Tauranga City

LIM

Land Information Memorandum



Land Information Memorandum

This Land Information Memorandum has been prepared for:

Applicant	**P Furnish**
Property Address	**9 Dalton Drive** **Papamoa**
Legal Description	**Lot 31 DPS 69010**
Application Date	**27 July 2026**

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

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

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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

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

Note:

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

Rating and Valuation Details

Tauranga City Council rates are billed twice a year and are due 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 2026.

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	**06622 550 00**
Capital Value	**$945,000**
Land Value	**$710,000**
Improvement Value	**$235,000**

Rating Details

Current Annual Rates	**$4,311.96**
Balance Owing	**$2,155.98**

Water Meter Details

Water Meter On Property	**Yes**
Meter Type	**Individual Meter**
Water Rates Owing	**$362.93**

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	**$87.28**
Balance Owing	**$43.64**

Building Information

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

This Land Information Memorandum provides a summary of key building-related information and does not include all documents held by Council. It is recommended that the property file is viewed together with this Land Information Memorandum to satisfy any due diligence requirements. The property file may be ordered at the following link: Order a LIM or Property File.

Building Permits and Consents: Information related to Permits (issued prior to 1993) and Consents (issued after 1 January 1993) is listed below. Where the permit issue date is unknown, the application or payment date is recorded instead. Plans and other associated documents, where held by Council, are available on the property file.

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

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

Permits and Consents

Building Consents

Date Issued	Description of Work	BC Number	CCC Issued
10/05/95	Erect dwelling	95/0844	Yes
07/06/16	Add two bedrooms – family room – bathroom to dwelling	55239	Yes

Compliance Schedule **N/A**

Requisitions **None**

City Planning

The Operative Tauranga City Plan

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

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

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

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

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

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

To view the Operative Tauranga City Plan please click here.

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

Development Contributions

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

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

Transportation Strategy & Planning and Reserve Management Plans

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

Relevant Planning Information

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

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

Certificates, Notices, or Orders Affecting the Land

None

Resource Consents *(Resource Management Act 1991)*

Yes

Description	Date Granted	RC Number
Resource Consent	17/12/93	104420
Resource Consent	15/11/94	104417
Resource Consent	28/02/95	104420
Variation of Resource Consent	30/08/95	109947

Land Development

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

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

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

Documentation Relevant to the Subdivision or Surrounding Area

For information, please see attached the following documentation:

1. Geotechnical Reports from Mark T Mitchell dated 30 September 1994 and 12 November 1993.

Natural Hazards

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

Flooding

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

Microzoning for Earthquake Hazards

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

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

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

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

Landslide Susceptibility

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

Shallow Groundwater

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

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

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

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

Bay of Plenty Regional Council

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

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

Natural Hazards Relevant to the Subject Property

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

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

Tsunami

Tsunami

Council holds information that shows this property is located in a possible tsunami inundation zone.

GNS Science (now known as Earth Science New Zealand) have prepared a report titled Comprehensive Tsunami Inundation Modelling and Evacuation Zone Mapping: Final Report (March 2025). The report was commissioned by the Bay of Plenty Regional Council.

The purpose of the report is to document the methodology, results and limitations of the modelling undertaken by GNS Science to produce comprehensive tsunami inundation mapping for the Bay of Plenty region. The scope of the report is the Bay of Plenty coastline and offshore islands.

The tsunami inundation maps show:

- The area of land that could potentially be flooded by a tsunami caused by a rare offshore earthquake that has a wave height ranging between 8m and 15m along the Bay of Plenty coast.

  The likelihood of a tsunami like this occurring in any year is calculated as 0.04% (which is a 1 in 2,500 chance).

The technical report can be accessed from the Bay of Plenty Regional Council website: Natural hazards.

Further information is available on the Tsunami pages of Tauranga City Council's website and Bay of Plenty Regional Council's website. Information explaining the difference between evacuation zones and inundation zones is also available in the Frequently Asked Questions.

Please see attached tsunami evacuation zone map.

Additional Information

Licences Affecting the Land or Buildings

None

Signed for and on behalf of the Council:



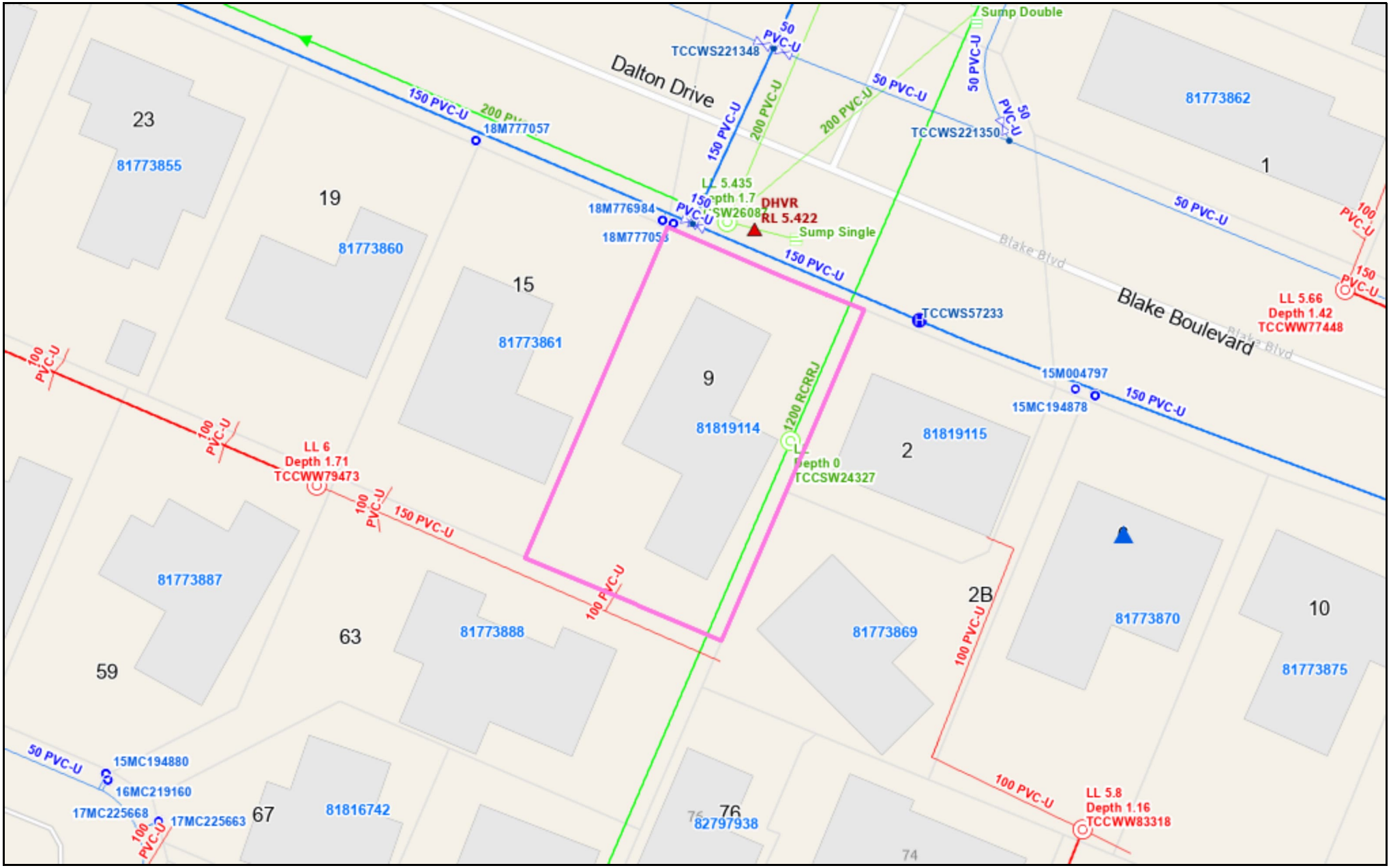
Position held: LIM and Property Files Officer

Date: 6 August 2026

Tauranga City

Services Plan

Tauranga City



Produced by - Tauranga City Council

Printed 06/08/2026

Cadastral Information sourced from LINZ. Crown Copyright Reserved

Services Plan

0 5 10 m

Meters

Scale 1: 500 **@A4**

N

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

Services Key

Water

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

Stormwater

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

Wastewater

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

Other

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

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

Tauranga City

Building Information

Tauranga City

As Built Drainage Plan

Drainage plan for:

Street No: 9

Street DALTON Lot 31 D.P. 69010

Suburb BLUEHAVEN SUB

Owner ANGUS

Type of Building RESIDENTIAL

Drainlayer B.A. McKenzie

RATES OFFICE
FILE NOTED
Initial [illegible] Date 5/7/95

Date of Inspection 3-7-95

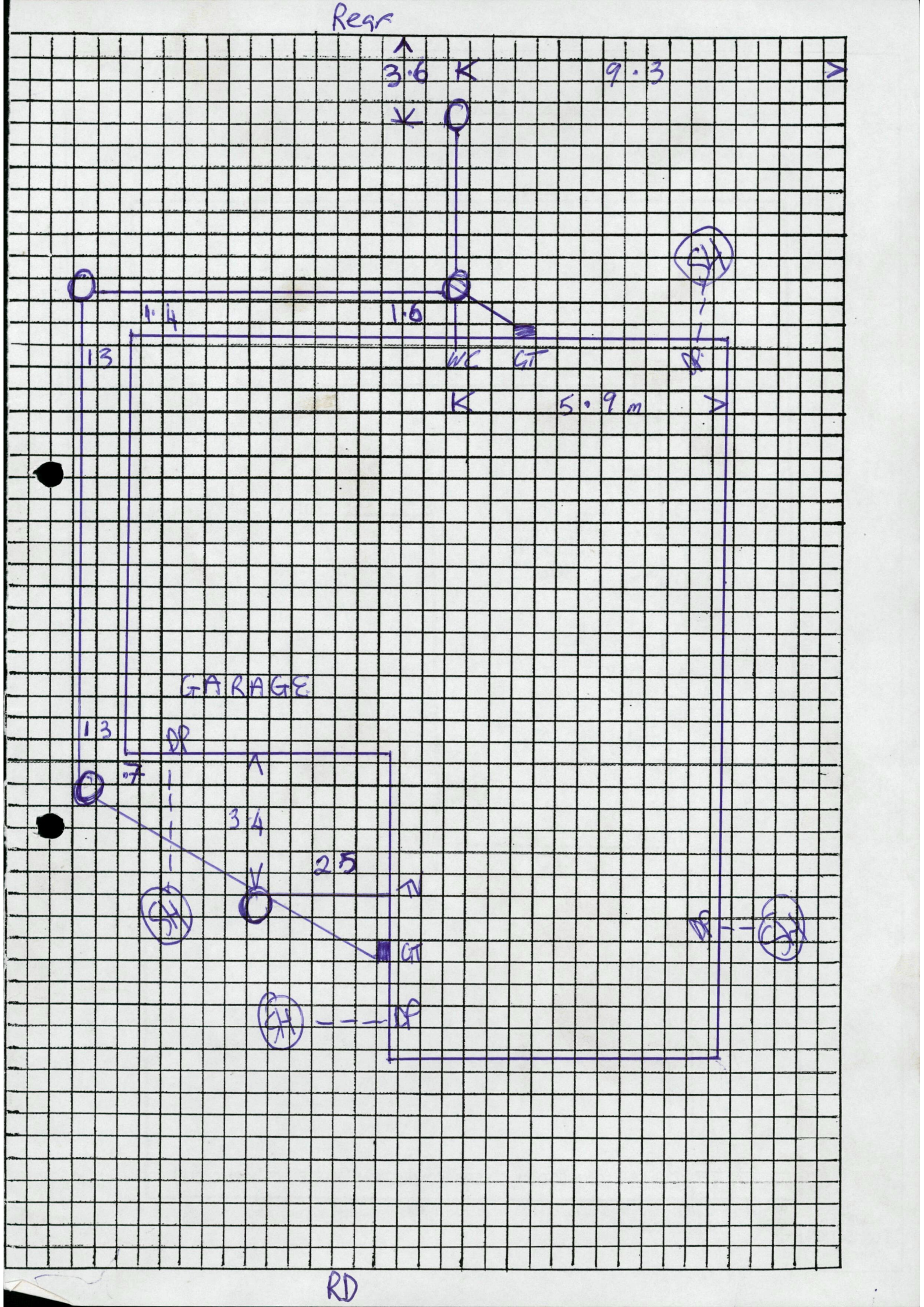
Inspector D. GLOVER

Drainage Permit No. 95/8444

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.


Rear
3·6
9·3
1·4
1·6
1·3
WC
GT
SH
DR
5·9 m
GARAGE
·7
3·4
2·5
RD

Drainage as built plan

Nº 0007

Date: 29/8/16

Lot or Street No: lot No 9 Street Name: Dalton Drive.

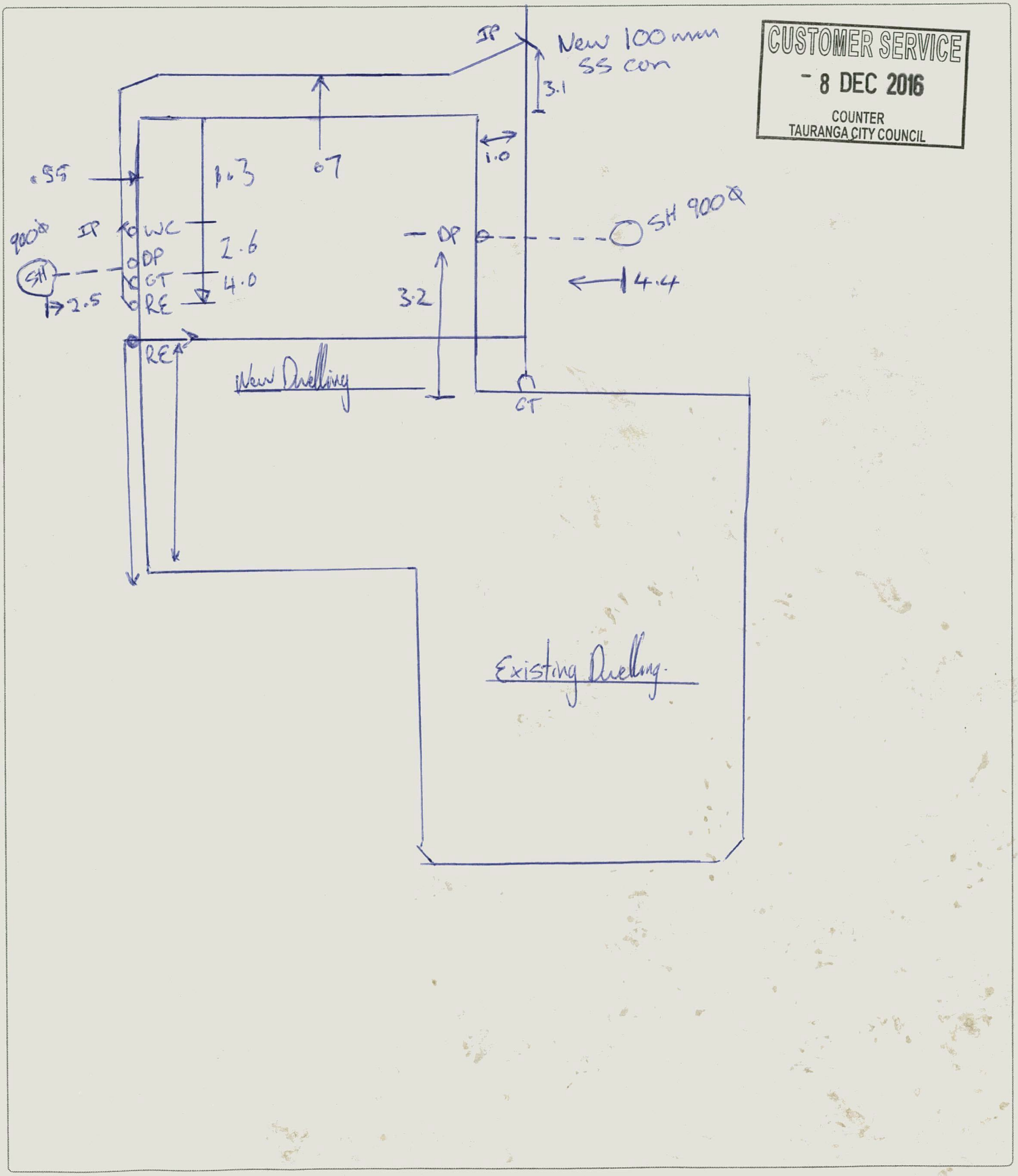
Suburb: Papamoa. DP:

Consent No: 55239 Owner/Developer: Miller

Drainlayer: James Elliston Registration No: 18782

BAY DRAINAGE
AND EARTHWORX
James Elliston
M 027 552 1637
E james@baydrainage.co.nz

CUSTOMER SERVICE
8 DEC 2016
COUNTER
TAURANGA CITY COUNCIL



Planning Information

Tauranga City

TAURANGA
DISTRICT COUNCIL
File No: ~~TDC SUB 1240~~
C/L File

CKL Surveys
PO Box 126
TE AWAMUTU

Dear Sir/Madam

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
SUBMISSION CONSENT : LIVINGSTONE & STEVENSON PARTNERSHIP
DICKSON ROAD, PAPAMOA

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

That pursuant to Sections 105, 108, 220 & 221 of the Resource Management Act 1991, the Tauranga District Council consents to Stage 1 of the proposed subdivision of Lots 1, 2 & 4 DPS 49398 as shown on plan reference 93085 being Lots 1-33, subject to the following conditions:

(1) ***That the applicant comply with Council's Code of Practice for Development and all matters and works, including but not limited to those set out in this consent, be in accordance with that code.***

(2) ***That this consent does not constitute approval of any proposed engineering works or details given in the application.***

(3) ***That an engineering inspection fee be paid in accordance with the schedule of fees and charges, based on the assessed value of the works, at the time of submission of plans and specifications of development works for approval.***

(4) ***That, in accordance with Clauses 104 and 105.7 of Council's Code of Practice for Development, the owner be responsible for ensuring that work is carried out in accordance with the approved documents and sound practice and appoint an appropriately qualified person to supervise the works on his behalf and certify compliance upon completion.***

(5) ***That the owner shall submit to Council plans detailing any proposed engineering works for approval prior to any works being carried out on site in accordance with Section 105 of Council's Code of Practice for Development.***

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193

(6) That as built plans of all development works (including roads to be vested) be submitted in accordance with the Sections 105.3.3 and 105.3.4 of Council's Code of Practice for Development.

(7) That all earthworks shall be undertaken in accordance with Part 2 of the Council's Code of Practice for Development.

(8) That a management plan be submitted for approval by Council indicating measures that will be applied in the event that site and weather conditions give rise to actual or potential adverse effects of dust on adjoining properties. The management plan shall describe the types of measures to be applied to minimise dust, intended sources of water and named personnel to be contacted in the event of dust nuisances occurring.

(9) (a) That upon completion of construction, a Registered Engineer provide a soils report in accordance with Clause 207.2 of Council's Code of Practice for Development and a Statement of Professional Opinion as to the Suitability of the Land for Building Development in a format similar to Appendix C of Council's Code of Practice for Development and;

(b) That a consent notice be registered on the Certificate of Title of any allotments to which the above Statement of Professional Opinion attaches conditions, requiring that any application for building consents on the lot be in accordance with the conditions given in the Statement of Professional Opinion.

(10) That all geotechnical aspects comply with the recommendations contained in the geotechnical report prepared by Mark T Mitchell dated 12 November 1993 reference T3270.

(11) That all shared accesses be constructed in accordance with Section 302.10.5 of Council's Code of Practice for Development.

(12) That the pedestrian accessways be constructed in accordance with Council's Code of Practice for Development.

(13) That Lot 33 (road to vest) be constructed in accordance with Sections 301 and 302 of the Council's Code of Practice for Development.

(14) That the areas shown as road vest in the Tauranga District Council.

(15) The intersections with Dickson Road be constructed as per Drawing No: 10004-4A in Council's Code of Practice.

(16) That the cul-de-sac heads be constructed to have a minimum radii of 9.0 metres.

