



**Western
Bay of Plenty**
District Council



14A HASTINGS STREET EASTERN

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

6 August 2025

P/1758/26

P/1758/77

GRACE VENTURES LIMITED
C/O J STUART-MENZIES
411B UPPER OHAUITI ROAD
RD 3
TAURANGA 3173

Kia orā

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 Record 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 Land Record 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.

Ngā mihi

The Consents Services Team (Environmental Consents)

Applicant

Client Name:

Applicant Name: GRACE VENTURES LIMITED
C/O J STUART-MENZIES
411B UPPER OHAUITI ROAD
RD 3
TAURANGA 3173

Postal Address: C/O J STUART-MENZIES
411B UPPER OHAUITI ROAD
RD 3
TAURANGA 3173

Application Date: 04 Aug 2025

Issue Date: 6 August 2025

Property

Property Owner: GRACE VENTURES LIMITED

Valuation No: 06793 233 00 B

Location: 14A HASTINGS STREET EASTERN

Legal Description: FLAT 2 DPS 43614 AND LOT 198 DP 12476

Area (hectares): 0.1953

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 06793 233 00 B is linked to Flat 1 Deposited Plan South Auckland 43614 and Garage 1 Deposited Plan South Auckland 43614 Lot 198 Deposited Plan 12476 1/2 Share

Land Value:	\$335,000
Improvements:	\$335,000
Capital Value:	\$670,000
Tree Value:	\$0

Annual Rates:	\$4,258.99
Rates Owing:	\$2,129.52

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	22 May 2025
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
	None Known	

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 mainc. 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 includes any special features of the property known to Council including potential erosion, fill, flooding, avulsion, falling debris, slippage, alluvium or inundation. It also includes the status of the land in relation to the contamination of soil by hazardous substances.

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 will be included in the attachments section of this LIM (if applicable).

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.

Natural Hazards

Our region is exposed to a range of natural hazards including earthquakes, coastal erosion, volcanic eruption, landslides, tsunami and flooding.

These natural hazards can have major consequences on people, property and infrastructure. Regional Council is working to improve our understanding and management of these risks to support safe and resilient communities. Further information regarding Natural Hazards Specific to this property can be found here;

[Bay of Plenty Regional Council Website - Natural Hazards](#)

[Bay Hazards - Bay of Plenty Natural Hazards Viewer](#)

Further property specific Natural Hazard information can also be found under the 'Planning/ Resource Management' section of this LIM (inside the Operative District Plan 'identified features' and the 'other features' boxes).

Contaminated Land

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

Properties that are currently recorded on the BOPRC Land Use Register can be viewed via the BOPRC's [HAIL Site Viewer](#).

If the property is identified as a HAIL site, the BOPRC's land use register letter and/or land use site details will be included in the 'attachments section' of this LIM.

Any contaminated site investigations and/or site validation reports will also be included in the 'Attachments' section of this LIM (if available for this property).

Historic Heritage Features and Archaeological Sites

Please refer to the map section of this LIM. The Geographic Information Services (GIS) plan entitled 'Archaeological Sites' 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 'archaeological sites report' will be attached.

Please also refer to the District Plan map, this will also 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 (Historic Heritage) of the Operative District Plan apply.

If the GIS plan or District Plan 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 30 metres of the property boundary or if the sewer is within 60 metres of the dwelling.

Septic Tanks and On-Site Effluent Treatment Systems (OSET)

Most septic tanks in the Western Bay of Plenty are permitted provided they are adequately maintained, however, when making dwelling additions you may need to upgrade the wastewater system, and this will require Building Consent under the Building Act 1991.

The removal and/or upgrade of existing septic tanks and/or OSET may also require Resource Consent from the Bay of Plenty Regional Council. Please contact Bay of Plenty Regional Council directly 0800 884 880 if you have any further questions about this.

OSET Maintenance Zones

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 of Plenty 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 Projects](#) here.

