LIM

Land Information Memorandum

Please note this information has been supplied by the vendor or the vendor's agents and NRG Realty Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



Land Information Memorandum

This Land Information Memorandum has been prepared for:

Applicant	**Christopher & Carolyn MONTFORT**
Property Address	**10 Abelia Avenue** **Papamoa**
Legal Description	**Lot 1 DPS 70098**
Application Date	**9 January 2026**

This Land Information Memorandum has been prepared for the purposes of Part 6 of the Local Government Official Information and Meetings Act 1987. It is based on a search of Council records only. Additional information relevant to the property may be held on Council's property file or within other Council systems; however, is not included in this Land Information Memorandum. There may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this Land Information Memorandum. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. This Land Information Memorandum has been prepared for the applicant only. The Council accepts no responsibility or liability for any use of this report by third parties or for any reliance placed on its contents by persons other than the applicant. This Land Information Memorandum is valid only if reproduced in full and applies only as at the date of issue.

It is recommended that the Certificate/Record of Title, which is not held by Council, be searched by the purchaser.

Contents

Services Information

Rating/Valuation Details and Levies

Building Information

City Planning

Land Development

Natural Hazard Information

Additional Information/Licences

Services Information

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

Service Record

Copy of Deposited Plan Attached	**Yes**
Service Print Attached	**Yes**
Method of Sewer Disposal	**To Public Sewer**
Existing Method of Stormwater Disposal	**Soakholes**
Drinking Water Supplied to the Land	**Yes**
Drinking Water Supplier Is:	
(I) Owner of the Land; or	**No Information Available**
(ii) Tauranga City Council [Water Supply Authority Unit (WSA)]; or	**Yes**
(iii) Another Networked Supplier	**No Information Available**
Any Information Notified under Section 206(1) Water Services Act 2021	**No Information Available**

Note:

1. Please note that the existence of a watermain along a property frontage does not necessarily mean that a connection is available. This may need to be provided at the applicant's expense.
2. If the land is supplied with drinking water by Tauranga City Council as a Water Supply Authority, any conditions (generally set out in Tauranga City Council's Supply of Water Bylaw 2019 applicable to that supply are included in this Land Information Memorandum.
3. If the land is supplied with drinking water by a networked supplier other than the WSA, any conditions that are applicable to that supply are included in this Land Information Memorandum.
4. If the land is supplied with drinking water by the owner of the land, any information Council has about the supply is included in this Land Information Memorandum.
5. Any information notified to the territorial authority by a drinking-water supplier under Section 206(1) Water Services Act 2021 is included in this Land Information Memorandum.
6. Water services legislation is transitioning from the Water Services Act 2021 to the local Government (Water Services) Act 2025 and associated amendments. Some information in this Land Information Memorandum may reflect the previous legislative framework and may be subject to change or reinterpretation under the new Act.

Rating and Valuation Details

Tauranga City Council rates are billed twice a year on the last business day of August and February. Unpaid rates for each instalment will incur a 10% penalty.

The valuation details below are based on a revision date of 1 May 2023. This has been used to assess the rates for Council's financial year beginning 1 July 2025.

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

Valuation Details

Valuation Reference	**06784 814 00**
Capital Value	**$860,000**
Land Value	**$540,000**
Improvement Value	**$320,000**

Rating Details

Current Annual Rates	**$3,740.34**
Balance Owing	**$Nil**

Water Meter Details

Water Meter On Property	**Yes**
Meter Type	**Individual Meter**
Water Rates Owing	**$97.43**

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

Note:

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

Infrastructure Funding and Financing (IFF) Levy Details

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

IFF Levy Details

Current Annual IFF Levy	**$78.34**
Balance Owing	**$Nil**

Building Information

This information is sourced from Council records and may not reflect the situation on site if work has been undertaken without consent or has been undertaken and was exempt from consent. It is recommended that the property file is viewed together with this Land Information Memorandum to satisfy any due diligence requirements. The property file may be ordered at the following link: Order a LIM or Property File.

Building Permits: For Building Permits issued prior to 1993 a copy of the inspection records, if these are held by Council, are available in the property file.

Building Consents: For Building Consents issued after 1 January 1993 a Code Compliance Certificate (CCC) will be issued where the building work for which the building consent relates has been completed in accordance with the NZ Building Code.

Solid Fuel Heaters: It is important that any solid fuel heater has been legally installed, either as part of the original dwelling or by way of a separate permit/consent.

Granny Flats: From 15 January 2026, a small standalone dwelling may be constructed without a building consent, if all exemption conditions are met under Schedule 1A of the Building Act 2004. Further information is available at the following link: Guidelines on Building a Granny Flat.

Permits and Consents

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
13/12/94	Erect Two Dwellings (10 and 12 Abelia Avenue)	94/3253	Yes

Compliance Schedule **N/A**

Requisitions **None**

City Planning

The Operative Tauranga City Plan

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

There are specific rules within the City Plan that cover, amongst other matters, building height, earthworks, tree protection, bulk and scale of buildings, setbacks from coastal and harbour margins, and specific residential, commercial and industrial uses depending on location within the City.

Specific rules for each suburb and property can vary depending on the underlying zone of the area and the location of a specific property within that zone.

The majority of the City Plan became 'operative in part' on 9 August 2013. The remaining parts of the City Plan subsequently became operative on 5 July 2014.

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

It is advised that prospective purchasers of property review and consider all relevant planning rules for the specific property this Land Information Memorandum applies to prior to purchase.

To view the Operative Tauranga City Plan please click here.

If you have any specific queries on any rules or any existing or proposed use of a property, please contact the Tauranga City Council's Duty Planner (07 577 7000) for further information.

