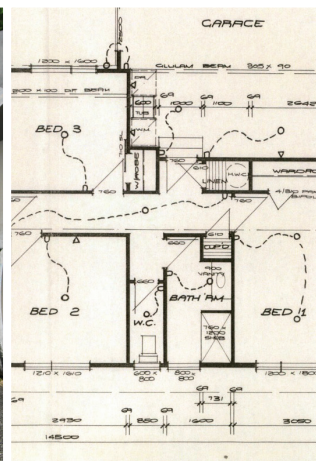


LIM

Land Information Memorandum



Tauranga City



Land Information Memorandum

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

Applicant	MaryRose Townsend
Property Address	5 Lance Way Papamoa
Legal Description	Area 61 DP 555589 Share of Lot 1380 DP 531595
Application Date	17 April 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

Rating/Valuation Details and Levies

Building Information

- Consents and Permits

City Planning

- City Plan
- Resource Consents

Land Development

- Land Features
- Hazardous Contaminants

Other Information

- Licences

Services Information

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

Service Record

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

Note:

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

Rating and Valuation Details

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

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

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

Valuation Details

Valuation Reference	06943 211 55 Y
Capital Value	\$465,000
Land Value	\$295,000
Improvement Value	\$170,000

Rating Details

Current Annual Rates	\$2,526.59
Balance Owing	\$Nil

Water Meter Details

Water Meter On Property	Yes (x2)
Meter Type	Shared Meter (via Body Corporate)
Water Rates Owing	\$Nil

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

Note:

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

Infrastructure Funding and Financing (IFF) Levy Details

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

IFF Levy Details

Current Annual IFF Levy	\$37.66
Balance Owing	\$Nil

Building Information

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

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

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

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

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

Permits and Consents

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
04/05/20	Construct a Single Level Two Bedroom Dwelling with Single Garage	192479	Yes

Compliance Schedule **N/A**

Requisitions **None**

City Planning

The Operative Tauranga City Plan

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

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

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

The majority of the City Plan became 'operative in part' on 9 August 2013. The remaining parts of the City Plan subsequently became operative on 5 July 2014. The City Plan is currently undergoing one Proposed Plan Change as follows:

- Plan Change 27 (Flooding from Intense Rainfall Events)

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	Part NZTA Reverse Sensitivity Plan Area – Refer City Plan Chapter 4, Section 4E.2.5
Utilities / Designations	None
Protected Heritage/Notable or Groups of Trees, or Protected Buildings	None Known
Archaeological or Heritage Sites	None Known

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

Yes

Description

Date Issued

221 Consent Notice (*Resource Management Act 1991*)

26/07/19

Resource Consents (*Resource Management Act 1991*)

Description	Date Granted	RC Number
Subdivision and Land Use Consent	11/04/18	26171
Change Conditions of RC26171	25/01/19	26171-01
Land Use Consent	04/02/19	26705
Change Conditions of RC26705	25/11/20	26705-01

Comments:

Refer Acoustic Assessment by Hegley Acoustic Consultants dated 20 March 2018 reference 17208.

Additional Planning Information

Plan Change 27 (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 under Plan Change 27. It is noted that this property is within an area which has seen recent development including landform changes, which may have affected the location of floodable areas.

Council approved Plan Change 27 at the Monday, 28 April 2025 Council Meeting. In accordance with Schedule 1 of the RMA, Plan Change 27 will become operative on 13 May 2025. Plan Change 27 currently has legal effect and requires resource consent for certain activities under Section 86B (3) of the Resource Management Act 1991.

For further information on Plan Change 27, please visit: www.tauranga.govt.nz/planchanges.

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 Consent Notice dated 26 July 2019 together with Geotechnical Completion Report by S&L Land Development and Design Specialists dated March 2019 reference 20076-s53.
2. Refer the following documentation:
 - a. Fill Inspection Report by e3 Professional Consulting Engineers dated 20 July 2020 reference 6221.
 - b. Building Location Certificate by Barr and Harris Surveyors Limited dated 12 August 2020.
3. This site is included in the Bay of Plenty Regional Council's Selected Land Use Register which records sites that have had past or present hazardous activities located on them. This site is categorised in that register as "Verified HAIL Site - Persistent pesticide use – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds." For further information please contact the Bay of Plenty Regional Council quoting site reference TGA_886 HAIL code A10.

Please contact Tauranga City Council if you require a copy of Investigation of Soil Quality report by Gwilym Environmental Services Ltd dated 22 August 2016 (Appendix 3 of Document ID A8319448).

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

Further information on flood modelling can be found at the following link:
<https://www.tauranga.govt.nz/council/water/stormwater-flooding-and-drainage/flood-hazard-modelling-and-mapping>.

5. Council holds information that shows this property is located in a possible tsunami zone. See attached property file note. Please find attached for your information copy of Tsunami Evacuation Zones Map and Frequently Asked Questions Sheet. For more information, go to <https://www.tauranga.govt.nz/community/civil-defence/tsunami>.

Additional Information

Licences

Licences Affecting the Land or Buildings

No

Signed for and on behalf of the Council:

A handwritten signature in black ink, appearing to be 'J. W.', written in a cursive style.

Position held: Senior LIM and Property Files Officer

Date: 1 May 2025





Title Plan - DP 555589

Survey Number DP 555589
Surveyor Reference 3065
Surveyor Gavin Andrew Harris
Survey Firm Barr & Harris Surveyors
Surveyor Declaration I Gavin Andrew Harris, 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 the Rules for Cadastral Survey 2010, and
(b) the survey was undertaken by me or under my personal direction.
Declared on 19 Feb 2021 03:59 PM

Survey Details

Dataset Description Lease Areas 56-69 and 100 on Lot 1380 DP 531595
Status Deposited
Land District South Auckland
Submitted Date 19/02/2021
Survey Class Class A
Survey Approval Date 03/03/2021
Deposit Date 19/02/2021

Territorial Authorities

Tauranga City

Comprised In

RT 879050
RT 934599

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area 56 Deposited Plan 555589	Lease	0.0180 Ha	968189
Area 57 Deposited Plan 555589	Lease	0.0169 Ha	968190
Area 58 Deposited Plan 555589	Lease	0.0169 Ha	968191
Area 59 Deposited Plan 555589	Lease	0.0169 Ha	968192
Area 60 Deposited Plan 555589	Lease	0.0169 Ha	968193
Area 61 Deposited Plan 555589	Lease	0.0169 Ha	968194
Area 62 Deposited Plan 555589	Lease	0.0170 Ha	968195
Area 63 Deposited Plan 555589	Lease	0.0170 Ha	968196
Area 64 Deposited Plan 555589	Lease	0.0168 Ha	968197
Area 65 Deposited Plan 555589	Lease	0.0168 Ha	968198
Area 66 Deposited Plan 555589	Lease	0.0169 Ha	968199
Area 67 Deposited Plan 555589	Lease	0.0169 Ha	968200
Area 68 Deposited Plan 555589	Lease	0.0170 Ha	968201
Area 69 Deposited Plan 555589	Lease	0.0180 Ha	968202
Area 100 Deposited Plan 555589	Lease	0.2620 Ha	
Total Area		0.5009 Ha	



BARR + HARRIS

SURVEYORS LIMITED

Registered Surveyors (NSW) 15655/15719
 156 Berrima Street, Sydney NSW 1565
 Phone: (02) 9550 3000 Fax: (02) 9550 3001
 Email: info@barrharris.com.au Website: www.barrharris.com.au

KEY:

- Units As-built
- Kerb As-built
- Concrete edge
- Unit eave

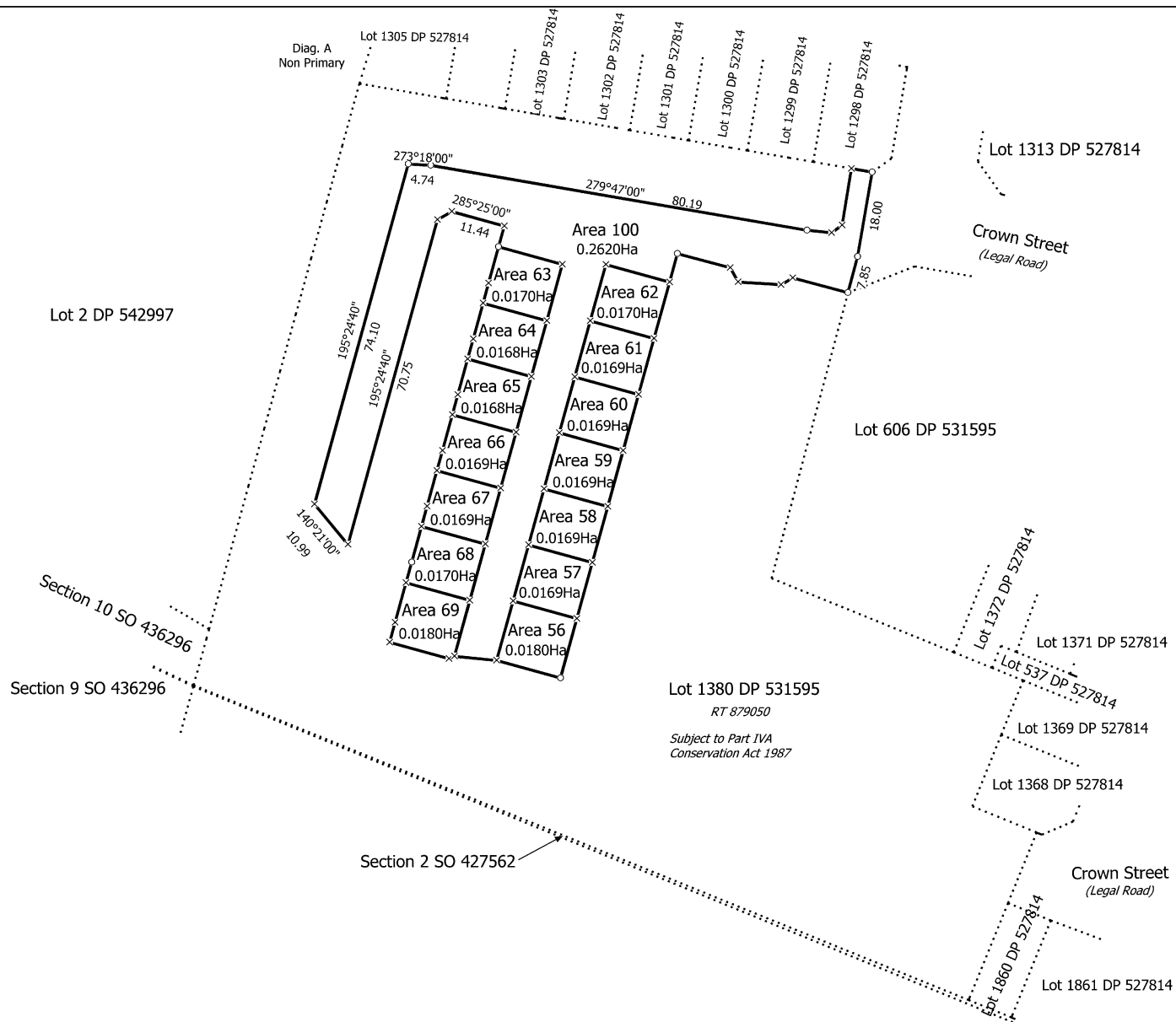
NOTE:

1. Units on Lease Areas 57 - 68 have eave encroachment of up to 0.90 metres over the south-west lease area boundary of each of those lease areas.

REF	AMENDMENT	BY	DATE

C:\Drawings\190ver3060\3065 GLL2 - The dunes legal survey drawings\3065 - S2LA01.dwg

Design: Drawn: B. Brady / M. Hume Checked: A. Holroyd Approved: Date: October 2020	Job Title: <p style="text-align: center; font-weight: bold;">GLL2 - The Dunes</p> Drawing Title: <p style="text-align: center; font-weight: bold;">Stage 2 Lease Areas on Lot 1380 DP 531595</p> Scale: <p style="text-align: center;">@A3 1:400</p> Job ID: <p style="text-align: center;">3065 3065 - S2LA01</p>
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Land District: South Auckland

Lease Areas 56-69 and 100 on Lot 1380 DP 531595

Surveyor: Gavin Andrew Harris
Firm: Barr & Harris Surveyors

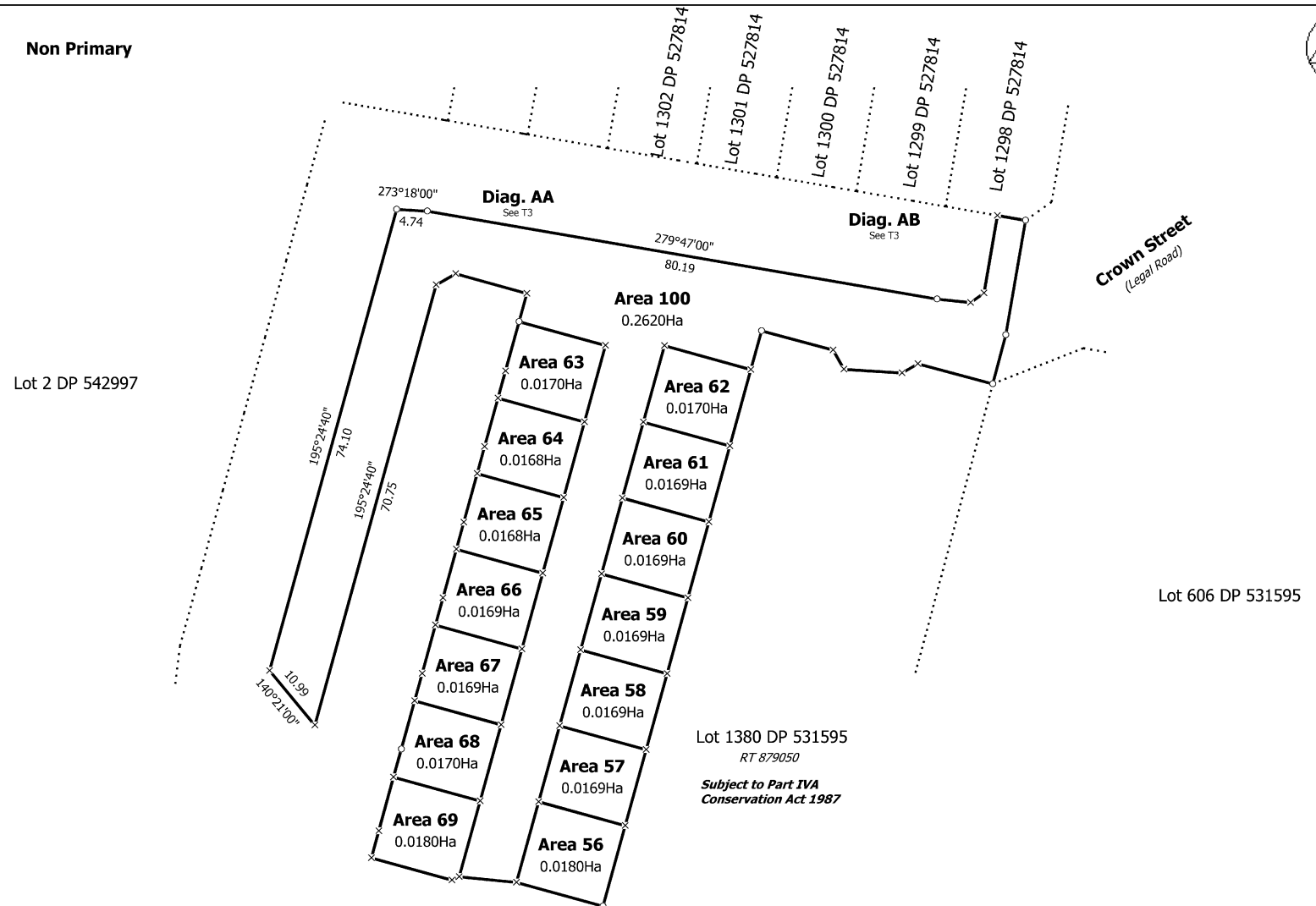
Title Plan
DP 555589

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Generated on: 04/03/2021 11:52am Page 3 of 5

Deposited on: 19/02/2021

Non Primary



T 2/3

(Ref:3065)

Land District: South Auckland

Lease Areas 56-69 and 100 on Lot 1380 DP 531595

Surveyor: Gavin Andrew Harris
Firm: Barr & Harris Surveyors

Title Plan DP 555589

Deposited on: 19/02/2021

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Generated on: 04/03/2021 11:52am Page 4 of 5



T 3/3

(Ref:3065)

Land District: South Auckland	Lease Areas 56-69 and 100 on Lot 1380 DP 531595	Surveyor: Gavin Andrew Harris Firm: Barr & Harris Surveyors	Title Plan DP 555589 Deposited on: 19/02/2021
Digitally Generated Plan Generated on: 04/03/2021 11:52am Page 5 of 5			



Title Plan - DP 531595

Survey Number	DP 531595
Surveyor Reference	20076-S53 GLL
Surveyor	Grant David Cowles
Survey Firm	Shrimpton and Lipinski Limited Partnership
Surveyor Declaration	I Grant David Cowles, 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 the Rules for Cadastral Survey 2010, and (b) the survey was undertaken by me or under my personal direction. Declared on 22 Aug 2019 11:55 AM

Survey Details

Dataset Description	Lots 606 and 1380 Being Subdivision of Lot 101 DP 527814		
Status	Deposited		
Land District	South Auckland	Survey Class	Class A
Submitted Date	22/08/2019	Survey Approval Date	27/08/2019
		Deposit Date	22/08/2019

Territorial Authorities

Tauranga City

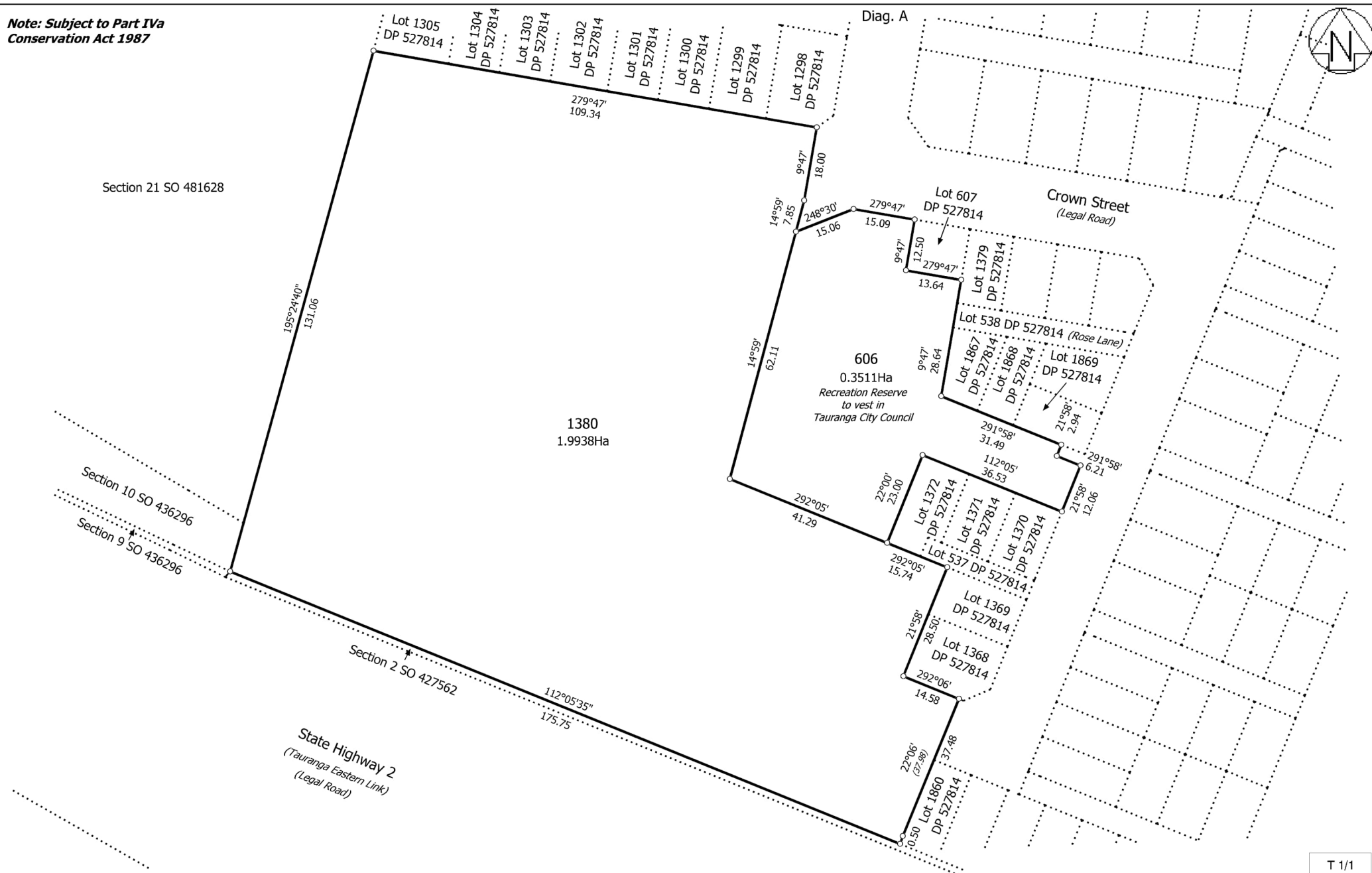
Comprised In

RT 860945

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 606 Deposited Plan 531595	Vesting on Deposit for Recreation Reserve (Territorial Authority)	0.3511 Ha	879049
Lot 1380 Deposited Plan 531595	Fee Simple Title	1.9938 Ha	879050
Total Area		<u>2.3449 Ha</u>	

**Note: Subject to Part IVa
Conservation Act 1987**



T 1/1

Land District: South Auckland

Lots 606 and 1380 Being Subdivision of Lot 101 DP 527814

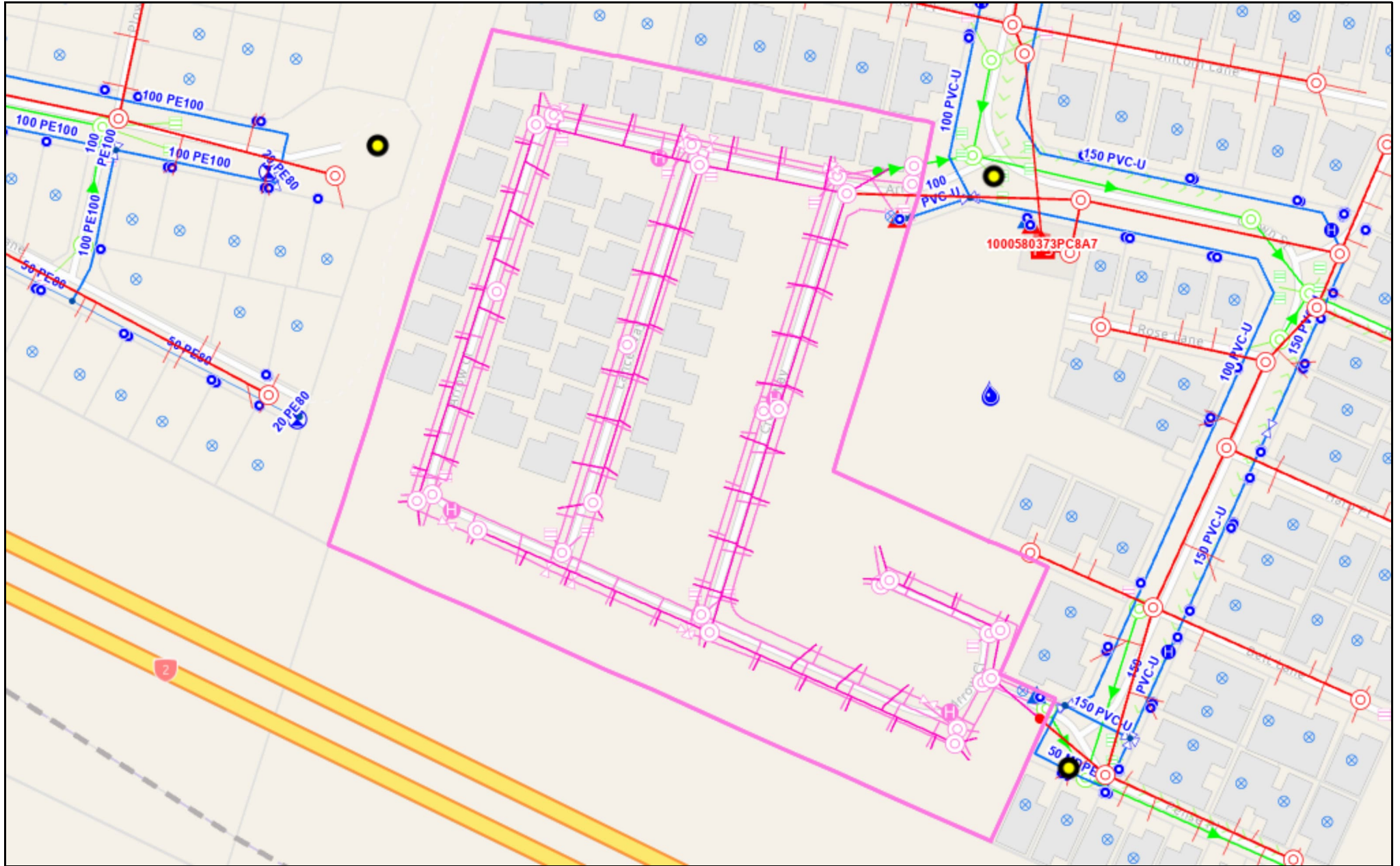
Surveyor: Grant David Cowles
Firm: Shrimpton and Lipinski Limited Partnr

Title Plan
DP 531595

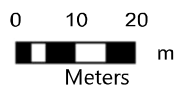
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Services Plan






Scale 1: 1250 @A4








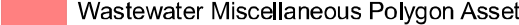





Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.










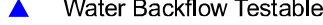










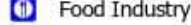






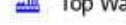



Wastewater

	Benchmarks		Rodding Eye (Inspection Point)
	Wastewater Asbestos Pipe Abandoned		Manhole (TCC)
	Wastewater Asbestos Pipe Operational		Manhole (Private)
	Wastewater Rodding Eye		Boundary Kit
	Wastewater Pump Station		Chamber
	Wastewater Odour Control		Flushing Pit
	Wastewater Miscellaneous		Storage
	WW Electrical Controller		Valve Pit
	Wasterwater Meter		Wastewater Key Asset Centre
	Wastewater Manhole		Pipe (Private)
	Open Space Utility Line		Service Line
	Wastewater Service Line		Main
	Gravity Main		Rising / LP Rising
	Rising Main		Low Pressure
	Leachate Point <all other values>		Odour Duct
	Leachate Point Manhole		Overflow
	Leachate Line		Sleeve
	Valve (Private)		Wastewater Miscellaneous Line Asset
	Valve (TCC)		Abandoned Wastewater Manhole
	Normally Closed		Abandoned Wastewater Valve
	Air Release		Node
	Node (Private)		Miscellaneous Point
	Node (TCC)		Odour Control
	Miscellaneous Point (TCC)		LP Rising
	Miscellaneous Point (Private)		Rising Main
	Odour Control		Abandoned Wastewater Key Asset Centre
	Flow Meter		Wastewater pipe
	LP Rising		Service Line
	Rising Main		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	5 LANCE WAY
Valuation Ref	06943 211 55 Y
Legal Description	AREA 60 DP 555589
Area	0.0169
Land Value	295,000
Capital Value	465,000

Total rates assessed this year

Tauranga Council	Units	Rate	Annual Amount
Uniform Annual General	1	259.13043478	259.13
Garden Waste - 4 weekly	1	69.56521739	69.57
Stormwater - Residential	465,000	0.00000578	2.69
General - Residential	465,000	0.00206106	958.39
Resilience - Residential	465,000	0.00001280	5.95
Urban Growth - Full Benefit	1	93.38260870	93.38
Wastewater Connected	1	625.32173913	625.32
Waste Collection Low	1	182.60869565	182.61
Total Rates			2,197.04
IFF Transportation - Residential	465,000	0.00007043	32.75
Total IFF Levy			32.75
<i>Includes GST of</i>			\$334.46
Total Rates (01 JUL 2024 to 30 JUN 2025)			\$2564.25

Water Rates

Metered A/C # 2	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



Form 5

Building consent - BC192479

Section 51, Building Act 2004

The building

Street address of building: (Allotment 60) 6 CROWN STREET, PAPAMOA, TAURANGA

Legal description of land where building is located: LOT 1380 DP 531595

Building name:

Location of building within site/block number: (Allotment 60) 6 CROWN STREET, PAPAMOA, TAURANGA

Level/unit number: 0

The owner

Name of owner: Bluehaven Holdings Limited

Customer number: 495542

Contact person: Brian Stevenson

Mailing address: 51 Golden Sands Drive
Papamoa Beach
Tauranga
Bay Of Plenty 3118

Street address/registered office:

Phone number: Landline: 0274426784 Mobile: 0274426784

Daytime: No information provided

After hours: No information provided

Facsimile number: No information provided

Email address: bdstev@gmail.com

Website: No information provided

First point of contact for communications with the building consent authority:
Craig Wearne (STEEL FRAME CONSTRUCTION LIMITED); Mailing Address: P.o Box 4411
Mount Maunganui
Tauranga
Bay Of Plenty 3149; Phone: 075742340; Email: consents@dinex.co.nz

Building work

The following building work is authorised by this building consent:
Construct a single level two bedroom dwelling with single attached garage

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the

construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

- Chartered Professional Engineer to confirm ground bearing
- Chartered Professional Engineer to provide PS4 and Construction Monitoring for TC2 slab
- Licensed Cadastral Surveyor to confirm Building Location and Finished Floor Level

Note: The above required PS4 and specialist documentation are in support of the required Council Inspections specified on the Form 5. These do not negate the requirements for the Council Inspections but are additional to them.

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

e3 Consultants NZ Ltd

Construction monitoring to level CM2 on the TC2 slab reinforcement

Compliance schedule

A compliance schedule is not required for this building.

Inspections

The following inspections are required:

- Siting and Site Scrape Inspection
- Floor Slab
- Post Wrap / Cavity
- Preline Plumbing
- Post Line
- P+D final
- Wastepipes
- Framing / Pre-wrap
- Half High Brick
- Preline Building
- Drainage
- Building Final

Documents required

Siting and Site Scrape Inspection

- Survey certificate / Building location certificate

Floor Slab

- Survey Certificate - Confirming That The Design Finished Floor Level Of The Foundation Boxing Has Been Achieved
- B1: Ground Bearing Certificate - Confirming That Assumed Bearing Capacity 200kPa Ubc 67kPa Allowable
- B1: Slab - PS4 And Construction Monitoring Records

Drainage

- G13: As-builts, drainlayer details, pipework test

Building Final

- Form 6a - LBP Record Of Building Work - Carpentry Including 180mm Linea Weatherboard
- Form 6a - LBP Record Of Building Work - Roofing - Pressed Metal Tile
- Form 6a - LBP Record Of Building Work - Foundations - TC2
- B1: Slab - 25 MPa Concrete With 15kgm3 Of Dramix 3D8060BG TC2
- B1: Truss Truss And Frame Certification - PS3 To Confirm Compliance Of The Manufactured Zog Metal Framing And Trusses
- PS3 - Installer To Confirm Truss And Frame Construction Is In Accordance With Consented Plans
- Form 6a - LBP record of building work - Brick and blocklaying
- G9: Energy works certificate

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please upload these to your consent.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes / Endorsements
- Form 3: Development Contribution Notice

Signature: Denella Brydon

Position: Supervisor BCO Processing (07) 5777200 ext 7451

On behalf of: Tauranga City Council

Issue Date: 4 May 2020

Advice notes / Endorsements

Section 36 - Development Contribution Notice: Attached to this consent is a development contribution notice issued by the Territorial Authority, in accordance with section 36 of the Building Act 2004. Please note that the code compliance certificate will not be issued unless the development contributions have been paid in full.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Hazardous Materials: As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Building Location Certificate: This will require confirmation with a Building Location Certificate by a Registered Cadastral Surveyor.

Ground Check: A ground confirmation statement be provided from a Chartered Professional Engineer confirming that assumed bearing capacity (200kPa ubc, 67kPa allowable) for the foundations are available. The ground confirmation statement shall be provided prior to the floor slab being poured. An amendment to the building consent will be required if a redesign of the foundations is required.

Raft Floor - TC2 Ground: The design engineer (or approved representative) is to provide a producer statement construction review (PS4) verifying the engineered design raft floor slab system has been formed in accordance with the building consent prior to concrete pour.

Concrete Verification (Dinex): 25 mPa concrete with 15kg/m³ of Dramix 3D80/60BG (TC2).

Finished Floor Level: This will need to be confirmed with a Building location Certificate by a Registered Cadastral Surveyor. Finished Floor level must be FFL 6.650.

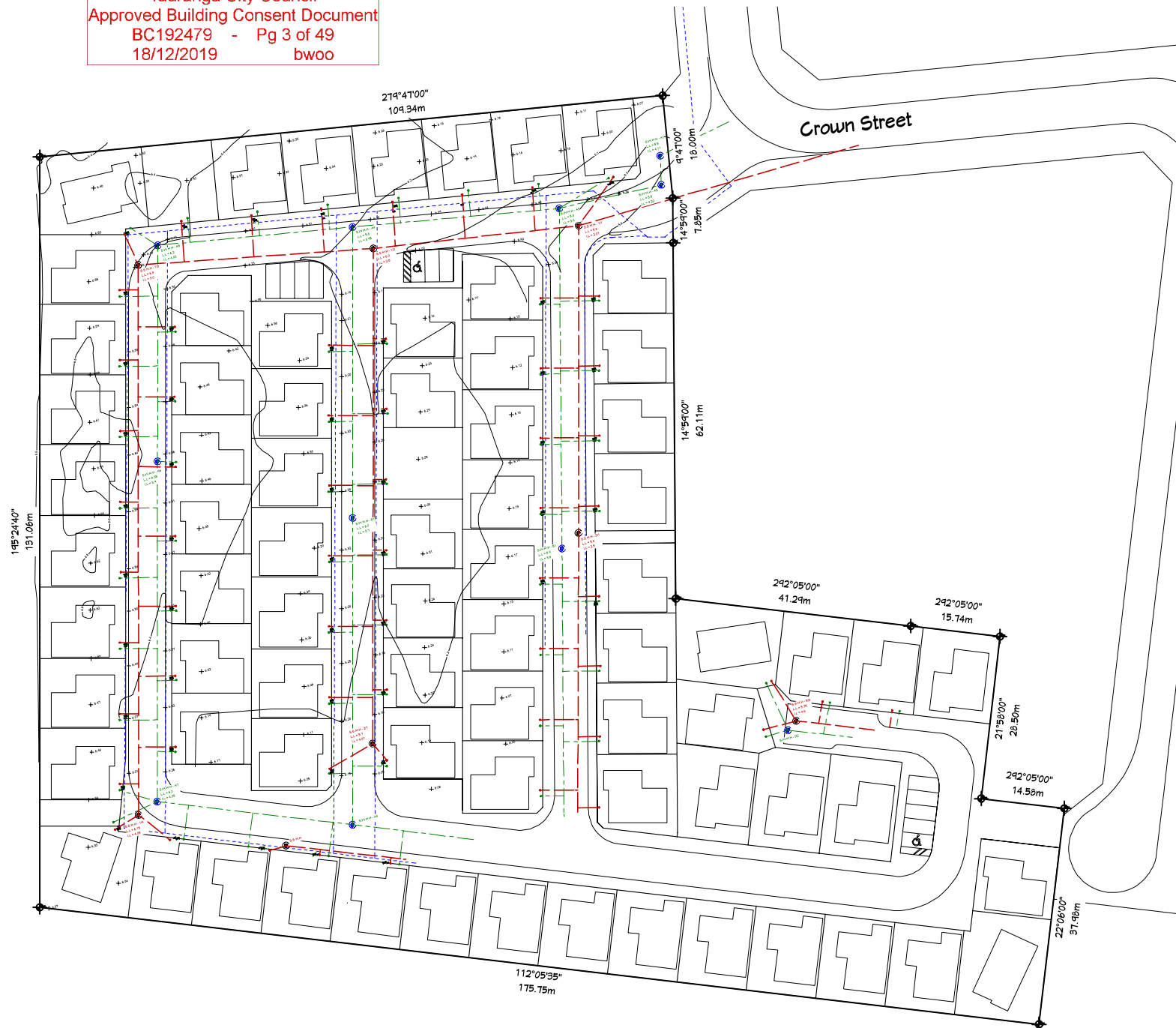
As-built Drainage: As-built drawings and required documents need to be provided along with drain-layer details - (name, company, license number, contact details).

Producer Statement Construction (PS3): This will be required to confirm compliance of the manufactured zog metal framing and trusses.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless

the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

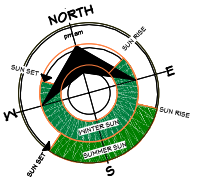
Under section 92 (2A) of the Building Act 2004, If applicable, the owner must include with the application for Code Compliance Certificate, any records of work provided by licensed building practitioners under section 88(1).



NOTES:

Prior to starting any works

- Locate and identify boundary pegs, service connection points and there inverts (Confirm all falls shown in drawings will comply)
- Public protection from onsite hazards, Site safety fencing (when required by T.A), 2.0m(min) to prevent site hazards from harming traffic or passers-by, to restrict unauthorized entry by children - ensure fencing is difficult to be climbed, gates and doors do not project beyond site when open, and encloses the whole site.
- All building sites to have Worksafe NZ compliant warning signs erected.
- Any hazardous equipment or materials will be stored onsite only if secured, by portable building lock up or in the house being built (after lock-up stage)
- Sites to be assessed on a individual basis by construction managers for compliance with NZBC clause F5 and if specific hazards exist then a work-site barrier must be erected.



CLIENT:

Bluehaven Building Limited
Type 20, Allotment 60,
Lot 1380, DP 531595
6 Crown Street
Papamoa, Tauranga

TERRITORIAL AUTHORITY:

Tauranga City Council
Wairakei Residential Zone

SITE DATA (for zones upto & including):

Ground Bearing: REF GEOTECH
Soil Classification: REF GEOTECH
Wind Zone: High
Earthquake Zone: 2
Exposure Zone: C
Climate Zone: 3
Rain Intensity (10%AEP): 126mm/hr
Snowload: 0.0kPa

Site Existing 1

JOB No: 81021 SALES: Steve M

LBP: C.Weame 101178

DRAWN: Ronnie DATE: 09/10/2019

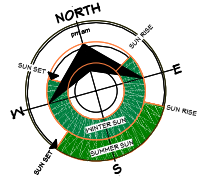
SCALE: 1:700 SHEET No. 2 OF 35



NOTES:

Prior to starting any works

- Locate and identify boundary pegs, service connection points and there inverts (Confirm all falls shown in drawings will comply)
- Public protection from onsite hazards, Site safety fencing (when required by T.A), 2.0m(min) to prevent site hazards from harming traffic or passers-by, to restrict unauthorized entry by children - ensure fencing is difficult to be climbed, gates and doors do not project beyond site when open, and encloses the whole site.
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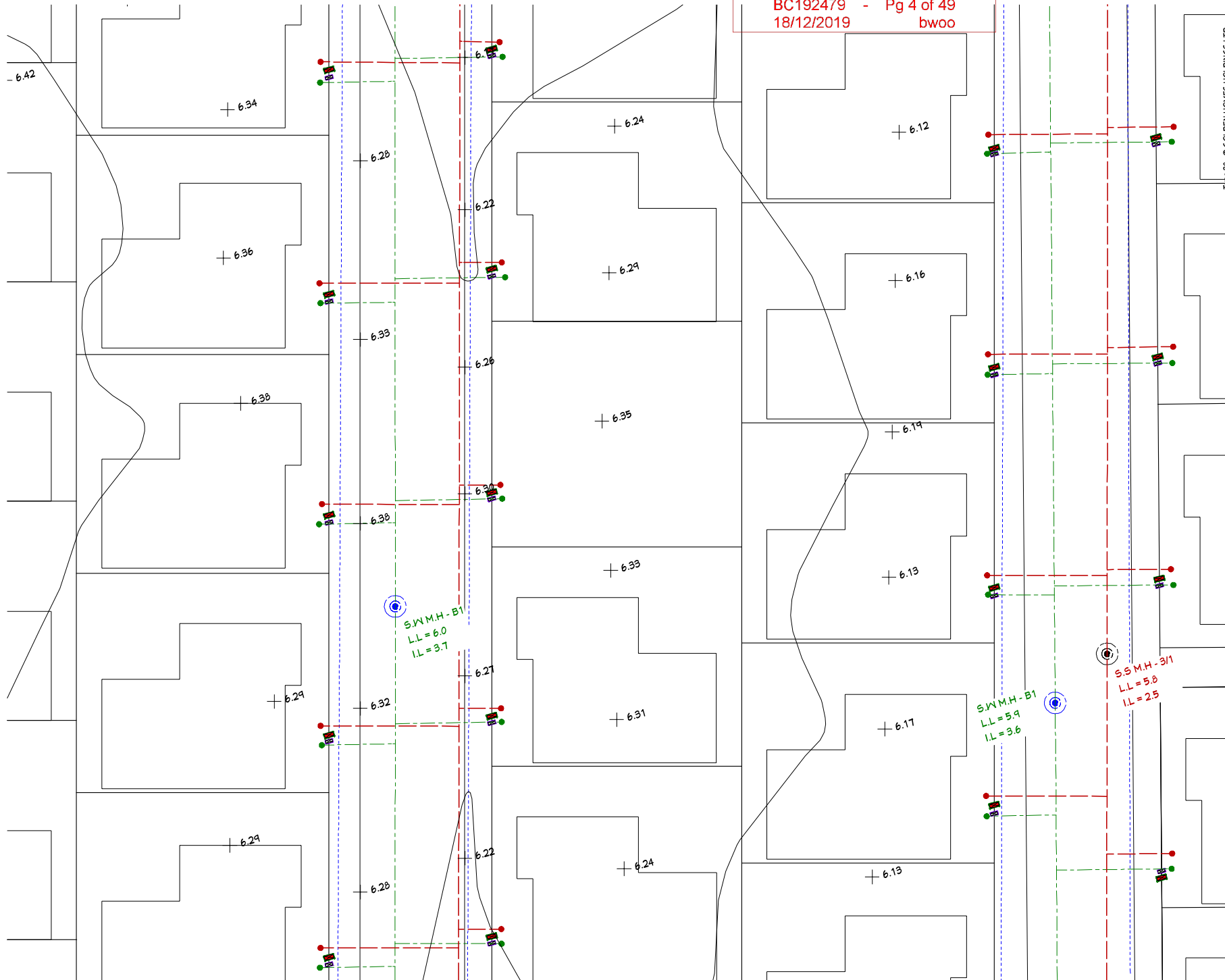
Tauranga City Council
Wairakei Residential Zone

SITE DATA (for zones upto & including):

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Soil Classification: REF GEOTECH
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Earthquake Zone: 2
Exposure Zone: C
Climate Zone: 3
Rain Intensity (10% AEP): 126mm/hr
Snowload: 0.0kPa

Site Existing 2

JOB No: 81021 SALES: Steve M
LBP: C.Weame 101178
DRAWN: Ronnie DATE: 09/10/2019
SCALE: 1:200 SHEET No. 3 OF 35



Fixture Type	Discharge Fixtures	Min. Discharge pipe size to FVG (mm)	Min. Discharge pipe size to DGT (mm)	Gradient
Basin	1	40	40	1:40
Bath	4	40	40	1:40
Shower	2	40	40	1:40
Laundry	5	50	50	1:40
Kitchen sink	3	Not Permitted	65	1:40
W.C	4	Not Permitted	100	1:60

Note: All Fixtures are to include individual water traps

Discharge Pipe Table

EXTERNAL DRAINAGE

AS-NZS 3500, Pipe sizes

MCI - Minimum connection invert (bellow FFL)

Sewer drain - 100mm P.V.C pipe, 1:60 Gradient(min)

Stormwater drain - 100mm P.V.C pipe, 1:120 Gradient(min)

*All inverts allow 650mm below FFL at the head of the drain to allow for gully and pipe cover

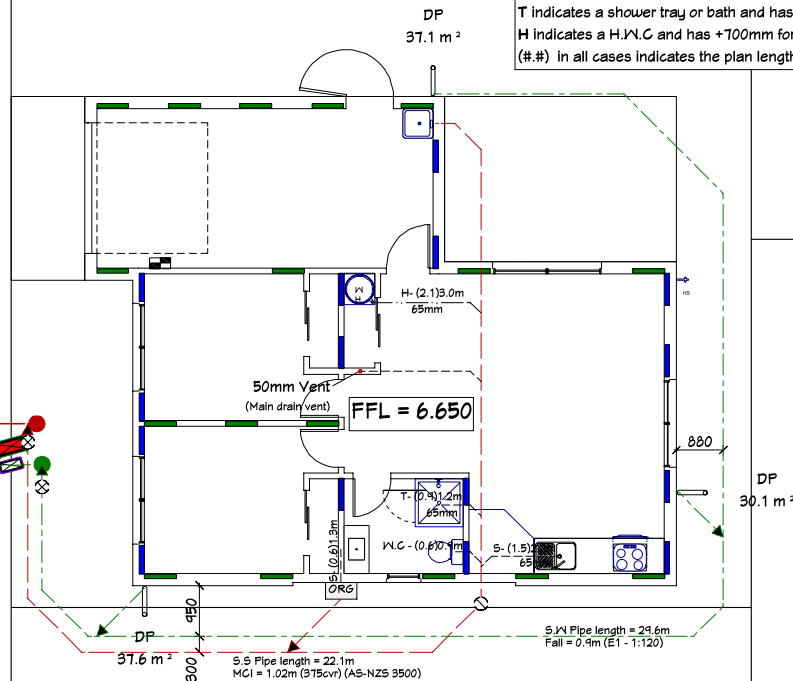
INTERNAL PLUMBING WASTE KEY

S indicates a sink and has +700mm for developed length

T indicates a shower tray or bath and has +300mm for developed length

H indicates a H.V.C and has +700mm for developed length

(#.#) In all cases indicates the plan length



NOTES:

Bracing Element Lines

- Prior to making penetrations for pipe work or other, the contractor must review the plans to ensure the work will not effect the ZOG® structural framing or bracing elements.
- Vanity Wastes - All vanity wastes to be put into wall frame to allow for wall hung vanities.
- Laundry tub volume - N/A due to washing machine connections provided
- Kitchen sink volume, sink shall be capable of fully containing a solid cylinder of 300 mm diameter and 125 mm depth.

