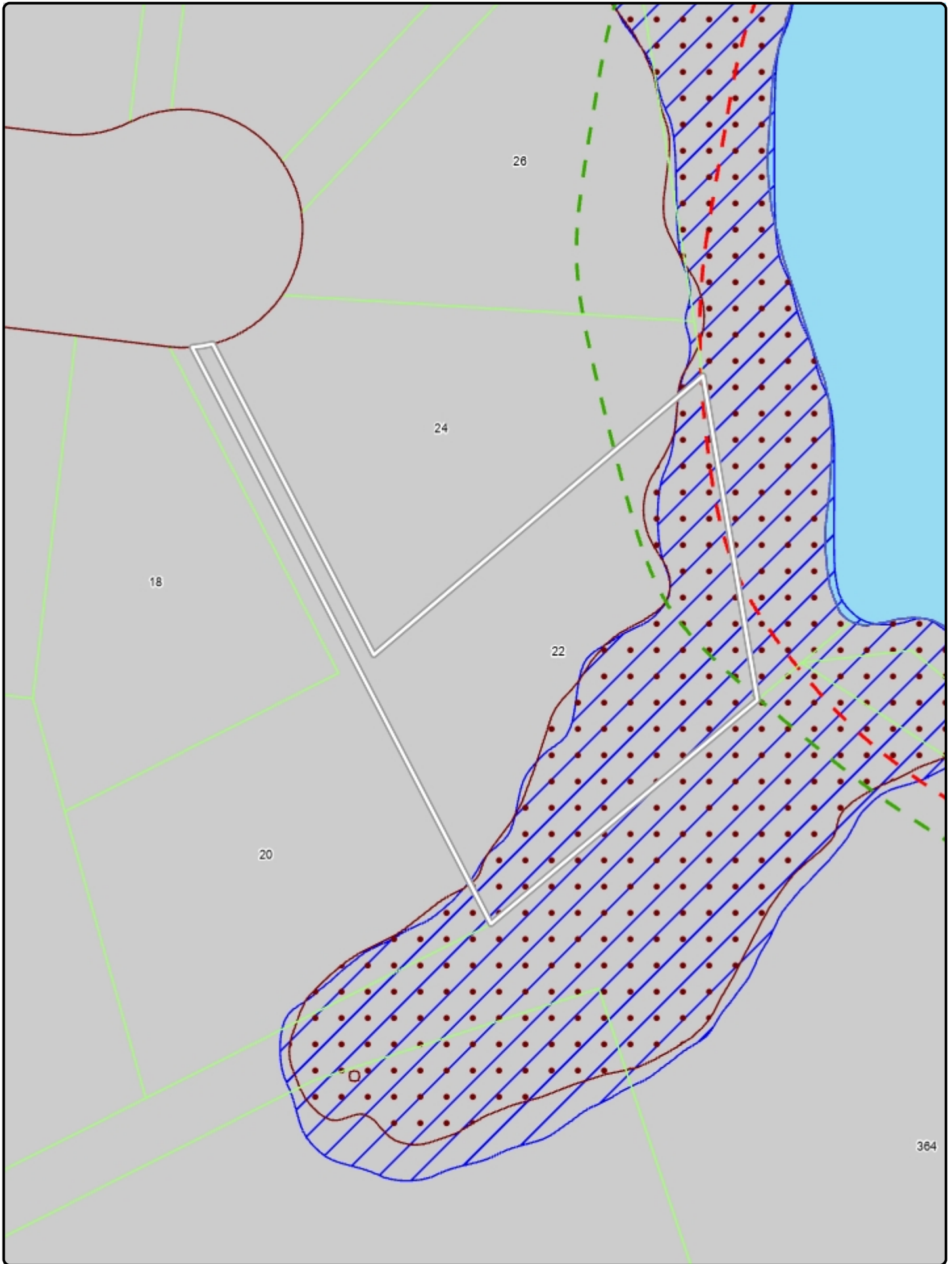
Constraints		Built Heritage Feature	Structure Plans		Greenlane
		Cultural Heritage Feature			Intersection Upgrades
		Cultural Heritage Feature Boundary			Pedestrian Bridge
		Coastal Erosion Area - Primary Risk (1)			Road Bridge
		Coastal Erosion Area - Secondary Risk (1)			Road
		Coastal Erosion Area - Access Yard			Walk / Cycle Way
		Coastal Erosion Area - Rural			Stormwater
		Coastal Inundation Area			Wastewater Pump Station
		Significant Ecological Feature / RAP			Wastewater
		Flood Hazard			Water Supply
		Outstanding Landscape Feature - 50m (S7a & S8a) - 40m (S9a)			Stormwater Pond
		Outstanding Landscape Feature			Identified Area (2)
		Stability Area - Minden A			Minden Lifestyle Structure Plan Area Overland Flowpaths & Local Ecological Features
		Stability Area - Minden B1			Omokoroa Mixed Use Residential Precinct
		Stability Area - Minden B2			Omokoroa Stages 3A, 3B and 3C
	Stability Area - Minden C		Te Puke Stormwater Management Area		
	Stability Area - Minden U		Reserve Area		
	Stability Area - General		Structure Plan Boundary		
	Stability Area - Landslip		Commercial		
	Viewshaft		Commercial Transition		
Infrastructure		Airport Approach Surface		Future Urban	
		Formed Roads		Horticulture Post Harvest	
		Limited Access State Highways		Industrial	
		Stop Bank		Light Industrial	
		Kaimai - Mamaku Forest Park Boundary		Lifestyle	
Reserves		Esplanade Strip		Medium Density Residential	
		Priority proposed esplanade strip/reserve		Natural Open Space	
		Proposed esplanade strip/reserve		Residential	
		Reserve		Rural	
Urban Map Display		Reserve, Department of Conservation		Rural Residential	
		Notable Trees		TECT All Terrain Park	
		Town Centre Boundary		Matakana Island Forested Sand Barrier	
		Designation		TNL 100m Building Line Setback	
				Electricity Transmission Line	
				Electricity Transmission Line Buffer 16m (3)	
				District Boundary	
				Firing Range Exclusion Zone	
				Quarry Effects Management Area	

Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water Springs to establish the actual line of Mean High Water Springs. Formed roads are indicated as white shading on the road land parcels. Unformed roads have the underlying zone indicated.

(1) Primary risk includes the whole of the red line and the land towards the sea. Secondary risk includes the whole of the green line up to the edge of the red line.
(2) The identified areas include: the community service area at Rangioru, the central hub site within the All Terrain Park and buffer zones in Stage 2 Omokoroa and Binnie Road.
(3) Compliance with NZECP 34:2001 is required in this area for buildings/structures and earthworks. The distance quoted is from the centreline of the transmission line.



District Plan Legend



Other Natural Hazards

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

Property

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



Western Bay of Plenty District Council

For our people

ATTACHMENTS

A2648824: Te Puna West Wastewater Scheme - Property Plan - Signed

A2831691: Te Puna West Wastewater Scheme - McLoughlin - Signed Form

A3117854: As Built - Te Puna West Wastewater Scheme - Private Connection - 22 Lindoch

A3300117: 2018-10-18 - Response for selected funding option - Connection to Te Puna Wastewater Scheme - 22 Lindoch Ave