(17) *That street lighting be provided for all roads to vest in accordance with Section 301.7 of Council's Code of Practice for Development and arrangements be made for the controlling power authority to make provision for the lights when laying underground cabling. The position of the street lights are to be approved and shall be to NZS 6701:1983 (Code of Practice for Street Lighting). The complete cost of the lighting shall be met by the owner.*

(18) *That the applicant submit to Council for approval three alternative street names for each proposed new street and that street signs be erected at the applicant's expense in accordance with Sections 105.13 and 302.12 of Council's Code of Practice for Development.*

(19) *That all lots be provided with underground stormwater, sewer, water and electricity reticulation in accordance with Council's Code of Practice for Development. The service authorities affected shall be consulted over the timing of installation.*

(20) *That fire hydrants be provided in accordance with Section 501.9 of Council's Code of Practice for Development.*

(21) *That the fire main shall be 150mm diameter from Dickson Road to boundary of Lots 27 & 28 then 100mm diameter, and also 150mm diameter to eastern boundary of the subdivision.*

(22) *That the areas shown as pedestrian accessways vest in the Tauranga District Council.*

(23) *That all easements and rights of way required be duly granted or reserved.*

(24) *That the applicant shall pay to Council a Subdivision Impact Fee of $55,546.50 plus GST for the 30 new lots created in Stage 1. This amount is calculated in accordance with the provisions of the District Plan for the unserviced Papamoa area at $1,851.55 plus GST for each additional lot created. This amount is made up of the following amounts for each new lot created:*

Reserves and community facilities	*$503.81*
Wastewater	*$380.00*
Roading	*$354.40*
Water supply	*$191.58*
Stormwater	*$421.76*

(25) *That Council be indemnified against the cost of fencing the common boundary of Lots 20 and 21 with the Local Purpose Reserve Lot 7 DPS 34051 by way of an appropriate fencing covenant.*

(26) That all legal documents required to satisfy these conditions be prepared by the Council's solicitor at the applicant's expense.

The reasons for this decision are that:

(1) The site is zoned Papamoa Community in the Tauranga Transitional District Plan (Tauranga County Section) and the proposal is a discretionary activity.

(2) The proposal complies with the provisions and requirements of the District Plan for residential subdivision in the Papamoa Community zone.

(3) The proposal avoids any potential adverse effect on the environment.

(4) A subdivision impact fee is imposed in accordance with the provisions of Plan Change No. 1 to the Tauranga Transitional District Plan.

ADVICE NOTES:

The applicants are advised that:

(1) Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.

(2) If the applicant wishes to destroy, damage or modify any archaeological site on the property permission must be first obtained from the Historic Places Trust in accordance with Section 11 of the Historic Places Act 1993.

(3) Future road boundaries are to be 22 metres if divided carriageways are elected. This provides for U turns around island ends as well as manoeuvrability in and out of driveways.

(4) Radii less than 50 metres should incorporate 1.5 metres of carriageway widening.

(5) Lane widths where a central median is proposed should be a minimum of 5.5 metres wide to facilitate manoeuvring from driveways.

(6) Roof stormwater to soakholes with a fall from sections to a secondary flowpath is acceptable.

(7) ***A land use consent for earthworks is required under the Proposed Regional Land Management Plan. The applicant's will need to supply an erosion and sediment control plan, as outlined in Environment BOP's "Erosion and Sediment Control Guidelines for Earthworks" as part of their application for land use consent. As the activity is discretionary flexible, the application will be non notified and does not require the written approval of affected persons.***

(8) ***A resource consent for stormwater discharge will be required if the discharge of stormwater does not meet Environment BOP's General Authorisation 8.***

The applicant should note that the above consent lapses on the expiry of three years after the date of commencement of the consent unless the consent is given effect to.

If you have any questions, please contact Ewen Low.

Yours faithfully

Craig Batchelar
MANAGER: PLANNING

17-12-93
DATE

el:kd

TCC696455



SCHEME PLAN

93085

Registered Owners: D.J. & M.D. Livingstone, B. & C. Stevenson.

Comprised in C.T. 45D/724 (Pt) & C.T. 45D/725 (Pt)

LOCAL BODY: Tauranga District

SURVEY DISTRICT & BLOCK: Te Tumu II

LAND DISTRICT: South Auckland

SCALE: 1:750 Date: November 1993

This scheme plan has been prepared to meet the requirements of Sec. 219 Resource Management Act 1991.

REGISTERED SURVEYOR

Approved by the Tauranga District Council under Sec. 105 of the Resource Management Act 1991, at a meeting held on the _____ day of _____ 19___ subject to the conditions in Resolution No. _____

AUTHORISED OFFICER

NOTE: Areas and dimensions on this scheme plan are subject to change on field survey.

CKL SURVEYS
LAND & ENGINEERING SURVEYORS
LAND DEVELOPMENT CONSULTANTS
Searching Agents
Members of The Consulting Surveyors of N.Z.
HAMILTON TE AWAMUTU COROMANDEL

PROPOSED SUBDIVISION OF LOTS 1 & 4 DPS 49398.

TAURANGA
DISTRICT COUNCIL

Carter Keuke & Latham Limited
PO Box 126
TE AWAMUTU

File No: ~~TDC SUB 1240~~
U/L File

ATTENTION: D Latham

Dear Sir

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
BLUE HAVEN PROPERTIES LIMITED, PAPAMOA BEACH ROAD

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

That pursuant to Sections 105, 108 and 220 of the Resource Management Act 1991, the Tauranga District Council grants consent to the proposed subdivision of Part Lots 1 and 2 DPS 49398 as shown on plan reference 93085.

Consent is subject to the following conditions:

(1) ***That the proposal proceed in general accordance with the application submitted.***

(2) ***That this consent does not constitute approval of any proposed engineering works shown in this application.***

(3) ***That the consent holder shall comply with Council's Code of Practice for Development and all matters and works, including but not limited to those set out in this consent, be in accordance with that code.***

(4) ***That an engineering inspection fee be paid in accordance with the schedule of fees and charges, based on the assessed value of the works, at the time of submission of plans and specifications of development works for approval.***

(5) ***That the consent holder shall submit to Council plans detailing any proposed engineering works for approval prior to any works being carried out on site in accordance with Section 105 of Council's Code of Practice for Development.***

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193

(6) That as built plans of all development works (including roads to be vested) be submitted in accordance with Sections 105.3.3 and 105.3.4 of Council's Code of Practice for Development.

(7) That, in accordance with Clauses 104 and 105.7 of Council's Code of Practice for Development, the consent holder be responsible for ensuring that work is carried out in accordance with the approved documents and sound practice and appoint an appropriately qualified person to supervise the works on his behalf and certify compliance upon completion. The certification of construction is to be made on forms available from Tauranga District Council's Development Engineer.

(8) That all earthworks shall be undertaken in accordance with Part 2 of Council's Code of Practice for Development.

(9) That, if requested by Council, a management plan shall be submitted indicating the measures that will be applied in the event that site and weather conditions give rise to actual or potential adverse effects of dust on adjoining properties. The management plan shall describe the measures to be applied to minimise dust, intended sources of water and named personnel to be contacted in the event of dust nuisances occurring. Earthworks shall not proceed until the consent holders ability to control any dust nuisance has been demonstrated to the satisfaction of Council.

(10) That a land use consent be obtained from Environment BOP for the proposed earthworks.

(11) That the starting up and operation of earthmoving and compacting equipment be restricted to between the hours of 7.00 am and 7.00 pm Monday to Saturday. No earthmoving or compacting equipment shall be operated on Sundays and public holidays.

(12) That:

(a) Upon completion of construction, a Registered Engineer provide a soils report in accordance with Clause 207.2 of Council's Code of Practice for Development and a Statement of Professional Opinion as to the Suitability of Land for Building Development in a format similar to Appendix C of Council's Code of Practice for Development and that

(b) A Consent Notice be registered on the Certificate of Title of any allotments to which the above Statement of Professional Opinion attaches conditions, requiring that:

Any application for building consents on the lot be in accordance with the conditions given in the Statement of Professional Opinion.

(13) That Lot 54 vest in Council as Local purpose Reserve (Vehicle Access).

(14) That the Local Purpose Reserve (Vehicle Access) be constructed in accordance with Section 302.10.5 of Council's Code of Practice for Development.

(15) That Lot 55 vest in Tauranga District Council as Road.

(16) That the road to vest be constructed in accordance with Sections 301 and 302 of the Council's Code of Practice for Development.

(17) That benchmarks be placed in accordance with Council's Code of practice for Development.

(18) That street lighting be provided for all roads to vest in accordance with Section 301.7 of Council's Code of Practice for Development and arrangements be made for the controlling power authority to make provision for the lights when laying underground cabling. The position of the street lights are to be approved and shall be to NZS 6701:1983 (Code of Practice for Street lighting). The complete cost of the lighting shall be met by the consent holder.

(19) That all lots be provided with underground sewer, water and electricity reticulation in accordance with Council's Code of Practice for Development.

(20) That fire hydrants be provided in accordance with Section 501.9 of Council's Code of Practice for Development.

(21) That all easements required for underground services serving lots within the subdivision be duly granted or reserved.

(22) That the consent holder shall pay to the Council a Subdivision Impact Fee of $39,248.00 plus GST, being the fee payable for the twenty (20) additional lots created, in accordance with the provisions of Proposed Change No. 1.

This amount will be reviewed 12 months from the date of this consent and annually thereafter if the impact fee or any part of it remains unpaid at that time.

The fee for each additional lot is made up of the following components:

Reserves and Community Facilities	*$534.00*
Wastewater	*$402.80*
Roading	*$375.60*
Water Supply	*$203.00*
Stormwater	*$447.00*

(23) That the Council be indemnified against any future liability for a share in costs pertaining to obligations under the Fencing Act 1978 by means of a fencing covenant on Lots 42-50 inclusive having boundaries common to the adjoining Local Purpose Reserve (drainage) (Lot 7 DPS 34051) and Local Purpose Reserve (Vehicle Access).

(24) That plans and specifications showing landscaping proposals for the roads to vest be submitted to and approved by the Director of Planning and Environment. Landscaping proposals will ensure that landscaping will require a minimum of ongoing maintenance by Council.

That a bond to the value of the approved works be entered into to ensure the maintenance of landscaping is carried out by or on behalf of the consent holder for a period of not less than 18 months from the completion of the landscaping works.

