



Tauranga City

LIM

Land Information Memorandum



Land Information Memorandum

This Land Information Memorandum has been prepared for:

Applicant	Christine Connelly
Property Address	32 Alva Glen Place Tauranga
Legal Description	Lot 46 DP 350083
Application Date	8 June 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 Connection
Drinking Water Supplied to the Land	Yes
Drinking Water Supplier Is:	
(i) Owner of the Land; or	No Information Available
(ii) Tauranga City Council [Water Supply Authority Unit (WSA)]; or	Yes
(iii) Another Networked Supplier	No Information Available
Any Information Notified under Section 206(1) Water Services Act 2021	No Information Available

Note:

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

Rating and Valuation Details

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

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

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

Valuation Details

Valuation Reference	06618 075 01
Capital Value	\$1,260,000
Land Value	\$530,000
Improvement Value	\$730,000

Rating Details

Current Annual Rates	\$4,828.62
Balance Owing	\$Nil

Water Meter Details

Water Meter On Property	Yes
Meter Type	Individual Meter
Water Rates Owing	\$Nil

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

Note:

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

Infrastructure Funding and Financing (IFF) Levy Details

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

IFF Levy Details

Current Annual IFF Levy	\$114.76
Balance Owing	\$Nil

Building Information

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

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. Plans and other associated documents, where held by Council, are available on the property file. Where Council holds an as-built drainage plan, it will be attached to the building appendix of this Land Information Memorandum.

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
18/08/05	Erect Dwelling	18790	Yes

Compliance Schedule N/A

Requisitions None

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

Description	Date Issued
Consent Notice	28/07/05

Resource Consents *(Resource Management Act 1991)*

Description	Date Granted	RC Number
Subdivision Consent	14/09/04	1729

Land Development

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

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

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

Comments:

Consent Notice

Refer Consent Notice dated 28 July 2005 together with Report on Subdivision Earthworks & Recommendations for Building by Shrimpton & Lipinski Ltd, reference 17183, dated June 2005

HAIL Sites

This site is included in the Bay of Plenty Regional Council's Selected Land Use Register which records sites that have had past or present hazardous activities located on them. This site is categorised in that register as "Verified HAIL Site - Persistent pesticide use – Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds." For further information please contact the Bay of Plenty Regional Council quoting site reference TGA_625 HAIL code A10.

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](#).

Council is not aware of any natural hazards identified at a site-specific scale for this property.

Additional Information

Licences Affecting the Land or Buildings

None

Signed for and on behalf of the Council:



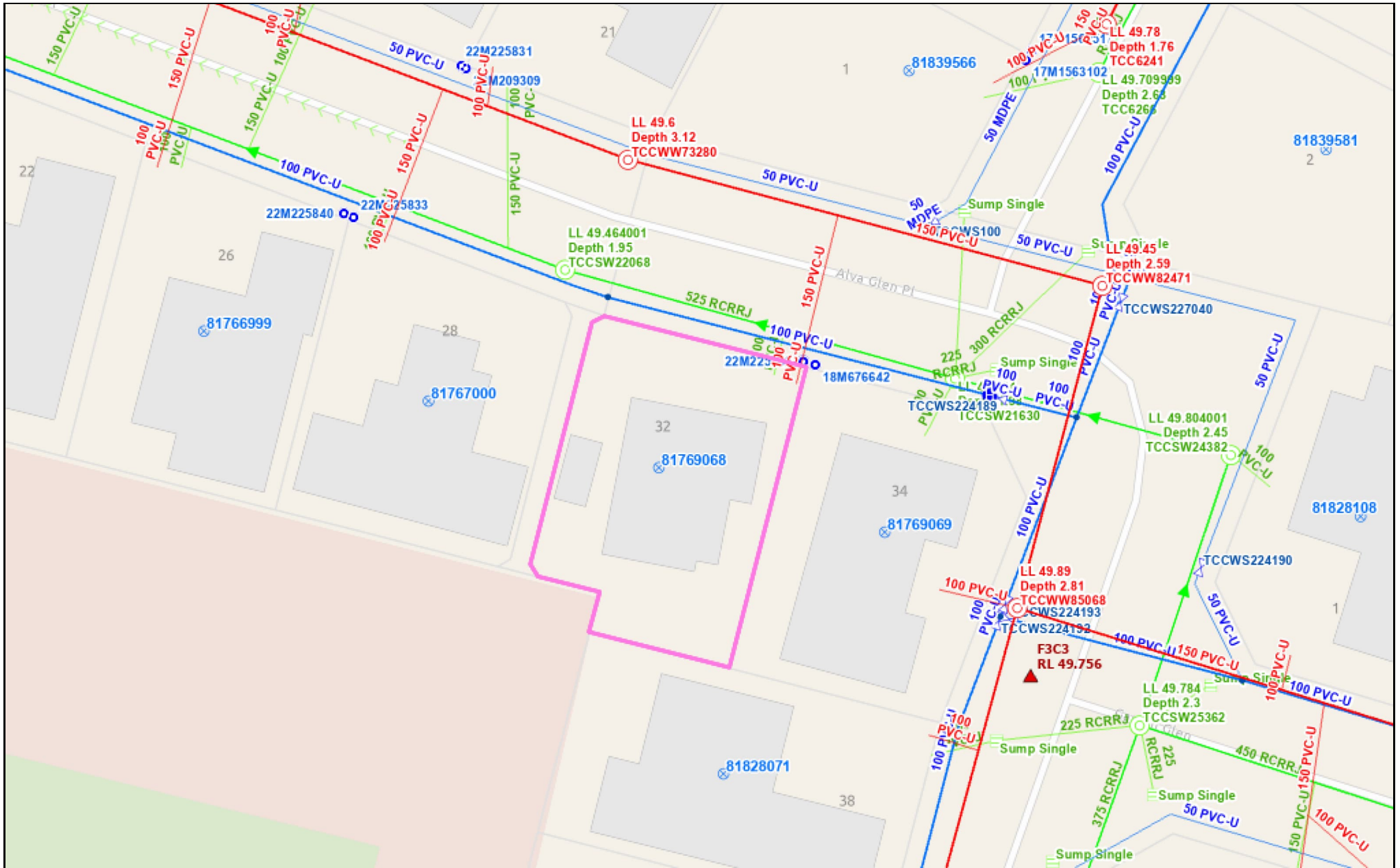
Position held: LIM and Property Files Officer

Date: 19 June 2026

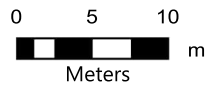


Services Plan





Services Plan



Scale 1: 500 @A4

















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

















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](#).

Building Information



As Built

Drainage Plan



Tauranga City

Tauranga City Council
Private Bag 12-022 Tauranga
Phone 07 577 7000
Fax 07 577 7034
Website www.tauranga.govt.nz

Drainage Plan for

VE DA GLEN

Street Number 32 Street Name Alva Glen
Lot 46 DP 350083
Suburb Pyes Pa
Owner Summit Homes
Type of Building DWELLING
Drainlayer W. H. KELLY
Date of Inspection 29/8/05 Inspector Malcolm Hunt
Drainage Permit No 18790

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.

Planning Information



TAURANGA CITY COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

TCC Sub 5923
Surveyor's Reference: 17183/2

IN THE MATTER OF DP 350083

AND

IN THE MATTER OF of Subdivision Consent pursuant to
Sections 104, 108, 220 and 221 of the
Resource Management Act 1991

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, **OWEN TERENCE WYNYARD**, Group Manager of Environmental Services of the Tauranga City Council hereby certify that, by way of resolution passed under delegated authority on 14th September 2004..... the following conditions were imposed on the subdivision of Lot 149 DP 345333.

That a consent notice be registered on the Certificates of Title to Lots 46 – 85 advising the owners and subsequent owners thereof, of the following requirement to be complied with on a continuing basis.

All lots

- *All structures requiring a building consent in accordance with the Building Act 2004, shall be constructed in accordance with the recommendations of the Geotechnical Report prepared by S & L Consultants Ltd, reference 17183, dated 24 June 2005, which requires, amongst other things:*

All stormwater from roof downpipes and yards sumps shall be connected to the reticulation provided.


For Lots 57, 59, 60, 72 to 78 inclusive

- *These lots contain building restriction lines. Building is restricted to the north of this line on lots 57, 59, 60, 72, 73 and 74; and to the west of this line on lots 74 to 78.*

For Lots 82 to 84 inclusive

- *These lots contain an existing retaining wall and batter located at the north of the section. Buildings need to be undertaken in strict accordance with section 6.5 of the above report, which covers the various options where building works are to be undertaken near the existing batter and retaining wall.*

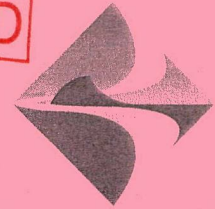
Dated at Tauranga this 28th day of July 2005



Owen Terence Wynyard
Group Manager: Environmental Services

In Reply Please Quote: SUB 5923
Application Number: 1729
Your Ref: 17183

SCANNED



Tauranga City

PYES PA HOLDINGS LIMITED
C/- S & L CONSULTANTS LIMITED
P O BOX 231
SEVENTH AVENUE
TAURANGA 3030

Attention: Tim McBride

RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR SUBDIVISION CONSENT BY PYES PA HOLDINGS LIMITED FOR AN 85
LOT RESIDENTIAL SUBDIVISION
SITE ADDRESS: R35 JOYCE ROAD, TAURANGA
LEGAL DESCRIPTION OF SITE: LOT 150 DP 337390 AND LOT 1 DP 330678

(A) Pursuant to Sections 93 and 94 of the Resource Management Act 1991, this application may be considered without notification for the following reasons:

- (1) *The proposed subdivision is for the creation of 85 residential lots in the Residential A Zone and Greenbelt Zones undertaken in two stages. Subdivision consents have been granted for stages 1 and 2 of the development being subdivision of Part Lot 3 DPS 55850 and Part Lot 3 DP 330678. Due to the applicant's change in circumstances relating to the land holdings the applicant is requesting that stage 2 and a new stage 3 be granted consent which is the subject application. A land transfer plan for stage 1 will be submitted showing stage 1 and a lot (Lot 150 DP 337390) encompassing stages 2 and 3.*

In addition to the 85 residential lots one further lot (Lot 147) will be created in order to provide a Council Recreation Reserve and a balance lot (45) in Stage 2 will be created which is the result of a boundary adjustment of Lot 1 DP 330678. Lots 4 – 12 and Lot 45 in Stage 2 comprise both Residential A and Greenbelt zoned land. Accordingly this subdivision is classed as Discretionary under Rule 21.5 as residential subdivisions within the Greenbelt Zone are not provided for. As a Discretionary activity the Council is guided by the Matters of Assessment and Conditions contained in Rule 21.5.2.1 of the Plan and the assessment criteria contained in Rule 21.8 regarding the appropriateness of the Greenbelt Zone boundary. In accordance with Rule 21.5.2.1 of the Plan a Property Environmental Management Plan is required for such subdivisions but is not necessary in this case as the amount of Greenbelt Zoned land at issue is small compared to the balance of Greenbelt Zoned land left undeveloped and given consideration to the appropriateness of the location of the Greenbelt Zone boundary.