A4368192: Updated Flooding Maps For Rural Areas And Small Settlements

A684316: RC2219L - Decision

A684321: RC401982L - Decision

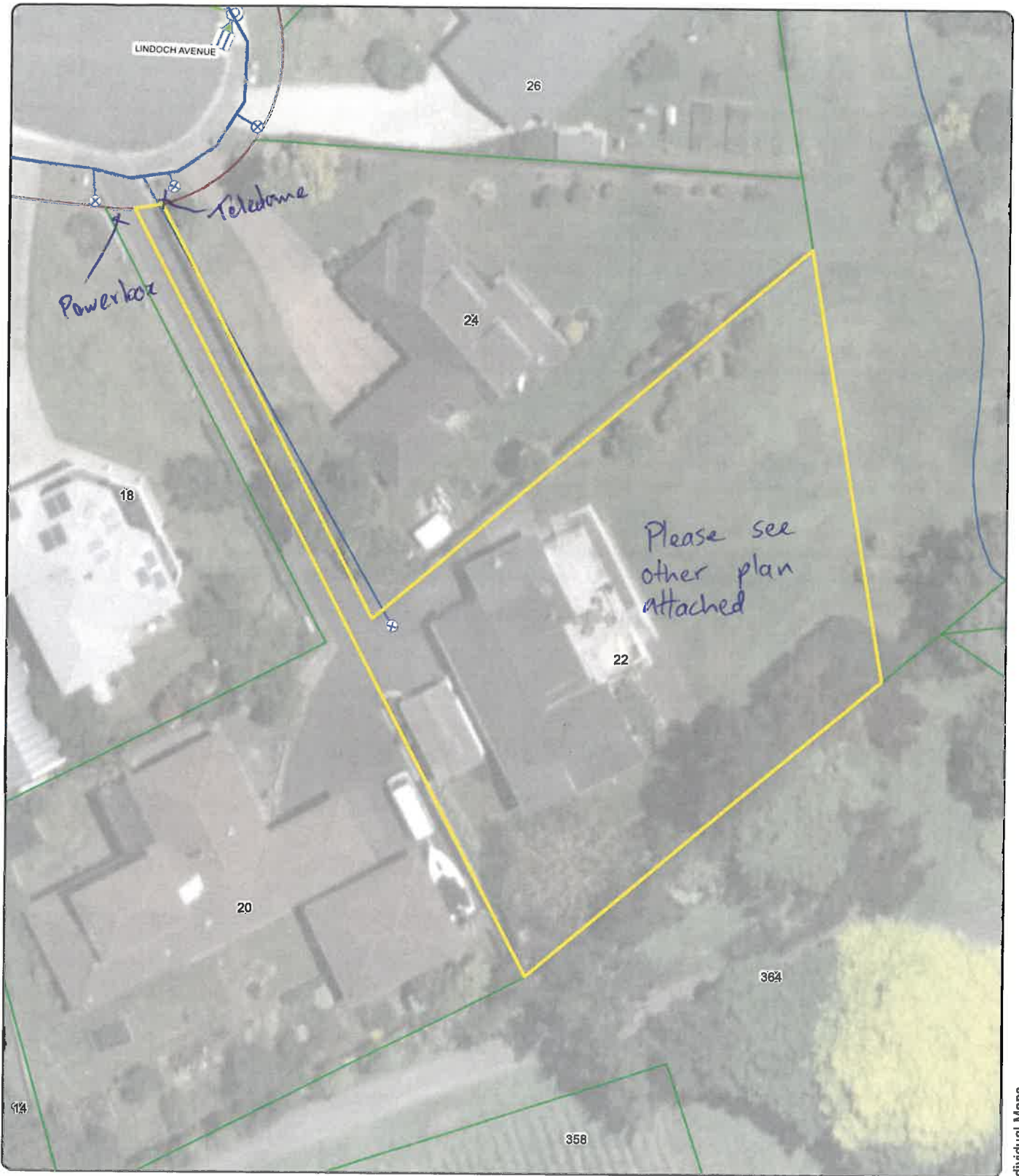
A684342: RC2219L Elevation Plan


A684343: RC2219L Site Plan

A684346: RC2219L Floor Plans

A684347: RC2219L Floor Plans

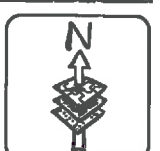
Invoice



Owners Name/s <u>NEIL MCLOUGHLIN</u>	 Signature	Signed for and on behalf of all registered proprietors to this property
Print Name	Date	Note: The location of pressure pump units and boundary kits as shown on the plan are indicative only and actual location may vary due to obstructions encountered during construction.
Print Name	Signature	Date



TE PUNA WEST WASTEWATER SCHEME
 22 LINDOCH AVENUE
 1231/134



2399 - Te Puna West Wastewater Scheme Individual Maps



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is Indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 08/04/2016
 Operator: tik
 A4 Scale 1: 200
 0 10 Meters



[Signature] Te Puna West
 22 Lindoch Avenue



Western Bay of Plenty District Council

Land Owner Entry Consent to the Construction of Wastewater Reticulation

PROJECT NAME: Te Puna West Wastewater Scheme

Table with 2 columns: Field Name and Value. Fields include Landowner names(s), Address of land owner(s), Property address, and Parcel ID & Legal Description. Includes a RECEIVED stamp dated 25 JAN 2017 from WESTERN BOP DISTRICT COUNCIL.

Construction of works:

Pursuant to Section 181 (3) (a) of the Local Government Act 2002, I / WE consent to the officers and agents of the Western Bay of Plenty District Council entering onto my / our land for the purpose of constructing Wastewater Reticulation and associated works as shown on the attached plan.

Compensation:

Compensation is not applicable in relation to this project due to the benefits landowners receive as a result of carrying out the new wastewater scheme.

Registration on Title

I/We consent to a notation being registered on the Certificate of Title to the property which will indicate that work has been carried out under the Public Works Act 1981. The registration of this notation will not adversely affect the Title or prevent future registrations on the Title.

Wastewater Sewage Connection Application Form

I/We consent to the Western Bay of Plenty District Council (WBOPDC) completing an application for a sewage connection on my/our behalf. The WBOPDC will ensure compliance with all requirements of the Building Act are met and a Code of Compliance Certificate for the works is issued to the applicant.

The above consent is subject to my/our property being reinstated as near as practicable to its present condition on completion of the works and the works being confined to as limited an area as possible.

IMPORTANT NOTE: The ownership of the infrastructure constructed on your property will remain at all times in the name of the Western Bay of Plenty District Council.

NOTE: PLZ REFER TO LETTER ENCLOSED

Signature: [Handwritten Signature]
Print Name: JEMMA M'CLOUGHLIN
Date: 19/1/17

Signature: [Handwritten Signature]
Print Name: NEIL M'CLOUGHLIN
Date: 19/1/17

NOTES:

- With regard to item 3 Registration on Title, the property owner should be aware that as with any essential underground service i.e. power, water, gas, electricity etc., the new wastewater system — pump and pipe work, should not be subjected to any undue stresses caused by structures or vegetation either built or planted over or adjacent to afore mentioned infrastructure without Councils authority.
- A copy of this form along with the attached sewer plan will be placed on your property file.

Please sign this consent form along with the attached sewer reticulation plan and return to Tuana Kuka.