(25) That all legal documents required to satisfy these conditions shall be prepared by the Council's Solicitor at the owner's expense.

The reasons for this decision are that:

(1) The site is zoned Papamoa Community in the Tauranga Transitional District Plan (Tauranga County Section) and the proposal is a discretionary activity.

(2) The proposal complies with the provisions and requirements of the District Plan for residential subdivision in the Papamoa Community zone.

(3) The proposal avoids any potential adverse effect on the environment.

(4) There will be a need for additional services as a result of the increased level of activity created by this subdivision and an impact fee has therefore been assessed in accordance with the District Plan provisions.

<u>ADVICE NOTES:</u>

The applicants are advised that:

(1) Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.

(2) The decision provides for the issue of a consent notice which cannot be supplied until we receive the reference number in respect to the title plan. Would you please supply it in writing to Mrs K Dale (Processing Assistant) and also quote the file reference shown above.

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

(4) ***The consent holder is strongly advised to take note of the Health Act as it relates to the creation of a dust nuisance and plan and manage the construction works accordingly, and also undertake appropriate public relations measures. Breach of the above Act can result in the stoppage of the work until such time as the dust nuisance has been overcome.***

(5) ***If the consent holder wishes to destroy, damage or modify any archaeological site identified on the site, authority must be obtained from the Historic Places Trust in accordance with Section 12 of the Historic Places Act 1993 prior to any work being carried out. Such authority may be subject to conditions. it is recommended that the New Zealand Historic Places Trust be consulted at the time the archaeological assessment of the site is carried out.***

(6) ***A stormwater reticulation system is required to collect all roading stormwater and discharge it in accordance with the resource consent number 023786 and Council's Code of Practice for Development.***

(7) ***This is a tax invoice, GST Reg. No. 51-938-283.***

The applicant should note that the above consent lapses on the expiry of three years after the date of commencement of the consent unless the consent is given effect to.

If you have any questions, please contact Greg Knell.

Yours faithfully

Craig Batchelar
MANAGER: PLANNING

15 November 1994
DATE

gk:jms

TAURANGA
DISTRICT COUNCIL

CKL Surveys
Carter Keucke & Latham Ltd
P O Box 126
TE AWAMUTU

File No: TDC Sub 1240/3 U/L File

Dear Sir

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
BLUEHAVEN PROPERTIES LTD - PAPAMOA

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

(a) ***That pursuant to Sections 105, 108 and 220 of the Resource Management Act 1991, the Tauranga District Council grants consent to the proposed subdivision of Pt Lot 2 DPS 49298 as shown on plan reference 93085 (3A4).***

Consent is subject to the following conditions:

(1) ***That the proposal proceed in general accordance with the application submitted.***

(2) ***That this consent does not constitute approval of any proposed engineering works shown in this application and does not preclude the possibility that boundary adjustments may be required at a later date to accommodate roading requirements.***

(3) ***That the consent holder shall comply with Council's Code of Practice for Development and all matters and works, including but not limited to those set out in this consent, be in accordance with that code.***

(4) ***That an engineering inspection fee be paid in accordance with the schedule of fees and charges, based on the assessed value of the works, at the time of submission of plans and specifications of development works for approval.***

0023331.01

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193

(5) *That the consent holder shall submit to Council plans detailing any proposed engineering works for approval prior to any works being carried out on site in accordance with Section 105 of Council's Code of Practice for Development.*

(6) *That as built plans of all development works (including roads to be vested) be submitted in accordance with Sections 105.3.3 and 105.3.4 of Council's Code of Practice for Development.*

(7) *That, in accordance with Clauses 104 and 105.7 of Council's Code of Practice for Development, the consent holder be responsible for ensuring that work is carried out in accordance with the approved documents and sound practice and appoint an appropriately qualified person to supervise the works on his behalf and certify compliance upon completion. The certification of construction is to be made on forms available from Tauranga District Council's Development Engineer.*

(8) *That all earthworks shall be undertaken in accordance with Part 2 of Council's Code of Practice for Development.*

(9) *That all geotechnical aspects comply with the recommendations contained in the geotechncial report prepared by Mark T Mitchell dated 12 November 1993 reference T3270.*

(10) *That a management plan shall be submitted indicating the measures that will be applied in the event that site and weather conditions give rise to actual or potential adverse effects of dust on adjoining properties. The management plan shall describe the measures to be applied to minimise dust, intended sources of water and named personnel to be contacted in the event of dust nuisances occurring. Earthworks shall not proceed until the consent holders ability to control any dust nuisance has been demonstrated to the satisfaction of Council.*

(11) *That the starting up and operation of earthmoving equipment be restricted to between the hours of 7.00 am and 7.00 pm Monday to Saturday. No earthmoving equipment shall be operated on Sundays and public holidays.*

(12) *That prior to the commencement of earthworks a Registered Engineer be engaged by the consent holder to carry out the functions given in clause 203 of Council's Code of Practice for Development.*

(13) That:

(1) Upon completion of construction, a Registered Engineer provide a soils report in accordance with Clause 207.2 of Council's Code of Practice for Development and a Statement of Professional Opinion as to the Suitability of Land for Building Development in a format similar to Appendix C of Council's Code of Practice for Development and that

(2) A Consent Notice be registered on the Certificate of Title of any allotments to which the above Statement of Professional Opinion attaches conditions, requiring that any application for building consents on the lot be in accordance with the conditions given in the Statement of Professional Opinion.

(14) That all shared accesses be constructed in accordance with Section 302.10.5 of Council's Code of Practice for Development.

(15) That the area shown as road to vest be vested in the Tauranga District Council.

(16) That Lot 116 (road to vest) be constructed in accordance with Sections 301 and 302 of the Council's Code of Practice for Development. That all curve radii for the road shall be designed to have a minimum of 30 metre radii. This will require modification to berm widths at lots 72, 84, 89, 90, 106 and 107 by adjusting boundaries.

(17) That street lighting be provided for all roads to vest in accordance with Section 301.7 of Council's Code of Practice for Development and arrangements be made for the controlling power authority to make provision for the lights when laying underground cabling. The position of the street lights are to be approved and shall be to NZS 6701:1983 (Code of Practice for Street lighting). The complete cost of the lighting shall be met by the consent holder.

(18) That the consent holder submit to Council for approval three alternative street names for each proposed new street be submitted for the approval of Council and that street signs be erected at the consent holder's expense in accordance with Sections 105.13 and 302.12 of Council's Code of Practice for Development.

(19) That all lots be provided with underground sewer, water and electricity reticulation in accordance with Council's Code of Practice for Development.

(20) *That a stormwater reticulation system shall be provided to collect all roading stormwater and discharge it in accordance with Council's Code of Practice for Development.*

(21) *That fire hydrants be provided in accordance with Section 501.9 of Council's Code of Practice for Development.*

(22) *That all easements required for underground services and rights of way serving lots within the subdivision be duly granted or reserved.*

(23) *That the consent holder shall pay to the Council a Subdivision Impact Fee of $109,872.00 plus GST, being the fee payable for the 56 additional lots created, in accordance with the provisions of Proposed Change No. 1.*

See variation 30/8/95

This amount will be reviewed 12 months from the date of this consent and annually thereafter if the impact fee or any part of it remains unpaid at that time.

The fee for each additional lot is made up of the following components:

Reserves and community facilities	*$534.00*
Wastewater	*$403.00*
Roading	*$375.00*
Water Supply	*$203.00*
Stormwater	*$447.00*

(24) *That benchmarks be placed in accordance with Council's Code of Practice for Development.*

(25) *That the applicant shall submit detailed landscape plans for areas to vest as road. Landscaping shall be designed to ensure that landscaping elements and species chosen will require minimum ongoing maintenance by Council.*

(26) *That the applicant shall enter into a bond to ensure that maintenance of landscaping areas is carried out by or on behalf of the applicant for a period of not less than 18 months from the date of completion of landscaping works. The value of the bond to be established upon submission of detailed plans.*

(27) *That Council be indemnified against any future liability for share in costs pertaining to obligations under the Fencing Act 1978, by means of a fencing covenant on the titles of all allotments that have boundaries common to either the stormwater or recreation reserve areas.*

(28) That the areas shown as pedestrian accessways vest in the Tauranga District Council.

(29) That all costs associated with the archaeological survey and subsequent mitigation measures are to be met by the consent holder.

(30) That all legal documents required to satisfy these conditions shall be prepared by the Council's Solicitor at the consent holder'expense.

The reasons for this decision are that:

(1) The site is zoned Papamoa Community in the Tauranga Transitional District Plan (Tauranga County Section) and the proposal is a controlled activity.

(2) The proposal complies with the provisions and requirements of the District Plan for residential subdivision in the Papamoa Community zone.

(3) There will be a need for additional services as a result of the increased level of activity created by this subdivision and an impact fee has therefore been assessed in accordance with the District Plan provisions.

(4) Impact fees have been reviewed in accordance with Council Policy, there has been an incremental increase of 6% from 1 July 1994 in line with the Cost Construction Index.

(b) That pursuant to section 321(3)(c) of the Local Government Act 1974, the Council is satisfied that adequate access to Lots 69, 95, 98 and 99 is provided over other land pursuant to an easement of right of way running with the land and appurtment to those allotments, and subsection 321(1) of the Act shall not apply.

<u>ADVICE NOTES:</u>

The applicants are advised that:

(1) Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.

(2) If the consent holder wishes to destroy, damage or modify any archaeological site on the property permission must be first obtained from the Historic Places Trust in accordance with Section 12 of the Historic Places Act 1993.

The application should contain a plan for avoiding sites U14/2824, U14/2825, U14/2827, U14/2828 and U14/2829 through insitu preservation and the use of fill from an off site source (the cost of this avoidance measure should be included). A mitigation plan should also be prepared for these sites if it is believed that the cost for obtaining fill from off site will exceed those associated with mitigation of effects to the five sites. The information included on "Attachment A Part IV" should be used as a guide to the information required in preparing the avoidance and mitigation plan (if required). Copies of the avoidance and/or mitigation plans should be filed with Council, New Zealand Historic Places Trust, Department of Conservation and the New Zealand Archaeological Association.