The potential adverse effects of that part of the residential development within the Greenbelt Zone are on the landscape character and depletion of a valuable stormwater management resource. The Council is satisfied that these adverse effects will be de minimus for the following reasons:

Tauranga City Council

91 Willow Street Private Bag 12022 Tauranga New Zealand

Telephone 07 577 7000 Facsimile 07 577 7193 Email: service@tauranga.govt.nz Website: www.tauranga.govt.nz

- (a) Plan 17183-A submitted with the application shows the western and north western areas of nine proposed residential lots in this subdivision as extending into relatively small areas zoned Greenbelt on Planning Maps B12 and C12. The boundary of the reserve with residential land as proposed in this application generally corresponds with the transition point between steeper gully sides and gentler sloping ground suitable for housing. A small area at the head of the gully to the immediate east of existing Lot 1 DP 330678 shown on the plan between the C.T. boundary and the new boundary of Lot 45 is also proposed to be joined with this lot as this area is part of the garden of an existing residential property and will enable three trees to be retained on the property.
- (b) The proposed residential development of the Greenbelt Zone has been assessed under the criteria in Rule 21.8 of the District Plan in a supplementary report submitted by the applicant, reference 17183, dated 25 February 2004.

In terms of the criteria in Rule 21.8(a), the area of Greenbelt zoned land within proposed Lots 4 – 12 is considered suitable for urban development, and such development does not conflict with objectives and policies applicable to the Greenbelt Zone. In this case, the proposed extent of several residential lots within the Greenbelt Zone follows the change in slope which separates the gully area (proposed Recreation Reserve) from gently sloping ground suitable for residential development. There are no existing landscape features or vegetation which would be adversely affected by the proposal. The Council therefore supports conclusions (1) to (7) concerning the extent of residential development within the Greenbelt Zone in the Supplementary Report submitted by S and L Consultants Limited Reference 17183 dated 25 February 2004 contained in Council File TDCSUB 5818..

Particular conclusions are:

- The boundaries separate land suitable for Greenbelt protection from land suited to residential development.
- The boundaries follow the only physical feature against which to reference the zone change - being the change in slope.
- The location of the Greenbelt zone boundary on the planning maps may not necessarily represent the most appropriate location of the boundary.
- There is no significant vegetation or landscape feature which should be located in the reserve that has been excluded by the boundary positions.
- The provision of the Recreation Reserve (Lot 147 – Stage 2) is in accordance with the District Plan policy and the boundaries do not compromise the passive recreational use of the reserve.
- The secondary function of stormwater management is provided for within the reserve boundaries.

The Council is satisfied that there will be no adverse effects on other persons beyond de minimis given the extent of subdivision for residential development in the Greenbelt Zone when considered against the extent of Greenbelt Zone that will remain within Lot 147 (Recreation Reserve).

There is a landuse consent component to the subdivision in that it is proposed to apply the following to parts of Lots 5 to 12:

- (i) A 1.5 metre rear and side yard building setback, and
- (ii) An overshadowing requirement where buildings shall be within a building envelope of 2.7 metres height above ground level at the site boundary and an angle of 45 degrees into the site on those site boundaries that are facing between 40 degrees and 320 degrees true north on the compass.
- (iii) An overshadowing requirement where buildings shall be within a building envelope of 2.7 metres height above ground level at the site boundary and an angle of 55 degrees into the site on those site boundaries that are facing between 320 degrees and 40 degrees true north on the compass.

The setback rules for the Greenbelt zone require a 5 metre side and rear yard building setback and buildings must be within a building envelope of 2 metres and a specified angle into the site. The owner of current Part Lot 3 DPS 55850 that is to be subdivided is the only party identified as being adversely affected by the landuse component of the application as the land surrounding the subject lots is also owned by this owner. As the owner is also the applicant they give themselves written approval.

In all other respects the application would otherwise be a controlled activity; in this regard particular consideration has been given to the matters that the Council reserves control over for controlled activities are relevant to the application. The Council is satisfied that any adverse effects of the activity on other persons other than Aquinas College in regard to these matters of control will be de minimis, as has been assessed by the applicant's consultant (S & L Consultants application correspondence – Stage II, Dated December 2003, reference 17183, Section 9 and application correspondence – Stage III, Dated March 2004, Reference 17183/2, Section 9).

- (2) As adverse effects of the subdivision on the environment will be less than minor the application need not be notified under Section 93(1) (b) of the Act. The only party considered adversely affected by the Council is Aquinas College and the applicant and written approvals have been obtained from both these parties. The Council considers that no other persons are adversely affected and therefore the application need not be served on any person under Section 94(1) of the Act.
- (3) No special circumstances exist that require notification of this application in accordance with Section 94C(2) of the Resource Management Act 1991 because there are no wider effects on the general community and no effects of an unusual or special nature which make notification desirable in this instance.


Authorised Officer

14 September 2004
.....
Date

(B) Pursuant to Sections 104, 104B, 108 and 220 of the Resource Management Act 1991, the Tauranga City Council grants consent to the proposed staged subdivision of Lot 150 DP 337390 and Lot 1 DP 330678 as shown on plan reference number 17183 – A dated 25/8/2004 prepared by S and L Consultants Limited, subject to the following conditions:

- (1) The proposal shall proceed in

✓ accordance with the application submitted and shall comply with any other conditions that this consent is subject to.

- ✓ (2) Staging of subdivision consent by way of Section 223 or 224 Certificates issued on separate survey for this subdivision is appropriate subject to that staging complying with all the conditions of this subdivision consent. The subdivision shall be in two stages, identified as stages 2 and 3. Stage II of the subdivision shall consist of Lots 1 – 45, 147 and the pedestrian accessway to Aquinas College. Stage III of the subdivision shall consist of Lots 46 – 85.

STAGE III

If the Council finds staging of subdivision under this condition causes effects that are different to those considered in granting the subdivision consent the Council may review the conditions of this consent pursuant to Section 128 of the Resource Management Act 1991.

- ✓ (3) All easements required for underground services and rights of way serving lots within the subdivision shall be duly granted or reserved.

Where an easement is required by Council to protect any underground asset either vested or to be vested in Council the easement shall be shown on the survey plan prior to the release of the Section 223 certificate.

The position and width of the easement shall be agreed with Council at the time of the engineering plan approval.

- ✓ (4) Fencing covenants shall be registered against the titles of any property that shares a common boundary with any of the following Local Purpose Reserves:

- Accessway
- Recreation
- Sewage
- Stormwater

exempting Council from the shared cost of fencing along the common boundaries.

Upon application for the Section 223 Certificate for the subdivision the consent holder shall confirm in writing to Council which property boundaries require a fencing covenant to be registered on its title.

The reason for this condition:

In accordance with the relevant legislation Council is empowered to place a covenant on the title of any property it shares a common boundary with indemnifying Council from the shared costs of fencing that boundary.

The fencing covenants will be prepared by Council's solicitor at the Consent Holder's expense.

pay
at 224
stage

- (5) The consent holder shall pay to the Council a Subdivision Impact Fee of \$302,366.51 plus GST, being the fee payable for the 83 additional lots created, in accordance with the Operative Financial Contributions of the Proposed District Plan. This fee is for the provision of additional Reserves and Community Facilities, wastewater, roading, water supply and stormwater services required as a result of this subdivision.

The reason for this condition:

There is a need for additional services as a result of the increased level of activity created by this subdivision and the payment of a Subdivision Impact Fee (SIF) has been assessed and imposed in accordance with the provisions of Chapter 26 of the District Plan.

The payment of the subdivision impact fee will mitigate the effects of the increased level of activity and the need for additional services required as a result of the subdivision.

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

- Reserves and Community Services
- Wastewater \$ 577.03
- Roading \$ 1164.83
- Water Supply \$ 381.02
- Stormwater \$ 721.70

Total per Lot \$ 3642.97

Pursuant to Section 128 of the Resource Management Act 1991, if subdivision impact fees specified in this condition have not been paid prior to expiry of a period of 24 months from the date of the issue of this consent, the amount of the fees may be reviewed and thereafter at the expiry of any further 12 month period. This review will begin within 20 working days of the 24 month anniversary of granting consent and any further 12 month periods expiring.

The amount of the fees may be adjusted in accordance with the fees applying at the time of the review.

For the avoidance of doubt:

- (a) The 24 and 12 month periods commence from the date of issue of the consent, notwithstanding that any objection or appeal may be lodged which delays the commencement of the consent.
- (b) If the subdivision is to proceed in stages, the amount of the fees may be reviewed at the time of each application for and prior to issue of a certificate pursuant to Section 224 of the Act.

The fees will be reviewed on the basis of the subdivision impact fees current at the

time of the review as established by the Annual Plan process.

- ✓ (6) All costs associated with complying with all conditions of consent shall be borne by the Consent Holder. These costs include any fees and charges required by Council, cost of construction of the works and any legal expenses.

- ✓ (7) All legal documents required to satisfy these conditions shall be prepared by the Council's Solicitor at the consent holder's expense.

- None in stage II
(8) The consent holder shall register an easement in gross in favour of Council over any stormwater overland flowpath located on private property, including those resulting from overload of the roading primary stormwater system under extreme rainfall conditions.

The overland flowpath easement shall be shown on the survey plan prior to the release of the S223 certificate and shall be shown as the "Right to Drain Stormwater" and be registered on the survey plan under a "Memorandum of Easements in Gross".

The easement document will be prepared by Council's solicitor at the Consent Holder's expense.

- 5224
(9) All matters and works relating to all sanitary sewer, stormwater, water and roading networks, reserves, landscaping, and network utility services that are proposed to be vested in Council as Public assets shall be designed, supervised, constructed and certified in accordance with requirements of the Council's Code of Practice for Development [COP], this Resource Consent, the Engineering Plan approval required by Condition (11) below and in accordance with Chapters 11, 15, 24 and 26 of the District Plan. The certification shall be in accordance with the relevant section of the COP.

Advice Note: - Issuing of this consent does not constitute approval of any engineering works or details provided in the application for consent and does not preclude the possibility that boundary adjustments maybe required at a later date to

The reason for this condition:

To ensure that where an overland flowpath is proposed to be located on private land, and forms part of the public drainage network from any overload of the primary stormwater network, Council must ensure that all residential dwellings are located clear of the potential hazard and that the property owner does not alter the required overland flow profile or compromise the operation of the flowpath when required. Tauranga City Council achieves this by way of easement and consent notice.

The reason for this condition:

The Code of Practice for Development [COP] is the document specified by the District Plan as being the minimum standard to be achieved where it is proposed to vest any asset into Public ownership.