19th January 2017

Neil and Jemma McLoughlin

22 Lindoch Avenue, RD4, Tauranga, 3174

Dear Tuana Kuka,

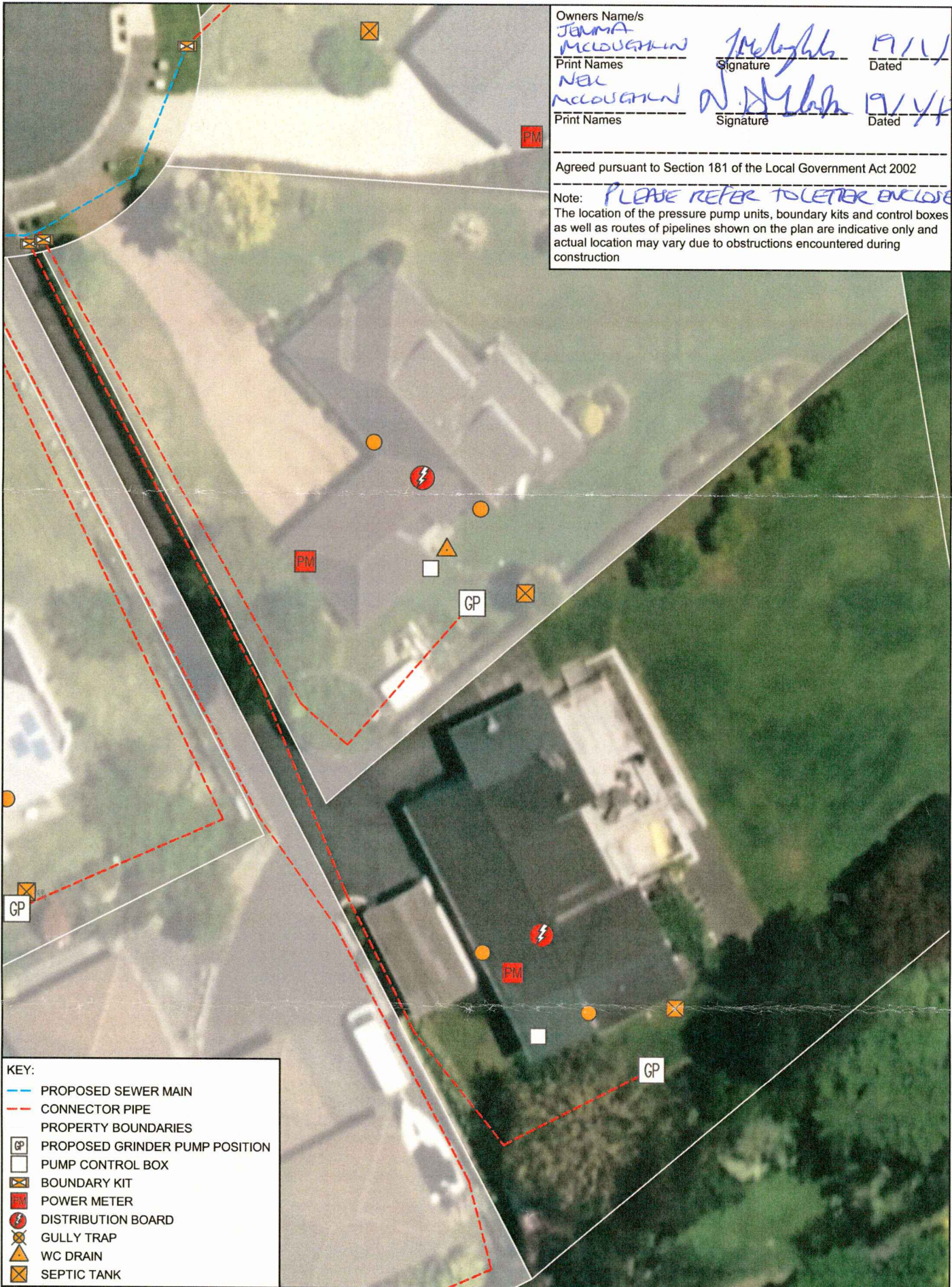
RE: Te Puna Wastewater Scheme

We are writing to request that the connector pipe for 22 Lindoch Avenue, Te Puna that will run alongside the single garage, runs as close to the boundary as possible as we intend to build a double garage in the next couple of years that will run to the back of the property on the south-East side.

If you have any queries or concerns, please contact me on 027 5423585.

Thank you,

Jemma and Neil McLoughlin

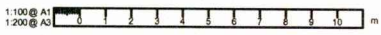


Owners Name/s
 JENNA McLOUGHRAN *J. McLaughlan* 19/1/17
 Print Names Signature Dated
 NEAL McLOUGHRAN *N. McLaughlan* 19/1/17
 Print Names Signature Dated

Agreed pursuant to Section 181 of the Local Government Act 2002

Note: *PLEASE REFER TO LETTER ENCLOSED*
 The location of the pressure pump units, boundary kits and control boxes as well as routes of pipelines shown on the plan are indicative only and actual location may vary due to obstructions encountered during construction

- KEY:
- PROPOSED SEWER MAIN
 - CONNECTOR PIPE
 - PROPERTY BOUNDARIES
 - GP PROPOSED GRINDER PUMP POSITION
 - PUMP CONTROL BOX
 - X BOUNDARY KIT
 - PM POWER METER
 - ⚡ DISTRIBUTION BOARD
 - X GULLY TRAP
 - ▲ WC DRAIN
 - X SEPTIC TANK



Note: Produced using Autocad Civil 3D by Western Bay of Plenty District Council. Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522. Location of services is indicative only. Council accepts no liability for any error.

Project: WESTERN BAY OF PLENTY DISTRICT COUNCIL
 TE PUNA WEST WASTEWATER SCHEME

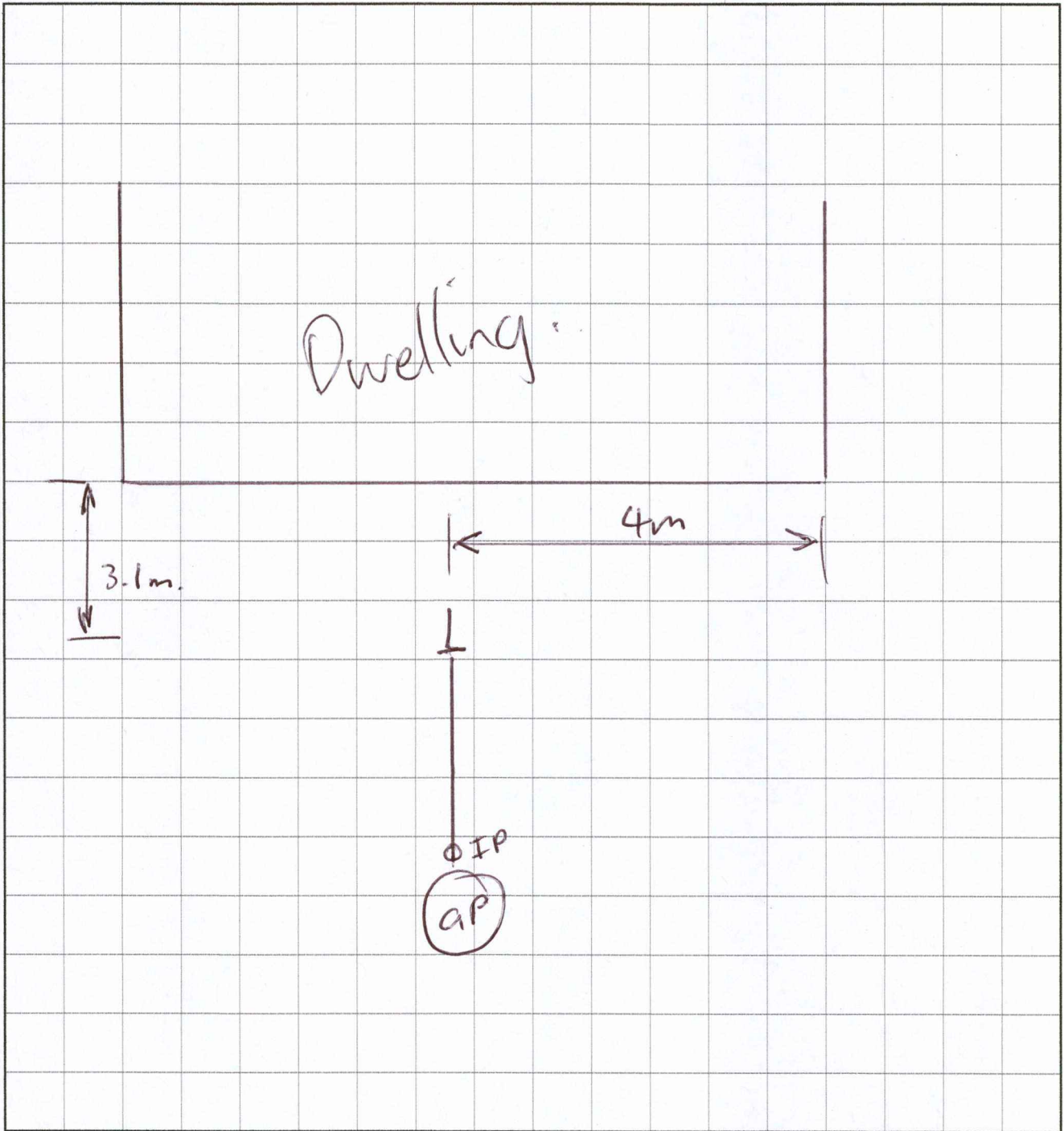
22 LINDOCH AVENUE
 PARCEL 1231/134

Drawn	Checked	Approved	Scale	Sheet No.
TK	NA	NA	1:200 @ A3	7

Te Puna West Wastewater Scheme - Private Property 100mm sewer connection As-built

Property Address:

22 Lindoch.



Septic Tank Status :

Cleaned Out

Filled In

I, Carl Loveridge of Loveridge Limited certify that the above connection was made in accordance with the Building Act 2004 and the As Built information supplied is complete.