Key

- ⊙ = IP = Inspection Point
- ⊗ = RE = Rodding Eye
- = DP = Down Pipe
- DGT = Disconnecter Gully Trap
- FVG = Floor Waste Gully Trap
- ORG = Overflow Relief Gully Trap
- = 100mm PVC Stormwater Drain
- = 150mm PVC Stormwater Drain
- = 100mm PVC Wastewater Drain
- = Fixture Waste Pipes

- = Bubble Up Chamber
- = Type 1 sump
- = Type 2 sump
- ▤ = Drainage channel

CLIENT:

Bluehaven Building Limited
Type 20, Allotment 60,
Lot 1380, DP 531595
6 Crown Street
Papamoa, Tauranga

TERRITORIAL AUTHORITY:

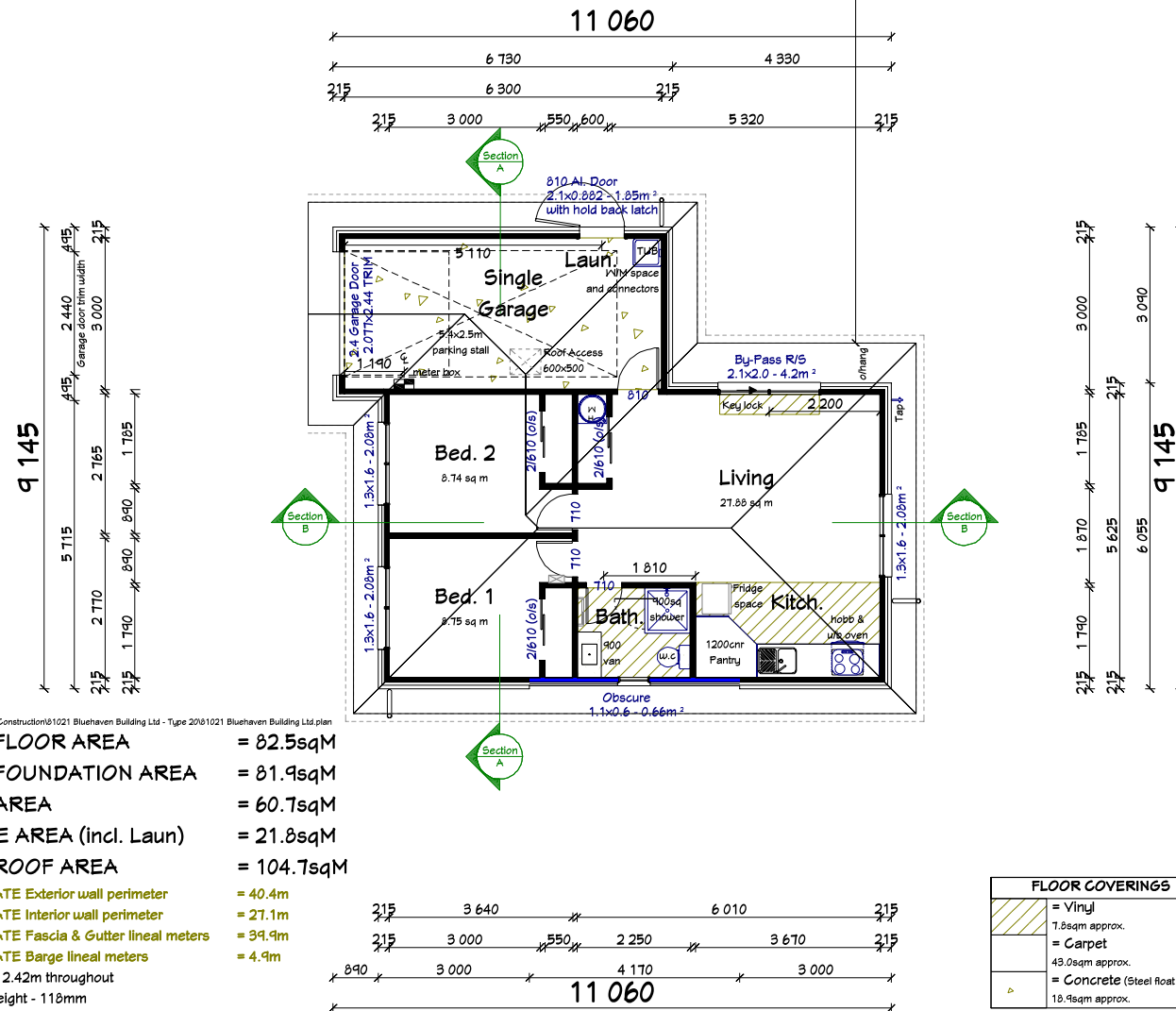
Tauranga City Council
Wairakei Residential Zone

SITE DATA (for zones upto & including):

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Soil Classification: REF GEOTECH
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Earthquake Zone: 2
Exposure Zone: C
Climate Zone: 3
Rain Intensity (10%AEP): 126mm/hr
Snowload: 0.0kPa

Site Drainage




JOB No: 81021 SALES: Steve M
LBP: C.Weame 101178
DRAWN: Ronnie DATE: 09/10/2019
SCALE: 1:100 SHEET No. 8 OF 35



TOTAL FLOOR AREA	= 82.5sqM
TOTAL FOUNDATION AREA	= 81.9sqM
LIVING AREA	= 60.7sqM
GARAGE AREA (incl. Laun)	= 21.8sqM
TOTAL ROOF AREA	= 104.7sqM

APPROXIMATE Exterior wall perimeter = 40.4m
 APPROXIMATE Interior wall perimeter = 27.1m
 APPROXIMATE Fascia & Gutter lineal meters = 39.9m
 APPROXIMATE Barge lineal meters = 4.9m

Stud height - 2.42m throughout
Truss heel height - 118mm
Interior door leaf height - 1980

FLOOR COVERINGS	
	= Vinyl 7.8sqm approx.
	= Carpet 43.0sqm approx.
	= Concrete (Steel float finish) 18.9sqm approx.

Type 20 - © GOLDEN HOMES HOLDINGS LTD



89x41mm ZOG® framing

- Natural lighting is provided via glazing to 10% of floor areas for individual rooms
- Natural ventilation is provided via exterior openings of no less than 5% of floor area for individual rooms
- Internal and external walking surfaces to comply with NZBC D1/A51 2.1.1 - 2.1.3, and Table 2
- External Access Routes surface is either; brushed concrete, exposed crushed aggregate concrete, profiled timber with the profile across the direction of travel, or be flooring selected by the client with a wet slip coefficient of no less than 0.4, refer to the specification for compliance procedure in such situations
- Where FFL is greater than 1.0m from FGL and the bottom of the opening is closer than 760mm to the FFL or a climbable fixture, a restrictor stay is to be fitted to limit the maximum opening so that a 100mm dia sphere cannot pass through it.



Bluehaven Building Limited
Type 20, Allotment 60,
Lot 1380, DP 531595
6 Crown Street

**Tauranga City Council
Wairakei Residential Zone**

Ground Bearing:	REF GEOTECH
Soil Classification:	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10% AEP):	126mm/hr
Snowload:	0.0kPa

Floor Plan

JOB No: 81021	SALES: Steve M
LBP: C.Wearne 101178	
DRAWN: Ronnie	DATE: 09/10/2019
SCALE: 1:100	SHEET No. 12 OF 35



On-Site Application for Minor Variation to Approved Plans

This application is to advise Tauranga City Council that the following minor variation is proposed to be undertaken on the building situation at the address listed below. Please refer to the government's website for guidance information about what constitutes a minor variation: <https://www.building.govt.nz/projects-and-consents/build-to-the-consent/making-changes-to-your-plans/minor-variations-guidance/>


It is the owner's (or authorised agent's) responsibility to notify Council of any changes to the approved plans under Section 40 of the Building Act 2004; this variation must be approved by the Building Inspector before work can proceed. If the variation involves restricted building work, the design must provide an amended certificate of works for the changes to the design work.

Minor Variation 1 of	1	Building Consent No.	192479
Site address:	Allotment 60 6 Crown Street, Papamoa, Tauranga 3118		
Owner/agent's name:	Agent - Steel Frame Construction Limited		
Postal address:	P.O. Box 270 Tauranga		Postcode: 3140
Applicant's role in project:	Builder		
Contact phone no:	07 577 9934		

- ☐ One copy of plans must accompany application (minimum A3 size)
- ☐ One copy of certificate of design work from the designer, if involving restricted building work
- ☒ One copy of this T-803 minor variation form must accompany application
- ☒ Variations must be agreed to by the owner or authorised agent

Record of variation

Please identify the location and changes of the variation. After completing the form, give all documentation to the inspector to verify and stamp documentation. After inspector has stamped documentation, the agent/owner must scan and load the documentation with the building consent number into Alpha.

Owner signature:	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Date:	26/08/2020
Agents signature:	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	Agent has written authority to act for owner	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Location of changes in building

Variance on Approved Building Consent Plans with elevations showing Clay Brick and Product Schedule showing Concrete Brick. On site they have or will use Concrete Brick. Minor Variation and DINEX Cover letter sets out issue and resolution to this matter.

Identify changes made to the building element or product

Was	Altered or replaced?	Now
Clay and Concrete Brick 70 Series	Altered	Concrete Brick 70 Series

Removed or deleted building work (please describe item/s that will not be constructed)

--

Council use only:

The variation affects restricted building work

☐ Yes ☐ No

(If yes, updated certificate of design work must be provided)

The variation is minor and does not materially affect compliance

☐ Yes ☐ No

Work may proceed

☐ Yes ☐ No

Variation

☒ Approved

☐ Declined

Inspector's signature:



Date:

28/08/20

Inspector's name:

L Hulbeal

Note: If the scope of work has been reduced, please check the computer to see whether an update is required to the description of work

As Built Drainage Plan

Drainage Plan for:

Street Number 6 Street Name Crown St Unit 60
 Lot 1380 DP 531595
 Suburb Golden Sand
 Owner Blue Haven Buildings Ltd
 Certifying Drainlayer Garry Palmer Registration No. 08037
 Building Consent No. 192479
 Drainage Company AC Drainage Ltd
 Contact details - Landline: 07 5755647 Mobile: 0274 755147
 Email: ac.drainage@extra.co.nz

Note : Plan to be drawn in black ballpoint on graph opposite

Plan to include:

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

Privacy Information

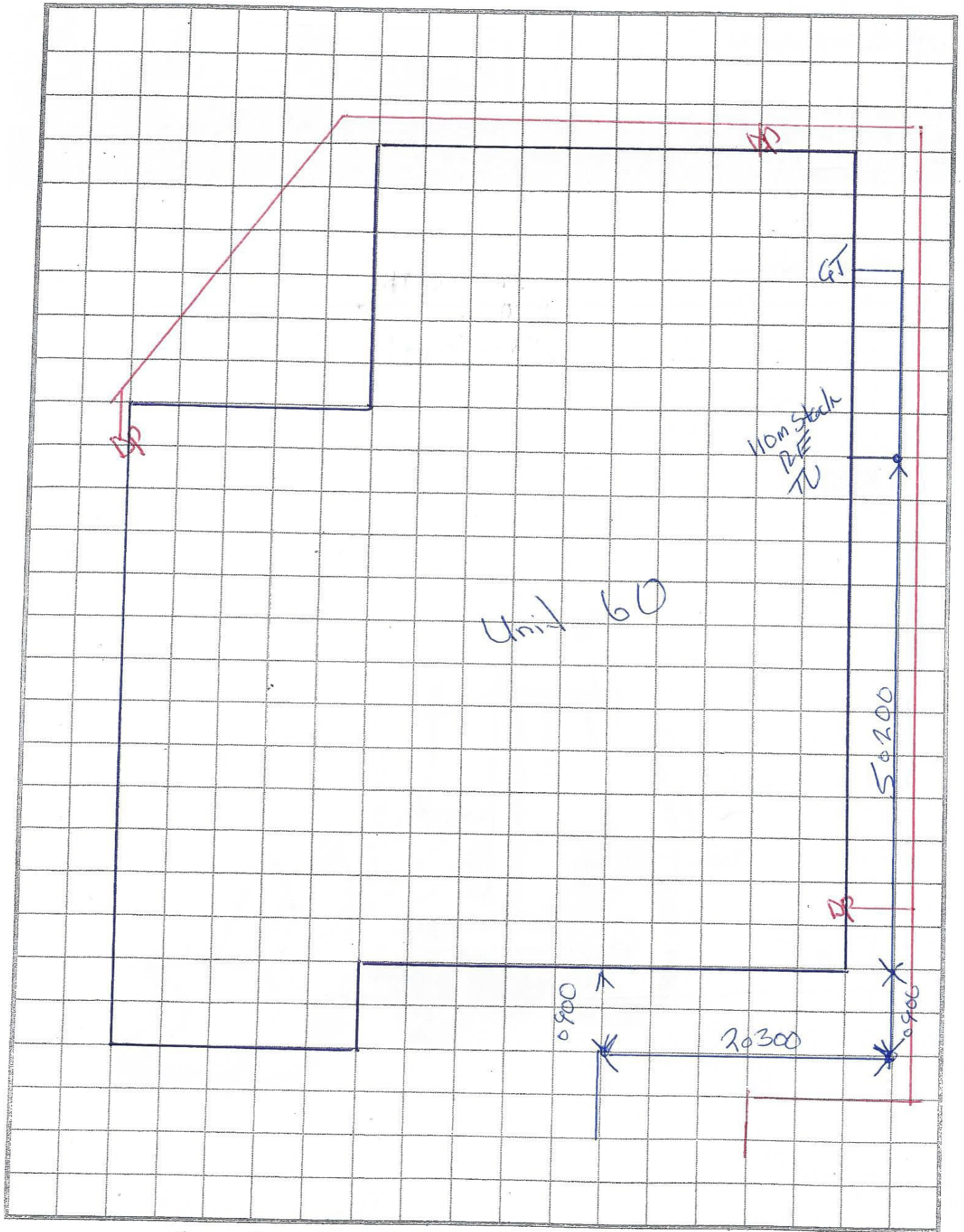
Pursuant to the Privacy Act 1993 the following information is brought to your attention.

This document collects personal information about you and is collected pursuant to Section 33 and/or Section 45 of the Building Act 2004. Pursuant to Section 216 of the Building Act 2004, the information contained in this document will be made available and passed on to the public on request.

The information contained in the document is being collected and held by the Tauranga City Council. You do have the right of access to and correction of this information subject to the provisions of the Privacy Act 1993.

Pursuant to Section 217 of the Building Act 2004 the building owner may request the plans and specifications be marked confidential for the purposes of security. Such a request must be in writing and addressed to:

Group Manager: Environmental Services
 Tauranga City Council
 Private Bag 12 022, Tauranga 3143



Road Name 6 Crown St Unit 60



Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: (Allotment 60) 6 CROWN STREET, PAPAMOA, TAURANGA

Legal description of land where building is located: LOT 1380 DP 531595

Building name: N/A

Location of building within site/block number: (Allotment 60) 6 CROWN STREET, PAPAMOA, TAURANGA

Level/unit number: N/A

Current, lawfully established, use: 2.0 Housing:
2.0.2 Detached Dwelling

Year first constructed: 2021

The owner

Name of owner: Bluehaven Holdings Limited

Customer number: 495542

Contact person: Brian Stevenson

Mailing address: 51 Golden Sands Drive, Papamoa Beach, Tauranga, Bay Of Plenty

Street address/registered office: N/A

Phone number: Landline: 0274426784 Mobile: 0274426784

Daytime: Landline: 0274426784 Mobile: 0274426784

After hours: Landline: 0274426784 Mobile: 0274426784

Facsimile number: No information provided

Email address: bdstev@gmail.com

Website: No information provided

First point of contact for communications with the council/building consent authority:
Barbara Moore (STEEL FRAME CONSTRUCTION LIMITED); Mailing Address: P.o Box 4411 Mount Maunganui Tauranga Bay Of Plenty 3149; Phone: 075742340; Email: Barbara.Moore@goldenhomes.co.nz

Building work

Building consent number: BC192479

Description: Construct a single level two bedroom dwelling with single attached garage

Issued by: Tauranga City Council

Code compliance

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

the building work complies with the building consent.

No Compliance Schedule

Signature: Ray Day

Position: Manager Building Consent Services

On behalf of: Tauranga City Council

Date: 24 February 2021

TAURANGA CITY COUNCIL

CONSENT NOTICE PURSUANT TO 44 HOUSING ACCORDS & SPECIAL HOUSING AREAS ACT (HASHAA) 2014 and SECTION 221 RESOURCE MANAGEMENT ACT 1991

TCC Reference: RC26171
[Stage 53]

IN THE MATTER OF Plan DP 531595
AND
IN THE MATTER OF Subdivision Consent pursuant to
Sections 34 to 38 & 108, 220 & 221 of
the Resource Management Act 1991.

Pursuant to Section 44 HASHAA & Section 221 of the Resource Management Act 1991, Tauranga City Council hereby certifies that by way of resolution passed under delegated authority on 11 April 2018, the following conditions were imposed on the subdivision consent for Lot 101 DP 527814:

That a consent notice be registered on the Record of Title for Lot 1380 advising owners and subsequent owners of the following requirement to be complied with on a continuing basis:

For Lot 1380:

- a) *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 the geotechnical completion report prepared by S&L Consultants Ltd entitled "Golden Sands Residential Subdivision Stage 53 Crown Street, Papamoa Geotechnical Report including Recommendations for Building referenced 20076-S53 dated March 2019 [TL10892].*
- b) *This allotments is subject to specific land use conditions as set out under resource consent RC26705 and shall be developed in accordance with said conditions or any approved changes.*
- c) *The owner of this lot are required to meet the full cost of any fencing along the common boundary between the lot and adjoining land that is intended to be vested in Tauranga City Council as local purpose and or recreation reserve.*
- d) *An Acoustic barrier comprising a close boarded timber fence shall be maintained on the boundary of this lot;*
- e) *The acoustic integrity of the acoustic barrier shall be maintained at all times through the following:*
 - i. *The barrier shall be a minimum of 2.5 metres height above finished ground level;*
 - ii. *There shall be no gaps between the wall and the finished ground level;*
 - iii. *There shall be no gaps between the any components of the acoustic barrier, with overlapping details provided at all junctions of individual components;*
 - iv. *The components of the wall shall have a minimum surface mass of 10kg/m².*

DATED at Tauranga this 26th day of July 2019.


.....
Authorised Officer

Bluehaven Holdings Limited
C/- S & L Consultants Ltd
PO Box 231
Tauranga 3140



DECISION ON RESOURCE CONSENT APPLICATION – RC26171

Under the Housing Accords and Special Housing Areas Act 2013

Tauranga City Council, an authorised agency as set out under section 23 of the Housing Accords and Special Housing Areas Act 2013, resolves:

That pursuant to sections 34 to 38 of the Housing Accords and Special Housing Areas Act 2013, to grant resource consent (subdivision and land use) in respect to the application by Bluehaven Holdings Limited to resource consent (subdivision and land use) made by Bluehaven Holdings Ltd to undertake a qualifying development within the Papamoa East (**Golden Sands – Area 6**) Special Housing Area located within the Wairakei Residential Zone comprising the creation of freehold allotments and associated earthworks and supporting infrastructure and service connections; and the establishment of independent dwelling units with specified site development controls collectively known as Golden Sands Stages 49 to 55 at 2481L Bell Road, Papamoa legally described as Section 27 SO Plan 427562 and Sections 22, 24 & 25 SO Plan 481628 (CFR 730806).

Reasons for Decision:

The application, which seeks approval for the activities described in the application prepared by S & L Consultants (ref. 20076-S49 - 55) dated November 2017, will enable the delivery of residential dwelling units and supporting infrastructure within this urban growth area. The planning framework in place for this urban growth area, in particular the current status of plan change 25 to the Tauranga City Plan has resulted in this application being determined as being a discretionary activity.

In considering these applications particular regard has been given to the matters of control set out under Rule 12B.3.2 including 12B.3.2.12. It has been determined that the land being subdivided is suitable for urban subdivision having regard to ground conditions as reported on within the application and that the activity will include the provision of suitable building platforms to avoid the effects of inundation.

Further, and in relation to the proposed non-compliances with the streetscape, setback, overshadowing, access and outdoor living area and sunlight provisions regard has been given to Rules 14F.5.1.1, 14F.5.1.2, 14F.5.1.4, 14F.5.1.5 and 14F.5.1.6. In relation to these matters it has been concluded that potential effects of these will be internalised and form part of the planned delivery of this residential development as proposed by the applicant, which will also be subject to private design guidelines to be managed by the applicant. The development proposes the adoption of development controls that will be consistent with existing built form and/or development controls of existing or consented adjacent residential development. In this manner any adverse effects on the surrounding neighbourhood will be insignificant and that any unacceptable adverse effects will be avoided.

The application is considered generally consistent with the Plan in that it will deliver development within the Wairakei Residential Zone that complements the existing developed landscape character of this urban growth area and will be supported by the necessary level of infrastructure capacity. The proposal is considered to support delivery of an urban environment that supports design flexibility to enable a range of residential building typologies and densities that as anticipated with the Tauranga City Plan.

That pursuant to sections 37 and 38 of the Housing Accords and Special Housing Areas Act 2013 and sections 108 and 220 of the Resource Management Act 1991, the granting of this resource consent (RC26171) is subject to the conditions set out as follows:

A. GENERAL (SUBDIVISION & LAND USE):

1. *The qualifying development, being the creation of freehold allotments, infrastructure, service connections and associated development works along with the establishment of independent dwelling units, shall proceed in accordance with the plans and all information submitted with the application prepared by S & L Consultants Limited, referenced 20076 – S49-55-RCA and dated November 2017 and as set out in Table 1 below:*

Table 1: Application Documentation and Plans

Reference No.	Title	Author	Date
20076 – S59-55	Application for Subdivision & Land Use Resource Consent – Under the provisions of the Housing Accords and Special Housing Areas Act 2013 and the Housing Accords and Special Housing Areas (Tauranga) Order 2017 - Sections 22, 24, 25, SO 481628 & Section 27 SO 427562 - Stages 49-55 - Golden Sands – Bluehaven Holdings Limited	S & L Consultants Ltd	11/2017
20076 – SPB, Rev 6	Scheme Plan – Proposed Subdivision of Section 24 SO 481628 & Section 27 SO 427562		Plot date: 06/04/2018
20076 – S52, Rev 7	Scheme Plan – “Proposed Subdivision – Stage 52		Plot date: 06/04/2018
20076 – TR3, Rev 3	Roading Plan – Traffic Plan Stages 49 – 55		Plot date: 06/04/2018
20076 – TR4, Rev 0	Roading Typical Cross Sections		Plot date: 30/11/2017
20076 – 49DR1, Rev 0	Typical Cross Sections Private Way		Plot date: 30/11/2017
20076 – SL1, Rev 0 and 20076 – SL2, Rev 0 and	Proposed Subdivision of Section 24 SO 481628 & Section 27 SO 427562 – Site Levels		Both plot date: 13/11/2017
20076 - PSB	Golden Sands Residential Subdivision – Proposed Area PSB, Wairakei Urban Growth Area – Geotechnical Assessment Report		17/03/2017
Gwilym Environmental Services Ltd 438.16	Investigation of Soil Quality, Golden Sands – Papamoa South	Gwilym Environmental Services Ltd	22/08/2016

17208	<i>Bluehaven Holdings Limited – Papamoa – Assessment of Noise Effects</i>	<i>Hegley Acoustic Consultants</i>	20/03/2018
N/A	<i>Bluehaven Holdings Limited, Papamoa – Typical Cross Sections</i>	<i>Hegley Acoustic Consultants</i>	14/02/2018

Compliance with this condition is subject to changes required in order to satisfy the requirements of conditions of this resource consent.

2. *All costs associated with the complying with conditions of this consent, including those under the Tauranga City Council Infrastructure Development Code ('the IDC') and associated legal expenses, shall be met by the Consent Holder.*
3. *Pursuant to section 51 of the HASHAA, this consent lapses five years after the date of commencement of the consent unless:*
 - a) *The consent is given effect to; or*
 - b) *The Council extends the period after which the consent lapses.*

Management of Construction Noise:

4. *All noise from construction works associated with giving effect to this consent shall not exceed the limits recommended in NZS 6803:1999 Acoustics Construction Noise. All measurements and assessment of noise from construction shall be carried out in accordance with that standard.*
5. *The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activities on the subject site shall be restricted to the following hours to comply with the requirements under condition A4 of this consent:*
 - a) *Monday to Saturday: 7:30 a.m. to 6:00 p.m.; and*
 - b) *Sundays or Public Holidays: No works.*

B. SUBDIVISION SPECIFIC CONDITIONS:

6. *Any survey plans submitted to Council for approval pursuant to section 45 of the HASHAA (section 223 of the Resource Management Act 1991, 'the RMA') must conform with the conditions of this consent including the subdivision scheme plan (reference 20076 – SPB, Revision 6 and 20076 – S52, Revision 7) set out in Table 1 of Condition 1 and attached to this consent. Any survey plan submitted in accordance with this condition must be submitted within 5 years of the commencement of this consent.*
7. *The Consent Holder may, for the purpose of giving effect to this consent in stages, submit separate survey plans to Council for approval pursuant to section 45 of the HASHAA (section 223 of the RMA). Prior to the deposit of any separate survey plan submitted in accordance with this condition the Consent Holder must*

demonstrate compliance with the conditions of this consent that are applicable to the allotments shown on that survey plan and to the satisfaction of Council.

Development Plan/ Works Approval (DWA):

8. *Prior to the commencement of any construction/ earthworks activities, the Consent Holder shall submit full and complete engineering plans to Council's Team Leader: Land Development Engineering for approval. The plans shall include the following:*
- (a) The information and plans required by the IDC¹;*
 - (b) Identification of all flood risk areas;*
 - (c) Details of the design and construction of Roads to be vested in Council that demonstrate compliance with the Roding Plan (reference 20076-TR3, Revision 3) and Roding Typical Cross Sections (reference 20076 – TR4, Rev 0) (see Condition 1) including vehicle tracking curves, proposed traffic management measures, details of on-street car parking, sub soil drains, street lighting and any transformers within the road reserve;*
 - (d) Details of the design and construction of Private Vehicle Access Lots / Right of Ways (Lots 505, 510, 511, 512, 516, 517, 518, 519, 520, 522, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539) to remain in private ownership that demonstrates compliance with the plans referenced under Condition 1 of this consent;*
 - (e) A landscape planting plan that:*
 - (i) Shows the location of street trees within the road zone;*
 - (ii) Identifies species and grade of trees/plants at the time of planting; and*
 - (iii) Includes any replacement planting required as a result of proposed construction works;*
 - (iv) Street trees may be provided at a rate lower than one tree per lot with road frontage prescribed by DS-2.8 of the Tauranga City Council Infrastructure Development Code.*
 - (f) Details of the erosion and sediment control measures to be implemented during earthworks;*
 - (g) Details of the firefighting system and the location of new fire hydrants to confirm compliance with the IDC;*
 - (h) Details of the location, layout and design of proposed sewer, stormwater (to comply with Rule 12B.3.1.13 of the Tauranga City Plan) and water main reticulation and allotment connections, and the location of any easements in gross required for vested infrastructure within private property (including proposed access lots/ shared access ways);*
 - (i) In relation to the proposed water supply, all water supply infrastructure within private property shall not be vested in Council. Those assets shall remain in private ownership, with this clearly identified on the DWA plans.*
 - (ii) In relation to the proposed water supply within private access lots, the design of these shall include ducted risers for each allotment. This detail shall be clearly identified on the DWA plans.*

¹ Refer to section [QA-3 Development Works Approval](#) of the Tauranga City Infrastructure Development Code.

- (i) *Details of the overland flow path and areas of ponding in extreme rainfall events;*
 - (j) *Details of the construction of proposed Recreation Reserves (Lots 601, 604, and 606) and the location of any existing or proposed network utilities within these;*
 - (k) *Details of the construction of proposed wastewater pump stations and Local Purpose (Wastewater) Reserves (Lots 602 and 607);*
 - (l) *Details of the construction of proposed Local Purpose (Stormwater) Reserve (Lot 702) including any necessary easements in gross in favour of Council to facilitate stormwater discharge to this swale prior to its vesting in Council;*
 - (m) *Details of the work to be undertaken to establish a building platform on each proposed allotment that provides a platform level that is a minimum of 500 millimetres above the flood level for a 1 in 100 year (1% AEP) 48 hour rainfall event². The details provided shall include any retaining structures to be constructed within those allotments. There are to be no retaining structures located within land to vest in Council or the Te Okuroa Drive Road Zone;*
 - (n) *Confirm the minimum volume of stormwater mitigation required to satisfy the Papamoa Comprehensive Stormwater Consent (reference 63636) issued by the Bay of Plenty Regional Council and any approved change to the conditions of that consent.*
 - (o) *Any infrastructure constructed to vest in Council, **and** located within a Council reserve (existing or proposed) shall not be located within an easement facility proposed to convey electricity³.*
 - (p) *Identification of which Acoustic Wall mitigation option under Condition 32 is to be implemented and construction details of the same, including those in relation to Lot 702 as 'Local Purpose (Stormwater) Reserve where Option One is selected.*
9. *The Consent Holder shall complete all Development Works in accordance with the detail approved under Condition 8.*

Servicing/ Engineering Certifications:

10. *All works relating to the servicing and accessing of the subdivision and the creation of building platforms, including but not limited to, the construction of Roads to vest, Recreation Reserves, Waste Water Pump Stations, Stormwater Swale and all shared access ways, shall be undertaken in accordance with the plans referenced under Condition 1 of this consent, or as otherwise approved under Condition 8 of this consent, so as to comply with conditions of this consent. All works shall be completed and certified in accordance with the IDC⁴.*
11. *All residential lots shall be provided with a separate underground connections to the sanitary sewer, water and electricity reticulation systems. These systems are*

² The building platform level confirmed under this condition shall be no less than RL5.1 metres (relative to Moturiki Datum) in accordance with Rule 12B.3.12(g) of the Tauranga City Plan.

³ The purpose of this condition is to prevent the co-location of TCC and Powerco assets within the same easement area due to the conflicting operational requirements this creates.

⁴ Refer to section [QA-5 Final Sign Off \(s224c\) Application Requirements](#) of the Tauranga City Infrastructure Development Code

to be operational. Stormwater can be disposed of by ground soakage where this complies with the design criteria specified in the Geotechnical Completion Report ('GCR') submitted in accordance with Condition 16 of this consent. This condition does not apply to proposed balance Lots 701 and 1380⁵.

12. *The Consent Holder shall provide certification from a Suitably Qualified and Experienced Professional⁶ that any stormwater mitigation volume works required to satisfy the requirements of Condition 8(n) of this consent have been fully completed.*
13. *The Consent Holder shall supply to the Council a set of 'as built' plans of all engineering and landscaping works in accordance with QA-6 As-Built Information of the IDC.*
14. *All earthworks design, testing and construction, including erosion and sediment control measures, shall be undertaken in accordance with the Geotechnical Assessment Report (20076-PSB, dated 17 March 2017) referenced under Condition 1 of this consent, the IDC, the details as approved under Condition 8 of this consent and the requirements of the Consent Holder's appointed Geo-Professional⁷.*
15. *A Licensed Cadastral Surveyor shall certify, in writing, that all finished building platforms are constructed to the required minimum level as approved under Condition 8 of this consent and that all retaining structures constructed in accordance with Condition 8 of this consent are contained within the legal boundaries of these allotments.*

This certification shall be appended to the Geotechnical Completion Report required by Condition 16 of this consent.
16. *The Consent Holder shall provide to the Council a 'Geotechnical Completion Report' compiled by a Category 1 Geotechnical Professional. The report shall:*
 - (a) *Comply with requirements of the Tauranga City Council IDC⁸;*
 - (b) *Display the position of all designated building platforms and building restriction lines where applicable;*
 - (c) *Provide recommendations for the on-site disposal of stormwater including minimum separation distances from boundaries and structures;*
 - (d) *Provide recommendations for the ongoing development of the lots including those lots located near engineered fill along the site's western boundary;*
 - (e) *Confirm earthworks and/or building platforms, including all retaining structures and engineered fill (relative to the western boundary of the site)*

⁵ The option of providing service connections to Lots 701 and 1380 through development works under this consent remains open to the Consent Holder, however there is no compulsion to do so.

⁶ For the purpose of this condition, 'Suitable Qualified and Experienced Professional' shall have the same definition as 'SQE Professional' contained within section GEN-4.1 – *General* of the Tauranga City Infrastructure Development Code.

⁷ For the avoidance of doubt 'Geo-Professional' shall have the same meaning as set out in Council's Infrastructure Development Code.

⁸ For the purpose of this condition, to comply with the IDC shall mean to include the information set out in QA-5.4.2 - *Geotechnical Completion Report* of the Tauranga City Infrastructure Development Code.

have been constructed to comply with the New Zealand Building Code requirements and the requirements of Condition 8 of this consent;

- (f) Provide an analysis of the liquefaction risk and any specific foundation requirements that may be required; and*
 - (g) Comment on removal or amendment of existing land feature/s displayed on Council's GIS.*
17. *Subject to Clause 17(a) of this Consent, certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA) shall not be issued until such time as connections to the transportation, sanitary sewer, water and electricity reticulation systems are made via completed and vested section(s) of Te Okuroa Drive.*
- (a) For Stages 51 and 52, certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA) may be issued prior to the completion and/or vesting of that section(s) of Te Okuroa Drive subject to the prior written agreement from Council's General Manager: Growth and Infrastructure (or their delegate). That written agreement shall be secured prior to, and provided with, an application(s) lodged for certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA).*

Amalgamations:

18. *The following amalgamation conditions shall be recorded on the survey plan submitted in accordance with Conditions 6 and 7 of this consent:*
- (a) That Lot 505 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1058 and 1059 hereon and individual certificates of title be issued in accordance therewith.*
 - (b) That Lot 510 hereon (Legal access) be held as to thirty three undivided one thirty third shares by the owners of Lots 1135 to 1167 hereon and individual certificates of title be issued in accordance therewith.*
 - (c) That Lot 511 hereon (Legal access) be held as to thirteen undivided one thirteenth shares by the owners of Lots 1176 to 1188 hereon and individual certificates of title be issued in accordance therewith.*
 - (d) That Lot 512 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1189 to 1196 hereon and individual certificates of title be issued in accordance therewith.*
 - (e) That Lot 516 hereon (Legal access) be held as to nine undivided one ninth shares by the owners of Lots 1220 to 1228 hereon and individual certificates of title be issued in accordance therewith.*
 - (f) That Lot 517 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1231 to 1237 & 1855 hereon and individual certificates of title be issued in accordance therewith.*
 - (g) That Lot 518 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1239 to 1246 hereon and individual certificates of title be issued in accordance therewith.*
 - (h) That Lot 519 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1248 to 1254 hereon and individual certificates of title be issued in accordance therewith.*
 - (i) That Lot 520 hereon (Legal access) be held as to six undivided one sixth*

shares by the owners of Lots 1256 to 1261 hereon and individual certificates of title be issued in accordance therewith.

- (j) That Lot 522 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1266 and 1267 hereon and individual certificates of title be issued in accordance therewith.*
- (k) That Lot 529 hereon (Legal access) be held as to sixteen undivided one sixteenth shares by the owners of Lots 1290 to 1305 hereon and individual certificates of title be issued in accordance therewith.*
- (l) That Lot 530 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1306 to 1313 hereon and individual certificates of title be issued in accordance therewith.*
- (m) That Lot 531 hereon (Legal access) be held as to eleven undivided one eleventh shares by the owners of Lots 1319 to 1327, 1846 & 1847 hereon and individual certificates of title be issued in accordance therewith.*
- (n) That Lot 532 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1321 and 1322 hereon and individual certificates of title be issued in accordance therewith.*
- (o) That Lot 533 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1331 to 1337 hereon and individual certificates of title be issued in accordance therewith.*
- (p) That Lot 534 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1339 to 1346 hereon and individual certificates of title be issued in accordance therewith.*
- (q) That Lot 535 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1348 to 1354 hereon and individual certificates of title be issued in accordance therewith.*
- (r) That Lot 536 hereon (Legal access) be held as to nine undivided one ninth shares by the owners of Lots 1358 to 1360, 1367, 1862 to 1866 hereon and individual certificates of title be issued in accordance therewith.*
- (s) That Lot 537 hereon (Legal access) be held as to three undivided one third shares by the owners of Lots 1370, 1371 and 1372 hereon and individual certificates of title be issued in accordance therewith.*
- (t) That Lot 538 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1373, 1376 to 1379, 1867 & 1868 hereon and individual certificates of title be issued in accordance therewith.*
- (u) That Lot 539 hereon (Legal access) be held as to thirteen undivided one thirteenth shares by the owners of Lots 1319 to 1327, 1846, 1847, 1850 & 1330 hereon and individual certificates of title be issued in accordance therewith.*

Easements & Vesting:

- 19. *All easements required for underground services and rights of way serving lots within the subdivision shall be duly granted or reserved.*
- 20. *The Consent Holder shall register an easement (in gross) for the purposes of right-of-way (pedestrian only) over the areas marked 'F' (Lot 517), 'G' (Lot 518), 'P' (Lot 534) and 'Q' (Lot 535) on scheme plan (reference 20076 – SPB, Revision 6).*

- (a) *Tauranga City Council shall not be responsible for the formation, repair and maintenance of the easement facility, and for the associated costs of keeping that facility in good order and to prevent it from becoming a danger or nuisance.*
 - (b) *The right-of-ways are to provide public access between the Recreation Reserves 601, 604 and 606 via the Stormwater Swale (Lot 702).*
- 21. *The Consent Holder shall register an easement in gross in favour of Tauranga City Council over any stormwater overland flow path located on private property, including those resulting from overload of the roading primary stormwater system under extreme rainfall conditions. Any overland flow path easement shall be shown on the survey plan submitted in accordance with Conditions 6 & 7 of this consent and shall be recorded as the "Right to Drain Water" and be registered on the survey plan under a "Memorandum of Easements in Gross".*
- 22. *The Consent Holder shall register an easement in gross in favour of Tauranga City Council over any infrastructure (water, sewer, stormwater) to be vested in Council and located on any land (other than 'road to vest' in Council). All easements required under this condition shall be shown on a memorandum for their intended purpose (right to convey water, right to drain sewage, right to drain water) and attached to the survey plan submitted in accordance with Conditions 6 & 7 of this consent and section 45 of the HASHAA (section 223 of the RMA).*
- 23. *As an interim measure to cover the period of time between the stormwater swale receiving stormwater from vested infrastructure vested in Tauranga City Council and the vesting of Local Purpose (Stormwater) Reserve (Lot 702) with Tauranga City Council, the Consent Holder shall register an easement in gross in favour of Tauranga City Council over the area of proposed Local Purpose (Stormwater) Reserve (Lot 702) recorded as the "Right to Drain Water" and be registered on the survey plan under a "Memorandum of Easements in Gross".*
- 24. *The Consent Holder shall provide certification from a Suitably Qualified and Experienced Professional⁹ that infrastructure to be vested in Council have been constructed in accordance with the plans approved under Condition 8 of this consent.*
- 25. *The Consent Holder shall show on the applicable survey plan submitted in accordance with Conditions 6 and 7 of this consent and section 45 of the HASHAA:*
 - (a) *Lots 506, 509, 513, 521, 528, 1880 and 1881 as 'Road to vest in Tauranga City Council';*
 - (b) *Lots 601, 604 and 606 as 'Recreation Reserve to vest in Tauranga City Council';*
 - (c) *Lots 602 and 607 as 'Local Purpose (Wastewater) Reserve to vest in Tauranga City Council; and*
 - (d) *Lot 702 as 'Local Purpose (Stormwater) Reserve to vest in Tauranga City Council. The vesting of Lot 702 may occur as a separate survey plan under Condition 7.*

⁹ For the purpose of this condition, 'Suitable Qualified and Experienced Professional' shall have the same definition as 'SQE Professional' contained within section GEN-4.1 – *General* of the Tauranga City Infrastructure Development Code.

26. All building restriction lines shall be clearly identified and dimensioned on the survey plan submitted in accordance with Conditions 6 and 7 of this consent and section 45 of the HASHAA (section 223 of the RMA).
27. The Consent Holder shall, prior to any application submitted under section 45 of the HASHAA (section 223 of the RMA) for the subdivision or any stage of the subdivision, submit to Council (Attention: Team Leader – Revenue three (3) alternative street names for Roads to be vested in Council **and** any private accessway that serves six or more allotments.
- (a) Street names must be provided in accordance with Tauranga City Council's 'Naming of Streets, Reserves and Community Facilities Policy' and include all information required under this policy including evidence of the significance of the proposed names [see Advice Note 6].

Consent Notices:

28. Upon receipt of the surveyor certification required by Condition 15 and the Geotechnical Completion Report required by Condition 16 of this consent, the Council will review the information provided and ensure that any requirements relating to the design and construction of any future building or structure, or future works on any allotment within the subdivision, including prescribing minimum finished floor levels, to be complied with on a continuing basis is set out within a Consent Notice issued pursuant to section 44 of the HASHAA (section 221 of the RMA).
29. Pursuant to section 44 of the HASHAA (section 221 of the RMA), a consent notice shall be registered on the certificates of title of the following allotments within the subdivision advising the owners and subsequent owners thereof, of the following conditions to be complied with on a continuing basis:

All Residential Lots

- (a) These allotments are subject to specific land use conditions as set out under resource consent RC26171 (see Section 'C' "Land Use Specific Conditions") and shall be developed in accordance with said conditions or any approved changes.
30. Pursuant to section 44 of the HASHAA (section 221 of the RMA), a Consent Notice shall be imposed on those allotments that share a boundary with any local purpose reserve advising the owners and subsequent owners thereof, of the following condition to be complied with on a continuing basis:
- (a) The owners are required to meet the full cost of any fencing along the common boundary between the lot and adjoining land that is intended to be vested in Tauranga City Council as local purpose and/or recreation reserve.

Landscape Maintenance Agreement:

31. The Consent Holder shall enter into a 12-month landscaping maintenance agreement with Council in respect of all planting carried out in accordance with this consent and within land to vest in Tauranga City Council, unless otherwise agreed in writing by the Chief Executive Officer (or their delegate).

NZTA Reverse Sensitivity Provisions:

32. Prior to certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA), the Consent Holder shall construct an acoustic barrier for the entire stage(s) as detailed within the recommendations of the Assessment of Noise Effects prepared by Hegley Acoustic Ltd, referenced as 17208 and dated 20 March 2018 (TCC Objective reference A8641133), the cross-sections prepared by Hegley Acoustic Consultants, dated 14 February 2018 (TCC Objective reference A8648617) and the following specific requirements:
- (a) The acoustic barrier shall be a minimum of 2.5 metres in height above the finished ground level of the allotment in which it is located;
 - (b) There shall be no gaps between any components of the acoustic barrier, with overlapping details to be provided at all junctions of individual components ;
 - (c) The components of the acoustic barrier shall have a minimum surface mass of 10kg/m²;
 - (d) The acoustic barrier shall be located entirely within the subject sites;
 - (e) Where 'Option One' is selected by the Consent Holder, the acoustic barrier is to be constructed:
 - (i) Along the full length of the common boundary with State Highway 2 (Tauranga Eastern Link Toll Road, Section 1 SO 427562);
 - (ii) Perpendicular to State Highway 2 at the western and eastern ends of the subdivision;
 - (iii) With the sole exception of the 500 millimetre gap at the Local Purpose Stormwater Reserve (Lot 702), there shall be no gaps between the acoustic barrier and the finished ground level;
 - (iv) Where the acoustic barrier is located on Lot 702, its acoustic integrity shall be maintained at all times. Specifically:
 - The barrier shall be a minimum of 2.5 metres height above finished ground level;
 - There shall be no gaps between the wall and the finished ground level, except for as provided for in (iii) above;
 - There shall be no gaps between any components of the acoustic barrier, with overlapping details provided at all junctions of individual components; and
 - The components of the wall shall have a minimum surface mass of 10kg/m²

[Advice Note: It has been agreed between the Consent Holder, Tauranga City Council and the NZ Transport Agency that the obligation for ongoing maintenance of the acoustic barrier located on Lot 702 will lie with Council once this allotment is vested as reserve. Until this time, the maintenance obligation will lie with the Consent Holder.]