The COP, details the minimum engineering standards for assets proposed to be vested in Council.

These standards ensure that certain minimum requirements are met and that the community does not receive assets which are excessively costly to maintain or unreliable. (See Objective 7.7.1 and Policy 7.7.1.1 Part A).

accommodate roading or services corridors.

- ✓
s22
- (10) **The Consent Holder shall appoint an appropriately qualified person to undertake the role of Consent Holder's representative in accordance with Section 1.F of the COP.**

The reason for this condition:

It is a requirement of the District Plan and the COP that a Consent Holder's Representative be appointed to ensure that all aspects of an activity (subdivision/development) are planned, designed, supervised and certified by a person who has the relevant expertise, qualification and training in the field.

- ✓
- (11) **Prior to any works commencing on site (exclusive of site clearance or bulk earthworks associated with any EBOP earthworks consent), the consent holder shall submit to Council engineering and landscape plans of the proposed activity when landscaping is proposed on publicly vested land to obtain engineering and landscaping plan approval.**

The reason for this condition:

Is that in accordance with the District Plan and the COP the Council requires that engineering plans be submitted to Council to:-

- a) ensure all development works proposed to be vested in Council meet the minimum requirements set down in the COP
- a) assist Council in its overall long-term infra-structure planning and services co-ordination
- b) ensure that landscaping elements and species chosen will require minimum ongoing maintenance by Council.

The engineering and landscaping plans shall be submitted to Council's Asset Development Unit.

The development plans shall show and describe all proposed engineering and landscaping works and shall, as a minimum, include the following:

- The information and plans required by Section 1.L and 1.M of the COP.
- All flood risk areas either on private property or road, drainage or recreation reserve land.

- ✓
- (12) **The Consent Holder shall pay an engineering/landscaping approval and observation fee assessed in accordance with the Council's Schedule of Fees and Charges, based on the assessed value of the works.**

The reason for this condition:

An engineering approval and observation fee is required to cover the cost of assessing the engineering plans for approval and the associated inspections required by the engineering plan approval letter.

The engineering approval and observation fee shall be paid at the time of the submission of the engineering plans and specifications of the proposed development works being lodged with the Council for approval.

- a4
S224
- (13) **Upon completion of the development works for the subdivision, or any stage of the subdivision as provided for by condition (2) of this consent, the consent holder shall provide the Council with a set of "as-built" plans and documents showing, describing and certifying the construction of all**

The reason for this condition:

Tauranga City Council requires that as-built records of underground services are recorded and submitted in order to allow Tauranga City Council to maintain the completeness and accuracy of the services information contained with the Council's GIS system and to carry out asset management in accordance with the

engineering and landscaping works associated with the subdivision.

The "as-built" plans shall be submitted to Council at the completion of the subdivision or any stage of the subdivision, prior to the release of the Section 224 certificate.

The "as-built" plans and documents shall display or provide:

- **The requirements set down Section 1.L.2 (d) and (e) and any requirements made under Section 1.M.1 of the COP**
- **Stormwater overland flow-paths which do not form part of the Public drainage network but which may affect the siting of residential dwellings or the development of an allotment.**
- **Areas of flood risk or modified areas of flood risk.**

Where available, the required documentation shall be supplied on the standard drawings located at the end of Sections 1 through 13 inclusive of the COP.

- at S224
- (14) **Where areas of landscaping are proposed on publicly vested land, then upon receipt of the "date of completion" from Council, the Consent Holder shall enter into a bond to ensure that maintenance of landscaping areas is carried out by or on behalf of the Consent Holder for a period of not less than 18 months from the issue of the S224 certificate or from the "date of completion" of each stage of the development, whichever is later.**

The value of the bond will be determined by Council upon submission of the above plans and in accordance with Section 1.M and 8 of the COP.

- ✓
- (15) **Construction noise from starting up and operation of construction equipment and all other construction activities on the site of the subdivision shall meet the limits recommended in Table 1 in NZS6803:1984, and shall be measured and assessed in accordance with, NZS6803:1984 - "The measurement and assessment of noise from construction, maintenance and demolition work".**

requirements of the LGA 2002 and modern best practice for asset development to ensure consistency with the Code of Practice.

"As-builts" of services vested in Council are required to ensure that the information is publicly available to ensure these assets are protected when development work is proposed near these assets.

Council's GIS displays areas of flood risk in many areas in terms of existing landforms. Earthworks associated with the subdivisional development typically modify the existing landforms and hence the areas of flood risk in many cases removing the existing risk. As areas of flood risk will typically be confined to road carriageways, more certainty will be provided to the lot purchaser by the provision of as-builts which display the removal of any flood risk present on the pre-developed landform.

The reason for this condition:

A landscape maintenance bond is required to ensure that the plants placed within vested reserves, either survive the initial season after planting or where the plant does not survive that a means of replacement of the plant is available that does not present cost to Council.

The reason for this condition:

The District Plan requires that construction noise standards are complied with to protect adjoining properties from the effects of excessive noise.

Adjustments provided in Clause 6.1 of NZS6803:1984 shall apply for the full duration of the project, and references in the tables to NZS6802 shall read as references to Clause 4.2.2 of NZS6802:1991.

Prior to the activity commencing, a noise management plan shall be submitted to Council, describing how the construction noise standards will be complied with.

- ✓ (16) Prior to the commencement of any work on site, the Consent Holder shall provide Council with a copy of the earthworks and/or discharge permits for the subdivision as required and granted by Environment Bay of Plenty.

The reasons for this condition:

That in granting this consent Council acknowledges that one or more resource consents may be required from Environment Bay of Plenty.

Rather than enacting Section 91 of the RMA 1991 Council is satisfied that the Consent Holder will undertake application for the required earthworks and/or discharge consents from EBOP and is satisfied that the Consent Holder will be able to obtain the required permits prior to the release of the subdivision S224 certificate.

The Council consent for Pond P3 does not include specific sub divisional discharge consent.

Council will not release any S224 certificates for the subdivision until such time as the EBOP applications have been granted and will accept no liability for work undertaken by a Consent Holder who has been unable to obtain the required permits from EBOP.

- ✓ (17) Prior to earthworks commencing on site the consent holder shall engage the services of a Category 1 Registered Engineer, as defined in Section 2 of the COP to perform the functions of the "Soils Engineer" as detailed and required by Section 2 of the COP.

The reason for this condition:

An important requirement of the RMA 1991 and the District Plan is the creation of safe building platforms associated with the subdivision of land. It is therefore an important requirement to ensure that earthworks undertaken as part of the subdivision are undertaken under appropriate supervision and advice from an appropriately experienced Person.

- ✓ (18) All earthworks design, testing and construction shall be undertaken in accordance with Section 2 of the COP and the specific requirements of the consent holders appointed "Soils Engineer".

The reason for this condition:

It is a requirement of the COP that earthworks be undertaken in accordance with S2 of the Code.

- ✓ (19) The consent holder shall undertake earthworks and/or works, as necessary, so that each lot contains a building platform suitable for the intended purpose of the District Plan Zone.

The reason for this condition:

It is a requirement of Section 106 of the Resource Management Act 1991 and the District Plan that the proposed allotments are provided with a safe building platform each allotment prior to the release of the 224 certificate.

The suitable building platform shall comply in all respects with the

Council accepts that through the

requirements set down in Section B1 of the New Zealand Building Code.

The completed building platforms shall possess a minimum factor of safety against slope failure of 1.5 and shall comply with minimum settlement criteria stated in Appendix B of Section B1/VM4 of the New Zealand Building Code.

At the completion of the earthworks the Soils Engineer shall provide Council with an Opinion of Suitability for Building for the building platforms in the "geotechnical completion report" required by Condition 20.

- (20) The Consent Holder shall, prior to the release of the 224 certificate for the subdivision, provide to Council a "geotechnical completion report" compiled by a Category 1 Chartered Professional Engineer.

The report shall:-

- S 224
- comply with the requirements of and supply the information set down in Section 2.F of the COP
 - display the position of all designated building platforms and building restriction lines (where applicable)
 - provide recommendations on the disposal of on-site effluent and stormwater disposal (if applicable)
 - provide recommendations for the ongoing development of the properties (i.e. advice on maximum cut/fill heights, how to manage steep slopes, methods of earth fill that should be adopted for basement style homes etc)
 - confirm that any earthfills and/or building platforms that have been constructed, comply in all respects with the requirements set down in Section B1 of the New Zealand Building Code and
 - The building platforms shall possess a minimum factor of safety against slope failure of 1.5 and comply with minimum settlement criteria stated in Appendix B of Section B1/VM4 of the NZBC.

granting of the consent the consent holder has displayed that the land has been shown to be suitable for its intended purpose and that the proposed development works, outlined in the application presented, will provide each allotment with a safe building platform.

The reason for this condition:

It is a requirement of Section 106 of the Resource Management Act 1991 and the District Plan that the proposed allotments are provided with a safe building platform each.

Council accepts that through the granting of the consent the land has shown to be suitable for its intended purpose and that the proposed development works will provide each allotment with a safe building platform.

The geotechnical completion report will certify that the proposed building platforms comply with Section 106 of the "Act".

- ✓ (21) **All building line restrictions or designated building platforms shall be clearly identified and dimensioned on the subdivision survey plan.**

The reason for this condition:

Where the subdivision of marginal land requires the placement of BLR's or designates specific building platforms, these need to be drawn to a prospective land owner's attention for their information by placing them on the survey plan.

- ✓ (22) **The Recreation Reserve (Lot 147) shall be provided to meet all requirements of Section 8 of the COP.**

The reason for this condition:

The District Plan requires all assets to be Publicly vested be constructed in accordance with the COP.

- ✓ (23) **All residential lots shall be provided with a separate underground connection to the sanitary sewer, stormwater, water and electricity reticulation systems.**

The reason for this condition:

It is a requirement of the District Plan and the COP that the Consent Holder provide all lots with a connection to the listed services primary reticulation network.

All connections to the reticulation systems shall be provided to a point adjacent to or within the boundary of each lot and shall be in accordance with the requirements of the relevant section of the COP.

- ✓ (24) **The Consent Holder shall construct the areas shown as Road to Vest on the scheme plan in accordance with Section 9 of the COP.**

The reason for this condition:

It is a requirement of the District Plan that all Roads to vest be constructed in accordance with the COP.

Construction of the road shall include all traffic management measures required, e.g. traffic islands, roundabouts, splitter islands, throat islands and calming measures.

Details of the construction of the road and the proposed traffic management measures shall be submitted to Council for approval in accordance with the requirement of Section 9 above for engineering plan approval and in accordance with Sections 1.L and 9 of the COP.

- ✓ (25) **The Consent Holder shall vest in Council Lot 147 as Local Purpose Reserve (Recreation).**

The reserve shall be shown on the survey plan prior to the release of the Section 223 certificate for the subdivision.

