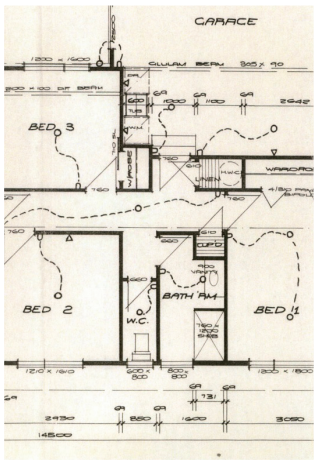
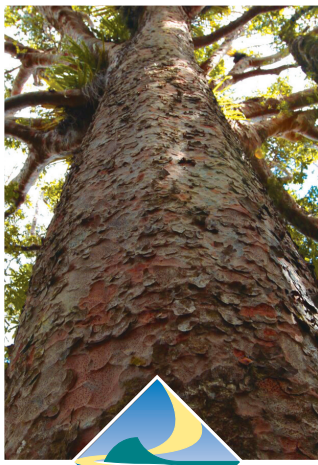
"This document has been supplied to Arizto Limited (the Agency) by the vendor or a third party and is merely passing this information over. The Agency has not verified the information nor warrants its accuracy. The Agency is hereby indemnified of any errors in the document and will not be held accountable for any persons who rely on this document to complete their own due diligence. We recommend you seek your own independent legal and/or technical advice."

Please Note the LIM was obtained by the owners 25th May 2025 for their personal use.
It is our recommendation that you obtain a current LIM.

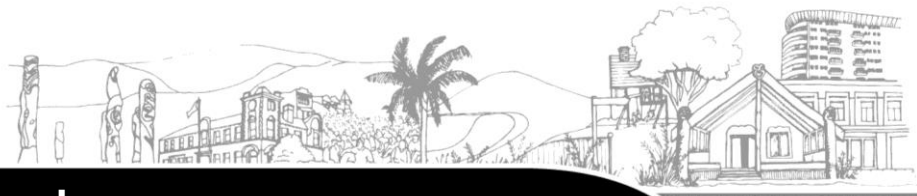
LIM

Land Information Memorandum





Tauranga City



Land Information Memorandum

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

Applicant	**Chelsea Gudsell**
Business	**31 Berwick Place**
Property Address	**2 Windsor Road** **Tauranga**
Legal Description	**Lot 1 DP 612615**
Application Date	**6 May 2025**

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and, in addition to the information provided for under section 44A(2), may contain such other information concerning the land that Council considers, at its discretion, to be relevant. It is based on a search of Council records only. Information in this Land Information Memorandum is deemed to be relevant at the date of issue only. There may be other information relating to the land which is unknown to Council. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this Land Information Memorandum. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

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

Contents

Services Information

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

Service Record

Copy of Deposited Plan Attached	**Yes x 2** **Pending Cancel Lot 21 DPS 5353 & Lot 1 DP 612615**
Service Print Attached	**Yes**
Method of Sewer Disposal	**To Public Sewer**
Existing Method of Stormwater Disposal	**Not Recorded**
Drinking Water Supplied to the Land	**Yes**
Drinking Water Supplier Is:	
(I) Owner of the Land; or	**No Information Available**
(ii) Tauranga City Council [Water Supply Authority Unit (WSA)]; or	**Yes**
(iii) Another Networked Supplier	**No Information Available**
Any Information Notified Under Section 69ZH Health Act 1956	**No Information Available**

Note:

1. Please note that the existence of a watermain along a property frontage does not necessarily mean that a connection is available. This may need to be provided at the applicant's expense.
2. If the land is supplied with drinking water by Tauranga City Council as a Water Supply Authority, any conditions (generally set out in Tauranga City Council's "Supply of Water Bylaw 2019" (Click here for link)) applicable to that supply are included in this Land Information Memorandum.
3. If the land is supplied with drinking water by a networked supplier other than the WSA, any conditions that are applicable to that supply are included in this Land Information Memorandum.
4. If the land is supplied with drinking water by the owner of the land, any information Council has about the supply is included in this Land Information Memorandum.
5. Any information notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956 is included in this Land Information Memorandum.

Rating and Valuation Details

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

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

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

Valuation Details

Valuation Reference	**06632 392 01**
Capital Value	**$Nil**
Land Value	**$Nil**
Improvement Value	**$Nil**

Rating Details

Current Annual Rates	**$2,995.95***
Balance Owing	**$Nil**

*Rates for Lot 1 DP 612615 yet to be levied. Current Annual Rates based on pending cancel Lot 21 DPS 5353.

Water Meter Details

Water Meter On Property	**Yes**
Meter Type	**Individual Meter**
Water Rates Owing	**$83.10**

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	**$57.50***
Balance Owing	**$Nil**

*IFF Levy for Lot 1 DP 612615 yet to be levied. Current IFF Levy based on pending cancel Lot 21 DPS 5353.

Building Information

This information is sourced from Council records and may not reflect the situation on site if work has been undertaken without consent.

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

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

Swimming/Spa Pools: If the property contains a swimming pool or spa pool, the pool must have a physical barrier restricting access to the pool that meets the requirements of the Building Act 2004. For more information, go to https://www.tauranga.govt.nz/living/building-and-renovations/inspections-and-approvals/swimming-pool-safety-barriers.

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

Permits and Consents

Building Permits

Date Issued	Description of Work
30/10/64	Erect Dwelling
12/03/70	Erect Carport
12/08/77	Connect to Sewer

Compliance Schedule	N/A
Requisitions	None

City Planning

The Operative Tauranga City Plan

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

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

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

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

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

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

To view the Operative Tauranga City Plan please visit the Tauranga City Council website www.tauranga.govt.nz.

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

City Planning (cont.)

Development Contributions

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

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

Transportation Strategy & Planning and Reserve Management Plans

As part of Tauranga City Council's Transport strategy and planning activities and Reserves Management Plans, properties neighbouring Council-owned or administered land may be subject to transport network development such as walkways and cycleways or other development, activities or use of the land. The Tauranga Reserves Management Plan is available online at http://www.tauranga.govt.nz/council/council-documents/strategies-plans-and-reports/plans/reserve-management-plans.

Relevant Planning Information

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

Instructions on how to navigate the ePlan can be found at the following link: https://www.tauranga.govt.nz/council/council-documents/tauranga-city-plan/how-to-use-the-city-plan.

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

Council Consents, Certificates, Notices, Orders or Bonds Affecting the Land:	**Yes**

Resource Consents *(Resource Management Act 1991)*

Description	Date Granted	RC Number
Subdivision Consent	**18/11/24**	**80058041**
Land Use Consent	**18/11/24**	**80058007**

RC Bonds

Under the Resource Management Act 1991, a bond for the amount of $14,133.95 has been provided to Council as security against Resource Consent 80058041. If this bond is registered on the title to the property, it binds all subsequent owners of the land in accordance with section 109 of the Resource Management Act 1991. Any refund payable to the bond holder in accordance with the terms of the bond shall be payable to the bond holder and not any subsequent owner of the property unless Council receives written notice from the bond holder of the transfer of its interest in the bond. For more information, please email devplan@tauranga.govt.nz.

Flooding from Intense Rainfall

This property is 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 and is subject to specific rules in the City Plan. Refer also Land Features section of this LIM for further information.

Land Features

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

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

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

Microzoning for Earthquake Hazards

The Council has received reports and results that have assessed Tauranga City's vulnerability to liquefaction when considering a range of earthquake events. These reports and results, and a summary of them, are available by accessing https://www.tauranga.govt.nz/living/natural-hazards/understanding-our-hazards-studies-maps-and-data/earthquakes-and-liquefaction.

The reports and **results** reflect the most up-to-date vulnerability to liquefaction from an earthquake event.

It is important to note that different properties are exposed to different levels of probability that land damage from liquefaction and lateral spread will in fact occur. The reports and results are undertaken at a City-wide scale and may be superseded by detailed, site specific assessments undertaken by qualified and experienced practitioners using improved or higher resolution data than presented in these reports.

The **vulnerability and land damage** maps are prepared based on an assessment of natural ground conditions and therefore do not consider the influence of recent human activities that may influence liquefaction response (i.e., earthworks, ground improvement, foundation design), unless specifically stated within the technical reports. As such, the degree of land damage may be less than predicted for a given property where liquefaction risk was addressed during landform or building foundation design.

The presence of liquefaction and lateral spread information on a property may have implications for the use and development of that property including, but not limited to, the requirements for and assessments of building consent applications under the Building Act 2004 and Building Code (refer to the NZ Standard AS/NZ 1170 and design standard outlined in Chapter 10.10.6 Liquefaction of Tauranga City Council's Infrastructure Development Code), subdivision consent applications under the Resource Management Act, and infrastructure design.

The assessed hazard applicable to the area this property has been assessed within, is available by accessing the web-viewer available through the following link: https://www.tauranga.govt.nz/living/natural-hazards/understanding-our-hazards-studies-maps-and-data/earthquakes-and-liquefaction.

Landslide Susceptibility

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

Special Land Features Relevant to the Subject Property

Information about Land Features and Natural Hazards may be identified on Council's mapping website, Mapi.

Comments:

1. Refer Geotechnical Assessment for Proposed Dwelling (on Lot 2 DP 612615) by Stratum Consultants Ltd dated 26 September 2024, reference 428962-GEO-R001-GAR Rev1.

2. Plan Change 27 – Flooding from Intense Rainfall Events

   Please see flood risk assessment information related to Flooding from rainfall, 1% AEP, year 2130 climate, RCP 8.5 median scenario under Planning Section - Plan Change 27 (Flooding from Intense Rainfall Events). Please see attached map which illustrates the effect on this property.

3. Depth and Velocity

   Tauranga City Council model for Depth & Velocity of flood water. This gives us important information about where flood waters flow during a 1 in 100-year rainfall event. Please see attached map which illustrates the effect on this property.

Additional Information

Licences

Licences Affecting the Land or Buildings **No**

Signed for and on behalf of the Council:

Position held: LIM & Property Files

Date: 15 May 2025

Tauranga City

L & S Form N. 31

Land Transfer Office

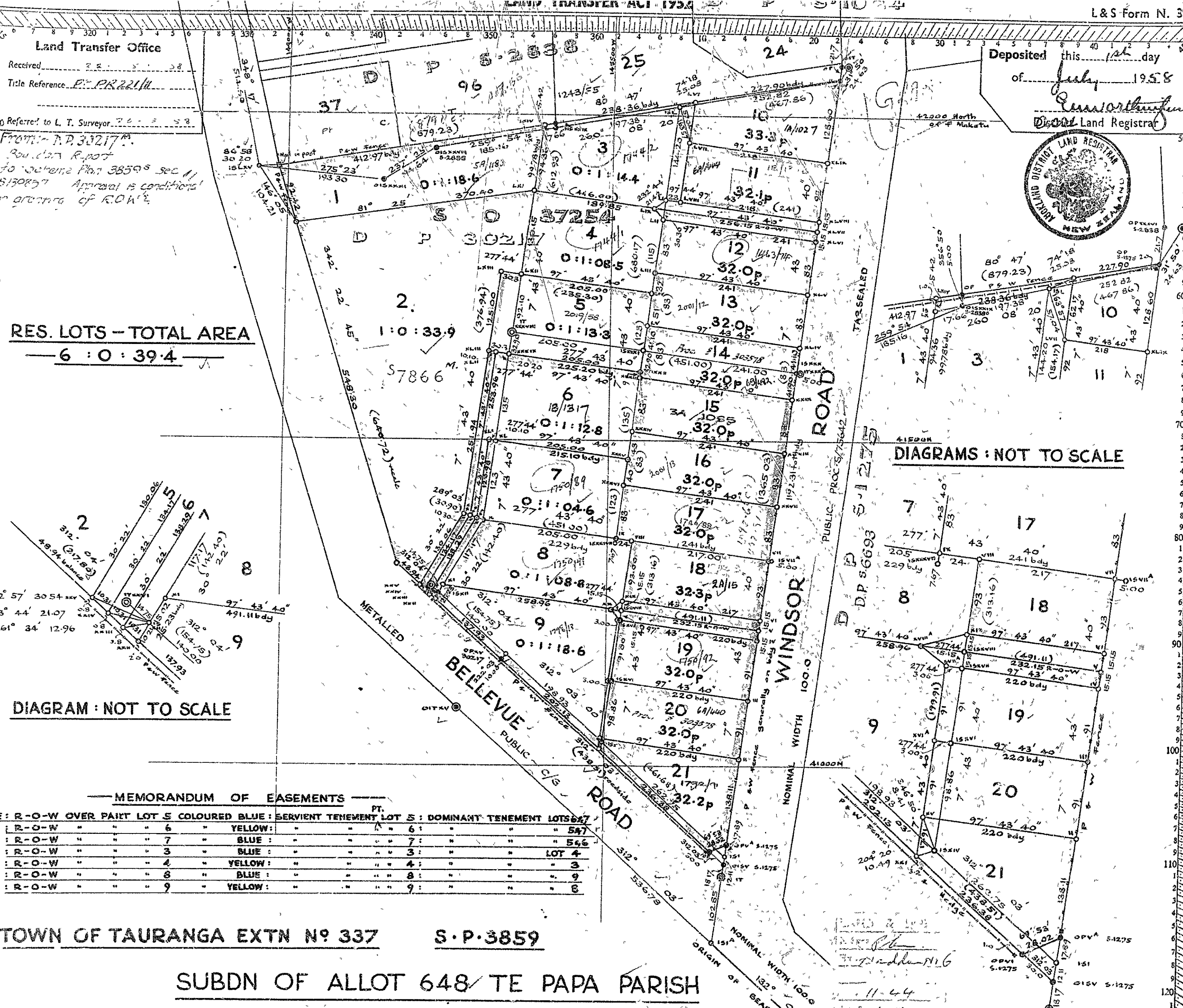
Received 28 5 58

Title Reference Pt PR221/11

Referred to L. T. Surveyor 26 5 58

From:- D.P. 33217 M.
Boundary Report
To Scheme Plan 3859 S sec 11
S/30857 Approval is conditional
on granting of R.O.W's.

Deposited this 1st day of July 1958
District Land Registrar



MEMORANDUM OF EASEMENTS

RE : R-O-W	OVER	PART	LOT 5	COLOURED	BLUE :	SERVIENT TENEMENT	PT. LOT 5 :	DOMINANT TENEMENT	LOTS 6 & 7
: R-O-W	"	"	" 6	"	YELLOW :	"	" " 6 :	" "	" 5 & 7
: R-O-W	"	"	" 7	"	BLUE :	"	" " 7 :	" "	" 5 & 6
: R-O-W	"	"	" 3	"	BLUE :	"	" " 3 :	" "	LOT 4
: R-O-W	"	"	" 4	"	YELLOW :	"	" " 4 :	" "	" 3
: R-O-W	"	"	" 8	"	BLUE :	"	" " 8 :	" "	" 9
: R-O-W	"	"	" 9	"	YELLOW :	"	" " 9 :	" "	" 8

TOWN OF TAURANGA EXTN Nº 337 S·P·3859

SUBDN OF ALLOT 648 TE PAPA PARISH

S. 5353

CROSS REF

Approved as to Survey

Chief Surveyor
27.6.58

Received
Reference plans
Field book 560 p. 26
Traverse book p. 1-5
Examined by 13.6.58
Recorded
Correct
L. T. Surveyor

Comprised in Part P.R.221/11

Survey Block & District X TAURANGA — CITY OF TAURANGA

Land District SOUTH AUCKLAND Local Body TAURANGA ~~COUNTY~~

Scale ONE CHAIN TO AN INCH Surveyed by GOULDING AND BENHAM Date DECEMBER 1957

I, Mervyn George Hubbard of Tauranga Registered Surveyor and holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1933.
And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.

Declared at Tauranga this 28th day of January 1958 before me—

~~Justice of the Peace,~~ (or Solicitor, ~~or Notary Public~~)

Registered Surveyor

Approved

Applicant or Registered Owner

This space reserved for plan numbers

SOUTH 5353

Title Plan - DP 612615

Survey Number	DP 612615
Surveyor Reference	428962 Gudsell & O'Connor
Surveyor	Danny Ross Underwood
Survey Firm	Stratum Consultants Limited
Surveyor Declaration	I Danny Ross Underwood, being a licensed cadastral surveyor, certify that-- (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and (b) the survey was undertaken by me or under my personal direction. Declared on 21 Feb 2025 08:54 AM

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 21 DPS 5353		
Status	Deposited		
Land District	South Auckland	**Survey Class**	Class A
Submitted Date	21/02/2025	**Survey Approval Date**	24/03/2025
		Deposit Date	30/04/2025

Territorial Authorities

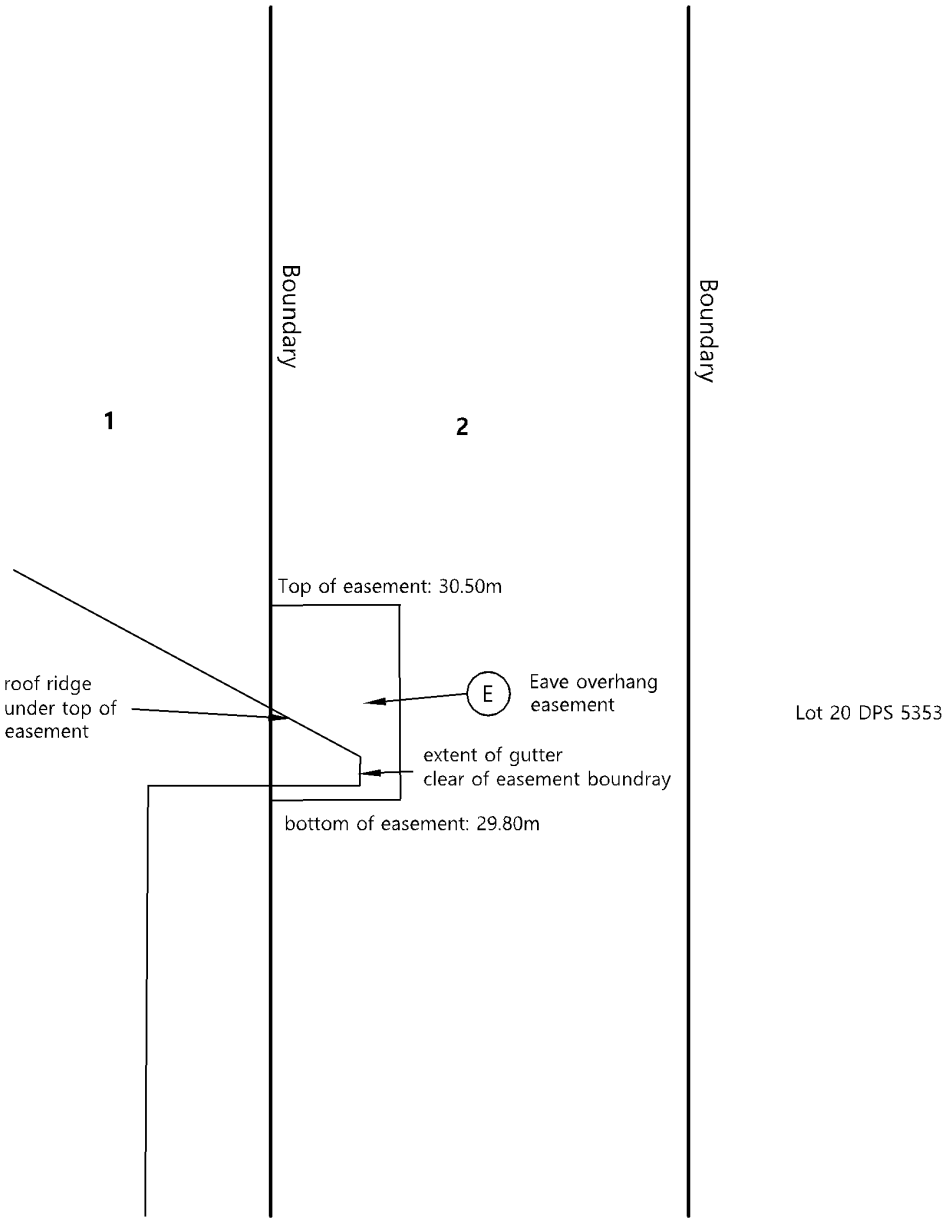
Tauranga City

Comprised In

RT SA1792/91

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 612615	Fee Simple Title	0.0508 Ha	1219561
Lot 2 Deposited Plan 612615	Fee Simple Title	0.0304 Ha	1219562
Area A Deposited Plan 612615	Easement		
Area B Deposited Plan 612615	Easement		
Area C Deposited Plan 612615	Easement		
Height-Limited Area E Deposited Plan 612615	Easement		
Area D Deposited Plan 612615	Easement		
Total Area		0.0812 Ha	