Development Contributions

Council operates a development contributions policy under the Local Government Act 2002, and also has financial contributions provisions in its City Plan. The broad purpose of these policies is to fund infrastructure costs that relate to the city's growth from those parties that undertake subdivision, building or development. These contributions are required on building consents, resource consents, service connection authorisations, certificates of acceptance and PIMs for small standalone dwellings. Contributions may remain payable on any property in circumstances where subdivision, building and development projects have not been completed, and in rare occasions where the Council has agreed to defer payment. In addition, further subdivision, building or development of a property may trigger the requirement to pay further development and/or financial contributions.

Council's development contributions team can advise further on these matters in relation to the application of development and financial contributions to the property in question.

Transportation Strategy & Planning and Reserve Management Plans

As part of Tauranga City Council's Transport strategy and planning activities and Reserves Management Plans, properties neighbouring Council-owned or administered land may be subject to transport network development such as walkways and cycleways or other development, activities or use of the land. The Tauranga Reserves Management Plan is available online at the following link: Reserve Management Plans.

Relevant Planning Information

All Planning information for this property is available online through the **City ePlan.**

Zone: Operative Tauranga City Plan	**Medium Density Residential**
Identified Plan Areas	**None Known**
Utilities/Designations	**None**
Protected Heritage/Notable or Groups of Trees, or Protected Buildings	**None Known**
Archaeological or Heritage Sites	**None Known**

Consents, Certificates, Notices, Orders or Bonds Affecting the Land

Description	**Date Issued**
221 Consent Notice *(Resource Management Act 1991)*	05/12/94

Land Development

The following information relates to land development and landform characteristics. It is based on information held by council and may include reports, assessments, and other documentation relevant to site development. This information may not reflect the current on-site conditions, or any work undertaken that is not known to council.

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

The landform and geology within Tauranga City have some features which demand particular attention. These features, which may or may not be relevant to the property in question, are outlined in “General Description of Landform within Tauranga District” as attached.

Comments:

Documentation Relevant to the Subdivision or Surrounding Area

For information, please see attached the following documentation:

1. Oceandowns Subdivision Stage VIII by Shrimpton & Lipinski Ltd reference 10820, dated 17 October 1994.

Natural Hazards

This information relates to nation-wide, city-wide, or region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level. It is recommended that hazards identified in this section of the Land Information Memorandum be considered both individually and in combination, as their cumulative effects may influence the overall level of risk.

Flooding

Flood hazard information referenced here includes modelling produced at a nation-wide scale by Earth Sciences New Zealand (ESNZ). The national tool provides consistent flood hazard data across New Zealand and is zoomable to street level, but not to individual properties. For property-specific flood hazard information that may affect this property please refer to the following section of this Land Information Memorandum titled, “Natural Hazards Relevant to the Subject Property”. The modelling produced by ESNZ is available to view at the following link: Flood Hazard Modelling.

Microzoning for Earthquake Hazards

The Council has received reports and results that assessed Tauranga City's liquefaction vulnerability during earthquakes.

Different properties face varying probability levels of liquefaction damage. The maps assess natural ground conditions only and don't consider recent human activities like earthworks, ground improvements, or foundation design that may reduce liquefaction risk. Detailed, site-specific studies by qualified practitioners may take precedence over these city-wide assessments.

Liquefaction information may affect property use and development, including building consent requirements (Building Act 2004, NZ Standard AS/NZ 1170, TCC Infrastructure Development Code Chapter 10.10.6), subdivision consents (Resource Management Act), and infrastructure design.

Further information and reports are available at: Earthquakes and Liquefaction.

Landslide Susceptibility

Council has received an assessment of Tauranga City’s susceptibility to landslides. Two maps have been prepared, one showing areas susceptible to land sliding triggered by rainfall, and the other by earthquakes. A report detailing the assessment and maps are available by accessing the following link: Landslide Susceptibility.

Shallow Groundwater

Council has received an assessment of shallow groundwater conditions in Tauranga City. The assessment analysed groundwater monitoring data from 2015-2021 across 97 monitoring sites and developed predictive models for future conditions under sea level rise.

Shallow groundwater occurs close to the surface throughout Tauranga's low-lying areas. Groundwater levels fluctuate with tides, rainfall, and seasonal variations. In some areas, groundwater sits less than 1 meter below ground surface. The assessment forecasts that rising groundwater levels will occur as sea levels rise.

Development Implications: This information may affect property use and development, including building consent requirements (Building Act 2004), subdivision consents (Resource Management Act), and infrastructure design. Site-specific geotechnical investigations may be required to assess local groundwater conditions and mitigation measures.

The full technical report and spatial datasets are available at: Groundwater.

Bay of Plenty Regional Council

Further information regarding natural hazards held by the Bay of Plenty Regional Council that may be relevant to this property can be found at the below links. Further enquiries may also be made by contacting the Bay of Plenty Regional Council on 0800 884 880.

Bay of Plenty Regional Council – Natural Hazards
Bay Hazards
Bay Explorer

Natural Hazards Relevant to the Subject Property

The following information relates to natural hazards identified at a site-specific scale. It is based on information held by Council and may not reflect the current on-site conditions or any hazard investigations or mitigation measures that have occurred since, or that are not known to Council.

Further information about natural hazards held by Tauranga City Council can be found at the following link: Tauranga City Council – Natural Hazards and may also be identified on Council's mapping website, Mapi.

Flooding

Flooding from Intense Rainfall – Not Currently Affected

This property is not currently identified as being within a floodable area in a 1-in-100-year rainfall event, which takes into consideration the effects of sea level rise and climate change based on RCP 8.5 median scenario, as of the year 2130.

Tauranga City Council is developing updated maps for flooding from intense rainfall, which may change the current modelling for this property. These maps are in draft form and are expected to be finalised in early 2026.

Further information on flood modelling can be found at the following link: Flood Hazard Modelling and Mapping.

Tsunami

Tsunami – Evacuation Zone Only

Council holds information that shows this property is located in a tsunami evacuation zone, but not within the modelled tsunami inundation zone.