- ✓ (26) **The Consent Holder shall vest in Council the areas shown as road on the scheme plan as Road Reserve.**

The roads to vest shall be shown on the survey plan prior to the release of the Section 223 certificate for the subdivision.

- ✓
- (27) **Fire fighting watermains and fire hydrants shall be installed in accordance with Section 6 of the COP as required to provide all lots with fire fighting coverage.**

Details of the fire fighting system shall be submitted to Council at engineering plan approval stage in accordance with Condition 9 for approval by Council.

- ✓
- (28) **Pursuant to Section 128 of the Resource Management Act 1991, the Council may review the conditions of this consent following receipt of the geotechnical completion report and statement of professional opinion required by Condition 20 above.**

S224

The Council may require a Consent Notice to be registered on the Certificate of Title of any of the allotments in respect of which the above geotechnical completion report and/or Statement of Professional Opinion recommends Conditions, requiring that any application for building consent and or ongoing development on the lot be in accordance with the Conditions given in the geotechnical completion report and/or Statement of Professional Opinion.

- S223
- (29) **In regard to Stage III, the 375mm diameter water main shall be re-laid in Concrete Lined Mild Steele with all joints welded. The pipe outside diameter shall be the same diameter as the existing asbestos cement pipe.**

- ✓
- (30) **A dust and siltation management plan shall be lodged with the Council. This plan shall describe the measures that the Consent Holder shall utilise in the event that site and weather conditions give rise to actual or potential adverse effects of dust and/or silt on adjoining properties.**

The management plan shall describe the measure to be applied to minimise dust, control siltation, intended sources of water and named personnel to be contacted in the event of dust or

The reason for this condition:

It is a requirement of the New Zealand Fire Service and the COP that all allotments within the subdivision be serviced for fire fighting capability in accordance with the relevant legislation.

The reason for this condition:

Part S128 requires that:-

(1) A consent authority may, in accordance with section 129, serve notice on a consent holder of its intention to review the conditions of a resource consent—

(a) At any time [or times] specified for that purpose in the consent for any of the following purposes:

(i) To deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or

(c) If the information made available to the consent authority by the applicant for the consent for the purposes of the application contained inaccuracies which materially influenced the decision made on the application and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

The reason for this condition:

The welding requirement is to avoid the use of thrust blocks as the realignment is close to the bank and the pipe diameter requirement is to eliminate the use of stepped gibault joints.

The reason for this condition:

In general issues relating to dust/siltation issues on a development/subdivision are addressed by Environment Bay of Plenty through the granting of earthworks and discharge consents.

However there are instances where consents from EBOP aren't necessary and the issues relative to dust and siltation may need to be formally addressed.

siltation nuisances occurring.

Earthworks shall not proceed until the consent holder's ability to control any dust/siltation nuisance has been demonstrated to the satisfaction of Council.

- ✓ (31) **The Consent Holder shall name one of the streets within stage III "Waiora Place" as requested by Ngati Ruahine.**

The reason for this condition:

An eleven year old girl named "Waiora Nuku" travelled the road from Taumata to Waimapu to gather shellfish from the Waimapu Estuary, and attend Ringatu service at the pa and travelled on the family horse that knew the way there, via the Waioroi Stream.

- ✓ (32) **Subject to condition (31) the Consent Holder shall submit to Council three alternative street names for each proposed street for the approval of Council.**

The reason for this condition:

Submission of the approved street names with the application for S224 assists with linking geotechnical completion reports to the street for the purposes of LIM, PIM and Public enquiries.

The approved street names shall then be submitted with the application for S224.

Approved street name signs will be erected by Council at the Consent Holder's expense. The cost of the street name sign shall be paid for prior to the release of the subdivision 224 certificate.

- ✓ (33) **The pedestrian accessway located between Lots 26 and 46 shown on plan 17183-A dated 25/8/04 shown on the scheme plan shall vest in the Council as Local Purpose Reserve (pedestrian accessway).**

The reason for this condition:

The access way will provide access for the public to open space in close proximity to residential housing in Stage 3.

- prior to S224
(34) **The consent holder shall construct and fence the pedestrian accessway, to be located between Lots 26 and 46 shown on plan 17183-A dated 25/8/04, in accordance with Sections 8 and 9 of the Council's Code of Practice for Development.**

The concrete path shall extend to 150mm either side of the fence to form a mowing strip.

One metre by one metre splays on both sides of the access way shall be constructed at both ends of the accessway.

- stg III
(35) **The removal of topsoil on the eastern side of Stage III shall be monitored by a suitably qualified archaeologist in order**

The reason for this decision:

Due to the presence of archaeological features encountered recently elsewhere in the Te Ranga tablelands it is prudent to have topsoil

to determine if subsurface archaeological features are encountered.

monitored by a qualified archaeologist on the eastern half of the Gulliver property where the land has been unmodified.

- ✓ (36) **A designated Hapu representative from Ngai Tamarawaho and Ngati Ruahine shall assist a qualified archaeologist on all properties concerned in conjunction with topsoil stripping.**

The reason for condition (39):
Opportunity is provided to local Tangata Whenua to be involved in inspecting earthworks in order to protect/record any archaeological material of importance to them that may be discovered.

Contact details for Ngai Tamarawaho are:
Des Tata
Phone 07 578 4359
Fax 07 578 4360
Mobile 025 676 6335
E-Mail te.arai@xtra.co.nz

The reason for this condition:
Due to the presence of archaeological features encountered recently elsewhere in the Te Ranga tablelands it is prudent to take a precautionary approach and require the consent holder to apply for an authority to modify, damage or destroy unrecorded archaeological sites prior to ground disturbance occurring.

- ✓ (37) **The consent holder shall provide representatives of Ngati Ruahine and Ngai Tamarawaho with three days advance direct notice of commencement of earthworks associated with this subdivision for the purpose of enabling Tangata Whenua to be able to monitor such works.**

The reason for this condition is:
To ensure pursuant to Section (6)(e) and (7)(a) of the Act that the Tangata Whenua representatives have an opportunity to satisfy themselves that any archaeological items of value to them are not destroyed or damaged without appropriate procedures being followed.

In addition to the above, the consent holder shall provide Ngati Ruahine with a project plan for construction work one month in advance of the anticipated date for commencement of construction works to enable Ngati Ruahine representatives(s) to have a lead in time to organize their resources.

The condition is also imposed to ensure that the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, Waahi tapu, and other taonga is recognised and provided for.

- ✓ (38) **In the event that an archaeological site(s) and/or koiwi are unearthed, the consent holder shall ensure that construction work is immediately stopped on the part of the site that the archaeological site is located and the New Zealand Historic Places Trust is contacted for advice and that representatives of both Ngati Ruahine and Te Runanga O Ngai Tamarawaho are contacted. As well as individual protocols of the respective hapu that a consent holder is expected to respect, a site meeting shall be held with the nominated representative(s) at which time an appropriate course of action**

The reason for this condition:
All archaeological sites whether recorded or unrecorded under Part 1 of the Historic Places Act 1993 cannot be destroyed damaged or modified without the consent of the Historic Places Trust of New Zealand.
The condition is imposed to comply with Chapter 16 of the District Plan and Section 108 of the Resource Management Act 1991.

The contact for the New Zealand Historic Places Trust Tauranga office is Dr Rachael Darmody (Ph: 578 1229).

will be determined.

- (39) *The Section 224(c) certificate for this subdivision shall only be issued once title has been issued for Lot 150 DP 337390 and Lot 1 DPS 330678.*

(C) *Pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991, the Tauranga City Council grants consent to Pyes Pa Holdings Limited to allow residential dwellings and ancillary structures on those parts of proposed Lots 5 – 12 inclusive that are zoned Greenbelt in the District Plan up to 1.5 metres from any side and/or rear allotment boundary, subject to the following conditions:*

- (1) *The proposal shall proceed in accordance with the application submitted.*
- (2) *Buildings shall be within a building envelope of 2.7 metres height above ground level at the site boundary and an angle of 45 degrees into the site on those site boundaries that are facing between 40 degrees and 320 degrees true north on the compass.*
- (3) *Buildings shall be within a building envelope of 2.7 metres height above ground level at the site boundary and an angle of 55 degrees into the site on those site boundaries that are facing between 320 degrees and 40 degrees true north on the compass.*
- (4) *All activities and structures shall be ancillary to the principal residential use of those lots.*
- (5) *The maximum height of any building on a site shall be 9 metres.*

The reasons for making this decision are as follows:

- (1) *Pursuant to Sections 104 and 104B of the Resource Management Act 1991, regard has been given to the actual and potential effects on the environment of allowing the activity and the relevant objectives, policies and rules of the District Plan. The findings in this regard are as follows:*

District Plan Objectives and Policies:

The District Plan contains objectives and policies that are relevant to the proposal and are addressed as follows:

Objective 7.1.1 – Urban Consolidation and supporting Policy 7.1.1.1 – Effect of New Urban Development are concerned with ensuring new urban development is located and designed to avoid, remedy or mitigate adverse effects on urban amenity values, rural landscape values and versatile soils of high life-supporting capacity.

The part of the subdivision within the Greenbelt Zone will not adversely affect rural landscape values as the area to be developed for residential purposes is small and is more suitable for residential development in that it is of a flat topography, and contains no significant landform or indigenous vegetation. Accordingly the proposed subdivision will not be contrary to the above provisions.

Objective 3.2.1 and Policy 3.2.1.1 are concerned with ensuring appropriate development in terms of intensity and scale in order to protect existing and

foreseeable amenity values. Objective 7.1.1 and Policy 7.1.1.2 similarly require urban amenity values to be maintained. This proposal will not adversely affect amenity values, as the intensity of residential development within the land zoned Residential A resulting from the subdivision could be accommodated on the site as a controlled activity. The Council is therefore satisfied that the proposal is not contrary to the above objectives and policies.

Policy 7.1.1.3 is concerned with ensuring that subdivision is designed, laid out and constructed appropriately in order to provide sufficient access for emergency vehicles, adequate provision of services infrastructure and the visual enhancement of the landscape. The proposed subdivision will not be contrary to the above policy as the proposal will comply with the relevant controlled activity subdivision standards and terms in Rule 19.3.1.2 in regard to the Residential A zone of the District Plan and the imposing of consent conditions will also ensure there is adequate provision of services infrastructure.

Objective 4.1.2 – General Landscape and Natural Feature Protection and supporting policy 4.1.2.1 – Landscape Character are concerned with ensuring the significance of indigenous vegetation, wetlands, dominant landforms and open space to the District's landscape character, amenity values, and cultural heritage are recognised in subdivision, use and development and adverse effects to these be avoided as far as practicable. The subdivision will not be contrary to the above provisions as a large area of open space will be provided in the form of a recreation reserve. There are no dominant landforms, significant indigenous vegetation or any wetlands within the subdivision.