Planning/Resource Management

This property is zoned **MEDRES** for more information on this zone refer to the [Western Bay of Plenty Operative District Plan](#)

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



[Operative District Plan](#)

[District Plan Changes](#)

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

RC Number	Status	Consent Type	Date Issued
	None Known		-

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

If there are any Consent Notices, 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.

Any other features are listed below:

FLOODING - TE PUKE

Council holds a report from DHI entitled "Te Puke Stormwater Modelling Report" (2022) (Report). This Report presents the results of flood modelling carried out for Te Puke.

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 has proposed changes to its District Plan through Proposed Plan Change 92 - Omokoroa and Te Puke Housing Supply and Other Supporting Matters 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).

DHI'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.

LIQUEFACTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Adjoining Reserves

Under Council's Reserve Management Plan(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 created by Council to assist in managing the District's growth. These identify new areas for development and show required infrastructure (roading, water supply, wastewater disposal, stormwater and recreation) and associated costs. These structure plans are contained in [District Plan – Appendix 7 – Structure Plans](#) and shown on the Planning Maps.

Council Website

The Council's [Website](#) provides comprehensive information and resources, including details on building and resource consents topics such as natural hazards and zoning.

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 contact Regional Council.

The Ministry for the Environment

The Ministry for the Environment administer Acts, National Policy Statements, National Environmental Standards and other regulations. See [Act and Regulations](#).

HISTORICAL DATA

Parcel ID: 1758/77 BUILDING PERMITS		
Date	Type	Document Name
1986-07-10	Building	Building Permit and Plumbing & Drainage Permit - Dwelling - 1986-07-10
1988-06-21	Building	Building Permit - Enclose Porch - 1988-06-21
1989-02-10	Plumbing and Drainage	Plumbing And Drainage Permit - Sewerage - 1989-02-10
1946-11-15	Building	Building Permit and Plumbing & Drainage Permit - Dwelling - 1946-11-15