(3) *If any archaeological deposits are identified during construction that the developer/contractor should act in good faith and avoid effect to the deposits by working in another area of the property and contact New Zealand Historic Places Trust so that the deposit can be assessed.*

Under the Historic Places Act 1993 Section 99 it is an offence to destroy, damage or modify an archaeological site (recorded or unrecorded) without an authority from the Trust and a fine of up to $100,000 can be imposed.

(4) *All costs of (a) the archaeological site assessment and any monitoring (if required), and (b) mitigation procedures (if an authority is granted by the Trust) are the responsibility of the applicant.*

(5) *That the cul de sac heads shall be constructed to have a minimum radii of 9.0 metres.*

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

(7) *Earthworks should only be carried out in wet conditions to ensure dust generation is minimised.*

(8) *That a land use consent be obtained from Environment BOP prior to the proposed earthworks commencing.*

(9) *Stormwater discharge shall be in accordance with resource consent No. 02 3786.*

(10) ***The consent holder is strongly advised to take note of the Health Act as it relates to the creation of a dust nuisance, and plan and manage his construction works accordingly and also undertake appropriate public relation measures. Breach of the above Act can result in stoppage of the work until such time as the dust nuisance has been overcome.***

(11) ***This is a tax invoice, GST Reg. No. 51-938-283.***

The applicant should note that the above consent lapses on the expiry of three years after the date of commencement of the consent unless the consent is given effect to.

If you have any questions, please contact Richard Coles.

Yours faithfully



Craig Batchelar
MANAGER: PLANNING

28-2-95
DATE

rc:rmr



SCHEME PLAN

Registered Owners Blueh

Comprised in C.T. 45D/1

LOCAL BODY Tauranga

SURVEY DISTRICT & BLOC

Te Tumu II

LAND DISTRICT South A

SCALE: 1:750 Da

TOTAL AREA: 5.8470h

This scheme plan has been p
requirements of Sec. 219 Res
Act 1991.

REGISTERED SUR

Approved by the Tauranga
Council under Sec. 105 of the Re
Act 1991, at a meeting held on
19 subject
Resolution No.

AUTHORISED OF

Note: Contours shown are p
finished contours foll
earthworks.

NOTE: Areas and dimens
scheme plan are subjec
on field survey.

CKL SURVEYS

Land & Engineering Surveyors
Land Development Consultants

Carter Keucke & Latham Ltd

Members of The Consulting Surveyors of N.Z.

HAMILTON TE AWAMUTU COROMANDEL

PROPOSED SUBD'N OF PT. LOT 2
DPS 49398.

TCC696484
LF_27870B

TAURANGA
DISTRICT COUNCIL

D C Latham
CKL Surveys
PO Box 126
TE AWAMUTU

File No: TDC Sub 1240, 1240/2, 1240/3

Dear Sir

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
VARIATION TO SUBDIVISION CONSENT STAGES 1-3
BLUEHAVEN PROPERTIES, PAPAMOA

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

That pursuant to Sections 105 and 127 of the Resource Management Act 1991, the Tauranga District Council varies Condition 24 of Council's consent to Stage 1 (17 December 1993); Condition 22 of the consent to Stage 2 (15 November 1994) and Condition 23 of the consent to Stage 3 (28 February 1995) to the proposed subdivision of Lots 1, 2, and 4 DPS 49398; Part Lots 1 and 2 DPS 49398 and Part Lot 2 DPS 49398 respectively.

Consent is subject to the following conditions:

(1) ***That Condition 24 of Council's consent of 17 December 1993 to Stage 1 be deleted and replaced by Condition 2 below.***

(2) ***That the applicant shall pay to the Council a Subdivision Impact Fee of $40,431 plus GST, for the 30 new lots created in Stage 1. This amount is calculated in accordance with the provisions of the District Plan for the unserviced Papamoa area at $1,347.70 plus GST for each additional lot created. This amount is made up of the following amounts for each new lot created:***

0041955.01

WILLOW STREET
PRIVATE BAG, TAURANGA
NEW ZEALAND
TELEPHONE (07) 577-7000
FAX (07) 577-7193

Wastewater	*$380.00*
Roading	*$354.40*
Water Supply	*$191.58*
Stormwater	*$421.76*

(3) That Condition 22 of Council's consent of 15 November 1994 to Stage 2 be deleted and replaced by Condition 4 below.

(4) That the consent holder shall pay to the Council a Subdivision Impact Fee of $28,568.00 plus GST, being the fee payable for the twenty (20) additional lots created, in accordance with the provisions of Proposed Change No. 1. This fee is for the provision of additional (Reserves and Community Facilities, wastewater, roading, water supply, stormwater) services required as a result of this subdivision.

This amount will be reviewed 12 months from the date of this consent and annually thereafter if the impact fee or any part of it remains unpaid at that time.

The fee for each additional lot is made up of the following components:

Wastewater	*$402.80*
Roading	*$375.60*
Water Supply	*$203.00*
Stormwater	*$447.00*

(5) That Condition 23 of Council's consent of 28 February 1995 to Stage 3 be deleted and replaced by Condition 6 below.

(6) That the consent holder shall pay to the Council a Subdivision Impact Fee of $79,968.00 plus GST, being the fee payable for the 56 additional lots created, in accordance with the provisions of Proposed Change No. 1. This fee is for the provision of additional (Reserves and Community Facilities, wastewater, roading, water supply, stormwater) services required as a result of this subdivision.

This amount will be reviewed 12 months from the date of this consent and annually thereafter if the impact fee or any part of it remains unpaid at that time.

The fee for each additional lot is made up of the following components:

Wastewater	*$403.00*
Roading	*$375.00*
Water Supply	*$203.00*
Stormwater	*$447.00*

(7) That all other conditions of Council's consents of 17 December 1993, 15 November 1994 and 28 February 1995 still apply.

The reasons for this decision are that:

(1) The site is zoned Papamoa Community in the Tauranga Transitional District Plan (Tauranga County Section) and the proposal is a controlled activity.

(2) A contribution towards reserves and community facilities, as part of the Subdivision Impact Fees, is not justified as the subdivision of Part Lot 3 DPS 1560 on 8 June 1982 included the vesting of land for reserve purposes. The 2.390 hectares provided as part of the latter subdivision for Lot 2, being the parent lot for Stages 1-3 of the Bluehaven subdivision, satisfies the reserves requirements for Stages 1-3.

ADVICE NOTE:

The applicants are advised that under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.

The applicant should note that the above consent lapses on the expiry of three years after the date of commencement of the consent unless the consent is given effect to.

If you have any questions, please contact Janine Fallwell.

Yours faithfully

Craig Batchelar
ACTING DIRECTOR OF PLANNING & ENVIRONMENT

30/8/95
DATE

jf:rmr
0041955.01

Land Development

Tauranga City

General Description of Landform within Tauranga District

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

(a) Minimum Building Platform Levels

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

(b) Low-lying Land

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

(c) Sloping Ground

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

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

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

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

73

Mark T Mitchell

(73)

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119

Please return this document to the Land Development Library

Ref: W - 3270/1
30 September, 1994

CKL Surveys
Registered Land and Engineering Surveyors
P O Box 126
Te Awamutu

Attn: Mr David Latham

DEVELOPMENT ENGINEERING
Initial ...
Date 6/12/94

Sub 1240

Dear Sirs,

Re: Inspecting Engineer's Report - Blue Haven Properties Ltd
Stage I Residential Subdivision - Grant Place, Papamoa

We advise that our firm has carried out engineering control of the earth filling which has been placed in Stage 1 of the Residential Subdivision which is being developed by Blue Haven Properties Ltd. The site is an extension of Grant Place, Papamoa. This letter report represents our completion report for the subdivision.

This Inspecting Engineer's Report is to be read in conjunction with the Geotechnical Investigation Report dated 12 November, 1993 and prepared by Mark T Mitchell, Consulting Geotechnical Engineer.

1. Extent of Filling

Fill has been placed over three separate areas within the subdivision, whose locations are shown on the attached Site Plan, Drawing No. 3270-10. The fill is classified as a "Certified Fill". The depth of fill varies between about 0.4 and 4.0 metres.

This Certified Fill has been placed in accordance with the requirements of the New Zealand Standard Code of Practice for Earth Fill for Residential Development, NZS 4431;1989 and of the New Zealand Building Code, 1992.

2. Construction Method

Within the area where the Certified Fill was placed, all topsoil and organic material was first removed prior to placement of the fill material. The fill materials, consisting of fine to medium sand soils, were then spread in layers, with each layer compacted to achieve the desired density with rubber tyred scrapers and a self propelled sheepsfoot roller.

After the fill had been placed to close to its final level, the fill area was rolled with a vibrating steel drum roller.

3. Source and Placement of Fill Materials

The soil used in the Certified Fill areas was obtained from within the project area, generally from excavations associated with re-contouring of the sections and from within the road formation. The soils typically consisted of grey to light brown, fine to medium sand.

As these soils were removed from the excavation, mixing of the soils occurred, with the result that the filled areas typically consist of a random mixture of various coloured, fine to medium sands.

4. Field Testing

In the Certified Fill areas, the control of the degree of compaction achieved by the Contractor was established by carrying out density tests using conventional insitu density testing apparatus. Where the specified degree of compaction was not being achieved, the Contractor was required to apply further compaction of the fill.

At the finished fill level, proof testing using a Scala Penetrometer was carried out at a number of locations. These tests verified that a satisfactory degree of compaction had been achieved.

It has been established from density and associated testing, that as far as is able to be determined by random testing, the areas designated on the enclosed Drawing No. 3270-10 as being Certified Fill Areas have been compacted to a minimum average dry density of greater than 95% of the maximum dry density, as determined by the New Zealand Standard Compaction Test, Test No 4.1.1 of NZS 4402; 1986.

After filling was placed, topsoil was spread and the surface grassed.

5. Fill Certification

In the Certified Fill Areas, the filling is considered, in general terms, to have satisfactory stability for residential construction involving one-storey and two-storey timber framed buildings, and for masonry buildings and for buildings of both timber and masonry not requiring Specific Design in terms of NZS 1900.

However, the following points should be noted:

a. Continuous brittle walls such as masonry veneer and stucco and other types of walls which may be subject to cracking following differential settlement, should have particular attention to footing design.

Where a footing spans an area consisting of partly filled and partly unfilled ground, some differential settlements may occur, with the natural, unfilled ground having a greater tendency to settlement than for the filled ground.