To view further information, go to the Tsunami page on Tauranga City Council's website. Further information on the difference between **evacuation** zones and **inundation** zones is available at the following link: Frequently Asked Questions.

Please see attached currently available tsunami evacuation zone map. Tsunami evacuation maps will be updated in early 2026.

Additional Information

Licences Affecting the Land or Buildings

None

Signed for and on behalf of the Council:



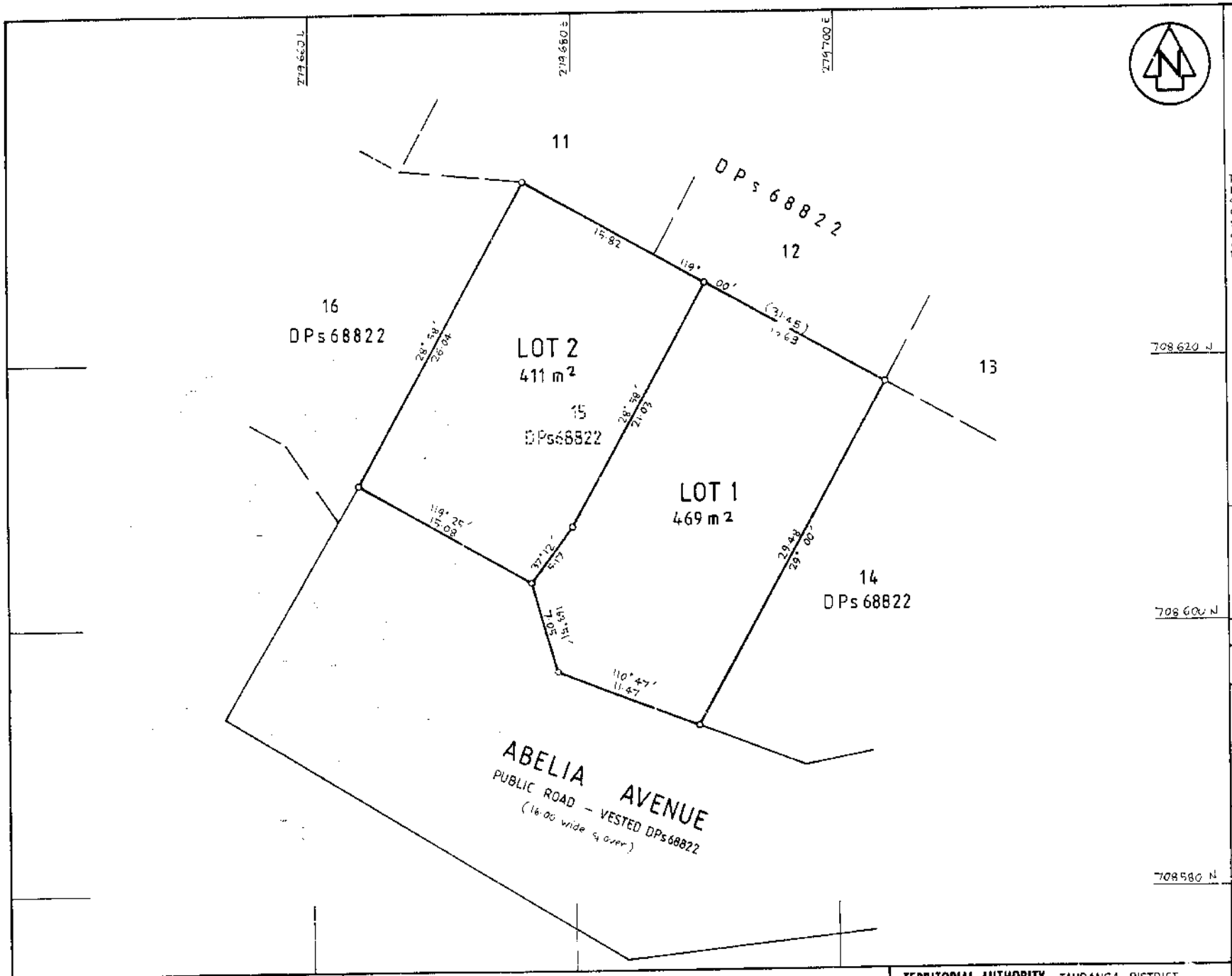
Position held: LIM and Property Files Officer

Date: 25 January 2026

Tauranga City

Deposited Plan

Tauranga City



Approvals Approved pursuant to Section 224 of the Resource Management Act 1991 a.m. 16th day of February 1995 The Common Seal of the Tauranga District Council is affixed hereto in the presence of:

Authorised Officer

Pursuant to section 224 (1) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Tauranga District Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Dated this ..... day of 1995

..... Authorised Officer

New CT Allocated	
Lot	CT Reference
1	56B/223
2	56B/224

SUB 1911

REGISTERED OWNER

Total Area 880 m²

Comprised in CT 55A / 915 ALL

I, PETER JOHN CRANE

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at MT MAUNGANUI this 3rd day of FEBRUARY 19 95 Signature