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

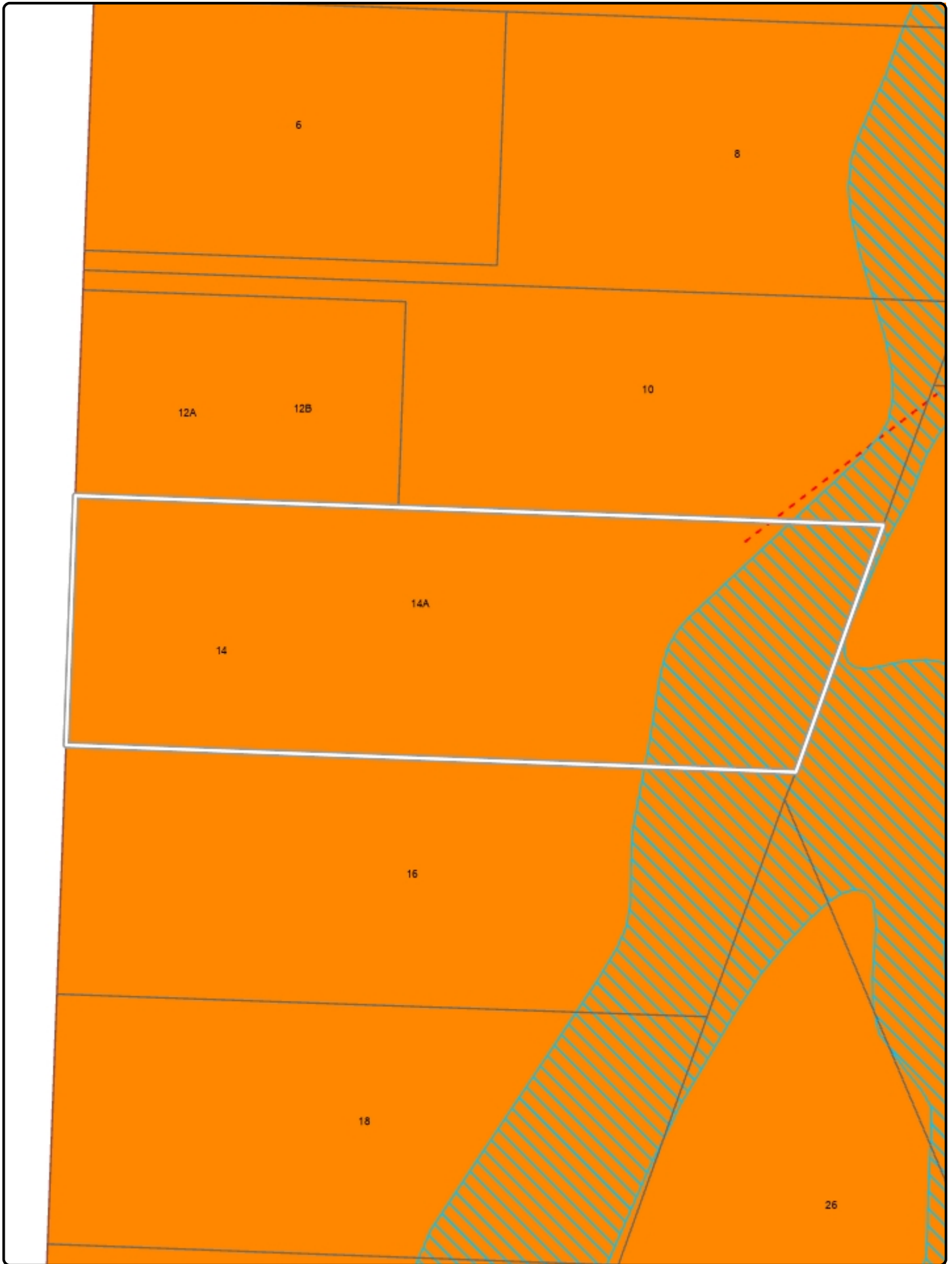




Water Supply	Main	Wastewater	Gravity Main
	Rider Main / Connection		Gravity Main (Below 1:2000)
	Instruments - Meter / Toby		Rising Main
	Valve - Air Release		Service Main / Connection
	Valve - Altitude		Chamber - Inspection Shaft
	Valve - Non Return / Backflow Preventer		Chamber - Manhole
	Valve - Butterfly		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		
	Well - Bore	Property	Paper Road
	Gravity Main		Property or Restrictive Area
	Gravity Main (Below 1:2000)		Building
	Pressure Main		Hydro
	Service Main / Connection		Railway
	Open Drain		Road
	Grass Swale		Parcel
	Catchpit		TCC Water Catchment
	Chamber - Box		Statutory Acknowledgement Areas
	Chamber - Inspection Shaft		Consent Notice Covenant
Stormwater	Chamber - Manhole	Protected Land	Ecological
	Soakhole		Conservation Covenant
	Valve - Flood Gate		QE II
	Valve - Sluice		
	Wing Wall	RAP	Class 1
	Inlet		Class 2
	Junction		Class 3
	Outlet	WBOP	Other Councils
	Pump		Western Bay of Plenty
	RAMM Culvert		Ocean, River, Stream
	Stormwater Drainage Reserve		Selected Parcel
	Stormwater Pond		

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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.