- (f) *Where 'Option Two' is selected by the Consent Holder, the acoustic barrier is to be constructed:*
 - (i) *Along the full length of the common boundary with State Highway 2 (Tauranga Eastern Link Toll Road, Section 1 SO 427562), with the exception of the stormwater drainage reserve (Lot 702); and*
 - (ii) *Perpendicular to State Highway 2 at the stormwater drainage reserve (Lot 702) to the extent shown in the Assessment of Noise Effects prepared by Hegley Acoustic Ltd, referenced as 17208 and dated 20 March 2018 as well as the western and eastern ends of the subdivision;*
 - (iii) *There shall be no gaps between the acoustic barrier and the finished ground level.*
- 33. *Pursuant to section 44 of the HASHAA (section 221 of the RMA), a Consent Notice shall be registered on the Certificate of Title of any residential allotment that shares a common boundary with State Highway 2 (Tauranga Eastern Link Toll Road, Section 1 SO 427562). The consent notice shall advise the owners and subsequent owners of the following requirements on an ongoing basis:*
 - (a) *An acoustic barrier comprising a close boarded timber fence shall be maintained on the boundary of this lot.*
 - (b) *The acoustic integrity of the acoustic barrier shall be maintained at all times through the following:*
 - (i) *The barrier shall be a minimum of 2.5 metres height above finished ground level;*
 - (ii) *There shall be no gaps between the wall and the finished ground level;*
 - (iii) *There shall be no gaps between any components of the acoustic barrier, with overlapping details provided at all junctions of individual components; and*
 - (iv) *The components of the wall shall have a minimum surface mass of 10kg/m².*
- 34. *Upon application for certification pursuant to 45 of the HASHAA (Section 223 of the RMA), the Consent Holder shall confirm in writing to Council which property boundaries require a, acoustic wall consent notice to be registered on its title.*

C. LAND USE SPECIFIC CONDITIONS:

Development Density

- 35. *The maximum development density for residential activities shall be one (1) independent dwelling unit per site.*

Building Height

36. All building shall have a maximum building height of 7.5 metres above approved subdivision ground level.

Site Coverage

37. The maximum site coverage for Lots within Stages 54 and 55 (Scheme Plan reference 20076 – SPB, Revision 6) shall be 55 percent of the nett site area of the allotment. For all other allotments the maximum site coverage shall be as follows:
- (a) 55 percent of the nett site area of the allotment where it is equal to or greater than 325m²;
 - (b) 65 percent of the nett site area of the allotment where it is less than 325m².

[For the avoidance of doubt, 'site coverage' and 'nett site area' shall have the same meaning as set out in Chapter 3 (Definitions) of the Tauranga City Plan as at the date of approval of this Consent]

Streetscape

38. All buildings on a site with a frontage/s to a legal road shall be setback from the road boundary/s of the site as follows:
- (a) For Lots with legal road frontage to Te Okuroa Drive - 3.0 metres from the boundary of Te Okuroa Drive, except for the eaves and gutters of any building which can intrude into this setback by up to 0.6 metres; and
 - (b) For all other allotments – 1.5 metres from the legal boundary, except for eaves and gutters that can intrude up to 0.6 metres into this setback.

Setbacks

39. Specific Setbacks for Lots 1262, 1263, 1264, 1266 and 1267 within Stage 54 (Scheme Plan reference 20076 – SPB, Revision 6)

Subject to the exceptions provided under 39(a) and 39(b), all buildings must be setback a minimum of 1.5 metres from a side or rear boundary where the boundary/s adjoin/s existing allotments located on Ponga Place or the Local Purpose Reserve that adjoins Lots 1267 and 1268:

- (a) The eaves and gutters of a building can intrude up to 0.6 metres into these setbacks, and
- (b) Any other part of a building can be positioned closer to any side or rear boundary (but no more than two boundaries in total), only where the written approval of the property owners and occupiers whose properties adjoin the proposed setback encroachment has been obtained and that approval is shown on all relevant building plans that show the encroachment. Written approval must be obtained prior to the building works occurring.

40. Specific Setbacks for Lots 1056, 1057, 1058, 1059, 1061, 1062 and 1063 within Stage 55 (Scheme Plan reference 20076 – SPB, Revision 6)

Subject to the exceptions provided under 40(a) and 40(b), all buildings must be setback a minimum of 1.5 metres from a side or rear boundary where the boundary/s adjoin/s existing allotments located on Oka Street, Tawhiao Way, Kanapa Close and/or Mercury Lane:

- (a) The eaves and gutters of a building can intrude up to 0.6 metres into these setbacks, and*
- (b) Any other part of a building can be positioned closer to any side or rear boundary (but no more than two boundaries in total), only where the written approval of the property owners and occupiers whose properties adjoin the proposed setback encroachment has been obtained and that approval is shown on all relevant building plans that show the encroachment. Written approval must be obtained prior to the building works occurring.*

41. General Setbacks

Subject to the exceptions provided under 41(a) to 41(d) (inclusive), unless otherwise required by the specific requirements within conditions 39 and/or 40 of this consent, the minimum setback of any building from a side or rear boundary (including where the boundary is the boundary of the Passive Open Space Zone) shall be 1.0 metre:

- (a) Building eaves and gutters can intrude up to 0.5 metres into these setbacks;*
- (b) The setback rule shall not apply where there is an existing common wall on the boundary between two independent dwelling units on adjoining sites or where a common wall on the boundary is proposed; ('Zero Lot Boundary');*
- (c) Where a Zero Lot Boundary applies any building on the adjacent lot shall be set back no less than 1.5 metres from the boundary adjacent the lot utilising a zero lot boundary;*
- (d) Any other part of a building or structure can be positioned closer to any side or rear boundary (but not more than two boundaries in total) only where the written approval of the property owners and occupiers whose properties adjoin the proposed setback encroachment has been obtained and is shown on all relevant building plans that show the encroachment prior to the building works occurring.*

[For clarity, and in respect to this condition any setback between a building and allotment boundary does not remove a Consent Holder's obligations under the Building Code. Certification from a licenced cadastral surveyor may be requested as part of construction works to confirm setbacks.]

Setbacks (Traffic Management)

42. *For those allotments with frontage to a public road, all garages or carports designed with direct vehicle access onto a public road shall be setback at least 4.5 metres from the road boundary.*

Vehicle Access and Manoeuvring

43. *Except for Lots 1313 to 1318 (inclusive), 1369, 1373, 1376, 1156 to 1167 (inclusive), 1193 and for any other duplex development which shares a double vehicle crossing with an adjacent residential allotment, where vehicle access is provided in the form of easement and/or ownership, vehicle access to the road network shall only be from the privately owned vehicle access lot adjoining the allotment. For all other allotments, access shall be directly to the road network.*
44. *For those allotments with vehicle access to and from Te Okuroa Drive, on-site manoeuvring from car parking spaces shall be provided such that all vehicles can enter and exit the site without reversing on to the road. Such manoeuvring shall be able to be executed in no more than a three-point turn.*

Overshadowing

45. *Specific Overshadowing for Lots 1262 to 1268 (inclusive) within Stage 54 (Scheme Plan reference 20076 – SPB, Revision 6):*

*Except as provided for in accordance with Conditions 45(a) and 45(b), all buildings located on these allotments shall be located within a building envelope calculated in accordance with **Appendix 14C – Overshadowing** of the Tauranga City Plan and attached to this consent in respect of the boundary/s that adjoin/s the existing allotments located on Ponga Close and/or the Local Purpose Reserve that adjoins Lots 1267 and 1268;*

- (a) *A 'design feature' or 'building component' of any building can extend beyond the calculated building envelope subject to the following:*
- (i) *The 'design feature' or 'building component' shall not exceed an external measurement of 2.0 metres in any direction (excluding diagonal measurements);*
 - (ii) *No more than a total of two (2) design features or building components shall intrude beyond the specified building envelope;*
 - (iii) *Notwithstanding the above, any gable end roof may extend beyond the specified building envelope by no more than one-third of the perpendicular height of the gable end.*
- (b) *Buildings can extend outside of the building envelope prescribed by this condition provided that the written approval of the property owners and occupiers whose properties adjoin the encroachment, including those properties separated from the encroachment by vehicle or pedestrian access ways, private ways, access legs, rights of way or access lots where the encroachment occurs if the envelope is applied at the boundary of that property, has been obtained and is shown on all relevant building plans that show the encroachment. Written approval must be obtained prior to the building works occurring.*

[For the purpose of this condition, a design feature or building component shall be limited to spires, poles, masts, eaves, chimneys, flues, balustrades and solar panels.]

46. Specific Overshadowing for Lots 1056 to 1063 (inclusive) within Stage 55 (Scheme Plan reference 20076 – SPB, Revision 6)

Except as provided for in accordance with this Conditions 46(a) and 46(b), all buildings located on these allotments shall be located within a building envelope calculated in accordance with **Appendix 14C – Overshadowing** of the Tauranga City Plan and attached to this consent in respect of the boundary/s that adjoin/s the existing allotments located on Oka Street, Tawhiao Way and/or Mercury Lane, except as provided for and in accordance with this condition;

- (a) A 'design feature' or 'building component' of any building can extend beyond the calculated building envelope subject to the following:
 - (i) The 'design feature' or 'building component' shall not exceed an external measurement of 2.0 metres in any direction (excluding diagonal measurements);
 - (ii) No more than a total of two (2) design features or building components shall intrude beyond the specified building envelope;
 - (iii) Notwithstanding the above, any gable end roof may extend beyond the specified building envelope by no more than one-third of the perpendicular height of the gable end.
- (b) Buildings can extend outside of the building envelope prescribed by this condition provided the written approval of the property owners and occupiers whose properties adjoin the encroachment, including those properties separated from the encroachment by vehicle or pedestrian access ways, private ways, access legs, rights of way or access lots where the encroachment occurs if the envelope is applied at the boundary of that property, has been obtained and is shown on all relevant building plans that show the encroachment. Written approval must be obtained prior to the building works occurring.

[For the purpose of this condition, a design feature or building component shall be limited to spires, poles, masts, eaves, chimneys, flues, balustrades and solar panels.]

General Overshadowing

47. For all other allotments not covered by Conditions 45 and 46, no Overshadowing Envelope shall apply.

Outdoor Living Areas

48. Every independent dwelling unit shall be provided with an outdoor living area that complies with one (1) of the following minimum requirements (being (a) **or** (b)):
- (a) A minimum continuous area of 20m² that is capable of accommodating minimum dimensions of 4.0 metres by 3.0 metres and located on the northern, north-eastern or north-western aspect of the allotment; or
 - (b) A minimum continuous area of 50m² that is capable of accommodating minimum dimensions of 4.0 metres by 3.0 metres provided either at ground floor level or as a balcony with a minimum area of 12m² with the balance provided at ground level.

49. The outdoor living area provided in accordance with Condition 48 shall be free of driveways, vehicle access, manoeuvring and parking areas, and be unenclosed except for cover by a roof, shade sail or other cover to provide sun protection and/or eaves (including guttering).

Fencing

50. Subject to the exception set out in 50(a), fencing along boundaries adjoining Local Purpose Reserves to Vest in Tauranga City Council shall be no greater than 1.2 metres in height, **or** no greater than 1.8 metres in height provided the part of the fence between 1.2 metres and 1.8 metres in height is a minimum of 75 per cent visually permeable.

- (a) For any property adjacent Lot 702 (Local Purpose (Stormwater) Reserve), for a maximum continuous length of 4.0 metres along the boundary of Lot 702, fencing may be constructed to a height of 1.5 metres with no visual permeability for the purpose of providing privacy to nominated outdoor living areas.

[Visually permeable shall have the same meaning as defined in the Tauranga City Plan – operative 9 September 2013]

51. Fencing on any allotment and located within 3.0 metres of any road boundary or boundary adjoining a private access lot shall not exceed a maximum height of 1.2 metres.
52. Notwithstanding Condition 51, fencing adjoining a private access lot shall not obstruct vehicle access and manoeuvring to/from/within residential allotments.
53. Fencing on all other boundaries not covered by Conditions 50 and 51 shall be a maximum height of 1.8 metres.

Transportation

54. Every independent dwelling unit shall be provided with a minimum of two (2) on-site car parking spaces that meet the following requirements:
- (a) Each space shall have minimum dimensions of 2.5 metres wide by 5.4 metres long;
- (b) No parking spaces shall be located within the setback required by Condition 4; except as provided for under Condition 54(c) below;
- (c) For Lots with a net site area of 400m² or less – a single on-site car parking space required under this condition may be located either wholly or partially within the 1.5 metre setback under Condition 38(b).

[For the purpose of clarity, there shall be no car parking spaces provided within the 3.0 metre Streetscape Setback from Te Okuroa Drive required by Condition 38(a)]

Earthworks

55. Any earthworks carried out on an allotment where those earthworks will expose more than 100m² of area shall use a combination of erosion and sediment control measures that are consistent with **Appendix 4N: Erosion and Sediment Control Measures** of the Tauranga City Plan and attached to this consent.

Balance Allotments

56. This resource consent does not facilitate land use activities on Balance Lots 701 and 1380. Land use activities on these allotments defaults to the applicable City Plan provisions or any subsequent land use resource consent granted for those allotments.

NZTA Reverse Sensitivity Provisions

57. For residential allotments located within the NZTA Reverse Sensitivity Plan Area as shown on the Tauranga City Plan Maps, any new dwelling or alteration to an existing dwelling that exceeds 25 per cent of the existing gross floor area shall be constructed to comply with the requirements of Rule 4E.2.5 of the Tauranga City Plan.

Delegated Authorisation by:



Shanan Miles
Manager: Environmental Planning

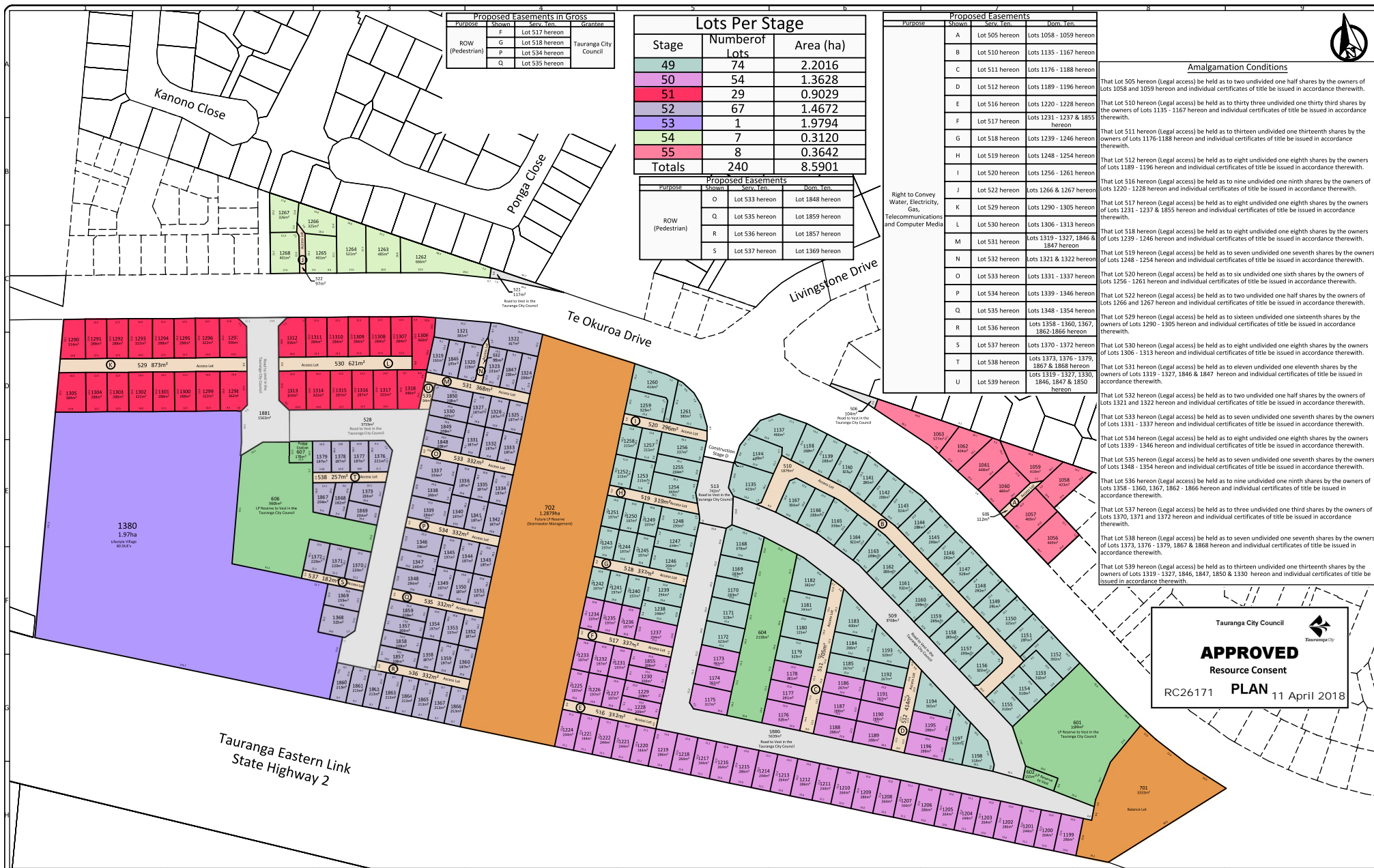
Date: 11 April 2018

Advice Notes:

1. Under section 81 of the HASHAA you have a right of objection to the authorised agency in respect of any additional fees and charges required in respect of this decision. In accordance with section 82 of the HASHAA (see section 357C of the RMA) 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 82 should describe the reasons for the objection.
2. Should the actual processing cost exceed the deposit fee paid at lodgement, if not already accompanying this decision, an invoice may be sent at a later date.
3. 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 - info@lowernorthern@heritage.org.nz; phone - 07 577 4530

4. *The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *Where a condition requires a building to be setback from a boundary, then the building is deemed to include the exterior face of that building; any encroachment into a setback shall only be to the extent provided for under this consent.*
6. *The Consent Holder is advised of the requirements in relation to the naming of access ways where six (6) or more allotments will be served by the accessway in accordance with Council's Policy and NZS4819:11. For more information regarding this please refer to <http://www.linz.govt.nz/kb/704> and Council's website www.tauranga.govt.nz*
7. *For all new connections to council's infrastructure, a services connection approval is required. Applications can be found via Council's website and be can be submitted to sca@tauranga.govt.nz*
8. *The applicant has indicated through this application that they intend to operate their own 'approval' process in respect to activities and building carried out on allotments within this development (Stages 49 to 55). Further information on this 'approval' process can be obtained by contacting the Consent Holder (Bluehaven Holdings Limited) directly.*
9. *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.



Proposed Easements in Gross			
Purpose	Shown	Serv. Ten.	Serv. Ten.
ROW (Pedestrian)	F	Lot 517 hereon	Tauranga City Council
	G	Lot 518 hereon	
	P	Lot 534 hereon	
	Q	Lot 535 hereon	

Lots Per Stage		
Stage	Number of Lots	Area (ha)
49	74	2.2016
50	54	1.3628
51	29	0.9029
52	67	1.4672
53	1	1.9794
54	7	0.3120
55	8	0.3642
Totals	240	8.5901

Proposed Easements		
Purpose	Shown	Serv. Ten.
ROW (Pedestrian)	O	Lot 533 hereon
	Q	Lot 535 hereon
	R	Lot 536 hereon
	S	Lot 537 hereon

Proposed Easements		
Purpose	Shown	Serv. Ten.
Right to Convey Water, Electricity, Gas, Telecommunications and Computer Media	A	Lot 505 hereon
	B	Lot 510 hereon
	C	Lot 511 hereon
	D	Lot 512 hereon
	E	Lot 516 hereon
	F	Lot 517 hereon
	G	Lot 518 hereon
	H	Lot 519 hereon
	I	Lot 520 hereon
	J	Lot 522 hereon
	K	Lot 529 hereon
	L	Lot 530 hereon
	M	Lot 531 hereon
	N	Lot 532 hereon
	O	Lot 533 hereon
	P	Lot 534 hereon
	Q	Lot 535 hereon
	R	Lot 536 hereon
	S	Lot 537 hereon
	T	Lot 538 hereon
	U	Lot 539 hereon

Amalgamation Conditions

That Lot 505 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1058 and 1059 hereon and individual certificates of title be issued in accordance therewith.

That Lot 510 hereon (Legal access) be held as to thirty three undivided one thirty third shares by the owners of Lots 1135 - 1167 hereon and individual certificates of title be issued in accordance therewith.

That Lot 511 hereon (Legal access) be held as to thirteen undivided one thirteenth shares by the owners of Lots 1176-1188 hereon and individual certificates of title be issued in accordance therewith.

That Lot 512 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1189 - 1196 hereon and individual certificates of title be issued in accordance therewith.

That Lot 516 hereon (Legal access) be held as to nine undivided one ninth shares by the owners of Lots 1220 - 1228 hereon and individual certificates of title be issued in accordance therewith.

That Lot 517 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1231 - 1237 & 1855 hereon and individual certificates of title be issued in accordance therewith.

That Lot 518 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1239 - 1246 hereon and individual certificates of title be issued in accordance therewith.

That Lot 519 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1248 - 1254 hereon and individual certificates of title be issued in accordance therewith.

That Lot 520 hereon (Legal access) be held as to six undivided one sixth shares by the owners of Lots 1256 - 1261 hereon and individual certificates of title be issued in accordance therewith.

That Lot 522 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1266 and 1267 hereon and individual certificates of title be issued in accordance therewith.

That Lot 529 hereon (Legal access) be held as to sixteen undivided one sixteenth shares by the owners of Lots 1290 - 1305 hereon and individual certificates of title be issued in accordance therewith.

That Lot 530 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1306 - 1313 hereon and individual certificates of title be issued in accordance therewith.

That Lot 531 hereon (Legal access) be held as to eleven undivided one eleventh shares by the owners of Lots 1315 - 1327, 1846 & 1847 hereon and individual certificates of title be issued in accordance therewith.

That Lot 532 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1321 and 1322 hereon and individual certificates of title be issued in accordance therewith.

That Lot 533 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1331 - 1337 hereon and individual certificates of title be issued in accordance therewith.

That Lot 534 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1339 - 1346 hereon and individual certificates of title be issued in accordance therewith.

That Lot 535 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1348 - 1354 hereon and individual certificates of title be issued in accordance therewith.

That Lot 536 hereon (Legal access) be held as to nine undivided one ninth shares by the owners of Lots 1358 - 1360, 1367, 1862 - 1866 hereon and individual certificates of title be issued in accordance therewith.

That Lot 537 hereon (Legal access) be held as to three undivided one third shares by the owners of Lots 1370, 1371 and 1372 hereon and individual certificates of title be issued in accordance therewith.

That Lot 538 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1373, 1376 - 1379, 1867 & 1868 hereon and individual certificates of title be issued in accordance therewith.

That Lot 539 hereon (Legal access) be held as to thirteen undivided one thirteenth shares by the owners of Lots 1319 - 1327, 1846, 1847, 1850 & 1853 hereon and individual certificates of title be issued in accordance therewith.

Tauranga City Council

APPROVED

Resource Consent

RC26171 PLAN 11 April 2018

S & L CONSULTANTS LTD

SURVEYORS - ENGINEERS - PLANNERS

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Email: slconsultants@slta.co.nz

Web Site: www.slta.co.nz

Proposed Subdivision of Section 24 SO 481628 & Section 27 SO 427562

DATE	BY	DESCRIPTION	DATE	SIGNED
03/18	5	Subd By Updated	03/18	
02/18	3	Easement Update	02/18	
01/18	2	Lot 530 Users	01/18	
09/17	1	RC Application	09/17	
Do Not Scale Dimensions				
Drawing No: 20076 - SPB				
Revision: 6				

Plot Date: 06/04/2018

Areas and dimensions are approximate only and subject to survey.

This plan has been prepared for the purposes of Section 88 of the Resource Management Act 1991 and should not be relied on for any other purpose.

Proposed Easements in Gross			
Purpose	Shown	Serv. Ten.	Grantee
ROW	P	Lot 534 hereon	Tauranga City Council
(Pedestrian)	Q	Lot 535 hereon	City Council

Proposed Easements			
Purpose	Shown	Serv. Ten.	Dom. Ten.
ROW (Pedestrian)	O	Lot 533 hereon	Lot 1848 hereon
	Q	Lot 535 hereon	Lot 1859 hereon
	R	Lot 536 hereon	Lot 1857 hereon
	S	Lot 537 hereon	Lot 1369 hereon



Amalgamation Conditions

That Lot 531 hereon (Legal access) be held as to eleven undivided one eleventh shares by the owners of Lots 1319 - 1327, 1846 & 1847 hereon and individual certificates of title be issued in accordance therewith.

That Lot 532 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1321 and 1322 hereon and individual certificates of title be issued in accordance therewith.

That Lot 533 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1331 - 1337 hereon and individual certificates of title be issued in accordance therewith.

That Lot 534 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1339 - 1346 hereon and individual certificates of title be issued in accordance therewith.

That Lot 535 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1348 - 1354 hereon and individual certificates of title be issued in accordance therewith.

That Lot 536 hereon (Legal access) be held as to nine undivided one ninth shares by the owners of Lots 1358 - 1360, 1367, 1862 - 1866 hereon and individual certificates of title be issued in accordance therewith.

That Lot 537 hereon (Legal access) be held as to three undivided one third shares by the owners of Lots 1370, 1371 and 1372 hereon and individual certificates of title be issued in accordance therewith.

That Lot 538 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1373, 1376 - 1379, 1867 & 1868 hereon and individual certificates of title be issued in accordance therewith.

That Lot 539 hereon (Legal access) be held as to thirteen undivided one thirteenth shares by the owners of Lots 1319 - 1327, 1846, 1847, 1850 & 1330 hereon and individual certificates of title be issued in accordance therewith.

Proposed Easements

Purpose	Shown	Serv. Ten.	Dom. Ten.
Right to Convey Water, Electricity, Gas, Telecommunications and Computer Media	M	Lot 531 hereon	Lots 1319 - 1327, 1846 & 1847 hereon
	N	Lot 532 hereon	Lots 1321 & 1322 hereon
	O	Lot 533 hereon	Lots 1331 - 1337 hereon
	P	Lot 534 hereon	Lots 1339 - 1346 hereon
	Q	Lot 535 hereon	Lots 1348 - 1354 hereon
	R	Lot 536 hereon	Lots 1358 - 1360, 1367, 1862-1866 hereon
	S	Lot 537 hereon	Lots 1370 - 1372 hereon
	T	Lot 538 hereon	Lots 1373, 1376 - 1379, 1867 & 1868 hereon
	U	Lot 539 hereon	Lots 1319 - 1327, 1330, 1846, 1847 & 1850 hereon

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RC26171 PLAN 11 April 2018

Proposed Subdivision
Stage 52

Plot Date: 06/04/2018

7	Bdy Updated	03/18	References
6	Easements updated	03/18	
5	Lot Update	03/18	
4	Lot Update	11/17	
3	Stages Added	11/17	
2	Lot Updates	11/17	
1	Lot Updates	11/17	
CD	BY	DATE	SIGNED
Drawn	NP	11/17	
Checked	GDC	11/17	
Approved			
Original Scales @ A3			Date
1:750			11/17
Do Not Scale Dimensions			
Drawing No			20076 - S52
Revision			7



Ponga Close

Lots Per Stage		
Stage	Number of lots	Area (ha)
49	74	2.2016
50	54	1.3628
51	29	0.9029
52	67	1.4672
53	1	1.9794
54	7	0.3120
55	8	0.3642
Totals	240	8.5901

Tauranga City Council





APPROVED
Resource Consent

RC26171

PLAN 11 April 2018

Tauranga Eastern Link
State Highway 2

 Vested in TCC

 Private



S & L CONSULTANTS LTD
SURVEYORS - ENGINEERS - PLANNERS

36 Kereiti Street, Mt Maunganui, New Zealand
P.O. Box 231 Ph.(07)577-6069
Fax(07)577-6065
Email: slconsultants@sltga.co.nz
Web Site: www.sltga.co.nz

Traffic Plan Stages 49 - 55

	1	RC Application		09/
checked by	Rev. No.	Description		DATE
		NAME	DATE	SIGNED
Surveyed				
Designed				
Drawn		NP	11/17	
Checked		GDC	11/17	
Approved		GDC	11/17	
REFERENCES				

Plot Date: 06/04/2018

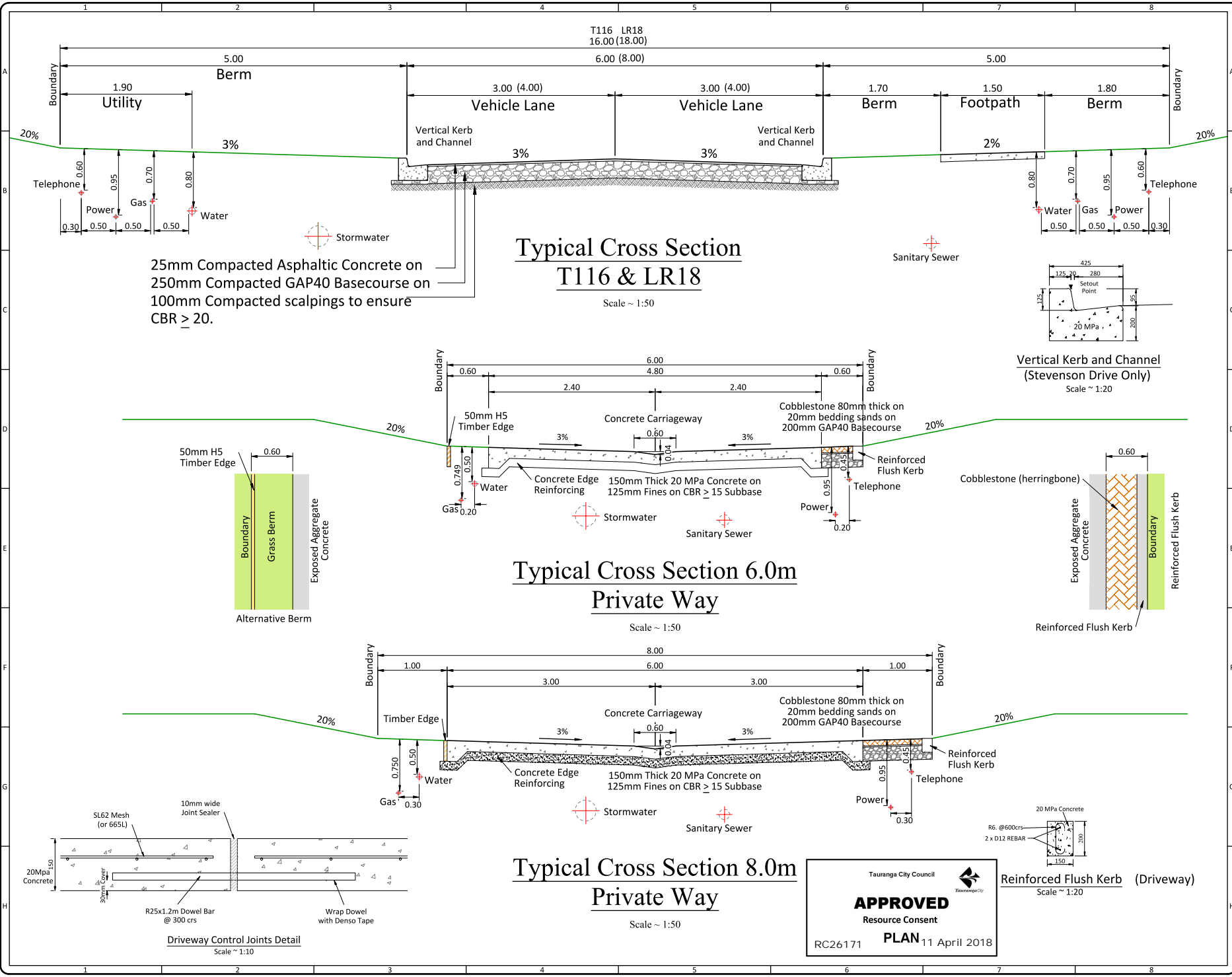
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Date
11/17

Do Not Scale Dimensions
Drawing No
20076 - TR

1

HA\20000 - 20999\20000 - 20999\20076 - Bluehaven - Golden Sands - Papamoa Drawings\Engineering - Stage 49\20076 - 49DR1 - ROW Typical Details - RD.dwg - Plotted: 13/11/2017



Notes:

- 1) The design levels shown in longsection are the finished surface level.
- 2) All kerbs shall have the subgrade tested to ensure \geq CBR 7.
- 3) All concrete work shall be 20 MPa except, footpaths shall be 17.5 MPa.

Plot Date: 30/11/2017

CD	REV	DESCRIPTION	DATE
0		RC Application	11/17

NAME	DATE	SIGNED
TM	11/17	
DCE	11/17	
GDC	11/17	

References

Heights are in terms with Moturiki Datum.
Origin : TCC BM 1331 RL 5.26

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GOLDEN SANDS
PAPAMO A BEACH

Stage 49 - 52

Location/Prepared for

Roading Details

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Original Scales @ A3	Date
As Shown	11/17

Do Not Scale Dimensions	Revision
Drawing No	
20076 - 49DR1	0

Tauranga City Council

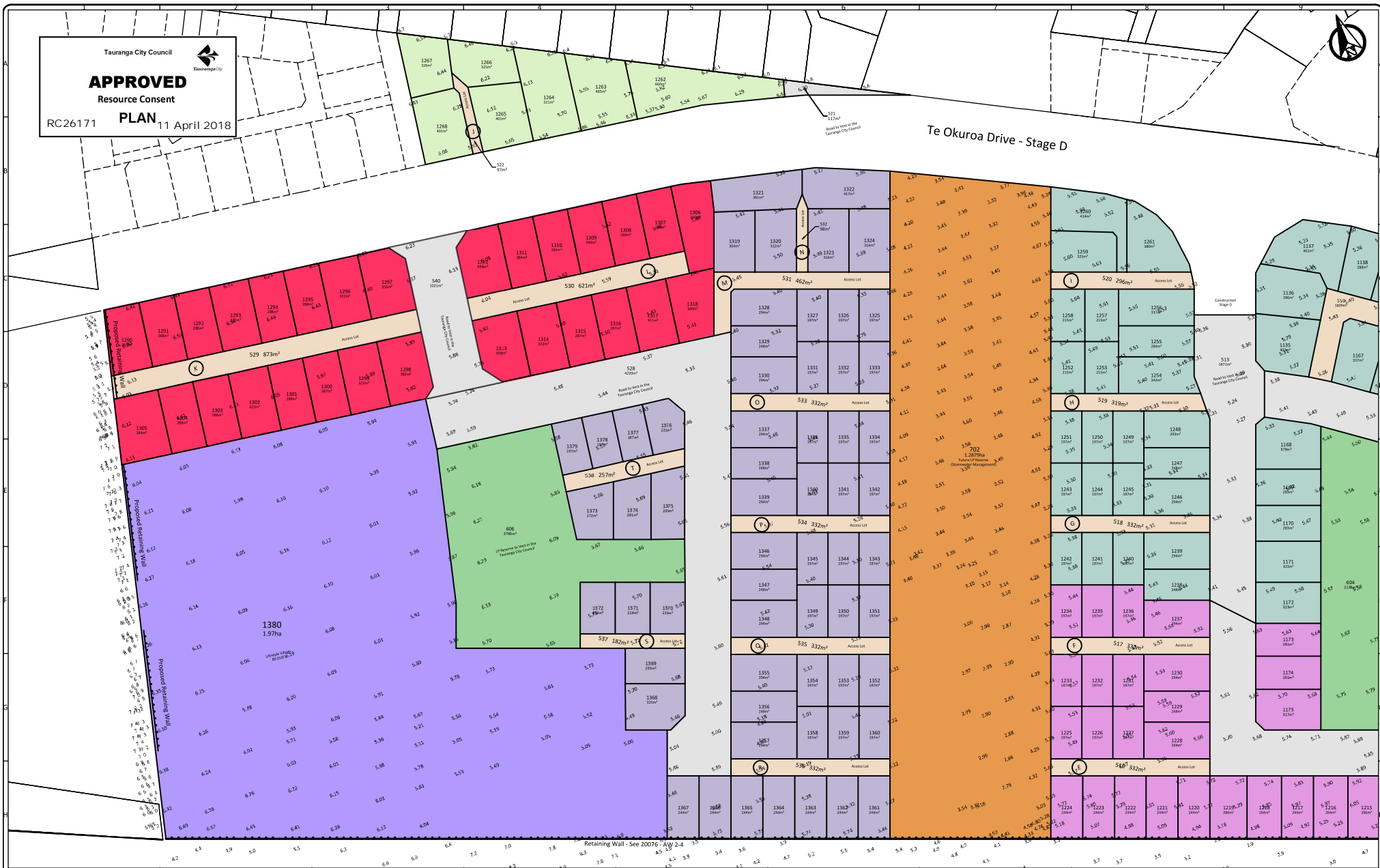
APPROVED

Resource Consent

RC26171

PLAN 11 April 2018

Reinforced Flush Kerb (Driveway)
Scale ~ 1:20



TITLE	DATE	TIME	LOCATION	STATUS
1. [illegible]	10/10/2023	10:00	Room 101	Completed
2. [illegible]	10/11/2023	11:00	Room 102	In Progress
3. [illegible]	10/12/2023	12:00	Room 103	Pending
4. [illegible]	10/13/2023	13:00	Room 104	Completed
5. [illegible]	10/14/2023	14:00	Room 105	In Progress
6. [illegible]	10/15/2023	15:00	Room 106	Pending
7. [illegible]	10/16/2023	16:00	Room 107	Completed
8. [illegible]	10/17/2023	17:00	Room 108	In Progress
9. [illegible]	10/18/2023	18:00	Room 109	Pending
10. [illegible]	10/19/2023	19:00	Room 110	Completed

Proposed Subdivision of Section 24 SO 481628 & Section 27 SO 427562

	0	RC Application		0
checked By:	Rev. No.	Description		DATE
		NAME	DATE	SIGNED
		Surveyed		
		Designed		
		Drawn	NP 11/17	
		Checked	GDC 11/17	
		Approved		
REFERENCES				

Plot Date: 13/11/2017

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1:600

11/17

Do Not Scale Dimensions

20076 - SL1

	Revisions:
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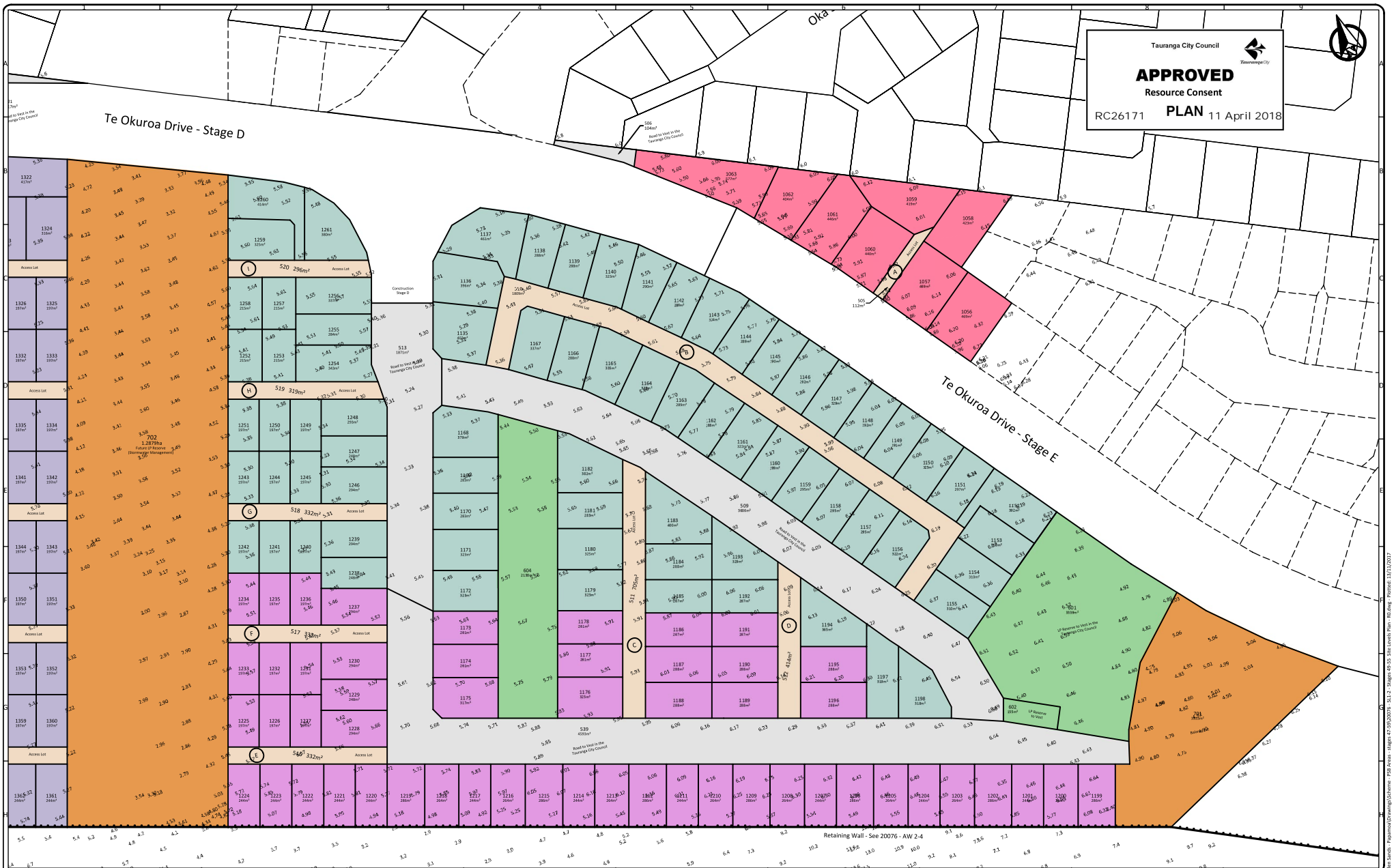
Tauranga City Council

APPROVED

Resource Consent

RC26171

PLAN 11 April 2018



SL

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S & L CONSULTANTS LTD

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TITLE

Proposed Subdivision of Section 24 SO 481628 & Section 27 SO 427562

Site Levels

Check by	Rev	RC Application	DATE
Drawn	NP	11/17	
Checked	GDC	11/17	
Approved			
REFERENCES			

Plot Date: 13/11/2017

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Original scale of A1

1:600

11/17

Do Not Scale Dimensions

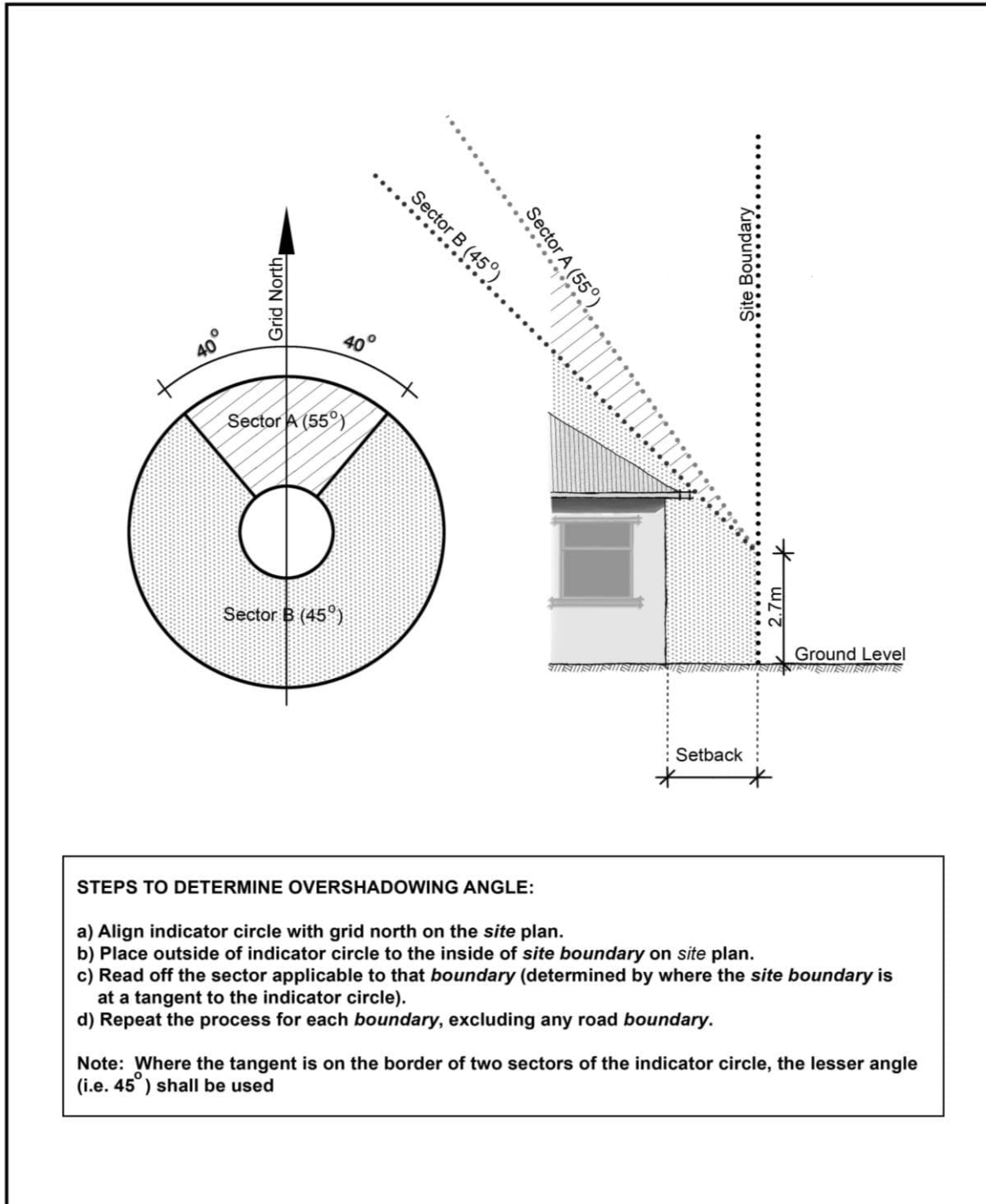
Drawing No

20076 - SL2

Revision

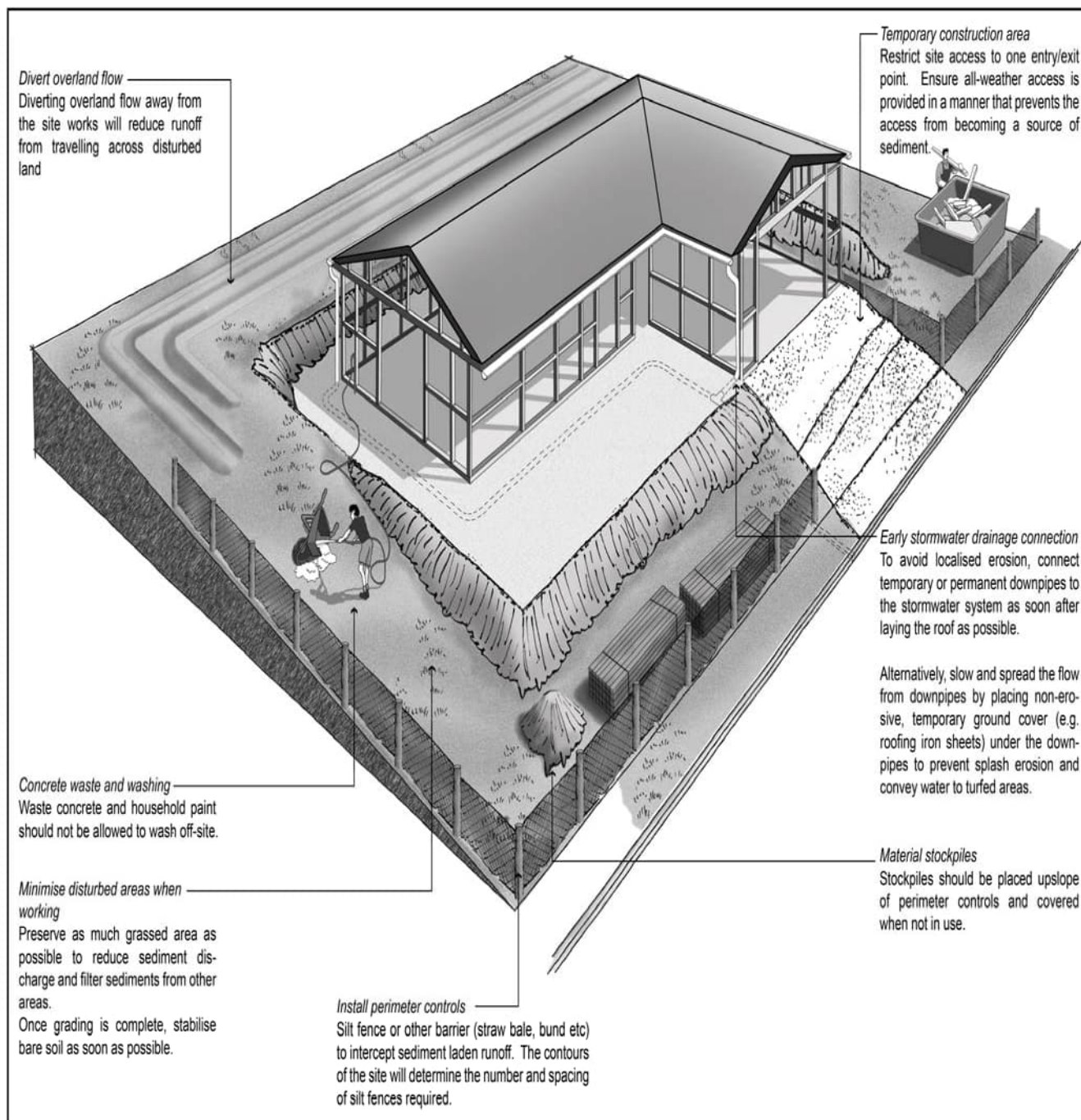
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Appendix 14C: Overshadowing



Appendix 4N: Erosion and Sediment Control Measures (Condition 15 - RC26170)

Note: For further details on the design of erosion and sediment control measures please refer to Tauranga City Council's Managing Sediment Pollution on Small Earthwork Sites and the Bay of Plenty Regional Council's Erosion and Sediment Control Guidelines for Land Disturbing Activities.