Field Book p. Traverse Book 689 p.40

Reference Plans DPs57962, DPs63713, DPs68822

Examined RSKlemp Correct GHoran

Approved as to Survey

15.1.95 Chief Surveyor

Deposited this 28th day of MARCH 1995

Assistant Land Registrar

Instructions

DPS 70098

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST. XI TAURANGA

NZMS 261 SHT U14 RECORD MAP No 6:2

MT MAUNGANUI 18

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 15 DPs 68822

TERRITORIAL AUTHORITY TAURANGA DISTRICT

Surveyed by RAINFORD PATTERSON CRANE LTD M974

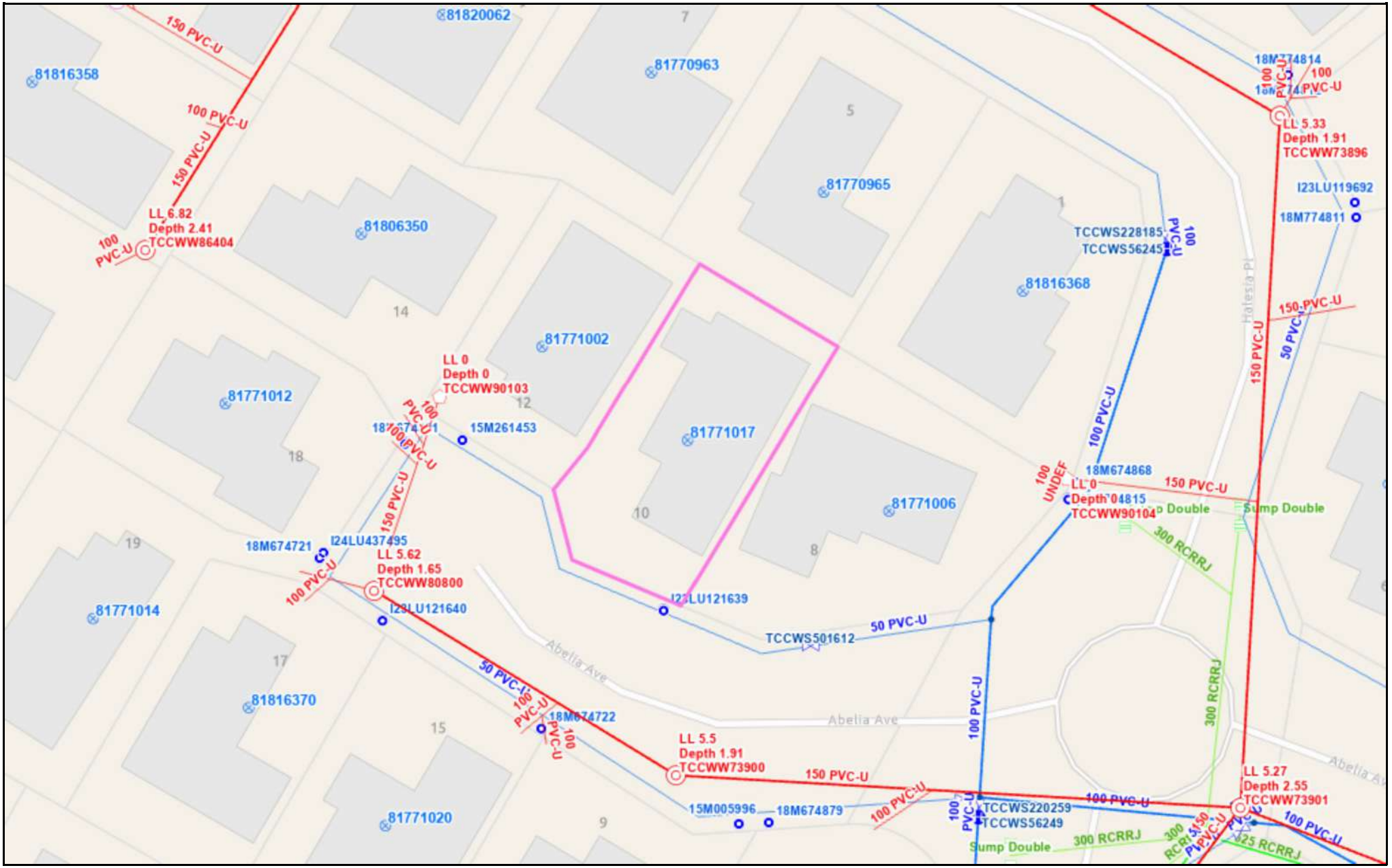
Scale 1:200 Date FEBRUARY 1995

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

AARQUE

Services Plan

Tauranga City



Produced by - Tauranga City Council

Printed 25/01/2026

Cadastral Information sourced from LINZ. Crown Copyright Reserved

Services Plan

0 5 10 m

Meters

Scale 1: 500 @A4

N

Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.

Services Key

Water

- Water Service Line
- Water Meter
- Rider Main
- Reticulation Main
- Trunk Water Main
- Asbestos Pipe (Abandoned)
- Asbestos Pipe (Operational)
- Hydrant
- Valve
- Water Reservoir
- Backflow - Double Check
- RPZ
- Valve
- Private Water Bore

Stormwater

- Service Line
- Rising Main
- Gravity Main
- Stormwater Drain
- Subsoil Drain
- Stormwater Overland Flow Path
- Culvert
- Inlet
- Outlet
- Stormwater Manhole
- Stormwater Sump
- Stormwater Rodding Eye
- Large Sump
- Storage Pond

Wastewater

- Service Line
- Rising Main
- Gravity Main
- Asbestos Pipe (Abandoned)
- Asbestos Pipe (Operational)
- Node
- Rodding Eye (Inspection Point)
- Manhole
- Valve
- Chamber
- Pump Station

Other

- Abandoned assets and lines
- Private assets and lines
- Geotech Utility Buffer

More symbols may appear on the Services Plan than are shown here. For a full key please contact the Tauranga City Council LIM Office.