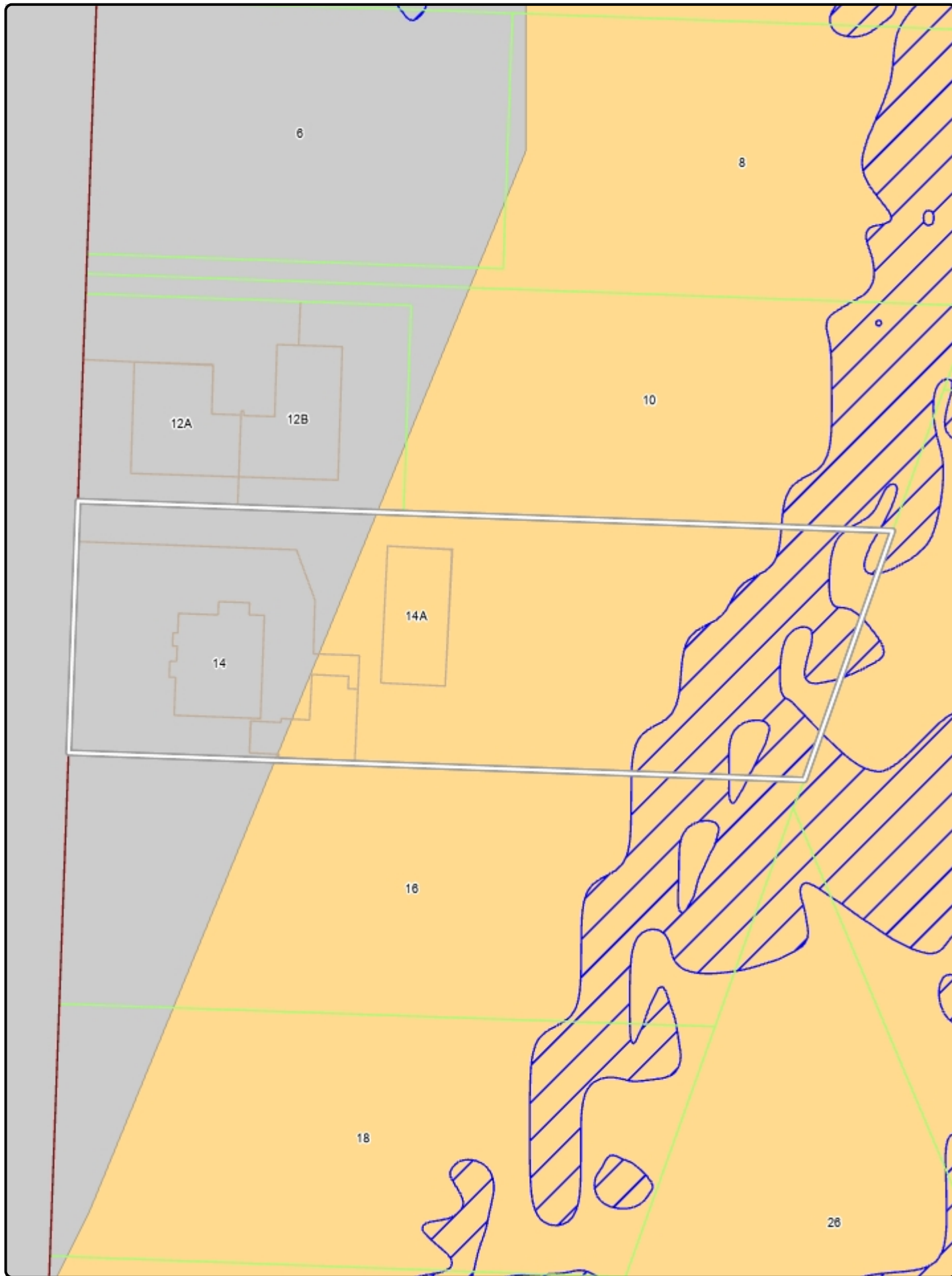
Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water Springs to establish the actual line of Mean High Water Springs.

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 Rangiuru, 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.



Other Natural Hazards

-  Coastal Erosion Year 2080
-  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