Where these types of wall are more than about 4 metres long, either a Specific Design of Foundations is recommended, or alternatively, adequate control joints incorporated into the wall design so as to allow for any differential settlement of the foundations. A similar attention to detail should also be applied for footings founded on natural ground.

b. The Foundation Sections of other relevant New Zealand Design Codes which incorporate non-specific design details should be observed and complied with.

c. Floor live loads, excluding balconies, should not exceed 1.5kPa. This corresponds to the design floor live load as specified by NZS 4203 for domestic buildings.

d. Local filling adjacent to residential structures should be avoided except where the height of any such filling is less than 0.5 metres.

e. The Certified Fill Areas are also considered to have a satisfactory stability for the support of services, such as sewer and water supply lines.

6. General - Non Filled Areas

It should be noted that the former utilization of this land for farming or other occupation may have involved the excavation of ditches for drainage purposes or backfill of minor depressions. If and where such areas are located, and they underlie a proposed building area, they should be excavated of all organic and compressible materials and backfilled with sand, compacted in uniform layers to a density equivalent to that of the adjacent, naturally occurring soils.

7. Conclusion

This Inspecting Engineers Report and certification does not preclude routine foundation inspections by the Builder and the Tauranga District Council Building Inspectors. If such inspections reveal the presence of localized soft areas, then field testing should be carried out to determine the extent of the soft area and to determine what treatment, if any, of the foundation soils is required.

Ref: W - 3270/1

A Statement of Suitability of Earth Fill for Residential Building Development (NZS 4331, Appendix A) and Statement of Suitability of Land for Residential Building Development (NZS 4404, Appendix B) is included with this report.

Yours faithfully,

Mark T Mitchell
Consulting Geotechnical Engineer

Mark T Mitchell

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
Ref: W - 3270/1

APPENDIX A (Ref: NZS 4431 : 1978)

To: The Director of Planning and Environment
Tauranga District Council
Private Bag
Tauranga

STATEMENT OF SUITABILITY OF EARTH FILL

FOR RESIDENTIAL BUILDING DEVELOPMENT

Subdivision	:	Stage I, Grant Place Extension, Residential Subdivision
Owner/Developer	:	Messrs Livingstone & Stevenson Blue Haven Properties Ltd
Location	:	Off Grant Place - Dickson Road, Papamoa Beach

I, Mark Thomson Mitchell, Consulting Geotechnical Engineer of 1202/1 Victoria Street, Hamilton, hereby advise that:

1. The Controlled Earth Fills as shown on the attached Drawing No. 3270-10 have been placed to a standard equal to or better than the requirements of NZS 4431; NZ Standard Code of Practice for Earth Fill for Residential Development.

2. While work was in progress I carried out the function of Inspecting Engineer. I also confirm that I am a Registered Engineer in terms of the Registration Act, 1924.

3. During the work, my staff made periodic visits of inspection to the site as detailed in my report dated 30 September, 1994, which is attached.

4. The attached Drawing No. 3270-10 show the following Lots:

   Nos 1 to 12, 16, 21 to 22, 23 to 31, 34 to 40 and 42 to 44, inclusive,

   to include areas of engineer-controlled filling.

5. In the opinion of the Inspecting Engineer, the limitations as set out in our report dated 30 September, 1994 should be observed when constructing dwellings over, or in the vicinity of filled ground.

6. This Certification, that the controlled earth fills have been placed equal to or to a better standard than the requirements of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

Mark T Mitchell
Registered Engineer

30 September, 1994

Mark T Mitchell

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119

APPENDIX B (Ref: NZS 4404 : 1981)

Ref: W - 3270/1

To: The Director of Planning and Environment
Tauranga District Council
Private Bag
Tauranga

STATEMENT OF PROFESSIONAL OPINION AS TO

SUITABILITY OF LAND FOR RESIDENTIAL BUILDING DEVELOPMENT

Subdivision	:	Stage I, Grant Place Extension, Residential Subdivision
Owner/Developer	:	Messrs Livingstone & Stevenson Blue Haven Properties Ltd
Location	:	Off Grant Place - Dickson Road, Papamoa Beach

I, Mark Thomson Mitchell, Consulting Geotechnical Engineer of 1202/1 Victoria Street, Hamilton, hereby confirm that:

1. I am a Registered Engineer experienced in the field of soils engineering and was retained by Carter Keucke and Latham Ltd, Town Planners/Land Surveyors for the project, to advise on geotechnical aspects of the above referenced subdivision.

2. The extent of the inspections of my staff during construction are described in my report dated 30 September, 1994.

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

   a. The Controlled Fill areas which are shown on the attached Site Plan, Drawing No. 3270-10, have been placed in accordance with the NZ Standard Code of Practice for Earth Fill for Residential Development, NZS 4431.

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

   c. The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 1900 and related documents providing that:

      i. All footings are founded below the level of any soft and compressible soils present at the site and are designed to support the design structural loading with reference to the capacity of the supporting soil to sustain such loadings.

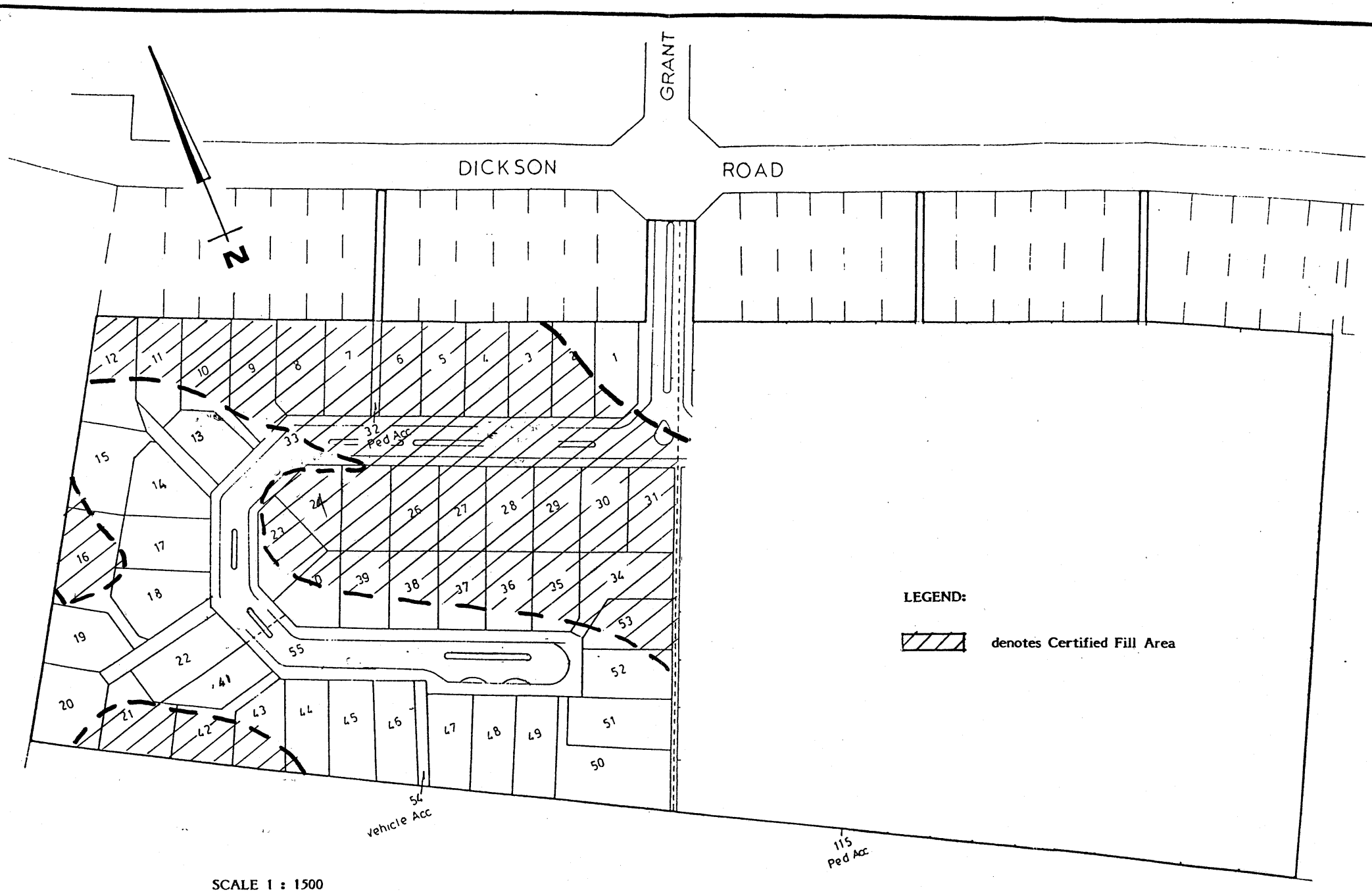
ii. Normal footing inspections are carried out prior to pouring of foundations. The inspections to be carried out by the Tauranga District Council Building Inspectors or by a Registered Engineer. Such inspections should include probings to ensure that no undetected fill, loose, or soft soils underlie the footings.

iii. All other recommendations as contained in our Soils Report dated 30 September, 1994 are adopted and followed.

4. This professional opinion is furnished to the Tauranga District Council and to the Initial Purchaser of each property 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 of any dwelling or building or structure.

Mark T Mitchell
Consulting Geotechnical Engineer

30 September, 1994



Mark T Mitchell
Consulting Geotechnical Engineer
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON

SUBDIVISION - STAGE I
Grant Place Extension, Papamoa

SITE PLAN

DRAWING No. 3270-10
DATE September, 1994
ISSUE

Mark T Mitchell

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119

Ref: T - 3270
12 November, 1993

CKL Surveys
Carter Keucke and Latham Ltd
Registered Land & Engineering Surveyors
P O Box 126
Te Awamutu

Attn: Mr David Latham

Dear Sirs,

Re: Proposed Residential Subdivision - Dickson Road, Papamoa

Please find enclosed five copies of our Geotechnical Investigation Report for the above referenced subdivision.

We have carried out test borings over the property and advise that on the basis of this work and related studies advise that the property would be suitable for residential development.

Our investigations have revealed the presence of an area of organic soils which occur to a depth of about 1.2 metres deep. It is recommended that during the development of the site, these soils be excavated and replaced with a controlled earth filling.