Tauranga City

Building Information



SITE PLAN

SCALE 1:100

IMPORTANT NOTE:
PLEASE QUOTE THIS NUMBER
WHEN REQUESTING AN INSPECTION
9x 3253

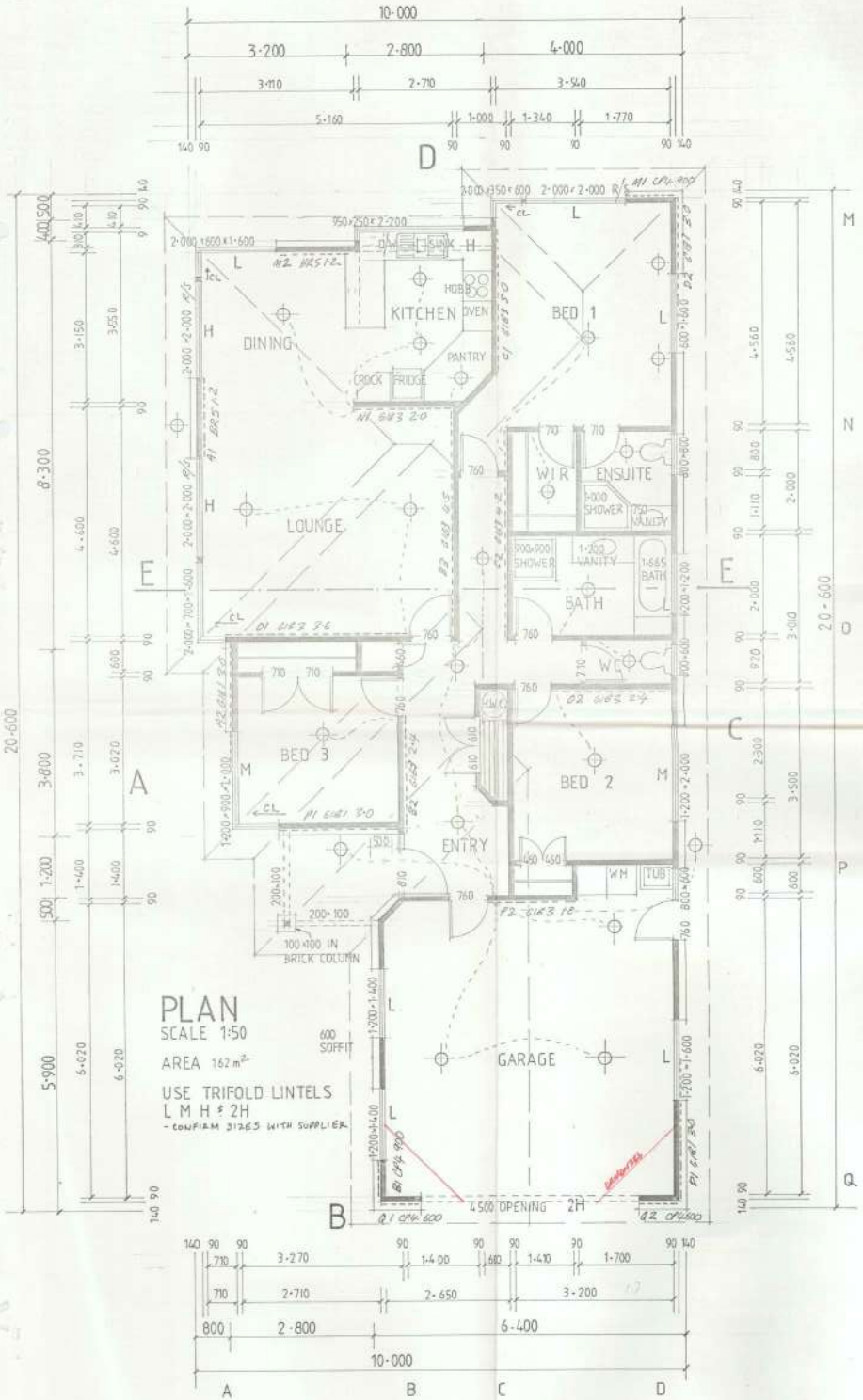
APPROVED
as to compliance with
the planning requirements
of the Tauranga District Council
Authorised Officer
Date 21/11/94

APPROVED
THESE PLANS & SPECIFICATIONS
HAVE BEEN APPROVED IN
ACCORDANCE WITH THE BUILDING
ACT 1991 & SHALL REMAIN ON
BUILDING SITE THROUGHOUT
CONSTRUCTION.
APPROVING OFFICER
DATE 25-11-94
TAURANGA DISTRICT COUNCIL

Site Suitable for proposed Building subject to confirmation of ground conditions at time of footing inspection.
Authorised Officer
Date 21.11.94