Section A-A

Vertical datum: NZVD2016
Origin Mark: IT II DPS 20885 (BDX8)
RL = 34.359m
Source: LINZ Data Service

Drawn:	-	DP 612615					
Checked:	-						
Designed:	-	Height Restricted Easement Cross Section Plan Graphic					
Scale							
Original DWG. Size A4							
A	428962	-	-	Project No.	Drawing No.	Sheet No.	Issue
No.	Date	By	Issue/Revision		D000	01	A

Stratum CONSULTANTS

OFFICE: TE PUKE CONTACT: 07 573 7717

LT 612615 Schedule/Memorandum

Land registration district	Territorial authority
South Auckland	Tauranga City

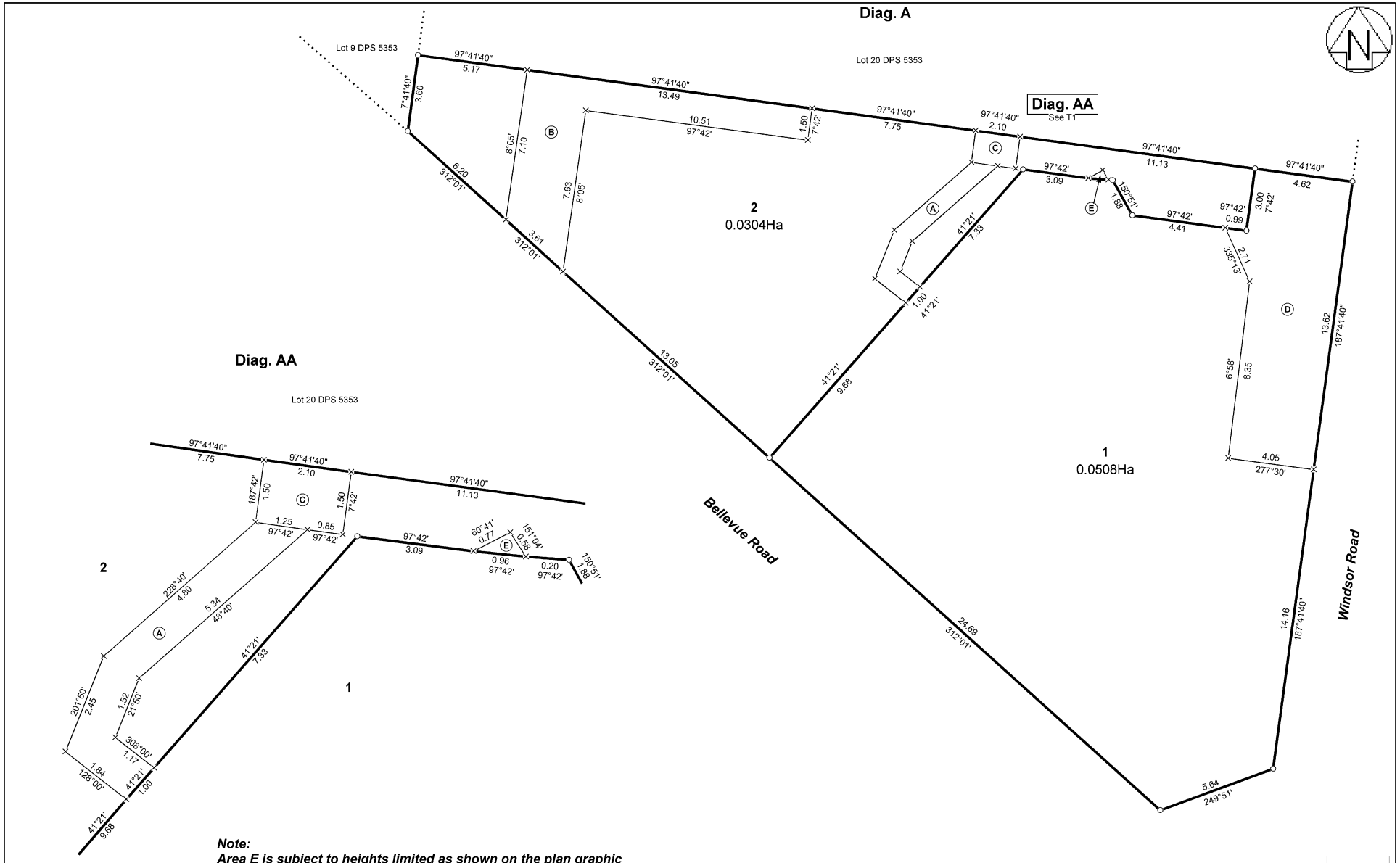
Memorandum of Easements

Parcels shown with a prefix of *HL-* include height-limited boundaries

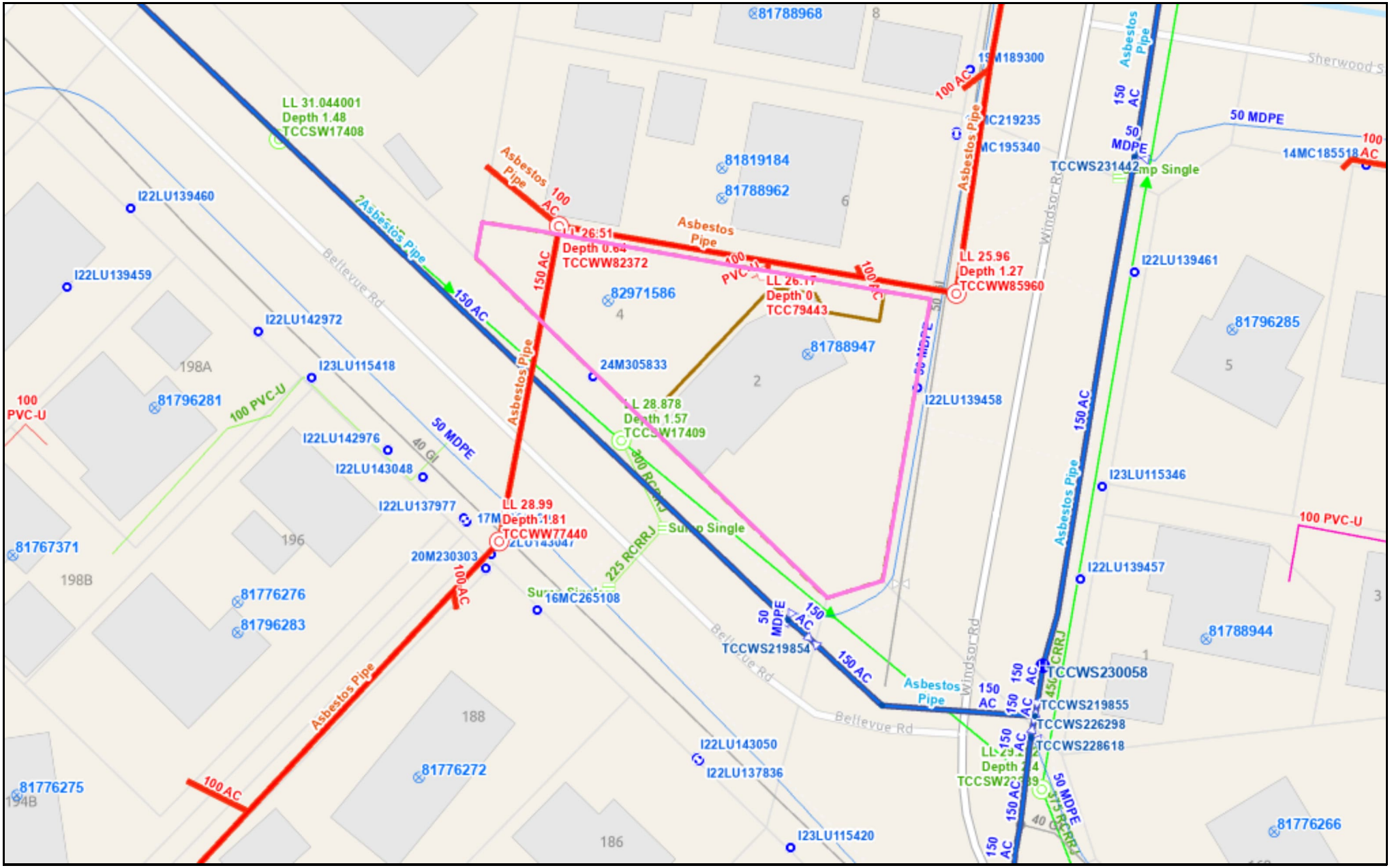
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way	D	Lot 1	Lot 2
Right to drain sewage	A	Lot 2	Lot 1
Eave overhang	*HL*-E	Lot 2	Lot 1

Memorandum of Easements in Gross

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to drain sewage	B, C	Lot 2	Tauranga City Council



Land District: South Auckland Digitally Generated Plan Generated on: 08/05/2025 08:55am Page 4 of 4	Lots 1 and 2 being a subdivision of Lot 21 DPS 5353	Surveyor: Danny Ross Underwood Firm: Stratum Consultants Limited	Title Plan DP 612615 Deposited on: 30/04/2025



Produced by - Tauranga City Council

Printed 14/05/2025

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 appropiate and applicable to the end use intended.

Tauranga City

Wastewater

- Benchmarks
- Wastewater Asbestos Pipe Abandoned
- Wastewater Asbestos Pipe Operational
- Wastewater Rodding Eye
- Wastewater Pump Station
- Wastewater Odour Control
- Wastewater Miscellaneous
- WW Electrical Controller
- Wasterwater Meter
- Wastewater Manhole
- Open Space Utility Line
- Wastewater Service Line
- Gravity Main
- Rising Main
- Leachate Point <all other values>
- Leachate Point Manhole
- Leachate Line
- Valve (Private)
- Valve (TCC)
- Normally Closed
- Air Release
- Node (Private)
- Node (TCC)
- Miscellaneous Point (TCC)
- Miscellaneous Point (Private)
- Odour Control
- Flow Meter
- LP Rising
- Rising Main
- Rodding Eye (Inspection Point)
- Manhole (TCC)
- Manhole (Private)
- Boundary Kit
- Chamber
- Flushing Pit
- Storage
- Valve Pit
- Wastewater Key Asset Centre
- Pipe (Private)
- Service Line
- Main
- Rising / LP Rising
- Low Pressure
- Odour Duct
- Overflow
- Sleeve
- Wastewater Miscellaneous Line Asset
- Abandoned Wastewater Manhole
- Abandoned Wastewater Valve
- Node
- Miscellaneous Point
- Odour Control
- LP Rising
- Rising Main
- Abandoned Wastewater Key Asset Centre
- Wastewater pipe
- Service Line
- Main
- Rising / LP Rising
- Low Pressure
- Odour Duct
- Overflow
- Reclaimed
- Sleeve
- Abandoned Wastewater Miscellaneous Line Asset
- Abandoned Wastewater Miscellaneous Polygon Asset
- Wastewater Miscellaneous Polygon Asset
- Wastewater Pump Station
- Wastewater Structure
- Wastewater Treatment Plant

WaterSupply

- WaterSupply Asbestos Pipe Abandoned
- WaterSupply Asbestos Pipe Operational
- Water Station
- Water Valve Control
- Water Valve
- Water Service Line
- Water Reservoir
- Water Pump
- Water Hydrant
- Water Backflow Testable
- Water Main
- Abandoned Water Point
- Abandoned Water Line
- Service Line (TCC)
- Service Line (Private)
- Water Meter
- Bulk Meter (Private)
- Bulk Meter
- Bore
- Dialysis
- Food Industry
- Hospital/Rest Home
- Medical Centre
- Large Water Use
- After School Care
- Daycare
- School
- Dentist
- Top Water User


Double Check (TCC)
RPZ (TCC)
Vacuum Breaker (TCC)
Backflow (Private)
Node
Hydrant (TCC)
Prohibited Use (TCC)
Hydrant (Private)
Prohibited Use (Private)
Valve (Critical)
Valve Control (Critical)
Valve (Private)
Valve (TCC)
Control Valve
Air Control Valve
Non Return Control Valve
Normally Closed Valve
Pressure Valve
Scour Valve
Water Miscellaneous Point Asset
Flow Meter (Private)
Flow Meter
Reservoir and Booster Pump
Joyce Road Treatment Plant
Oropi Treatment Plant
Water Miscellaneous Line Asset
Water Main (Private)
Rider Main
Reticulation Main
Trunk Water Main
Water Miscellaneous Polygon Asset
Abandoned Water Backflow
Water Meter
Abandoned Water Fitting
Abandoned Water Hydrant
Abandoned Water Valve
Water Miscellaneous Point Asset
Flow Meter
Reservoir
Abandoned Water Miscellaneous Line Asset
Abandoned Water Pipe
Abandoned Water Miscellaneous Polygon Asset
Water Reservoir
Water Reservoir (Private)
Reservoir (Abandoned / Removed)
Water Pump Station
Water Structure
Water Source
Water Treatment Plant
Water Supply Catchment
Water Supply Forest Compartments
Stormwater
Stormwater Asbestos Pipe Abandoned
Stormwater Asbestos Pipe Operational
Stormwater Manhole
Stormwater Sump
Others
Inlet
Outlet
Flap
Stormwater Treatment Device
Stormwater Soak Hole
Stormwater Rodding Eye
Stormwater Miscellaneous
SWNode
SWManhole
SWSoakHole
SWStructure
SWSump
SubSoil
Stormwater Service Line
Stormwater Overland Flow Path
Gravity Main
Culvert
Rising Main
Stormwater Drain
Abandoned Stormwater Line
Soakage System
Sump (Private)
Single Sump
Double Sump
Triple Sump
Bubble Up Sump
Large Sump
Manhole (Private)
Manhole (TCC)
Chamber
Rodding Eye (Inspection Point)
Fitting (Private)
Node
Inlet
Outlet Structure
Flap Structure
Miscellaneous Point (Private)
Miscellaneous Point (TCC)
Weir
Soak Hole
Treatment Device
Outlet - Drain
Gross Pollutant Trap
Stormwater Key Asset Center
Stormwater Pipe (Private)
Culvert
Service Line
SubSoil
Main
Rising
Drain (Private)
Overland Flow Path (Private)
Drain (TCC)
Overland Flow Path (TCC)
Stormwater Miscellaneous Line Asset
Stormwater Sump
Stormwater Manhole
Node
Inlet Structure
Outlet Structure
Flap Structure
Stormwater Miscellaneous Point Asset
Stormwater Key Asset Center
Stormwater Pipe
Stormwater Drain
Stormwater Miscellaneous Line Asset

Rates Information

Location	2 WINDSOR ROAD
Valuation Ref	06632 392 00
Legal Description	LOT 21 DPS 5353
Area	0.0814
Land Value	540,000
Capital Value	710,000

Total rates assessed this year

Tauranga Council	Units	Rate	Annual Amount
Uniform Annual General	1	259.13043478	259.13
Stormwater - Residential	710,000	0.00000578	4.10
General - Residential	710,000	0.00206106	1463.35
Resilience - Residential	710,000	0.00001280	9.09
Urban Growth - Rest of City	1	31.13043478	31.13
Wastewater Connected	1	625.32173913	625.32
Waste Collection Standard	1	213.04347826	213.04
Total Rates			2,605.16
IFF Transportation - Residential	710,000	0.00007043	50.01
Total IFF Levy			50.01
	Includes GST of		*$398.28*
	Total Rates (01 JUL 2024 to 30 JUN 2025)		$3053.45

Water Rates

Metered A/C # 7	Route # M	Class #	Rate: 0	/m3	Supply Area: METERED WATER
Metered A/C # 2	Route # M	Class #	Rate: 0	/m3	Supply Area: METERED WATER

What are rates?

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

Rates Information

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

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

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

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

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

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

Tauranga City Rates Schedule 2024/25		
Description	**Inclusive of GST**	**Charge**
Uniform Annual General	$298.00	per occupancy
Kerbside Waste Service – Standard Use	$245.00	per service bundle
Kerbside Waste Service – Low Use	$210.00	per service bundle
Kerbside Waste Service – High Use	$350.00	per service bundle
Wastewater	$719.12	per residential property or per connection for commercial
Wastewater Availability	$359.56	per property
Stormwater - Residential	$0.00000665	Capital value
Stormwater – Commercial	$0.00001064	Capital value
General Residential	$0.00237022	Capital value
General Commercial	$0.00497745	Capital value
General Industrial	$0.00616256	Capital Value
City Mainstreet	$0.00038877	Capital value
Greerton Mainstreet	$0.00152185	Capital value
Papamoa Mainstreet	$0.00034148	Capital value
Mount Mainstreet	$0.00060547	Capital value
Economic Development	$0.00035791	per commercial property
The Lakes Targeted Rate	$105.26	per property in the subdivision
The Coast Targeted Rate	$36.00	per property in the subdivision
Excelsa Targeted Rate	$53.07	per property in the subdivision
Resilience – Residential	$0.00001472	Capital value
Resilience – Comm/Ind	$0.00002356	Capital value
Urban Growth – Full Benefit	$107.39	Per property
Urban Growth – Wide Benefit	$71.59	Per property
Urban Growth – Rest of City	$35.80	Per property
Garden Waste Service – 2-weekly	$110.00	per service
Garden Waste Service – 4-weekly	$80.00	per service
Pool Inspection	$107.00	Per Property with a Pool
IFF Infrastructure Levy - Residential	$0.00008099	Capital Value
IFF Infrastructure Levy – Comm/Ind	$0.00034098	Capital Value

Uniform Annual General Rates (UAGC)
This is a fixed charge per rateable property and is irrespective of the value of a property. For residential properties it is a charge per occupancy.

Each occupancy is defined by physically having a separate living area, bedroom, bathroom facilities, entrance (including shared foyers) and cooking facilities. E.g. a property with a self-contained flat on the ground floor would be rated for two UAGC's and two wastewater connections.

(Note: This rate is not based on ability to earn revenue or rent, frequency of use or the relationship of person/s using or able to use the separate area. This does not relieve the owner or occupier of any duty or responsibility under the Building Act 2004 or the Resource Management Act 1991 or the Tauranga City Plan) For commercial properties this is a charge on the number of separate businesses or leases.

General Rate
The General rate provides for the following costs, City and Infrastructure, Community People and partnerships, Arts and Culture, Venues and Events, Community Partnerships, Libraries, Economic Development, Emergency Management, Animal services, Building services, Environmental Planning, Environmental Health and Licensing, Regulation Monitoring, Marine Facilities, Spaces and Places, Support Services, Sustainability and Waste. This variable rate is charged on the capital value of a property. Capital value is land value plus improvements value.

Wastewater Rates
Residential properties connected to Council wastewater pay a uniform annual charge for one toilet per occupancy. Commercial properties connected to Council wastewater pay a uniform annual charge for each toilet or urinal.

Those properties with wastewater available (i.e. they are within 100m of wastewater lines) but not connected will pay an availability charge.

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

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

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

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

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

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

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

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

Economic Development Rate
This rate is charged on the capital value of a property. It is charged to commercial properties only and funds economic development through Priority One and Tourism Bay of Plenty.

Mainstreet Rates
This rate is charged on the capital value of a property. It is charged to commercial properties only and funds the Tauranga, Papamoa, the Mount and Greerton Village Mainstreet organisations.