Bluehaven Holdings Limited
C/- S & L Consultants Ltd
PO Box 231
Tauranga 3140



DECISION ON RESOURCE CONSENT APPLICATION – RC26171-01

Under the Housing Accords and Special Housing Areas Act 2013

Tauranga City Council, an authorised agency as set out under section 23 of the Housing Accords and Special Housing Areas Act 2013, resolves:

That pursuant to section 52 of the Housing Accords and Special Housing Areas Act 2013, to grant resource consent in respect to the application by Bluehaven Holdings Ltd as consent holder of RC26171 to change the conditions of the consent granted pursuant to sections 34 and 38 to to undertake a qualifying development within the Papamoa East (**Golden Sands – Area 6**) Special Housing Area located within the Wairakei Residential Zone comprising the creation of freehold allotments and associated earthworks and supporting infrastructure and service connections; and the establishment of independent dwelling units with specified site development controls collectively known as Golden Sands Stages 49 to 55 at 2481L Bell Road, Papamoa legally described as Section 27 SO Plan 427562 and Sections 22, 24 & 25 SO Plan 481628 (CFR 730806).

Reasons for Decision:

The application, which seeks approval for the activities described in the application prepared by S & L Consultants (ref. 20076-S49 - 55) dated November 2017, will enable the delivery of residential dwelling units and supporting infrastructure within this urban growth area. The planning framework in place for this urban growth area, in particular the current status of plan change 25 to the Tauranga City Plan has resulted in this application being determined as being a discretionary activity.

In considering these applications particular regard has been given to the matters of control set out under Rule 12B.3.2 including 12B.3.2.12. It has been determined that the land being subdivided is suitable for urban subdivision having regard to ground conditions as reported on within the application and that the activity will include the provision of suitable building platforms to avoid the effects of inundation.

Further, and in relation to the proposed non-compliances with the streetscape, setback, overshadowing, access and outdoor living area and sunlight provisions regard has been given to Rules 14F.5.1.1, 14F.5.1.2, 14F.5.1.4, 14F.5.1.5 and 14F.5.1.6. In relation to these matters it has been concluded that potential effects of these will be internalised and form part of the planned delivery of this residential development as proposed by the applicant, which will also be subject to private design guidelines to be managed by the applicant. The development proposes the adoption of development controls that will be consistent with existing built form and/or development controls of existing or consented adjacent residential development. In this manner any adverse effects on the surrounding neighbourhood will be insignificant and that any unacceptable adverse effects will be avoided.

The application is considered generally consistent with the Plan in that it will deliver development within the Wairakei Residential Zone that complements the existing developed landscape character of this urban growth area and will be supported by the necessary level of infrastructure capacity. The proposal is considered to support delivery of an urban environment that supports design flexibility to enable a range of residential building typologies and densities that as anticipated with the Tauranga City Plan.

The changes sought will not result in effects on the environment that are unacceptable or materially different.

That pursuant to sections 37, **38** and **52** of the Housing Accords and Special Housing Areas Act 2013 and sections 108 and 220 of the Resource Management Act 1991, the granting of this resource consent (RC26171) is subject to the conditions set out as follows:

A. GENERAL (SUBDIVISION & LAND USE):

1. *The qualifying development, being the creation of freehold allotments, infrastructure, service connections and associated development works along with the establishment of independent dwelling units, shall proceed in accordance with the plans and all information submitted with the application prepared by S & L Consultants Limited, referenced 20076 – S49-55-RCA and dated November 2017 and as set out in Table 1 below:*

Table 1: Application Documentation and Plans

Reference No.	Title	Author	Date
20076 – S59-55	Application for Subdivision & Land Use Resource Consent – Under the provisions of the Housing Accords and Special Housing Areas Act 2013 and the Housing Accords and Special Housing Areas (Tauranga) Order 2017 - Sections 22, 24, 25, SO 481628 & Section 27 SO 427562 - Stages 49-55 - Golden Sands – Bluehaven Holdings Limited	S & L Consultants Ltd	11/2017
20076 – SPB, Rev 6	Scheme Plan – Proposed Subdivision of Section 24 SO 481628 & Section 27 SO 427562		Plot date: 06/04/2018
20076 – S52, Rev 7	Scheme Plan – “Proposed Subdivision – Stage 52		Plot date: 06/04/2018
20076 – TR3, Rev 3	Roading Plan – Traffic Plan Stages 49 – 55		Plot date: 06/04/2018
20076 – TR4, Rev 0	Roading Typical Cross Sections		Plot date: 30/11/2017
20076 – 49DR1, Rev 0	Typical Cross Sections Private Way		Plot date: 30/11/2017
20076 – SL1, Rev 0 and 20076 – SL2, Rev 0 and	Proposed Subdivision of Section 24 SO 481628 & Section 27 SO 427562 – Site Levels		Both plot date: 13/11/2017
20076 - PSB	Golden Sands Residential Subdivision – Proposed Area PSB, Wairakei Urban Growth Area – Geotechnical Assessment Report		17/03/2017

<i>Gwilym Environmental Services Ltd 438.16</i>	<i>Investigation of Soil Quality, Golden Sands – Papamoa South</i>	<i>Gwilym Environmental Services Ltd</i>	<i>22/08/2016</i>
<i>17208</i>	<i>Bluehaven Holdings Limited – Papamoa – Assessment of Noise Effects</i>	<i>Hegley Acoustic Consultants</i>	<i>20/03/2018</i>
<i>N/A</i>	<i>Bluehaven Holdings Limited, Papamoa – Typical Cross Sections</i>	<i>Hegley Acoustic Consultants</i>	<i>14/02/2018</i>

Compliance with this condition is subject to changes required in order to satisfy the requirements of conditions of this resource consent.

- 2. All costs associated with the complying with conditions of this consent, including those under the Tauranga City Council Infrastructure Development Code ('the IDC') and associated legal expenses, shall be met by the Consent Holder.*
- 3. Pursuant to section 51 of the HASHAA, this consent lapses five years after the date of commencement of the consent unless:*
 - a) The consent is given effect to; or*
 - b) The Council extends the period after which the consent lapses.*

Management of Construction Noise:

- 4. All noise from construction works associated with giving effect to this consent shall not exceed the limits recommended in NZS 6803:1999 Acoustics Construction Noise. All measurements and assessment of noise from construction shall be carried out in accordance with that standard.*
- 5. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activities on the subject site shall be restricted to the following hours to comply with the requirements under condition A4 of this consent:*
 - a) Monday to Saturday: 7:30 a.m. to 6:00 p.m.; and*
 - b) Sundays or Public Holidays: No works.*

B. SUBDIVISION SPECIFIC CONDITIONS:

- 6. Any survey plans submitted to Council for approval pursuant to section 45 of the HASHAA (section 223 of the Resource Management Act 1991, 'the RMA') must conform with the conditions of this consent including the subdivision scheme plan (reference 20076 – SPB, Revision 6 and 20076 – S52, Revision 7) set out in Table 1 of Condition 1 and attached to this consent. Any survey plan submitted in accordance with this condition must be submitted within 5 years of the commencement of this consent.*
- 7. The Consent Holder may, for the purpose of giving effect to this consent in stages, submit separate survey plans to Council for approval pursuant to section 45 of the*

HASHAA (section 223 of the RMA). Prior to the deposit of any separate survey plan submitted in accordance with this condition the Consent Holder must demonstrate compliance with the conditions of this consent that are applicable to the allotments shown on that survey plan and to the satisfaction of Council.

Development Plan/ Works Approval (DWA):

8. *Prior to the commencement of any construction/ earthworks activities, the Consent Holder shall submit full and complete engineering plans to Council's Team Leader: Land Development Engineering for approval. The plans shall include the following:*
- (a) The information and plans required by the IDC¹;*
 - (b) Identification of all flood risk areas;*
 - (c) Details of the design and construction of Roads to be vested in Council that demonstrate compliance with the Roding Plan (reference 20076-TR3, Revision 3) and Roding Typical Cross Sections (reference 20076 – TR4, Rev 0) (see Condition 1) including vehicle tracking curves, proposed traffic management measures, details of on-street car parking, sub soil drains, street lighting and any transformers within the road reserve;*
 - (d) Details of the design and construction of Private Vehicle Access Lots / Right of Ways (Lots 505, 510, 511, 512, 516, 517, 518, 519, 520, 522, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539) to remain in private ownership that demonstrates compliance with the plans referenced under Condition 1 of this consent;*
 - (e) A landscape planting plan that:*
 - (i) Shows the location of street trees within the road zone;*
 - (ii) Identifies species and grade of trees/plants at the time of planting; and*
 - (iii) Includes any replacement planting required as a result of proposed construction works;*
 - (iv) Street trees may be provided at a rate lower than one tree per lot with road frontage prescribed by DS-2.8 of the Tauranga City Council Infrastructure Development Code.*
 - (f) Details of the erosion and sediment control measures to be implemented during earthworks;*
 - (g) Details of the firefighting system and the location of new fire hydrants to confirm compliance with the IDC;*
 - (h) Details of the location, layout and design of proposed sewer, stormwater (to comply with Rule 12B.3.1.13 of the Tauranga City Plan) and water main reticulation and allotment connections, and the location of any easements in gross required for vested infrastructure within private property (including proposed access lots/ shared access ways);*
 - (i) In relation to the proposed water supply, all water supply infrastructure within private property shall not be vested in Council. Those assets shall remain in private ownership, with this clearly identified on the DWA plans.*

¹ Refer to section [QA-3 Development Works Approval](#) of the Tauranga City Infrastructure Development Code.

- (ii) *In relation to the proposed water supply within private access lots, the design of these shall include ducted risers for each allotment. This detail shall be clearly identified on the DWA plans.*
 - (i) *Details of the overland flow path and areas of ponding in extreme rainfall events;*
 - (j) *Details of the construction of proposed Recreation Reserves (Lots 601, 604, and 606) and the location of any existing or proposed network utilities within these;*
 - (k) *Details of the construction of proposed wastewater pump stations and Local Purpose (Wastewater) Reserves (Lots 602 and 607);*
 - (l) *Details of the construction of proposed Local Purpose (Stormwater) Reserve (Lot 702) including any necessary easements in gross in favour of Council to facilitate stormwater discharge to this swale prior to its vesting in Council;*
 - (m) *Details of the work to be undertaken to establish a building platform on each proposed allotment that provides a platform level that is a minimum of 500 millimetres above the flood level for a 1 in 100 year (1% AEP) 48 hour rainfall event². The details provided shall include any retaining structures to be constructed within those allotments. There are to be no retaining structures located within land to vest in Council or the Te Okuroa Drive Road Zone;*
 - (n) *Confirm the minimum volume of stormwater mitigation required to satisfy the Papamoa Comprehensive Stormwater Consent (reference 63636) issued by the Bay of Plenty Regional Council and any approved change to the conditions of that consent.*
 - (o) *Any infrastructure constructed to vest in Council, **and** located within a Council reserve (existing or proposed) shall not be located within an easement facility proposed to convey electricity³.*
 - (p) *Identification of which Acoustic Wall mitigation option under Condition 32 is to be implemented and construction details of the same, including those in relation to Lot 702 as 'Local Purpose (Stormwater) Reserve where Option One is selected.*
9. *The Consent Holder shall complete all Development Works in accordance with the detail approved under Condition 8.*

Servicing/ Engineering Certifications:

10. *All works relating to the servicing and accessing of the subdivision and the creation of building platforms, including but not limited to, the construction of Roads to vest, Recreation Reserves, Waste Water Pump Stations, Stormwater Swale and all shared access ways, shall be undertaken in accordance with the plans referenced under Condition 1 of this consent, or as otherwise approved under Condition 8 of this consent, so as to comply with conditions of this consent. All works shall be completed and certified in accordance with the IDC⁴.*

² The building platform level confirmed under this condition shall be no less than RL5.1 metres (relative to Moturiki Datum) in accordance with Rule 12B.3.12(g) of the Tauranga City Plan.

³ The purpose of this condition is to prevent the co-location of TCC and Powerco assets within the same easement area due to the conflicting operational requirements this creates.

⁴ Refer to section [QA-5 Final Sign Off \(s224c\) Application Requirements](#) of the Tauranga City Infrastructure Development Code

11. *All residential lots shall be provided with a separate underground connections to the sanitary sewer, water and electricity reticulation systems. These systems are to be operational. Stormwater can be disposed of by ground soakage where this complies with the design criteria specified in the Geotechnical Completion Report ('GCR') submitted in accordance with Condition 16 of this consent. This condition does not apply to proposed balance Lots 701 and 1380⁵.*
12. *The Consent Holder shall provide certification from a Suitably Qualified and Experienced Professional⁶ that any stormwater mitigation volume works required to satisfy the requirements of Condition 8(n) of this consent have been fully completed.*
13. *The Consent Holder shall supply to the Council a set of 'as built' plans of all engineering and landscaping works in accordance with QA-6 As-Built Information of the IDC.*
14. *All earthworks design, testing and construction, including erosion and sediment control measures, shall be undertaken in accordance with the Geotechnical Assessment Report (20076-PSB, dated 17 March 2017) referenced under Condition 1 of this consent, the IDC, the details as approved under Condition 8 of this consent and the requirements of the Consent Holder's appointed Geo-Professional⁷.*
15. *A Licensed Cadastral Surveyor shall certify, in writing, that all finished building platforms are constructed to the required minimum level as approved under Condition 8 of this consent and that all retaining structures constructed in accordance with Condition 8 of this consent are contained within the legal boundaries of these allotments.*

This certification shall be appended to the Geotechnical Completion Report required by Condition 16 of this consent.
16. *The Consent Holder shall provide to the Council a 'Geotechnical Completion Report' compiled by a Category 1 Geotechnical Professional. The report shall:*
 - (a) *Comply with requirements of the Tauranga City Council IDC⁸;*
 - (b) *Display the position of all designated building platforms and building restriction lines where applicable;*
 - (c) *Provide recommendations for the on-site disposal of stormwater including minimum separation distances from boundaries and structures;*
 - (d) *Provide recommendations for the ongoing development of the lots including those lots located near engineered fill along the site's western boundary;*

⁵ The option of providing service connections to Lots 701 and 1380 through development works under this consent remains open to the Consent Holder, however there is no compulsion to do so.

⁶ For the purpose of this condition, 'Suitable Qualified and Experienced Professional' shall have the same definition as 'SQE Professional' contained within section GEN-4.1 – *General* of the Tauranga City Infrastructure Development Code.

⁷ For the avoidance of doubt 'Geo-Professional' shall have the same meaning as set out in Council's Infrastructure Development Code.

⁸ For the purpose of this condition, to comply with the IDC shall mean to include the information set out in QA-5.4.2 - *Geotechnical Completion Report* of the Tauranga City Infrastructure Development Code.

- (e) *Confirm earthworks and/or building platforms, including all retaining structures and engineered fill (relative to the western boundary of the site) have been constructed to comply with the New Zealand Building Code requirements and the requirements of Condition 8 of this consent;*
 - (f) *Provide an analysis of the liquefaction risk and any specific foundation requirements that may be required; and*
 - (g) *Comment on removal or amendment of existing land feature/s displayed on Council's GIS.*
17. *Subject to Clause 17(a) of this Consent, certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA) shall not be issued until such time as connections to the transportation, sanitary sewer, water and electricity reticulation systems are made via completed and vested section(s) of Te Okuroa Drive.*
- (a) *For Stages 51 and 52, certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA) may be issued prior to the completion and/or vesting of that section(s) of Te Okuroa Drive subject to the prior written agreement from Council's General Manager: Growth and Infrastructure (or their delegate). That written agreement shall be secured prior to, and provided with, an application(s) lodged for certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA).*

Amalgamations:

18. *The following amalgamation conditions shall be recorded on the survey plan submitted in accordance with Conditions 6 and 7 of this consent:*
- (a) *That Lot 505 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1058 and 1059 hereon and individual certificates of title be issued in accordance therewith.*
 - (b) *That Lot 510 hereon (Legal access) be held as to thirty three undivided one thirty third shares by the owners of Lots 1135 to 1167 hereon and individual certificates of title be issued in accordance therewith.*
 - (c) *That Lot 511 hereon (Legal access) be held as to thirteen undivided one thirteenth shares by the owners of Lots 1176 to 1188 hereon and individual certificates of title be issued in accordance therewith.*
 - (d) *That Lot 512 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1189 to 1196 hereon and individual certificates of title be issued in accordance therewith.*
 - (e) *That Lot 516 hereon (Legal access) be held as to nine undivided one ninth shares by the owners of Lots 1220 to 1228 hereon and individual certificates of title be issued in accordance therewith.*
 - (f) *That Lot 517 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1231 to 1237 & 1855 hereon and individual certificates of title be issued in accordance therewith.*
 - (g) *That Lot 518 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1239 to 1246 hereon and individual certificates of title be issued in accordance therewith.*
 - (h) *That Lot 519 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1248 to 1254 hereon and individual certificates of title be issued in accordance therewith.*

- (i) That Lot 520 hereon (Legal access) be held as to six undivided one sixth shares by the owners of Lots 1256 to 1261 hereon and individual certificates of title be issued in accordance therewith.
- (j) That Lot 522 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1266 and 1267 hereon and individual certificates of title be issued in accordance therewith.
- (k) That Lot 529 hereon (Legal access) be held as to sixteen undivided one sixteenth shares by the owners of Lots 1290 to 1305 hereon and individual certificates of title be issued in accordance therewith.
- (l) That Lot 530 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1306 to 1313 hereon and individual certificates of title be issued in accordance therewith.
- (m) That Lot 531 hereon (Legal access) be held as to eleven undivided one eleventh shares by the owners of Lots 1319 to 1327, 1846 & 1847 hereon and individual certificates of title be issued in accordance therewith.
- (n) That Lot 532 hereon (Legal access) be held as to two undivided one half shares by the owners of Lots 1321 and 1322 hereon and individual certificates of title be issued in accordance therewith.
- (o) That Lot 533 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1331 to 1337 hereon and individual certificates of title be issued in accordance therewith.
- (p) That Lot 534 hereon (Legal access) be held as to eight undivided one eighth shares by the owners of Lots 1339 to 1346 hereon and individual certificates of title be issued in accordance therewith.
- (q) That Lot 535 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1348 to 1354 hereon and individual certificates of title be issued in accordance therewith.
- (r) That Lot 536 hereon (Legal access) be held as to nine undivided one ninth shares by the owners of Lots 1358 to 1360, 1367, 1862 to 1866 hereon and individual certificates of title be issued in accordance therewith.
- (s) That Lot 537 hereon (Legal access) be held as to three undivided one third shares by the owners of Lots 1370, 1371 and 1372 hereon and individual certificates of title be issued in accordance therewith.
- (t) That Lot 538 hereon (Legal access) be held as to seven undivided one seventh shares by the owners of Lots 1373, 1376 to 1379, 1867 & 1868 hereon and individual certificates of title be issued in accordance therewith.
- (u) That Lot 539 hereon (Legal access) be held as to thirteen undivided one thirteenth shares by the owners of Lots 1319 to 1327, 1846, 1847, 1850 & 1330 hereon and individual certificates of title be issued in accordance therewith.

Easements & Vesting:

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

20. The Consent Holder shall register an easement (in gross) for the purposes of right-of-way (pedestrian only) over the areas marked 'F' (Lot 517), 'G' (Lot 518), 'P' (Lot 534) and 'Q' (Lot 535) on scheme plan (reference 20076 – SPB, Revision 6).
- (a) Tauranga City Council shall not be responsible for the formation, repair and maintenance of the easement facility, and for the associated costs of keeping that facility in good order and to prevent it from becoming a danger or nuisance.
 - (b) The right-of-ways are to provide public access between the Recreation Reserves 601, 604 and 606 via the Stormwater Swale (Lot 702).
21. The Consent Holder shall register an easement in gross in favour of Tauranga City Council over any stormwater overland flow path located on private property, including those resulting from overload of the roading primary stormwater system under extreme rainfall conditions. Any overland flow path easement shall be shown on the survey plan submitted in accordance with Conditions 6 & 7 of this consent and shall be recorded as the "Right to Drain Water" and be registered on the survey plan under a "Memorandum of Easements in Gross".
22. The Consent Holder shall register an easement in gross in favour of Tauranga City Council over any infrastructure (water, sewer, stormwater) to be vested in Council and located on any land (other than 'road to vest' in Council). All easements required under this condition shall be shown on a memorandum for their intended purpose (right to convey water, right to drain sewage, right to drain water) and attached to the survey plan submitted in accordance with Conditions 6 & 7 of this consent and section 45 of the HASHAA (section 223 of the RMA).
23. As an interim measure to cover the period of time between the stormwater swale receiving stormwater from vested infrastructure vested in Tauranga City Council and the vesting of Local Purpose (Stormwater) Reserve (Lot 702) with Tauranga City Council, the Consent Holder shall register an easement in gross in favour of Tauranga City Council over the area of proposed Local Purpose (Stormwater) Reserve (Lot 702) recorded as the "Right to Drain Water" and be registered on the survey plan under a "Memorandum of Easements in Gross".
24. The Consent Holder shall provide certification from a Suitably Qualified and Experienced Professional⁹ that infrastructure to be vested in Council have been constructed in accordance with the plans approved under Condition 8 of this consent.
25. The Consent Holder shall show on the applicable survey plan submitted in accordance with Conditions 6 and 7 of this consent and section 45 of the HASHAA:
- (a) Lots 506, 509, 513, 521, 528, 1880 and 1881 as 'Road to vest in Tauranga City Council';
 - (b) Lots 601, 604 and 606 as 'Recreation Reserve to vest in Tauranga City Council';
 - (c) Lots 602 and 607 as 'Local Purpose (Wastewater) Reserve to vest in Tauranga City Council; and

⁹ For the purpose of this condition, 'Suitable Qualified and Experienced Professional' shall have the same definition as 'SQE Professional' contained within section GEN-4.1 – General of the Tauranga City Infrastructure Development Code.

- (d) Lot 702 as 'Local Purpose (Stormwater) Reserve to vest in Tauranga City Council. The vesting of Lot 702 may occur as a separate survey plan under Condition 7 provided that vesting occurs no later than six (6) months after the issue of section 46 of the HASHAA (section 224(c) of the RMA) for the final stage of residential allotments approved under this consent.
26. All building restriction lines shall be clearly identified and dimensioned on the survey plan submitted in accordance with Conditions 6 and 7 of this consent and section 45 of the HASHAA (section 223 of the RMA).
27. The Consent Holder shall, prior to any application submitted under section 45 of the HASHAA (section 223 of the RMA) for the subdivision or any stage of the subdivision, submit to Council (Attention: Team Leader – Revenue three (3) alternative street names for Roads to be vested in Council **and** any private accessway that serves six or more allotments.
- (a) Street names must be provided in accordance with Tauranga City Council's 'Naming of Streets, Reserves and Community Facilities Policy' and include all information required under this policy including evidence of the significance of the proposed names [see Advice Note 6].

Consent Notices:

28. Upon receipt of the surveyor certification required by Condition 15 and the Geotechnical Completion Report required by Condition 16 of this consent, the Council will review the information provided and ensure that any requirements relating to the design and construction of any future building or structure, or future works on any allotment within the subdivision, including prescribing minimum finished floor levels, to be complied with on a continuing basis is set out within a Consent Notice issued pursuant to section 44 of the HASHAA (section 221 of the RMA).
29. Pursuant to section 44 of the HASHAA (section 221 of the RMA), a consent notice shall be registered on the certificates of title of the following allotments within the subdivision advising the owners and subsequent owners thereof, of the following conditions to be complied with on a continuing basis:

All Residential Lots

- (a) These allotments are subject to specific land use conditions as set out under resource consent RC26171 (see Section 'C' "Land Use Specific Conditions") and shall be developed in accordance with said conditions or any approved changes.
30. Pursuant to section 44 of the HASHAA (section 221 of the RMA), a Consent Notice shall be imposed on those allotments that share a boundary with any local purpose reserve advising the owners and subsequent owners thereof, of the following condition to be complied with on a continuing basis:
- (a) The owners are required to meet the full cost of any fencing along the common boundary between the lot and adjoining land that is intended to be vested in Tauranga City Council as local purpose and/or recreation reserve.

Landscape Maintenance Agreement:

31. *The Consent Holder shall enter into a 12-month landscaping maintenance agreement with Council in respect of all planting carried out in accordance with this consent and within land to vest in Tauranga City Council, unless otherwise agreed in writing by the Chief Executive Officer (or their delegate).*

NZTA Reverse Sensitivity Provisions:

32. *Prior to certification pursuant to section 46 of the HASHAA (section 224(c) of the RMA), the Consent Holder shall construct an acoustic barrier for the entire stage(s) as detailed within the recommendations of the Assessment of Noise Effects prepared by Hegley Acoustic Ltd, referenced as 17208 and dated 20 March 2018 (TCC Objective reference A8641133), the cross-sections prepared by Hegley Acoustic Consultants, dated 14 February 2018 (TCC Objective reference A8648617) and the following specific requirements:*
- (a) The acoustic barrier shall be a minimum of 2.5 metres in height above the finished ground level of the allotment in which it is located;*
 - (b) There shall be no gaps between any components of the acoustic barrier, with overlapping details to be provided at all junctions of individual components ;*
 - (c) The components of the acoustic barrier shall have a minimum surface mass of 10kg/m²;*
 - (d) The acoustic barrier shall be located entirely within the subject sites;*
 - (e) Where 'Option One' is selected by the Consent Holder, the acoustic barrier is to be constructed:*
 - (i) Along the full length of the common boundary with State Highway 2 (Tauranga Eastern Link Toll Road, Section 1 SO 427562);*
 - (ii) Perpendicular to State Highway 2 at the western and eastern ends of the subdivision;*
 - (iii) With the sole exception of the 500 millimetre gap at the Local Purpose Stormwater Reserve (Lot 702), there shall be no gaps between the acoustic barrier and the finished ground level;*
 - (iv) Where the acoustic barrier is located on Lot 702, its acoustic integrity shall be maintained at all times. Specifically:*
 - The barrier shall be a minimum of 2.5 metres height above finished ground level;*
 - There shall be no gaps between the wall and the finished ground level, except for as provided for in (iii) above;*
 - There shall be no gaps between any components of the acoustic barrier, with overlapping details provided at all junctions of individual components; and*

- The components of the wall shall have a minimum surface mass of 10kg/m²

[Advice Note: It has been agreed between the Consent Holder, Tauranga City Council and the NZ Transport Agency that the obligation for ongoing maintenance of the acoustic barrier located on Lot 702 will lie with Council once this allotment is vested as reserve. Until this time, the maintenance obligation will lie with the Consent Holder.]

- (f) Where 'Option Two' is selected by the Consent Holder, the acoustic barrier is to be constructed:
- (i) Along the full length of the common boundary with State Highway 2 (Tauranga Eastern Link Toll Road, Section 1 SO 427562), with the exception of the stormwater drainage reserve (Lot 702); and
 - (ii) Perpendicular to State Highway 2 at the stormwater drainage reserve (Lot 702) to the extent shown in the Assessment of Noise Effects prepared by Hegley Acoustic Ltd, referenced as 17208 and dated 20 March 2018 as well as the western and eastern ends of the subdivision;
 - (iii) There shall be no gaps between the acoustic barrier and the finished ground level.
33. Pursuant to section 44 of the HASHAA (section 221 of the RMA), a Consent Notice shall be registered on the Certificate of Title of any residential allotment that shares a common boundary with State Highway 2 (Tauranga Eastern Link Toll Road, Section 1 SO 427562). The consent notice shall advise the owners and subsequent owners of the following requirements on an ongoing basis:
- (a) An acoustic barrier comprising a close boarded timber fence shall be maintained on the boundary of this lot.
 - (b) The acoustic integrity of the acoustic barrier shall be maintained at all times through the following:
 - (i) The barrier shall be a minimum of 2.5 metres height above finished ground level;
 - (ii) There shall be no gaps between the wall and the finished ground level;
 - (iii) There shall be no gaps between any components of the acoustic barrier, with overlapping details provided at all junctions of individual components; and
 - (iv) The components of the wall shall have a minimum surface mass of 10kg/m².
34. Upon application for certification pursuant to 45 of the HASHAA (Section 223 of the RMA), the Consent Holder shall confirm in writing to Council which property boundaries require a, acoustic wall consent notice to be registered on its title.

C. LAND USE SPECIFIC CONDITIONS:

Development Density

35. *The maximum development density for residential activities shall be one (1) independent dwelling unit per site.*

Building Height

36. *All building shall have a maximum building height of 7.5 metres above approved subdivision ground level.*

Site Coverage

37. *The maximum site coverage for Lots within Stages 54 and 55 (Scheme Plan reference 20076 – SPB, Revision 6) shall be 55 percent of the nett site area of the allotment. For all other allotments the maximum site coverage shall be as follows:*
- (a) 55 percent of the nett site area of the allotment where it is equal to or greater than 325m²;*
 - (b) 65 percent of the nett site area of the allotment where it is less than 325m².*

[For the avoidance of doubt, 'site coverage' and 'nett site area' shall have the same meaning as set out in Chapter 3 (Definitions) of the Tauranga City Plan as at the date of approval of this Consent]

Streetscape

38. *All buildings on a site with a frontage/s to a legal road shall be setback from the road boundary/s of the site as follows:*
- (a) For Lots with legal road frontage to Te Okuroa Drive - 3.0 metres from the boundary of Te Okuroa Drive, except for the eaves and gutters of any building which can intrude into this setback by up to 0.6 metres; and*
 - (b) For all other allotments – 1.5 metres from the legal boundary, except for eaves and gutters that can intrude up to 0.6 metres into this setback.*

Setbacks

39. *Specific Setbacks for Lots 1262, 1263, 1264, 1266 and 1267 within Stage 54 (Scheme Plan reference 20076 – SPB, Revision 6)*

Subject to the exceptions provided under 39(a) and 39(b), all buildings must be setback a minimum of 1.5 metres from a side or rear boundary where the boundary/s adjoin/s existing allotments located on Ponga Place or the Local Purpose Reserve that adjoins Lots 1267 and 1268:

- (a) The eaves and gutters of a building can intrude up to 0.6 metres into these setbacks, and*
- (b) Any other part of a building can be positioned closer to any side or rear boundary (but no more than two boundaries in total), only where the written approval of the property owners and occupiers whose properties adjoin the*

proposed setback encroachment has been obtained and that approval is shown on all relevant building plans that show the encroachment. Written approval must be obtained prior to the building works occurring.

40. *Specific Setbacks for Lots 1056, 1057, 1058, 1059, 1061, 1062 and 1063 within Stage 55 (Scheme Plan reference 20076 – SPB, Revision 6)*

Subject to the exceptions provided under 40(a) and 40(b), all buildings must be setback a minimum of 1.5 metres from a side or rear boundary where the boundary/s adjoin/s existing allotments located on Oka Street, Tawhiao Way, Kanapa Close and/or Mercury Lane:

- (a) The eaves and gutters of a building can intrude up to 0.6 metres into these setbacks, and*
- (b) Any other part of a building can be positioned closer to any side or rear boundary (but no more than two boundaries in total), only where the written approval of the property owners and occupiers whose properties adjoin the proposed setback encroachment has been obtained and that approval is shown on all relevant building plans that show the encroachment. Written approval must be obtained prior to the building works occurring.*

41. *General Setbacks*

Subject to the exceptions provided under 41(a) to 41(d) (inclusive), unless otherwise required by the specific requirements within conditions 39 and/or 40 of this consent, the minimum setback of any building from a side or rear boundary (including where the boundary is the boundary of the Passive Open Space Zone) shall be 1.0 metre:

- (a) Building eaves and gutters can intrude up to 0.5 metres into these setbacks;*
- (b) The setback rule shall not apply where there is an existing common wall on the boundary between two independent dwelling units on adjoining sites or where a common wall on the boundary is proposed; ('Zero Lot Boundary');*
- (c) ~~Where a Zero Lot Boundary described in (b) applies is utilised any building on the adjacent lot shall be set back no less than 1.5 metres from the boundary adjacent the lot utilising a Zero Lot Boundary the opposite side boundary shall have a minimum setback of 1.5 metres;~~*
- (d) Any ~~other~~ part of a building or structure can be positioned closer to any side or rear boundary (but not more than two boundaries in total) only where the written approval of the property owners ~~and occupiers~~ whose properties adjoin the proposed setback encroachment has been obtained and is shown on all relevant building plans that show the encroachment prior to the building works occurring.*

[For clarity, and in respect to this condition any setback between a building and allotment boundary does not remove a Consent Holder's obligations under the Building Code. Certification from a licenced cadastral surveyor may be requested as part of construction works to confirm setbacks.]

Setbacks (Traffic Management)

42. *For those allotments with frontage to a public road, all garages or carports designed with direct vehicle access onto a public road shall be setback at least 4.5 metres from the road boundary.*

Vehicle Access and Manoeuvring

43. *Except for Lots 1313 to 1318 (inclusive), 1369, 1373, 1376, 1156 to 1167 (inclusive), 1193 and for any other duplex development which shares a double vehicle crossing with an adjacent residential allotment, where vehicle access is provided in the form of easement and/or ownership, vehicle access to the road network shall only be from the privately owned vehicle access lot adjoining the allotment. For all other allotments, access shall be directly to the road network.*
44. *For those allotments with vehicle access to and from Te Okuroa Drive, on-site manoeuvring from car parking spaces shall be provided such that all vehicles can enter and exit the site without reversing on to the road. Such manoeuvring shall be able to be executed in no more than a three-point turn.*

Overshadowing

45. *Specific Overshadowing for Lots 1262 to 1268 (inclusive) within Stage 54 (Scheme Plan reference 20076 – SPB, Revision 6):*

*Except as provided for in accordance with Conditions 45(a) and 45(b), all buildings located on these allotments shall be located within a building envelope calculated in accordance with **Appendix 14C – Overshadowing** of the Tauranga City Plan and attached to this consent in respect of the boundary/s that adjoin/s the existing allotments located on Ponga Close and/or the Local Purpose Reserve that adjoins Lots 1267 and 1268;*

- (a) *A 'design feature' or 'building component' of any building can extend beyond the calculated building envelope subject to the following:*
- (i) *The 'design feature' or 'building component' shall not exceed an external measurement of 2.0 metres in any direction (excluding diagonal measurements);*
 - (ii) *No more than a total of two (2) design features or building components shall intrude beyond the specified building envelope;*
 - (iii) *Notwithstanding the above, any gable end roof may extend beyond the specified building envelope by no more than one-third of the perpendicular height of the gable end.*
- (b) *Buildings can extend outside of the building envelope prescribed by this condition provided that the written approval of the property owners and occupiers whose properties adjoin the encroachment, including those properties separated from the encroachment by vehicle or pedestrian access ways, private ways, access legs, rights of way or access lots where the encroachment occurs if the envelope is applied at the boundary of that property, has been obtained and is shown on all relevant building plans that*

show the encroachment. Written approval must be obtained prior to the building works occurring.

[For the purpose of this condition, a design feature or building component shall be limited to spires, poles, masts, eaves, chimneys, flues, balustrades and solar panels.]

46. Specific Overshadowing for Lots 1056 to 1063 (inclusive) within Stage 55 (Scheme Plan reference 20076 – SPB, Revision 6)

Except as provided for in accordance with this Conditions 46(a) and 46(b), all buildings located on these allotments shall be located within a building envelope calculated in accordance with **Appendix 14C – Overshadowing** of the Tauranga City Plan and attached to this consent in respect of the boundary/s that adjoin/s the existing allotments located on Oka Street, Tawhiao Way and/or Mercury Lane, except as provided for and in accordance with this condition;

- (a) A 'design feature' or 'building component' of any building can extend beyond the calculated building envelope subject to the following:
 - (i) The 'design feature' or 'building component' shall not exceed an external measurement of 2.0 metres in any direction (excluding diagonal measurements);
 - (ii) No more than a total of two (2) design features or building components shall intrude beyond the specified building envelope;
 - (iii) Notwithstanding the above, any gable end roof may extend beyond the specified building envelope by no more than one-third of the perpendicular height of the gable end.
- (b) Buildings can extend outside of the building envelope prescribed by this condition provided the written approval of the property owners and occupiers whose properties adjoin the encroachment, including those properties separated from the encroachment by vehicle or pedestrian access ways, private ways, access legs, rights of way or access lots where the encroachment occurs if the envelope is applied at the boundary of that property, has been obtained and is shown on all relevant building plans that show the encroachment. Written approval must be obtained prior to the building works occurring.

[For the purpose of this condition, a design feature or building component shall be limited to spires, poles, masts, eaves, chimneys, flues, balustrades and solar panels.]

General Overshadowing

47. For all other allotments not covered by Conditions 45 and 46, no Overshadowing Envelope shall apply.

Outdoor Living Areas

48. Every independent dwelling unit shall be provided with an outdoor living area that complies with one (1) of the following minimum requirements (being (a) **or** (b)):

- (a) *A minimum continuous area of 20m² that is capable of accommodating minimum dimensions of 4.0 metres by 3.0 metres and located on the northern, north-eastern or north-western aspect of the allotment; or*
 - (b) *A minimum continuous area of 50m² that is capable of accommodating minimum dimensions of 4.0 metres by 3.0 metres provided either at ground floor level or as a balcony with a minimum area of 12m² with the balance provided at ground level.*
49. *The outdoor living area provided in accordance with Condition 48 shall be free of driveways, vehicle access, manoeuvring and parking areas, and be unenclosed except for cover by a roof, shade sail or other cover to provide sun protection and/or eaves (including guttering).*

Fencing

50. *Subject to the exception set out in 50(a), fencing along boundaries adjoining Local Purpose Reserves to Vest in Tauranga City Council shall be no greater than 1.2 metres in height, **or** no greater than 1.8 metres in height provided the part of the fence between 1.2 metres and 1.8 metres in height is a minimum of 75 per cent visually permeable.*
- (a) *For any property adjacent Lot 702 (Local Purpose (Stormwater) Reserve), for a maximum continuous length of 4.0 metres along the boundary of Lot 702, fencing may be constructed to a height of 1.5 metres with no visual permeability for the purpose of providing privacy to nominated outdoor living areas.*

[Visually permeable shall have the same meaning as defined in the Tauranga City Plan – operative 9 September 2013]

51. *Fencing on any allotment and located within 3.0 metres of any road boundary or boundary adjoining a private access lot shall not exceed a maximum height of 1.2 metres.*
52. *Notwithstanding Condition 51, fencing adjoining a private access lot shall not obstruct vehicle access and manoeuvring to/from/within residential allotments.*
53. *Fencing on all other boundaries not covered by Conditions 50 and 51 shall be a maximum height of 1.8 metres.*

Transportation

54. *Every independent dwelling unit shall be provided with a minimum of two (2) on-site car parking spaces that meet the following requirements:*
- (a) *Each space shall have minimum dimensions of 2.5 metres wide by 5.4 metres long;*
 - (b) *No parking spaces shall be located within the setback required by Condition 4; except as provided for under Condition 54(c) below;*

- (c) For Lots with a net site area of 400m² or less – a single on-site car parking space required under this condition may be located either wholly or partially within the 1.5 metre setback under Condition 38(b).

[For the purpose of clarity, there shall be no car parking spaces provided within the 3.0 metre Streetscape Setback from Te Okuroa Drive required by Condition 38(a)]

Earthworks

55. Any earthworks carried out on an allotment where those earthworks will expose more than 100m² of area shall use a combination of erosion and sediment control measures that are consistent with **Appendix 4N: Erosion and Sediment Control Measures** of the Tauranga City Plan and attached to this consent.

Balance Allotments

56. This resource consent does not facilitate land use activities on Balance Lots 701 and 1380. Land use activities on these allotments defaults to the applicable City Plan provisions or any subsequent land use resource consent granted for those allotments.

NZTA Reverse Sensitivity Provisions

57. For residential allotments located within the NZTA Reverse Sensitivity Plan Area as shown on the Tauranga City Plan Maps, any new dwelling or alteration to an existing dwelling that exceeds 25 per cent of the existing gross floor area shall be constructed to comply with the requirements of Rule 4E.2.5 of the Tauranga City Plan.

Recommended and Assessed by:



Kendyll Harper
Environmental Planner

Delegated Authorisation by:



Amy Spurdle
Team Leader Environmental Planning

Date: 25 January 2019

Advice Notes:

1. Under section 81 of the HASHAA you have a right of objection to the authorised agency in respect of any additional fees and charges required in respect of this decision. In accordance with section 82 of the HASHAA (see section 357C of the RMA) 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 82 should describe the reasons for the objection.