REGENCY HOMES
LOT 15
ABELIA PL
OCEANDOWNS

TCC611297

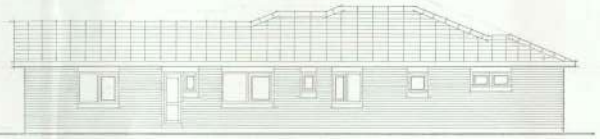




ELEVATION A



ELEVATION B

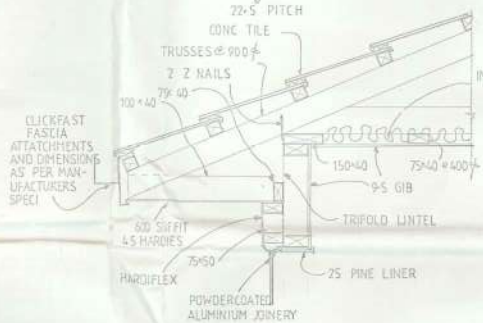


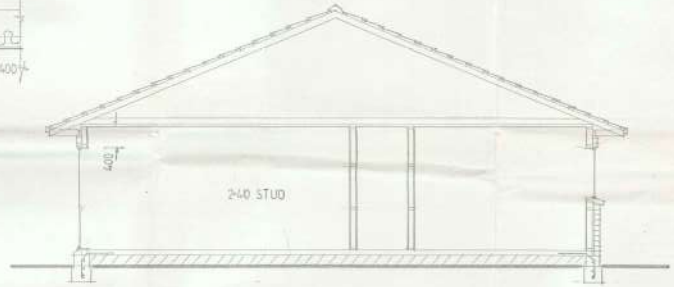
ELEVATION C

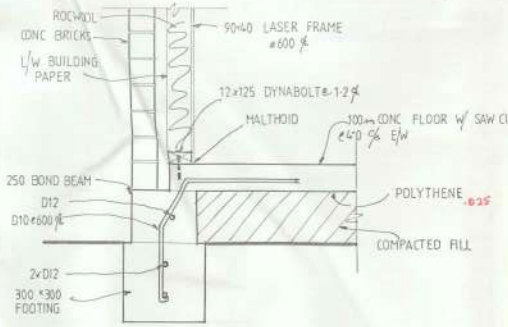


ELEVATION D

ELEVATIONS
SCALE 1:100







SECTION E-E
SCALE 1:50

APPROVED UNDER BUILDING ACT 1991

UNIT ONE
REGENCY HOMES
LOT 15
ABELIA PL
OCEANDOWNS

DETAILS
SCALE 1:10

TCC611298

KIM C. ARTUS
6 TOM MUIS DRIVE
GREERTON
TAURANGA
PHONE 571 6736
FAX 541 0369
ARTUS DESIGNS

DRAWN:
DATE:
AMENDMENTS:

This plan remains the property of Artus Designs.
Contractor to check all measurements prior to commencement of work.

As Built Drainage Plan

Drainage plan for:

Street No: 10

Street Abelia Plc

Lot 15 D.P. ~~41234~~ 68822

Suburb Oceanbun

Owner Riveria Homes

Type of Building 2 UNIT

Drainlayer C. Bow

RATES OFFICE
FILE NOTED
Initial [illegible] Date 16/3/95

Date of Inspection 9-3-95

Inspector [illegible]

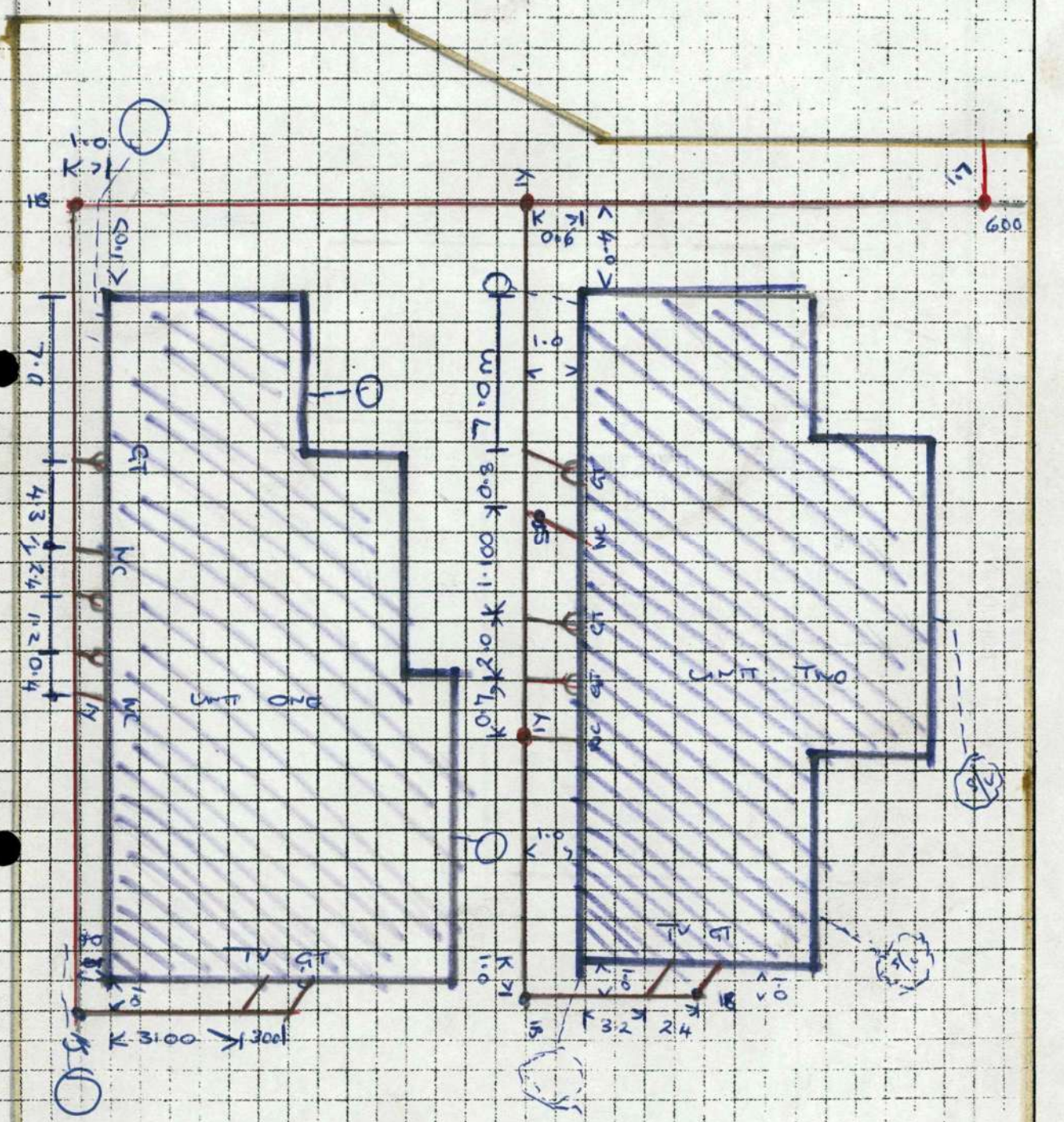
Drainage Permit No. 94/3253

NOTE: Plan to be drawn in black ballpoint on graph opposite.