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

IFF Transportation Levy
The rate is charged to all ratepayers and will fund the cost of 13 transport projects across the region. For more information go to www.tauranga.govt.nz/tsplevy

CITY OF TAURANGA

Received 20-10-64

Application No. 5079.

BUILDING APPLICATION FORM

Plan No. ~~5300~~ 5299

To THE CITY ENGINEER

20th Oct. 1964.

I hereby apply for permission to erect, repair, alter, add to, demolish, remove a building at No. 2 (House No.) Lot. 21. Cnr. Belleview & Windsor Roads. Street, for G H & SJ Fox. (Owner), of Tauranga. (Address)

according to locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith in DUPLICATE. **(See reverse side)**

PARTICULARS OF LAND:

Val. Roll No. ____

Description Checked 666/448/2.

RM. Clerk

Lot No. 21. Area 32.2p.

D.P. No. 53553. Frontage ____ links ____ feet

Depth ____ links ____ feet

PARTICULARS OF BUILDINGS:

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose). (State whether dwelling, shop, office, garage, etc.)

Dwelling. — Conc. Founds. Blocks. Fibrolite Base W/Bd Sheathing. Cor G.I. Roof.

Area of ground floor 954. sq. ft.

Area of Out Buildings — sq. ft.

Estimated Value Building £2700-0-0

Sanitary, Plumbing and Drainage £255-0-0

TOTAL ~~£2955~~ £2955-0-0

Postal Address of G Fox. (Signature) Owner

Builder Barry Bayley Ltd. Phone No. 83-048. (Signature) Builder

FOR OFFICE USE ONLY

Plans and Specifications checked and approved:—

Building Inspector

21/10/64 Date

Drainage Inspector

22/10/64 Date

Town Planning Officer

Date

Issue of Permit Approved

for (City Engineer)

Date 23/10/64

	Appln. No.	Permit No.	Date	Fee	Value
Building		3991	30.10.64	£ 12.-.-	
Sanitary, Plumbing & Drainage		3961/2	"	£ 3.-.-	
Sewer Connection				£ ::	
Stormwater Connection				£ ::	
Vehicular Crossing	3900		20-10-64	£ 6.-.-	
Water Connection	2826		20-10-64	£ 8.15.-	
House Number					

(See Scale of Fees on Back) TOTAL £ 29.15.- Receipt No. 1761

B.P.T. - 53656

PERMIT FEES

ESTIMATED VALUE OF WORK*	FEE PAYABLE £ s. d.
Not exceeding £5	0 1 0
Exceeding £5 but not exceeding £10	0 2 6
Exceeding £10 but not exceeding £25	0 5 0
Exceeding £25 but not exceeding £50	0 10 0
Exceeding £50 but not exceeding £100	1 0 0
Exceeding £100 but not exceeding £150	1 10 0
Exceeding £150 but not exceeding £200	2 0 0
Exceeding £200	£2, plus 10/- for every £100 or part thereof in excess of £200.

*In assessing the value of the work, no single fitting shall be deemed to have a value exceeding £50.

Completion of work to be notified at least 24 hours before an inspection or test is required. Drainlayers are advised to invest in plugs, torch and mirrors and to test their own work before calling for an inspection, as reinspections incur additional fees.

B.P.T. - 52716

File No. 5299

DRAINAGE AND PLUMBING REGULATIONS 1959

Application No. 5079

APPLICATION FOR PERMIT FOR PLUMBING or DRAINAGE WORK

Oversized Plans/Doc's transferred from: BC 229292

To the City Engineer,
TAURANGA CITY COUNCIL.

I, the undersigned (name in full), hereby apply for permission to have the work described herein, and set out in the plans attached hereto, carried out in the premises situated in (description of place)

Name and address of person for whom work is to be carried out:

C.H. & S.J. Fox.
Cnr. Windsor & Bellevue Rds.
Tauranga.

Lot No. 21. D.P. No. 5353.
Val. No. 666/448/2.

Value of Proposed Work including Materials—

Estmated cost of (a) Plumbing	£ 175-0-0	£2-0-0
(b) Drainage	£ 80-0-0	£1-0-0
Total	£255-0-0	

UNITS	W/C's	URINALS	SHOWERS	BATHS	HOSE TAPS	

Name and Address of Plumber: W.R. Dalby of Valley Rd Otumoetai
Signature: W.R. Dalby

Name and Address of Drainlayer: W.R. Dalby
Signature: W.R. Dalby

Date 26th Oct. '64

OFFICE USE ONLY

Drainage Inner/Outer

Permit No. ..... Date .....

ISSUE OF PERMIT APPROVED

for City Engineer

TCC507362

CITY OF TAURANGA

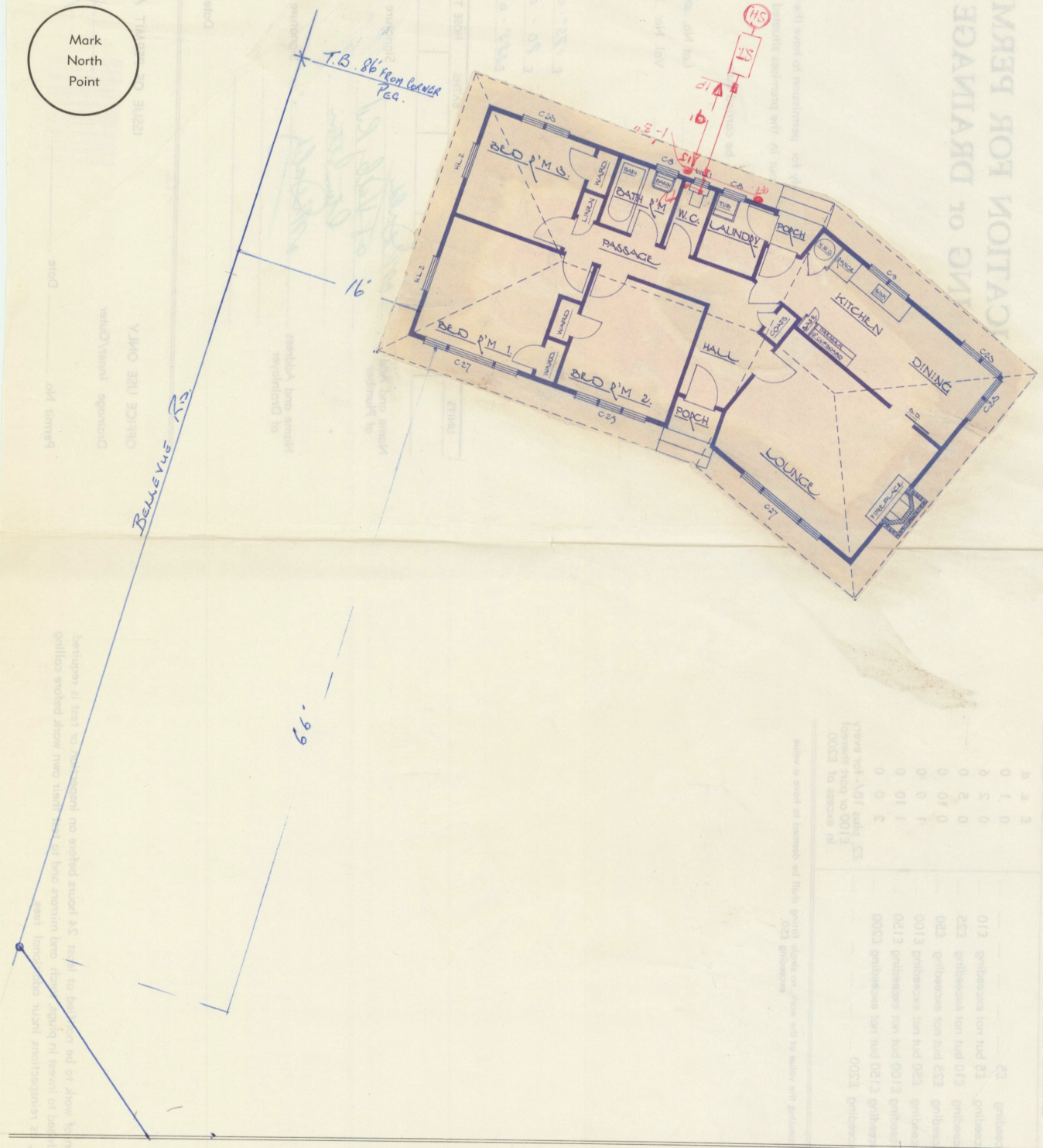
Plumbing, Drainage and Water Service Block Plan

All Buildings and Drains to be drawn to the scale of 1/8" or 1/16" = 1 ft. and to have all measurements shown.

New Drains in Solid Red Line
Old Drains in Dotted Red Line
Stormwater Drains in Green
Water Connection in Blue (show to first branch off service pipe)

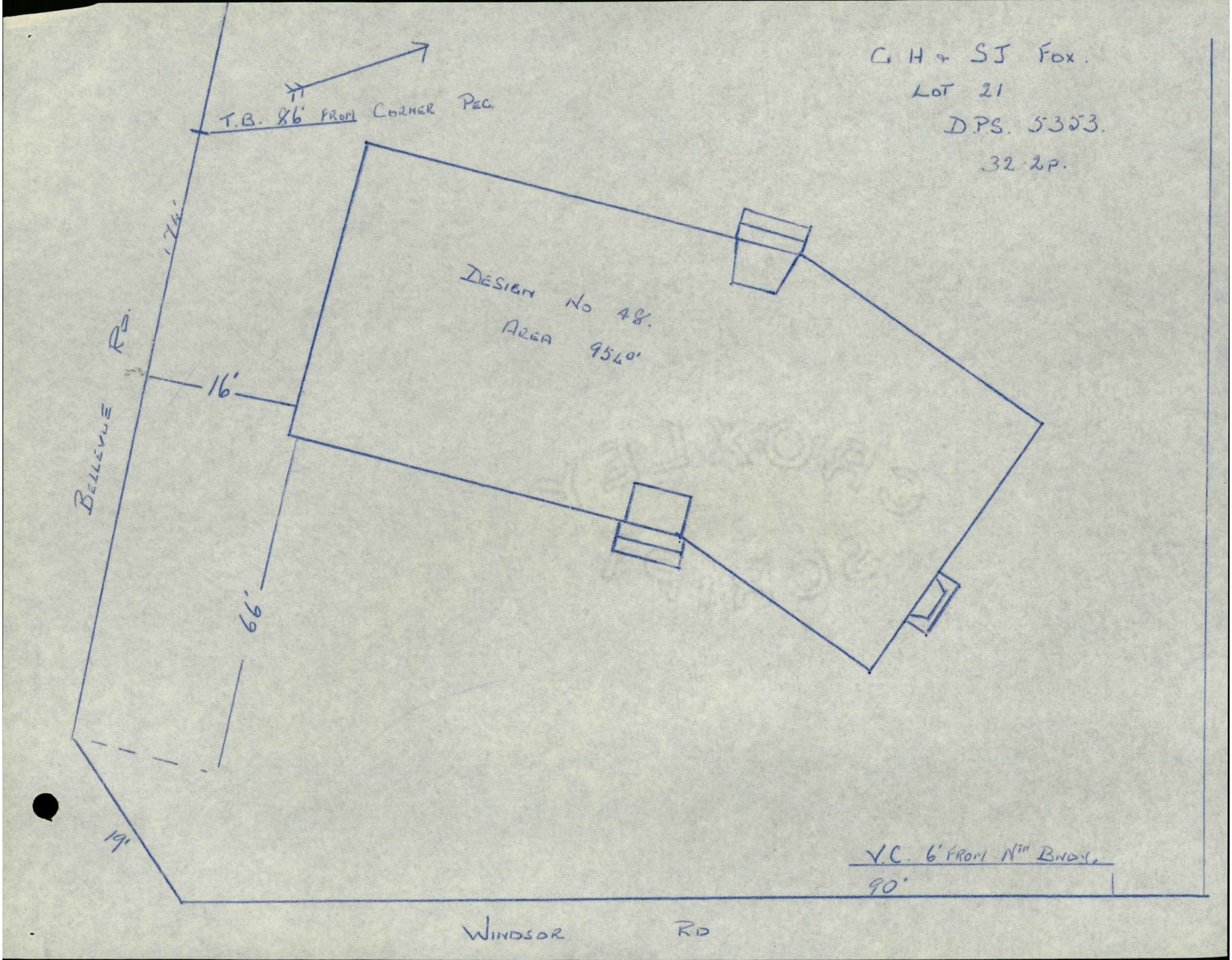
REFERENCE—G.T. means Gully Trap
T.V. means Terminal Vent
B.V. means Back Vent
I.P. means Inspection Pipe
I.C. means Inspection Chamber
F.A.I. means Fresh Air Inlet
T.B. means Toby Box

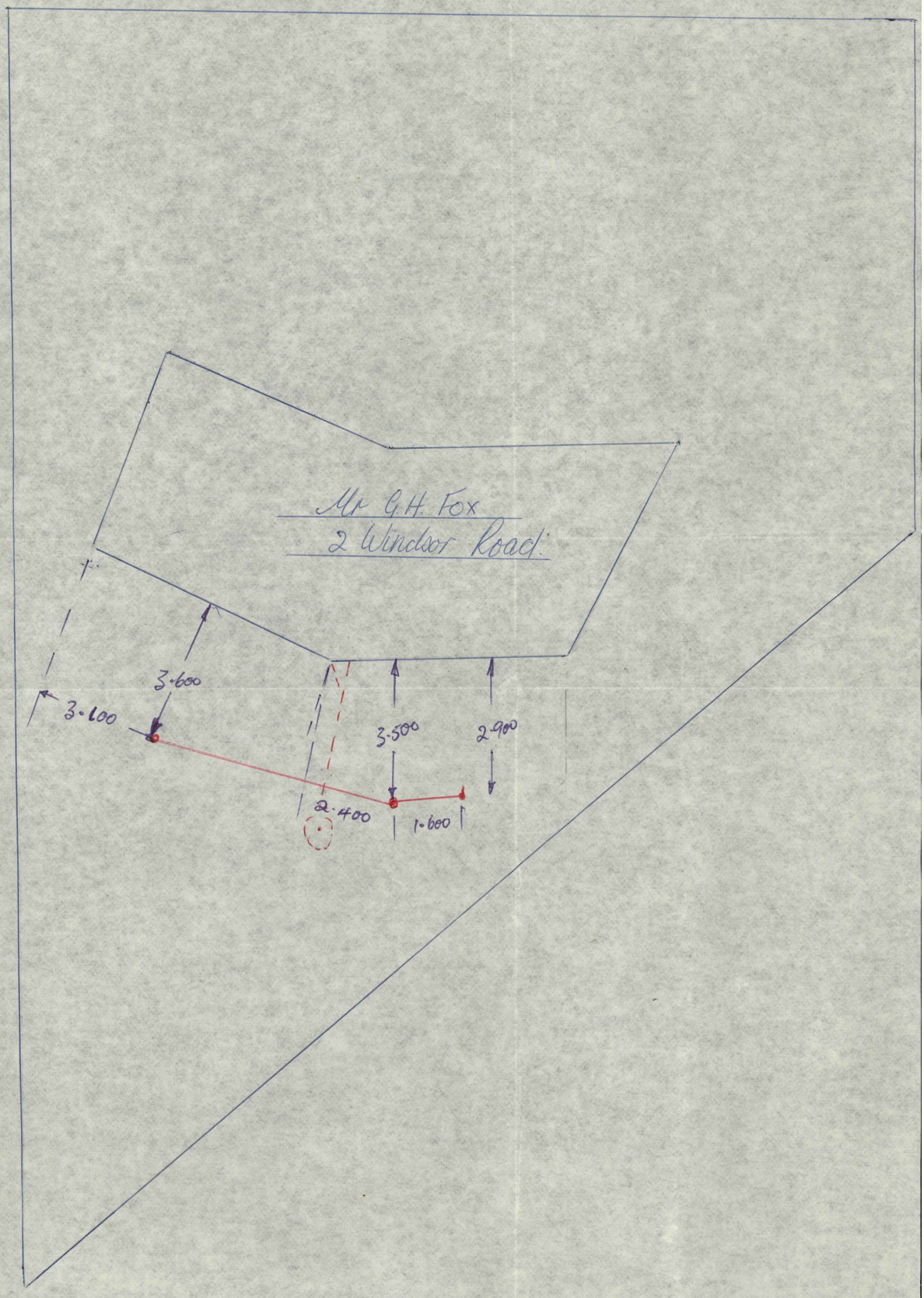
Mark North Point



ROAD FRONTAGE (State name of Street, Road or Avenue)

WINDSOR Rd.


G. H. & S. J. Fox.
Lot 21
D.P.S. 5353.
32 2P.
T.B. 86' from Corner Pec.
Design No 48.
Area 9540'
174'
Bellevue Rd.
16'
66'
19'
V.C. 6' from N'ly Bnds.
90'
Windsor Rd



TAURANGA CITY COUNCIL

File 5299

BUILDING PERMIT

Permit No. 3994

To Mr Seagrey Homes Ltd

Address P.O. Box 2005

Application No. 5079

Date 30. 10. 64

In pursuance of your Application for Permit to Erect dwelling. permission is hereby granted you to carry out the work, as proposed in your application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject at any time during progress to my inspection, and to be carried out in strict conformity with all requirements of the Building By-laws of the Tauranga City Council, and all other By-laws of the City for the time being in force and of all Acts of Parliament and regulations respectively affecting such work.

Estimated Value of Building £ 2700

Fee £ 12 Rec. No. 1761

Estimated Value of Sanitary Plumbing and Drainage £ 255

House No. 2 Hinson Rd Street

Total Value £ 2955

Lot No. 21 D.P. No. 53553.

Valuation Roll No. 666/118/2

Area ac. rd. 32.2 p.

Occupancy or Use Dwelling

Owner G. N. & J. Fox

For City Engineer

CERTIFICATE OF COMPLETION OF WORK

I hereby certify that I have carried out the following inspections of the building work covered by this permit and that the work has now been satisfactorily completed.

No. of Units	W.C.'s	Urinals	Baths	Refuse		

INSPECTION DATE	STAGE REACHED WITH WORK	REMARKS
29-10-64.	House 6" over boundary.	
2-11-64	Footings	Siting OK now.
13-11-64	Framing & piles.	
22-12-65.	Lining	
17-2-66.	Bearers completed.	
21-3-65.	Complete	Lining

Building Inspector Date

B.P.T. - 54513

TAURANGA CITY COUNCIL

(1)

Plan No. 5299

PLUMBING and DRAINAGE PERMIT

Engineer's Office,
Durham Street, TAURANGA

№ 3961

30. 10. 61
19

Mr N. R. Daldy Plumber / Drainlayer

Address 18 Valley Rd Tauranga

IS HEREBY PERMITTED TO Install plumbing to new dwelling.

at premises Hinson Rd.

Described as Lot No. 21 D.P. 5353.

Owned by G. N. & J. Dow.

Estimated Cost of Plumbing £175 : :

Estimated Cost of Drainage £ : :

(INNER / OUTER)

Total £175 : :

This permit is granted subject to the full compliance with the Health Regulations and City By-laws.

Fees—Plumbing £ 2 : :

Drainage £ : :

Total £ 2 : :

for CITY ENGINEER

Receipt No. 1761

Application No. 5079

Building Permit No. 5914.

Date Work Commenced

Date Completed 28/1/65

Remarks: Wastes to be stapped e/p.

NOTE: Before commencing work, and on completion, please notify the Inspector. No work to be covered up or enclosed until approved.

B.P.T. - 52932

(1)

Plan No. 5299

TAURANGA CITY COUNCIL
PLUMBING and DRAINAGE PERMIT

№ 3962

Engineer's Office,
Durham Street, TAURANGA

30 . 10 1964.

Mr N. R. Daldy Plumber / Drainlayer

Address 18 Valley Rd
Tauranga

[illegible]EREBY PERMITTED TO Install drainage for new dwelling.

at premises Windsor Rd.

Described as Lot No. 21 D.P. 5353

Owned by G. W. & J. J. Dox.