Signed _____

Date: _____

Registration No: _____

RESPONSE FORM

Valuation Address	Legal Description	Parcel
22 LINDOCH AVENUE	Lot 10 DPS 27492	1231/134

I/we elect to pay our property's share of the capital costs of connection to the Te Puna West Wastewater Scheme by the option ticked below.

Option One

- Payment of our property's share as a single payment of \$13,007.41 including GST payable after return of form and issue of invoice.

Option Two

- Payment of our property's share over a 15 year term through a targeted rate on the property, with payment subject to interest charges at Council's base borrowing interest rate of 6%.

Name and signature of property owner

J. McDoughlin / [Signature]

Name and signature of property owner

Dated 15/10/18



7 October 2021

MCLOUGHLIN, JEMMA LOUISE
 MCLOUGHLIN, NEIL DANIEL
 22 LINDOCH AVENUE
 RD 4
 TAURANGA 3174

Dear property owner,

Updated flooding maps for rural areas and small settlements

This letter is to provide you with an update on some work we are undertaking with our District's natural hazards maps and how this affects you and your property or properties.

We're getting in touch with you specifically because we have a report from Tonkin + Taylor with new flooding maps for rural areas and small settlements i.e. those settlements outside of Waihi Beach, Katikati, Ōmokoroa and Te Puke.

The following property or properties of yours are affected:

Address	Parcel ID(s)
22 LINDOCH AVENUE	1231/134

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

The new flood maps, along with any other natural hazards which have already been identified, can be viewed on Council's natural hazards webpage at www.westernbay.govt.nz/naturalhazards.

You can browse this map or search for a specific property by address or the Parcel IDs provided above. Flooding is shown on this map using the following coloured key:



New flood maps for "Rural Areas and Small Settlements"



District Plan flood maps (no longer up-to-date)

The new flood maps are more up-to-date and accurate than what is currently shown in the District Plan. This is because the new flood maps take into account the possible effects of climate change in these areas for the first time including the increased intensity of rainfall and sea level rise (where applicable). Also, for most rural areas and some of the small settlements, it is the first time that flood modelling has been used so it will correct a number of historical inaccuracies.

Why we are updating the maps

Western Bay of Plenty District Council and the Bay of Plenty Regional Council are currently updating the natural hazard maps for the District. This is because of changes to the Resource Management Act and Bay of Plenty Regional Policy Statement which have brought in new requirements relating to how we manage risks from natural hazards.

Hazards being mapped include flooding (from extreme rainfall), coastal inundation (flooding from the sea), coastal erosion, land instability, liquefaction, tsunami, active faults and volcanic hazards. This information will help people make informed decisions about building works, buying property or preparing for a natural disaster.

As we complete each hazard map, the information will be:

- notified to landowners;
- uploaded to Council's website (www.westernbay.govt.nz/naturalhazards);
- shown on any property files and Land Information Memoranda (LIMs) requested for properties;
- used when processing building and resource consents to ensure that the risk from natural hazards to people and buildings is assessed; and
- used for updating the District Plan in due course.

Want more information

Council's natural hazards webpage (www.westernbay.govt.nz/naturalhazards) includes plenty of information about flooding, how it is mapped and how this may affect the use of a property (including Frequently Asked Questions (FAQs)). It also includes a copy of the Tonkin + Taylor report. The webpage also summarises the District-wide mapping project including FAQs.

If you cannot view this online, you can view the webpage at your nearest Council office, or request a hard copy of the natural hazard map for your property.

Please note that the mapping of the District's natural hazards is an ongoing process that will take a number of years to complete. This means you may receive similar letters from us in the future if your property or properties are identified by any other natural hazard mapping projects. Council's natural hazards webpage has an updated list of "Mapping Projects and Timeframes" to keep people informed.

If you need any further information, please contact Council's customer service team on 0800 926 732 or customer.service@westernbay.govt.nz.

Regards,



Rachael Davie

Group Manager Policy, Planning & Regulatory Services

09 Jun 2008

P/1231/134/2

PARKER, SHARON
22 LINDOCH AVENUE
R D 2
TE PUNA 3021

Dear Sir /Madam

Advice Of Decision on Application for Resource Consent –
Council Ref: 2219
Site Address: 22 LINDOCH AVENUE

We wish to advise that Council has approved the application for land use consent as above.

Please find attached the decision, including relevant conditions. **It is imperative that you read through those conditions carefully.** Although this consent allows five years to undertake the activity consented to, some of these conditions must be complied with before the activity can commence.

As stated in the advice notes of this decision, there is 15 working days from the date of decision to object to any of these conditions pursuant to Section 357 of the Resource Management Act 1991.

Do not hesitate to contact **James Witham**, Consents Planner, who processed your application, if you have any queries specific to your decision.

Yours faithfully

Jody Schuurman
Regulatory Administration Team



Western Bay of Plenty District Council Regulatory Services

Application for Resource Consent – Non-Notified - PARKER, SHARON

Delegated Authority

P/1231/134/2

Recommendation:

- (a) *THAT pursuant to Section 93(1)(b) of the Resource Management Act 1991 the Western Bay of Plenty District Council resolves that the adverse effects of the proposal will be minor and the application need not be publicly notified.*
- (b) *THAT Council is satisfied after taking into due consideration the requirements of Sections 94(1), 94A(a) and Section 94B that there are no persons who may be adversely affected by the activity and that notice of the application need not be served on any persons.*
- (c) *THAT Council is satisfied that no special circumstances exist that require notification of this consent application in accordance with Section 94C(2) of the Resource Management Act 1991.*
- (d) *THAT pursuant to Sections 104 and 108 of the Resource Management Act 1991 the Western Bay of Plenty District Council grants consent to the application by S Parker and A Dallas for a land use consent being a discretionary activity to undertake building works within a landscape area on Lot 10 DPS 27492 subject to the following conditions.*
 1. *THAT the activity be carried out in accordance with the plans "Proposed Alterations and Additions" by Insignia Design and Architecture Limited Job No.2008 – 11, Sheets 1, 2, 4, and 6 of 9 Dated 15/05/2008 and information submitted as part of this application except where modified by any conditions of this consent*
 2. *THAT the activity complies with all other relevant performance standards in the Operative District Plan.*

REASONS FOR DECISION

1. *The activity is a discretionary activity under the provisions of the Operative District Plan. The applicant proposes to erect an addition to an existing building within the 40 meter Tauranga Harbour Landward Protection Yard. Council is satisfied that any adverse effects on the environment are minor and are adequately avoided, remedied or mitigated by the conditions of consent.*
2. *The Plan provides a number of Assessment Criteria regarding the processing of applications within the Landward Protection Yard. These are as follows:*

"The following performance criteria are applicable to discretionary activities. The level of detail provided with any application shall be related to the scale of the activity and the nature of any effects.