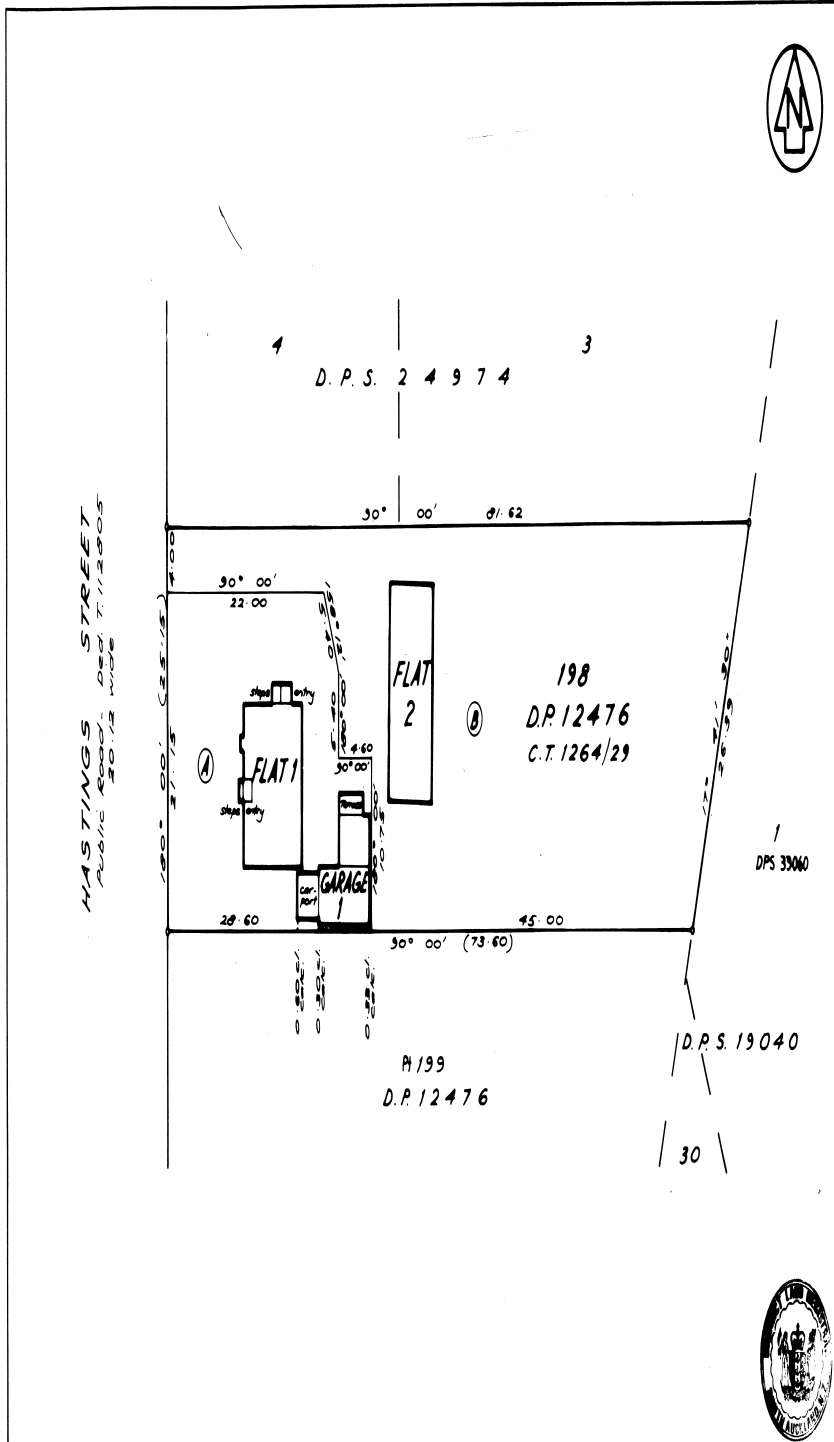


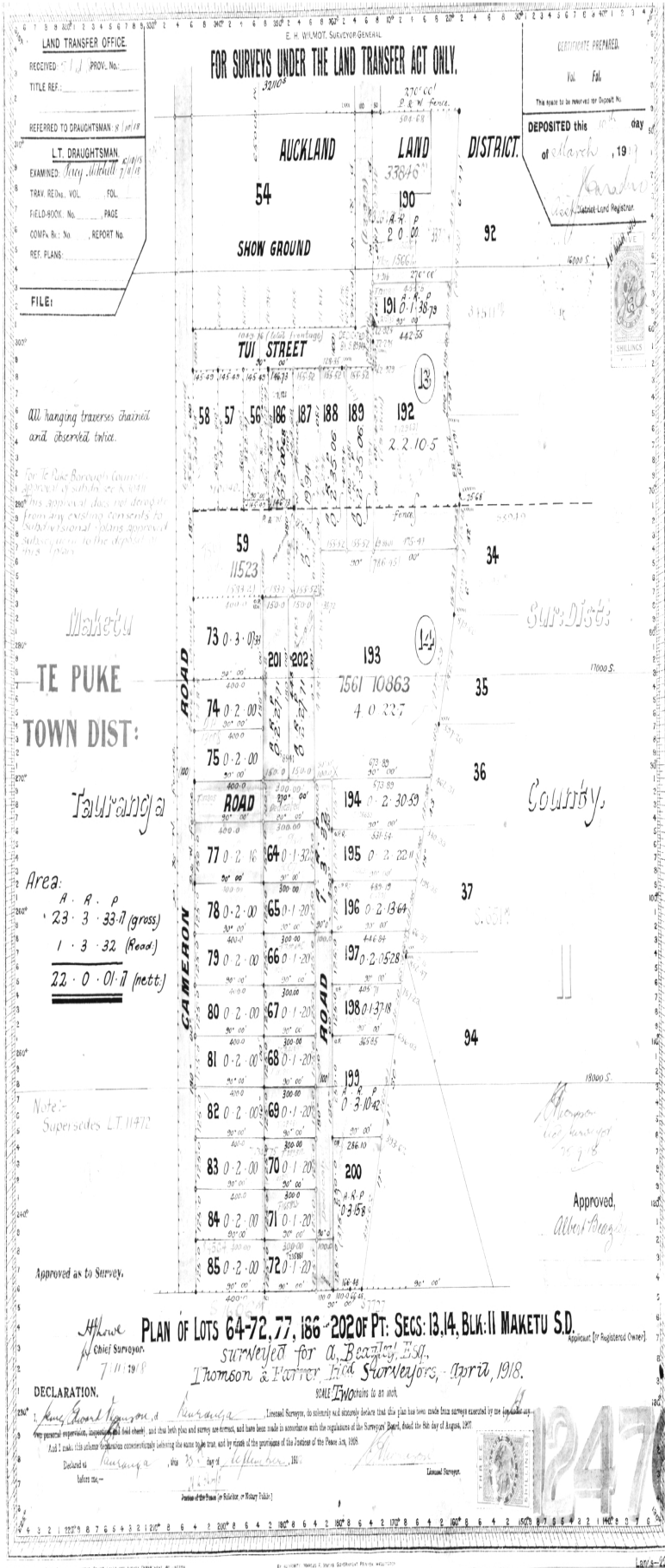
Western
Bay of Plenty
District Council

For our
people

Natural Hazards Legend

9/12/1986

		<p>Approved</p> <p><i>A.N. Smith</i> Registered Owner</p>	
		<p>I hereby certify that the buildings shown hereon are erected in the positions shown and are within the boundaries of:</p> <p>C.T. 1264/29 Lot 198 D.P. 12476</p> <p><i>J. Downey</i> 10/11/86 Registered Surveyor Date</p>	
<p>Total Area 1952 m²</p> <p>Completed in C.T. 1264/29</p>		<p>I, John Maxwell Downey Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the provisions of section 20(2) of the Surveyors Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.</p> <p>Dated at Tauranga the 10th day of November 1986</p> <p>Field Book 571, 1, 40, Tauranga</p> <p>Reference Plan: O.P. 12476</p>	
<p>Examined by J. Downey Correct</p> <p>Approved for Leasing Purposes Only</p> <p>27/11/86 Land Transfer Surveyor</p> <p>Deposited this 10th day of December 1986</p> <p>Blind James: District Land Registrar</p>		<p>FILE</p> <p>Received 12/11/86</p> <p>Instructions</p> <p>DPS 43614</p>	
<p>LAND DISTRICT SOUTH AUCKLAND</p> <p>SURVEY BLK. & DIST. II MAKETU</p> <p>MEANS 261 SHIT RECORD MAP No</p>		<p>PLAN OF FLATS SITUATED ON LOT 198 D.P. 12476</p> <p>BEING PT. SEC. 14 BLOCK II MAKETU S.D.</p>	
<p>Printed by Shering Rogers Ltd. Auckland, New Zealand</p> <p>To Page 5</p>		<p>TERRITORIAL AUTHORITY TE PUKE BOROUGH (8725/11)</p> <p>Surveyed by DOWNEY & MEIKLEJOHN</p> <p>Scale 1:250 Date OCT. 1986</p>	