Estimated Cost of Plumbing	£	: :	
Estimated Cost of Drainage	£	80 : :	(INNER / OUTER)
Total	£	80 : :	

This permit is granted subject to the full compliance with the Health Regulations and City By-laws.

Fees—Plumbing	£	: :
Drainage	£	1 : :
Total	£	1 : :

[signature]
for CITY ENGINEER

Receipt No. 1761

Application No. 5079

Building Permit No. 3992

Date Work Commenced

Date Completed 28/1/65

Remarks: Drain Tested, Septic Tank + Soak Hole O.K. S/T to be plastered to smooth finish

NOTE: Before commencing work, and on completion, please notify the Inspector. No work to be covered up or enclosed until approved.

B.P.T. - 52932

(BUILDING INSPECTOR'S COPY)

TAURANGA CITY COUNCIL

BUILDING PERMIT

Permit No 8625

File 5299

To Mr Hayman Buildings Ltd

Address Box 2139, Tauranga.

Application No. 10654

Date 12-3-70

In pursuance of your Application for Permit to erect a carport. permission is hereby granted you to carry out the work, as proposed in your application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject at any time during progress to my inspection, and to be carried out in strict conformity with all requirements of the Building By-laws of the Tauranga City Council, and all other By-laws of the City for the time being in force and of all Acts of Parliament and regulations respectively affecting such work.

Estimated Value of Building ... ... $ 180-00

Estimated Value of Sanitary Plumbing and Drainage ... ... $

Total Value ... ... $ 180-00

Fee $1-00 Rec. No. 3441

Valuation Roll No. 666/448/2

Lot No. 21 D.P. No. 5353

House No. 2 Windsor Rd Road / Avenue / Street

Area ... ac. ... rd. 32-2 p.

Occupancy or Use Carport.

Floor Area 240 Sq. Ft.

Owner C.H. Fox.

for City Engineer

CERTIFICATE OF COMPLETION OF WORK

I hereby certify that I have carried out the following inspections of the building work covered by this permit and that the work has now been satisfactorily completed.

No. of Units	W.C's	Urinals	Baths	Refuse		

INSPECTATION DATE	STAGE REACHED WITH WORK	REMARKS
12. 3. 70	Completed	

Building Inspector [signature] Date 31/3/70

D. Kale Print - 4587

Checked & Approved

Building Insptr.	Health & Drainage Insptr.	Town Planning	City Engineer
[signature] Date 4/3/70	[signature] Date 4/3/70	[signature] Date	[signature] Date 4/3/70.

CITY OF TAURANGA

ADVANCE

BUILDING APPLICATION FORM

Plan No. 5299

App. No. 10654

Date 30 JAN 1970

I hereby apply for permission to Erect, ~~Repair, Alter, Add to, Demolish~~, Remove or ~~Reinstate~~ a Building, ~~Chimney, Sign.~~

(1) ATTACH 2 COPIES PLANS (elevations, cross sections, site plan, plus some indication of locality on valuation map).
2 COPIES SPECIFICATIONS.

All Builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

All plans must be drawn to scale.

Council. Res 1313 (6) approved

BUILDER Phone 85-601.

Name (Print) HARMAN BUILDING LTD.

Address P.O. Box 2139, TAURANGA SOUTH.

Signature G. O. Harman.

BUILDING LOCATION

Address 2 WINDSOR ROAD. BELLEVUE.

Owners Name G. H. FOX. Phone No.

Owners Signature pp G. O. Harman.

(2) **COMPLETE DETAILS OF LOCATION** AS SHOWN.

LOT No. 21 D.P.S. No. 5353

AREA 32.2 FRONTAGE 100 ~~links~~ feet DEPTH 100 ~~links~~ feet

VALUATION ROLL No. 666/448/2.

(3) **COMPLETE DETAILS OF BUILDING** PRIVATE CARPORT.

TYPE indicate ✓	
DWELLING	
FLATS	
MOTEL	
SHOP	
OFFICE	
GARAGE	
SHED	
MISC.	✓

AREA

GROUND FLOOR 240 sq. ft.

OUTBUILDINGS — sq. ft.

VALUE N.B. Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the City Engineer and his determinations shall be final.

ESTIMATED VALUE OF BUILDING	$180.00
EST. VALUE SANITARY PLUMBING DRAINAGE	
TOTAL	$180.00.

FOR OFFICE USE ONLY

In the case of dwelling units indicate with a ✓ whether building is to be

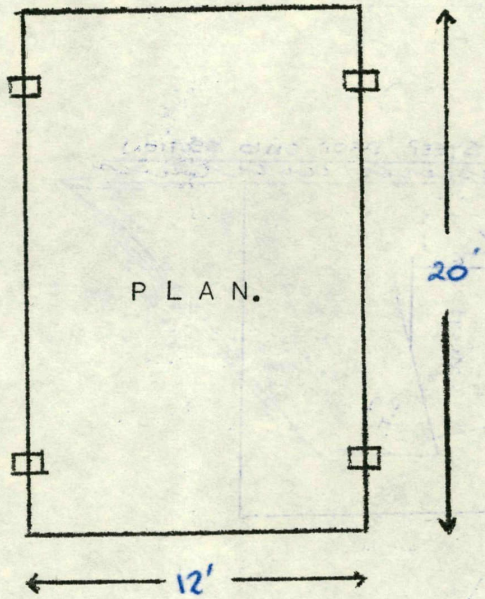
Owner occupied	A	
For lease or rent	B	
One unit owner occ.	C	
One unit for lease	D	
Two units for lease	E	
For sale (spec house)	F	

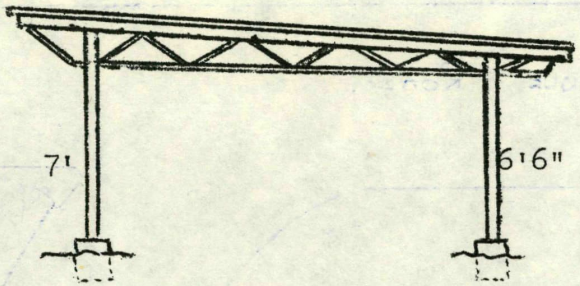
Date		Application / Permit No.	Fee
	Sanitary, Plumbing and Drainage		
	Sewer Connection		
	Stormwater Connection		
	Vehicular Crossing		
	Water Connection		
	Propn. Water Rate		
12 MAR 1970	Building	8625	$1.00
RECEIPT No. 3441		TOTAL	$1.00

A. HARMAN BUILDING.

CARPORT

SCALE 1" = 5'



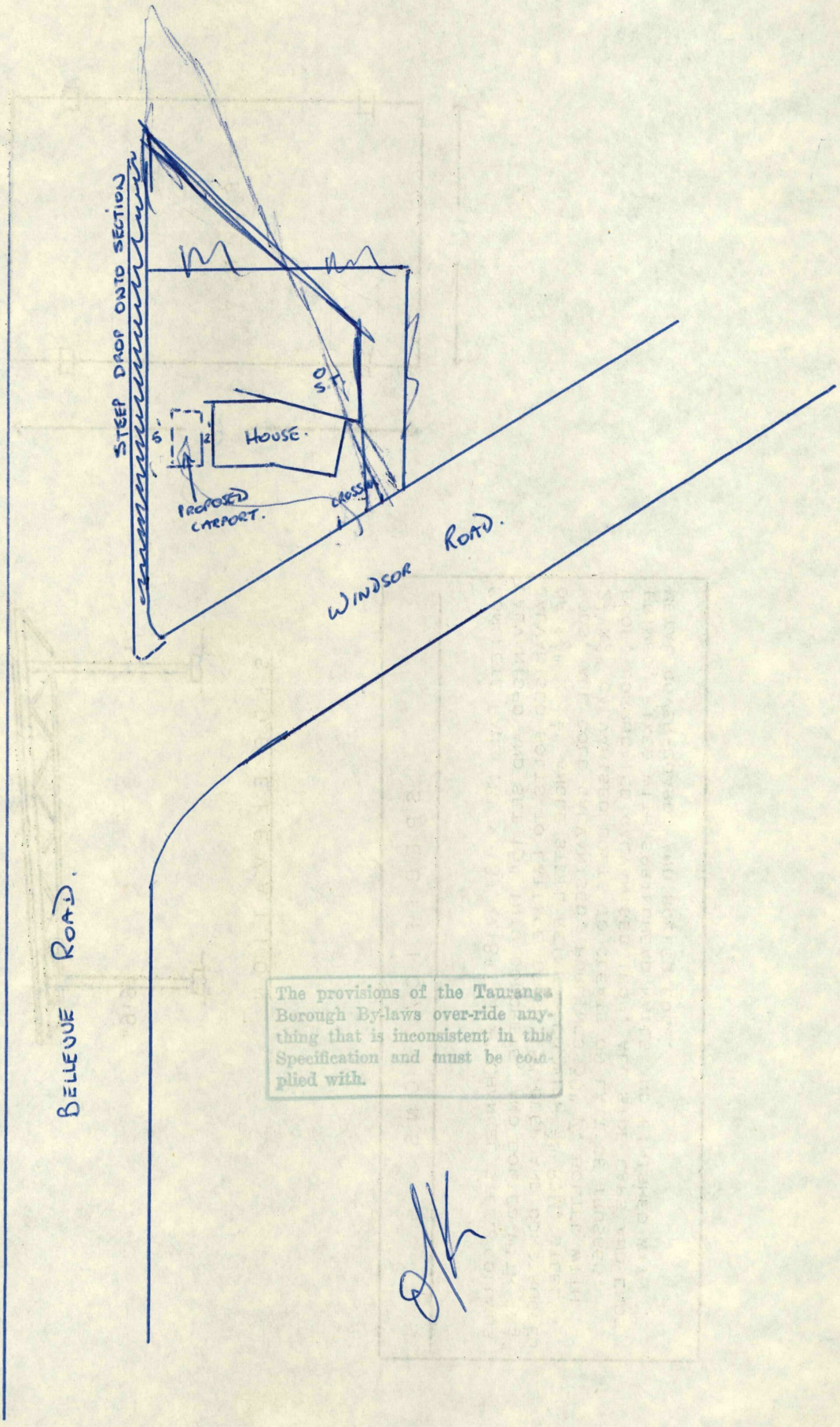


SIDE ELEVATION

SPECIFICATIONS

CONCRETE PADS 18" x 18" x 18" 3x1½" CHANNEL STEEL COLUMNS GALVANISED AND SET 15" INTO CONCRETE, AND BOLTED WITH 1x⅛" GALVANISED BOLTS TO LATTICE TRUSS 15" DEEP AND CONSTRUCTED OF 1½" X 1½" ANGLE STEEL REINFORCED WITH ⅜" R.M. STEEL RODS, ALL COLD GALVANISED. PURLINGS 30" ℄. BOLTED WITH 2½"x⅜" GALVANISED BOLTS TO CLEATS ON LATTICE TRUSSES. ROOF, CORRUGATED GALVANISED IRON, ALL SIDE LAPS AND ENDS PRIMED, FIXED WITH SPRINGHEAD NAILS AND FINISHED WITH METAL COVER-BOARDS AND ROLLED EDGE.

MR. G. H. FOX.
2 WINDSOR ROAD.



TAURANGA CITY COUNCIL

Received 10-8-77

Plan No. 5299

Permit No. 2066

Receipt No. 2091 Date 10-8-77

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Engineer,
TAURANGA CITY COUNCIL

PLUMBER
Phone No. .....
Name : .....
Postal Address : .....

DRAINLAYER
Phone No. .....
Name : A. H. Adams
Postal Address : C/- 5 Windsor Road

Name of Person for whom work is to be carried out :
OWNER
Phone No. .....
Name : Mr G. H. Fox
Postal Address : 2 Windsor Road

LOCATION Lot No. 21 D.P. 5353
House No. 2 Windsor Road (Road / Street / Avenue)

hereby apply for permission to carry out the work described herein and set out in the plans attached hereto,

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT :

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	HOT & COLD WATER SERVICES
INSTALL										
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT :
Cross out whichever is not applicable.
1. ~~Construct new drain together with septic tank and effluent disposal system.~~
2. Construct new drain and connect to sewer or ~~other approved outfall~~.
3. ~~Extend drain.~~
4. ~~Repair drain.~~

SEWER CONNECTION
Application No. : 3181
Receipt No. : 2091
Fee Payable : 47.50
Date : 10-8-77

Value of Proposed Work including materials:—

	Estimated Value of	Fee
(a) Plumbing	$	$
(b) Drainage	$ 90.00	$
Total	$ 90.00	$ 3.00

Dated this 9th day of August 19 77

(Plumber) / (Drainlayer) Signature A. H. Adams

NOTE: Any question as to the estimated value of the work shall be determined in his descretion by the Engineer and his determination shall be final. (D. & P. Regs Amendment, Clause 20 (5).)

Completion of work to be notified at least 24 hours before an inspection or test is required.
Drainlayers are advised to invest in plugs, torch and mirrors and to test their own work before calling for an inspection, as **re-inspections incur additional fees.**

ESTIMATED VALUE OF WORK*	FEE PAYABLE
Not exceeding $100	$3.00
In excess of $100 but not exceeding $200	$6.00
In excess of $200 but not exceeding $300	$9.00
In excess of $300 but not exceeding $400	$12.00
In excess of $400 plus $3 for every additional $200 or part thereof.	$12.00
Re-Inspections	$2.00

ISSUE OF PERMIT APPROVED

D Thompson
For City Engineer

*In assessing the value of work, no single fitting shall be deemed to have a value exceeding $100.

To the SEWERAGE OVERSEER:

Please connect applicant as set out.

CITY ENGINEER

Date connected 24/8/77

Foreman's Signature

A/c opened No.

APPLICATION FOR SEWER SERVICE

No 3181

Fee Payable Conn. $ 47.50 PSR $

Receipt No. 2091

Date of Receipt 10-8-77

To the TAURANGA CITY COUNCIL

(Owner of Land) I, G A Fox

hereby apply for a sewer service to be laid on from the City system to the premises (as indicated on the sketch plan below) situated at (suburb) Bellevue

House No. 2 Windsor Avenue ~~Street~~ Road Tauranga

which is described as Lot No. 21 D.P.S. 5353

(Name of subdivider to be given where subdivision is new)

Valuation No. 669/388

The total area of the property above referred to is ..... acres ..... roods ..... perches and this connection is to apply to the undermentioned:

Dwelling (State if dwelling, boarding-house, factory, office, flats, motels etc.)

1 Houses on property.

1 P.W.C.'s & Urinals (state No. of each)

M Spencer is the Licensed Drainlayer who will be employed by me.

Signed .....

Person to be charged for service to be supplied or his authorised Agent.

Connection Approved J Stevens for City Engineer

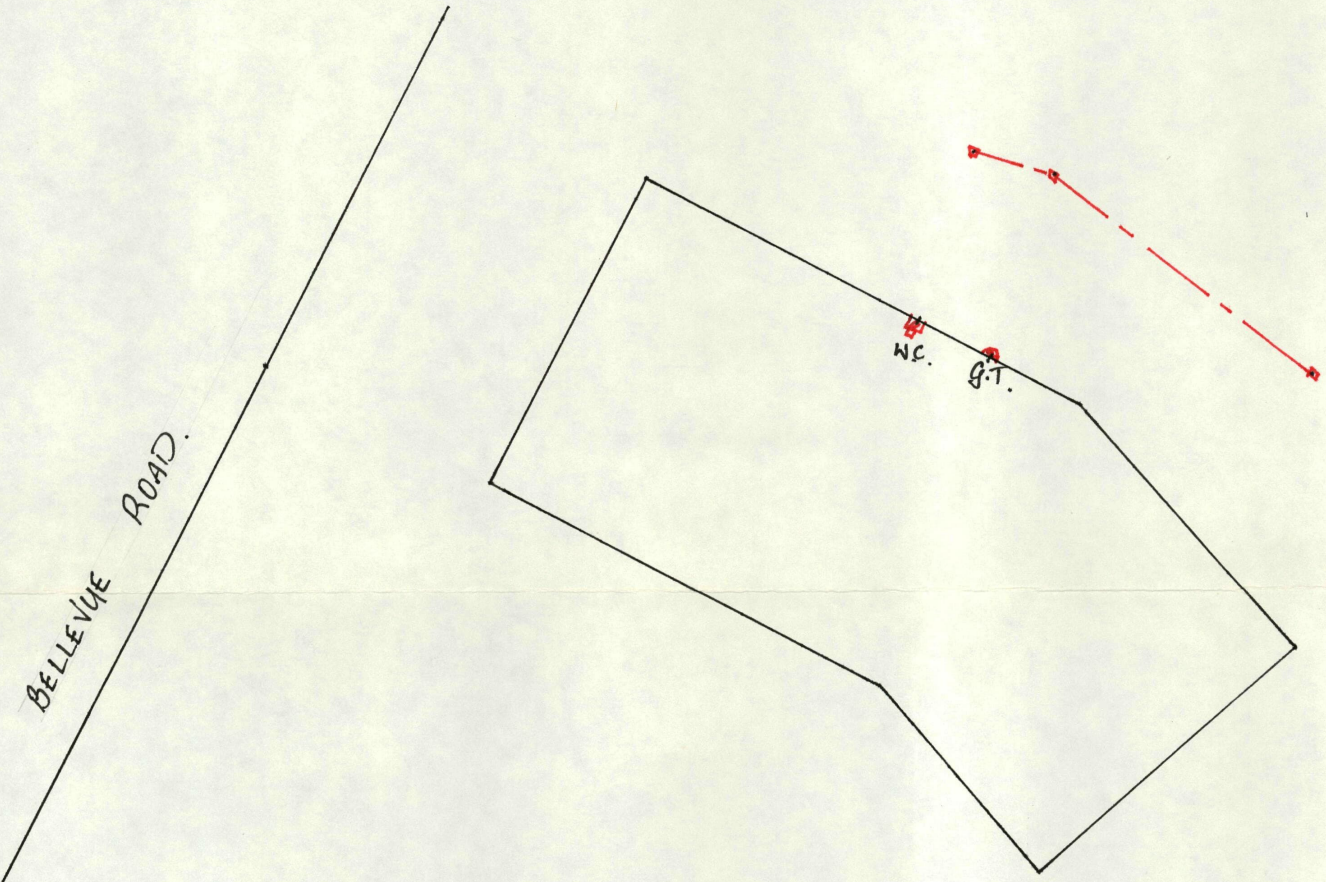
Date of Application 10-8-77

SKETCH PLAN — Within the City

Bayprint — 89751

IMPORTANT — POSITION OF ENTRY TO BE MARKED WITH A PEG

"Should the position of the connection not be pegged when the work is ready to be carried out, the connection will be made at the centre of the frontage, or if a back section one foot from a side boundary of the access strip."



P7240-2-1

Note: All dimensions to be in metres 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Graphic Scale

Symbols	CITY OF TAURANGA	Scale 1:100
Stormwater: [Show green]	DRAINAGE BLOCK PLAN OF:	Building Plan Number
San Sewer: [Show red]	House No: 2 Street: WINDSOR RD Lot No: 21 D.P.[S.] 5353	5299
Water: Valve	Sewer Inspected: Date: / Plotted: Date:	Sheet No

WINDSOR ROAD.

TAURANGA CITY COUNCIL

PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Nº 20646

PLAN No. 5299

RECEIPT No. 2091

APPLICATION No. .....

BUILDING PERMIT No. .....

RATING AREA No. .....

Mr G. H. Adams, Plumber / Drainlayer

Address 9-5 Windsor Rd Tauranga

IS HEREBY AUTHORISED TO CARRY OUT WORK DESCRIBED HEREIN AS SET FORTH IN THE PLANS DEPOSITED WITH ME IN THE PREMISES:—

OWNED BY: G. H. Fox

OCCUPIED BY: .....