- (a) *The extent to which the development will maintain the integrity of the landform and skyline profile.*
- (b) *Structures should be aligned with the contour of the land.*
- (c) *Native vegetation should not be removed except where there is no alternative for building location or access (including in wetlands and estuary margins).*
- (d) *Where native vegetation clearance is required this should only include the area necessary for the building platform, access of minimum width related to the activity such as a house site, subdivision access or public road, vehicle turning and a 6 metre radius living court.*
- (e) *Earthworks shall generally not exceed that required for the building(s), vehicle access and turning, and outdoor living court(s).*
- (f) *All disturbed ground should be revegetated with species appropriate to the context and use of the site.*
- (g) *Where the finished landform relative to any earthwork is steeper than 1 in 4, the slope should be planted in tree and shrub species.*
- (h) *The visual effects of any works and network utilities with discretionary status (see Section 17.3) shall be considered as part of any assessment of effects required to be undertaken by the Act.*
- (i) *For significant ecological elements within the visual landscape, see Section 9.*
- (j) *Access tracks and roads should generally follow the contours, minimise any cut at ridgelines, and mitigate any impact by regrassing/planting. Work should take account of weather and planting times.*
- (k) *For subdivision, new lot boundaries should follow the contours wherever practical. They should avoid the top of ridgelines and where practical incorporate the landform feature within the lot. Water courses, areas of native bush and wetlands should not be dissected.*
- (l) *Production forestry shall be in general accordance with the New Zealand Forest Code of Practice with particular regard to the following matters:*
 - (i) *avoiding geometric and unnatural shapes and unnatural orderliness.*
 - (ii) *attention to the shape and line of the production forest to blend into the landscape.*
 - (iii) *avoid disruption to the skyline.*
 - (iv) *avoid vertical lines that divide a landscape.*
 - (v) *oversowing clearfelled areas with grasses or replanting as soon as possible after felling."*

3. *The Plan identifies the feature within the site as S8 – Tauranga Harbour Landward Edge. Primarily the feature is to protect views from the harbour, rather than views of it. It is noted that while the proposed additions and alterations are within the Landscape Area, the building is screened from the harbour by the existing building. Therefore, there are no effects on the feature. Furthermore, the proposal is not contrary to any of the Assessment Criteria as listed in 2 above.*
4. *The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan and the purpose and principles of Part II of the Resource Management Act 1991.*

ADVICE NOTES

1. *A building consent will be required for all building work including stormwater and effluent disposal systems.*
2. *The consent holder should notify Council, in writing, of their intention to begin works prior to commencement. Such notification should be sent to the Council's Compliance Monitoring Team (fax: 07 577 9820) and include the following details:*
 - *name and telephone number of the project manager and site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relates*

- *expected duration of works.*

Notifying Council of the intended start date enables cost effective monitoring to take place. The consent holder is advised that additional visits and administration required by Council officers to determine compliance with consent conditions will be charged to the consent holder on an actual and reasonable basis

3 *For health reasons the NZ Building Code requires the water supply to new dwellings to be safe for drinking. Water taken from a Council watermain is of acceptable quality. Where the water supply is to be taken from any other source Council will require evidence that the water meets the drinking water standards before a code compliance certificate is issued for any new building consent. This is because most other water sources are known to be below the required standard and will require some form of treatment. Council will accept water achieving the quality set out in the publication 'Drinking- Water Standards for New Zealand 2000 (DWSNZ 2000)' as meeting the minimum standard.*

4. *Any lack of recorded archaeological sites on this property may be due to one of two factors:*

(a) *there are no sites present, or*

(b) *there has not been an archaeological survey undertaken.*

Archaeological sites are historic places as defined by the Historic Places Act 1993, and all archaeological sites are protected under the provisions of that Act. Any activity, which impacts on an archaeological site, requires the prior permission of the Historic Places Trust. If any archaeological site is uncovered during development then work must stop until the site can be assessed by a qualified archaeologist and an authority to modify, damage or destroy the site applied for under either Section 11 or 12 of the Act.

5 *On site sewerage treatment and disposal will have to comply with Environment Bay of Plenty's "On Site Effluent Treatment Regional Plan".*

6 *You may object to this decision, including any conditions of consent, by notifying Council within 15 working days of receipt of this decision. However, you are advised that you may not commence the activity authorised by this consent until your objection/appeal is resolved.*

7 *Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by a Council representative and failure to meet these conditions may result in enforcement action being taken in accordance with Council's Monitoring Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or a monitoring fee.*

8. *Please find attached an information sheet regarding Regional Plans. Any enquiries relating to these matters may be referred directly to Environment Bay of Plenty.*


James R. Witham
Consents Planner
9 June 2008


Approved under Delegated Authority
Chris Watt
Consents Manager

Date: 9/6/08

Large Format Document(s)

Please Note

This insert page replaces large format document(s) e.g. plan or map that has been removed for scanning.

The scanned files are named the same as this document and provided separately.



29 November 2001

P/1231/134/2

Parker, Sharon
Dallas, Andrew Murray
C/- Parker, Sharon
22 Lindoch Ave
R D 2
Tauranga 3021

Dear Sir/Madam

Application for Resource Consent

Applicant

PARKER, SHARON
DALLAS, ANDREW MURRAY

Date of Council Decision

21 November 2001 (Delegated Authority)

I wish to advise that Council has granted the above application for land use consent in the following terms:

- (a) *THAT pursuant to Section 94(2) of the Resource Management Act 1991, the Western Bay of Plenty District Council resolves that the application need not be notified in accordance with Section 93 of the Act because:*
- (i) *Council is satisfied that the adverse effects on the environment of the proposal will be minor, and*
 - (ii) *The written approval has been obtained from every person whom the Council considers to be affected by the proposal*
- (b) *THAT pursuant to Section 104 and 105 of the Resource Management Act 1991, the Western Bay of Plenty District Council grants its consent to the application by Sharon Parker and Andrew Murray Dallas for a discretionary activity being the extension of a dwelling within the Tauranga Harbour Landward Edge Protection Yard on the land legally described as Lot 10 DPS27492 subject to the following conditions:*
- 1. *THAT the extension be sited and designed in accordance with the plans by Pelorus Architecture dated September 2001(ref. no. 439AP04, 439AP05,439AP06) submitted with the application and with the accompanying report dated 30 October 2001.*

Reasons for the decision:

- 1. *The proposal is not considered to adversely affect the character and quality of the surrounding natural landscape.*

2. *The proposal maintains the integrity of the landform and skyline profile as the scale of the extensions are relatively minor and preserve the ridgeline of the original dwelling.*
3. *The proposal complies with all other activity performance standards within the Residential Zone of the Proposed District Plan.*

ADVICE NOTES

1. *A building consent will be required for all building work including stormwater and effluent disposal systems.*
2. *The applicant is advised that the prior written approval of Council is required in order to gain vehicular access to the Lindoch Ave Reserve and adjoining Esplanade Reserve. The applicant is advised to submit a written request for access to Council and must be able to demonstrate that no other suitable access ways exist to the site.*
3. *This consent will lapse after two years of being granted unless considerable progress has been made and is continuing to be made to complete this project.*
4. *Any lack of recorded archaeological sites on this property may be due to one of two factors:*
 - (a) *there are no sites present, or*
 - (b) *there has not been an archaeological survey undertaken.*

Archaeological sites are historic places as defined by the Historic Places Act 1993, and all archaeological sites are protected under the provisions of that Act. Any activity, which impacts on an archaeological site, requires the prior permission of the Historic Places Trust. If any archaeological site is uncovered during development then work must stop until the site can be assessed by a qualified archaeologist and an authority to modify, damage or destroy the site applied for under either Section 11 or 12 of the Act.

5. *Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Compliance Team Staff and failure to meet these conditions may result in enforcement action being taken in accordance with Council's Monitoring Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or a monitoring fee.*
6. *Please find attached an information sheet regarding Regional Plans. Any enquiries relating to these matters may be referred directly to Environment BOP.*

If you wish to object to any part of this decision you have 15 working days from the date of receiving this notice to lodge your objection with the Council.