2. *Should the actual processing cost exceed the deposit fee paid at lodgement, if not already accompanying this decision, an invoice may be sent at a later date.*
3. *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 - info@lowernorthern@heritage.org.nz; phone - 07 577 4530*
4. *The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *Where a condition requires a building to be setback from a boundary, then the building is deemed to include the exterior face of that building; any encroachment into a setback shall only be to the extent provided for under this consent.*
6. *The Consent Holder is advised of the requirements in relation to the naming of access ways where six (6) or more allotments will be served by the accessway in accordance with Council's Policy and NZS4819:11. For more information regarding this please refer to <http://www.linz.govt.nz/kb/704> and Council's website www.tauranga.govt.nz*
7. *For all new connections to council's infrastructure, a services connection approval is required. Applications can be found via Council's website and be can be submitted to sca@tauranga.govt.nz*
8. *The applicant has indicated through this application that they intend to operate their own 'approval' process in respect to activities and building carried out on allotments within this development (Stages 49 to 55). Further information on this 'approval' process can be obtained by contacting the Consent Holder (Bluehaven Holdings Limited) directly.*
9. *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.

**NOTIFICATION DECISION IN RESPECT OF
RESOURCE CONSENT APPLICATION – RC26705**

Under the Housing Accords and Special Housing Areas Act 2013



Tauranga City Council, an authorised agency as set out under section 23 of the Housing Accords and Special Housing Areas Act 2013, resolves:

That pursuant to section 29 of the Housing Accords and Special Housing Areas Act 2013, the application for resource consent (land use) made by Bluehaven Commercial Ltd to undertake a qualifying development within the Papamoa East (Golden Sands – Area 6) Special Housing Area located within the Wairakei Residential Zone comprising the establishment of 76 independent dwelling units with specified site development controls collectively known as Golden Sands Stage 53 at Te Okuroa Drive, Papamoa legally described as Section 27 SO Plan 427562 and Sections 24 SO 481628 & 27 SO Plan 427562 (and thereon Lot 1380 of RC26171) be processed without notification.

Reasons for Decision:

The applicant (Bluehaven Holdings Ltd) has sought land use consent to develop land within the Wairakei Residential Zone to deliver residential activities in the form of independent dwelling units. The proposed development is a continuation of residential use across this urban growth area but is a 'village' type layout for a targeted age demographic. The land subject to this application is located within Area 6 of the Golden Sands Special Housing Area created pursuant to the Housing Accords and Special Housing Areas (Tauranga) Order 2017. As such, the applicant has sought to advance development of this land under the provisions of the Housing Accords and Special Housing Areas Act 2013.

The application, which seeks the creation of 76 residential dwellings, within Lot 1380 for the establishment of a 'lifestyle village', service connections and earthworks. The proposal has been determined a discretionary activity in accordance with Rule 14F.6(a) of the Tauranga City Plan. The principal issues in this respect being that the proposal seeks to adopt a number of specific development controls in respect to streetscape setbacks, setbacks, overshadowing and outdoor living areas. Supporting service connections and extensions to infrastructure will largely be in accordance with the City Plan and Infrastructure Development Code however, internal private infrastructure will be constructed in a manner consistent with Tauranga City Councils Infrastructure Development Code by mutual agreement.

The proposal includes reduced formation width of the private access lots and relies upon access to the development from the adjoining section of Te Okuroa Drive that has not been constructed at the time consent has been sought.

The development and ongoing residential use is to be controlled utilising specific conditions that, despite the presence of several departures from the standards included within the City Plan, have been determined as appropriate and will provide an enabling development framework given the size and layout of the proposed allotments.

In relation to section 29 of HASHAA it has been determined that notification of the application to any of the persons identified under section 29(3) is not necessary. In respect to owners of residentially zoned land adjacent to Stages 54 and 55 of the application, the proposal is to deliver residential development in accordance with provisions of the Tauranga City Plan, which in this case also includes the adoption of a reduced maximum building height of 7.5 metres above ground level.

Furthermore, the Applicant has consulted with the New Zealand Transport Agency and proposed conditions to address reverse sensitivity noise effects.

The Bay of Plenty Regional Council has provided a review of the application documentation and in respect to the matters raised in that review it has been determined that the information provided with the application and as reviewed by Council's Development Engineers has adequately addressed relevant matters in respect to building platform levels, stormwater management, earthworks and soil contamination as a continuation of the methodology for the subdivision that established Lot 1380.

The application will be located adjacent to the Te Okuroa Drive road corridor (Designation – C161). In this respect the application has been reviewed by Council staff and confirmed that the proposal will not impact the delivery of this road infrastructure having already been confirmed through the underlying subdivision.

The application proposes the delivery of residential development in an Urban Growth Area which is of a density and form that is considered to achieve the purpose of the Act, and will satisfy the criteria prescribed within the Order in Council in respect to this Special Housing Area (Schedule 2 – Part 2) and be consistent with the purpose of the Wairakei Residential Zone. The proposed development will be supported by sufficient and appropriate infrastructure, including but not limited to road and reserve infrastructure and is considered to be consistent with the purpose and principles in Part 2 of the Resource Management Act 1991.

Delegated Authorisation by:



Stacey Hikairo
Development Planner

Date: 04 February 2019

Bluehaven Commercial Limited
C/- S & L Consultants Ltd
PO Box 231
Tauranga 3140



DECISION ON RESOURCE CONSENT APPLICATION – RC26705

Under the Housing Accords and Special Housing Areas Act 2013

Tauranga City Council, an authorised agency as set out under section 23 of the Housing Accords and Special Housing Areas Act 2013, resolves:

That pursuant to sections 34 to 38 of the Housing Accords and Special Housing Areas Act 2013, to grant resource consent (land use) in respect to the application by Bluehaven Commercial Limited to resource consent (land use) made by Bluehaven Commercial Ltd to undertake a qualifying development within the Papamoa East (Golden Sands – Area 6) Special Housing Area located within the Wairakei Residential Zone comprising the establishment of 76 independent dwelling units with specified site development controls collectively known as Golden Sands Stage 53 at 2481L Bell Road, Papamoa legally described as Section 27 SO Plan 427562 and Sections 22, 24 & 25 SO Plan 481628 (and thereon Lot 1380 of RC26171).

Reasons for Decision:

The application, which seeks approval for the activities described in the application prepared by S & L Consultants (ref. 20076-S49 - 55) dated November 2017, will enable the delivery of residential dwelling units and supporting infrastructure within this urban growth area. The planning framework in place for this urban growth area, in particular the current status of plan change 25 to the Tauranga City Plan has resulted in this application being determined as being a discretionary activity.

In considering these applications particular regard has been given to the matters of control in relation to the proposed internal setback, access and outdoor living area regard has been given to Rules 14F.5.1.1, 14F.5.1.2, 14F.5.1.4, 14F.5.1.5 and 14F.5.1.6. In relation to these matters it has been concluded that potential effects of these will be internalised and form part of the planned delivery of this targeted residential living development as proposed by the applicant, which will also be subject to private design guidelines to be managed by the applicant. The development proposes the adoption of development controls that will be consistent with existing built form and/or development controls of existing or consented adjacent residential development with all internal services to remain in private ownership. In this manner, any adverse effects on the surrounding neighbourhood will be insignificant and that any unacceptable adverse effects will be avoided.

The application is considered generally consistent with the Plan in that it will deliver development within the Wairakei Residential Zone that complements the existing developed landscape character of this urban growth area and will be supported by the necessary level of infrastructure capacity. The proposal is considered to support delivery of an urban environment that supports design flexibility to enable a range of residential building typologies and densities that as anticipated with the Tauranga City Plan.

That pursuant to sections 37 and 38 of the Housing Accords and Special Housing Areas Act 2013 and sections 108 and 220 of the Resource Management Act 1991, the granting of this resource consent (RC26705) is subject to the conditions set out as follows:

General

1. *The qualifying development, establishment of infrastructure, service connections and associated development works along with the establishment of independent dwelling units, shall proceed in general accordance with the plans and all information submitted with the application prepared by S & L Consultants Limited, referenced 20076 –S53 and dated September 2018 and as set out in Table 1 below:*

Table 1: Application Documentation and Plans

Reference No.	Title	Author	Date
20076 – S53	Application for Land Use Resource Consent – Under the provisions of the Housing Accords and Special Housing Areas Act 2013 and the Housing Accords and Special Housing Areas (Tauranga) Order 2017 – Section 24 SO 48162 & Section 27 SO 427562, Stages 53 - Golden Lifestyle Village 2 – Bluehaven Commercial Limited	S & L Consultants Ltd	September 2018
2846-01 Rev D	General Layout	Barr + Harris	August 2018
2846 – 04 Rev C	Typical Lease Area Site Dimensions		
2846 – 03 Rev B	Indicative Services Plan		
2846 – 02 Rev B	General Layout with Water Reticulation and 8M Rigid Truck Tracking Curves		
	Infrastructure Servicing Report RE: Bluehaven Commercial Limited, Stage 53 Golden Lifestyle Limited II		10 September 2018
20076	Acoustic Fence Along Subdivision Boundary with Tauranga Eastern Link – Specification for Construction	S&L Consultants Ltd	14 August 2018
20076-AW4 Rev 2	Acoustic Wall Design Papamoa South Block Cross Sections		November 2017
20076 AW2e Rev 3	Acoustic Wall Design Papamoa South Block Option A- Cross Sections 1 – 3, 7 – 9.		September 2017
20076 - PSB	Golden Sands Residential Subdivision – Proposed Area PSB, Wairakei Urban Growth Area – Geotechnical Assessment Report		17 March 2017
Gwilym Environmental Services Ltd 438.1	Investigation of Soil Quality, Golden Sands – Papamoa South	Gwilym Environmental Services Ltd	22 Aug 2016
Report No. 17208	Bluehaven Holdings Limited – Papamoa – Assessment of Noise Effects	Hegeley Acoustic Consultants	26 September 2017

Compliance with this condition is subject to changes required in order to satisfy the requirements of conditions of this resource consent.

2. *Any application for Building Consent for any dwelling shall be accompanied by confirmation that the title has been issued for Lot 1380 of RC26171.*
3. *Pursuant to section 51 of the HASHAA, this consent lapses five years after the date of commencement of the consent unless:*
 - a) *The consent is given effect to; or*
 - b) *The Council extends the period after which the consent lapses.*

Pre-Development Approvals

4. *Prior to any works commencing the consent holder shall provide the following detail for certification by Council's Manager: Environmental Planning or their delegate:*
 - a. *Plans of the occupation areas within the site or stage. Design standards, testing and inspection requirements and frequencies;*
 - b. *The proposed entrance from the local road in stage 51 and construction and compliance with the IDC for the formation within the road reserve, including the area of the entrance within private land;*
 - c. *Internal roads (serving that stage);*
 - d. *The sewage system and connection points to each individual occupation area to be served in that stage;*
 - e. *The water supply and fire fighting system to service the site and each individual occupation area to be served in that stage;*
 - f. *The stormwater system, including soakage and disposal to the stormwater swale;*
 - g. *Stormwater overland flow paths and ponding areas in extreme rainfall events;*
 - h. *Minimum building floor level for each unit to satisfy NZBC E1 where sites are located adjacent to or within stormwater flow paths and ponding areas defined in g. above.*
5. *Works associated with giving effect to this consent shall then only be undertaken in accordance with any certification given by Council under Condition 4 above.*

Engineering Certification

6. *6 The consent holder shall provide to Council's Manager: Environmental Planning or their delegate, certification by a Chartered Professional Engineer that the stormwater mitigation volume requirements for the site have been met in relation to the Comprehensive Stormwater Consent (63636) issued by the Bay of Plenty Regional Council and any approved change to the conditions of that consent.*
7. *Prior to the issue of a Code Compliance Certificate under the Building Act 2004 for any buildings constructed, or prior to any habitation of an occupation area(s) created as a result of giving effect to this resource consent, all associated engineering works (including access, service connections and stormwater disposal) shall be completed and certified by a Chartered Professional Engineer,*

as being in accordance with the approved drawings and as-built information provided.

8. *The consent holder shall maintain all stormwater soakage systems to ensure continued performance with the stormwater soakage requirements contained within the Geotechnical Completion Report and specific soakage designs.*

Management of Construction Noise:

9. *All noise from construction works associated with giving effect to this consent shall not exceed the limits recommended in NZS 6803:1999 Acoustics Construction Noise. All measurements and assessment of noise from construction shall be carried out in accordance with that standard.*
10. *The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activities on the subject site shall be restricted to the following hours to comply with the requirements under condition 4 of this consent:*
 - a) *Monday to Saturday: 7.30 a.m. to 6:00 p.m.; and*
 - b) *Sundays or Public Holidays: No works.*

Development Density

11. *The maximum development density for residential activities shall be one unit seventy six (76) independent dwelling unit across the site.*

Individual Occupation Areas

12. *The number of Individual Occupation areas shall not exceed 76.*
13. *Each individual occupation area shall have a minimum outdoor living area of 20m²;*
14. *Individual occupation areas shall be provided with one on-site car parking space that meet the minimum dimensions of 2.5m x 5.4m (w x l) and which may be located within a garage.*
15. *All individual occupation areas are to be provided with a connection to water and wastewater supply.*
16. *All individual occupation areas are to be provided with a power supply.*

Building Height

17. *All building shall have a maximum building height of 7.5 metres above approved subdivision ground level.*

Setbacks

18. *All independent dwelling units and structures to be a minimum of 1.5m from the side or rear boundaries of the site except for building eaves that can intrude no more than 0.6m into this setback.*
19. *A minimum separation between independent dwelling unit of 2.5m (excluding eaves and guttering) shall be maintained. There is no minimum setback between an independent dwelling unit and a site area. There is no setback between non habitable buildings.*
20. *Occupation Area 31 may have a building not being a garage, setback a minimum of 1.5m from the legal road boundary.*

[For clarity, and in respect to this condition any setback between a building and allotment boundary does not remove a Consent Holder's obligations under the Building Code. Certification from a licenced cadastral surveyor may be requested as part of construction works to confirm setbacks.]

Building Foundations and Levels

21. *All independent dwelling units are to be placed on raft foundations, generally in accordance with NZS 3604:2011 or as required by the geotechnical completion report submitted with subdivision RC26171 and Stages 51 & 52.*
22. *All buildings shall have a minimum building platform level of RL4.8 metres for non-habitable buildings and RL5.1 metres for independent dwelling units.*

Outdoor Living Areas

23. *Every independent dwelling unit shall be provided with an outdoor living area that complies with of the following minimum requirement:*
 - *A minimum continuous area of 20m² that is capable of accommodating minimum dimensions of 4.0 metres by 3.0 metres.*
24. *The outdoor living area provided in shall be free of driveways, vehicle access, manoeuvring and parking areas, and be unenclosed except for cover by a roof, shade sail or other cover to provide sun protection and/or eaves (including guttering).*

Fencing

25. *Where a site adjoins an Local Purpose Reserve (or future Local Purpose Reserve) fencing within the side, rear or streetscape setbacks shall be no greater than 1.2m in height, or no greater than 1.8m in height provided the part of the fencing between 1.2m to 1.8m is a minimum of 75% visually permeable.*

[Visually permeable shall have the same meaning as defined in the Tauranga City Plan – operative 9 September 2013]

Earthworks

26. Any earthworks carried out on an allotment where those earthworks will expose more than 100m² of area shall use a combination of erosion and sediment control measures that are consistent with **Appendix 4N: Erosion and Sediment Control Measures** of the Tauranga City Plan and attached to this consent.

NZTA Reverse Sensitivity Provisions

27. For residential allotments located within the NZTA Reverse Sensitivity Plan Area as shown on the Tauranga City Plan Maps, any new dwelling or alteration to an existing dwelling that exceeds 25 per cent of the existing gross floor area shall be constructed to comply with the requirements of Rule 4E.2.5 of the Tauranga City Plan.

Delegated Authorisation by:



Stacey Hikairo
Development Planner

Date: 04 February 2019

Advice Notes:

1. Under section 81 of the HASHAA you have a right of objection to the authorised agency in respect of any additional fees and charges required in respect of this decision. In accordance with section 82 of the HASHAA (see section 357C of the RMA) 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 82 should describe the reasons for the objection.
2. Should the actual processing cost exceed the deposit fee paid at lodgement, if not already accompanying this decision, an invoice may be sent at a later date.
3. 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 - info@lowernorthern@heritage.org.nz; phone - 07 577 4530
4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

5. *Where a condition requires a building to be setback from a boundary, then the building is deemed to include the exterior face of that building; any encroachment into a setback shall only be to the extent provided for under this consent.*
6. *The Consent Holder is advised of the requirements in relation to the naming of access ways where six (6) or more allotments will be served by the accessway in accordance with Council's Policy and NZS4819:11. For more information regarding this please refer to <http://www.linz.govt.nz/kb/704> and Council's website www.tauranga.govt.nz*
7. *For all new connections to council's infrastructure, a services connection approval is required. Applications can be found via Council's website and be can be submitted to sca@tauranga.govt.nz*
8. *The applicant has indicated through this application that they intend to operate their own 'approval' process in respect to activities and building carried out on allotments within this development. Further information on this 'approval' process can be obtained by contacting the Consent Holder (Bluehaven Holdings Limited) directly.*
9. *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.

BARR + HARRIS

SURVEYORS LIMITED

Manurewa: 09 888 8777
124 Broadway, P.O. Box 112, Manurewa 09 888 8484
Porirua: 09 888 8484
Pukekohe: 09 888 8484
P.O. Box 47, Pukekohe 09 888 8484

NOTE:

- For resource consent purposes only.
- Site areas of varied sizes.
- Minimum distance between dwellings to be 2.5m.
- All dwellings shown are 2 bedroom.
- The mix of standard and accessible dwellings will be dependent on sales.
- There is no minimum distance between the dwelling and the lease area boundary.
- Car parks are 2.5m by 5.4m minimum



Standard dwelling



Accessible dwelling



Standard dwelling



Accessible dwelling



20m² outdoor living area

REF	DESCRIPTION	DATE
C	Amended distances between units, amended car parks	PHI Sep 2018
B	Added outdoor living areas	PHI Aug 2018
A	For resource consent purposes	AVH Aug 2018
REF	APPENDIX	BY DATE

1: Drawings/Units/2018/2018 Bluehaven Intensive development block/2018 -04 Rev C general layout.dwg

Drawn: A. Holroyd
Checked: A. Holroyd / M. H. M.
Approved: _____
Date: August 2018

Job Title:

Intensive Development Block

Drawing Title:

TYPICAL LEASE AREA
SITE DIMENSIONS

Scale:

A3 1:750

Revision:

C

Job ID:

2846

Drawing No.

2846 - 04


Tauranga City Council



APPROVED

Land Use

RC26705 PLAN 04.02.19

	HOUSING ACCORDS AND SPECIAL HOUSING AREAS ACT 2013
	SECTION 52 APPLICATION TO CHANGE THE CONDITIONS OF LAND USE CONSENT RC26705
	DECISION ON RESOURCE CONSENT APPLICATION NUMBER RC26705-01

Tauranga City Council, an authorised agency as set out under section 23 of the Housing Accords and Special Housing Areas Act 2013, resolves:

That the application for the change of conditions on resource consent RC26705 made by Bluehaven Holdings Limited in relation to land located at 6 Crown Street, Papamoa, legally described as Lot 1380 DP 531595 (which is a subdivision of Lot 101 DP 527814) is granted subject to the conditions attached as Appendix A to this decision.

Description of the Activity

The proposal is described within section 2.0 of the application and Assessment of Environmental Effects report prepared by Lysaght Consultants Limited referenced as 204496-variation and dated 23 October 2020.

In summary, it is proposed change Conditions (1) and (27) to allow for the acceptance of 17dB to be the value subtracted from the external façade noise level when calculating the noise level within the dwelling with ventilating windows open.

Resource Consent(s)

In accordance with s127(3) the application has been considered as a Discretionary Activity. A determination to grant the application was made under delegated authority on 24 November 2020.

Notification

Pursuant to section 52(2) of the Housing Accords and Special Housing Areas Act 2013 the application must proceed without notification on the basis that the consent to which it relates was not notified under section 29(3).

Reasons for Decision

The documents submitted as part of the application, including the Assessment of Environmental Effects Report prepared by Lysaght Consultants Limited referenced as 204496-variation and dated 23 October 2020; 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 Housing Accords and Special Housing Areas Act 2013 and 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 "*Council Officers Report on Resource Consent RC26705-01*", dated 24/11/20. The key conclusions include (but are not limited to) the following matters:

- The changes sought are consistent with the purpose of the HASHAA as they will not impact the ability to provide increased housing supply.
- The proposal is acceptable with respect to the matters under section 34 of the HASHAA.

This determination is made under delegated authority by:

Recommended and Assessed by:




Kate Magill
Consultant Planner

Delegated Authorisation by:



Steph Bougen
Principal Planner

Date: 25 November 2020

 Tauranga City	RESOURCE CONSENT NUMBER RC26705-01
	APPENDIX A – CONDITIONS OF RESOURCE CONSENT

Resource Consent RC26705 is subject to the following conditions:

- Conditions amended under RC26705-01 are shown in **bold** (for additional text) and **strikethrough** (for text removal)

General:

1. The qualifying development, establishment of infrastructure, service connections and associated development works along with the establishment of independent dwelling units, shall proceed in general accordance with the plans and all information submitted with the application prepared by S & L Consultants Limited, referenced 20076 –S53, **and** dated September 2018, **and the application prepared by Lysaght Ltd, reference 204496-variation dated 23 October 2020** and as set out in Table 1 below:

Table 1: Application Documentation and Plans

Reference No.	Title	Author	Date
20076 – S53	Application for Land Use Resource Consent – Under the provisions of the Housing Accords and Special Housing Areas Act 2013 and the Housing Accords and Special Housing Areas (Tauranga) Order 2017 – Section 24 SO 481628 & Section 27 SO 427562, Stages 53 - Golden Lifestyle Village 2 – Bluehaven Commercial Limited	S & L Consultants Ltd	September 2018
2846-01 Rev D	General Layout	Barr + Harris	August 2018
2846 – 04 Rev C	Typical Lease Area Site Dimensions		
2846 – 03 Rev B	Indicative Services Plan		
2846 – 02 Rev B	General Layout with Water Reticulation and 8M Rigid Truck Tracking Curves		
	Infrastructure Servicing Report RE: Bluehaven Commercial Limited, Stage 53 Golden Lifestyle Limited II		10 September 2018

20076	Acoustic Fence Along Subdivision Boundary with Tauranga Eastern Link – Specification for Construction	S&L Consultants Ltd	14 August 2018
20076-AW4 Rev 2	Acoustic Wall Design Papamoa South Block Cross Sections		November 2017
20076 AW2e Rev 3	Acoustic Wall Design Papamoa South Block Option A- Cross Sections 1 – 3, 7 – 9.		September 2017
20076 - PSB	Golden Sands Residential Subdivision – Proposed Area PSB, Wairakei Urban Growth Area – Geotechnical Assessment Report		17 March 2017
Gwilym Environmental Services Ltd 438.16	Investigation of Soil Quality, Golden Sands – Papamoa South	Gwilym Environmental Services Ltd	22 Aug 2016
Report No. 17208	Bluehaven Holdings Limited – Papamoa – Assessment of Noise Effects	Hegeley Acoustic Consultants	26 September 2017
204496-variation	Application to vary conditions under section 52 HASHAA.	Lysaght Ltd	23/10/20

Compliance with this condition is subject to changes required in order to satisfy the requirements of conditions of this resource consent.

2. Any application for Building Consent for any dwelling shall be accompanied by confirmation that the title has been issued for Lot 1380 of RC26171.
3. Pursuant to section 51 of the HASHAA, this consent lapses five years after the date of commencement of the consent unless:
 - a) The consent is given effect to; or
 - b) The Council extends the period after which the consent lapses.

Pre-Development Approvals

4. Prior to any works commencing the consent holder shall provide the following detail for certification by Council's Manager: Environmental Planning or their delegate:
 - a. Plans of the occupation areas within the site or stage. Design standards, testing and inspection requirements and frequencies;
 - b. The proposed entrance from the local road in stage 51 and construction and compliance with the IDC for the formation within the road reserve, including the area of the entrance within private land;
 - c. Internal roads (serving that stage);
 - d. The sewage system and connection points to each individual occupation area to be served in that stage; e. The water supply and fire fighting system to service the site and each individual occupation area to be served in that stage;
 - e. The stormwater system, including soakage and disposal to the stormwater swale;

- f. Stormwater overland flow paths and ponding areas in extreme rainfall events;*
 - g. Minimum building floor level for each unit to satisfy NZBC E1 where sites are located adjacent to or within stormwater flow paths and ponding areas defined in g. above.*
5. Works associated with giving effect to this consent shall then only be undertaken in accordance with any certification given by Council under Condition 4 above.

Engineering Certification

6. 6 The consent holder shall provide to Council's Manager: Environmental Planning or their delegate, certification by a Chartered Professional Engineer that the stormwater mitigation volume requirements for the site have been met in relation to the Comprehensive Stormwater Consent (63636) issued by the Bay of Plenty Regional Council and any approved change to the conditions of that consent.
7. Prior to the issue of a Code Compliance Certificate under the Building Act 2004 for any buildings constructed, or prior to any habitation of an occupation area(s) created as a result of giving effect to this resource consent, all associated engineering works (including access, service connections and stormwater disposal) shall be completed and certified by a Chartered Professional Engineer, as being in accordance with the approved drawings and as-built information provided.
8. The consent holder shall maintain all stormwater soakage systems to ensure continued performance with the stormwater soakage requirements contained within the Geotechnical Completion Report and specific soakage designs.

Management of Construction Noise:

9. All noise from construction works associated with giving effect to this consent shall not exceed the limits recommended in NZS 6803:1999 Acoustics Construction Noise. All measurements and assessment of noise from construction shall be carried out in accordance with that standard.
10. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activities on the subject site shall be restricted to the following hours to comply with the requirements under condition 4 of this consent:
- a) Monday to Saturday: 7.30 a.m. to 6:00 p.m.; and
 - b) Sundays or Public Holidays: No works.

Development Density

11. The maximum development density for residential activities shall be one unit seventy six (76) independent dwelling unit across the site.

Individual Occupation Areas

12. The number of Individual Occupation areas shall not exceed 76.
13. Each individual occupation area shall have a minimum outdoor living area of 20m²;
14. Individual occupation areas shall be provided with one on-site car parking space that meet the minimum dimensions of 2.5m x 5.4m (w x l) and which may be located within a garage.
15. All individual occupation areas are to be provided with a connection to water and wastewater supply.
16. All individual occupation areas are to be provided with a power supply.

Building Height

17. All building shall have a maximum building height of 7.5 metres above approved subdivision ground level.

Setbacks

18. All independent dwelling units and structures to be a minimum of 1.5m from the side or rear boundaries of the site except for building eaves that can intrude no more than 0.6m into this setback.
19. A minimum separation between independent dwelling unit of 2.5m (excluding eaves and guttering) shall be maintained. There is no minimum setback between an independent dwelling unit and a site area. There is no setback between non habitable buildings.
20. 20. Occupation Area 31 may have a building not being a garage, setback a minimum of 1.5m from the legal road boundary.

[For clarity, and in respect to this condition any setback between a building and allotment boundary does not remove a Consent Holder's obligations under the Building Code. Certification from a licenced cadastral surveyor may be requested as part of construction works to confirm setbacks.]

Building Foundations and Levels

21. All independent dwelling units are to be placed on raft foundations, generally in accordance with NZS 3604:2011 or as required by the geotechnical completion report submitted with subdivision RC26171 and Stages 51 & 52.
22. All buildings shall have a minimum building platform level of RL4.8 metres for nonhabitable buildings and RL5.1 metres for independent dwelling units.

Outdoor Living Areas

23. Every independent dwelling unit shall be provided with an outdoor living area that complies with of the following minimum requirement:
- A minimum continuous area of 20m² that is capable of accommodating minimum dimensions of 4.0 metres by 3.0 metres.
24. The outdoor living area provided in shall be free of driveways, vehicle access, manoeuvring and parking areas, and be unenclosed except for cover by a roof, shade sail or other cover to provide sun protection and/or eaves (including guttering).

Fencing

25. Where a site adjoins an Local Purpose Reserve (or future Local Purpose Reserve) fencing within the side, rear or streetscape setbacks shall be no greater than 1.2m in height, or no greater than 1.8m in height provided the part of the fencing between 1.2m to 1.8m is a minimum of 75% visually permeable. [Visually permeable shall have the same meaning as defined in the Tauranga City Plan – operative 9 September 2013]

Earthworks

26. Any earthworks carried out on an allotment where those earthworks will expose more than 100m² of area shall use a combination of erosion and sediment control measures that are consistent with Appendix 4N: Erosion and Sediment Control Measures of the Tauranga City Plan and attached to this consent.

NZTA Reverse Sensitivity Provisions

27. For residential allotments located within the NZTA Reverse Sensitivity Plan Area as shown on the Tauranga City Plan Maps, any new dwelling or alteration to an existing dwelling that exceeds 25 per cent of the existing gross floor area shall be constructed to comply with the requirements of Rule 4E.2.5 of the Tauranga City Plan.

Rule 4E.2.5 (a), (b) and (c) - Managing Reverse Sensitivity Effects on the Strategic Road network (excluding secondary arterial roads) or a New Zealand Transport Agency Designation do not apply to any new residential dwelling or addition, extension or alteration to an existing residential dwelling if it can be demonstrated by way of prediction or measurement, by a suitably qualified and experienced acoustics expert, that the road-traffic noise level from any strategic road (excluding secondary arterial roads) is 57 dB LAeg(24h) or less on all facades of any addition, extension or alteration, or new dwelling which fronts a strategic road (excluding secondary arterial roads).

Advice Notes:

1. Under section 81 of the HASHAA you have a right of objection to the authorised agency in respect of any additional fees and charges required in respect of this decision. In accordance with section 82 of the HASHAA (see section 357C of the RMA) 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 82 should describe the reasons for the objection.
2. Should the actual processing cost exceed the deposit fee paid at lodgement, if not already accompanying this decision, an invoice may be sent at a later date.
3. 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 - info@lowernorthern@heritage.org.nz; phone - 07 577 4530
4. The Consent Holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
5. Where a condition requires a building to be setback from a boundary, then the building is deemed to include the exterior face of that building; any encroachment into a setback shall only be to the extent provided for under this consent.
6. The Consent Holder is advised of the requirements in relation to the naming of access ways where six (6) or more allotments will be served by the accessway in accordance with Council's Policy and NZS4819:11. For more information regarding this please refer to <http://www.linz.govt.nz/kb/704> and Council's website www.tauranga.govt.nz
7. For all new connections to council's infrastructure, a services connection approval is required. Applications can be found via Council's website and be can be submitted to sca@tauranga.govt.nz
8. The applicant has indicated through this application that they intend to operate their own 'approval' process in respect to activities and building carried out on allotments within this development. Further information on this 'approval' process can be obtained by contacting the Consent Holder (Bluehaven Holdings Limited) directly.
9. 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.



**HEGLEY
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Epsom, Auckland 1344

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E: hegley@acoustics.co.nz

BLUEHAVEN HOLDINGS LIMITED

PAPAMOA

ASSESSMENT OF NOISE EFFECTS

Report No 17208

Prepared for:

*S&L Consultants Ltd
Tauranga
20 March 2018*

Prepared by:

Nevil Hegley

CONTENTS

1	Introduction	3
2	Design Requirements	4
3	Noise Assessment	7
4	Predicted Noise Level	9
5	Conclusions	14

1 INTRODUCTION

It is proposed to develop a subdivision at Papamoa adjacent to the Tauranga Eastern Link (State Highway 2) as shown on Figure 1.



Figure 1. Location of Proposed Subdivision

As the site is adjacent to State Highway 2 and as part of the development it will be necessary to demonstrate there will not be any reverse sensitivity effects as a result of the development. This report addresses the techniques that will be adopted to control any potential reverse sensitivity effects.

2 DESIGN REQUIREMENTS

Rule 4E.2.5 of the Tauranga City Plan requires:

4E.2.5 Managing Reverse Sensitivity Effects on the Strategic Road network (excluding secondary arterial roads) or a New Zealand Transport Agency designation

- a) *For properties within the NZTA (New Zealand Transport Agency) Reverse Sensitivity Plan Area shown on the Plan Maps (Part B):*
 - i) *Any new dwelling shall meet an internal road-traffic design sound level of 40dB $L_{Aeq(24h)}$ inside all habitable rooms with ventilating windows open:*
 - ii) *Any addition, extension or alteration to an existing dwelling (excluding garaging) which exceeds 25% of the existing gross floor area shall be designed and constructed to achieve a maximum internal road-traffic design sound level of 40dB $L_{Aeq(24h)}$ inside all habitable rooms being added to, altered or extended with ventilating windows open; and*
- b) *An acoustics design report from a suitably qualified and experienced acoustics expert shall be provided to the Council demonstrating compliance with Rule 4E.2.5(a) – Managing Reverse Sensitivity Effects on the Strategic Road network (excluding secondary arterial roads) or a New Zealand Transport Agency Designation prior to the commencement of construction; or*
- c) *New dwellings or additions, extensions or alteration to an existing dwelling which exceed 25% of the existing gross floor area shall comply with the following:*
 - i) *The windows of all habitable rooms shall be constructed with glazing that includes a laminated pane that is at least 6.38mm thick and covers the glazed area; and*
 - ii) *A ventilation system shall be installed in accordance with Rule 4E.2.5(d) – Managing Reverse Sensitivity Effects on the Strategic Road network (excluding secondary arterial roads) or New Zealand Transport Agency Designation.*
- d) *A ventilation system installed under Rule 4E.2.5(c)(ii) - Managing Reverse Sensitivity Effects on the Strategic Road network (excluding secondary arterial roads) or a New Zealand Transport Agency Designation shall comply with one of the following:*
 - i) *Consist of an air conditioning unit(s) provided that the noise level generated by the unit(s) must not exceed 40dB $L_{Aeq(30s)}$ in the largest habitable room (excluding bedrooms) and 35dB $L_{Aeq(30s)}$ in all other*

habitable rooms; when measured 1 metre away from any grille or diffuser; or

- ii) A system capable of providing at least 15 air changes per hour in the largest habitable room (excluding bedrooms) and at least 5 air changes per hour in all other habitable rooms; and*
 - iii) The noise level generated by the system must not exceed 40dB $L_{Aeq(30s)}$ in the largest habitable room (excluding bedrooms) and 35dB $L_{Aeq(30s)}$ in all other habitable rooms, when measured 1 metre away from any grille or diffuser; and*
 - iv) The internal air pressure must be no more than 10 Pa above ambient air pressure due to the mechanical ventilation; and*
 - v) Where a high air flow rate setting is provided, the system must be controllable by the occupants to be able to alter the ventilation rate with at least three equal progressive stages up to the high setting.*
- e) Rule 4E.2.5 (a), (b) and (c) - Managing Reverse Sensitivity Effects on the Strategic Road network (excluding secondary arterial roads) or a New Zealand Transport Agency Designation do not apply to any new residential dwelling or addition, extension or alteration to an existing residential dwelling if;*
- i) The nearest façade of the dwelling is at least 50 metres from any strategic road (excluding secondary arterial roads) and there is a solid building, fence, wall or landform that blocks the line of sight from all parts of all windows and doors to habitable spaces to any part of the road surface of any strategic road (excluding secondary arterial roads); or*
 - ii) It can be demonstrated by way of prediction or measurement by a suitably qualified and experienced acoustics expert that the road-traffic noise level from any strategic road (excluding secondary arterial roads) is less than 55dB $L_{Aeq(24h)}$ ¹ on all facades of any addition, extension or alteration, or new dwelling which fronts a strategic road (excluding secondary arterial roads).;*

Taking the above into account and the noise rules adopted for a similar subdivision to the west and the result of recent mediation, the following conditions are recommended for this site to control any potential reverse sensitivity effects from traffic noise:

¹ A level of 57dB $L_{Aeq(24hr)}$ has been agreed as a result of mediation and is adopted in this report.

1) Subject to the exceptions provided by condition (3), all 'residential allotments' located within 100 metres of the boundary of State Highway 2 shall be subject to the following conditions:

i) Any new dwelling shall meet an internal road-traffic design sound level of 40dB $L_{Aeq(24h)}$ inside all habitable rooms with ventilating windows open; and

2) Either an acoustics design report from a suitably qualified and experienced acoustics expert shall be provided to the Council at the time building consent is sought demonstrating compliance with condition (1) of this consent; OR

New dwellings shall comply with the following:

i) The windows of all habitable rooms shall be constructed with glazing that includes a laminated pane that is at least 6.38mm thick and covers the glazed area; and

ii) A ventilation system shall be installed comprising the following components and specifications:

a. Consist of an air conditioning unit(s) provided that the noise level generated by the unit(s) must not exceed 40dB $L_{Aeq(30s)}$ in the largest habitable room (excluding bedrooms) and 35dB $L_{Aeq(30s)}$ in all other habitable rooms; when measured 1m away from any grille or diffuser;

OR

b. A system comply with the requirements of section G4 (Ventilation) of the Building Code; and the noise level generated by the system must not exceed 35dB $L_{Aeq(30s)}$ in all habitable rooms, when measured 1m away from any grille or diffuser; and

3) Any Subdivision for any residential activity must be designed and constructed to achieve an external noise level from road traffic on the Tauranga Eastern Link that does not exceed 57dB $L_{Aeq(24hr)}$ measured as a free-field level 1.5m above the ground level within the boundary of any site within the Wairakei Residential Zone. Written evidence that this standard is predicted to be achieved shall be provided to the Council from a suitably qualified acoustic expert as part of the application for subdivision.²

² This is the proposed noise condition as a result of mediation and has been adopted for this report.

3 NOISE ASSESSMENT

To determine the traffic noise at the subdivision from State Highway 2 (a strategic road) the traffic noise has been assessed based on the following information provided by NZTA:

- 24hr AADT is 28,000 for the 2026 design year (provided by NZTA);
- 14% HCV
- Speed limit 110km/h
- Road surface OGPA (in accordance with the requirements of NZTA Guide to state highway road surface noise report)

Based on the above parameters the traffic noise has been predicted using the Brüel & Kjær Predictor v11.10 program. This is a powerful environmental noise calculation software package that uses a digital terrain model with the traffic flows on the Eastern Collector. The calculations have been based on the requirements of the CRTN calculation standard when considering the recommendations of the Transit New Zealand Research Report No. 28, 1994.

A grid varying between 2 – 10m has been adopted in a digital terrain model with 0.5m ground contours. Traffic noise has been calculated at each grid point based on ground absorption of 0.7 from which the noise contours have been determined at a receiver height of 1.5m. In addition, a 2.5m high noise barrier is proposed along the southern side of the subdivision on the TEL boundary. Option 1 is for a continuous barrier with a 500mm gap beneath the barrier across the swale as shown in Figure 2.

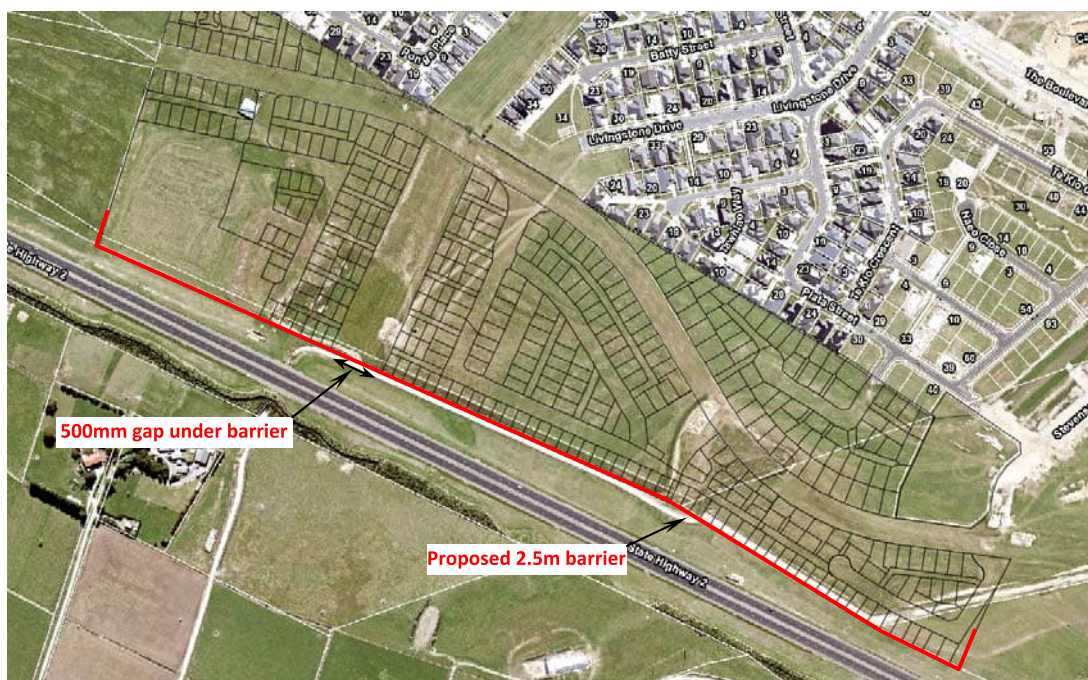


Figure 2. Proposed Barrier Location, Option 1

Barrier Option 2 is to stop the barrier across the swale with short returns into the subdivision as shown in Figure 3

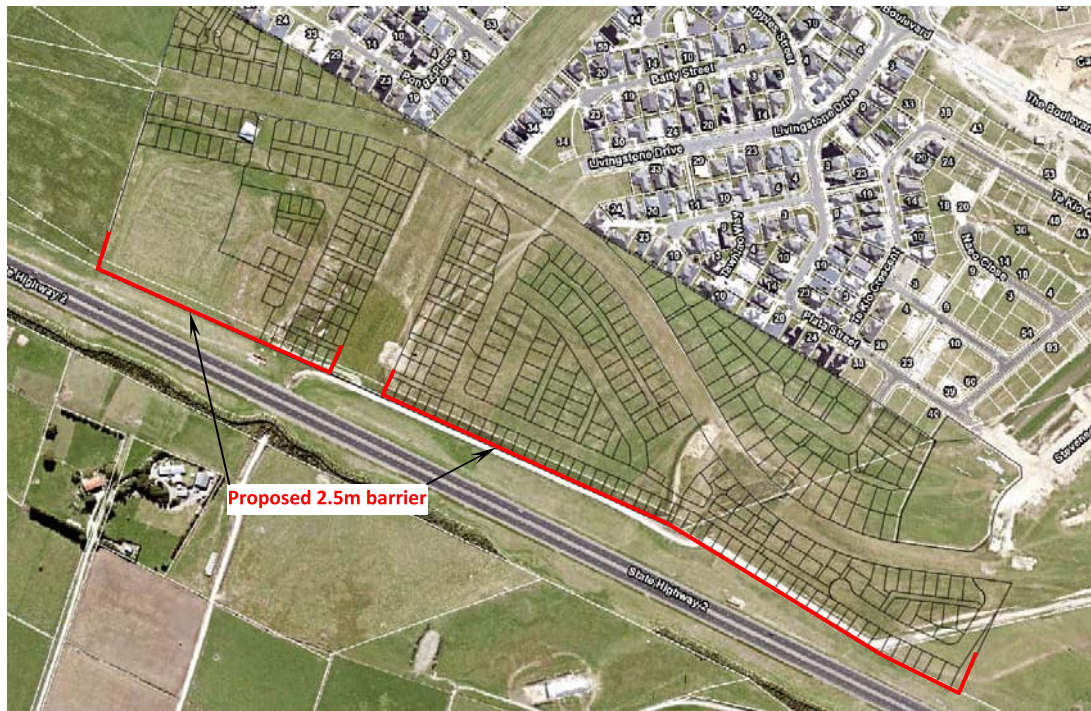


Figure 3. Proposed Barrier Location, Option 2

4 PREDICTED NOISE LEVEL

Based on the above the traffic noise ($L_{Aeq(24h)}$) has been calculated at 1.5m above ground level for the Option 1 barrier (Figure 2), which crosses the swale as shown on Figure 4.