AND SITUATED IN HOUSE No.: 2 Windsor Rd (Street / Road / Avenue)

DESCRIBED AS LOT No.: 21 D.P. 6353

SPECIFICATION OF SANITARY PLUMBING TO BE CARRIED OUT:

	W.C.'s	BATHS	BASINS	SINKS	TUBS	WASHING MACHINES	URINALS	OTHER SANITARY FITTINGS	HOSE TAPS	Hot & Cold WATER SERVICES
INSTALL										
RENEW										
SHIFT										

together with all necessary wastes, soil-pipes and vent pipes.

SPECIFICATION OF SANITARY DRAINAGE WORK TO BE CARRIED OUT:

Construct new drain together with septic tank and effluent disposal system.

Construct new drain and connect to sewer or other approved outfall.

Extend drain.

Repair drain.

* Cross out whichever is not applicable.

Estimated Cost of Plumbing ..... $

Eestimated Cost of Drainage ..... $90 —

Total $90 —

FEES — Plumbing ..... $

Drainage ..... $3 —

Total $3 —

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations 1959 and shall be completed on or before the ..... day of ..... 19.....

This Copy to be returned to C/D/I

P.O. Stevens

for CITY ENGINEER

12-8-77

NOTICE OF COMPLETION OF WORK

I hereby give notice that I have completed at the above premises the sanitary plumbing (or drainage work) and hereby request that the work be inspected.

Dated ..... Signature .....

I hereby certify that the work has been examined and found satisfactory.

Dated 24/8/77 ..... Inspector

Environmental Planning

Council Consent Decision

On resource consent application under Section 88 of the Resource Management Act 1991

RC80058041 and RC80058007

Decision

Pursuant to Sections 104, 104C, 106 and 220 of the Resource Management Act 1991, Tauranga City Council determines:

That the application for SUBDIVISION resource consent made by Chelsea Gudsell and Shaun O'Connor seeking subdivision resource consent to create freehold allotments on land located at 2 Windsor Road, legally described as Lot 21 DPS 5353 (SA1792/91), is GRANTED subject to the conditions attached as Appendix A to this decision.

Pursuant to Sections 104 and 104C of the Resource Management Act 1991, Tauranga City Council determines:

That the application for LAND USE resource consent made by Chelsea Gudsell and Shaun O'Connor to allow for boundary encroachment and future residential building on an area identified as Major Overland Flowpath on land located at 2 Windsor Road, legally described as Lot 21 DPS 5353 (SA1792/91), is GRANTED subject to the conditions attached as Appendix B to this decision.

Description of Activity

In summary, the applicant is seeking to undertake a two-lot subdivision within an area identified as Major Overland Flowpath at 2 Windsor Road to create an additional allotment that cannot contain an 8mx15m shape factor. The applicant also seeks consent to allow for a setback intrusion created by the location of the internal boundary and the future development of a residential building within a major overland flowpath.

Resource Consents

Resource consent is granted for the following:

Subdivision	• Under Section 11(1)(a) of the RMA as a controlled activity in accordance with:
	  ○ Rule 12B.3 for subdivision for freehold allotments in the Residential Zone.
	  ○ Rule 12A.5 for subdivision within Major Overland Flowpath.
	• Under Section 11(1)(a) of the RMA as a restricted discretionary activity in accordance with:
	  ○ Rule 12B.4(e) for a departure from controlled activity standard 12B.3.1.2(a) for the creation of a lot that cannot contain an 8mx15m rectangle.

	○ Rule 12B.4(f) for a departure from controlled activity standard 12B.3.1.2(b)(i) for Other Setback encroachment. ○ Rule 12B.4(b) for a departure from controlled activity standard 12B.3.1.7 for a shared connection to the Council-owned wastewater system.
Land use	• Under Section 9(3) of the RMA as a restricted discretionary activity in accordance with: ○ Rule 8D.4.2.3 for the establishment of a new residential building in a major overland flowpath. ○ Rule 14B.9(b)(iii) for a departure from the permitted activity Rule 14B.2.4 – Other Setback.
Summary	These consents have been considered as a bundle with an overall **Restricted Discretionary Activity Status.**

Notification

A determination to process the application on a non-notified basis was made under delegated authority on 18 November 2024, as set out in the report titled *Council Officers Report on Resource Consent* RC80058041 *(Subdivision) and* RC80058007 *(Land use)*, dated 4 November 2024 ("Council Planners Report").

Reasons for Decision

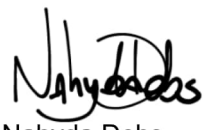
The documents submitted as part of the application, including the Application for a Subdivision and Land Use Resource Consent prepared by Stratum Consultants, titled 'Two Lot Subdivision of Lot 21 DPS 5353' dated September 2024; the Council Planner's Report; and supporting documents and reports, have been received and taken into account in making this decision.

There is sufficient information to consider the matters required by the Resource Management Act 1991 in making this decision. The reasons for this decision are adopted from, and fully set out in, the Council Planner's Report. The key conclusions include (but are not limited to) the following matters:

- In accordance with Section 104(1)(a) it has been concluded that, subject to compliance with the conditions imposed on this consent, the activity will not result in unacceptable effects on the environment.
- Having considered the relevant provisions as directed by Section 104(1)(b), it has been determined that granting of the resource consent sought is consistent with the direction provided by those provisions.
- In accordance with Section 106(1), resource consent can be granted on the basis that it has been concluded that there are no significant risks from natural hazards generated by the proposed subdivision and sufficient legal and physical access has been included for each of the proposed allotments.
- It has been concluded that the relevant statutory documents have been competently prepared and address the matters set out in Part 2 of the RMA. On the basis that granting consent to the proposal is consistent with the provisions of these documents, it can also be concluded that granting the resource consent is consistent with Part 2 of the RMA.

This determination is made under delegated authority by:

Recommended and Assessed by:



Nahyda Debs

Environmental Planner

Delegated Authorisation by:

Dylan Makgill

Team Leader: Environmental Planning

Date: 18 November 2024

Pursuant to sections 104C, 108AA and 202 of the Resource Management Act 1991. Resource Consent RC80058041 (Subdivision) is subject to the following:

General

1. The proposal shall proceed in accordance with the application submitted including:
    a. Assessment of Environmental Effects Report prepared by Stratum Consultants, titled 'Two Lot Subdivision of Lot 21 DPS 5353', Revision 2, dated 13 September 2024.
    b. Stratum Consultants scheme plan Proposed Subdivision of Lot 21 DPS 5353, 2 Windsor Road, Bellevue, Tauranga, Drawing No. 428962-PLN-D001 Sheet No. 01 Issue H dated 10.10.24.
    c. Stratum Consultants Soakage Report for New House, 2 Windsor Road, Tauranga, Ref. 428962-GEO-C001 dated 10 July 2024.
    d. Stratum Consultants report Geotechnical Assessment for Proposed Dwelling, 2 Windsor Road, Tauranga, Ref. 428962-GEO-R001-GAR Rev. 1 dated 26.09.2024.
    e. Stratum Consultants Memorandum 2 Windsor Road, Bellevue – Stormwater Soakage File No: 428962 – GEO – C005 dated Friday, 25 October 2024.
2. All costs associated with the conditions of this consent, including those required under the Infrastructure Development Code and the preparation of legal documents for proposed easements, shall be met by the consent holder.
3. No less than five working days prior to the commencement of the works authorised by this consent (including earthworks), the Consent Holder shall provide written notice to Tauranga City Council's Team Leader: Environmental Monitoring of the intended start date. [see Advice Note (c)].

Engineering

4. All matters and works relating to the servicing and accessing of the subdivision, shall be designed, supervised, constructed and certified in accordance with requirements of the Tauranga City Council Infrastructure Development Code.
5. Prior to certification pursuant to Section 224 of the Resource Management Act 1991, the consent holder shall provide Tauranga City Council with certification from the following:
    a. An electricity network provider that all lots have adequate ability to connect to an electricity network, and that any upgrades required to enable those connections have been carried out by the consent holder.
    b. A telecommunications provider that all residential lots have adequate ability to connect to a telecommunications network.
6. Prior to any works commencing on-site the consent holder shall submit to Council plans of the servicing of the proposed subdivision for a service connection approval. Applications shall be submitted to sca@tauranga.govt.nz and, as a minimum, include the following:
    a. Location and details of existing services and connections.

b. Route of proposed pipework with invert level and details of access points or rodding eyes

7. New connections to Council infrastructure (wastewater and water) shall be inspected and approved by a Council Development Monitoring Advisor or Development Engineer prior to backfilling.

8. Prior to certification pursuant to Section 224 of the Resource Management Act 1991, the consent holder shall submit a stormwater as-built plan demonstrating that the stormwater disposal system serving the existing dwelling on Lot 1 is wholly within the lot being served or appropriate easements created.

Easements

9. All easements required for services and rights of way serving the allotments within the subdivision area shall be duly granted or reserved. Easements shall be endorsed on the lodged survey plan in a Memorandum of Easement pursuant to Section 243 of the Resource Management Act 1991.

10. The consent holder shall register an easement in gross in favour of Tauranga City Council over the existing sewers as shown in area 'B' on the scheme plan. The easement in gross shall be:

    a. shown on the survey plan prior to certification pursuant to Section 223 of the Resource Management Act 1991;

    b. shown as the "Right to Drain Sewage"; and

    c. be registered on the survey plan under a "Memorandum of Easements in Gross".

11. The consent holder shall register an easement in gross in favour of Tauranga City Council over the proposed wastewater rodding eye as shown in area 'C' on the scheme plan. The easement in gross shall be:

    a. shown on the survey plan prior to certification pursuant to Section 223 of the Resource Management Act 1991;

    b. shown as the "Right to Drain Sewage"; and

    c. be registered on the survey plan under a "Memorandum of Easements in Gross".

Consent Notice

12. A consent notice shall be registered on the Record of Title for Lot 2 advising the owners and subsequent owners thereof, of the following requirement to be complied with on a continuing basis:

    a. *"All development and use of this lot, including but not limited to the design and construction of any building or structures requiring a Building Consent in accordance with the Building Act 2004 shall comply with the recommendations contained in Stratum Consultants report Geotechnical Assessment for Proposed Dwelling, 2 Windsor Road, Tauranga, Ref. 428962-GEO-R001-GAR Rev. 0 dated 02.08.2020.*

    b. *"The on-site stormwater disposal system shall be designed, constructed and maintained in accordance with the recommendations contained Stratum Consultants Soakage Report for New House, 2 Windsor Road, Tauranga, Ref. 428962-GEO-C001 dated 10 July 2024. The stormwater disposal system shall be maintained on a continuing basis at the Property Owner's expense."*

    c. *"All floors of any structure, requiring a Building Consent in accordance with the Building Act 2004, shall be constructed to the minimum floor level of RL27.5m NZVD16]. Prior to the issuing of the Code Compliance Certificate for the structure pursuant to the*

Building Act 2004, a Licensed Cadastral Surveyor shall certify to the Council in writing that the floor has been constructed to the required level stated above."

Pursuant to sections 104C and 108AA of the Resource Management Act 1991, Resource Consent RC80058007 (Land Use) is subject to the following:

General

1. The proposal shall proceed in accordance with the application submitted including:
    a. Assessment of Environmental Effects Report prepared by Stratum Consultants, titled 'Two Lot Subdivision of Lot 21 DPS 5353', Revision 2, dated 13 September 2024.
    b. Stratum Consultants scheme plan Proposed Subdivision of Lot 21 DPS 5353, 2 Windsor Road, Bellevue, Tauranga, Drawing No. 428962-PLN-D001 Sheet No. 01 Issue H dated 10.10.24.
    c. Stratum Consultants report Geotechnical Assessment for Proposed Dwelling, 2 Windsor Road, Tauranga, Ref. 428962-GEO-R001-GAR Rev. 1 dated 26.09.2024.
2. All costs associated with the conditions of this consent, including those required under the Infrastructure Development Code shall be met by the consent holder.
3. All floors of any structure, requiring Building Consent in accordance with the Building Act 2004, shall be constructed to the minimum floor level of RL27.5m NZVD16. Prior to the issuing of the Code Compliance Certificate for the structure pursuant to the Building Act 2004, a Licensed Cadastral Surveyor shall certify to the Council in writing that the floor has been constructed to the required level stated above.

Advice Notes:

(a) Under Sections 357A and 357B of the Resource Management Act 1991, you have a right of objection to the consent authority in respect of the above decision or any additional fees and charges required in respect of this decision. In accordance with Section 357C notice of any such objection must be in writing to the Council within 15 working days of receiving this decision and/or the date on which the invoice is received. Any notice given under Section 357C should describe the reasons for the objection.

(b) In accordance with the Council's Schedule of Fees and Charges, all actual processing costs will be invoiced. If not already accompanying this decision, an invoice will be sent at a later date.

(c) Please direct any information in relation to the compliance with the above conditions to the following email: emac@tauranga.govt.nz

(d) In accordance with the Council's schedule of user fees and charges, additional fees for environmental monitoring of this Resource Consent may apply. An invoice/s may be sent as environmental monitoring is completed to determine compliance with the conditions set in this Resource Consent.

(e) For the avoidance of doubt, it should be noted that this decision only consents to those activities which resource consent was sought for; should there be any additional non-compliances with relate to the proposal, resource consent would need to be applied for, independent of this consent.

(f) Where any building or drainage works are required to satisfy conditions of this consent, all consents required under the Building Act 2004 must be obtained prior to the works being carried out.

(g) All archaeological sites whether recorded or unrecorded under Subpart 2 of the Heritage New Zealand Pouhere Taonga Act 2014 cannot be destroyed, damaged or modified without the consent of Heritage New Zealand. In the event that an archaeological site(s) and/or koiwi are unearthed, the consent holder is advised to immediately stop work on the part of the site that the archaeological site(s) is located, and contact Heritage New Zealand for advice. Contact Details: email - infolowernorthern@heritage.org.nz; phone - 07 577 4530.

(h) Development contributions under LGA 2002 – Requirement for development contribution: Pursuant to section 198(1)(a) of the Local Government Act 2002, Council requires that a development contribution provided for and in accordance with Council's Development Contributions Policy (which is subject to change), be made (paid) by the consent holder to Council.

(i) All as-built drawings are to be lodged electronically in accordance with QA-6.2 of the Council's Infrastructure Development Code. The as-built assets to vest are to be completed, inspected, and approved prior to 224 lodgements.

General Description of Land Form within Tauranga District

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

(a) Minimum Building Platform Levels

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

(b) Low-lying Land

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

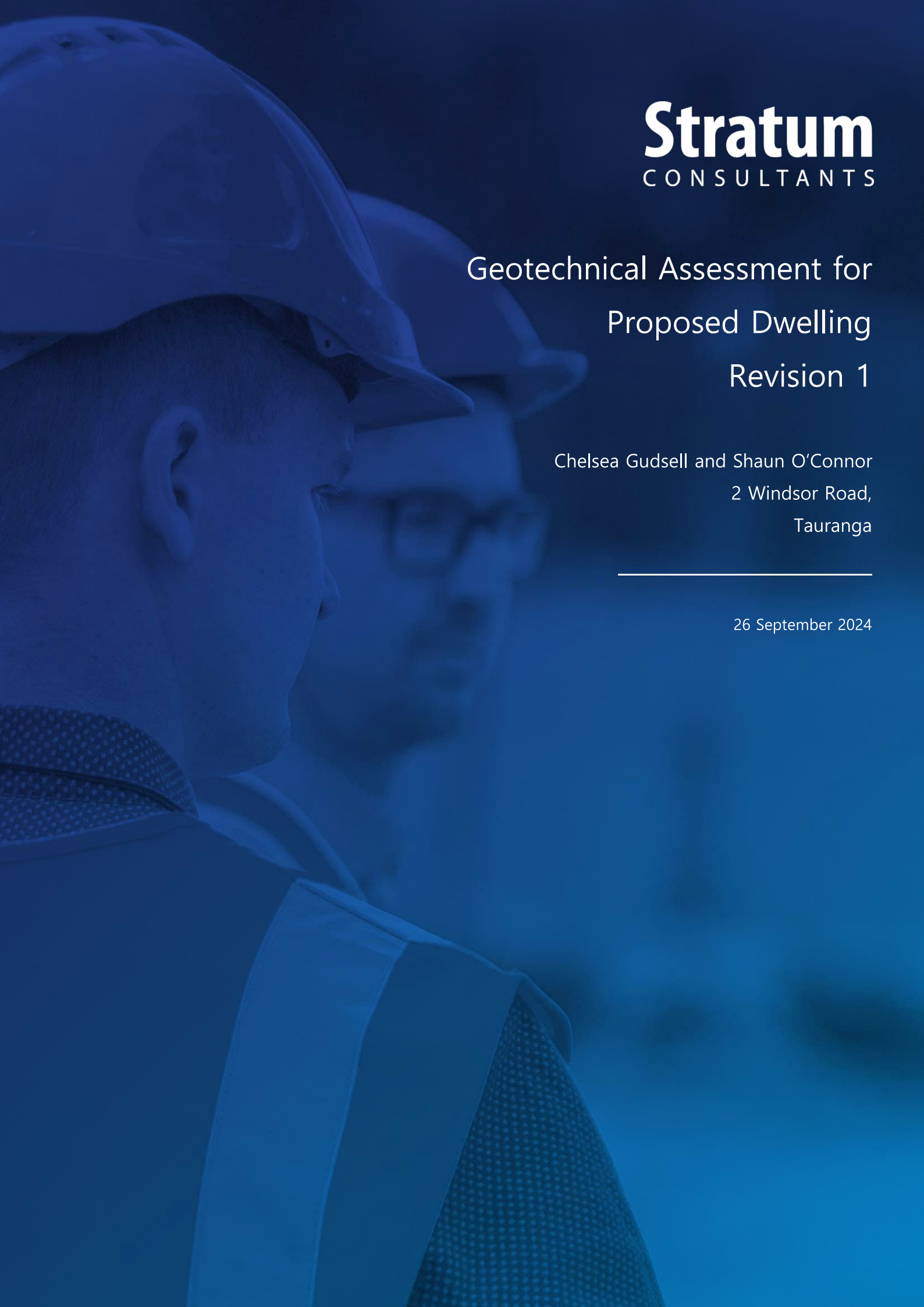
(c) Sloping Ground

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

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

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

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



Stratum CONSULTANTS

Geotechnical Assessment for Proposed Dwelling Revision 1

Chelsea Gudsell and Shaun O'Connor

2 Windsor Road,
Tauranga

26 September 2024

Quality Information

This report has been prepared for the benefit of Chelsea Gudsell and Shaun O'Connor. No liability is accepted by this Company or any employee or sub-consultant of this Company with respect to its use by any other person.

This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfil a legal obligation.

Report Approval Details				
Client	Chelsea Gudsell and Shaun O'Connor			
Report Title	Geotechnical Assessment for Proposed Dwelling			
Filename	428962-GEO-R001-GAR		Revision	1
	Prepared By	Position	Signature	Date
Author	Thomas Stemmer	Engineering Geologist		26.09.2024
Reviewer	Elles Pearse-Danker	CPEng Geotechnical Engineer		26.09.2024

Document Control				
Revision	Description	Date	Author	Reviewer
0	Final	02.08.2024	TETS	EPD
1	Update to Section 7.5 & other minor updates	26.09.2024	TETS	EPD

Distribution				
Revision	No. of Copies	Format	Distributed to	Date
0	1	PDF	Chelsea Gudsell and Shaun O'Connor	02.08.2024
1	1	PDF	Chelsea Gudsell and Shaun O'Connor	26.09.2024

Document Prepared by:
Stratum Consultants Ltd 07 571 4500
PO Box 13651 tauranga@stratum.nz
Tauranga 3141 www.stratum.nz

Contents

Executive Summary

This geotechnical assessment report has been prepared to assess the geotechnical suitability of the proposed subdivision at 2 Windsor Road, Tauranga and provide geotechnical recommendations for the proposed development.

The ground conditions are consistent and generally comprised topsoil overlying layers of natural silt and sand which are inferred to be volcanic ash. Uncontrolled fill and topsoil was encountered to 0.5m below ground level which is not considered suitable to found on. Groundwater was not encountered during the site investigation.