LAND TRANSFER OFFICE
RECEIVED: 11 PROV. No. 32003
TITLE REF:
REFERRED TO DRAUGHTSMAN: 9/10/18
L.T. DRAUGHTSMAN: 6/10/18
EXAMINED: 7/10/18
TRAY, REDUCED VOL. FOL.
FIELD-BOOK: No. PAGE
COMP. Bk. No. REPORT No.
REF. PLANS:
FILE:

FOR SURVEYS UNDER THE LAND TRANSFER ACT ONLY.

CERTIFICATE PREPARED
Val. Fol.
THIS PLAN IS TO REMAIN IN THE OFFICE OF THE DISTRICT LAND REGISTRAR
DEPOSITED this 10th day of March, 1918
District Land Registrar

All hanging traverses chained and observed twice.

For the Borough Councils of Auckland and Tauranga, this approval does not detract from any existing consents to subdivisional planning approval submitted to the District Land Registrar.

Maketu
TE PUKE
TOWN DIST:
Tauranga

Area:
A. R. P.
23.3 33.11 (gross)
1.3 32 (Road)
22.0 01.11 (nett)

Note:
Supersedes LT. 11772

Approved as to Survey.

APPROVED
Chief Surveyor.
7/11/18
PLAN OF LOTS 64-72, 77, 186-202 OF PT. SECS. 13, 14, BLK. 11 MAKETU S.D.
surveyed for A. Beazley Esq.
Thomson & Patten, Ltd. Surveyors, April, 1918.

DECLARATION.
I, James Gordon Thomson, Licensed Surveyor, do hereby declare that this plan has been made from a survey carried out by me personally, or under my supervision, and that the plan and survey are correct, and have been made in accordance with the regulations of the Surveyors' Board, dated the 1st day of August, 1915.
And I make this declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statute in that behalf made.
Signed at Tauranga this 10th day of February, 1918.
James Gordon Thomson
Licensed Surveyor.

Approved,
Albert Beazley

12476

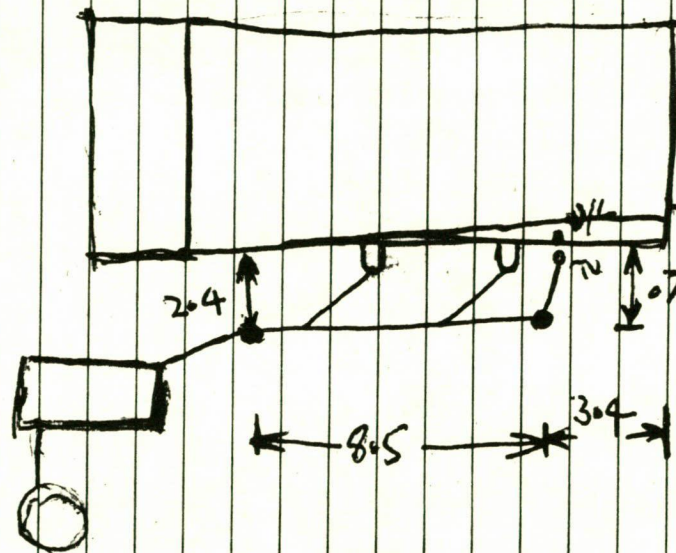
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400

Attachments

A1389475: Building Permit - Drainage plan -1986-07-10

A1389491: Plumbing And Drainage Permit - Sewerage - 1989-02-10 - Building Plan
Invoice