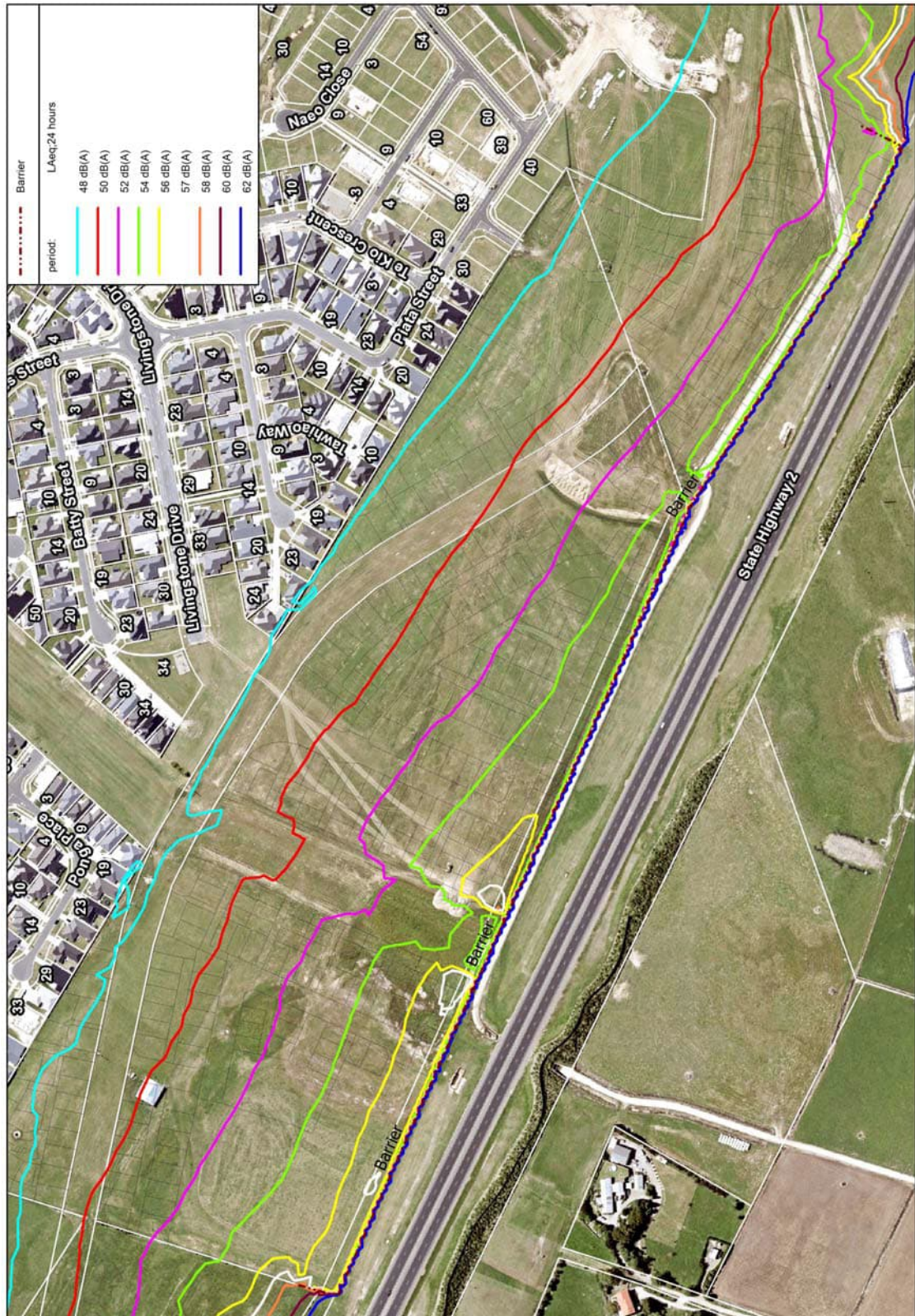


Figure 4 Predicted Noise Level, Option 1 Barrier - $L_{Aeq(24h)}$

The traffic noise ($L_{Aeq(24h)}$) has also been calculated at 1.5m above ground level for the Option 2 barrier (Figure 3), which does not cross the swale. The resulting noise contours are shown on Figure 5.

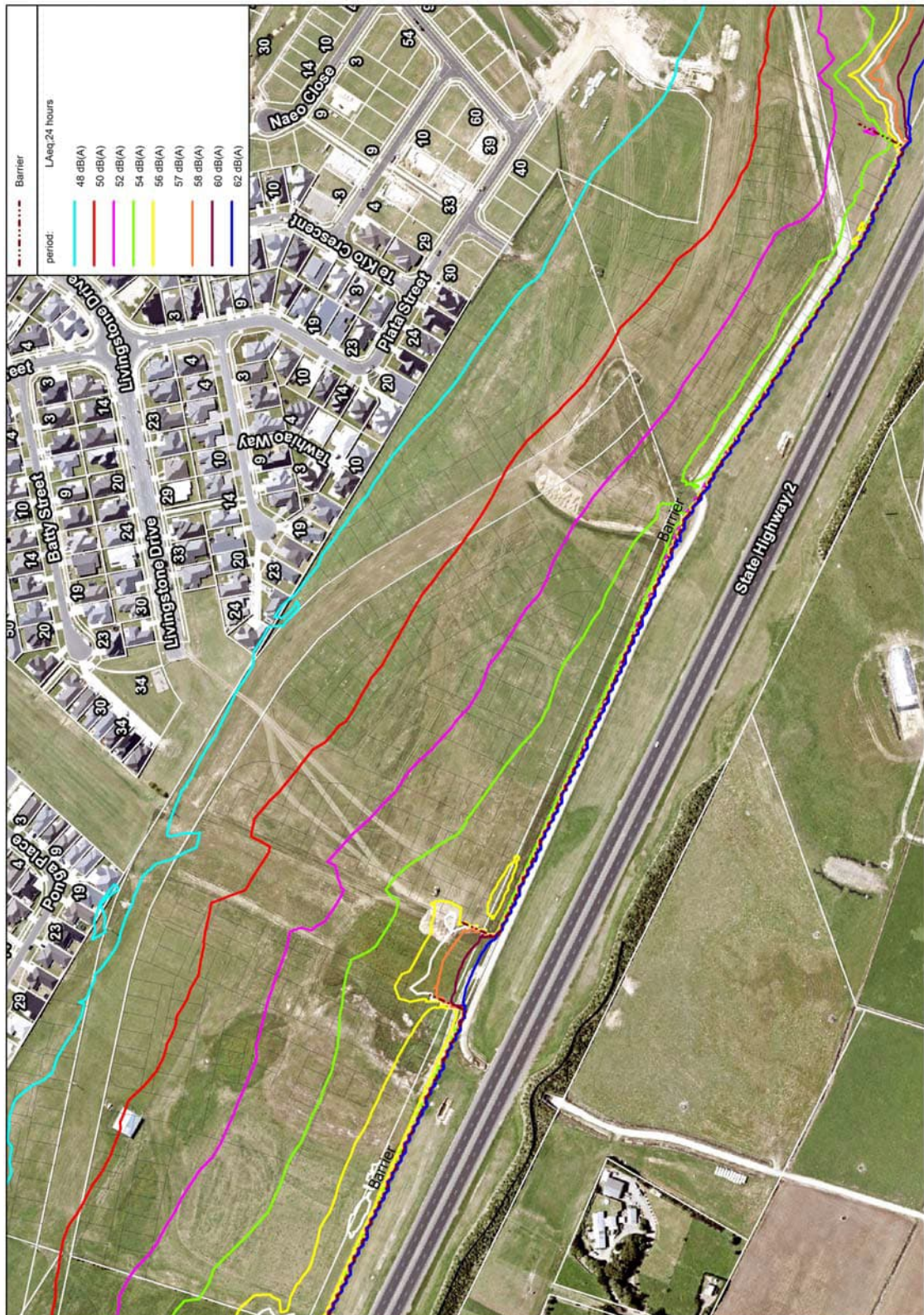


Figure 5. Predicted Noise Level, Option 2 Barrier - $L_{Aeq(24h)}$

Plan Change 25. The decisions version of PC 25 introduced new provisions in regard to the T.E.L and reverse sensitivity. In particularly provision 12B.3.1.12 Specific Urban Growth Area Requirements – Wairakei Urban Growth Area requires:

- e) Any Subdivision for any permanent land use that requires the establishment of acoustic mitigation (bund; barrier) to meet an external noise level that does not exceed 57dBA $L_{eq(24hr)}$ and the provisions of Chapter 4E – Noise Provisions shall be designed to:
 - i) Extend for the full width of the part of the section nearest to the Tauranga Eastern Link corridor;
 - ii) Be constructed from the finished ground level to a height of 3 metres above the finished ground level of the TEL;
 - iii) Be constructed from a solid impervious material having a surface mass of a minimum of 10kg/m²;
 - iv) Have no gaps between the noise wall and the finished ground level and no gaps between any components of the wall;
 - v) Have overlapping details at all junctions between individual components of the wall.

As shown on Figures 4 and 5, based on the existing carriageway level of Tauranga Eastern Link and the proposed ground level of the residential sections the traffic noise will be controlled with the addition of a 2.5m purpose built barrier along the southern side of the site.

To provide for the water flow in the swale, Option 1 (Figure 2) is to leave a 500mm gap at the bottom of a nominal 2.5m high barrier across the swale. Option 2 is to provide for the water flow in the swale by stopping the barrier at the swale and returning the barrier one section into the subdivision leaving the swale open as shown in Figure 3.

The barrier may be an earth bund, a purpose-built screen or a combination of both forms of construction. Any purpose-built screen may be constructed with a material that has a surface density of 10kg/m² or greater. One suitable construction is ex 25mm timber that is either butted with battens placed over the joints to prevent gaps opening as the timber dries out and shrinks or the timber may be lapped.

The effect of the proposed screen is that 57dB $L_{Aeq(24hr)}$ will be achieved at all sites where a single storey dwelling is proposed. This design will provide a clear building platform for houses without the need to implement any specific noise control treatment. Thus, in terms of the requirements of the proposed conditions there is no need to provide an acoustic design for any of the proposed dwellings on the subdivision should a noise barrier a minimum of 2.5m high be constructed along the southern boundary of the site.

The above assumes single storey dwellings. For any two storey dwelling the noise that would be expected at the most exposed façade of the second storey has been predicted as shown on Figure 6. From this prediction it is apparent that two storey dwellings on some Lots would need to be treated to achieve compliance with the proposed conditions. Any such dwelling would need to be specifically designed and the noise level at each window calculated to determine the treatment that would be required to achieve the indoor design limit. That is, for any two storey dwelling that falls within the 57dB $L_{Aeq(24hr)}$ contour, as shown on Figure 6, a noise assessment will need to be undertaken specifically for that dwelling. As a guide, and taking the reductions necessary to achieve the internal noise limit of 40dB $L_{Aeq(24hr)}$ from the noise contours, all that is expected to be necessary is to close the windows exposed to the Tauranga Eastern Link and provide alternative ventilation. It is noted that for the receiver position at the first floor level there is insignificant screening effects by the proposed barrier so the barrier option adopted across the swale does not influence the noise level at the first floor of any development.

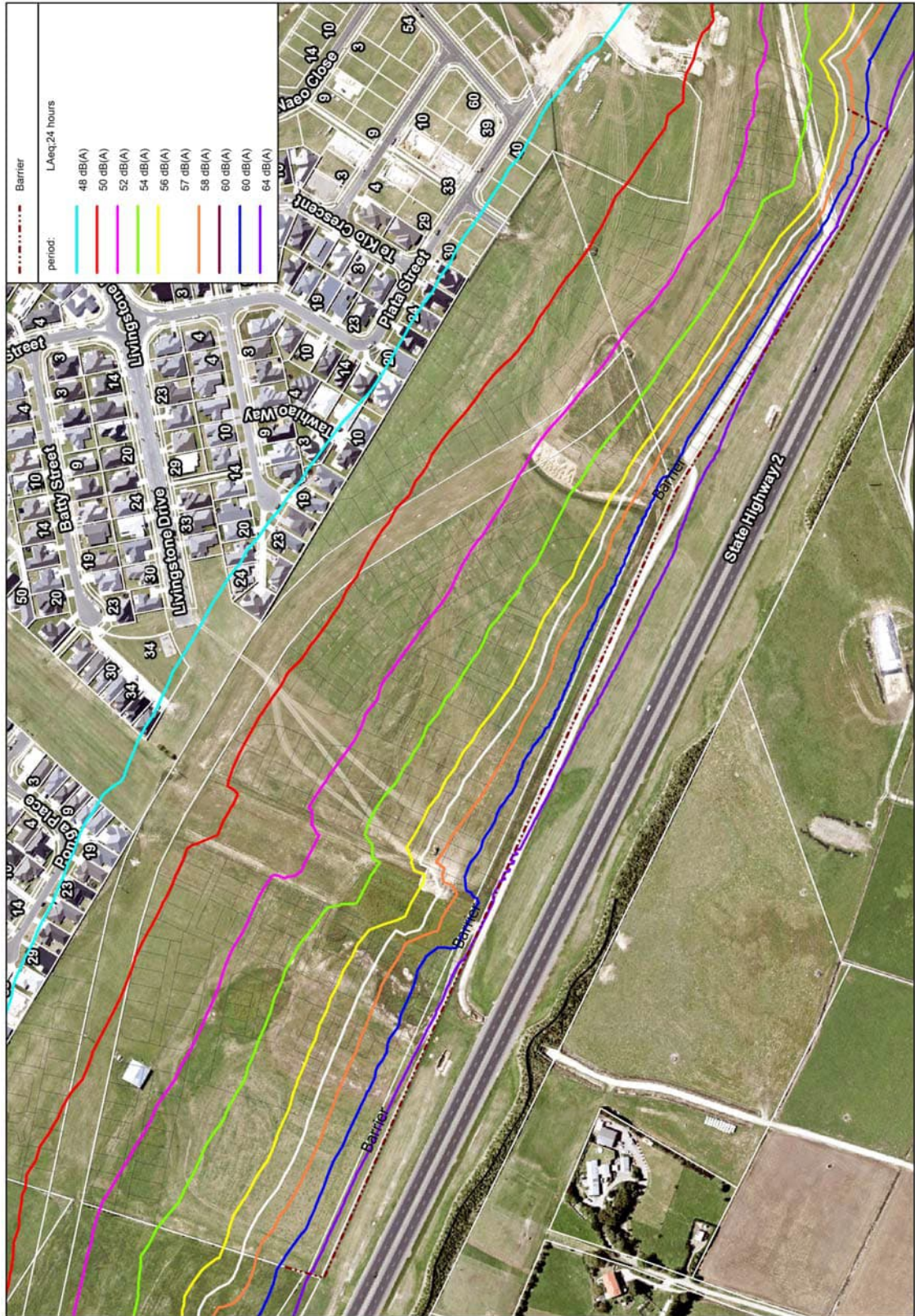


Figure 6. Predicted Noise Level at 1.5m above First Floor Level – L_{Aeq}(24hr)

5 CONCLUSIONS

The noise level from the adjacent Tauranga Eastern Link has been calculated at the proposed subdivision of Bluehaven Holdings Limited assuming a 2.5m noise barrier, either across the swale or returning up the swale, is constructed on the southern side of the site as shown on Figures 2 and 3.

Based on the predicted noise levels no single storey dwellings will require acoustic treatment to satisfy the consent conditions.

If there is a two storey dwelling to be located within the 57dB $L_{Aeq(24hr)}$ noise contour, as identified in Figure 6, it will be necessary check the acoustic design of the façade to ensure the internal level of 40dB $L_{Aeq(24hr)}$ is achieved inside all habitable rooms.

* * *

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 rhyolitic 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.



S&L
Land Development
and Design Specialists

GOLDEN SANDS
RESIDENTIAL SUBDIVISION
STAGE 53
CROWN STREET, PAPAMOA
GEOTECHNICAL COMPLETION REPORT
INCLUDING
RECOMMENDATIONS FOR BUILDING

Reference: 20076-S53

Prepared for Bluehaven Holdings Ltd

March 2019



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Appendices

Appendix I Reference Drawings

Geotechnical Reference Plan 20076-AB262
Barr + Harris plan 2846-04
DP 5321595
Aurecon Flood Level Plot v13 100y 48h Max Z

Appendix II TCC Forms

G2 – Statement of Professional Opinion
G3 – Summary of Geotechnical Data for Individual Lots

Appendix III Post Construction Testing

In situ density and Scala tests by Opus-Bay Civil – September 2017
Scala penetrometer tests (SL) – March 2019

Appendix IV Soakage Test Analyses

Appendix V Liquefaction Analysis Plots

1.0 Introduction

Stage 53 of the Golden Sands subdivision at Papamoa is located on Crown Street which is accessed from Te Okuroa Drive to the north. Stages 51 and 52 within Golden Sands are to the north and east respectively. The Tauranga Eastern Link (TEL) motorway is present along the southern boundary and the property to the west is undeveloped former farm land.

Stage 53 comprises two lots as shown on DP 531595 which is in Appendix I of this report.

Lot 606 of 0.3511 ha is to be a Recreation Reserve to be vested in The Tauranga City Council (TCC).

Lot 1380 of 1.9937 ha is to be developed as “Golden Lifestyle II”, a privately owned intensive residential development. 76 independent dwelling units are proposed as shown on Barr + Harris plan 2846-04 which is in Appendix I.

Also included in Appendix I is drawing 20076-AB262, *Geotechnical Reference Plan*, which shows the road and lot locations, the extent of the earthworks undertaken on the stage, and current and past test positions.

Previous investigations had been carried out in the stage 53 area by S & L (SL) and were reported in a geotechnical assessment report dated 17 March 2017 which was submitted with the application for subdivision approval for Area PSB, which took in stage 53. TCC granted approval for this subdivision in their decision RC26171-01 dated 25 January 2019. On 4 February 2019 land use consent RC26705 was also granted by TCC for the intensive development on lot 1380.

Bulk earthworks on the two lots were undertaken in two periods. In 2010, contractors for the New Zealand Transport Agency (NZTA) levelled the original rolling dune formation in the taking of sands in cut for the construction of the TEL. After these earthworks, the contractor then stockpiled unsuitable soils on the cut ground. The site had been levelled to approximately RL 5.1 m Moturiki and was then returned to agricultural pasture land.

Later earthworks by contractors for Bluehaven Holdings Ltd from 2016, removed the unsuitable soils from the TEL activities and placed supervised filling on both lots to form the finished ground levels on the lots. In preparation for the proposed intensive housing development on lot 1380, building areas were elevated and levelled and the subgrades for the internal access roads were formed at slightly lower levels to those on the building platforms. Minor cut batters were formed along the western boundary of lot 1380 where the ground was lowered at the presence of dunes which extended into the undeveloped property to the west. These latter earthworks have been completed in accordance with the requirements of Subdivision Resource Consent RC26171-01 issued by Tauranga City Council (TCC) on 25 January 2019.

This report has been prepared in accordance with Condition 16 of RC26171-01 which states that:



The Consent Holder shall provide to the Council a “Geotechnical Completion Report” compiled by a Category 1 Geotechnical Professional. The report shall:

- (a) Comply with the Tauranga City Council Infrastructure Development Code;*
- (b) Display the position of all designated building platforms and building restriction lines where applicable;*
- (c) Provide recommendations for the on-site disposal of stormwater including minimum separation distances from boundaries and structures;*
- (d) Provide recommendations for the ongoing development of the lots including those lots located near engineered fill along the site’s western boundary.*
- (e) Confirm earthworks and/or building platforms including all retaining structures and engineered fill (relative to the western boundary of the site) have been constructed to comply with the New Zealand Building Code requirements and the requirements of condition 8 of the consent;*
- (f) Provide an analysis of the liquefaction risk and any specific foundation requirements that may be required; and*
- (g) Comment on removal or amendment of existing land feature/s displayed on Council’s GIS.*

In accordance with the above requirements, this report summarises the observations and testing undertaken during the development of Stage 53, discusses the suitability of the ground for the support of the proposed residential buildings and contains recommendations for the disposal of stormwater runoff by on site soakage.

2.0 Subdivision Development Earthworks

2.1 Scope of Earthworks

The earthworks undertaken on stage 53 were part of more extensive earthworks that were being undertaken concurrently over several stages of the subdivision between the route of Te Okuroa Drive to the north and the TEL to the south. These general works involved the following:

- The stripping and stockpiling of the surface topsoil to expose clean sands. For this stage previously placed non engineered fill was also removed down to the underlying natural sands.
- The undertaking of standard laboratory compaction tests on typical sand samples from the site to determine filling compaction parameters. This work had been undertaken during the construction of previous stages. These tests established the required in situ densities to achieve 95% of standard compaction as specified in the TCC Infrastructure Development Code (IDC) [1]. At these trial sites the relationship between 95% standard compaction and blow counts per 100 mm of penetration with a Scala penetrometer was established.

- The undertaking of the earthworks by filling to achieve required finished grades with testing in the filling to verify compaction to acceptable standards.
- Reinstatement of the surface topsoil layer.
- Testing for the suitability of the sand based soils for the on-site disposal of stormwater by ground soakage to service future houses.

Lot 606 was developed by the removal of the sands that were present down to the groundwater level to the extent shown on 20076-AB262. The filling placed was mostly with organic sands (former topsoil) that was levelled and compacted with passes of the earthmoving machinery. This filling is up to 4 m deep.

Lot 1380 was developed by the placement of filling derived from the sub excavation on lot 606 to depths of up to 1.0 m over most of the lot. Deeper filling was required in two troughs between former dunes at the northern and south western margins of lot 1380 as shown on drawing 20076-AB262. The natural soils encountered in borrow areas were a mixture of uniform and graded beach sands, typical of soils in the Papamoa coastal strip.

Upon completion of the earthworks topsoil depths were generally re-established to be around 200 mm.

The earthworks were undertaken in accordance with Bay of Plenty Regional Council consents 67841 and 66589-AP.

2.2 Quality Assurance

2.2.1 Earthworks Standards

The earthworks in filling on lot 1380 were undertaken using insitu sands gained from areas of cut on lot 606. The standards for the placement of filling on residential lot 1380, as stated in the earthworks contract documents, were to comply with NZS 4431:1989 "Code of Practice for Earthfill for Residential Development" and the IDC. Filling placed to these standards may be considered as "good ground" in terms of NZS 3604:2011 *Timber Framed Structures* and a maximum ultimate ground bearing capacity in the limit state of 300 kPa may be taken for the specific design of foundations. NZS 3604 may therefore be adopted for the detailing of residential buildings within the intensive building development where appropriate. For foundation design, refer to Section 5.3 of this report.

Adequate compaction of the filling placed on lot 1380 was achieved when blow counts recorded with a Scala penetrometer were 4 or more per 100 mm of penetration. Following the preliminary tests described in 2.1 above, it was shown that this standard correlates to the density of the sand fill material being at or above 95% of the maximum dry density.

Lot 606 has been developed as a near level grassed reserve. The filling comprising topsoil, was levelled and compacted with passes of the earthmoving machinery.

2.2.2 Filled Ground

During the placement of filling on the road subgrades and on areas intended for residential development on lot 1380, the contractor, Bay Civil Ltd, was observed by SL to strip and remove all topsoil and other organics to stockpiles for reuse. Filling was observed to be placed in discrete layers with compaction effort applied through rubber tyre and steel drum vibrating rollers.

During the earthworks in September 2017, Opus International Consultants, on behalf of Bay Civil, undertook in situ density and Scala penetrometer tests in the filling as it was being placed. The test positions are shown on 20076-AB262 and the test results are in Appendix III.

In March 2019, SL undertook Scala penetrometer testing to confirm that the filling standards had been achieved. The test positions are shown on 20076-AB262 and the test results are included in Appendix III. At all test positions Scala penetrometer blows in the sand filling exceeded 4 per 100mm of penetration.

2.2.3 Cut Ground

Minor areas of cut are present on lot 1380 that were up to 1 m deep along the western boundary. Natural sands are present in these areas.

3.0 Land Hazards

3.1 Land Stability

There are no land form stability issues within Stage 53 of the Golden Sands Subdivision. A minor batter of 1 in 5 leads down to the table drain of the TEL from the southern boundary. The ground on lots 606 and 1380 is near flat.

3.2 Flooding

Flood hazards are governed by the following four criteria:

- 1) Lot Levels – Tauranga City Council *Subdivision Resource Consent*.
- 2) Localised Ponding – New Zealand Building Code (NZBC), *Clause E1 (Stormwater)* and TCC Infrastructure Development Code, *Design Standard DS-5 (Stormwater)*.
- 3) Site Drainage – New Zealand Building Code (NZBC), *Clause E1 (Stormwater)*
- 4) Ground Clearance – New Zealand Standard NZS 3604 Section 7.5.2.1.

Criteria 1 and 2 are governed by flooding and ponding levels across the subdivision. Criterion 3 is based on site grades at the property boundary where applicable and Criterion 4 is based on site paving, slab construction and wall cladding details as determined by the building's design professional.

Final grades on individual lots and finished floor levels of buildings must meet all of these requirements.

The following sections describe the flooding criteria in more detail. **However, it is ultimately the responsibility of the building design professional to ensure that the requirements of all four of the flooding criteria are met by the design prior to submitting to Council for consent.**

3.2.1 Flooding Criteria 1 – Lot Levels

Condition 8(m) of Resource Consent RC26171-01 requires the establishment of the levels of the building platforms on individual lots to be “a minimum of 500 mm above the flood level for a 1 in 100 year (1% AEP), 48 hour rainfall event.”

TCC had commissioned Aurecon NZ Ltd to determine top water levels from the 1% AEP 48 hour duration flood event. Aurecon plot v13 Max Z shows that the top water levels on a small section of Crown Street within adjacent stage 52 to the east are at RL 5.2 m to 5.4 m in terms of Moturiki datum. No top water level was shown by Aurecon for the stage 53 area because general road levels were intended to be above RL 5.4 m. Subsequent as built surveys of the completed earthworks have shown that subgrade levels are RL 5.3 m or higher. The pavement construction thicknesses would ensure that top water levels on the roadways within the proposed development of stage 53 would be 5.45 m or higher. In terms of approval condition 8(m) compliance has been achieved.

A copy of v13 100y 48H Max Z is in Appendix I.

3.2.2 Flooding Criteria 2 – Localised Ponding

The stormwater runoff from the platforms at the building positions on lot 1380 and shown on Barr + Harris drawing 2846-04 should be towards the internal roadways within the development, and ultimately towards the primary flow paths into Crown Street at the north eastern entrance to the development and to the pedestrian access at the south eastern corner of the development. Thereafter overland flow will take place within the roads and rights of way to the stormwater management area to the east of stage 52, and stage 52 has been designed and constructed for this purpose (refer to SL GCR for stages 51 and 52 dated 17 August 2018).

To satisfy the requirements of section DS-5.4.5 of the IDC and Clause E1, the development civil engineering design to be undertaken by Barr + Harris would ensure that any top water levels that may develop on the internal roadways in storm events greater than a 10% AEP, 60 minute storm event does not develop a top water level that would be less than 500 mm below the finished ground levels that have been formed by the past earthworks.

3.2.3 Flooding Criteria 3 – Site Drainage

Acceptable Solution E1/AS1 of Compliance Document for New Zealand Building Code E1 “Surface Water” establishes the minimum acceptable floor level above any stormwater associated with site drainage.

During a storm event in excess of 10% AEP, flows will be down the roadways, eventually to the stormwater management area to the west. Paragraph 2.0.1 of E1/AS1 recommends that “suspended floors and slabs on ground shall be at least 150 mm above the finished level of the surrounding ground immediately adjacent to the building, and for sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway.”

3.2.4 Flooding Criteria 4 – Ground Clearance

Section 7.5.2.1 of NZS 3604 sets the minimum height of the top surface of the floor slab of the building above adjacent ground based on wall cladding and site paving. **It is the building design professional’s responsibility to set the minimum finished floor level in accordance with the ground clearance requirements of the building code.** Particular attention is to be paid to the maintenance of these clearances when replacing topsoil around houses.

3.2.5 Reserve Lot 606

The finished ground levels on lot 606 have been formed with a slope of 1 in 150 to 1 in 200 in a northerly direction towards the northern boundary with Crown Street. Cross falls from the eastern and western boundaries of the lot to the centre are at 1 in 100. No surface water flows from the reserve area are likely to be directed to the residential development in adjacent stages 52 and 53.

3.3 Liquefaction

The hazard of liquefaction potential for Stage 53 has been assessed. For the current assessment, the potential for liquefaction has been analysed based on the recommendations in the technical series *Earthquake Geotechnical Engineering Practice* by the Ministry of Business, Innovation and Employment (MBIE) and the seismic loading prescribed in *Bridge Manual SP/M/022* by New Zealand Transport Agency [3].

In this assessment, data from Cone Penetration Tests (CPT) tests were used in the analyses. CPT test positions within or immediately adjacent to Stage 53 are CPT 36 within stage 51 to the north, CPT 37 within stage 52 the east and CPT 41 located at the south western corner of stage 53. These test positions are shown on 20076-AB262.

3.3.1 Analysis

The current assessments have been based on:

- Analyses undertaken in accordance with the *Bridge Manual SP/M/022* [3] and *Module 1: General Overview* [4] and *Module 3: Identification*,

Assessment and Mitigation of Liquefaction Hazards [5] of the MBIE technical series.

- Seismic events for the ultimate limit state (1 in 500 year event) and the serviceability limit state (1 in 25 year event) being considered in accordance with NZS 1170.5 [2].
- A seismic event with a Richter Scale magnitude of 5.9 in accordance with the NZTA and MBIE guidelines.
- The subsoils classified as Class D and described as “deep or soft”.
- Groundwater at depths of 2.5 m
- Proposed houses deemed to have an importance level of 2 in accordance with NZS 1170.5 [2] and peak ground accelerations of 0.27g and 0.07g being derived for the ULS and SLS conditions, respectively.
- The use of reviewed software CLiq [6] whereby vertical settlement estimates were derived based on the work of Boulanger and Idriss [7] and lateral spread estimates based on the work of Zhang et al [8].

3.3.2 Results

The results of the assessments were that:

- The CPT equipment was advanced to a depth of 20 m at CPT positions 36 and 37 and to refusal at 15.2 m at CPT position 41.
- Vertical settlements in the ultimate limit state were estimated to be in the range of 40 to 120 mm. Plots showing settlement estimates are included in Appendix V. No vertical settlements were identified in the serviceability limit state at all test positions.
- No assessments of lateral spread were because the ground within stage 53 and adjacent areas is flat and that there are no significant free surfaces that may develop seismically induced lateral spreads.

Liquefaction assessment results are summarized in Table 1 below:

Table 1: Liquefaction Summary

CPT Position	Depth Analysed (m)	Potential Liquefaction Level (m)	Vertical Settlement (mm)	Lateral Spread (mm)
36 ULS	15	2.5-4.7 6.0-7.6 11.4-11.8	120	zero
36 SLS	15	No liquefaction	0	zero
37 ULS	15	2.5-3.2 6.2-6.4 11.4-11.7	40	zero
37 SLS	15	No liquefaction	0	zero
41 ULS	15	3.7-5.5 11.5-13.5	100	zero
41 SLS	15	No liquefaction	0	zero

3.3.1 Conclusions

In terms of the general performance levels for liquefiable deposits outlined in Table 5.1 of *Module 3* [5], the site can be classified as L1 (Mild) to L2 (Moderate).

To mitigate the effects of liquefaction induced settlement, buildings may be supported on an enhanced foundation slab as described below in Section 5.3. Based on the *Wairakei Liquefaction Hazard Desktop Assessment* prepared by Tonkin & Taylor for TCC [9] and the Bay of Plenty Regional Council's (BOPRC) *Regional Policy Statement* [10], the anticipated consequence of liquefaction to buildings supported on this type of foundation would be insignificant to moderate.

With the ground improvement work undertaken during the subdivision earthworks subsequent to CPT testing and the presence of a non-liquefiable surficial layer with a thickness in excess of twice the width of a typical residential foundation, a seismically induced foundation bearing failure is not anticipated in the ultimate limit state. This is reflected in the determination of a factor of safety on the attached liquefaction analysis sheets. Furthermore, any differential settlements in the ultimate limit state are anticipated to be within tolerable limits for standard house construction in accordance with MBIE Compliance Document B1,VM4 [7].

Appropriate building foundations for the houses lots within Stage 53 are discussed in section 5.3 below.

4.0 Disposal of Stormwater

4.1 Design of the Stormwater Reticulation System

In their Infrastructure Servicing Report to Bluehaven Commercial Ltd by Barr + Harris dated 10 September 2018, which was submitted to TCC as part of the land use consent application, they advised that "stormwater reticulation within the site (lot 1380) is expected to be by a combination of piped reticulation, soakage devices and overland flow."

No piped reticulation system has been installed within Stage 53 to date to serve the proposed intensive housing development shown on Barr + Harris drawing 2846-04, or any runoff generated from the reserve (lot 606). Outfalls for the internal reticulation within lot 1380 have been installed at the eastern side of stage 52 by Bluehaven Holdings and these outfalls have been designed for the runoff from the internal roadways in lot 1380 only in accordance with the TCC IDC.

Overland flow design for routes within stage 52 from stage 53 is based on a 2% AEP event and allows for the total runoff in such an event from the residential lots as it is possible that some of the internal soakage systems may be overloaded at that time. Final site grades should ensure that any overland flow resulting from overloaded individual residential systems is directed to the roadways and not towards adjacent structures.

4.2 Design of Ground Soakage Systems

4.2.1 Ground Soakage Testing

As a guide to the detailing of the soakage component of the stormwater disposal for lot 1380, the results of testing at four locations are available for the stage 53 area. The test positions are indicated on drawing 20076-AB262 and were each undertaken by installing three 600 mm diameter (500 mm inside diameter) perforated concrete cylinders below a depth of 0.8 m utilizing materials and methods of installation that are typical for soakpits constructed in the Mount Maunganui and Papamoa areas.

After the test pit had been filled and allowed to empty, a falling head test was performed by filling the soakpit to within 50 mm of the top of the soak rings and the recording the water level reduction with time. The falling head test was undertaken during three fill to empty cycles.

Soakage rates derived were:

ST 1 on stage 51	1543 mm/h
ST 3 on stage 52	1500 mm/h
ST 4 on stage 52	1500 mm/h
ST 4 on stage 53	1800 mm/h

The test results are presented in Appendix IV.

From these results it is recommended that a soakage rate of **1500 l/h/m²** be adopted for the design of the soakage systems on lot 1380. This value is to be reduced by 50% as required by Section DS-5.7.2(f) of the IDC. [10]

4.2.2 Conclusions

The soils present within the subdivision are considered suitable for the disposal of stormwater from individual lots on lot 1380 as is generally adopted in the Papamoa area.

No soakage tests were undertaken for lot 606. It is probable that the compacted topsoil based filling on lot 606 is less permeable than the sands to which the soakage tests apply and further tests should be done on lot 606 if it is intended to construct roofs or hardstand areas which may generate additional surface water runoff from the development of the reserve.

4.3 Building Site Preparation

Topsoil depths on lot 1360 have been observed to be less than 300 mm in thickness across this stage. Disturbed sand based soils encountered beneath the surficial topsoil during post-construction observations by SL indicate that the sands have been adequately compacted after disturbance. However, it is recommended that future owners or builders verify topsoil depths when preparing site development plans and cost schedules. Replacement filling upon the removal of the surface topsoil is to be compacted to the methods and standards listed in NZS 4431:1989.

4.4 Foundations

To mitigate the effects of a seismic event in ULS conditions for buildings with concrete slabs, foundations are to be designed to resist the effects of the liquefaction induced settlement and lateral spread described in Section 3.3. *Module 4: Earthquake Resistant Foundation Design* [12] of the MBIE technical series provides guidance for the engineer.

Guidance for designing earthquake resistant foundations may also be found in *Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes* by MBIE (The Guidelines). [13] Although a TC2 designation has not been established in Papamoa, the estimated ground accelerations, design earthquake magnitude, predicted liquefaction induced settlements and lateral spread are of the same magnitude as those in the designated TC2 areas of Christchurch. Therefore, it is recommended that the foundation solutions applicable for a TC2 designation be adopted whereby slab on the ground construction can be undertaken in the manner described for enhanced foundation slabs.

Testing indicates that the ultimate bearing capacity on the building platforms within lot 1380 is in excess of 200 kPa and therefore The Guidelines (MBIE), options 3 or 4, would be appropriate. Such a construction for Option 4 is available as a Firth RibRaftEQ detail or similar. This construction requires a specific design to take into account the number of storeys and the wall and roof cladding on the buildings as well as the ability of the raft system to span in the directions prescribed in the MBIE guidelines.

The use of such a tied slab system will be more resistant to any effects of seismically induced differential settlements or horizontal movements from lateral spread.

Alternatively, the use of a timber framed subfloor on shallow piles can be adopted as described for Type A and B dwellings and TC2 applications in the MBIE guidelines.

For any structures to be constructed on lot 606 it is recommended that a geotechnical investigation be undertaken which would be appropriate to the type of structure intended to determine the actual ground conditions at the location(s) of the structure(s). The filling placed on lot 606 is topsoil based and the ground conditions will vary from those present on lot 1360 which was prepared specifically for residential development. It could be found that the topsoil filling present may be suitable to support minor structures such as playground equipment etc.

5.0 Amendments to GIS Records

TCC GIS records of 1 February 2019 show, in the natural hazard section, that Stage 53 is in a moderate "liquefaction hazard" area and that the land is likely to be inundated by a tsunami. Tsunami water depths are indicated. The construction of Stage 53 has not increased or reduced these hazards and no changes to the information in the GIS are required.

The "land features" section is to be updated to inform that

- Consent notices are present on each lot
- Minimum building platforms are applicable
- The means of stormwater disposal for the intensive development on lot 1380 will be by reticulation, ground soakage and overland flow. For lot 606 where the ground slopes are very low surface water would be removed by soakage at the ground surface and possibly overland flow to Crown Street.

6.0 Professional Opinion

In accordance with Condition 15 of RC26171-01 for Stage 53, it has been shown in this Geotechnical Completion Report that earthworks have been completed and building platforms have been constructed to comply with Council's Infrastructure Development Code and the New Zealand Building Code. No existing land features were shown on Council's GIS within Stage 53. Recommendations have been provided within for the basis of an on-site stormwater disposal system by ground soakage, for the ongoing development of the building platforms and for the mitigation of liquefaction risk where applicable.

A statement in the format of the TCC IDC (Form G2) that the formed building platforms are suitable for building on lot 1380 is contained in Appendix II. This statement is accompanied by Form G3 which summarizes the information and recommendations in this report.

7.0 Applicability

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

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

This report has been prepared specifically for Stage 53 as shown on DP S531595 and for the proposed development on lot 1380, as shown on Barr + Harris plan 2846-04, within the Golden Sands Subdivision and no responsibility is accepted by S & L for the use of any part of this report for other development sites without their written approval.



S & L

Land Development and Design Specialists

Consulting Surveyors, Engineers & Planning

Report prepared by M W Hughes, CPEng CMEngNZ

Senior Geotechnical Engineer

Prequalified Geo-professional Category One with Tauranga City Council

8 March 2019

References

- [1] "Construction Standards CS-6 Fill," in *Infrastructure Development Code*, Tauranga, Tauranga City Council, 2014.
- [2] "Part 5: Earthquake Actions - New Zealand," in *NZS 1170.5:2004 Structural Design Actions*, Standards New Zealand, 2004.
- [3] Bridge manual SP/M/022, Wellington, New Zealand: New Zealand Transport Agency, May 2016.
- [4] "Module 1: Overview of the Guidelines, in *Earthquake Geotechnical Engineering Practice in New Zealand*, Wellington, New Zealand, Ministry of Business Innovation & Employment, March 2016.
- [5] "Module 3: Identification, assessment and mitigation of liquefaction hazards," in *Earthquake Geotechnical Engineering Practice in New Zealand*, Wellington, New Zealand, Ministry of Business Innovation & Employment, March 2016.
- [6] GeoLogismiki, "CLiq (Version 1.7.6.34) [Software]," Retrieved from <http://www.geologismiki.gr>, 2012.
- [7] R. W. Boulanger and I. M. Idriss, "CPT and SPT Based Liquefaction Triggering Procedures," University of California Centre for Geotechnical Modeling, Davis, California, April 2014.
- [8] G Zhang, P Robertson, R Brachman "Estimating Liquefaction Induced Lateral Displacements Using the SPT and CPT" *ASCE Journal of Geotechnical and Geoenvironmental Engineering* Vol 130, No 8, 861-871, 2004
- [9] V. Lacrosse and D. Milner, "Wairakei Liquefaction Hazard Desktop Assessment," Tonkin & Taylor Limited, Tauranga, New Zealand, 2016.
- [10] "Bay of Plenty Regional Policy Statement," Bay of Plenty Regional Council, Whakatāne, New Zealand, 2014.
- [11] "Design Standards DS-5 Stormwater," in *Infrastructure Development Code*, Tauranga City Council, 2014.
- [12] "Module 4: Earthquake Resistant Foundation Design," in *Earthquake Geotechnical Engineering Practice in New Zealand*, Wellington, New Zealand, Ministry of Business Innovation & Employment, November 2016.
- [13] "Part A: Technical Guidance," in *Repairing and rebuilding houses affected by the Canterbury earthquakes*, Wellington, Ministry of Business, Innovation and Employment, 2012.