Yours faithfully

Andrea Mulder
Consents Officer
Email: aum@wbopdc.govt.nz

Return to Consents Officer

Date:

Western Bay of Plenty District Council Forward Planning

Application for Resource Consent – Non-Notified - PARKER, SHARON

Delegated Authority

P/1231/134/2

Recommendation:

- (a) THAT pursuant to Section 94(2) of the Resource Management Act 1991, the Western Bay of Plenty District Council resolves that the application need not be notified in accordance with Section 93 of the Act because:
- (i) Council is satisfied that the adverse effects on the environment of the proposal will be minor, and
 - (ii) The written approval has been obtained from every person whom the Council considers to be affected by the proposal
- (b) THAT pursuant to Section 104 and 105 of the Resource Management Act 1991, the Western Bay of Plenty District Council grants its consent to the application by Sharon Parker and Andrew Murray Dallas for a discretionary activity being the extension of a dwelling within the Tauranga Harbour Landward Edge Protection Yard on the land legally described as Lot 10 DPS27492 subject to the following conditions:
1. THAT the extension be sited and designed in ~~strict~~ accordance with the plans by Pelorus Architecture dated September 2001 (ref. no. 439AP04, 439AP05, 439AP06) submitted with the application and with the accompanying report dated 30 October 2001.

Reasons for the decision:

1. The proposal is not considered to adversely affect the character and quality of the surrounding natural landscape.
2. The proposal maintains the integrity of the landform and skyline profile as the scale of the extensions are relatively minor and preserve the ridgeline of the original dwelling.
3. The proposal complies with all other activity performance standards within the Residential Zone of the Proposed District Plan.

ADVICE NOTES

1. A building consent will be required for all building work including stormwater and effluent disposal systems.
2. The applicant is advised that the prior written approval of Council is required in order to gain vehicular access to the Lindoch Ave Reserve and adjoining Esplanade Reserve. The applicant is advised to submit a written request for access to Council and must be able to

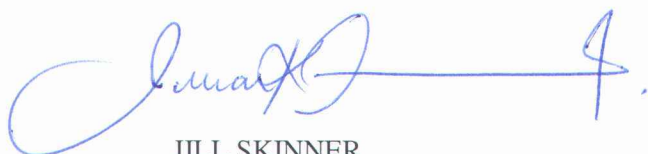
demonstrate that no other suitable access ways exist to the site.

- 3. *This consent will lapse after two years of being granted unless considerable progress has been made and is continuing to be made to complete this project.*
- 4. *Any lack of recorded archaeological sites on this property may be due to one of two factors:*
 - (a) *there are no sites present, or*
 - (b) *there has not been an archaeological survey undertaken.*

Archaeological sites are historic places as defined by the Historic Places Act 1993, and all archaeological sites are protected under the provisions of that Act. Any activity, which impacts on an archaeological site, requires the prior permission of the Historic Places Trust. If any archaeological site is uncovered during development then work must stop until the site can be assessed by a qualified archaeologist and an authority to modify, damage or destroy the site applied for under either Section 11 or 12 of the Act.

- 5. *Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Compliance Team Staff and failure to meet these conditions may result in enforcement action being taken in accordance with Council's Monitoring Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or a monitoring fee.*
- 6. *Please find attached an information sheet regarding Regional Plans. Any enquiries relating to these matters may be referred directly to Environment BOP.*

You may object to this decision, including any conditions of consent, by notifying Council within 15 working days of receipt of this decision.



JILL SKINNER
Consents Planner
CCLU1
21 16 NOV 2001

Approved under Delegated Authority

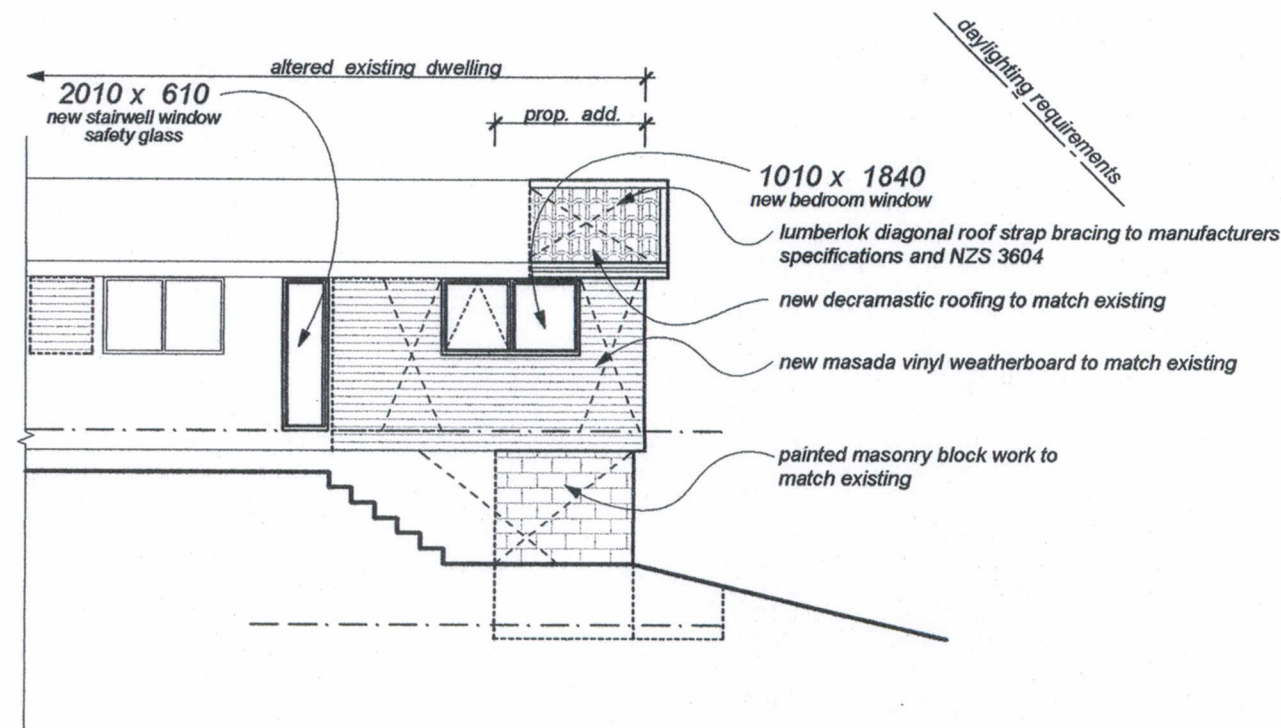


Date: 29/11/01

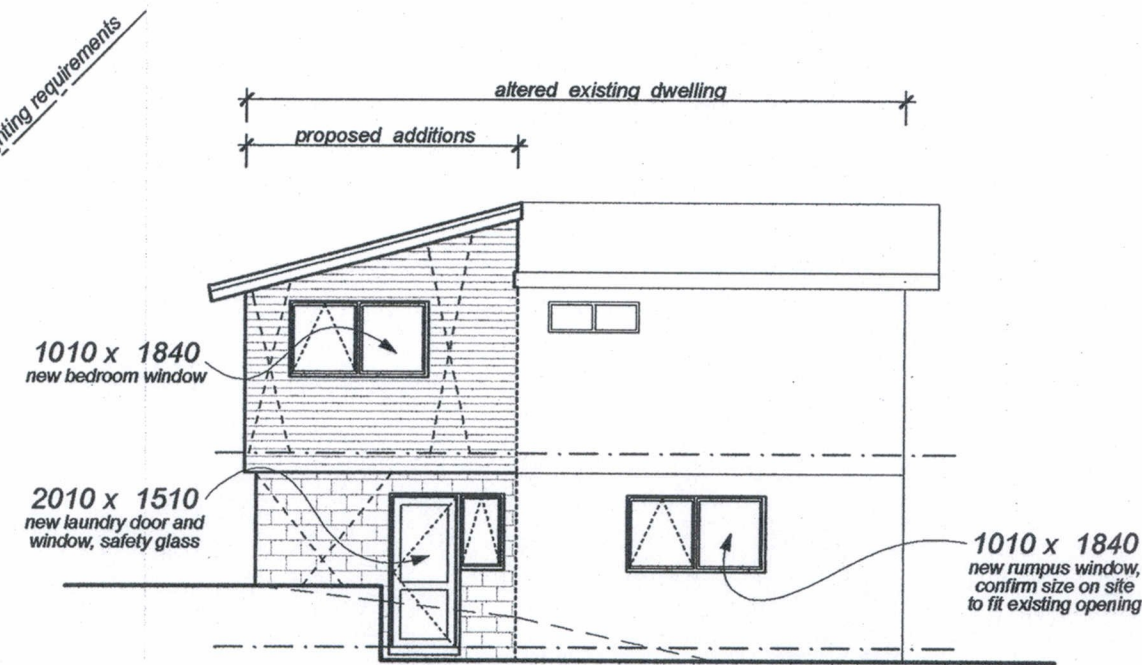
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JOB DETAILS:
Proposed Alterations and Additions
 at
22 Lindoch Ave,
Te Puna,
Tauranga
 for
Dallas Parker
Family Trust