A subdivision certificates which is appropriate to this project is enclosed in Appendix A of this report.

Yours faithfully,

Mark T Mitchell
Consulting Geotechnical Engineer

GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENTIAL SUBDIVISION
OFF DICKSON ROAD, PAPAMOA

TAURANGA DISTRICT COUNCIL
FILE No.:
REC.: 18 NOV 1993
NAME | DATE | SIGN
Sievers. | 18/11 |

FOR

MESSRS LIVINGSTONE and STEVENSON
c/o CKL SURVEYS
REGISTERED LAND AND ENGINEERING SURVEYORS
44 RICKIT ROAD - P O BOX 126
TE AWAMUTU

BY

MARK T MITCHELL
CONSULTING GEOTECHNICAL ENGINEER
1202/1 VICTORIA STREET - P O BOX 9123
HAMILTON

12 NOVEMBER, 1993

GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENTIAL SUBDIVISION
OFF DICKSON ROAD, PAPAMOA

I. INTRODUCTION

This Soils Report presents a summary of soil conditions which are present within a proposed Residential Subdivision which is located off the Dickson Road - Grant Place intersection, Papamoa. The development is being undertaken by D J & M D Livingstone and B & C Stevenson. Town Planner/Land Surveyors for the project are CKL Surveys, Registered Land & Engineering Surveyors of Te Awamutu. A Site Plan of the proposed development, showing 114 lots, is presented on the attached Drawing No 3270-01.

The project site at the present time (ie prior to development), consists of undulating sand dune topography with some organic deposits in the low areas between dunes.

The purpose of this investigation was to determine and evaluate the subsurface conditions within the proposed subdivision area and to evaluate what special conditions, if any, would be required for the foundation support of future dwellings to be constructed on the site. This report also serves to satisfy the requirements of the Tauranga District Council as regards the approval of the subdivision.

II. FIELD INVESTIGATIONS AND SUBSURFACE CONDITIONS

Subsurface conditions at the site were investigated by drilling a series of thirteen borings at the locations shown on the Site Plan. The borings are designated Nos. 1 to 13 and their Logs are presented on Figs. A-1 to A-7. Associated Scala Penetrometer probes were also carried out and test results are presented on the Borehole Logs.

The subsurface investigation indicates that soil conditions over the project site generally consist of a thin TOPSOIL layer overlying loose, (dry) fine SAND and loose, becoming medium dense, fine to medium SAND. The upper fine sand layer is a typical sand dune material, with the deeper, more dense sands likely to have been subjected to inundation by water in times past.

A low area is identified on the Site Plan, and in this area, the soils consist of 200 to 300mm of TOPSOIL, overlying variable thicknesses of very soft, organic SILT and PEAT. These soils overlie medium dense, fine to medium SAND. The organic SILT and PEAT are present in the general area of Bore Hole Nos. 6, 12 and 13, and are to depths between 0.6 to 1.2 metres deep.

Groundwater was encountered within three of the bore holes at between 1 and 1.4 metres depth, but for the most part, groundwater levels are below 2 metres depth.

III. SUBDIVISIONAL DEVELOPMENT

The low area which is identified on the Site Plan contains soft and compressible organic soils which should be removed and replaced with a compacted sand filling. The source of the fill material is likely to come from the higher ground areas within the project site.

Prior to commencing of earthworks, all topsoil should be removed from the cut areas and the organic soils removed from the low area. At this time, the excavated areas should be proof rolled and inspected by the Soils Engineer. The fill soils should then be placed under engineering control to a specified density.

At the conclusion of the earthworks, a Soils Engineer's Inspection Report (the completion report) will be prepared and made available to the Tauranga District Council and also available for inspection by prospective section purchasers.

Within the proposed roadway areas, the sand exposed at subgrade level will require watering and compaction with a heavy vibratory roller. Many of the sand layers are of uniform grain size and therefore may not achieve the desired CBR value of 15 which is normally required for support of the basecourse layer. In areas where this CBR value is not able to be achieved, even under heavy compaction, it may be necessary to use a subbase layer of low grade quarry rock between the underside of basecourse and the natural sand subgrade.

IV. FOUNDATION CONSTRUCTION

The completion report for the subdivision will include recommendations for foundation construction for residential dwellings. It is likely that in areas not affected by cutting and filling, the loose soils which will be encountered at foundation level will require some compaction prior to construction of foundations. Alternatively foundations could be widened or subject to minor deepening in order to achieve a satisfactory support to the proposed dwellings.

In locations where a controlled filling has taken place, the densities achieved through soil compaction should enable foundations in these areas to be designed and constructed to the requirements of NZS 3604, the NZ Code of Practice for Light Timber Framed Buildings not Requiring Specific Design.

V. LIMITATIONS

The geotechnical opinions and recommendations which are contained in this report are based on site conditions as they presently exist and further assume that the exploratory holes and probings are representative of subsurface conditions throughout the site. It is assumed that subsurface conditions everywhere are not significantly different from those disclosed by the investigation.

We should be notified of any subsurface conditions which appear to be different to those as disclosed by this investigation so that these conditions may be reviewed and our recommendations reconsidered where necessary.

VI. CONCLUSION

The results of this study indicate that after earthworks have been carried out as recommended, there will be a stable building site available on each of the proposed lots. However because of the low density of the naturally occurring site soils, some compaction of site soils, or other work will be required at the time of house foundation construction.

An Appendix A, NZS 4404 Certificate for the Project is enclosed.

Mark T Mitchell
Consulting Geotechnical Engineer

12 November, 1993

Mark T Mitchell

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119

Ref: NZS 4404 : 1981

APPENDIX A

Ref: T - 3270

To: The Director of Planning and Environment
Tauranga District Council
Private Bag
Tauranga

STATEMENT OF PROFESSIONAL OPINION AS TO

SUITABILITY OF LAND FOR DEVELOPMENT

Subdivision	:	Proposed Subdivision of Lots 1 and 2, DPS 49398
Owner/Developer	:	D J & M D Livingstone and B & C Stevenson
Location	:	Dickson Road and Grant Place, Papamoa

I, Mark Thomson Mitchell, Consulting Geotechnical Engineer of 1202/1 Victoria Street, Hamilton, hereby confirm that:

1. I am a Registered Engineer experienced in the field of soils engineering and more particularly land slope and foundations stability as applicable and was retained by CKL Surveys, Town Planners/Land Surveyors for the project, to advise on the proposed development.

2. Site Investigations have been carried out under my direction and are described in my report dated 12 November, 1993.

3. I am aware of the details of the proposed plan of development as shown on the Site Plan attached to my report.

4. In my professional opinion, not to be construed as a guarantee, I consider that the proposed works give due regard to land slope and foundation stability considerations and that the land is suitable for the proposed subdivision, provided the recommendations as contained in my Geotechnical Report of 12 November, 1993 are followed.

5. This professional opinion is furnished to the Tauranga District 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 further inspection and investigations during the course of development of the site and associated structures and works.

Mark T Mitchell
Consulting Geotechnical Engineer

12 November, 1993

SOIL DESCRIPTION

FIELD TEST DATA

Depth in Metres | Vane Shear Strength (kPa) | Scala Penetrometer (blows per 100mm. drop) 0 2 4 6 8

BORE HOLE LOG No. 1

TOPSOIL.

Loose, light grey, (dry) fine SAND.

Loose, light brown, fine SAND.
Becoming fine - medium SAND @ 1.0m.
Becoming light brownish grey @ 1.2m.
Becoming loose to medium dense @ 1.5m.

Bottom of bore hole completed 11/11/93

BORE HOLE LOG No. 2

TOPSOIL.

Loose, light grey, (dry) fine SAND.

Loose, light brown, fine SAND.
Becoming fine - medium SAND
and loose to medium dense @ 0.8m.

Bottom of bore hole completed 11/11/93

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 1 & 2

GEOCON SOIL TESTING LTD
Civil Engineering Laboratory
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON
Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.
November 1993
W.3270

Fig A-1

SOIL DESCRIPTION

FIELD TEST DATA

Depth in Metres | Vane Shear Strength (kPa) | Scala Penetrometer (blows per 100mm. drop) 0 2 4 6 8

BORE HOLE LOG No. 3

TOPSOIL.

Loose, light brown, fine SAND.

Medium dense to dense, dark brown, fine - medium SAND. W.L.
Becoming medium dense @ 1.0m.
Becoming moist @ 1.2m.

Bottom of bore hole completed 11/11/93

BORE HOLE LOG No. 4

TOPSOIL.

Very loose to loose, brown, fine SAND.

Medium dense, light brown, fine SAND.
Becoming moist @ 1.2m. W.L.

Medium dense, dark brown, fine - medium SAND.

Bottom of bore hole completed 11/11/93

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 3 & 4

GEOCON SOIL TESTING LTD
Civil Engineering Laboratory
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON
Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.
November 1993
W.3270

SOIL DESCRIPTION

FIELD TEST DATA

Depth in Metres | Vane Shear Strength (kPa) | Scala Penetrometer (blows per 100mm. drop)

BORE HOLE LOG No. 5

TOPSOIL.

Loose, light grey, (dry) fine SAND.

Medium dense, dark brown, fine - medium SAND.

Medium dense, light brown, medium SAND.
Becoming fine - medium SAND @ 1.4m.
Becoming dense @ 1.8m.

Bottom of bore hole completed 11/11/93

BORE HOLE LOG No. 6

TOPSOIL.

Loose, greyish brown, coarse SILT.

Loose, greyish brown, silty medium SAND.

Soft, black, organic SILT.

W.L.

22

Medium dense, brownish grey, fine SAND.
Becoming grey, @ 0.7m.
Becoming dark grey @ 1.3m.

Bottom of bore hole completed 11/11/93

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 5 & 6

GEOCON SOIL TESTING LTD
Civil Engineering Laboratory
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON
Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.
November 1993 W.3270

Fig A-3

SOIL DESCRIPTION

FIELD TEST DATA

Depth in Metres | Vane Shear Strength (kPa) | Scala Penetrometer (blows per 100mm. drop)

BORE HOLE LOG No. 7

TOPSOIL.

Loose, light grey, (dry) fine SAND.

Loose, pale brown, (dry) fine SAND.