The site is considered to be at a low risk of static settlement and liquefaction. The site is also at a low risk of slope instability, since the proposed dwelling is adequately setback from the steep slopes on the south-western boundary.

The ground conditions are considered suitable for standard shallow foundations provided foundations extend through the unsuitable surficial material. Piled foundations should found at a minimum depth of 0.8m below ground level, below the topsoil and uncontrolled fill.

A review of the final building plans will be required to confirm the recommendations within this report have been interpreted as intended.

1 Introduction

Stratum Consultants Ltd has been engaged by Chelsea Gudsell and Shaun O'Connor to carry out a geotechnical assessment for the proposed subdivision at 2 Windsor Road, Tauranga.

The purpose of this report is to assess the geotechnical suitability of the proposed new house site and provide geotechnical recommendations for the proposed development.

This report presents the results of the investigations and analyses, and provides recommendations for development of the house site. It is to be submitted to Tauranga City Council (TCC) as part of the documentation to support the resource consent application for the proposed subdivision, and may also be used to support the building consent application for a future dwelling within the house site, subject to review of the final building plans.

A statement of professional opinion (TCC G1 form) is attached in Appendix A.

2 Site Description

The subject property is located at 2 Windsor Road, Tauranga and is legally described as Lot 21 DPS 5353. The property is zoned medium density residential and covers approximately 814m^2. The property is accessed from Windsor Road to the east and is located approximately 3km west of Tauranga's CBD, across the Waikareao Estuary.

The property is located on a elevated terrace that slopes down to the north at a very gradual rate. The property is relatively flat at approximately 27m above the New Zealand Vertical Datum (NZVD). Windsor Road is located to the east. Bellevue Road to the south-west is slightly elevated from the subject property at approximately 29m NZVD. The slope up to Bellevue Road on the south-western property boundary reaches angles of up to 31°. The subject property is covered in grass with some large trees located on the boundaries.

The proposed house site is shown in Figures 1 and 2 below.

Figure 1 | Site photograph, taken facing west, towards Bellevue Road.

Figure 2[1] | Site location. Approximate location of proposed dwelling indicated in red. Topography shown by 1.0 m contours.

3 Proposed Development

At the time of writing this report only preliminary plans showing an overview of the proposed development were available. The proposed subdivision will create Lot 1 and Lot 2. Lot 2 will be on the north-western side of the property and cover 303m^2 with a proposed dwelling positioned at the southern end of the new lot. The proposed dwelling is expected to be 81m^2 and have pile foundations. The remaining area will make up Lot 1 covering 510m^2 and including the existing dwelling. The proposed scheme plan is included in Appendix B.

[1] Tauranga City Council mapi. Retrieved from https://gis.tauranga.govt.nz/vertigisstudio/web/?app=8d1e800bf4314d8b89bd41a84e5daeb5.

Wastewater will be disposed of via the reticulated wastewater service available to the site with stormwater disposed of to on-site soakage.

4 Existing Information

4.1 Published Geology

The New Zealand Geology Web Map[2] indicates that the site is underlain by Middle Pleistocene igneous rocks. The material is described as non-welded, poorly-consolidated rhyolite ignimbrite, commonly with nearly aphyric pumice; minor fall deposits. The Middle Pleistocene igneous rocks are generally capped with a sequence of highly weathered airfall tephra (volcanic ash).

The GNS Active Faults database indicates that there are no active faults in the general vicinity of the site (>25km away).

4.2 Mapped Hazards

The TCC map viewer[3] identifies two main constraints or hazards at the site.

A flood prone area on the site has been mapped, as shown in the drawings attached in Appendix B. The figures show an overland flowpath and flood prone area located within the centre and eastern half of the property. The flooding risk may create some constraints for development of the proposed house site. Refer to Section 7.5 for a more detailed discussion of the flood hazard.

The GIS map viewer classifies the site as having a 'very low' liquefaction vulnerability. We have assessed the liquefaction hazard for the site below in Section 7.3.

5 Site Investigations

The investigations undertaken as part of the assessment consisted of the following:

- Site walkover;
- Four hand auger boreholes (HA01 to HA04) to between 3.0m and 5.0m bgl.
- Shear vanes at regular intervals within the boreholes where cohesive material was found; and,
- Six Scala penetrometer tests to between 1.2 m and 4.2 m bgl to test the non-cohesive material encountered within the boreholes.

Testing depths specified are below ground level (bgl) at the time of testing. Testing was undertaken on 7 May 2024.

[2] GNS Science (2023). New Zealand Geology Web Map. Retrieved from https://data.gns.cri.nz/mapservice/apps/geology/.
[3] Tauranga City Council mapi. Retrieved from https://gis.tauranga.govt.nz/vertigisstudio/web/?app=8d1e800bf4314d8b89bd41a84e5daeb5.

Testing was undertaken at the locations shown on the test location plan presented in Appendix C. HA01 to HA04 were completed within the footprint of the initial location of the proposed dwelling which was later rotated towards the southern boundary. Borehole logs and test results are also included in Appendix C.

6 Site Conditions

6.1 Ground Conditions

The shallow ground conditions were consistent and comprised surficial layers of topsoil, fill and buried topsoil overlying layers of natural silt and sand, inferred to be volcanic ash.

All hand augers encountered a layer of topsoil at the surface and/or layers of silt fill and buried topsoil to 0.5m bgl. The underlying volcanic ashes begin with a light brown silt (Younger Ash) which is encountered to the base of HA03 and HA04 at 3.0m bgl. Within HA01 and HA02 the Younger Ash is underlain by a grey sand layer at 3.2m and 3.4m bgl respectively. The grey sand (Rotoehu Ash) was encountered to the base of HA01 and up to 4.2m bgl within HA02 before being underlain by a brown clayey silt (Hamilton Ash) to the base of the borehole.

Table 1 below summarises the ground conditions in each borehole.

Table 1 | Summary of subsurface conditions within hand auger boreholes

Soil Description	Depth Range (m) to the base of the layer			
	HA01	HA02	HA03	HA04
Topsoil	0.1	0.3	0.5	0.5
Silt fill and buried topsoil	0.5	0.5	-	-
Younger Ash	3.2	3.0	3.0*	3.0*
Rotoehu Ash	3.4*	4.2	-	-
Hamilton Ash	-	5.0*	-	-

***Maximum investigated depth of hand auger.**

Groundwater was not encountered during the geotechnical testing, as expected due to the elevated nature of the site. The groundwater depth is expected to be at least 10m bgl. Perched groundwater may be present in the layered deposits after periods of heavy rain.

The seismic subsoil category at this site has been classed as Class D (deep or soft soil sites) in terms of NZS 1170.5 section 3.1.3.

Due to the consistent ground conditions, we are confident that the ground conditions within the proposed building platform are represented by the test locations. HA01 and HA02 are within the proposed building footprint and HA03 and HA04 are located approximately 2m and 4m north of the proposed building location respectively.

The ground conditions encountered provide a general overview of the likely founding conditions. Confirmation of the ground conditions will be required during construction to ensure they are in accordance with the design assumptions given in this report.

6.2 Strength Testing

Shear vane tests were completed in the silt layers, indicating the natural material is generally very stiff with occasional stiff and hard layers. Shear vane testing within the surficial silt fill encountered in HA01 and HA02 indicate firm and stiff readings. The silt fill is considered uncontrolled due to the low strength readings and buried topsoil.

Scala penetrometer tests show that the sandy Rotoehu Ash layers encountered within HA02 are generally dense.

7 Geotechnical Assessment

7.1 Foundation Bearing Capacity

The site investigation results indicate that the soil generally complies with the definition of "good ground" as per NZS 3604:2011 "Timber Framed Buildings" and a geotechnical ultimate capacity of 300kPa is generally available within the natural silt below the topsoil and surficial fills/buried topsoil.

Based on the testing, foundations within the proposed house site can be designed in accordance with NZS 3604:2011, using a geotechnical ultimate bearing capacity of 300kPa, subject to confirmation of ground bearing during site preparation.

7.2 Settlement

We have considered the potential for static settlements as a result of the expected building loads. The proposed dwelling is expected to be a relatively small, light-weight single storey building. The natural ash layers encountered below 0.5m bgl are not compressible and would be unlikely to settle under loading from the proposed dwelling provided the unsuitable surficial soil is removed or pile foundations extend below this material. We recommend that any filling on the building platform area is limited to 1.0m in thickness, unless specifically assessed.

Based on the soils identified and the soil strength testing carried out, the anticipated loads from the proposed dwelling are unlikely to result in settlements that exceed the allowable settlement limit of 25mm given NZS 3604:2011, provided the foundation recommendations below are followed and the bearing capacity is not exceeded.

7.3 Liquefaction

Liquefaction is a term used to describe the strength loss experienced by a saturated cohesionless soil when subjected to cyclic loading (i.e. earthquakes). Soil that is susceptible to liquefaction tends

to contract when subject to cyclic stresses, which induces excess pore water pressure that leads to a reduction in shear strength. Recently deposited and loose saturated natural soils and poorly compacted fills can be highly susceptible to liquefaction.

Groundwater was not encountered in the subsurface investigation and due to the elevated nature of the site it is expected that groundwater is at least 10m bgl. The most influential soils to exhibit surface expression during a liquefaction triggering event are saturated, loose sand deposits. Saturated cohesionless soil at depth could theoretically liquefy, however, any liquefaction occurring within the deeper soils is not expected to result in significant surface expression due to the crust of non-liquefiable material at the surface.

Overall, based on our qualitative liquefaction hazard assessment, we consider the risk of liquefaction induced damage to be low and this does not need to be considered in the design.

7.4 Slope Stability

Beyond the south-western property boundary is a slope up to Bellevue Road. The slope is located approximately 3.0m from the proposed dwelling and has angles up to 31° and is approximately 2.0m high. This slope is relatively steep and may be subject to shallow, small-scale instability over time, although no signs of instability or slumping were noted. It is expected to be a fill batter, formed when Bellevue Road was constructed.

Due to the low height and distance to the proposed dwelling we consider that the risk of slope instability effecting the proposed development is low and will not impact the proposed development.

7.5 Flooding

The TCC GIS map viewer[4] has identified an overland flowpath which covers part of the proposed dwelling. This is indicated in the drawings attached in Appendix B. The minimum floor level has been confirmed as 27.8m above the NZVD and is noted on the proposed plans in Appendix B.

Provided the minimum floor level is met and filling is not required no further consideration of the flooding hazard is required.

8 Recommendations

8.1 Foundations

As outlined above, standard shallow foundations designed in accordance with NZS3604:2011 can be used. A geotechnical ultimate bearing capacity of 300kPa can be used in the foundation design

[4] Tauranga City Council mapi. Retrieved from https://gis.tauranga.govt.nz/vertigisstudio/web/?app=8d1e800bf4314d8b89bd41a84e5daeb5.

(allowing standard NZS 3604:2011 foundations) provided any unsuitable material is removed and replaced with engineered fill or foundations extend below the unsuitable material. Any undercut shall be backfilled to design level with compacted fill materials.

The proposed dwelling is expected to use piled foundations. In this circumstance, we recommend that the piles be extended to a minimum depth of 0.8m bgl to found at least 0.3m into competent natural material. Full lateral restraint can be assumed as per NZS3604:2011.

Once the piles holes have been drilled and/or topsoil has been removed, the subgrade shall be inspected and tested by a geotechnical engineer to determine if additional undercutting of unsuitable material is required to achieve the required founding conditions. Once the subgrade is approved then foundations or backfill can be placed and compacted to the design level as required.

If the proposed fill depth exceeds 0.6m, certification of the building platform will be required to confirm the building platform is constructed in accordance with the requirements given in this report, refer to Section 8.3 below.

8.2 Retaining Walls

Any retaining walls with a total retained height of more than 1.5m or those supporting a surcharge (e.g. building, driveway or sloping ground) should be designed by a chartered professional engineer giving consideration to toe slope gradients, crest surcharges and nearby retaining walls.

Retaining walls can be designed using the parameters in Table 2:

Table 2 | Retaining wall parameters

Angle of shearing resistance	Φ'	30°
Undrained shear strength	Su	100kPa
Unit weight	γ	17kN/m^3

Any existing retaining walls or unsupported slopes must be considered in the development to ensure any construction is adequately set back so as to not undermine or surcharge the walls or slopes, unless they have been designed as such. The setback should be at least two times the wall/slope height, unless specifically assessed

8.3 Earthworks

Earthworks should be performed in accordance with the recommendations within this report, the applicable portions of the New Zealand Standard 4431:2022 and the TCC Infrastructure Development Code.

Sediment control during earthworks shall be carried out in accordance with the Bay of Plenty Regional Council Sediment Control Guidelines[5].

Earthworks should not take place until the building consent application has been approved. Should earthworks take place without a building consent, the works may not be able to be certified.

Any permanent cuts or fills shall be shaped to a gradient of no greater than 1:2 (vertical to horizontal), unless retained by an engineer designed structure.

If filling is proposed, earthworks should be carried out in accordance the following recommendations:

- The topsoil and any unsuitable material shall be removed from the extent of the building platform. The building platform shall extend at least the depth of the excavation or 1.0 m (whichever is greater) from the building footprint where possible.
- The subgrade shall be inspected and tested by a geotechnical engineer prior to any fill or geotextile being placed. Any signs of internal erosion identified during the works shall be investigated by the geotechnical engineer.
- An approved fill material shall be placed and compacted in layers of 150 mm to bring the site up to level.
- Granular fill shall be compacted to achieve an average of at least 15 blows per 300mm penetration with a Scala penetrometer, with no single value to be less than 3 blows per 100mm and/or an average of 95% MDD (Maximum Dry Density), with no single result to be less than 92%, unless otherwise determined by the geotechnical engineer.
- Cohesive fill shall be compacted to achieve a minimum average undrained shear strength of 150kPa, with no single value to be less than 120kPa and/or air voids shall be less than 10%, unless otherwise determined by the geotechnical engineer.
- The compacted fill material will require testing and certification from a geotechnical engineer if greater than 0.6 m in depth.
- The contractor shall ensure works are carried out to maintain stability of temporary slopes, in particular those in excess of 1.5m in height and 1:2 (V:H) in steepness.

The finished platform shall be shaped with appropriate grades to prevent surface water ponding during and after construction.

8.4 Stormwater

Stormwater from the roof and hard surfaces should be collected and piped to a suitable disposal location, as no reticulated system is available. In some circumstances disposal of stormwater into

[5] Bay of Plenty Regional Council, Erosion and Sediment Control Guideline for Land Disturbing Activities, June 2010.

the ground may have adverse effects on slope stability. According to the TCC GIS map viewer[6] some relic slips and steep slopes are in the general vicinity of the site to the west and south. Although, from the site, the ground falls to the north-east, away from the relic slips and slopes to the west and south. Therefore, we consider stormwater disposal via soak holes to be suitable.

The design of the stormwater system has been provided in a separate report.

9 Conclusion

Provided the recommendations of this report are complied with, it is our professional opinion that the proposed house site on Lot 2 of the proposed subdivision at 2 Windsor Road, Tauranga is suitable for building development in accordance with the requirements of the New Zealand Building Code. Standard shallow foundations designed in accordance with NZS3604:2011 can be used provided they found below the surficial topsoil and uncontrolled fill, encountered to 0.5m bgl.

A statement of professional opinion (TCC G1 form) is attached in Appendix A.

10 Limitations

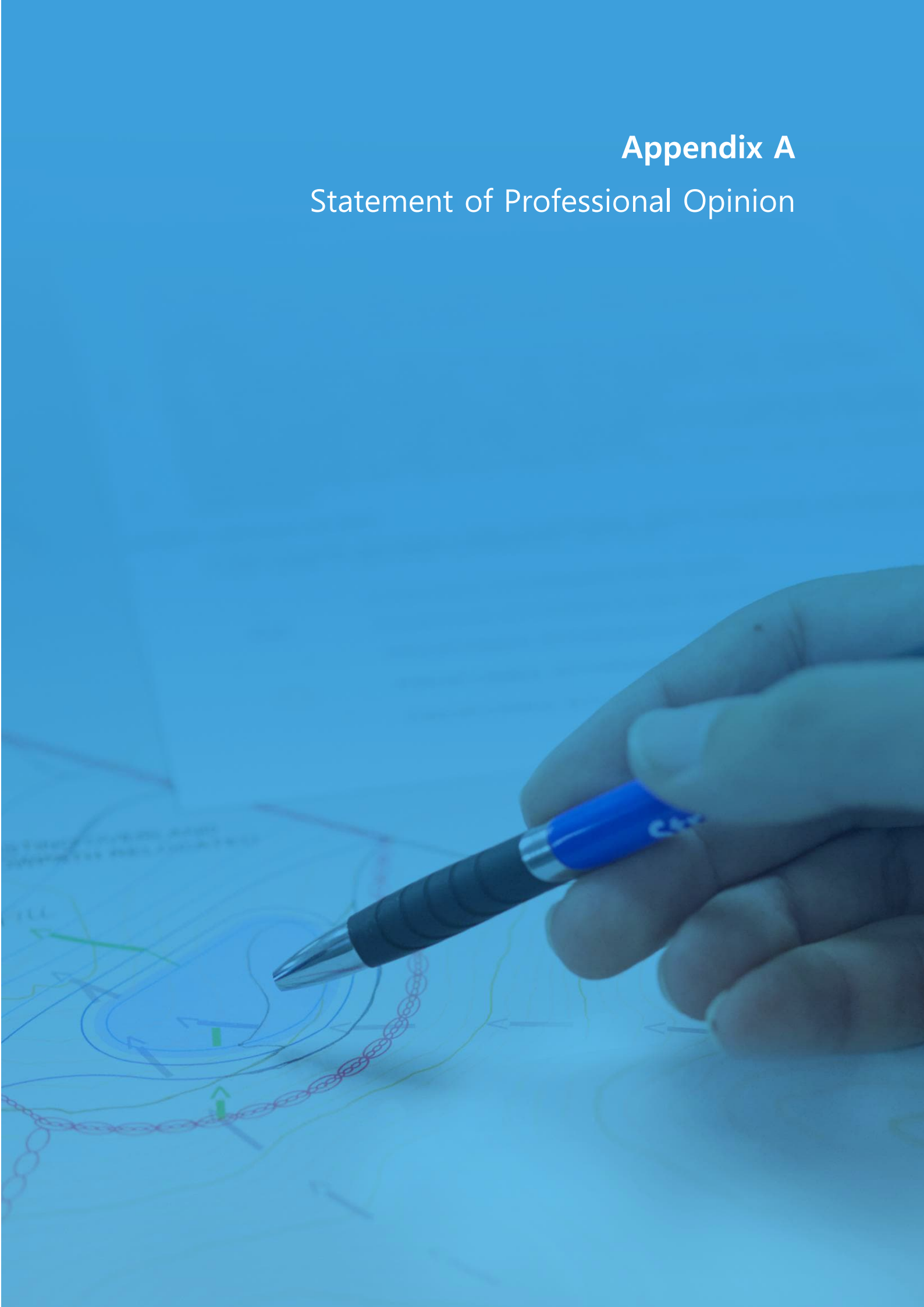
The assessment given in this report is based on limited site data from discrete test locations. Variations in ground conditions could exist across the site. The nature and continuity of subsoil conditions away from the test sites are inferred and it must be appreciated that actual conditions could vary from the assumed model.

This report has been prepared for the sole benefit of Chelsea Gudsell & Shaun O'Connor, their advisors and the relevant territorial authorities for the proposed subdivision and house site at 2 Windsor Road, Tauranga. It is not to be relied upon or used out of context by any other person without reference to Stratum Consultants Ltd. The reliance by other parties on the information or opinions contained in the report shall, without prior review and agreement in writing, be at such party's sole risk.

[6] Tauranga City Council mapi. Retrieved from https://gis.tauranga.govt.nz/vertigisstudio/web/?app=8d1e800bf4314d8b89bd41a84e5daeb5.