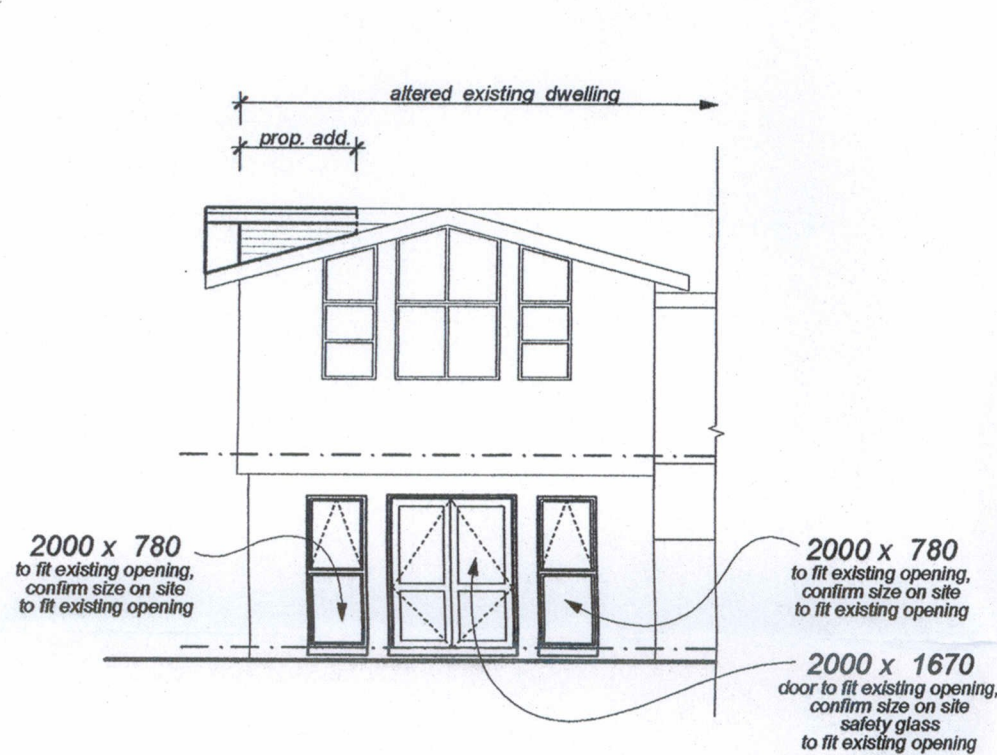
west elevation
 scale = 1 : 100



south elevation
 scale = 1 : 100

GENERAL NOTES:
 DO NOT SCALE FROM DRAWINGS
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 CONCRETE SURFACE FINISHES TO NZS 3114
 MASONRY CONSTRUCTION, MATERIALS & WORKMANSHIP TO NZS 4210

WESTERN BAY OF PLENTY DISTRICT COUNCIL
APPROVED
 For Resource Consent No: 2219
 Date: 9/6/09 Signed: [Signature]



east elevation
 scale = 1 : 100

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Medium risk	1
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		8

REVISION NO.	DRAWN	DATE	CHECK
Concept 2	MF	29.02.2008	MF
Concept 3	MF	19.03.2008	MF
Engineering	MF	02.04.2008	MF
Permit Plans	MF	09.04.2008	MF
	MF	15.05.2008	MF

NOTES:
 PERMIT PLANS

CONTENTS:
 proposed elevations

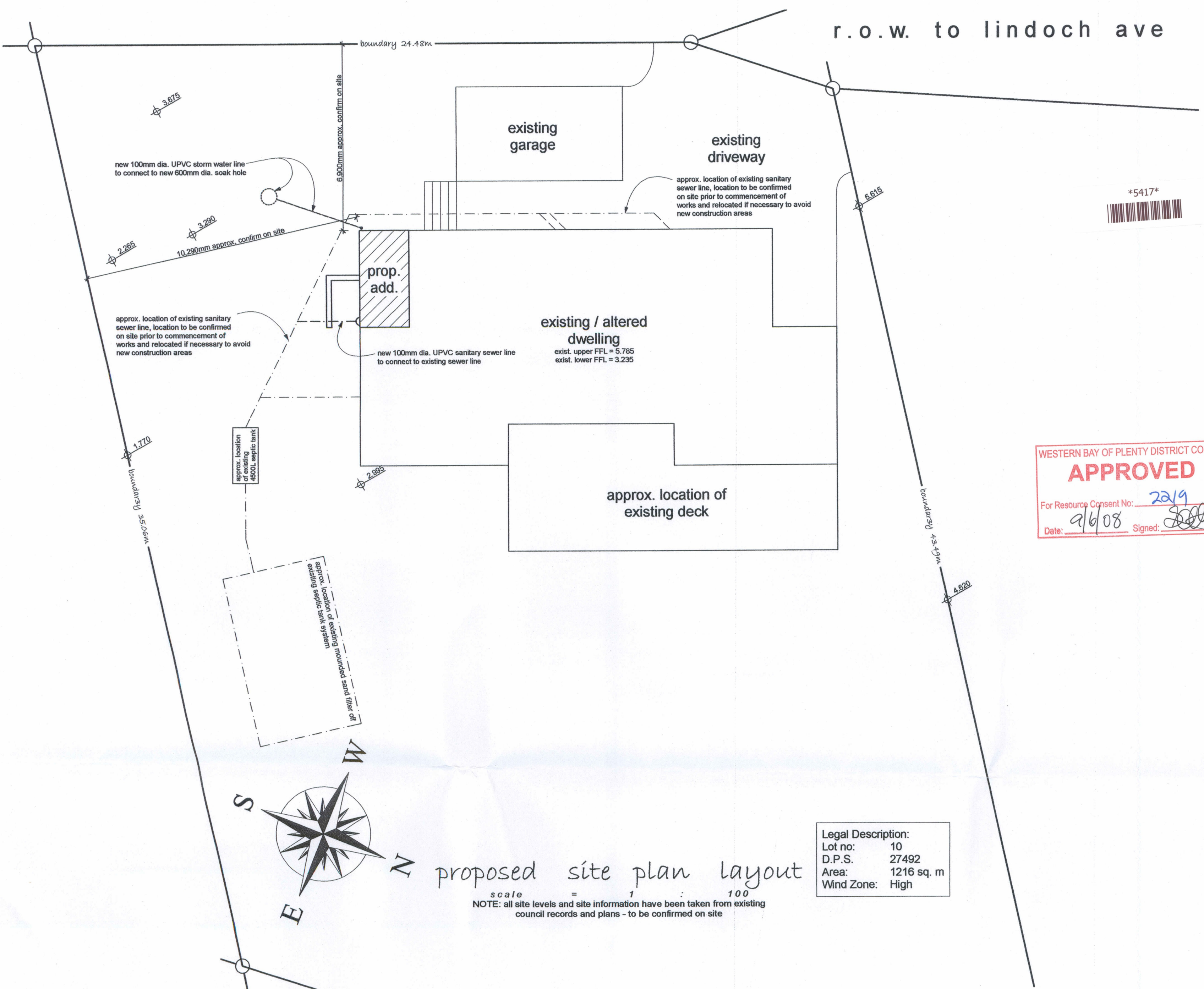
INSIGNIA DESIGN & ARCHITECTURAL LIMITED
 specialising in architecturally designed homes and alterations
 PLANNING APPLICATIONS
 CONCEPT PLANS
 WORKING DRAWINGS
 3D MODELLING