APPENDIX I

Reference Drawings

20076-AB262

Barr + Harris plan 2846-04

DP 531595

Aurecon Flood Level Plot v13 100y 48h Max Z



\\slc-fp1\WorkingFiles\Tauranga\Tauranga Eastern Link (SH2) - AB262 - Geotechnical Reference Plan.dwg - Plotted: 13/03/2019



Key

- Cut - Fill Contours - 0.5m Contour interval
- Scala Penetrometer Tests - 2017
- Scala Penetrometer Tests - 2019
- Soakage Tests
- CPT Tests
- Area of Cut
- Area of Fill

0	224 Application	03/19
DESIGNED	NAME	DATE
DESIGNED	AJW	03/19
DRAWN	AJW	03/19
CHECKED		
APPROVED		
REFERENCES		



S&L
Land Development
and Design Specialists

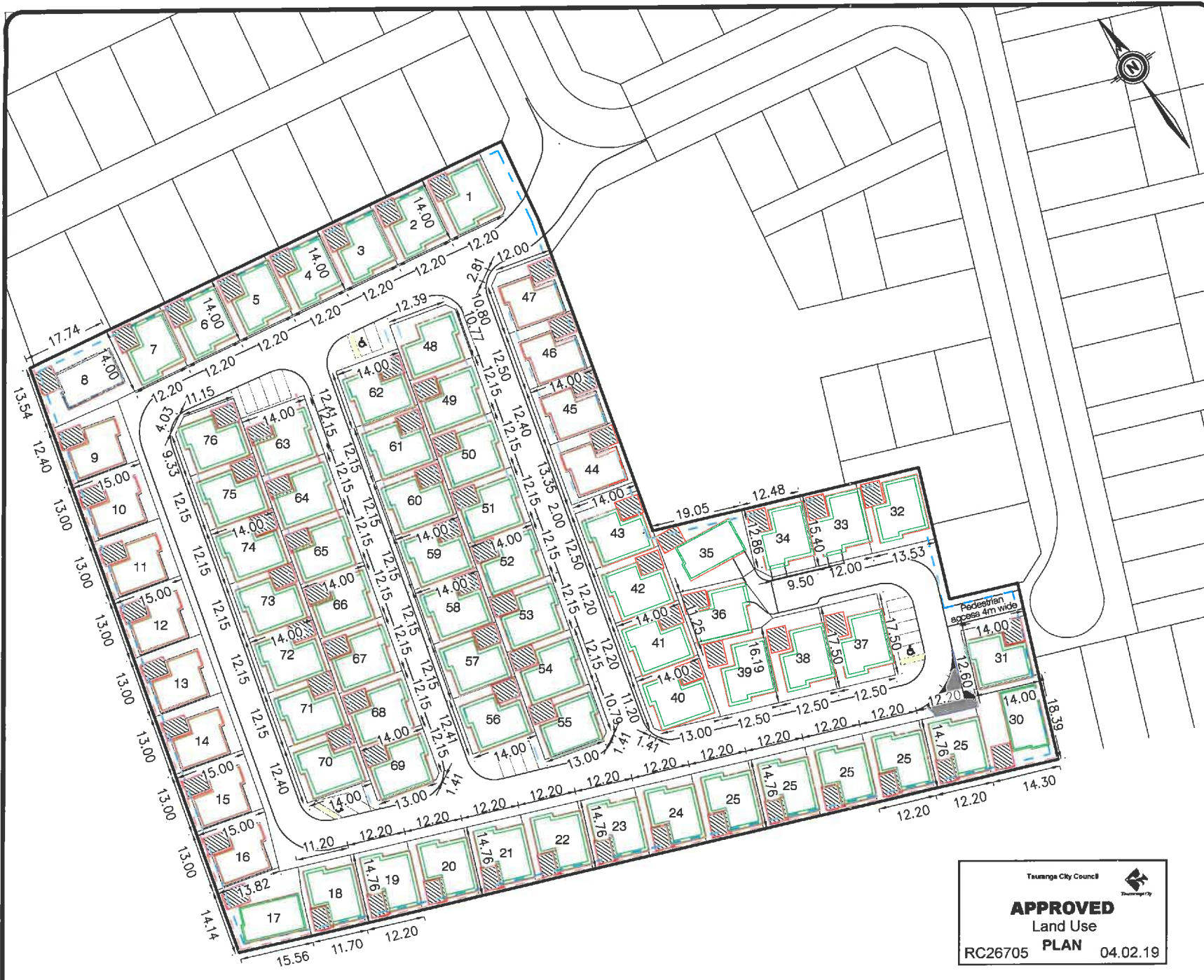
Ph. 07 577 6069
Email: info@sl.co.nz
36 Karori Street, Mt Maunganui, Tauranga 3116
P.O. Box 231, Tauranga 3140
www.sl.co.nz

Golden Sands
Subdivision
Stage 53
Geotechnical
Reference Plan

Bluehaven
Holdings Ltd

Copyright in this drawing is reserved

Original Scales @ A3	Date
1:1000	03/19
Do Not Scale Dimensions	
Drawing No	Revision
20076 - AB262	0



BARR + HARRIS

SURVEYORS LIMITED

Auckland Telephone 07 838 8771
 124 Simsbury, 1/3 Box 111, Thorndon 07 888 8886
 Palmerston Telephone 07 533 3550
 Waikato Telephone 07 863 5022
 2/3 Box 47

- NOTE:**
- For resource consent purposes only.
 - Site areas of varied sizes.
 - Minimum distance between dwellings to be 2.5m.
 - All dwellings shown are 2 bedroom.
 - The mix of standard and accessible dwellings will be dependent on sales.
 - There is no minimum distance between the dwelling and the lease area boundary.
 - Car parks are 2.5m by 5.4m minimum

- Standard dwelling
- Accessible dwelling
- Standard dwelling
- Accessible dwelling
- 20m² outdoor living area

C	Amended distances between units, amended carports	PH	Sep 2018
B	Added outdoor living areas	PH	Aug 2018
A	For resource consent purposes	PH	Aug 2018
REF	AMENDMENT	BY	DATE

Design: A. Holroyd
 Drawn: A. Holroyd / M. Maumu
 Checked: _____
 Approved: _____
 Date: August 2018

Job Title:
Intensive Development Block

Drawing Title:
TYPICAL LEASE AREA SITE DIMENSIONS

Scale: **A3 1:750** Revision: **C**

Job ID: **2846** Drawing No: **2846 - 04**

Tauranga City Council
APPROVED
 Land Use
 RC26705 **PLAN** 04.02.19

Diag. A



Section 21 SO 481628

Section 10 SO 436296

Section 2 SO 427562

State Highway 2
(Tauranga Eastern Link)

1380
1.9937Ha

606
0.3511Ha
Recreation Reserve
to vest in
Tauranga City Council

Crown Street
(Legal Road)

T 1/1

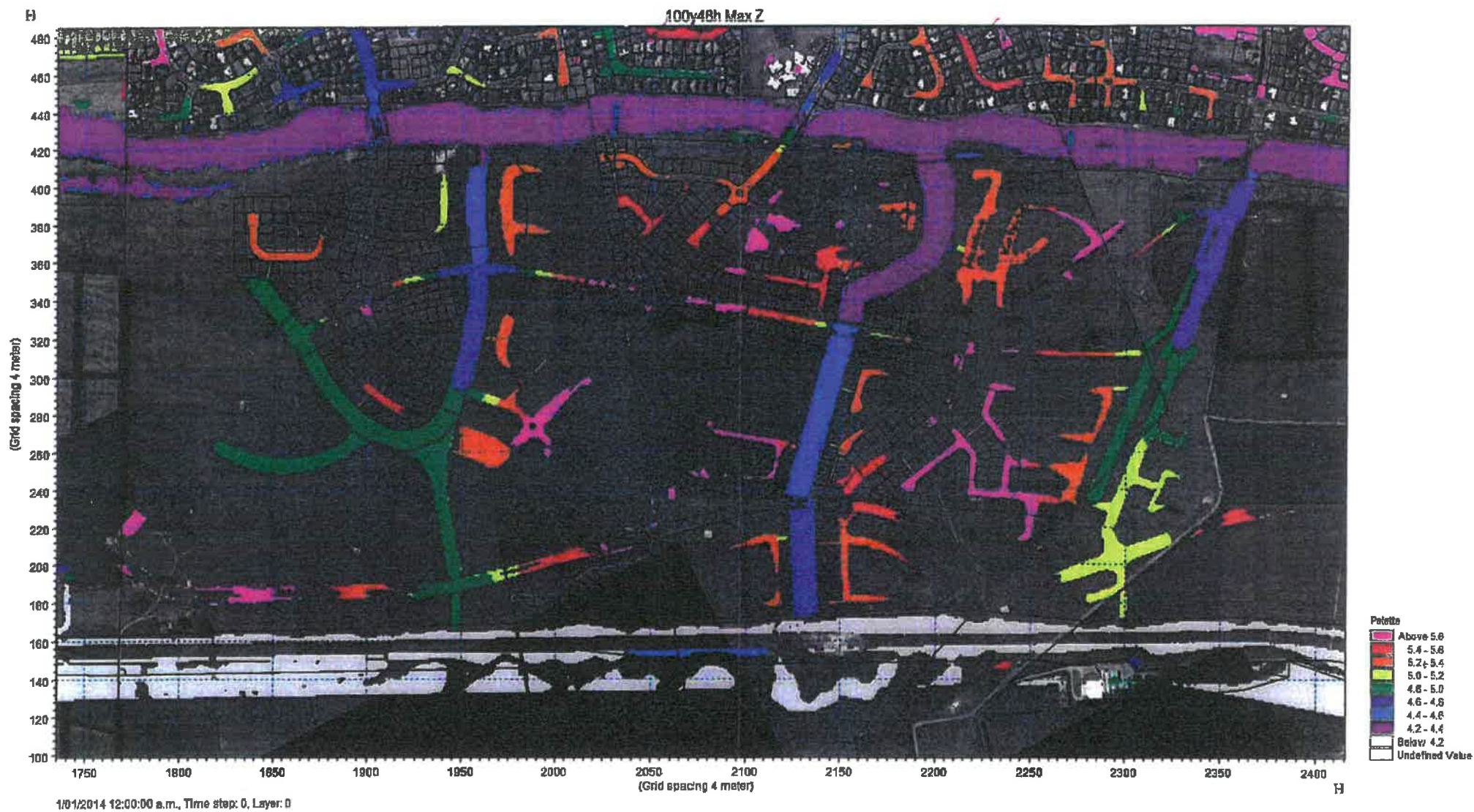
Land District: South Auckland

Lots 606 and 1380 Being Subdivision of Lot 101 DP 527814

Surveyor: Grant David Cowles
Firm: S & L Consultants Ltd

Title Plan
LT 531595
DRAFT

Digitally Generated Plan
Generated on: 26/02/2019 2:54pm Page 2 of 2



APPENDIX II

TCC Infrastructure Development Code Forms

G2 - Statement of Professional Opinion

G3 – Summary of Geotechnical Data for Individual Lots



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

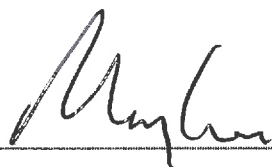
NAME OF SUBDIVISION	Golden Sands Sub-division Stage 53
COUNCIL FILE NUMBER RC No:	RC 26171-01
ENGINEER RESPONSIBLE FOR DEVELOPMENT:	MW Hughes of S & L Consultants Ltd
QUALIFICATIONS:	BE CMEngNZ CPEng

I Michael William Hughes of S & L Consultants Ltd, 36 Kereiti Street, Tauranga
(Full Name) (Name and Address of Firm)

Hereby confirm that;

- 1) I am a professional person appropriately qualified with experience in geotechnical engineering to ascertain the suitability of the land for building development and was retained as the Soils Engineer to the above development.
- 2) An appropriate level of site investigation and construction supervision has been carried out under my direction and is described in the development evaluation dated 9 March 2019 which I have reviewed.
- 3) In my professional opinion, not to be construed as a guarantee, I consider that;
 - (a) The earth fills shown on the attached Plan No. 20076-AB262 on lot 1380 have been placed in accordance with the Infrastructure Development Code of the Tauranga City Council. Refer to 3(c) below for comment on the filling on lot 606.
 - (b) The completed works give due regard to all land slope, flooding and foundation stability considerations provided that minimum building platform levels are observed as stated in my report.
 - (c) Filling exists over the entire area of stage 53. The filled areas on lot 1380 DP 531595 are suitable for the erection thereon of residential buildings supported on enhanced foundation slabs as described in section 5.3 of the report or on shallow piles with a timber framed subfloor as detailed in NZS 3604:2011. The filling placed on lot 606 DP 531595, being a recreation reserve, is suitable for the purposes of reserve activities but is to be evaluated further if it is intended to support any structures.
- 5) This professional opinion is furnished to the Council and the owner for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection for any dwelling.

Signed



Date

8 March 2019



PRODUCER STATEMENT
SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

INFRASTRUCTURE DEVELOPMENT CODE

G2

VERSION 1
July 2011

1

SUMMARY OF GEOTECHNICAL DATA FOR INDIVIDUAL LOTS

[illegible]

Notes:

- 1) Testing undertaken with Scala Penetrometer
- 2) Minimum floor levels required for freeboard above ponding levels in roadways
- 3) Timber framed subfloor may be constructed with shallow timber piles as detailed in NZS 3604:2011. (See Section 5.3 of *Geotechnical Completion Report*)
- 4) Enhanced design required for floor slabs-on-ground. (See Section 5.3 of *Geotechnical Completion Report*)
- 5) Site investigation required at the site of any structure on the reserve

APPENDIX III

Insitu density and Scala tests by Opus, Bay Civil -September 2017

Scala penetrometer test results (SL) – March 2019




OPUS

Project No :	255512.00/OTL
Lab Ref No :	TGL389
Client Ref No :	--

[illegible]

Test Method	Notes
Determination of the Penetration Resistance, NZS 4402 : 1988, Test 6.5.2 Inferred CBR values taken from Austroads Pavement Design Manual 2004	IANZ accreditation of this report excludes the inferred CBR values.

The test positions were selected by Bay Civil staff and the GPS positions were recorded by S & L Consultants staff.
This report may only be reproduced in full.

LANZ Approved Signatory

IANZ
ACCREDITED LABORATORY

Tests indicated as not accredited are outside the scope of the laboratory's accreditation

Designation : Laboratory Manager
Date : 2 November 2017

PENETRATION RESISTANCE OF A SOIL TEST REPORT




Project : Golden Sands Earthworks Contract
 Location : PSB West
 Client : Bay Civil Ltd
 Contractor : Bay Civil Ltd
 Tested by : R McGee (Opus Laboratory)
 Date tested : 11 September 2017
 Material description : Sand
 Material condition : Compacted

Project No : 255512.00/OTL
 Lab Ref No : TG1401
 Client Ref No : --

Test : 64A			Test : 64B			Test : 65			Test : 66		
Depth (m)	Blows No.	Infd CBR	Depth (m)	Blows No.	Infd CBR	Depth (m)	Blows No.	Infd CBR	Depth (m)	Blows No.	Infd CBR
0.1	1	2	0.1	1	2	0.1	1	2	0.1	1	2
0.2	1	2	0.2	1	2	0.2	3	6	0.2	1	2
0.3	4	8	0.3	5	10	0.3	4	8	0.3	3	6
0.4	5	10	0.4	6	13	0.4	7	16	0.4	4	8
0.5	6	13	0.5	7	16	0.5	6	13	0.5	5	10
0.6	8	18	0.6	9	20	0.6	9	20	0.6	7	16
0.7	12	28	0.7	12	28	0.7	11	26	0.7	12	28
0.8	>15	>36	0.8	13	30	0.8	12	28	0.8	13	30
Test : 67											
Depth (m)	Blows No.	Infd CBR	Depth (m)	Blows No.	Infd CBR	Depth (m)	Blows No.	Infd CBR	Depth (m)	Blows No.	Infd CBR
0.1	1	2									
0.2	2	4									
0.3	3	6									
0.4	5	10									
0.5	7	16									
0.6	15	36									
0.7	>15	>36									

Test Method	Notes
Determination of the Penetration Resistance, NZS 4402 : 1988, Test 6.5.2 Inferred CBR values taken from Austroads Pavement Design Manual 2004	IANZ accreditation of this report excludes the inferred CBR values. The test positions were selected by Bay Civil staff and the GPS positions were recorded by S & L Consultants staff. This report may only be reproduced in full.

Date reported : 2 November 2017
 IANZ Approved Signatory 
 Designation : Laboratory Manager
 Date : 2 November 2017



PF-LAB-064 (24/09/2013)

Page 3 of 4

Opus International Consultants Ltd
 Tauranga Laboratory
 Quality Management Systems Certified to ISO 9001

278 Chadwick Road, Greerton
 PO Box 9057, Tauranga 3142, New Zealand

Telephone +64 7 578 5425
 Facsimile +64 7 578 3382
 Website www.opus.co.nz

EARTHWORKS COMPACTION CONTROL TEST RESULTS



Project : Golden Sands Earthworks Contract - Town Centre
 Location : Papamoa Beach
 Client : Bay Civil Ltd
 Contractor : Bay Civil Ltd
 Tested by : Greg Cleaver (Opus Laboratory)
 Date tested : 28 September 2017
 Material description : Bulk Fill Sand
 Material condition : Compacted
 Nuclear densometer no : 3440-31344
 Solid density : Unknown
 Max dry density (tested) : 1.59 t/m³
 Optimum water content (tested) : 9.0 %

Project No : 255512.00/OTL
 Lab Ref No : TG1466
 Client Ref No :

Nuclear Densometer Test Results							
Test Number	88*	90					
Test Positions	See attached plan for test locations & GPS information.						
Test Probe Depth (mm)	300	300					
Wet Density (t/m ³)	1.68	1.83					
Dry Density (t/m ³)	1.58	1.65					
Water Content (%)	6.4	11.1					
Air Voids (%)	--	--					
% of MDD	99	104					

Oven Corrected Test Results							
Dry Density (t/m ³)	1.54	1.62					
Water Content (%)	8.9	12.7					
Air Voids (%)	--	--					
% of MDD	97	102					

Test Methods	Note
Insitu Density & Water Content : NZS 4407 : 2015, Test 4.2 Water Content : NZS:4402 : 1986, Test 2.1	The maximum dry density and optimum water content values were obtained from report TG1315, dated 24/8/17.

*IANZ accreditation of this report excludes the nuclear densometer and oven corrected results of test 88, as the wet density value falls outside the nuclear densometer calibration range of 1700 - 2650kg/m³.
 Test positions were selected by Bay Civil staff and GPS coordinates were recorded by S & L Consultants staff.
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Date reported : 30 September 2017

IANZ Approved Signatory

Designation : Senior Civil Engineering Technician
 Date : 30 September 2017



Tests indicated as
 not accredited are outside
 the scope of the
 laboratory's accreditation

PENETRATION RESISTANCE OF A SOIL TEST REPORT



Project : Golden Sands Earthworks Contract
 Location : Papamoa Beach
 Client : Bay Civil Ltd
 Contractor : Bay Civil Ltd
 Tested by : Greg Cleaver (Opus Laboratory)
 Date tested : 28 September 2017
 Material description : Bulk Fill Sand
 Material condition : Compacted

Project No : 255512.00/OTL
 Lab Ref No : TG1466
 Client Ref No : --

Test No. 88A			Test No. 88B			Test No. 89			Test No. 90A		
Depth (m)	Blows No.	Inf'd CBR	Depth (m)	Blows No.	Inf'd CBR	Depth (m)	Blows No.	Inf'd CBR	Depth (m)	Blows No.	Inf'd CBR
0.1	1	2	0.1	1	2	0.1	1	2	0.1	1	2
0.2	1	2	0.2	1	2	0.2	1	2	0.2	2	4
0.3	2	4	0.3	2	4	0.3	2	4	0.3	3	6
0.4	2	4	0.4	2	4	0.4	4	8	0.4	5	10
0.5	4	8	0.5	4	8	0.5	6	13	0.5	7	16
0.6	5	10	0.6	5	10	0.6	6	13	0.6	9	20
0.7	6	13	0.7	7	16	0.7	7	16	0.7	11	26
0.8	12	28	0.8	12	28	0.8	9	20	0.8	13	30
Test No. 90B			Test No. 91			Test No. 92			Test No. 93		
Depth (m)	Blows No.	Inf'd CBR	Depth (m)	Blows No.	Inf'd CBR	Depth (m)	Blows No.	Inf'd CBR	Depth (m)	Blows No.	Inf'd CBR
0.1	1	2	0.1	1	2	0.1	1	2	0.1	1	2
0.2	2	4	0.2	1	2	0.2	1	2	0.2	1	2
0.3	4	8	0.3	4	8	0.3	2	4	0.3	2	4
0.4	4	8	0.4	6	13	0.4	4	8	0.4	3	6
0.5	6	13	0.5	7	16	0.5	6	13	0.5	5	10
0.6	9	20	0.6	8	18	0.6	7	16	0.6	8	18
0.7	11	26	0.7	8	18	0.7	8	18	0.7	8	18
0.8	13	30	0.8	11	26	0.8	11	26	0.8	10	23

Test Methods	Notes
Determination of the Penetration Resistance, NZS 4402 : 1988, Test 6.5.2 Inferred CBR values taken from Austroads Pavement Design Manual 2004	IANZ accreditation of this report excludes the inferred CBR values.

Test positions were selected by Bay Civil staff and the GPS positions were recorded by S & L Consultants Ltd staff.
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Date reported : 30 September 2017

IANZ Approved Signatory

Designation : Senior Civil Engineering Technician
 Date : 30 September 2017



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 the scope of the
 laboratory's accreditation

PF-LAB-064 (24/09/2013)

Page 2 of 4

Opus International Consultants Ltd
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 Facsimile +64 7 578 3382
 Website www.opus.co.nz


OPUS

Project No :	255512.00/OTL
Lab Ref No :	TG1466
Client Ref No :	---

[illegible]

Test Methods	Notes
Determination of the Penetration Resistance, NZS 4402 : 1988, Test 6.5.2 Inferred CBR values taken from Austroads Pavement Design Manual 2004	IANZ accreditation of this report excludes the inferred CBR values.

Test positions were selected by Bay Civil staff and the GPS positions were recorded by S & L Consultants Ltd staff.
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Tests indicated as not accredited are outside the scope of the laboratory's accreditation



(No. of Blows / Successive 0.1m Penetration)

_____ indicates base of fill

R = Refusal (>15 blows per 100 mm)

[illegible]



(No. of Blows / Successive 0.1m Penetration)

indicates base of fill

R = Refusal (>15 blows per 100 mm)

[illegible]

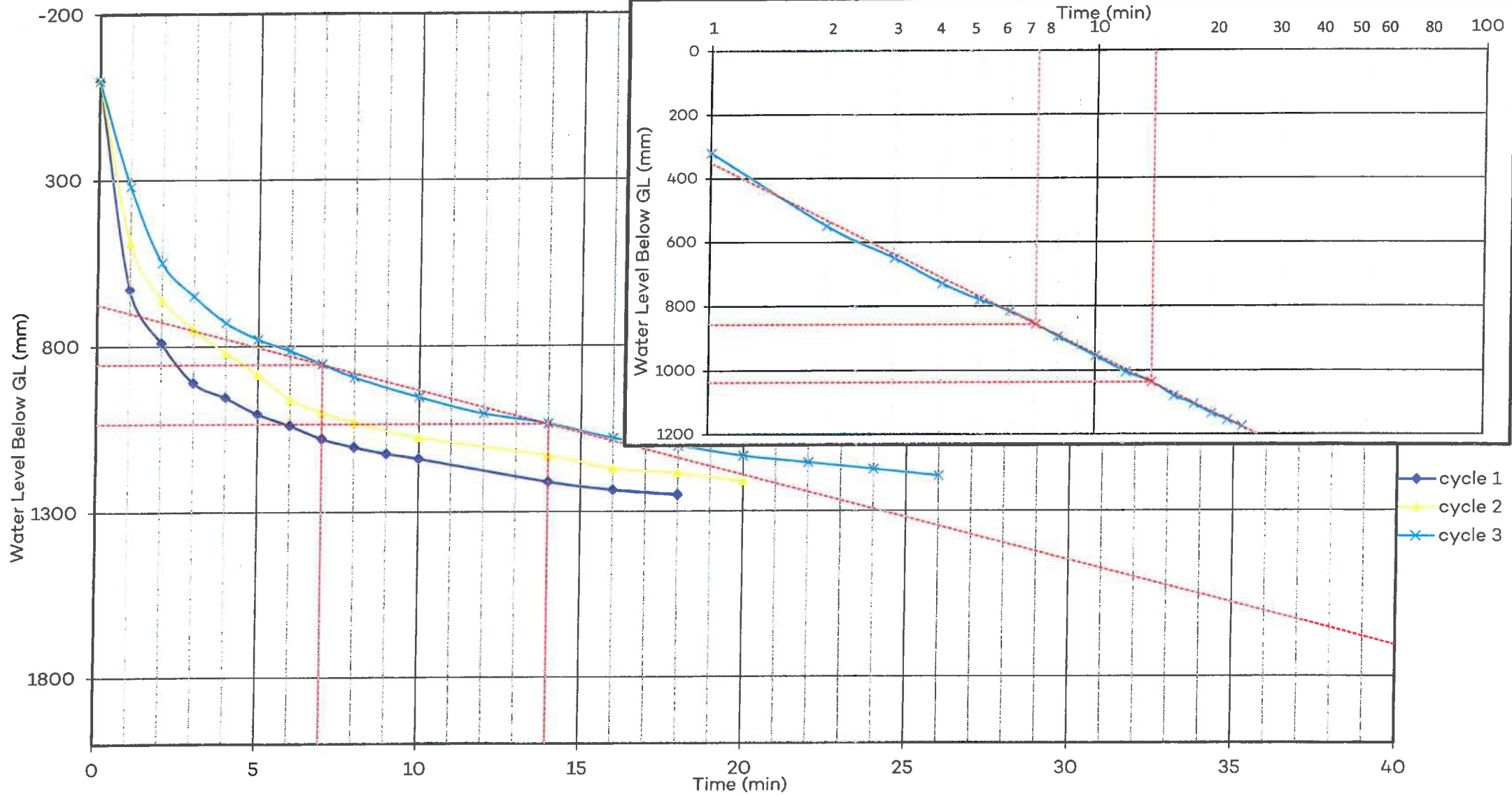
APPENDIX IV

Soakage Test Results



Our Ref:20076-S51
Date: 10/08/2018

Golden Sands
Soakage Test Position 1#

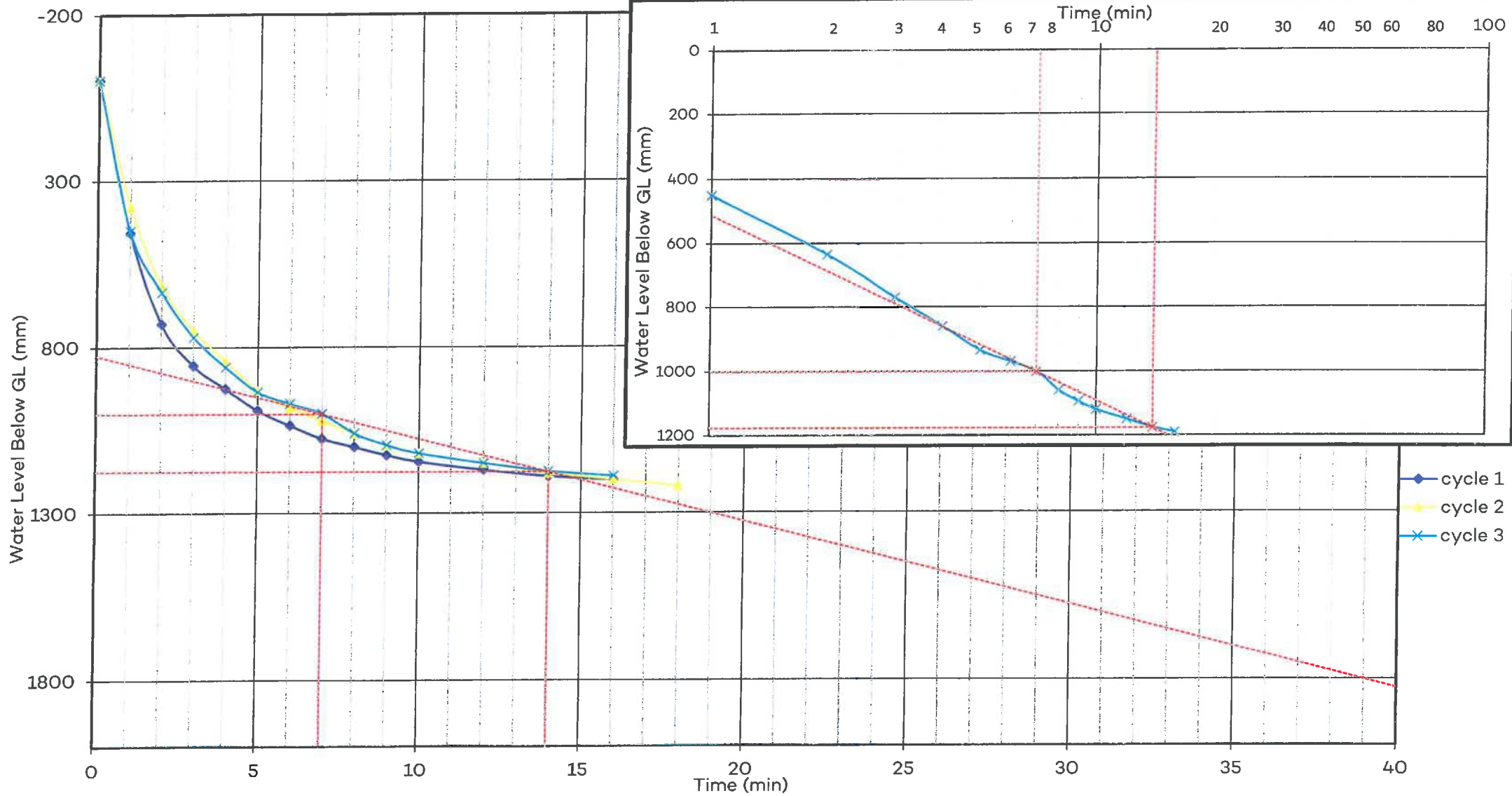


	Time (min) Water Level (mm)	
Time 1	7	855
Time 2	14	1035

Soakage Rate = 1543 mm/hr

Our Ref: 20076-S51
Date: 10/08/2018

Golden Sands
Soakage Test Position 3#

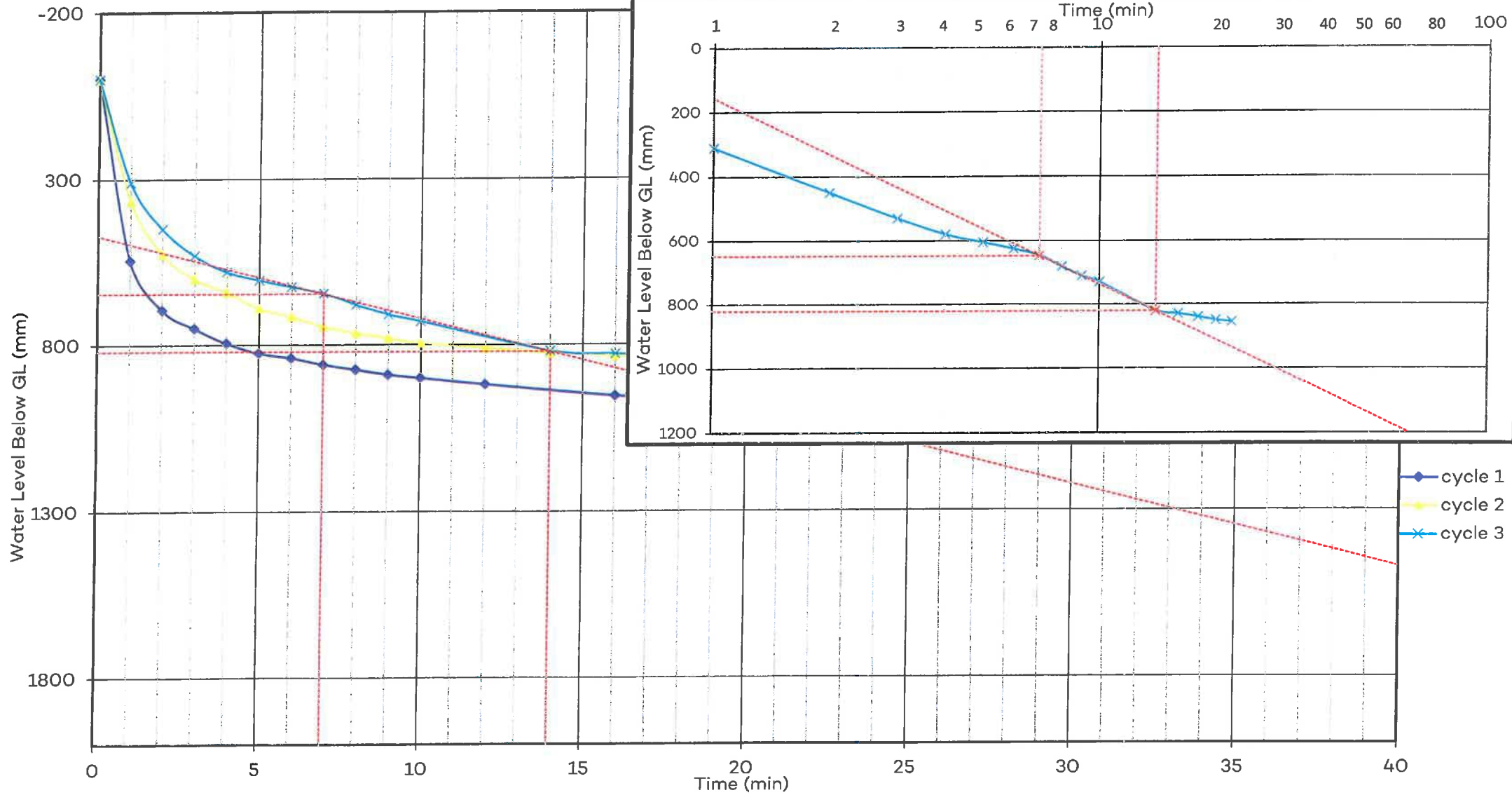


	Time (min) Water Level (mm)	
Time 1	7	1000
Time 2	14	1175

Soakage Rate = 1500 mm/hr

Our Ref:20076-S51
Date: 13/08/2018

Golden Sands
Soakage Test Position 4#

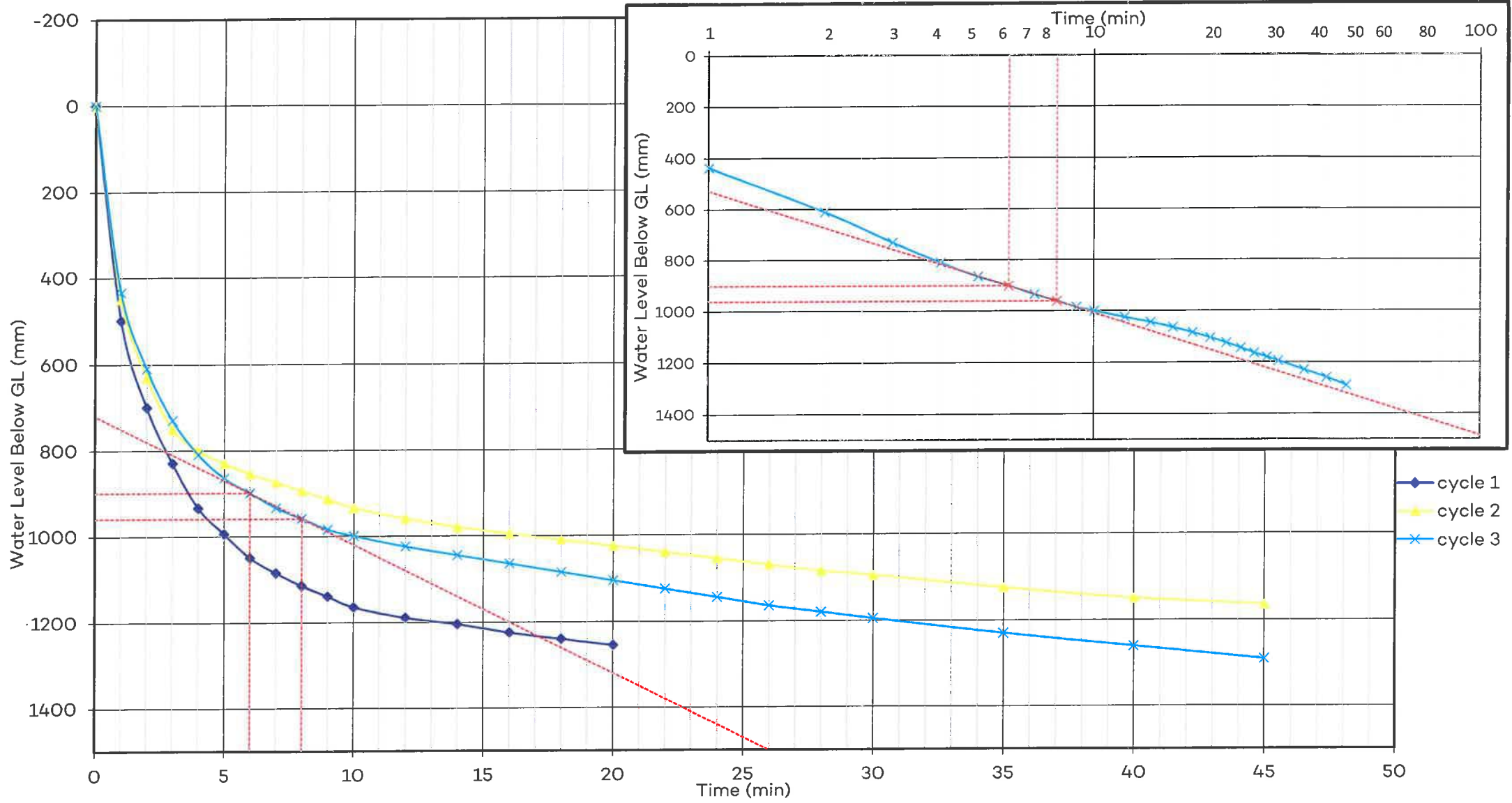


	Time (min) Water Level (mm)	
Time 1	7	645
Time 2	14	820

Soakage Rate = 1500 mm/hr

Our Ref: 20076 - S53
Date: 6/03/2019

Golden Sands Stage 53
Soakage Test Position # Stage 53; ST5



Time (min) Water Level (mm)		
Time 1	6	900
Time 2	8	960

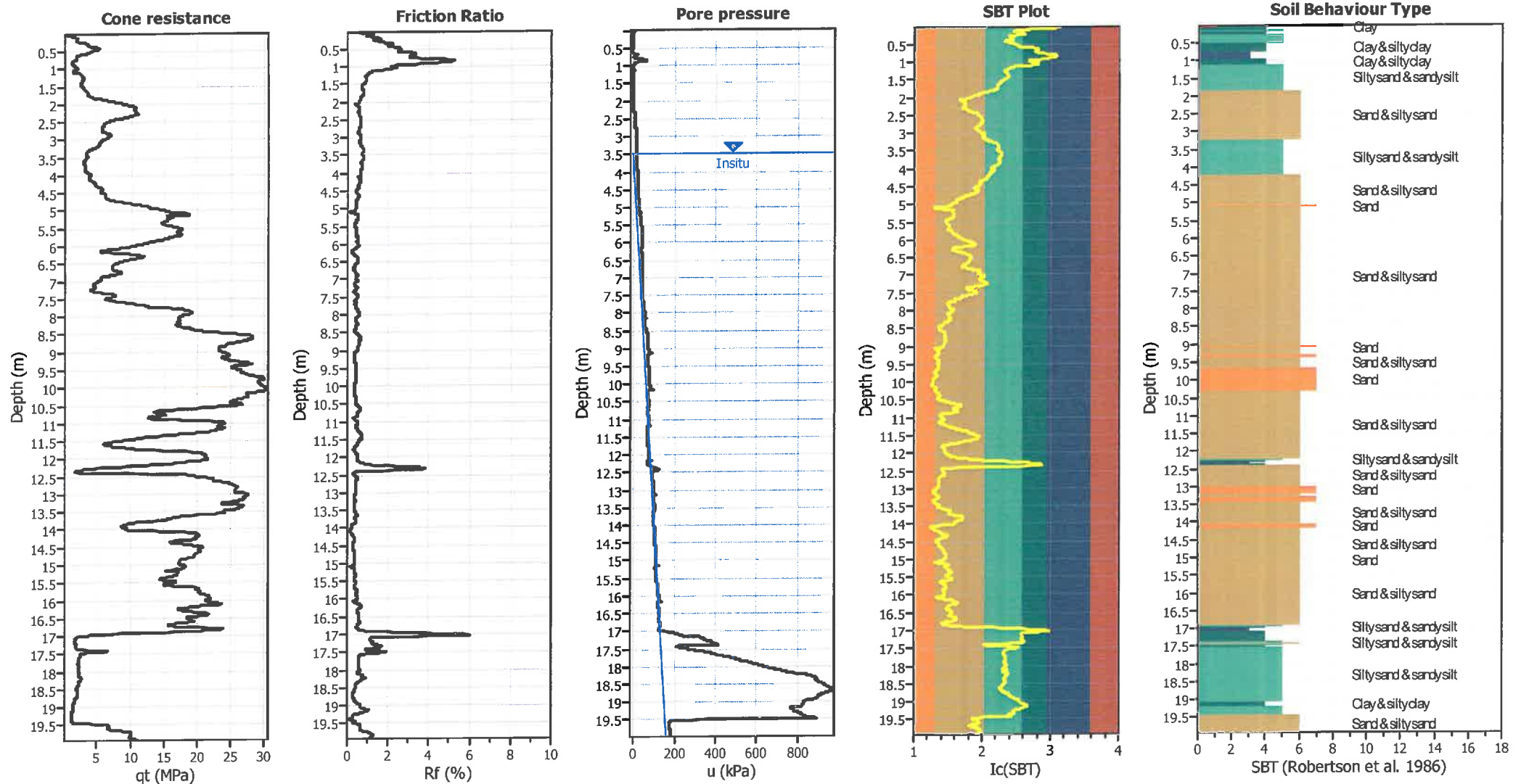
Soakage Rate = 1800 mm/hr

APPENDIX V

Liquefaction Analysis Plots



CPT basic interpretation plots



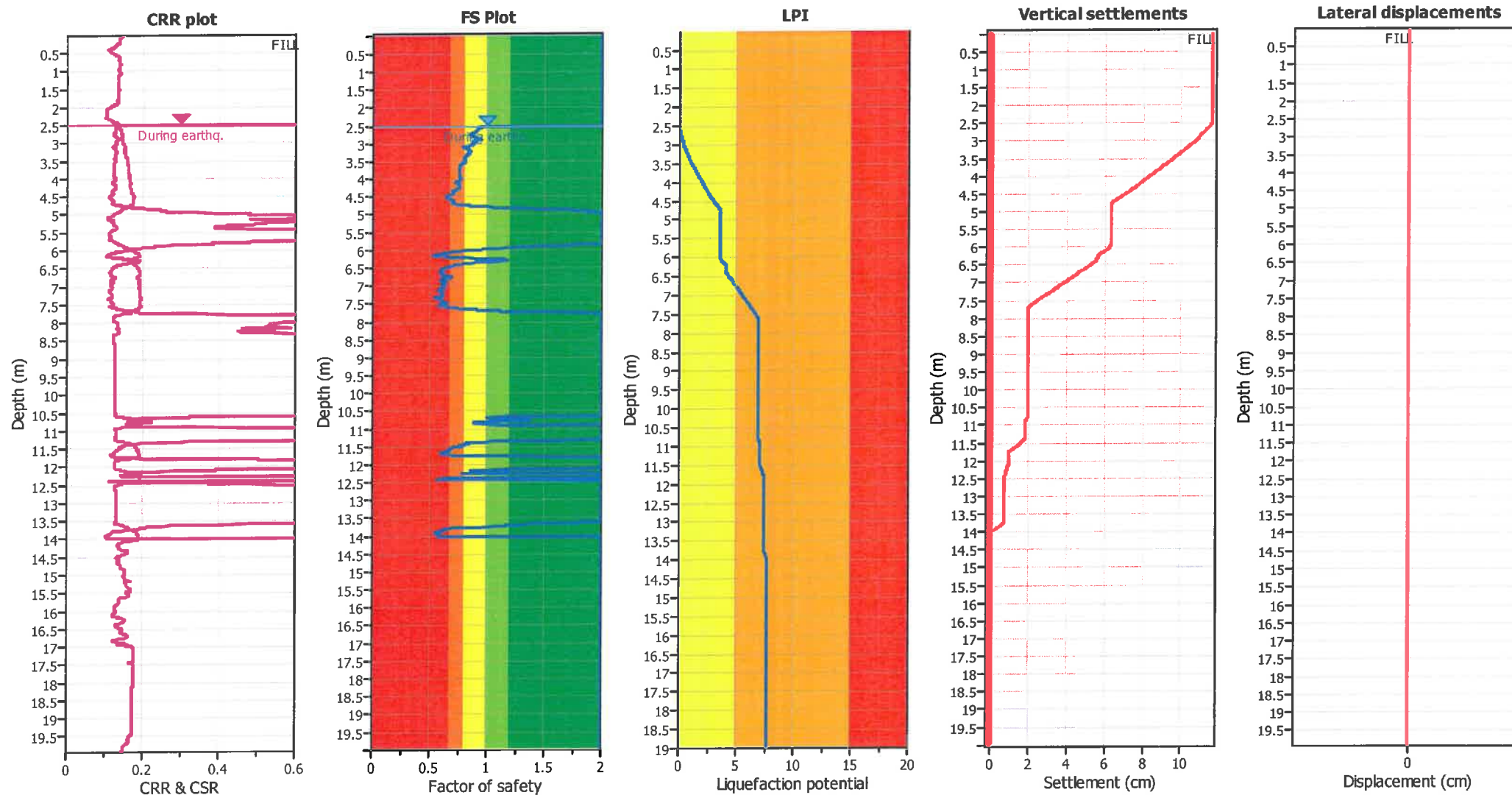
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.50 m	Fill weight:	18.00 kN/m ³
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _g applied:	Yes
Earthquake magnitude M _w :	5.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.27	Use fill:	Yes	Limit depth applied:	Yes
Depth to water table (insitu):	3.50 m	Fill height:	1.00 m	Limit depth:	15.00 m

SBT legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method: B&I (2014)
 Fines correction method: B&I (2014)
 Points to test: Based on Ic value
 Earthquake magnitude M_w : 5.90
 Peak ground acceleration: 0.27
 Depth to water table (insitu): 3.50 m

Depth to GWT (erthq.): 3.50 m
 Average results interval: 3
 Ic cut-off value: 2.60
 Unit weight calculation: Based on SBT
 Use fill: Yes
 Fill height: 1.00 m

Fill weight: 18.00 kN/m³
 Transition detect. applied: No
 K_0 applied: Yes
 Clay like behavior applied: Sands only
 Limit depth applied: Yes
 Limit depth: 15.00 m

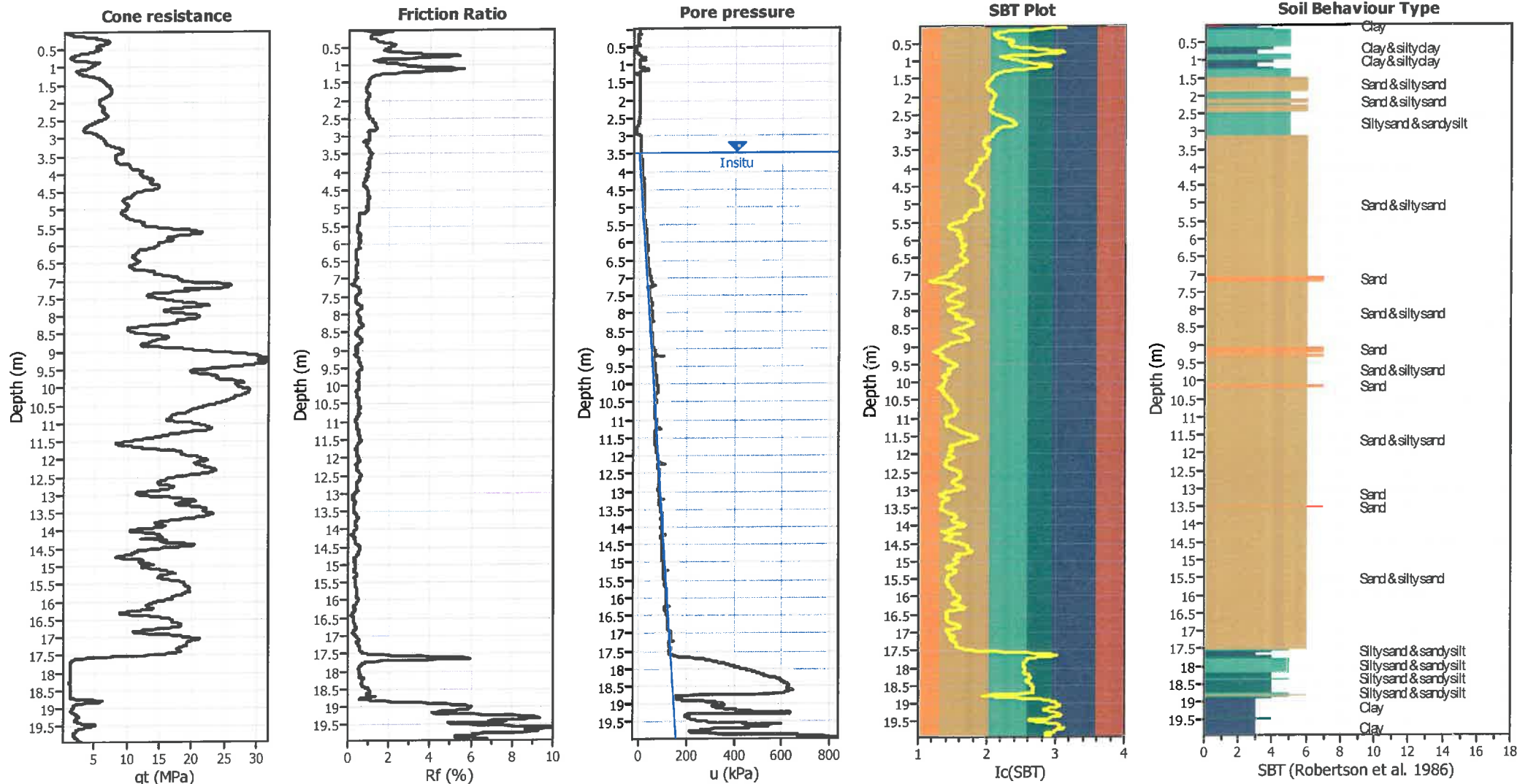
F.S. color scheme

Almost certain it will liquefy
 Very likely to liquefy
 Liquefaction and no liq. are equally likely
 Unlike to liquefy
 Almost certain it will not liquefy