Loose, pale brown, fine - medium SAND.
Becoming medium dense @ 1.2m.
Becoming pale brown @ 1.5m.

Bottom of bore hole completed 11/11/93

BORE HOLE LOG No. 8

TOPSOIL.

Loose, light grey, (dry) fine SAND.

Medium dense, light brown, fine - medium SAND.
Dry to 0.6m.
Becoming pale brown @ 2.0m.

Bottom of bore hole completed 11/11/93

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 7 & 8

GEOCON SOIL TESTING LTD
Civil Engineering Laboratory
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON
Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.
November 1993 W.3270

Fig A-4

SOIL DESCRIPTION

FIELD TEST DATA

Depth in Metres | Vane Shear Strength (kPa) | Scala Penetrometer (blows per 100mm. drop)

BORE HOLE LOG No. 9

TOPSOIL.

Loose, light grey, (dry) fine SAND.

Very loose to loose, dark brown, fine SAND.

Loose, light brown, fine - medium SAND.
Contains dark brown lenses 0.9 - 1.0m.
Becoming light brownish grey & medium dense @ 1.2m.

Bottom of bore hole completed 11/11/93

BORE HOLE LOG No. 10

TOPSOIL.

Loose, light grey, (dry) fine SAND.

Medium dense, light brown, (dry) fine SAND.

Medium dense, light brown, fine - medium SAND.

Bottom of bore hole completed 11/11/93

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 9 & 10

GEOCON SOIL TESTING LTD
Civil Engineering Laboratory
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON
Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.
November 1993 W.3270

Fig A-5

SOIL DESCRIPTION

FIELD TEST DATA

Depth in Metres | Vane Shear Strength (kPa) | Scala Penetrometer (blows per 100mm. drop)

BORE HOLE LOG No. 11

TOPSOIL.

Very loose, light grey (dry) fine SAND.

Loose to medium dense, light brown, (dry) fine SAND.

Medium dense, pale brown, fine - medium SAND.
Becoming loose SAND 1.3 - 1.6m.

Bottom of bore hole completed 11/11/93

BORE HOLE LOG No. 12

TOPSOIL.

Very loose light brown, fine SAND.

Very soft, black, organic fibrous PEAT.
Contains stumps in upper portion.

W.L.

Medium dense, dark brown, silty medium SAND.

Bottom of bore hole completed 11/11/93

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 11 & 12

GEOCON SOIL TESTING LTD
Civil Engineering Laboratory
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON
Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.
November 1993 W.3270

SOIL DESCRIPTION

BORE HOLE LOG No. 13

FIELD TEST DATA

Depth in Metres | Vane Shear Strength (kPa) | Scala Penetrometer (blows per 100mm. drop)

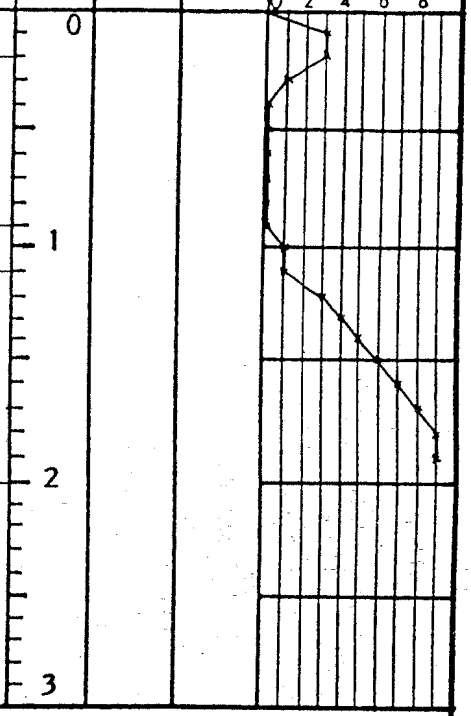
TOPSOIL.

Very soft, black, organic fibrous PEAT.
Contains stumps in upper portion.

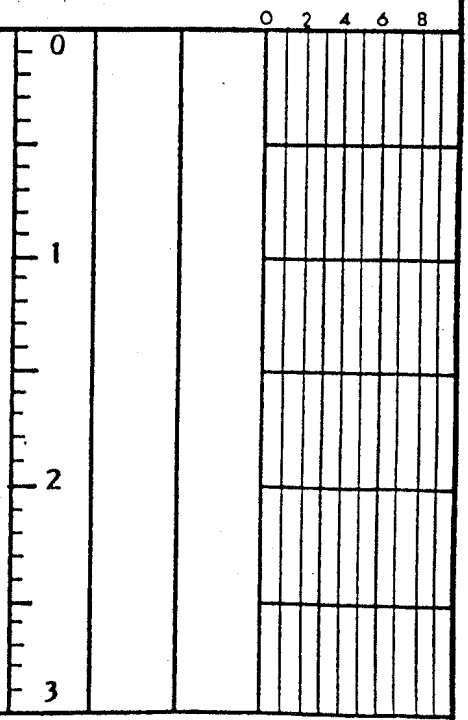
W.L.

Medium dense, grey, fine - medium SAND.

Bottom of bore hole completed 11/11/93



BORE HOLE LOG No.



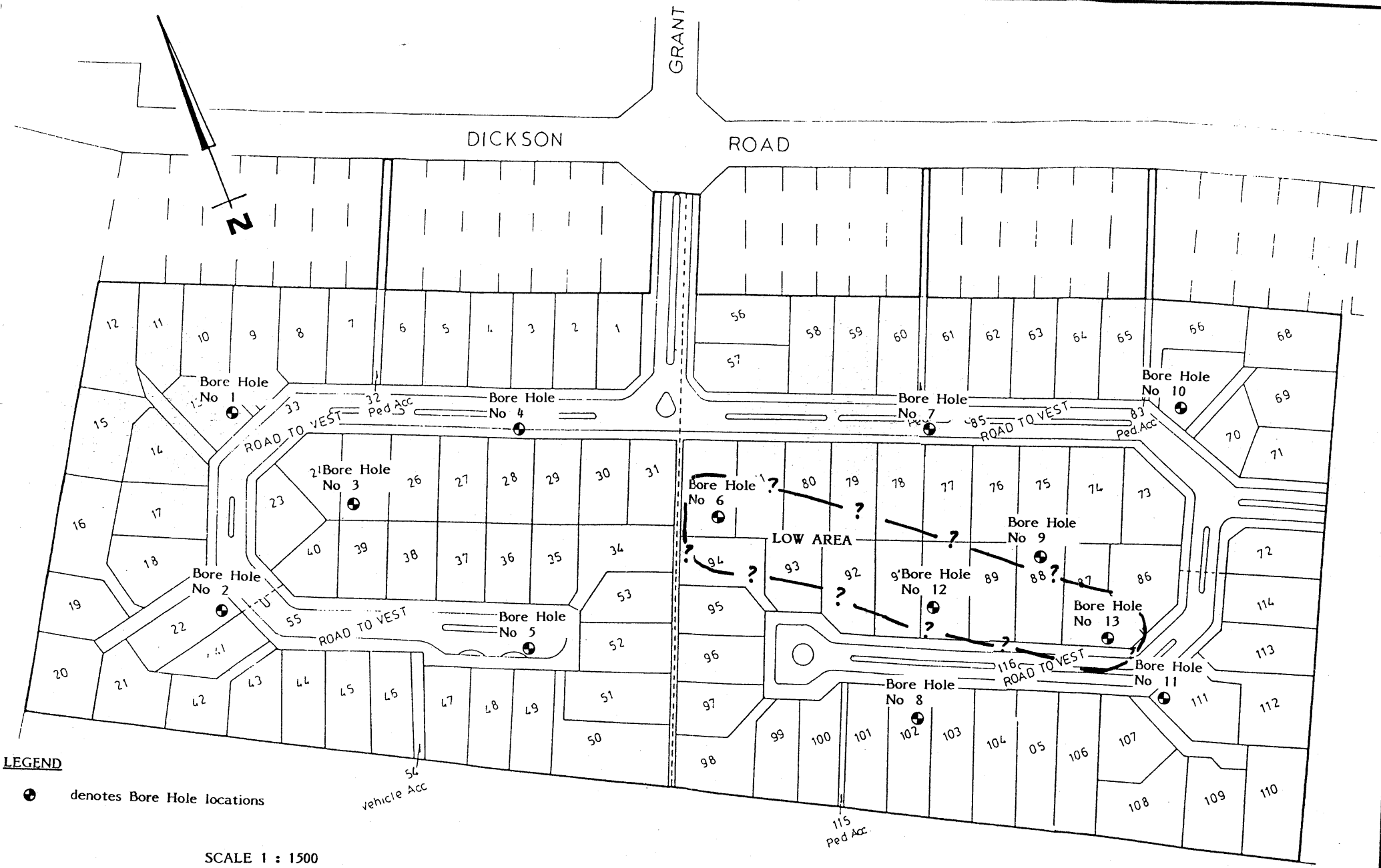
NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 13

GEOCON SOIL TESTING LTD
Civil Engineering Laboratory
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON
Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.
November 1993 W.3270

Fig A-7



Mark T Mitchell
Consulting Geotechnical Engineer
1202 Victoria St, P.O. Box 9123, Hamilton.

Messrs LIVINGSTONE & STEVENSON

Proposed Subdivision of Lots 1 & 2 DPS 49398
Grant Place Extension, Papamoa.

SITE PLAN

DRAWING No. 3270-01
DATE November 1993
ISSUE One

Natural Hazards

TSUNAMI EVACUATION ZONE: Pāpāmoa Beach



WARNING

Tsunami is a safety risk here.

The evacuation zone is coloured **BLUE**. In a

LONG or STRONG earthquake

GET OUT OF THE BLUE

- Go inland or to higher ground.
- Walk or bike if you can.
- Stay out of the blue zone. Wait for official updates.

A tsunami might be coming if there...

- is a strong earthquake.
- is a long earthquake, even if it's weak.
- are unexpected sea level changes.
- are loud and unusual noises from the sea.

For more information and updates:

bopcivildefence.govt.nz
bopcivildefence
bopcivildefence
radio

LONG OR STRONG, GET GONE

Tsunami Evacuation Zone

Waterway

Scale: 1:20,000

BAY OF PLENTY EMERGENCY MANAGEMENT GROUP

Tauranga City