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 JOB NO: 2008 - 11
 SHEET NO: 1 of 09
 SCALE: 1:100 @ A2

MICHAEL FERGUS
 Cell: 021 1566028
 PO Box 8334, Cherrywood, Tga
 insigniadesign@xtra.co.nz

JOB DETAILS:
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 at
22 Lindoch Ave,
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 for
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WESTERN BAY OF PLENTY DISTRICT COUNCIL
APPROVED
 For Resource Consent No: 22/19
 Date: 9/6/08 Signed: [Signature]



Legal Description:
 Lot no: 10
 D.P.S. 27492
 Area: 1216 sq. m
 Wind Zone: High

proposed site plan layout

scale = 1 : 100
 NOTE: all site levels and site information have been taken from existing council records and plans - to be confirmed on site

REVISION NO.	DRAWN	DATE	CHECK
Concept 1	MF	29.02.2008	MF
Concept 2	MF	19.03.2008	MF
Concept 3	MF	02.04.2008	MF
Engineering	MF	09.04.2008	MF
Permit Plans	MF	15.05.2008	MF

NOTES:
 PERMIT PLANS

CONTENTS:
 proposed site plan layout

INSIGNIA DESIGN & ARCHITECTURE LIMITED
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 MICHAEL FERGUS
 Cell. 0211 566028
 PO Box 8334, Cherrywood, Tgā
 insigniadesign@xtra.co.nz

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 JOB NO: 2008 - 11
 SHEET NO: 2 of 09
 SCALE: 1:100 @ A2

5419



JOB DETAILS:

Proposed Alterations and Additions at 22 Lindoch Ave, Te Puna, Tauranga for Dallas Parker Family Trust

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WESTERN BAY OF PLENTY DISTRICT COUNCIL APPROVED For Resource Consent No: 2219 Date: 9/6/08 Signed: [Signature]

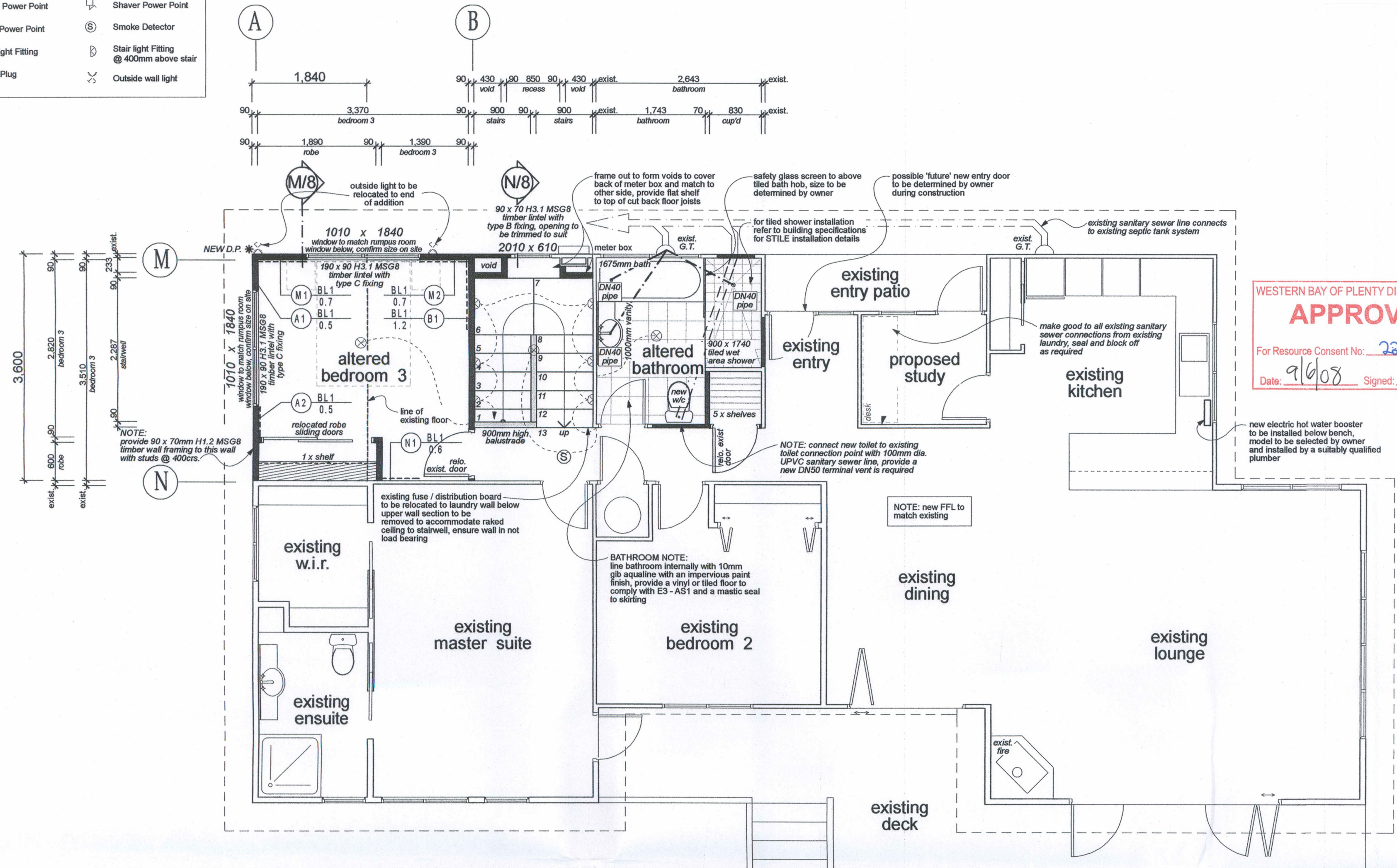
Table with 4 columns: REVISION NO., DRAWN, DATE, CHECK. Rows include Concept 2, Concept 3, Engineering, and Permit Plans.

NOTES: PERMIT PLANS

CONTENTS: proposed floor plan layout - UPPER

INSIGNIA DESIGN & ARCHITECTURE LIMITED logo and contact information. Includes copyright notice, job number (2008-11), sheet number (6 of 09), scale (1:50), and location (A2).

Electrical Key: Main Distribution Board, Meter Board, Double Power Point, Shaver Power Point, Single Power Point, Smoke Detector, Down light Fitting, Stair light Fitting @ 400mm above stair, Phone Plug, Outside wall light.



proposed floor plan layout - UPPER

scale = 1/50. NOTE: electrical layout to be finalised on site with owner during construction. upper floor addition area = 6.62 sq. meters (71 sq. feet)

FLOOR PLAN KEY - proposed: new timber framed walls, new masonry walls, walls existing to remain, existing doors and windows remaining, new doors and windows. Includes a compass rose for Elevations Key (W, S, E, N).

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

TAX INVOICE
REGISTRATION NO. 52-544-300

MCLOUGHLIN, JEMMA LOUISE
22 LINDOCH AVENUE
RD 4
TAURANGA 3174

Invoice No: 392545
Date: 28 Jan 2025
Customer No: 164758
Your Reference: LIM24696

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES LIM Address: 22 LINDOCH AVENUE CENTRAL			
LIM FEE	45.65	304.35	350.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2025 136554)	45.65cr	304.35cr	350.00cr
Standard 10 working day service			
Please pay on this invoice. No statement will be issued.			

EXCL 0.00
GST 0.00
TOTAL \$0.00

Less already paid
TOTAL NOW DUE \$

REMITTANCE ADVICE: Online payments can be made by credit card at www.westernbay.govt.nz/invoice-payment or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI392545** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER: MCLOUGHLIN, JEMMA LOUISE
INVOICE NO: 392545
TOTAL DUE: \$
PAYMENT MADE: \$