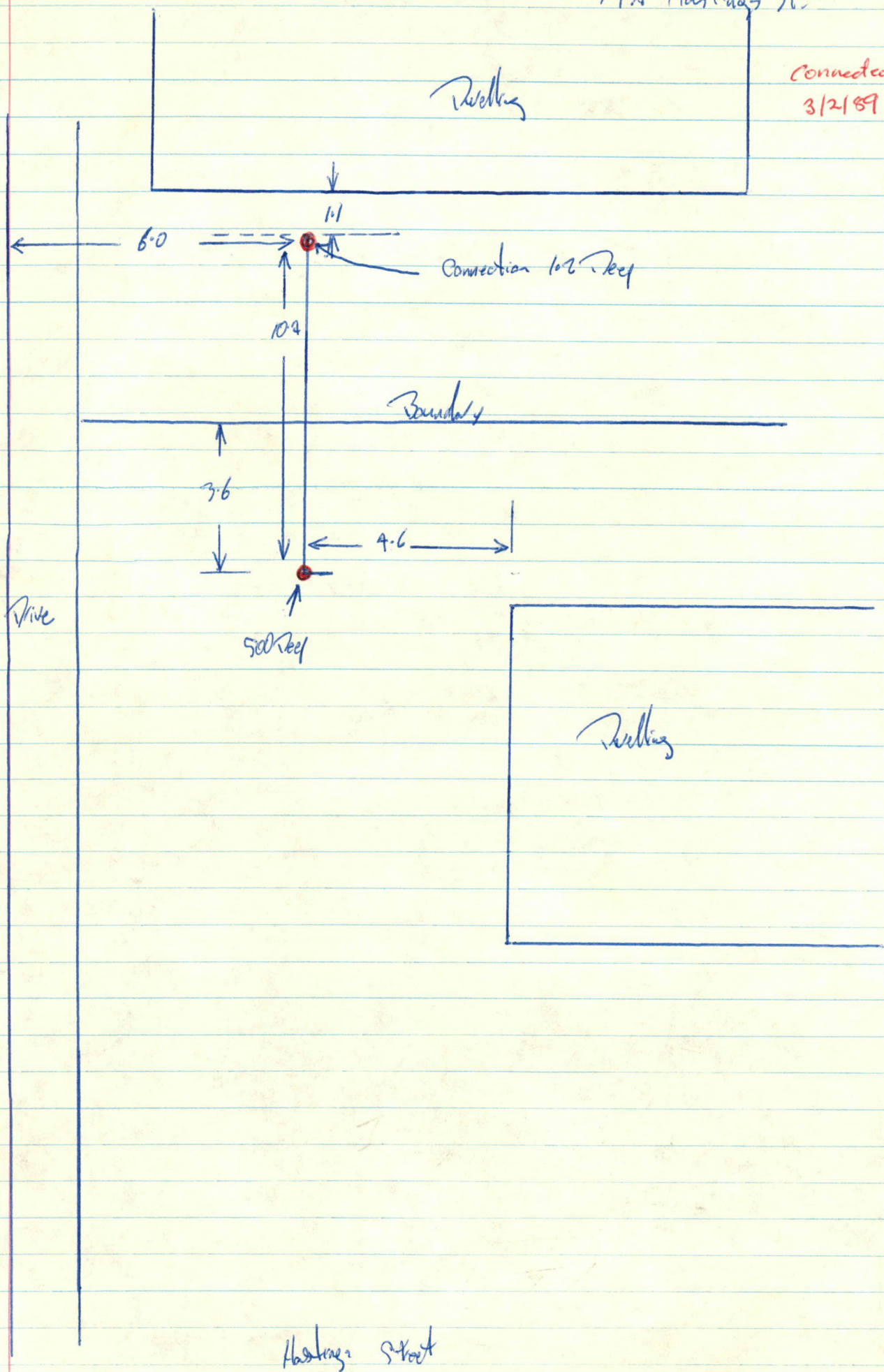
COSTAR.



HASTINGS ST.

Mrs K Waterman on 17 Hastings St
S.T. & J.M. Costa 17A Hastings St.

Connected
3/2/89





Head Office: 1484 Cameron Road, Greerton, Tauranga 3143
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GST	0.00
TOTAL	\$0.00

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