Plan to include:

1. The correct position of the drains in relation to the building and boundaries.
2. The position of the street frontage.
3. Depth of drains at connection point.
4. Both foulwater and stormwater drains to be drawn.
5. Clearly define all Inspection openings, with accurate measurements from two points.
6. Clearly define all buildings and boundaries.
7. Refer to example drain plan back page.

Lot 15 ABENA PL.



CODE COMPLIANCE CERTIFICATE NO: 94/3253

COUNCIL FILE COPY

Section 43(3), Building Act 1991

ISSUED BY TAURANGA DISTRICT COUNCIL

BUILDING CONSENT NO: 94/3253

PO Box 4483
MT

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION
All	X	Street Number: RIVIERA HOMES 10 ABELIA AVE MT MAUNGANUI
Stage No of an intended stages of:		
New or relocated building	X	
Alteration		**LEGAL DESCRIPTION**
Intended use(s) (in detail): ERECT TWO DWELLINGS		Property Number: P215-10-1
		Valuation Roll Number: 06784/75000 PT
Intended Life: Indefinite, but not less than 50 years	X	Lot: 15 DP: 68822
Specified as years		Section: Block:
Demolition		Survey District: SUB LOT 1 DPS 41234

THIS CERTIFICATE DOES NOT APPLY TO ELECTRICAL WIRING OR GAS FITTING

This is:

[X] A final code compliance certificate issued in respect of all of the building work under the above building consent

[ ] An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

[ ] This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No. " (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: $ 0.00

Receipt No:

Signed for and on behalf of the Council:

Name: ..... A Payne .....

Position: ..... Relief Officer ..... Date: ..... 27 / 4 / 95

Planning Information

Tauranga City

TAURANGA DISTRICT COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

TDC SUB NO: 1911

IN THE MATTER OF PLAN S 70098

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 105, 108, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, **WILLIAM THOMAS WASLEY,** Director of Planning & Environment of the Tauranga District Council, hereby certify that, by way of resolution passed under delegated authority on 14th December 1994, the following condition was imposed on the subdivision consent for Lot 15 DPS 68822.

That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:

The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title, subject to the following conditions :

(I) ***that any dwelling on Lot 1 shall be erected no closer than 4.0 metres to the common boundary between Lots 1 and 2.***

(II) ***That any dwelling on Lot 2 shall be erected no closer than 2.0 metres to the common boundary between Lots 1 and 2.***

DATED at Tauranga this 31 day of March 1995.

W T Wasley
DIRECTOR OF PLANNING & ENVIRONMENT

0023985.01

Land Development

Tauranga City

General Description of Landform within Tauranga District

The landform and geology within Tauranga District have some features which demand particular attention.

(a) Minimum Building Platform Levels

Significant areas of Tauranga District are at risk of flooding through sea level rise, tidal surges within the harbour, storm-wave runup on the ocean coastline and the flooding of streams, sewer drains, ponding areas and overland flow paths in extreme climatic conditions. Council has some "broadbrush" information on many possibly flood prone areas. More detailed investigations by appropriately qualified people may be required to be submitted in support of Resource and Building consents. Building Platforms should be constructed with adequate freeboard above flood levels. Council has adopted a minimum floor level policy. This level is available from Council on request from Council's Development Engineer. However due to the dynamic nature of the environment and the ongoing investigative work these levels may be reviewed at any time. For the purposes of this clause, a "building platform" is defined as the area of ground within a line 1.0m outside the perimeter of the building proper.

(b) Low-lying Land

There are many areas of low-lying land (often adjacent to the harbour) which comprise soft or very soft foundation conditions. These conditions are characterised by normally consolidated fine grained alluvial sediments (silts and clays) which have been deposited in marine or estuarine environments. In many areas they have been subject to random and non-engineered fillings. The materials are prone to settlement caused by consolidation under even minor loadings. These areas require particular care and appropriate geotechnical investigation and advice prior to development concepts being prepared. Whilst most of the Mount Maunganui/Papamoa area has an underlying sand formation, pockets of peat and "black sand" occur which exhibit poor foundation support qualities. These should be removed from building platforms and roading subgrades.

(c) Sloping Ground

The foundation conditions of the low-lying areas in the District have been described in (b) above. The near surface geology of the higher ground within the District comprises a series of weathered fine grained rhyothic ashes known locally as the Older Ashes. The Older Ashes consist of the Pahoia Tuffs overlain by the Hamilton Ash (the top of which is known locally as the "chocolate" layer).

Overlying the Older Ashes is a series of coarse friable silts, sands and pumice lapilli which tends to mantle the topography formed within the Older Ashes and are known locally as the Younger Ashes.

On some sloping ground, particularly the present and relic slips adjacent to the harbour, the ashes often have marginal stability and there are numerous examples of past and recent instability. Deep seated failures are generally confined to the steep banks which are or have in their history been subjected to active toe erosion. Development must be set back from the top of such steep banks, with the setback distance being determined by appropriate geotechnical investigations carried out by a Person who has pre-qualified with Council as a Specialist Geotechnical Advisor.

The majority of other failures on modest to steeply sloping ground are shallow failures (involving the top 1m to 3m of soil), but are nonetheless of serious consequence to any building development. Such failures are usually initiated by extreme climatic conditions. Any sloping ground greater than 15-degree gradient should be subject to appropriate geotechnical investigations to determine whether the ground is adequately stable for development.

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SHRIMPTON & LIPINSKI LTD
CONSULTING SURVEYORS ENGINEERS PLANNERS

111 Cameron Road, Tauranga, New Zealand
PO Box 251 PHONE (07) 577-8088
FAX (07) 577-8[illegible]

RECEIVED
19 OCT 1994

Our Ref: 10820

17 October 1994

The Manager : Planning
Tauranga District Council
Private Bag
TAURANGA

31/10/94

Attention: R Gillard

Re: **OCEANDOWNS SUBDIVISION - STAGE VIII**
MOUNT MAUNGANUI - DPS 68821, DPS 68822 & DPS 68823

During site earthworks filling was placed in locations shown on our drawing 10820-R1. The soils used were sands borrowed from the relic dunes present on the subdivision area and fill depths were rarely greater than 0.5 metres.