Policy 4.3.1.1 – Stormwater Management is concerned with ensuring subdivision, use and development should not adversely affect the ability of Greenbelt Zones and other substantially vegetated areas to effectively filter stormwater run-off from adjacent catchment areas. The proposal will not be contrary to this policy as a large area of Greenbelt zoned land will be vested in the Council as recreation reserve which will also act as a stormwater catchment device. A small part of Greenbelt zoned land will be used for residential development that is more suitable for such development due to its flat topography.

Adverse Effects:

The potential environmental adverse effects of that part of the residential development within the Greenbelt Zone are on landscape character and depletion of a valuable stormwater management resource. The Council is satisfied that these adverse effects will be less than minor for the following reasons:

- (a) Plan 17183-A submitted with the application shows the western and north western areas of nine proposed residential lots in this subdivision as extending into relatively small areas zoned Greenbelt on Planning Maps B12 and C12. The boundary of the reserve with residential land as proposed in this application generally corresponds with the transition point between steeper gully sides and gentler sloping ground suitable for housing. A small area at the head of the gully to the immediate east of existing Lot 1 DP 330678 shown on the plan between the C.T. boundary and the new boundary of Lot 45 is also proposed to be joined with this lot as this area is part of the garden of an existing residential property and will enable three trees to be retained on the property.
- (b) The proposed residential development of the Greenbelt Zone has been assessed under the criteria in Rule 21.8 of the District Plan in a supplementary report submitted by the applicant, reference 17183, dated 25 February 2004.

In terms of the criteria in Rule 21.8(a), the area of Greenbelt zoned land within proposed Lots 4 – 12 is considered suitable for urban development, and such development does not in this instance conflict with objectives and policies applicable to the Greenbelt Zone. In this case, the proposed extent of several residential lots within the Greenbelt Zone follows the change in slope which separates the gully area (proposed Recreation Reserve) from gently sloping ground suitable for residential development. There are no existing landscape features or vegetation which would be adversely affected by the proposal. The Council therefore supports conclusions (1) to (7) concerning the extent of residential development within the Greenbelt Zone in the Supplementary Report submitted by S and L Consultants Limited Reference 17183 dated 25 February 2004 contained in Council File TDCSUB 5818..

Particular conclusions are:

- The boundaries separate land suitable for Greenbelt protection from land suited to residential development.*
- The boundaries follow the only physical feature against which to reference the zone change - being the change in slope.*
- The location of the Greenbelt zone boundary on the planning maps may not necessarily represent the logical location of the boundary.*
- There is no significant vegetation or landscape feature which should be located in the reserve that has been excluded by the boundary positions.*
- The provision of the Recreation Reserve (Lot 147 – Stage 2) is in accordance with the District Plan policy and the boundaries do not compromise the passive recreational use of the reserve.*
- The secondary function of stormwater management is provided for within the reserve boundaries.*

The Council is satisfied that there will be no adverse effects on other persons beyond de minimis given the extent of subdivision for residential development in the Greenbelt Zone when considered against the extent of Greenbelt Zone that will remain within Lot 147 (Recreation Reserve). As adverse effects of the subdivision on the environment will be less than minor the application need not be notified under Section 93(1) (b) of the Act.

There is a landuse consent component to the subdivision in that it is proposed to apply the following to parts of Lots 5 to 12:

- i. A 1.5 metre rear and side yard building setback, and*
- ii. An overshadowing requirement where buildings shall be within a building envelope of 2.7 metres height above ground level at the site boundary and an angle of 45 degrees into the site on those site boundaries that are facing between 40 degrees and 320 degrees true north on the compass.*
- iii. An overshadowing requirement where buildings shall be within a building envelope of 2.7 metres height above ground level at the site boundary and an angle of 55 degrees into the site on those site boundaries that are facing between 320 degrees and 40 degrees true north on the compass.*

The setback rules for the Greenbelt zone require a 5 metre side and rear yard building setback and buildings must be within a building envelope of 2 metres and a specified angle into the site. The owner of current Part Lot 3 DPS 55850 that is to be subdivided is the only party identified as being adversely affected by the landuse component of the application as the land surrounding the subject lots is also owned by this owner. As the owner is also the applicant they give themselves written approval.

In all other respects the application would otherwise be a controlled activity; in this regard particular consideration has been given to the matters that the Council reserves control over for controlled activities are relevant to the application. The Council is satisfied that any adverse effects of the activity on other persons other than Aquinas College in regard to these matters of control will be de minimis, as has been assessed by the applicant's consultant (S & L Consultants application correspondence – Stage II, Dated December 2003, reference 17183, Section 9 and application correspondence – Stage III, Dated March 2004, Reference 17183/2, Section 9).

- (2) A geotechnical report has been submitted with the application and a condition has been included requiring the identification of suitable building platforms on the proposed lots in this subdivision. The requirements of Section 106 of the Act are met in relation to this proposal.
- (3) Regard has been given to Section 104B of the Resource Management Act 1991. The Council is satisfied that consent can be granted to this subdivision subject to conditions as a discretionary activity for the reasons provided in the assessment pursuant to Section 104 of the Act.
- (4) Pursuant to Part II of the Resource Management Act 1991, regard has been had to the Purpose of the Act (Section 5), Matters of National Importance (Section 6), Other Matters (Section 7) and the Treaty of Waitangi (Section 8). The findings are:

- There are no matters of National Importance relevant to this site.
- An archaeological assessment has been carried out on the site to assess the location and extent of existing archaeological sites and the likelihood of unrecorded sites being present. No sites were located.

Consultation with representatives of the Ngai Tamarawaho and Ngati Ruahine hapu has been carried out and a Cultural Assessment has been submitted by Ngai Tamarawaho with the application which recommends conditions to address their concerns. Ngati Ruahine has provided conditions on the application to address their concerns. Conditions from the above Hapu have been agreed to by the applicant and taken into consideration in the application they have prepared, and in this decision.

In relation to this proposal, the Council is satisfied that the matters relating to the recognition of the relationship of Maori and their culture and traditions with their ancestral lands and the other matters contained in Sections 6 and 8 of the Act have been considered.

- In considering the provisions of Sections 5 and 7 in relation to this application, the Council has concluded that the activity will use and develop the site in a way which will enable people and the community to provide for their social and economic well being. The Council is satisfied that the proposal will maintain the amenity values and the quality of the environment in accordance with the provisions of the District Plan because the proposed subdivision complies with all the relevant controlled activity

standards for the Residential A Zone and the proposed development within the Greenbelt Zone will have less than minor effects on the surrounding environment, as the greater part of the land in the Greenbelt Zone which is adjacent to this subdivision will be vested in the Tauranga City Council as a Local Purpose Recreation Reserve, and such a change is specifically provided for in the 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 the 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 objection should describe the subject of and reason for the objection and what would satisfy the objection.*
- (2) Where any building or drainage works are required to satisfy conditions of this consent, all consents required under the Building Act 1991 must be obtained prior to the works being carried out.*
- (3) That as a walkway access to the reserve has not been required in the area of Lots 10, 11 and 12, a walkway access to Aquinas College will be provided in the vicinity of Lots 45 and 46 of the Ve Da Glen Residential Development - Stage III, providing the College agrees.*
- (4) In accordance with the Council's Schedule of Fees and Charges, if not accompanying this decision, an invoice may be sent at a later date if the actual cost of processing the application the subject of this decision exceeds the application fees deposit paid on lodgement of the application.*
- (5) Overland flowpaths, where possible, should be located so as to cause least disruption or potential risk to the host property.
Council undertakes the drafting of the overland flowpath easement document and will encompass such issues as avoiding construction of any barriers within the flowpath, non tampering with flowpath inverts, the construction of driveways or footpaths within the flowpath area etc.*
- (6) That for the purposes of this consent the Code of Practice for Development as issued on 1 July 1998 and all its associated amendments, shall be the Code of Practice used for compliance with the engineering, landscaping and reserves components of this consent.*

The consent holder shall make themselves fully aware of the requirements of the COP as related to their specific activity. Ignorance of the requirements of the COP is not a reason for non compliance with the requirements of the COP.

That in designing, supervising and constructing the works in accordance with the requirements of the COP does not remove the responsibility from the consent holder or their representatives as outlined in the COP.

- (7) That the Schedule of Fees and Charges maybe amended annually during Council's Annual Plan process.*
- (8) For the purposes of this condition, "date of completion" shall mean inspection and certification of the landscape 'As Built' on site by Council.*

The bond amount is calculated by Council.

- (9) In establishing the certified building platform for each allotment the "Soils Engineer" shall ensure that an appropriate level of design, testing, monitoring, certification work and professional judgement is undertaken to adequately establish that each allotment contains at least one certified building platform that is capable of establishing a residential dwelling unit on it that will comply with NZS 3604 and the Building Act 1991 without further geotechnical investigation being required.
- (10) The timing of the placement of the designated building platforms and/or the BLR's on the survey plan is a matter for the individual practitioner to decide. It should be noted that the most efficient time for placement of the above is at the time of application for the S223 certificate. Should the practitioner choose to have the survey plan approved at S223 stage without the BLR's or designated platforms then the survey plan will require amendment at the time of application for the S224 certificate and will incur an additional fee for processing the amended survey plan.
- (11) This consent does not remove the responsibility of the Consent Holder to obtain adjoining land owner's consent if it is necessary to enter upon adjoining land to service the proposed activity.

The responsibility of gaining the adjoining landowner's consent remains solely with the Consent Holder. Council does not and will not become involved in obtaining adjoining landowner's consent.

Water connections will require the installation of a backflow prevention device and the appropriate water meter in accordance with the Council Policy adopted November 1999.

- (12) Ngati Ruahine and the applicant have agreed that the walkway within the reserve should be named "Te Arama". They have also agreed that in the event Koiwi (human remains) are discovered while carrying out subdivision development that an area of the reserve should be set aside to rebury Koiwi.

Ngati Ruahine will need to approach the Reserves Department within the Council regarding the naming of the walkway and contingency for the discovery of Koiwi.

- (13) In general the issues relating to dust/siltation are dealt with by EBOP and as such a dust management plan is seldom requested by Tauranga District Council.
- (14) The cost of each installed street name sign is available on application from Council.
- (15) The Council's information on contact with the Tangata Whenua representatives in this instance is the Frank Harawira (Ph: 025 244 4382) represents Ngai Tamarawaho, and Keni Peihana (Ph: 0274 334 326 or 07 544 0852) represents Ngati Ruahine. The form of direct notice is expected to be in the form of a telephone call backed up with written notice.
- (16) Through the Annual Plan process Council considers the programming of works funded by Subdivision Impact Fees.

Council decisions on the programming of works takes into account the following criteria: -

Environmental Effects

The nature and extent of adverse environmental effects which will be avoided remedied or mitigated by the project.

Sequencing

The extent to which the proposal will promote or achieve a logical sequence of development.