LPI color scheme

Very high risk
 High risk
 Low risk

CPT basic interpretation plots



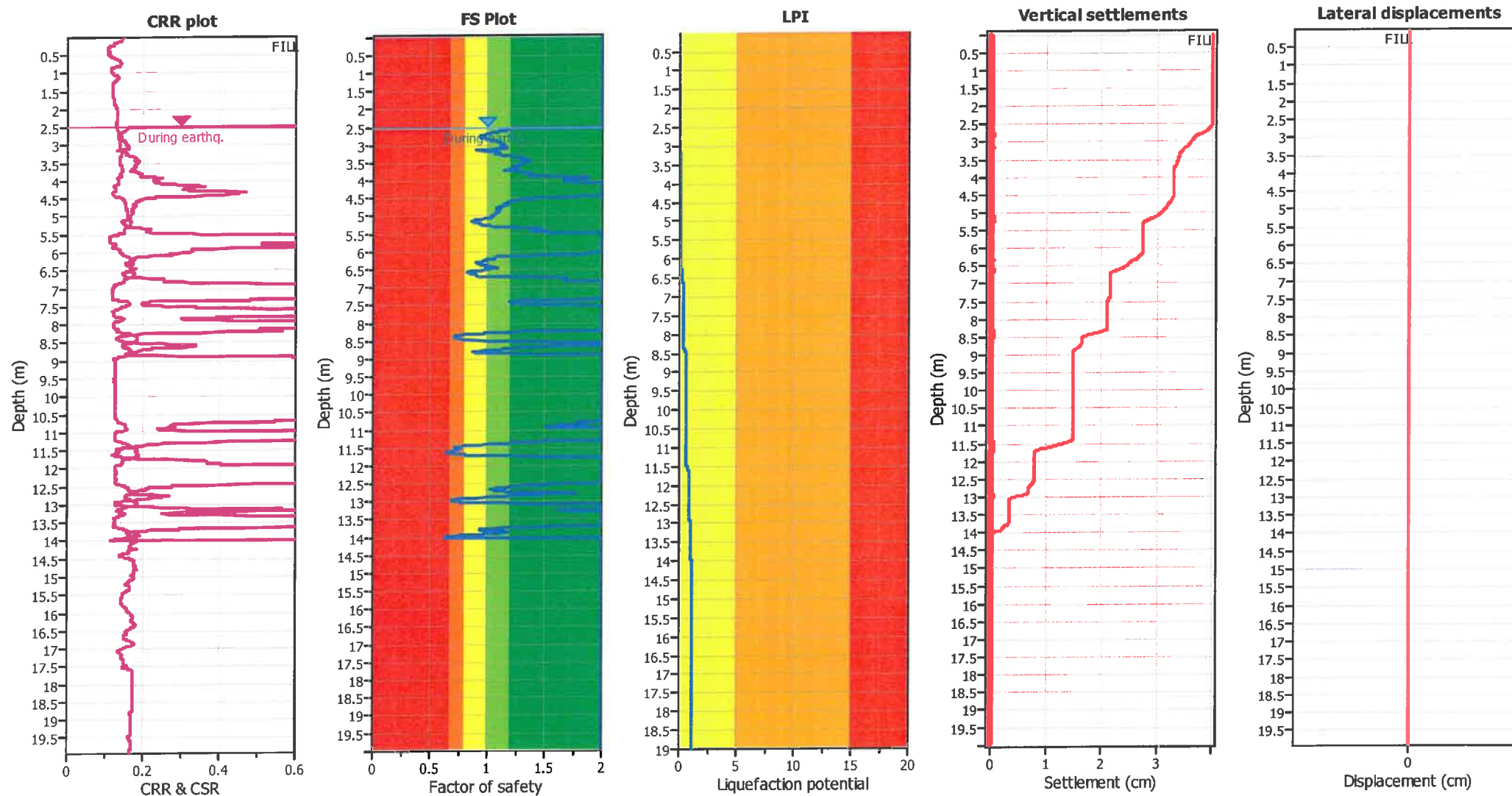
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.50 m	Fill weight:	18.00 kN/m ³
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on I_c value	I_c cut-off value:	2.60	K_0 applied:	Yes
Earthquake magnitude M_w :	5.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.27	Use fill:	Yes	Limit depth applied:	Yes
Depth to water table (insitu):	3.50 m	Fill height:	1.00 m	Limit depth:	15.00 m

SBT legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method: B&I (2014)
 Fines correction method: B&I (2014)
 Points to test: Based on I_c value
 Earthquake magnitude M_w : 5.90
 Peak ground acceleration: 0.27
 Depth to water table (insitu): 3.50 m

Depth to GWT (earthq.): 3.50 m
 Average results interval: 3
 I_c cut-off value: 2.60
 Unit weight calculation: Based on SBT
 Use fill: Yes
 Fill height: 1.00 m

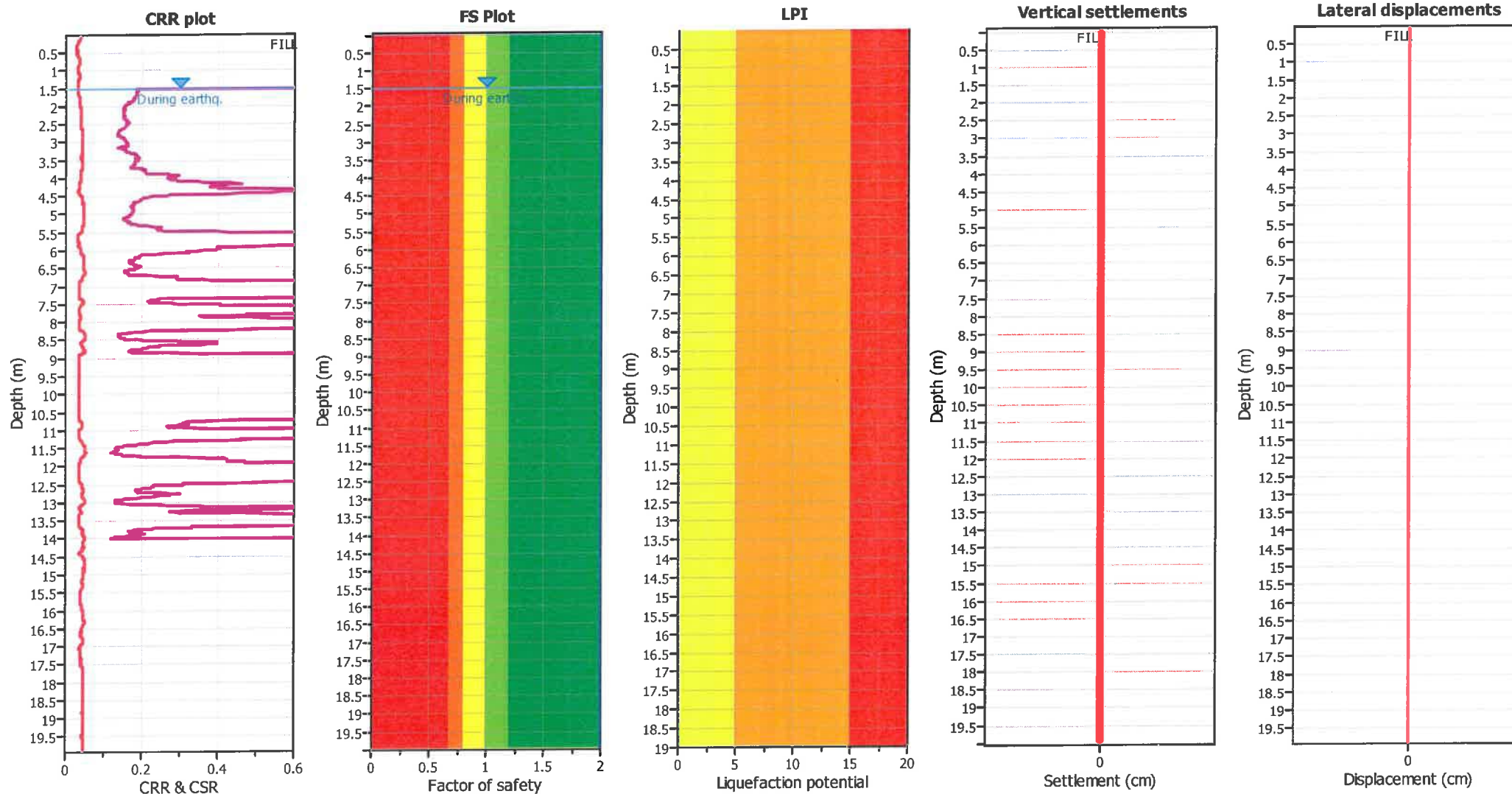
Fill weight: 18.00 kN/m³
 Transition detect. applied: No
 K_0 applied: Yes
 Clay like behavior applied: Sands only
 Limit depth applied: Yes
 Limit depth: 15.00 m

F.S. color scheme

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 Very likely to liquefy
 Liquefaction and no liq. are equally likely
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 Almost certain it will not liquefy

LPI color scheme

Very high risk
 High risk
 Low risk

Liquefaction analysis overall plots**Input parameters and analysis data**

Analysis method: B&I (2014)
 Fines correction method: B&I (2014)
 Points to test: Based on I_c value
 Earthquake magnitude M_w : 5.90
 Peak ground acceleration: 0.07
 Depth to water table (insitu): 2.50 m

Depth to GWT (erthq.): 2.50 m
 Average results interval: 3
 I_c cut-off value: 2.60
 Unit weight calculation: Based on SBT
 Use fill: Yes
 Fill height: 1.00 m

Fill weight: 18.00 kN/m³
 Transition detect. applied: No
 K_o applied: Yes
 Clay like behavior applied: Sands only
 Limit depth applied: Yes
 Limit depth: 15.00 m

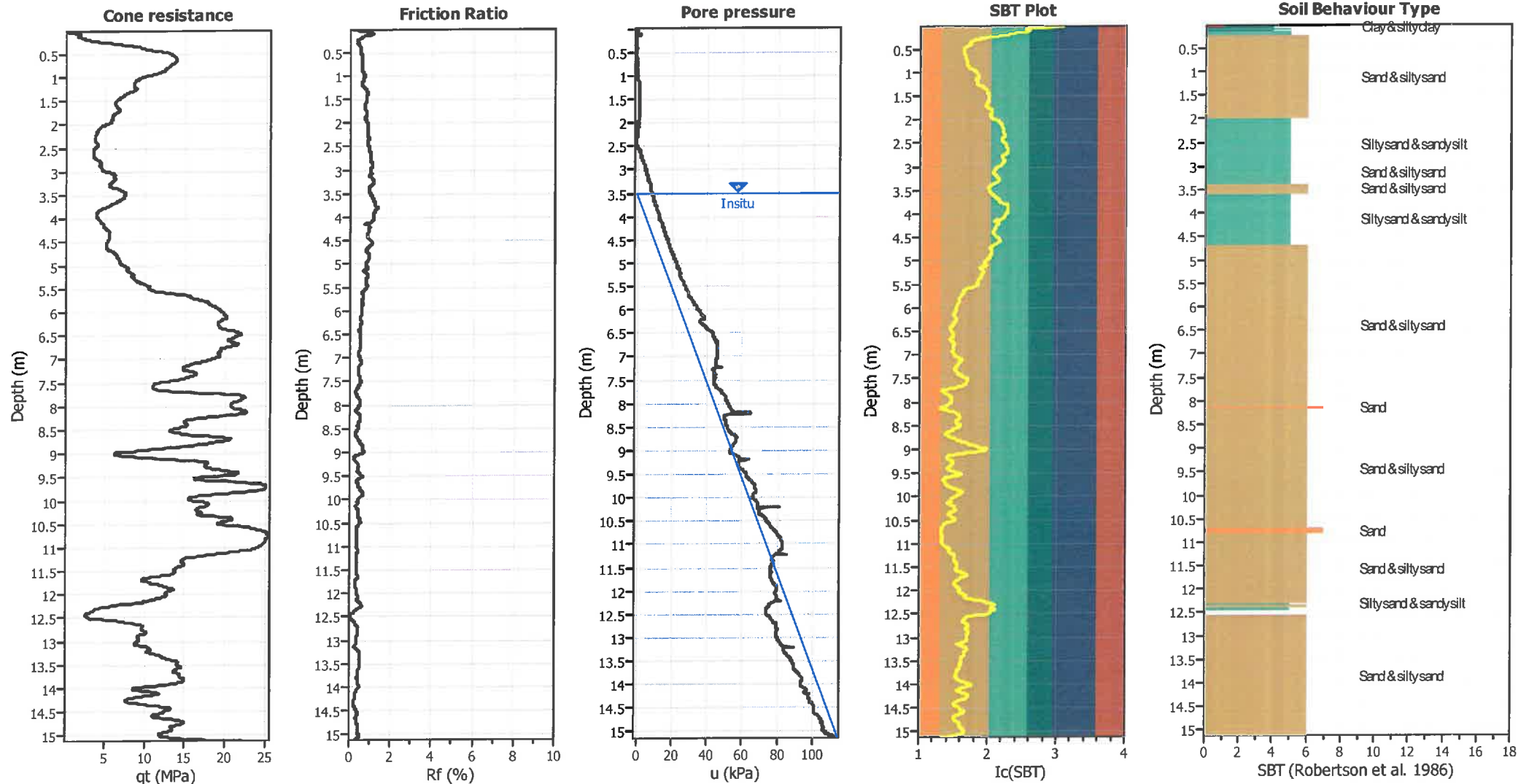
F.S. color scheme

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- Liquefaction and no liq. are equally likely
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LPI color scheme

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- High risk
- Low risk

CPT basic interpretation plots



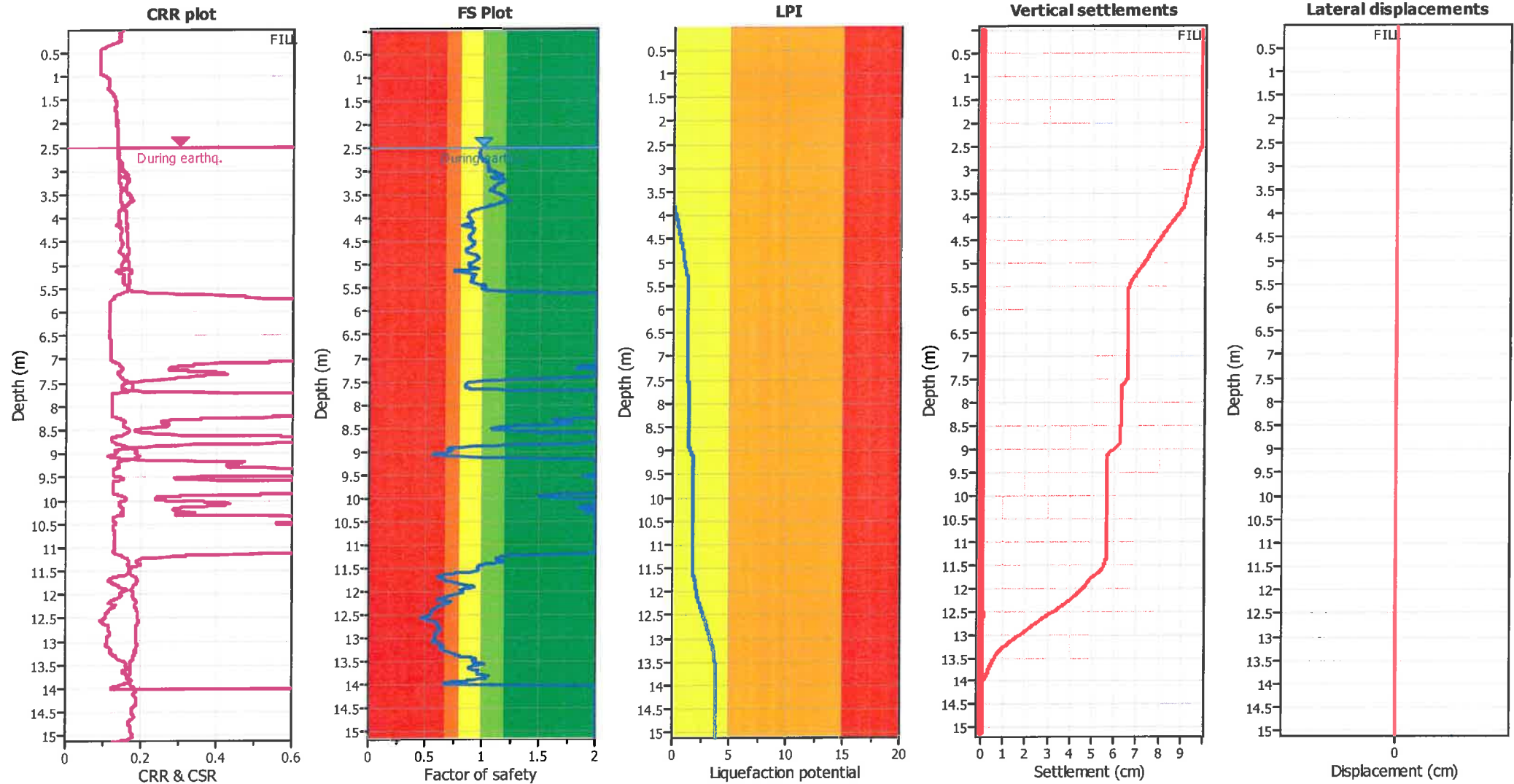
Input parameters and analysis data

Analysis method:	B&I (2014)	Depth to GWT (erthq.):	3.50 m	Fill weight:	18.00 kN/m ³
Fines correction method:	B&I (2014)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on I_c value	I_c cut-off value:	2.60	K_0 applied:	Yes
Earthquake magnitude M_w :	5.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.27	Use fill:	Yes	Limit depth applied:	Yes
Depth to water table (Insitu):	3.50 m	Fill height:	1.00 m	Limit depth:	15.00 m

SBT legend

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2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
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Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method: B&I (2014)
 Fines correction method: B&I (2014)
 Points to test: Based on I_c value
 Earthquake magnitude M_w : 5.90
 Peak ground acceleration: 0.27
 Depth to water table (Insitu): 3.50 m

Depth to GWT (earthq.): 3.50 m
 Average results Interval: 3
 I_c cut-off value: 2.60
 Unit weight calculation: Based on SBT
 Use fill: Yes
 Fill height: 1.00 m

Fill weight: 18.00 kN/m³
 Transition detect. applied: No
 K_o applied: Yes
 Clay like behavior applied: Sands only
 Limit depth applied: Yes
 Limit depth: 15.00 m

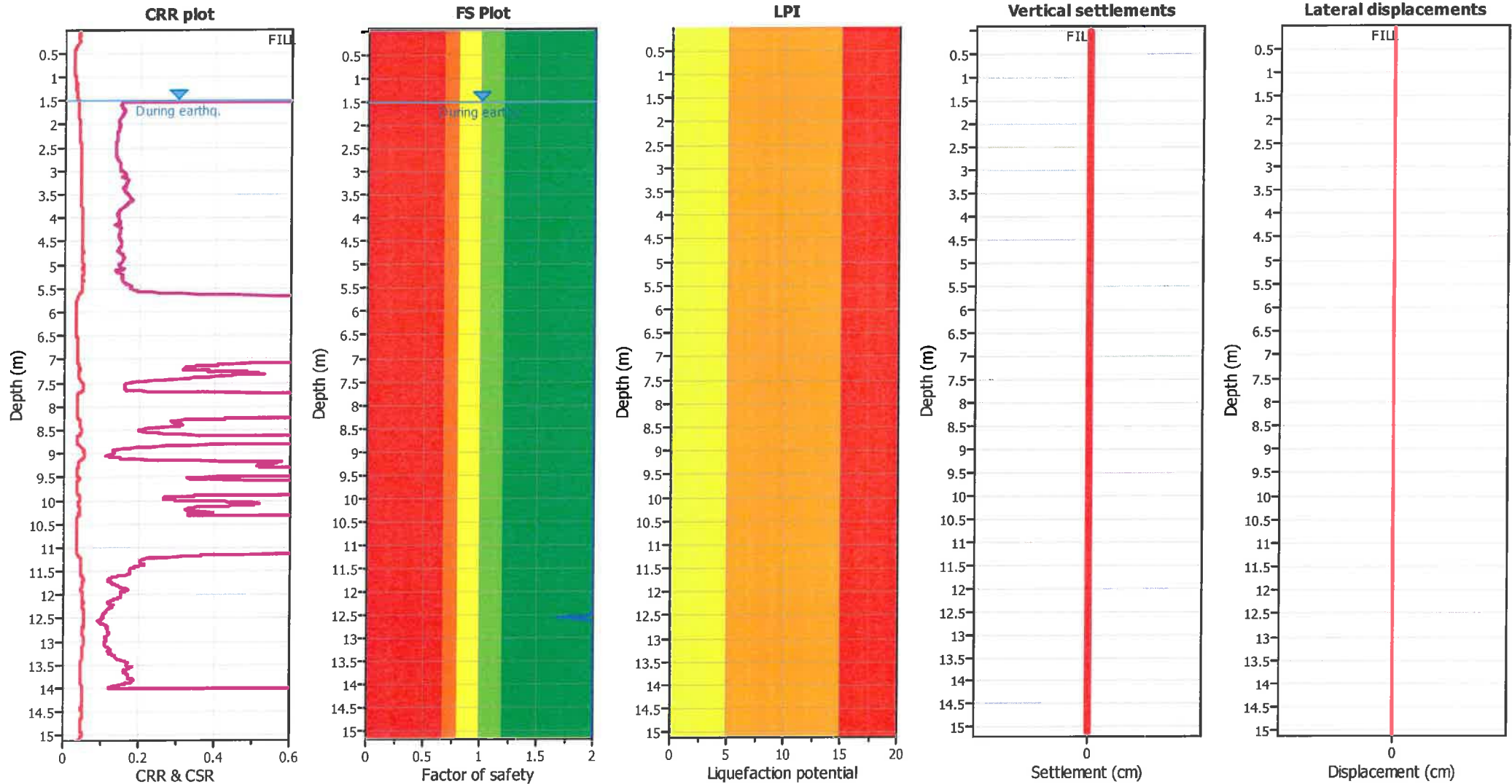
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Analysis method:	B&I (2014)	Depth to GWT (erthq.):	2.50 m	Fill weight:	18.00 kN/m ³
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Earthquake magnitude M _w :	5.90	Unit weight calculation:	Based on SBT	Clay like behavior applied:	Sands only
Peak ground acceleration:	0.07	Use fill:	Yes	Limit depth applied:	Yes
Depth to water table (insitu):	2.50 m	Fill height:	1.00 m	Limit depth:	15.00 m

F.S. color scheme

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■	Very likely to liquefy
■	Liquefaction and no liq. are equally likely
■	Unlike to liquefy
■	Almost certain it will not liquefy

LPI color scheme

■	Very high risk
■	High risk
■	Low risk

**Professional
Consulting
Engineers**



20/07/20
Ref.6221

Tauranga City Council
Private Bag 12022
Tauranga 3143
3116

Attention: Manager: Building Services

**Re: Bluehaven Building Ltd – Allotment 60, 6 Crown Street, Papamoa – Lot 1380, DP531595 –
BC Number 192479**

Dear Sir/Madam,

We write to inform you that we have inspected the fill for the proposed house and have undertaken Scala Penetrometer tests of the fill and underlying ground to check suitable ground bearing conditions.

The tests results gave an ultimate bearing capacity of over 200 kPa (6 Blows per 300mm) as per requirement in the calculations.

We believe on reasonable grounds that the site is suitable to support the proposed house.

Yours faithfully
e3 Consultants NZ Ltd

A handwritten signature in black ink, appearing to read 'Hamish', written in a cursive style.

Hamish Pearse-Danker
CPEng 1011810

Job No.: 6221
 Job Name: Bluehaven Building Ltd
 Client: ZOG Ltd
 Subject:

Date: 20/07/20

Ground checkstart: finish:

Site Address: Allotment 60
 6 Crown Street, Papamoa, Tauranga

Lot 1380 DP 531595

Check Building Consent for specific requirements if issued

BC. Number

Vegetation, topsoil, organic or deleterious material removed

Proximity to sloping ground min 1m and outside of 1:2 influence line

Formation area extends at least 1m beyond building footprint

Check location of underground services

Carry out 1 test per 50m2

And mark locations and results on site plan

Check ground condition (i.e. Penetrometer test, shear vane test)

Blows per 300mm	Allowable Bearing kPa	Ultimate kPa
10	118	354
9	100	300
8	91	273
7	79	237
6	70	210
5	50	150
4	40	120
3	29	87
2	21	63

Bearing capacity > 200kPa (or requirement on drawings)

Carry out hand augers to determine soil build up
 (Topsoil, pumice, fines, sand, silty clay, orange clay...)

Site notes:

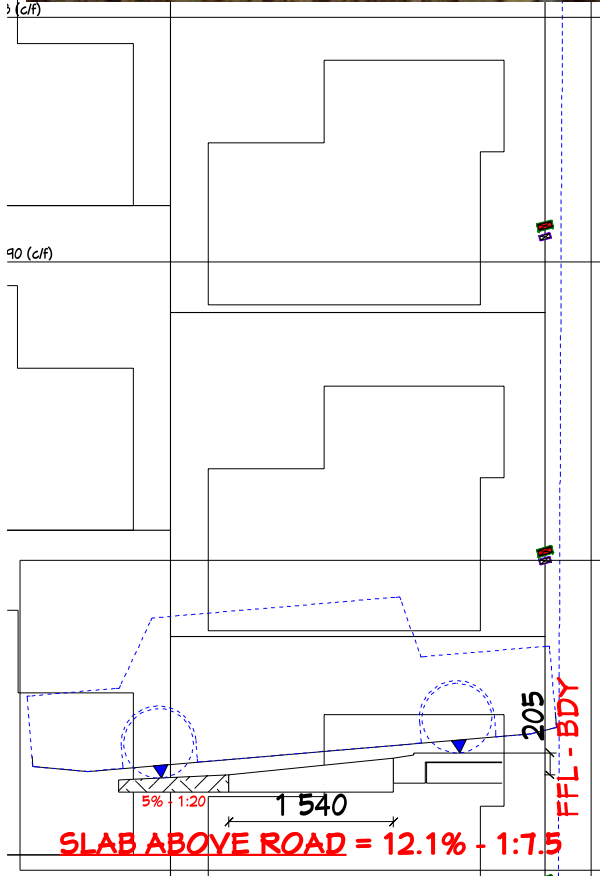
None

Site visit carried out by:

Hamish Pearse-Danker

Site Foreman:

Golden Homes



Blows/300

30m x Service Court
(min. 3.0m x 4.0m)

FFL = 6.200
FPL = 5.895

8, > 20

HAI

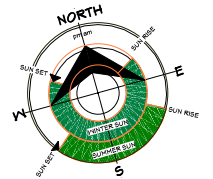
0 → sand

8, > 20



NOTES: KEY

- FFL = Finished floor level
- FGL = Finished ground level
- FPL = Finished platform level
- EGL = Existing ground level
- D.C.P = Daylight control point
- (f) = Dimension to foundation
- (c) = Dimension to cladding
- (g) = Dimension to gutter/leave
- = Phone/Fibre
- = Power
- = Water
- = Bubble Up Chamber
- = Type 1 sump
- = Type 2 sump
- = Drainage channel
- = Overland flow path
- = Fall of paving



CLIENT:
Bluehaven Building Limited
Type 20, Allotment 60,
Lot 1380, DP 531595
6 Crown Street
Papamoa, Tauranga

TERRITORIAL AUTHORITY:
Tauranga City Council
Wairakei Residential Zone

SITE DATA (for zones upto & including):

Ground Bearing:	REF GEOTECH
Soil Classification:	REF GEOTECH
Wind Zone:	High
Earthquake Zone:	2
Exposure Zone:	C
Climate Zone:	3
Rain Intensity (10% AEP):	126mm/hr
Snowload:	0.0kPa

Site Planning

JOB No: 81021	SALES: Steve M
LBP: C.Weame 101178	
DRAWN: Ronnie	DATE: 09/10/2019
SCALE: 1:200	SHEET No. 5 OF 35



Building Location Certificate Details

Please email this Certificate to: groundcheck@tauranga.govt.nz

Or attach it to the supporting information needed for a Code Compliance (Form 6) application.


TCC Reference: (BC / RC)	BC 192479	RC 26705
Applicant/Owner:	Bluehaven Holdings Limited	
Property Address:	Unit 60, 6 Crown Street, Papamoa	
Legal Description: (Lot / DP)	Lot 1380 DP 531595	CT / CFR

A. Floor Level survey required by TCC <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (go to Section B)	
1. The following was surveyed: <input type="checkbox"/> Completed Floor <input checked="" type="checkbox"/> Other (specify)	
2. Does the approved Building Consent have a specified minimum floor level? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Please refer to the approved building consent plans)	
3. Survey Date: 04/08/2020	
4. Option A	Option B
The Surveyed floor level is RL = <input checked="" type="checkbox"/> Moturiki Datum <input type="checkbox"/> Other (E.g. assumed Datum) Origin of Levels: TCC BM 1347 (RL 5.29m) and TCC BM 1348 (RL 5.17m)	The surveyed floor level complies with: The top of the surveyed boxing level is at a level of RL 6.66m (E.g. consent notice requirement, approved BC plans, etc)
5. Comments: The floor has not been poured. The boxing has been surveyed as required prior to concrete pour. The surveyed level of the boxing is ± 10 mm	

B. Building Location survey required by TCC <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (go to Section C)		
1. The following was surveyed: <input type="checkbox"/> Completed Floor <input checked="" type="checkbox"/> Other (please comment below)		
2. Survey Date: 04/08/2020		
3. The surveyed building footprint is in accordance with the setbacks shown on the approved Building Consent Plans. NB: 'Footprint' includes exterior cladding projecting past the foundation. Walls and eaves must comply with C/AS 5.1.1(a) fig. 5.1. Attach drawings or photos with comments if you think there is an issue.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Other (comment below)	<input checked="" type="checkbox"/> See attached plan/photos (if required)
4. Comments: Location meets the requirements of RC 26705 conditions 18 and 19. See Barr and Harris drawing 3064 - 100 Rev E. The surveyed locations are based on the floor boxing.		

C. Overshadowing survey required by TCC <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (go to Section D)		
1. The building was surveyed and complies with the City Plan rules for overshadowing or relevant Resource Consent. NB: Where overshadowing is allowed by permitted intrusions, written approval, or Resource Consent, illustrations are required.	<input type="checkbox"/> Yes <input type="checkbox"/> Other (comment below)	<input type="checkbox"/> See attached plan/photos (as/if required)
2. Survey Date:		
3. Comments (including boundaries specified): Overshadowing not surveyed		

D. Survey Firm Declaration
1. We have been engaged by the applicant stated above and have carried out the necessary field survey(s) to confirm the items detailed above and believe on reasonable grounds that the information provided is true and accurate within acceptable survey tolerances.

2.	Survey Firm:	Barr and Harris Surveyors Limited	
3.	Survey Firm Contact Details:	Postal Address: P.O. Box 112, Matamata 3440	
		Email: office@barrharris.co.nz Phone: (07) 888 8777	
4.	Licensed Cadastral Surveyor (delete as appropriate) Registered Professional Surveyor (signed on behalf of Survey Firm)	Print Name: G. A. Harris	License No: 2016094
		Signature: 	RPSurv No: 391 Date: 12/8/20

BARR + HARRIS

SURVEYORS LIMITED

Maitiama Telephone 07 888 8777
124 Broadway, P.O. Box 112 Facsimile 07 888 8484
Paparua Telephone 07 883 3050
Waikanae Telephone 07 863 6622

NOTE:

- All distances in meters
- All distances are from the edge of the boxing for the concrete slab, which is the face of the proposed brickwork.
- All positions are located by GPS, including the relevant tolerances of + or - 20mm.

KEY:

— Edge of boxing for slab

Boxing Level of top of boxing
RL 6.75

E	Units 60-65 location and level added	LT AUG 2020
D	Unit 71 floor level added	AVH MAY 2020
C	Units 12-14, 71-73 location and level added	LT MAR 2020
B	Unit 11 added, Front Rebate of 74 updated	LT MAR 2020
A	Units 9, 10, 74, 75 and 76 location and level added	LT Feb 2020
REF	AMENDMENT	BY DATE

\\drawing\3064\3064 GLL2 The Dunes building certification\as built information\Certification Drawings\3064 - 100 as built Rev E.dwg

Drawn:

A Holroyd

Checked:

A Holroyd

Approved:

28 Feb 2020

Job Title:

**Golden Lifestyle Ltd
11 Kamahi Crescent - Papamoa**

Drawing Title:

**As Constructed
Floor Boxing Location Plan
Units 1 to 14, 60 to 65 and 71 to 76
inclusive**

Scale: **A3 1:500**

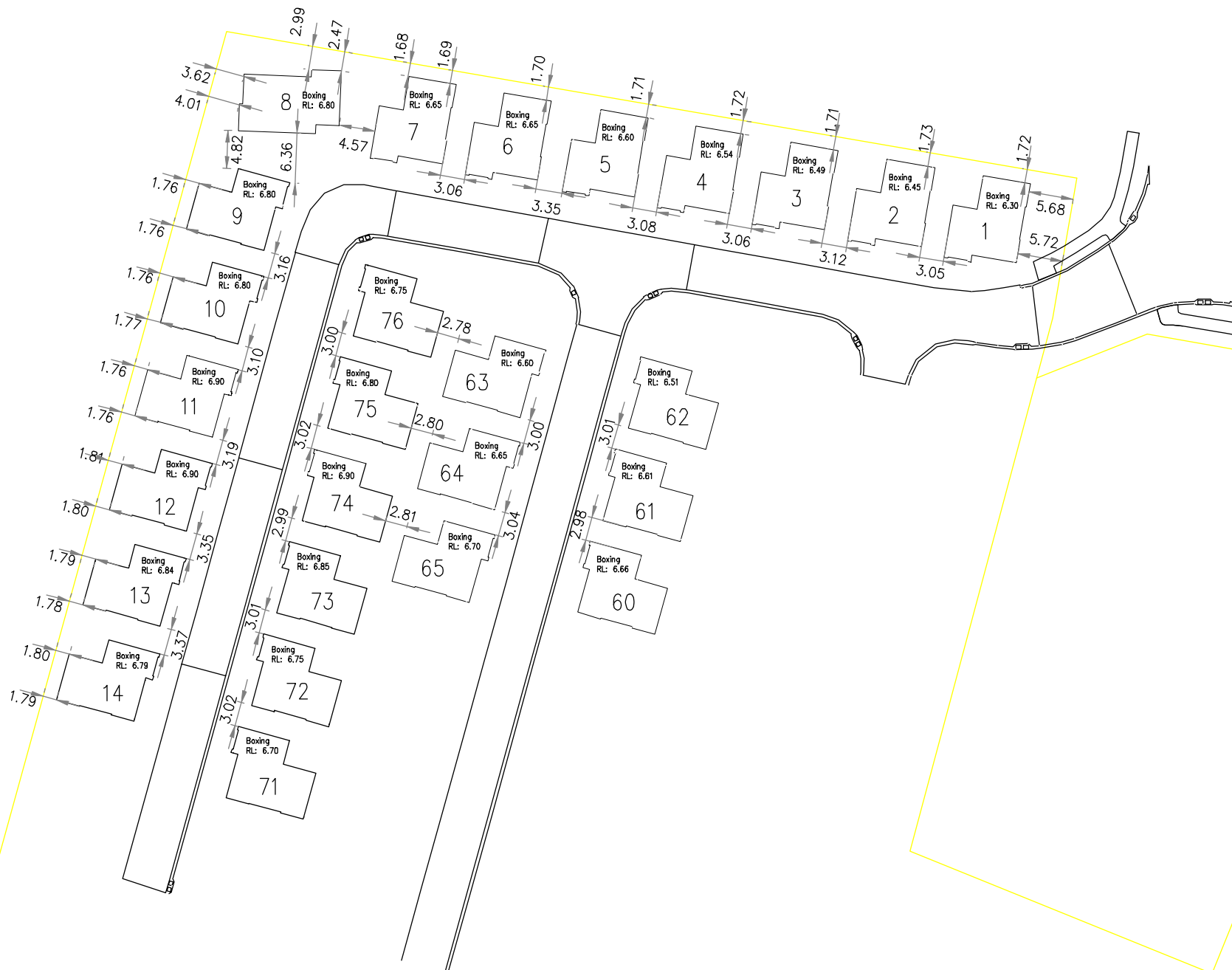
Revision: **E**

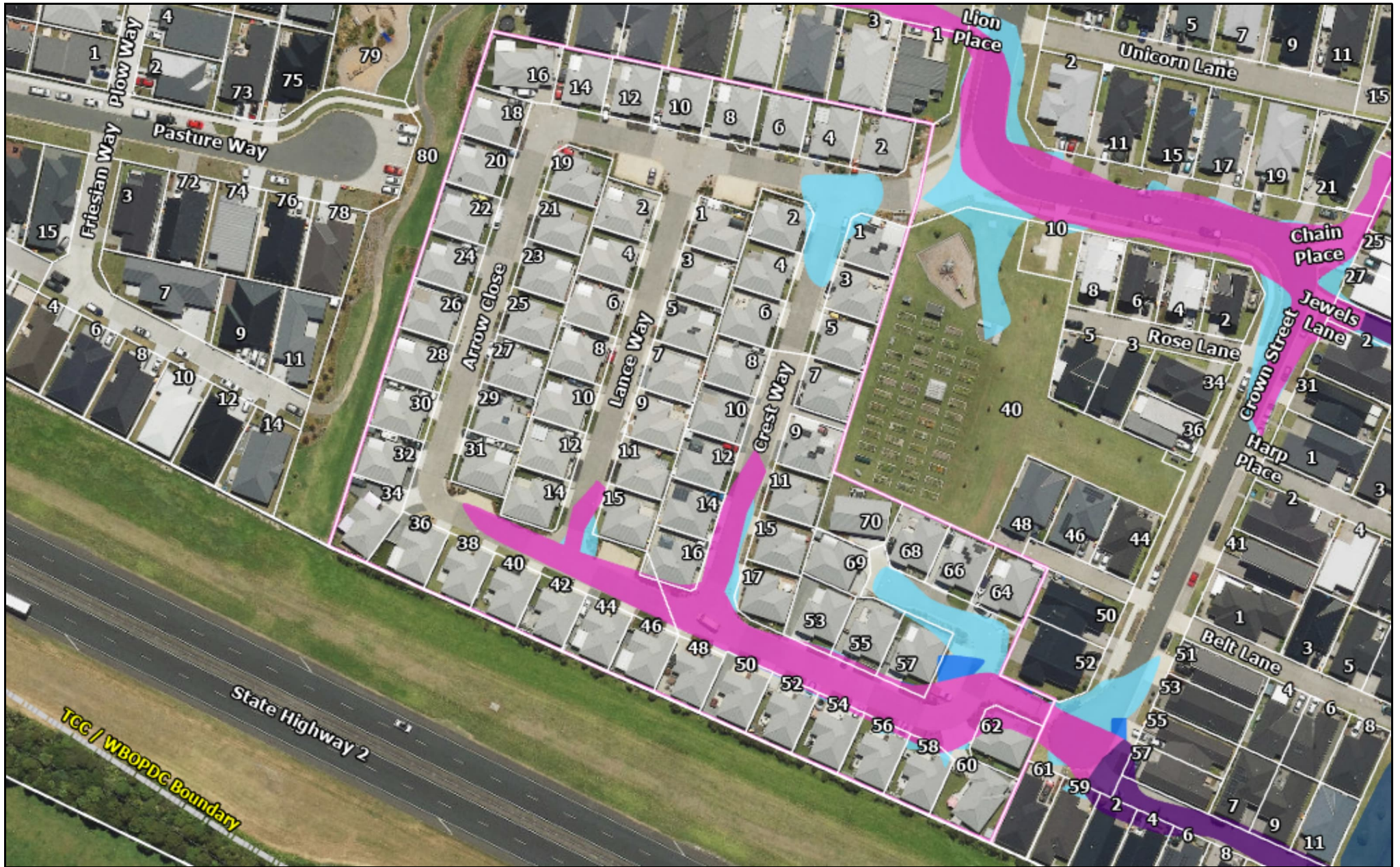
Job ID:

3064

Drawing No:

3064 - 100










SmartZoom Natural Hazards Key



Flood from Rainfall (Depth x Velocity 100yr Event)

	< 0.4 m ² /s
	0.4 - 0.6 m ² /s
	0.6 - 0.8 m ² /s
	> 0.8 m ² /s

Flood Risk

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

TSUNAMI EVACUATION ZONE: Pāpāmoa East (Wairakei)



IMPORTANT

Parts of this area are at risk of tsunami

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

**LONG or STRONG:
GET GONE**

Long or Strong
GET GONE



DO NOT ignore these natural warning signs:

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

WHAT TO DO?

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

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

For more information visit:

www.bopcivildefence.govt.nz

Follow Bay of Plenty Civil Defence on social media for updates.

facebook.com/bopcivildefence

twitter.com/bopcivildefence

Listen to the radio

**VIEW
ONLINE
MAP
HERE**



Tsunami Safe Area
is anywhere
beyond the Tsunami
Evacuation zone



Tsunami Safe
Locations
are possible
evacuation points



Scale:
1:20,000

Property File Note for inclusion on Land Information Memorandum

In 2004 the National Institute of Water and Atmospheric research (NIWA) identified over the past 4000 years a total of two major regional-impact paleo-tsunami events have been recorded along the Bay of Plenty/Eastern Coromandel area and up to 4 local-impact paleo-tsunami have occurred with run-up heights in excess of 5m and extending as far as 7km inland.

NIWA identified that extent of tsunami inundation would need to be confirmed using a tsunami wave model with realistic land topography once a credible source-generation is able to be constructed.

In 2011/2012 the Institute of Geological and Nuclear Sciences Limited (GNS Science) undertook tsunami modelling and reported on the potential tsunami inundation risk for coastal areas within Tauranga City.

As part of the tsunami modelling GNS Science took into account the knowledge gained from the unexpected large earthquake and tsunami event in Japan in 2011 when determining the largest tsunami event that Tauranga could potentially experience.

In particular it considered the effect of the Kermadec Trench, located north-east of New Zealand. The Kermadec Trench is located on a subduction zone, a similar environment to where the event in Japan took place.

Following the receipt of the tsunami modelling report from GNS Science, Council commissioned Tonkin + Taylor (T+T) to produce inundation maps using the latest LiDAR survey data and tsunami wave information from GNS.

In April 2015 Council commissioned NIWA to review the tsunami inundation and evacuation modelling undertaken to date to provide independent feedback that the work undertaken by GNS Science and T+T is able to be relied upon by the public for its information, education and safety. NIWA confirmed the work is able to be relied upon by the public.

➡ **The T+T inundation maps show that this property is within a coastal area that would potentially be inundated if the Kermadec Trench experienced a large earthquake (magnitude Mw 9.0), causing an extreme tsunami event.**

The maps identify properties that would potentially be affected if a magnitude Mw 9.0 earthquake event occurred in 2020. Information relating to the work undertaken by GNS Science and T+T are available on the Councils website (www.tauranga.govt.nz keyword search "tsunami").

In 2020 T+T completed an updated tsunami model using the latest LiDAR survey data to capture the latest landform due to further land development since the previous models. This data is now captured in the evacuation maps and information provided on the council website.

Kia rite ai te pā, kia haumarū te hāpori, kia tauranga tonu ai tātou



Frequently Asked Questions

Where has the tsunami information come from?

Since 2011 a lot of work has been done by Tauranga City Council, Bay of Plenty Regional Council and the Emergency Management Group to help us better understand the potential impact of a tsunami in the Bay of Plenty. The tsunami information that is noted on your property file is the compilation of several different streams of research by GNS Science (GNS) and Tonkin + Taylor (T+T). Using this information Council has been able to identify the extent of evacuation zones and potential safe zones for public to evacuate to. Previous research work undertaken by GNS and T+T was reviewed by the National Institute of Water and Atmospheric Research (NIWA) who confirm that it is appropriate to use for the planning of public safety and public education. A copy of the GNS and T+T reports are available on request.

Has this information been available for long?

Tsunami evacuation maps are not new. They have been displayed on the Tauranga City Council and Bay of Plenty Civil Defence Emergency Management websites since 2009. The maps published in 2023 represent the most recent and reliable information we have about tsunami flooding in the City. The new maps build on our previous knowledge. They identify the extent of modelled tsunami flow so that you can plan your own evacuation.

Will this affect my property value or insurance?

The Council is responsible for making sure that any information we have about your property is easily available upon request. We recommend you seek advice from a property valuation or insurance expert about any concerns you may have regarding property values or insurance.

How will this affect any new building consent I might want?

At this stage there will be no change to building consent requirements to existing zones. This means that if your property is in a Residential Zone then you would still be bound by the Residential Zone rules in the Tauranga city Plan or the standards in the Infrastructure Development Code.

Evacuation versus Flood Zones?

When I look at the tsunami flood (inundation) map for my property online the area shown as flooded by the tsunami is slightly different to the tsunami evacuation zone. Why is that?

The difference is that the flood map shows where the tsunami flood water is estimated to flood the land. The flood map is based on the most recent and reliable information science can currently provide us. The science is unable to estimate where tsunami flood waters will flow quite as accurately as can be done with rainfall flooding.

Therefore, to ensure communities affected by the tsunami flooding know where to go we produce an evacuation map.

What are the evacuation maps for?

Based on the scientific modelling we created evacuation maps for the whole city. Anyone can use these maps to plan their own evacuation route. Anywhere outside the blue zone is considered safe.

➡ **For more information see**
www.tauranga.govt.nz/tsunami

Kia rite ai te pā, kia haumarū te hāpori, kia tauranga tonu ai tātou