The preparation work prior to filling which required the removal of surface topsoil was supervised by staff members from this office.

During placement of the filling the contractor was observed by us to systematically place the filling in layers and compact using a self propelled vibration roller.

Testing of the degree of compaction was undertaken at 11 different locations over the area filled by driving a Scala penetrometer from the ground surface. Acceptance criteria of 10 blows per 300mm was adopted and this was achieved in each of the filled areas below the surface topsoil which was present during testing. The topsoil was generally 0.2 metres deep. Similar tests undertaken on undisturbed sands in the subdivision recorded similar or slightly lower readings. Because of the nature of the sandy soils present density tests were not undertaken. Site observations indicated that penetrometer readings were not increased significantly by more repetitive rolling or moisture conditioning of the sands.

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We therefore consider that the filling as placed is suitable to support houses with foundations detailed according to NZSS 3604. As well the guidelines of NZS 4431 "Code of Practice for Earth Fill for Residential Purposes" have been followed as closely as practicable. Our certificate and copies of our reference drawing are attached.

Yours faithfully
SHRIMPTON & LIPINSKI LTD

M W Hughes

encl. Statement of Professional Opinion
Drawings 10820-R1

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TO: The Director of Planning & Environment

Tauranga District Council

STATEMENT OF PROFESSIONAL OPINION AS TO SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

DEVELOPMENT: Oceandowns Subdivision - Stage VIII

OWNER: Oceandowns Partnership

LOCATION: DPS 68821, DPS 68822, DPS 68823, Mount Maunganui

I, Michael William Hughes (full name) of Shrimpton and Lipinski Ltd

PO Box 231, Tauranga (name and address of firm)

Hereby confirm that:

1. I am a Registered Engineer experienced in the field of soils engineering and was retained by the owners as the Soils Engineer on the above development.

2. Site investigations have been carried out under my direction and are described in my report dated 17 October 1994.

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

   (a) The earth fills shown on the attached Plan No. 10820-R1 have been placed in compliance with the Code of Practice of the Tauranga District Council.

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

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

   (i) No specific restrictions apply.

   (ii)

   (iii)

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

   The original ground is fine sand within which insitu densities may vary.

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

Signed: [signature] Date: 17 October 1994

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SCALA PENETROMETER TEST RESULTS

LOCATION : Oceandowns Subdivision - Stage VIII
DATE : 25 August 1994

TEST SITE	8	7	6 W	6 E	4	15 N	15 S	14
DEPTH mm	NUMBER OF BLOWS							
100	2	1	1	1	1	2	1	1
200	4	2	1	2	3	2	2	2
300	6	4	2	4	4	4	3	3
400	7	5	2	6	6	6	5	5
500	8	9	3	10	7	8	8	6
600	10	13	5	13	10	11	10	11
700	12		7		14	13	12	13
800			10					

LOCATION : Oceandowns Subdivision - Stage VIII
DATE : 25 August 1994

TEST SITE	26	18	19	25	24			
D EPTH mm	NUMBER OF BLOWS							
100	2	3	2	½	½			
200	3	5	4	1	½			
300	4	8	4	2	1			
400	7	9	6	3	3			
500	8	8	10	7	10			
600	8	6	11	4	14			
700	7	7	11	10				
800								

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SCALA PENETROMETER TEST RESULTS

LOCATION : Oceandowns Subdivision - Stage VIII
DATE : 25 August 1994

TEST SITE	52	28	29	51	50	49	48	47	46
DEPTH mm	NUMBER OF BLOWS								
100	0	2	1	0	1	1	0	0	0
200	3	5	3	2	2	2	2	4	5
300	5	6	6	5	3	4	6	6	9
400	6	9	9	7	5	6	7	10	9
500	6	9	13	12	9	9	10	12	10
600	7	12	13	13	11	14	13		
700	9								
800									

LOCATION : Oceandowns Subdivision - Stage VIII
DATE : 25 August 1994

TEST SITE	53	54	55	57	56	43	42	
DEPTH mm	NUMBER OF BLOWS							
100	2	0	0	0	0	0	0	
200	6	2	3	1	2	2	2	
300	8	5	6	4	4	3	5	
400	11	6	7	5	5	6	7	
500	16	8	9	6	7	7	11	
600		13	13	11	10	9	12	
700						12		
800								

Natural Hazards

TSUNAMI EVACUATION ZONE: Arataki



Tsunami Evacuation Zone

Tsunami Safe Area is anywhere beyond the Tsunami Evacuation zone

Tsunami Safe Locations are possible evacuation points

Evacuation Route

Waterway

Scale: 1:20,000

BAY OF PLENTY EMERGENCY MANAGEMENT GROUP

Tauranga City

IMPORTANT

Parts of this area are at risk of tsunami

A **LONG** or **STRONG** earthquake could be your only warning.

Long or Strong GET GONE

LONG or STRONG: GET GONE

DO NOT ignore these natural warning signs:

- Strong earthquake where it is hard to stand up.
- Weak, rolling earthquake shaking for longer than a minute.
- Unusual sea behaviour, like sudden sea level changes.
- The sea making loud and unusual sounds, especially roaring noises.

WHAT TO DO?

1. **Leave immediately, don't wait for an official warning.**
2. **Walk or bike quickly if possible. Only drive if you have to.**
3. **Move quickly to higher ground, or as far from the coastline as possible.**

STAY OUT OF THE TSUNAMI EVACUATION ZONE AND LOW-LYING AREAS UNTIL YOU GET THE ALL CLEAR FROM OFFICIAL CHANNELS

For more information visit:
www.bopcivildefence.govt.nz

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