Demand

The extent to which the use of the service will be taken by the development.

Consolidation

The extent to which the project will compliment and support the use of other services provided in the area.

The Council also takes into account the availability of funds and any effect of funding on the rating requirement.

Provision of SIF funded work outside the programme approved by Council through the Annual Plan may be undertaken by the Consent Holder. The consent holder must meet all of the costs of the work until the works are programmed in the Annual Plan. The costs of the work must be established by competitive price tender.

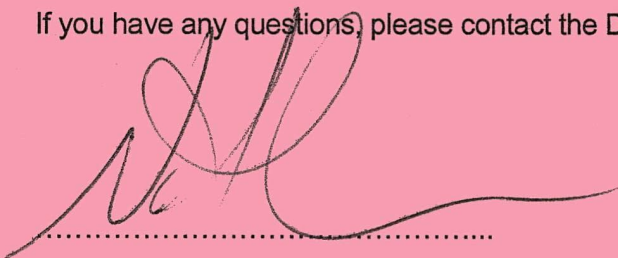
Reimbursement of costs, excluding any holding costs, will only be made once the works are programmed in the Annual Plan. This is usually initiated by the consent holder making a submission to the Annual Plan. The priority for funding of any works including reimbursements will be determined through application of set criteria as set above. Therefore the timing of the reimbursement cannot be guaranteed in any given year.

The extent of SIF funding for any project is defined by reference to the Services Structure Plans for Urban Growth Areas and the SIF Project Costings Manual.

Part S128 prescribes:

- (1) *A consent authority may, in accordance with section 129, serve notice on a consent holder of its intention to review the conditions of a resource consent—*
 - (a) *At any time [or times] specified for that purpose in the consent for any of the following purposes:*
 - (i) *To deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or*
 - (ii) *If the information made available to the consent authority by the applicant for the consent for the purposes of the application contained inaccuracies which materially influenced the decision made on the application and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.*

If you have any questions, please contact the Duty Planner.



.....

14 September 2021

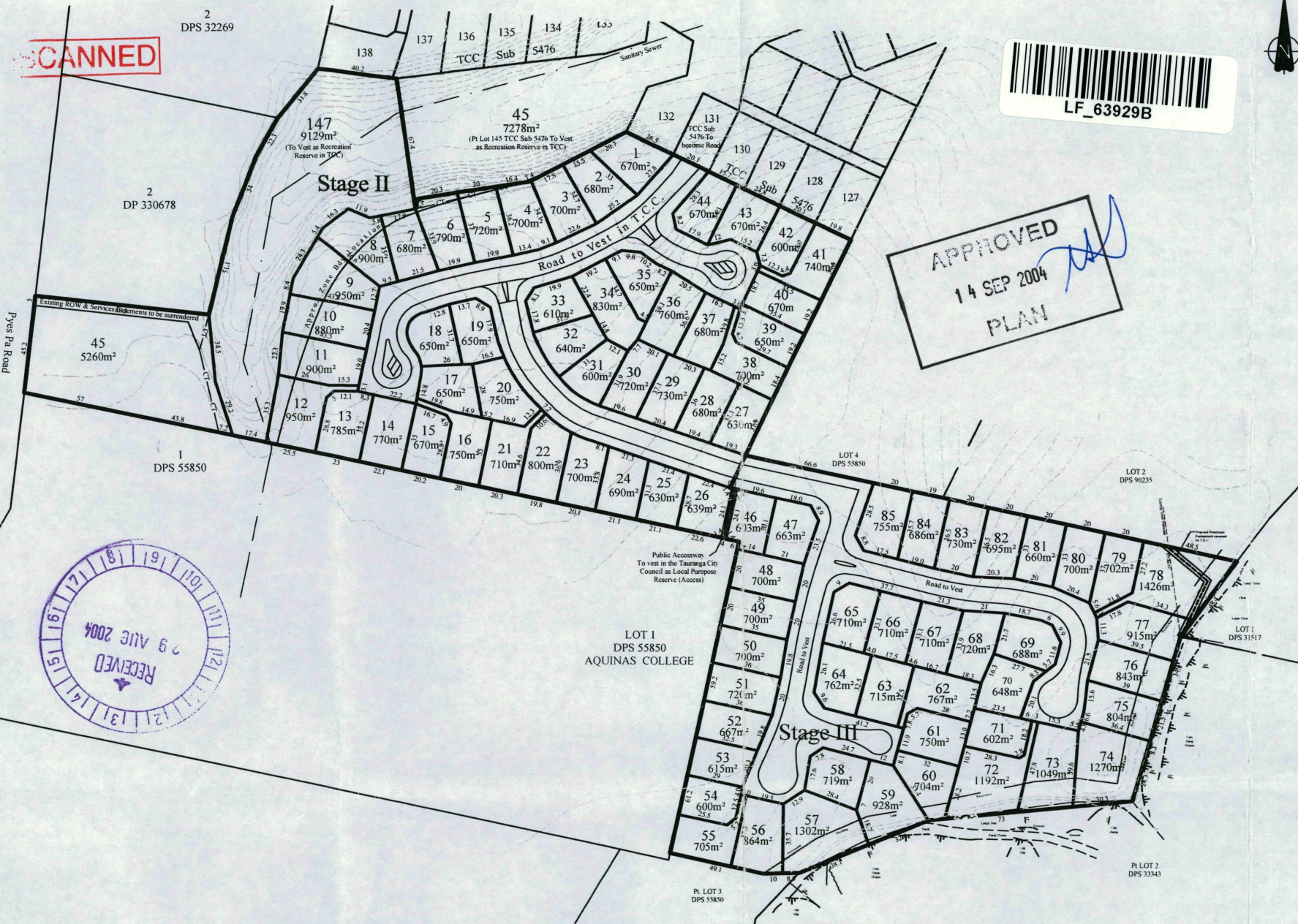
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SCANNED

2
DPS 32269



- Subject to:
- 1) Areas and dimensions are approximate only and subject to survey
 - 2) T.D.C. Resource Consent and Engineering Approval
 - 3) E.B.O.P. Resource Consents
 - 4) Further Geotechnical investigations



APPROVED
14 SEP 2004
PLAN



Proposed Subdivision of Lot 1 DP 330678 & Lot 150 DP 337390

Applicant: Pyes Pa Holdings Ltd
Comprised in: C.T.'s 126069 & 153511

Checked by	Rev. No.	Description	DATE
		NAME	DATE
		SIGNED	
		DESIGNED	
		DRAWN	NP 25/8/04
		CHECKED	
		APPROVED	

REFERENCES



S & L CONSULTANTS LTD
SURVEYORS - ENGINEERS - PLANNERS

111 Cameron Road, Tauranga, New Zealand
P.O. Box 231, Ph: 07577-6069
FBR(07)577-6069
Email: sl_tga@xtra.co.nz

TITLE

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ORIGINAL SCALE	DATE
1:1000 @ A1	25/8/04
DRAWING No	
17183 - A	

METRIC DISTANCE

Land Development



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.



SHRIMPTON & LIPINSKI

VE DA GLEN
RESIDENTIAL SUBDIVISION STAGE 3
REPORT ON SUBDIVISION EARTHWORKS
& RECOMMENDATIONS FOR BUILDING

ALVA GLEN, GARVAN GLEN
WAIORA PLACE

PYES PA

Our Ref: 17183
June 2005

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Appendices

- I Drawings: Earthworks Completion Plan 17183-22
Deposited Plan DP 350083 (3 sheets)
- II Statement of Professional Opinion as to the suitability of Land for Building
Development
Lot Summary Report
- III Compaction Test Results
- IV Post Construction Borehole Logs
Pre Construction Test Pit Logs

1.0 Introduction

The earthworks, roading construction and services installation were completed on 20 December 2004 for stage 3 of the Ve Da Glen Subdivision in Pyes Pa. 40 Residential Lots were created in an extension of Alva Glen and the two cul de sacs of Garvon Glen and Waiora Place.

The locations and sizes of the 40 lots are shown on DP 350083 (3 sheets). Copies of DP 350083 are contained in Appendix I of this report.

Approval to the subdivision was given by the Tauranga City Council on 26 April 2004. The applicant was the Ve Da Glen Trust.

This report describes the earthworks undertaken in the formation of this stage of subdivision including the relevant standards adopted for the placement of filling to support residential buildings and recommendations for developing sites on sloping ground including building restrictions where relevant.

During the report reference is made to drawing 17183-22 which is included in Appendix I. This drawing shows the road and lot locations, areas formed in cut and fill, compaction test positions, the sites of post subdivision subsoil test bores and building restriction lines.

2.0 Earthworks

The earthworks undertaken in the Stage 3 area comprised:

- The reduction of a low hill which extended in a north-south direction by up to 1.3 m along the alignment of Alva Glen and into Waiora Place.
- The reduction of a low hill by up to 1.0 m at the cul de sac head of Garvon Glen and extended into Lots 74 to 76.
- The placement of structural filling derived from the materials in the cut areas into the head of a gully which entered the subdivision from the north and extended into lots 62, 68 to 70 and 81 to 85. The maximum depth of filling placed was 2.9 m in Lot 83 .
- The placement of structural filling up to 1.4 m deep in a shallow gully that existed at the bend on Alva Glen opposite lots 47 and 85.
- The removal of silt and the filling of a temporary silt pond constructed within lot 85.
- Temporary works to construct shallow contour drains on sloping surfaces to reduce runoff velocities. These drains are likely to remain in position until building development occurs.
- The backfill of a trunk water main trench on lot 78 after the watermain had been relocated.

The depths of filling shown on 17183-22 were derived from surveyed contours of the finished surface taken on completion of the earthworks compared with a topographical survey undertaken by S & L Consultants Ltd prior to the subdivision construction.

The earthworks for stage 3 were undertaken by McPherson Earthmovers subcontracted to HEB Contractors Ltd during the 2004-2005 earthworks season in compliance with consent 62217 issued by Environment Bay of Plenty.

3.0 Pre Subdivision Investigations

Prior to obtaining subdivision approval on 26 April 2004 for the Ve Da Glen development a geotechnical assessment was undertaken by S & L Consultants Ltd and the report on this assessment was contained in the subdivision consent application document reference 17183/2 and dated March 2004.

A geotechnical review of the proposed development was undertaken to identify what restrictions on constructing roading, services, and residential structures may exist, if any. This review has included:

- An examination of vertical aerial photography taken before and after horticultural development. Photography was dated 1978, 1985 and 1996 and was available from Air Maps (NZ) Ltd of Tauranga. This photography enabled areas where orchard re-contouring earthworks occurred to be identified.
- A review of in house files of S & L Consultants Ltd. In February 1998 Shrimpton & Lipinski undertook a geotechnical assessment of land east of Pyes Pa Road in support of a proposal by Grasshopper Properties Ltd to develop a large comprehensively designed subdivision taking in 10 individual properties.