Appendix A

Statement of Professional Opinion



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

NAME OF SUBDIVISION	Proposed Subdivision of Lot 21 DPS 5353
COUNCIL FILE NUMBER RC No:	-
ENGR RESPONSIBLE FOR INVESTIGATION:	Elles Pearse-Danker
QUALIFICATIONS:	BSc, MSc (Hons), MEngSt (Hons), GIPENZ

I Elles Pearse-Danker ..... of Stratum Consultants Ltd, 29 Grey Street, Tauranga .....
(Full Name) *(Name & Address of Firm)*

Hereby confirm that;

1. An appropriate level of site investigation has been carried out under my direction & is described in my report dated 2 August 2024 .....

2. I am aware of the details of the proposed plan of development & of the general nature of the proposed engineering works as shown on the following drawings.

428962-PLN-D001, Sheet 1, Issue D .....

.....

(Insert references to all drawings including dates of latest amendments)

3. In my professional opinion, not to be construed as a guarantee, I consider that the proposed works give due regard to land slope & foundation stability considerations & that the land is suitable for the proposed development providing that;

a) the recommendations made in the Stratum report dated 2 August 2024 are followed. .....

b) .....

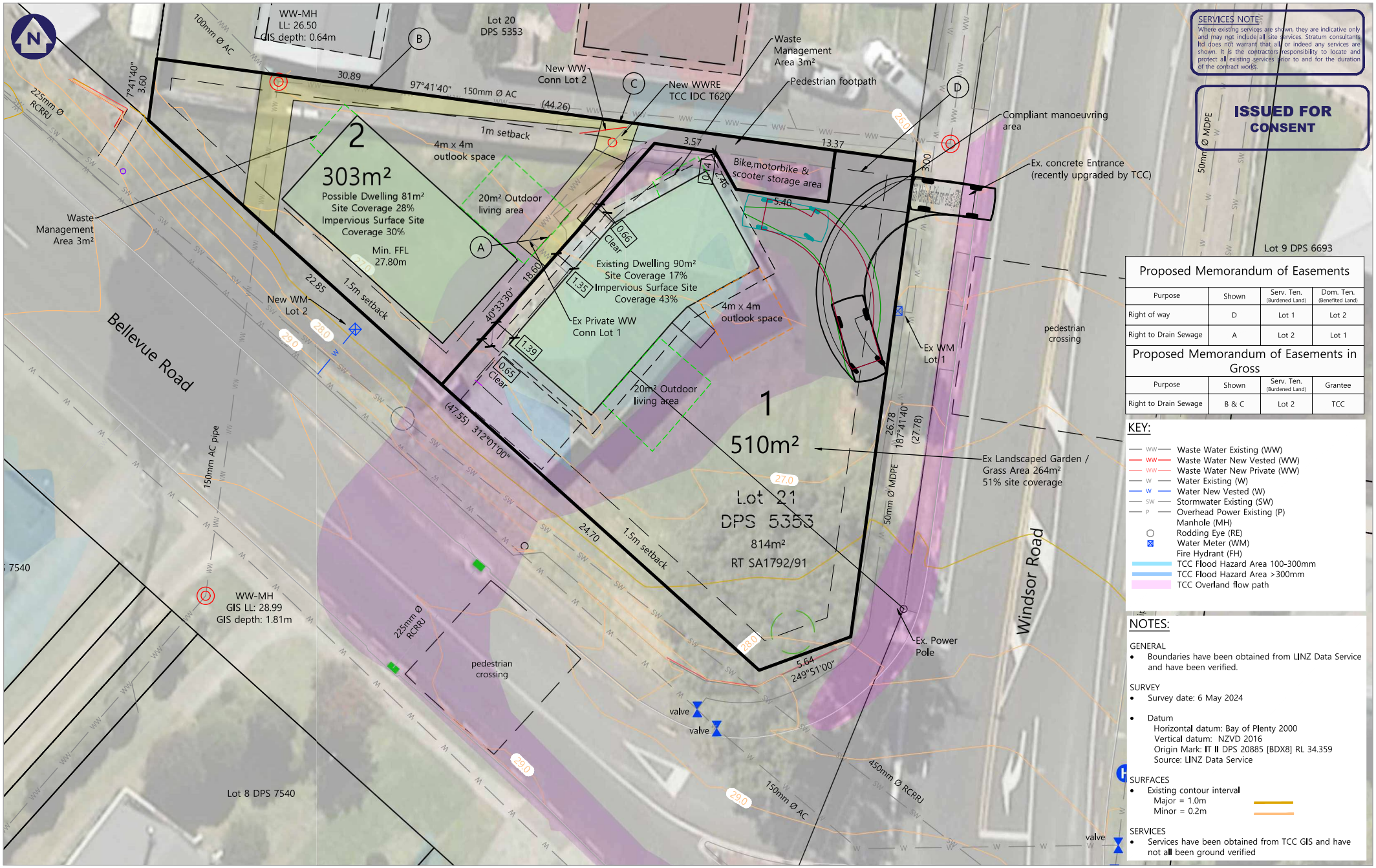
c) .....

4. This professional opinion is furnished to the Council & the owner for their purpose alone, on the express condition that it will not be relied upon by any other person & does not remove the necessity for further inspection during the course of the works.

Signed Elles PD ..... Date 02/08/2024 .....

Appendix B

Drawings



No.	Date	Drawn	Approved	Issue/Revision
A	10.05.24	DRU	-	DRAFT
B	11.06.24	DRU	-	Revised
C	08.07.24	DRU	SR	Revised Carparking Area
D	02.08.24	DRU	SR	Revised
E	08.08.24	DRU	-	Revised ret. wall
F	17.09.24	DRU	-	REVISION
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Chelsea Gudsell & Shaun O'Connor

2 Windsor Road, Bellevue, Tauranga

Proposed Subdivision of
Lot 21 DPS 5353

Drawing No. 428962-PLN-D001

Sheet No. 01 | Issue F

A3 SCALE: 1:200

Stratum CONSULTANTS

OFFICE: TE PUKE CONTACT: 07 573 7717

Appendix C

Site Investigation Data and Location Plans

Client:	Chelsea Gudsell & Shaun O'Conner	***Page:***	1
Project Title:	Residential Subdivision	***No of Pages:***	7
Site Address:	2 Windsor Road	***Date Started:***	7/05/2024
City:	Tauranga	***Date Finished:***	7/05/2024
File Number:	428962-GEO-S001	***Logged By:***	LM

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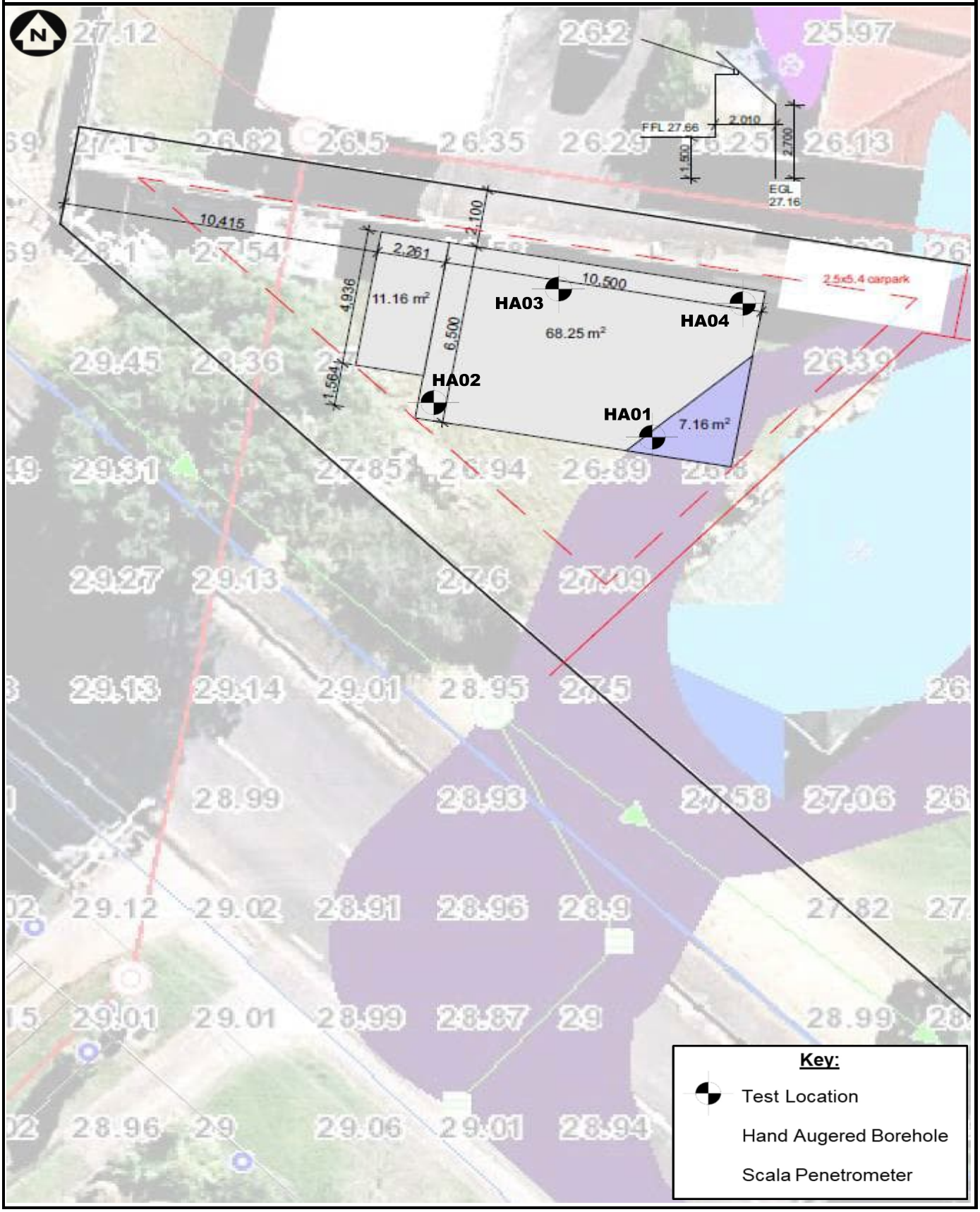
Test Location Sketch



Client: Chelsea Gudsell & Shaun O'Conner		***Page:*** 2	
Project Title: Residential Subdivision		***No of Pages:*** 7	
Site Address: 2 Windsor Road		***Date:*** 7/05/2024	
City: Tauranga		***Logged By:*** LM	
File Number: 428962-GEO-S001		***Checked:*** TETS	

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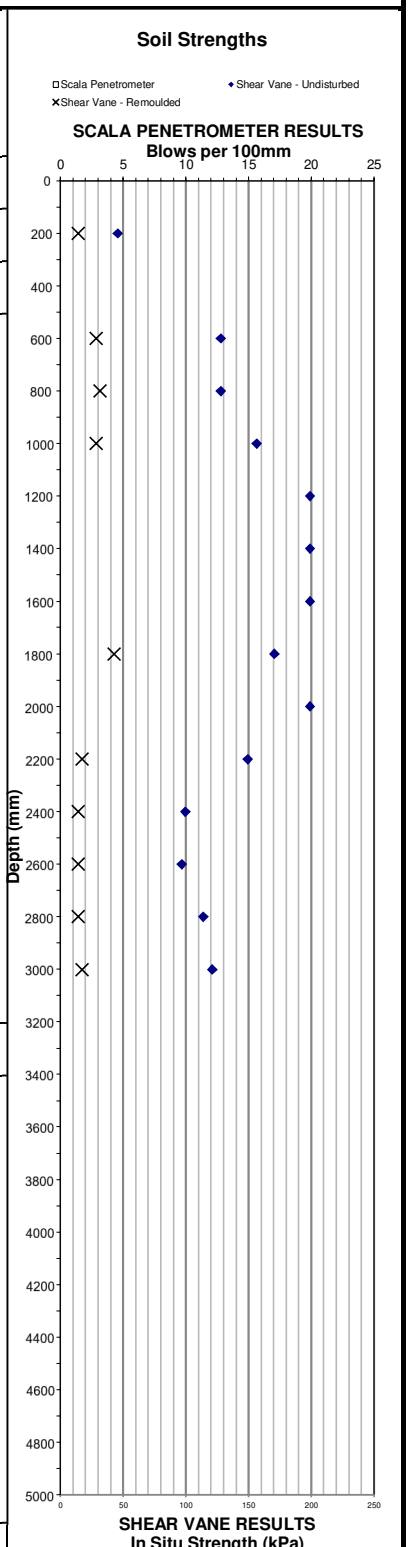
Hand Augered Borehole

Borehole No : HA01

Depth (m)	Groundwater	Graphic Log	DESCRIPTIONS	Strength	Soil Class(USCS)
0.0m		⩛ ⩛ ⩛	**(TOPSOIL)** Organic **SILT** minor fine - medium sand, black, moist, low plasticity.		OL
		× × × × × ×	**SILT** minor **(FILL)** fine - coarse sand, brown some grey streaking, firm, moist, low plasticity.	F	ML
		⩛ ⩛ ⩛ ⩛ ⩛ ⩛	**(BURIED TOPSOIL)** Organic **SILT** minor fine - medium sand, black, moist, low plasticity.	No Test	OL
0.5m		× × ×	**SILT** minor fine - medium sand, light brown, very stiff, moist, low plasticity.	Vst	ML
1.0m					
1.5m					
2.0m					
2.5m		× × × × × ×	**SILT** some fine - medium sand, light brownish light orange, stiff, moist, low plasticity.	St	
		× × × × × ×	**SILT** minor fine - medium sand, light brown, stiff - very stiff, moist, low plasticity.	Vst	
3.0m					
		• • • • • •	**SAND** fine - medium, light brownish light grey, moist, poorly graded.		SP
3.5m			Target Depth		
4.0m					
4.5m					
5.0m					



Vane No. SN518
Calibrated April 2024

Notes:

Groundwater not encountered.

Cohesive Material	Non Cohesive Material	Classification Symbols and Soil Description
Very Soft **VS** Soft **S** Firm **F** Stiff **St**	Very Loose **VL** Loose **L** Medium Dense **MD**	Based on Field Description of Soil and Rock,
Very Stiff **Vst** Hard **H**	Dense **D** Very Dense **VD**	New Zealand Geotechnical Society Inc, 2005.

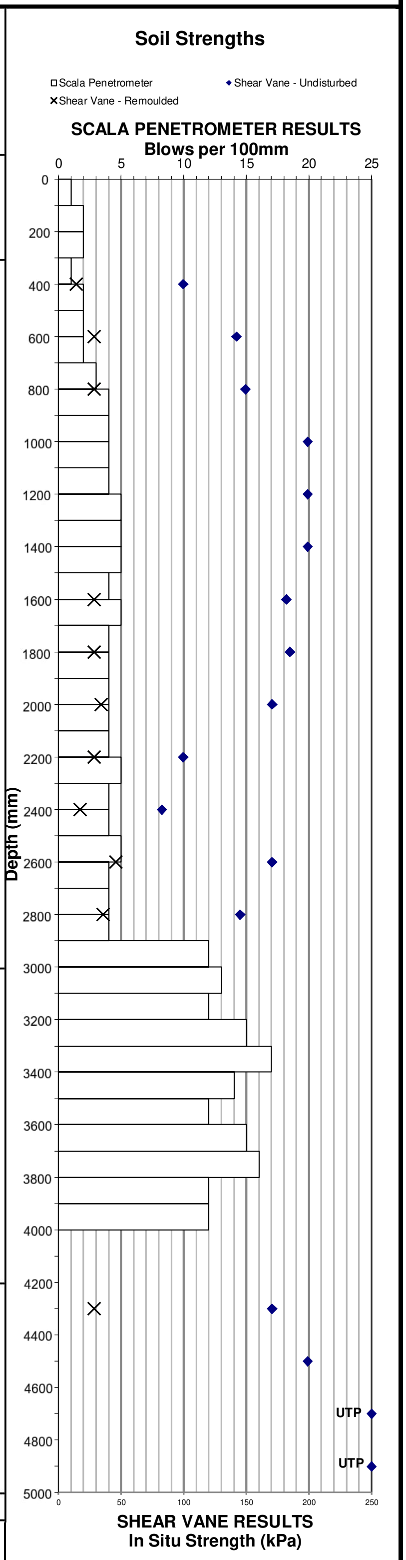
Client: Chelsea Gudsell & Shaun O'Conner		**Page:** 3	Stratum CONSULTANTS
Project Title: Residential Subdivision		**No of Pages:** 7	
Site Address: 2 Windsor Road		**Date:** 7/05/2024	
City: Tauranga		**Logged By:** LM	
File Number: 428962-GEO-S001		**Checked:** TETS	

Hand Augered Borehole

Borehole No : HA02

Associated Penetrometer No : SP02

Depth (m)	Groundwater	Graphic Log	DESCRIPTIONS	Strength	Soil Class(USCS)
0.0m			Organic **SILT** minor fine - medium sand, black, moist, low plasticity. **(TOPSOIL)**		OL
			SILT minor fine - coarse sand, brown some grey streaking, stiff, moist, low plasticity. **(FILL)**	St	ML
0.5m – 2.0m			**SILT** minor fine - medium sand, light brown, very stiff, moist, low plasticity.	Vst	ML
			SILT some fine - medium sand, light orangish light brown, stiff, moist, low plasticity.	St	ML
2.5m			**SILT** minor fine - medium sand, light brown, very stiff, moist, low plasticity.	Vst	ML
3.0m – 3.5m			**SAND** fine - medium, light brownish light grey, dense, moist, poorly graded. Changes to light grey.	D	SP
			SAND fine, light grey, dense, moist, poorly graded.	D	SP
4.0m			**SAND** fine - medium, light grey, moist, poorly graded.	No Test	SP
4.5m			Clayey **SILT** minor fine - medium sand, brown, very stiff - hard, moist, moderate plasticity. **(HAMILTON ASH)**	Vst / H	ML
5.0m			Target Depth		



Vane No. SN518
Calibrated April 2024

Notes:

Groundwater not encountered.

Cohesive Material	Non Cohesive Material	Classification Symbols and Soil Description
Very Soft **VS** Soft **S** Firm **F** Stiff **St**	Very Loose **VL** Loose **L** Medium Dense **MD**	Based on Field Description of Soil and Rock,
Very Stiff **Vst** Hard **H**	Dense **D** Very Dense **VD**	New Zealand Geotechnical Society Inc, 2005.

Client: Chelsea Gudsell & Shaun O'Conner		***Page:*** 4	
Project Title: Residential Subdivision		***No of Pages:*** 7	
Site Address: 2 Windsor Road		***Date:*** 7/05/2024	
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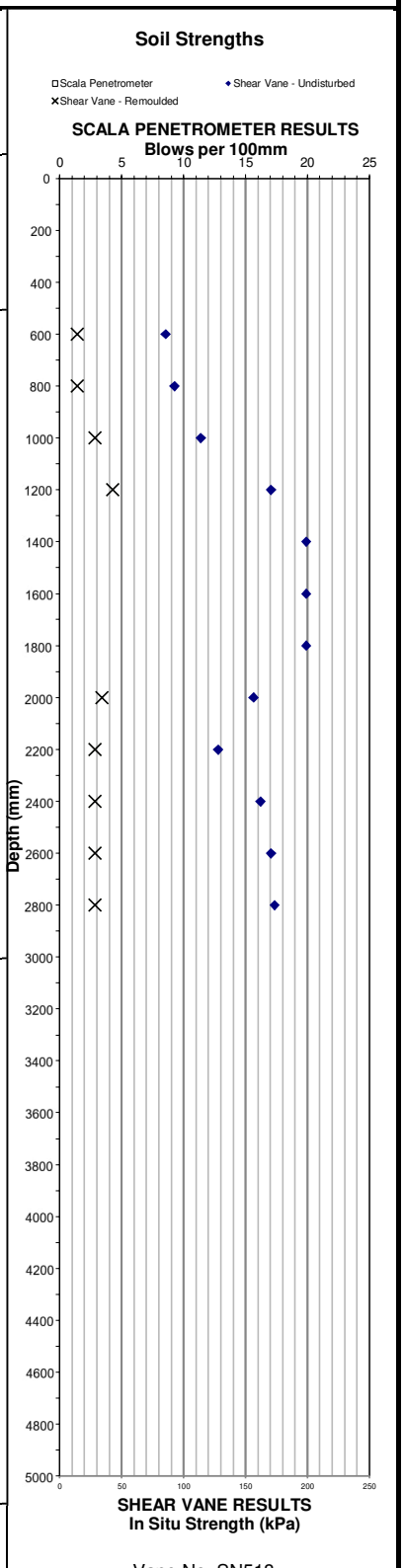
File Number: 428962-GEO-S001		***Checked:*** TETS	

Stratum CONSULTANTS

Hand Augered Borehole

Borehole No : HA03

Depth (m)	Groundwater	Graphic Log	DESCRIPTIONS	Strength	Soil Class(USCS)
0.0m			**(TOPSOIL)**		
			Organic **SILT** minor fine - medium sand, black, moist, low plasticity.		OL
0.5m			**SILT** minor fine - medium sand, light brown, stiff - very stiff, moist, low plasticity.	St	
1.0m					
1.5m				Vst	ML
2.0m			**SILT** some fine - medium sand, light orangish light brown, very stiff, moist, low plasticity.		
2.5m			**SILT** minor fine - medium sand, light orangish light brown, very stiff, moist, low plasticity.		
3.0m			Target Depth		
3.5m					
4.0m					
4.5m					
5.0m					



Vane No. SN518
Calibrated April 2024

Notes:
Groundwater not encountered.