At that time four excavated pits were dug on the development site (the Gulliver property) as part of a comprehensive site investigation including 79 such pits over all 10 properties. The locations of the four pits are shown on the reference plan in Appendix V along with the logs of the soils encountered in these pits. The depths of the excavations were limited in most areas because of the height of the kiwifruit support structures and the need to avoid underground irrigation and control cables that were located between the kiwifruit blocks.

Later in May 1998 two boreholes were put down adjacent to the east facing slopes on adjacent properties using a truck mounted auger operated by Perry Drilling. These boreholes enabled the soil types to be identified at depths greater than those at the excavated pits.

- A walkover inspection of the property including the steep slopes to the east and south. Features indicating possible past slope instability were noted along with soil exposures.

The aerial photography and Shrimpton & Lipinski file data confirmed that no re-contouring earthworks did take place on the development property.

The soils encountered in the excavated pits were typical of the Tauranga district being brown or light brown silts and silty sands of airfall volcanic ash origin. Over most of the development area, being unaltered by previous earthworks, the surface topsoil was underlain by a brown to light brown friable silts. Measured undrained shear strengths varied from 75 to 175 kPa with most readings being to a depth below existing ground level of 1.2 m in excess of 100 kPa.

The boreholes put down in May 1996 above the steep east facing slopes showed the presence of the younger (post Rotoehu) ashes to a depth of 2.5 m and underlain by older ashes being silty clays to a depth of 5.6 m. Thereafter the soils to the depth of the borehole at 9.6 m comprised silty sands of the Matua subgroup of the Tauranga formation and weathered Te Ranga ignimbrite. These subsoil sequences had previously been seen in old quarrying operations in "pumice" pits adjacent to Oropi Road near the Cheyne Road East intersection and in the Brianel Valley off Freeburn Road as well as in investigation bores recently completed on the Te Ranga table land along the western side of Pyes Pa Road in an area of proposed residential development. The presence of similar soils was also seen in investigation bores on the Woodbury Rise Subdivision.

The soil types described above are discussed in more detail regarding their derivation and properties in the publication "Geology of the Tauranga Area" – occasional Report No. 22, University of Waikato by Briggs et al – 1996.

The investigation concluded that:

- The soils to be obtained in areas of cut would be suitable for placement as filling to support future houses.
- Areas of ground not to be disturbed by construction earthworks would be suitable for the support of future houses in accordance with NZS 3604.
- As the volcanic ash stratigraphy varies in type and relative strength foundation bearing conditions may vary across building sites formed in areas of cut.
- Similar variations in soil type may be encountered in road subgrades and in situ testing would be required to determine pavement depths applicable to the subgrade conditions present.

4.0 Earthworks Standards

The performance specification required of the Contractor for the earthworks was based on the guidelines contained in NZS 4431:1989 "Code of Practice for Earthfill for Residential Development". Compliance with the compaction requirements listed below satisfies the standards listed in Section 7 of NZS 4431.

Air voids percentage (as defined in NZS 4402:Part 1: 1980)
 Structural Fill - average value less than 10% (any 10 tests)
 - Maximum single value 12%

Undrained shear strength (measured by in situ vane)
 Structural Fill - average value not less than 150 kPa (any 10 tests)
 - Minimum single value 100 kPa

The earthworks were observed by engineering technicians from S & L Consultants Ltd and compaction and strength control testing was undertaken by IANZ accredited ECES both on site and in their laboratory at Ohauti.

17 compaction tests were undertaken during the earthworks of October – November 2004 within the areas of filling at locations shown on the appended drawing. The compaction test results are contained in Appendix III. The tests were generally taken after 0.5 m of filling in the deeper fills had been placed and 0.3 m to 0.4 m below the completed surface in other areas.

Within the area of lot 85 where the silt pond was located additional testing was undertaken in the replacement filling during June 2005. These test results are also listed in Appendix III.

All test results fall within the acceptance criteria.

5.0 Post Construction Testing

Post construction handaugered boreholes were put down generally on every second lot at locations shown on the appended drawing. These boreholes were generally 1.1 m deep and were intended to show soil types and continuity and to confirm ground bearing conditions for shallow building foundations that were identified in the pre-subdivision boreholes and pits, and during observations in services trench cuts and exposed soils prior to the placement of topsoil and grassing.

As the boreholes were being drilled undrained shear strengths were recorded with a hand held shear vane pushed in advance of the auger.

Summary logs of these boreholes and the shear strengths recorded are contained in Appendix IV.

6.0 Summary and Recommendations

6.1 Subdivision Construction Filling

Supervised structural filling as shown on drawing 17183-22 was placed in accordance with the methods and standards quoted in NZS 4431 under the supervision of S & L Consultants Ltd. Compaction testing on site confirmed that a high and uniform degree of compaction has been achieved suitable for the support of buildings.

A statement in support of the suitability of the filled areas for the erection of buildings in terms of NZS 3604 is appended in Appendix II of this report.

Within areas of structural filling on which buildings may be erected, however, the possibility of variation of soil type and strength may exist away from observation or compaction tests locations. The normal inspection of foundation conditions during construction of buildings by competent tradesmen as described in NZS 3604 and by building certifiers should therefore be undertaken. If for any reason areas of low soil strength are found professional geotechnical advice should be sought.

6.2 Areas of Cut

In areas of cut as shown on drawing 17183-22 the subsoils present on these lots will be ash derivative soils typical those found in the Tauranga area.

The varying depths of cut may have exposed some different soil types immediately below the topsoil overlay. This is because the more recent ashes which underlay the original ground level and which comprise a stiff upper mantle of brown or light brown friable clayey silt overlying bands of yellow or light grey pumiceous sand have been partially removed. For areas where the cut has been minor the soils present are stiff light brown clayey silts as identified in the post construction boreholes.

Each soil type identified in the boreholes and by visual observation during construction had varying undrained shear strengths or degrees of compaction. The tests undertaken showed that undrained shear strengths in the in situ soils are sufficient for the construction of shallow building foundations.

For all lots located in areas of cut the post construction boreholes indicated that ultimate ground bearing pressures for foundation design may be taken as 300 kPa in the limit state. This capacity meets the definition of "good ground" as defined in NZS 3604. However if the soils are disturbed or are found to be variable during construction, foundations detailed in accordance with NZS 3604 may have to be deepened or widened accordingly.

6.3 Areas of Original Ground

Areas of ground not altered by the subdivision earthworks are shown on drawing 17183-22. Pre and post subdivision investigations indicate that in situ soils exist in the areas not modified during the subdivision construction. Tests taken during these investigations indicated that shallow building foundations can be constructed and that ultimate ground bearing pressures for foundation design may be taken as 300 kPa in the limit state. This capacity meets the definition of "good ground" as defined on NZS 3604.

The areas within the subdivision were however developed previously as a kiwifruit orchard. The possibility exists away from the test positions described that the original ground may have been disturbed by cultivation or during the removal of the vines and support structures. The post construction boreholes did indicate that some kiwifruit roots are still present in the in situ soils.

6.4 Land Stability

Most of the area on the lots contained in Stage 3 at Ve Da Glen comprises near flat or gently sloping ground as a result of the subdivision earthworks. In these areas no global stability issues exist that may restrict or prevent buildings being erected.

However steep slopes exist to the east of lots 74 to 78 inclusive and the south of lots 57, 59, 60 and 72 to 74.

While the slopes present are steep (30 to 40 degrees) their ability to stand at these angles is due to the predominance of pumiceous sands and ignimbrite at various degrees of weathering which exhibit high angles of internal friction, possibly in excess of 40 degrees. Visual evidence indicates two forms of past instability seen on these slopes namely:

- Slab type failures caused by spalling or erosion of the pumiceous or rock derivative soils at the lower levels on the slope. Some debris mounds are present at the base of these slopes.
- Erosion and rotational type slippage of the upper sections of the slope faces. These events have occurred in the ash derivative soils and were probably induced by elevations in groundwater or soil moisture levels. Some localised slumping can be seen above the access track down the slope on the south side.

In assuming that the surface ashes are present to depths up to 6 m as indicated in the boreholes of May 1998 a numerical stability analysis undertaken indicates that set backs of 9 to 15 metres from the crests of the slopes (that are beyond the subdivision perimeter boundary) are appropriate for future buildings located on properties above these slopes.

On drawing 17183-22 and on DP 350083 building restriction lines are shown up to 15 m from the steeper slope crests within lots 73, 74, 75 and 76. The sizes of these lots have been determined to provide practical building areas.

Lesser set backs have been determined where the slopes are less steep above the access track below lots 59, 60 and 72 and for lots 77 and 78 where the top of slope is further from the lot boundaries.

Buildings erected behind or up to the building restriction lines shown on DP 350083 would be at locations where the stability performance criteria of Section B1 of the New Zealand Building Code would be met.

For any cut faces on lots with sloping ground that would be higher than 1.5 m, retaining walls should be erected. Such walls are to be specifically designed and a building consent issued. While walls less than 1.5 m high are exempt from requiring a building consent under the Third Schedule of the Building Act 1991, the construction of the wall is

still required to comply with the requirements of the New Zealand Building Code with regard to materials and construction standards.

Due regard should be given to the possibility of adversely surcharging structures or unfaced batters on lower properties while, in locating cut batters or undertaking site earthworks, such work should still maintain support to any properties or structures above.

6.5 Retaining Wall to Lots 82 to 84

The structural filling within lots 82 to 84 inclusive is confined along the northern boundary by a timber pole retaining wall. This wall was specifically designed by S & L Consultants Ltd and was constructed in accordance with the building consent issued to the developer. A code compliance certificate was issued for the wall construction.

The wall was designed to support a modest surcharge of 5 kPa to allow for land service vehicles such as utilities, tractors and mowers.

After the completion of the wall and subsequent backfilling additional non structural filling was placed on lots 82 to 84 so that a fill batter 1.7 m high and at a ground slope of 1 on 1.5 was formed 2.5 m back from the top of the wall as shown on attached diagram 1. The presence of this batter does not currently adversely load the wall as constructed.

Various options may be considered for the development of the rear areas of lots 82 to 84 such as

- (a) leaving this batter as constructed. In this case no additional filling should be placed to either increase the batter height or move it closer to the wall i.e. the 2.5 m clearance from the base of the batter to the top of the wall should be maintained.
- (b) stabilizing the batter by the erection of a retaining wall. The batter face may be cut near vertically and the resulting face be restrained by a retaining wall. The new wall should be located at least 3 m behind the existing wall. A building consent will ensure that the wall is adequately designed and Council's inspector would ensure that the wall is located in the recommended position behind the lower wall.
- (c) building close to the batter. In this event specific tests should be undertaken to determine the adequacy of the later placed subdivision filling that formed the batter. Buildings should not be located closer than 3 m from the top of the wall. At this location foundations should be set at the level of the base of the batter in the structural filling. Otherwise building foundations should be set back from the top of the batter so that the relationship of the foundation to the sloping ground surface as shown on figure 3.1 of NZS 3604: 1999 is achieved.