Cohesive Material	Non Cohesive Material	Classification Symbols and Soil Description
Very Soft **VS** Soft **S** Firm **F** Stiff **St**	Very Loose **VL** Loose **L** Medium Dense **MD**	Based on Field Description of Soil and Rock,
Very Stiff **Vst** Hard **H**	Dense **D** Very Dense **VD**	New Zealand Geotechnical Society Inc, 2005.

Client: Chelsea Gudsell & Shaun O'Conner		***Page:*** 5	
Project Title: Residential Subdivision		***No of Pages:*** 7	
Site Address: 2 Windsor Road		***Date:*** 7/05/2024	
City: Tauranga		***Logged By:*** LM	
File Number: 428962-GEO-S001		***Checked:*** TETS	

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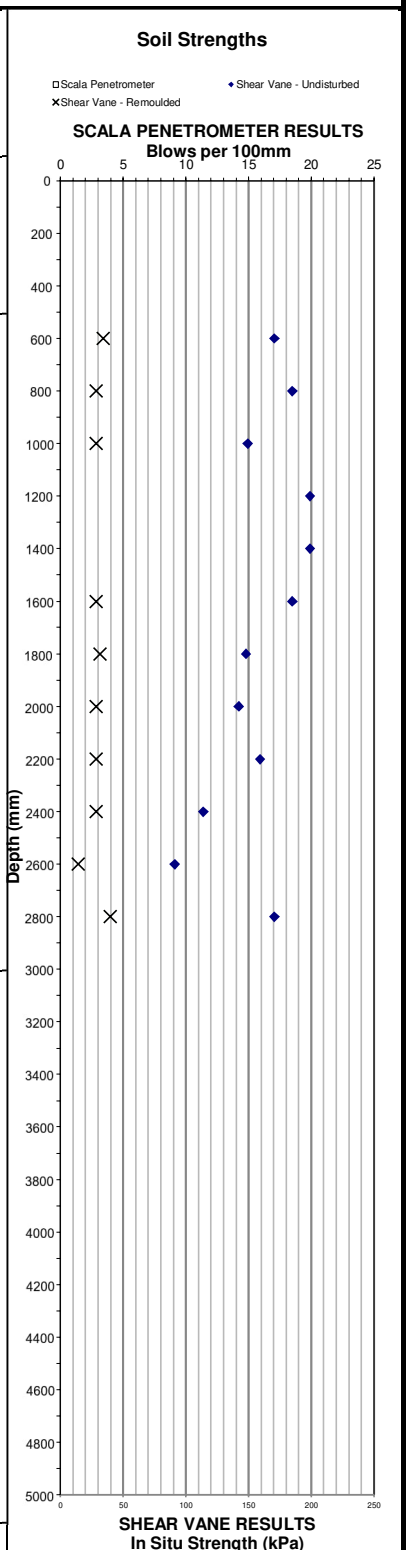
Hand Augered Borehole

Borehole No : HA04

Depth (m)	Groundwater	Graphic Log	DESCRIPTIONS	Strength	Soil Class(USCS)
0.0m			**(TOPSOIL)**		
			Organic **SILT** minor fine - medium sand, black, moist, low plasticity.		**OL**
0.5m			**SILT** minor fine - medium sand, light brown, very stiff, moist, low plasticity.		
1.0m					
1.5m				**Vst**	**ML**
2.0m					
			SILT some fine - medium sand, light orangish light brown, very stiff, moist, low plasticity.		
2.5m			Sandy **SILT** fine - medium, light orangish light brown, stiff - very stiff, moist, low plasticity.	**St**	
			SILT minor fine - medium sand, light orangish light brown, stiff - very stiff, moist, low plasticity.	**Vst**	
3.0m			Target Depth		
3.5m					
4.0m					
4.5m					
5.0m					



Vane No. SN518
Calibrated April 2024

Notes:
Groundwater not encountered.

Cohesive Material	Non Cohesive Material	Classification Symbols and Soil Description
Very Soft **VS** Soft **S** Firm **F** Stiff **St**	Very Loose **VL** Loose **L** Medium Dense **MD**	Based on Field Description of Soil and Rock,
Very Stiff **Vst** Hard **H**	Dense **D** Very Dense **VD**	New Zealand Geotechnical Society Inc, 2005.

Client: Chelsea Gudsell & Shaun O'Conner
Project Title: Residential Subdivision

Site Address: 2 Windsor Road
City: Tauranga
File Number: 428962-GEO-S001

Stratum CONSULTANTS

Date Started: 7/05/2024
Date Finished: 7/05/2024
Logged By: LM

Shear Vane Test Results

Notes: UTP: Unable to penetrate.
Shear Vane readings are used to designate soil strength for cohesive soils only unless otherwise specified.

Shear Vane **SN518**
Calibrated **Apr-24**
Constant **1.421**

HA01				S/V No.	SN518	
Depth	Undisturbed			Remoulded		Sensitivity
(mm)	Reading	kPa	Strength	Reading	kPa	
200	32	**45**	F	10	**14**	3.2
600	90	**128**	Vst	20	**28**	4.5
800	90	**128**	Vst	22	**31**	4.1
1000	110	**156**	Vst	20	**28**	5.5
1200	140	**199**	Vst	-	**-**	-
1400	140	**199**	Vst	-	**-**	-
1600	140	**199**	Vst	-	**-**	-
1800	120	**171**	Vst	30	**43**	4.0
2000	140	**199**	Vst	-	**-**	-
2200	105	**149**	Vst	12	**17**	8.8
2400	70	**99**	St	10	**14**	7.0
2600	68	**97**	St	10	**14**	6.8
2800	80	**114**	Vst	10	**14**	8.0
3000	85	**121**	Vst	12	**17**	7.1

HA02				S/V No.	SN518	
Depth	Undisturbed			Remoulded		Sensitivity
(mm)	Reading	kPa	Strength	Reading	kPa	
400	70	**99**	St	10	**14**	7.0
600	100	**142**	Vst	20	**28**	5.0
800	105	**149**	Vst	20	**28**	5.3
1000	140	**199**	Vst	-	**-**	-
1200	140	**199**	Vst	-	**-**	-
1400	140	**199**	Vst	-	**-**	-
1600	128	**182**	Vst	20	**28**	6.4
1800	130	**185**	Vst	20	**28**	6.5
2000	120	**171**	Vst	24	**34**	5.0
2200	70	**99**	St	20	**28**	3.5
2400	58	**82**	St	12	**17**	4.8
2600	120	**171**	Vst	32	**45**	3.8
2800	102	**145**	Vst	25	**36**	4.1
4300	120	**171**	Vst	20	**28**	6.0
4500	140	**199**	Vst	-	**-**	-
4700	UTP	**-**	-	-	**-**	-
4900	UTP	**-**	-	-	**-**	-

HA03				S/V No.	SN518	
Depth	Undisturbed			Remoulded		Sensitivity
(mm)	Reading	kPa	Strength	Reading	kPa	
600	60	**85**	St	10	**14**	6.0
800	65	**92**	St	10	**14**	6.5
1000	80	**114**	Vst	20	**28**	4.0
1200	120	**171**	Vst	30	**43**	4.0
1400	140	**199**	Vst	-	**-**	-
1600	140	**199**	Vst	-	**-**	-
1800	140	**199**	Vst	-	**-**	-
2000	110	**156**	Vst	24	**34**	4.6
2200	90	**128**	Vst	20	**28**	4.5
2400	114	**162**	Vst	20	**28**	5.7
2600	120	**171**	Vst	20	**28**	6.0
2800	122	**173**	Vst	20	**28**	6.1

HA04				S/V No.	SN518	
Depth	Undisturbed			Remoulded		Sensitivity
(mm)	Reading	kPa	Strength	Reading	kPa	
600	120	**171**	Vst	24	**34**	5.0
800	130	**185**	Vst	20	**28**	6.5
1000	105	**149**	Vst	20	**28**	5.3
1200	140	**199**	Vst	-	**-**	-
1400	140	**199**	Vst	-	**-**	-
1600	130	**185**	Vst	20	**28**	6.5
1800	104	**148**	Vst	22	**31**	4.7
2000	100	**142**	Vst	20	**28**	5.0
2200	112	**159**	Vst	20	**28**	5.6
2400	80	**114**	Vst	20	**28**	4.0
2600	64	**91**	St	10	**14**	6.4
2800	120	**171**	Vst	28	**40**	4.3

Client:	Chelsea Gudsell & Shaun O'Conner	***Page:***	7
Project Title:	Residential Subdivision	***No of Pages:***	7
Site Address:	2 Windsor Road	***Date Started:***	7/05/2024
City:	Tauranga	***Date Finished:***	7/05/2024
File Number:	428962-GEO-S001	***Logged By:***	LM

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Scala Penetrometer Results

Probe description: 9kg hammer falling 500mm striking a steel anvil driving a 16mm diameter rod fitted with a 20mm diameter cone

Depth of penetration begins at the existing ground level. Scala Penetrometer readings are used to designate soil strength for non-cohesive soils only unless otherwise specified.

Depth of Penetration	SP02							
GL Start (mm)	Blows Per 100mm							
0								
100	1							
200	2							
300	2							
400	1							
500	2							
600	2							
700	2							
800	3							
900	4							
1000	4							
1100	4							
1200	4							
1300	5							
1400	5							
1500	5							
1600	4							
1700	5							
1800	4							
1900	4							
2000	4							
2100	4							
2200	4							
2300	5							
2400	4							
2500	4							
2600	5							
2700	4							
2800	4							
2900	4							
3000	12							
3100	13							
3200	12							
3300	15							
3400	17							
3500	14							
3600	12							
3700	15							
3800	16							
3900	12							
4000	12							
4100								
4200								
4300								
4400								
4500								
4600								
4700								
4800								
4900								
5000								

Notes:

Stratum
CONSULTANTS

TAURANGA
Rydal House, 29 Grey Street
PO Box 13651, Tauranga 3141
Ph: (07) 571 4500
tauranga@stratum.nz

ROTORUA
Trinity House, 1268 Haupapa Street
PO Box 878, Rotorua 3040
Ph: (07) 347 7840
rotorua@stratum.nz

TE PUKE
NZ Post Building, 81A Jellicoe Street
PO Box 301, Te Puke 3153
Ph: (07) 573 7717
tepuke@stratum.nz

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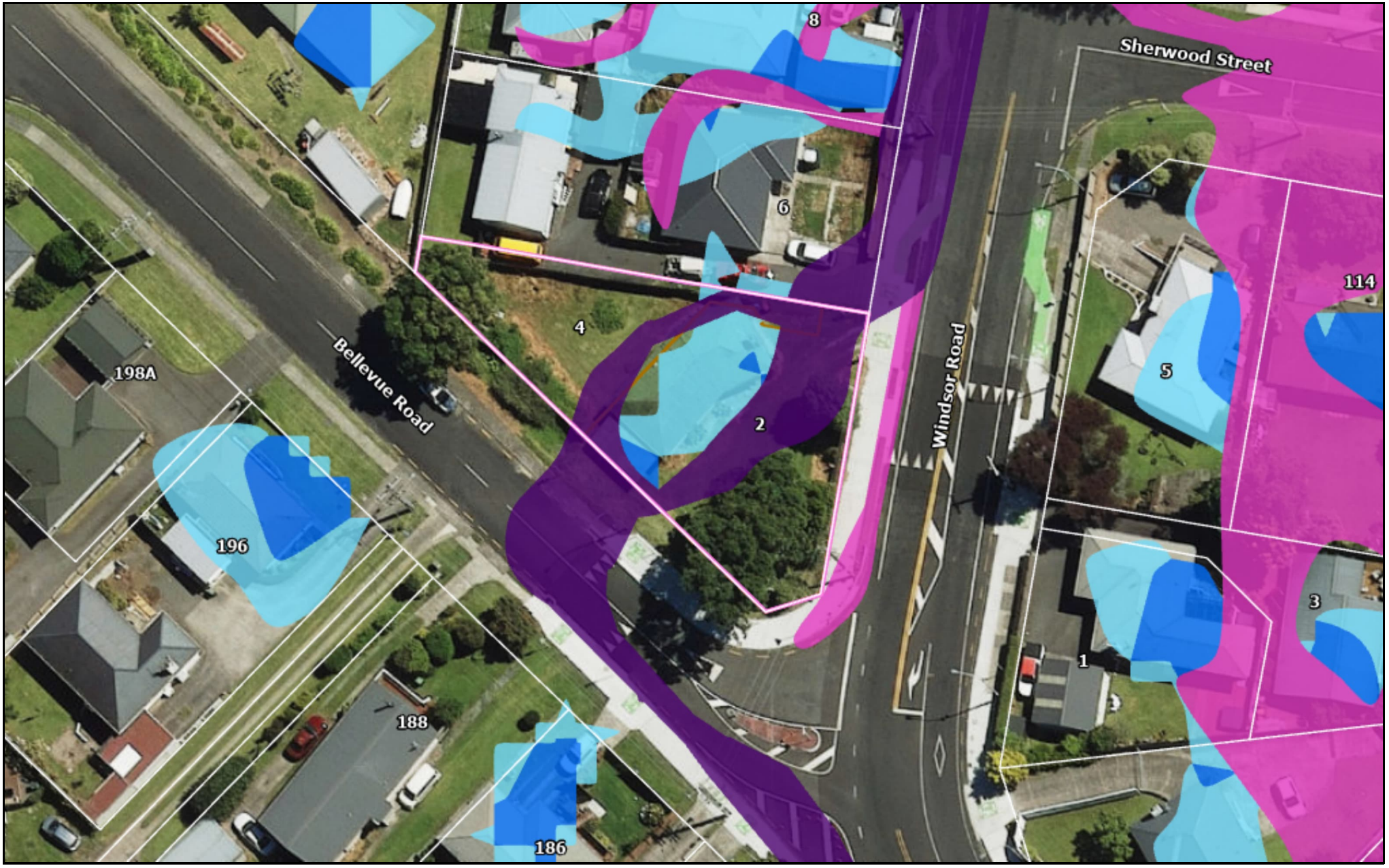

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Flooding from rainfall, 1% AEP, year 2130 climate, RCP 8.5 median scenario

0 5 10 m

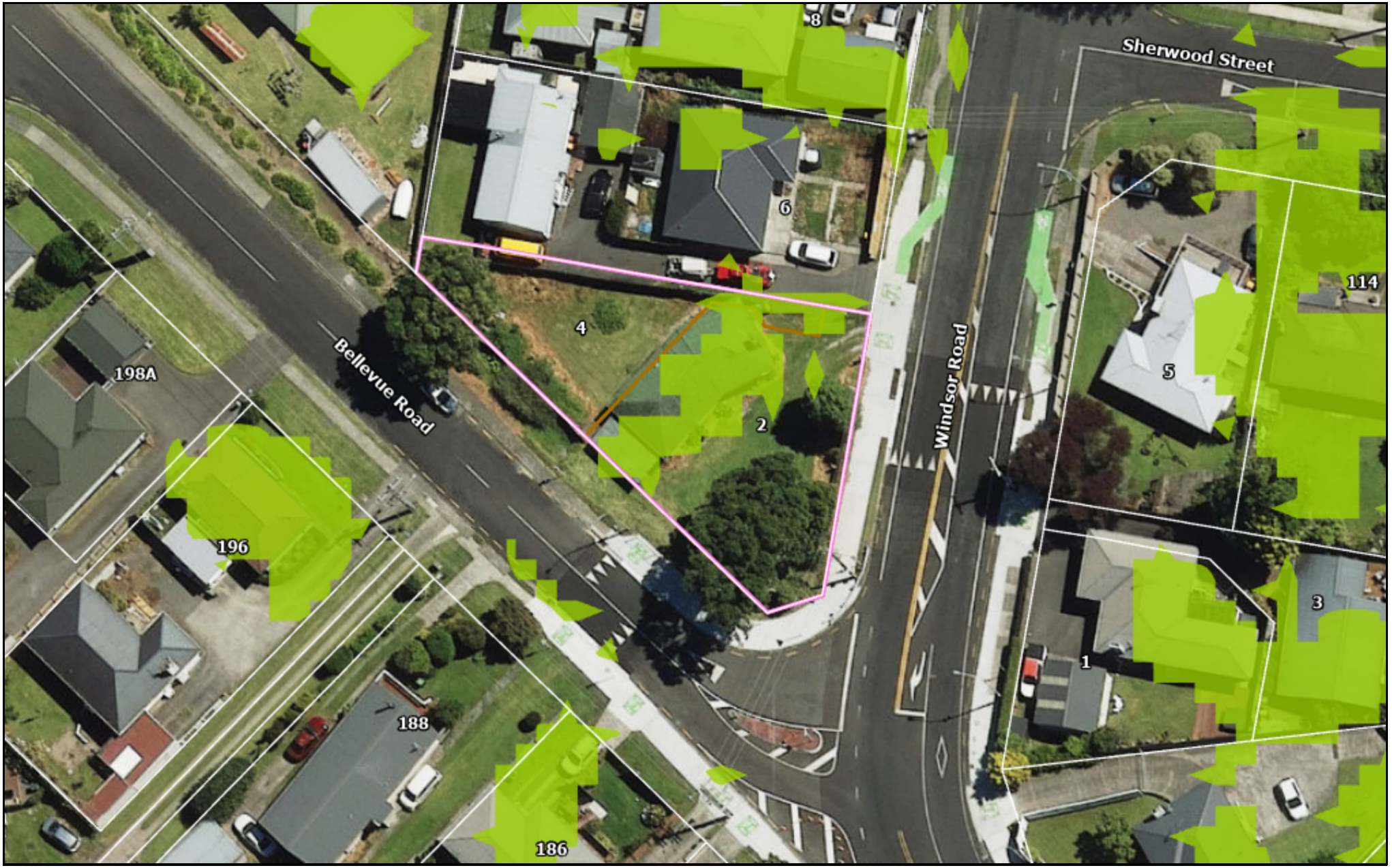
Meters

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 appropiate and applicable to the end use intended.

Tauranga City



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Depth x Velocity 100 Year Event

0 5 10 m

Meters

Scale 1: 500 @A4

N

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Tauranga City

SmartZoom

Natural Hazards Key

Flood from Rainfall (Depth x Velocity 100yr Event)

- < 0.4 m2/s
- 0.4 - 0.6 m2/s
- 0.6 - 0.8 m2/s
- > 0.8 m2/s

Flood Risk

- Flood plain
- Flooding depth 100-300mm
- Flooding depth over 300mm
- Minor overland flow
- Major overland flow