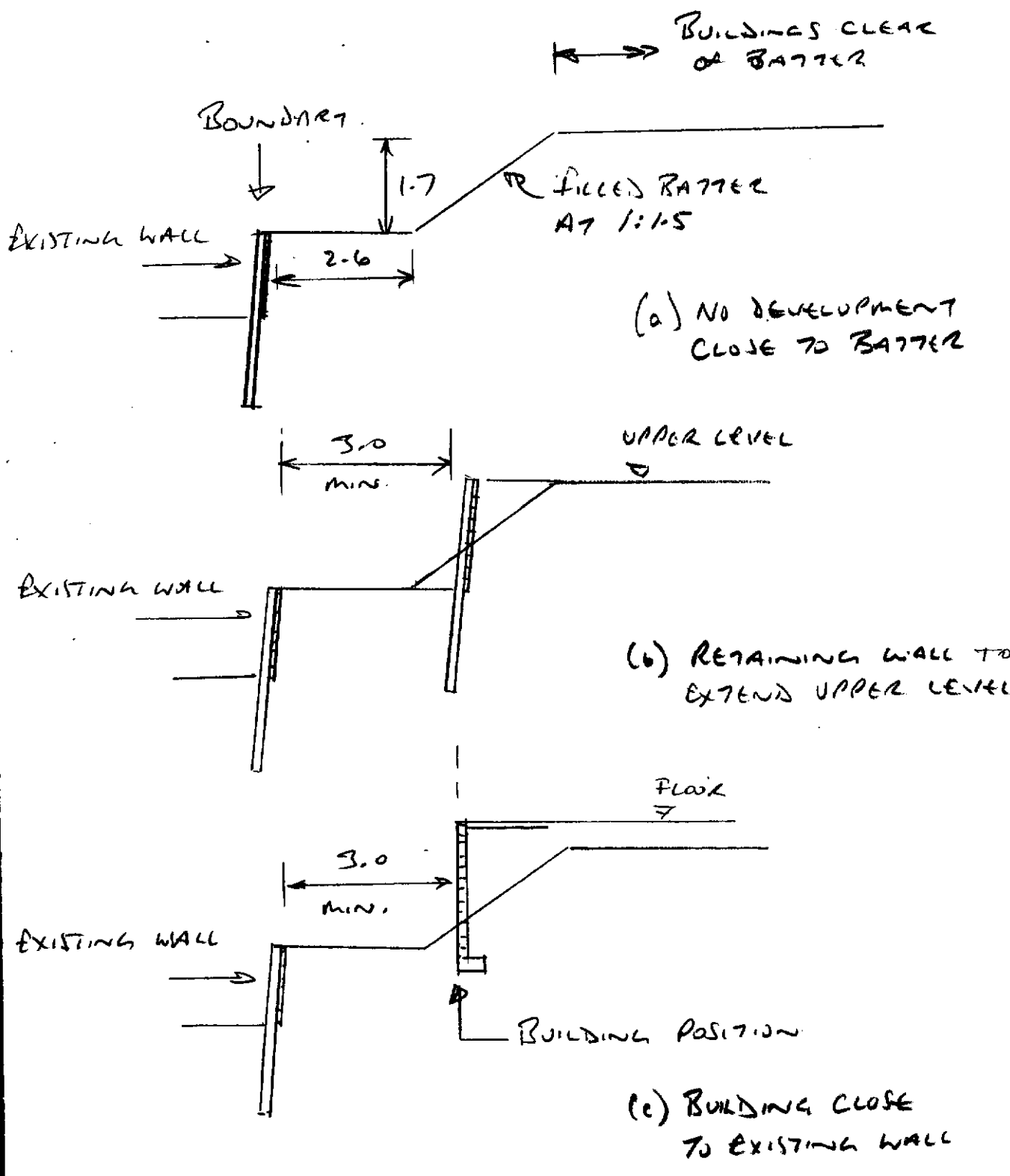


DIAGRAM 1

TO SUMMARY GEOTECHNICAL REPORT

OPTIONS FOR DEVELOPMENT
 AT THE REAR OF LOTS 82-84
 VEDAGLEN SUBDIVISION STAGE 3

SL
 S&L CONSULTANTS
 LTD
 REGISTERED SURVEYORS
 CONSULTING ENGINEERS
 TOWN PLANNERS

Drawing No	Rev.
17183	0
Date:	
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6.6 Topsoil Thickness

During the subdivision earthworks areas of cut or fill were initially stripped of topsoil and this was then replaced to target depths of up to 300mm. Outside of the earthworks areas where the ground was not disturbed and also close to road berms it is possible that topsoil depths may be deeper than 300mm where the topsoil depth was developed naturally or where it was deepened due to past farming or orchard activities or where slopes were eased from the road berm levels. No guarantee is implied or given that the topsoil on any part of any lot is 300mm deep or less and it is recommended that future owners or builders check topsoil depths when preparing site development plans and cost schedules.

6.7 Stormwater Disposal

Each lot is serviced by a piped connection to dispose of stormwater runoff from the development on the lot. All roof downpipes and yard sump should be connected to the connection

Each lot should be developed so that any surface runoff not captured by the collection system is directed to the road reserve and is not permitted to discharge on to adjacent properties. This is particularly important for lots 57, 59, 60 and 72 to 78 inclusive where steep slopes exist beyond the rear boundaries. Concentrated runoff after heavy rainfall during May 2005 contributed significantly to large scale instability on steep slopes in the Tauranga City area.

7.0 Professional Opinion

A statement in the format of Council's Code of Practice for Development (Form G2) that all lots are suitable for building is contained in Appendix II. This statement is accompanied by form G2A which summarizes the information and recommendations within this report.

8.0 Applicability

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

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

This report has been prepared specifically for the development at Stage 3 of the Ve Da Glen Subdivision and no responsibility is accepted by S & L Consultants Ltd for the use of any part of this report for other development sites without their written approval.

S & L Consultants Ltd
Consultants, Engineers, Surveyors, Planners

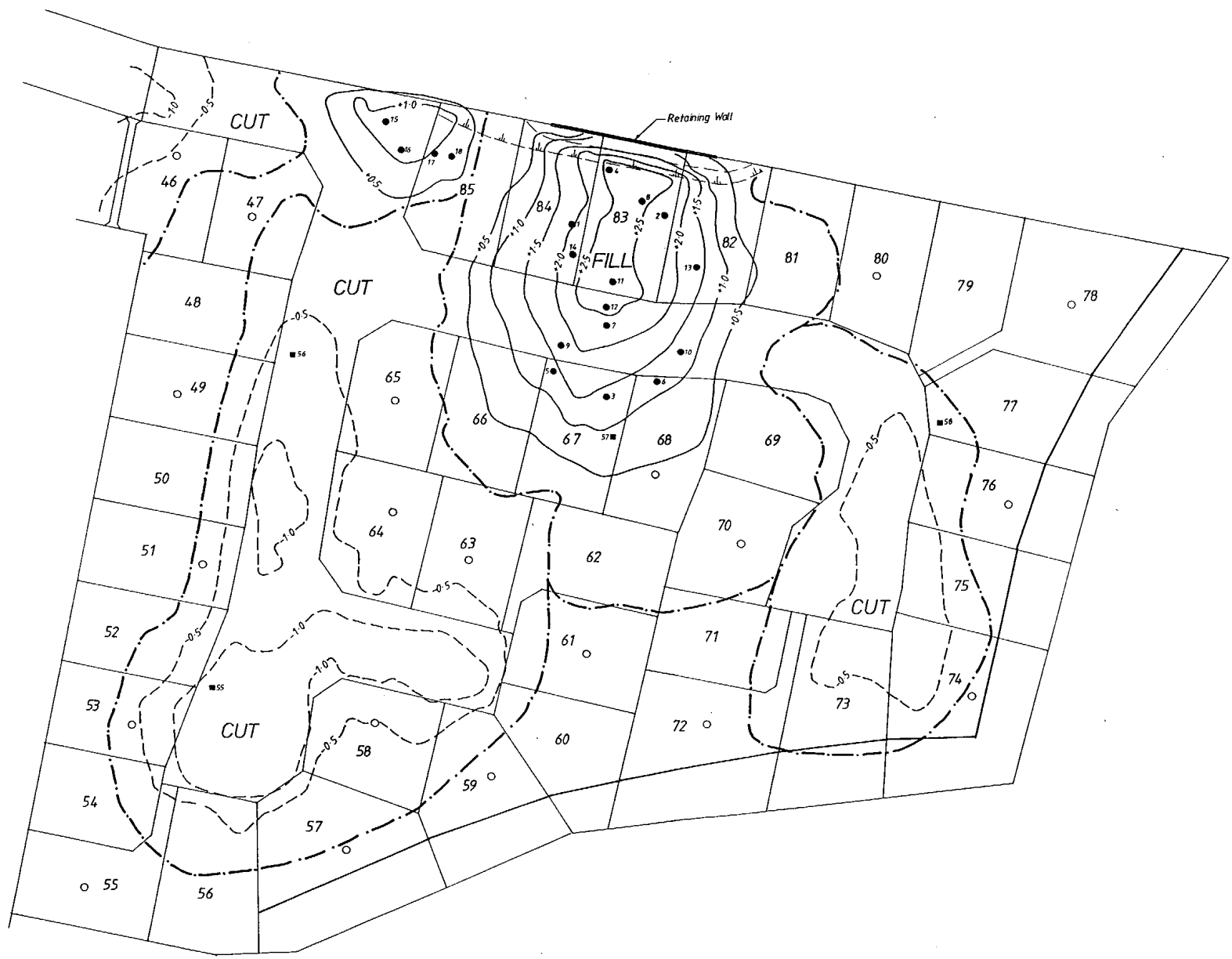


M W Hughes
Geotechnical Engineer

24 June 2005

APPENDIX I

**Drawings – Earthworks Completion Plan 17183-22
Deposited Plan DP 350083 (3 sheets)**



KEY.

- 1.0-- Depth of cut
- +1.0-- Depth of fill
- - - - - Cut/Fill line
- Past Construction Borehole
- Pre Construction Pit
- 10 Compaction Test Location
- Building Restriction Line

0	Issue for 224 Certificate	7'05	
Checked by:	Rev. No.	Description	DATE
		NAME	DATE
Surveyed			
Designed	MH	6'05	
Drawn	SD	7'05	
Checked			
Approved	<i>[Signature]</i>		
REFERENCE	DP 35/083		



S & L CONSULTANTS LTD
 SURVEYORS - ENGINEERS - PLANNERS
 1111 Cameron Road, Tauranga, New Zealand
 P.O. Box 231 Ph. (07) 577-6069
 Fax (07) 577-6065
 Email: slconsultants@slga.co.nz

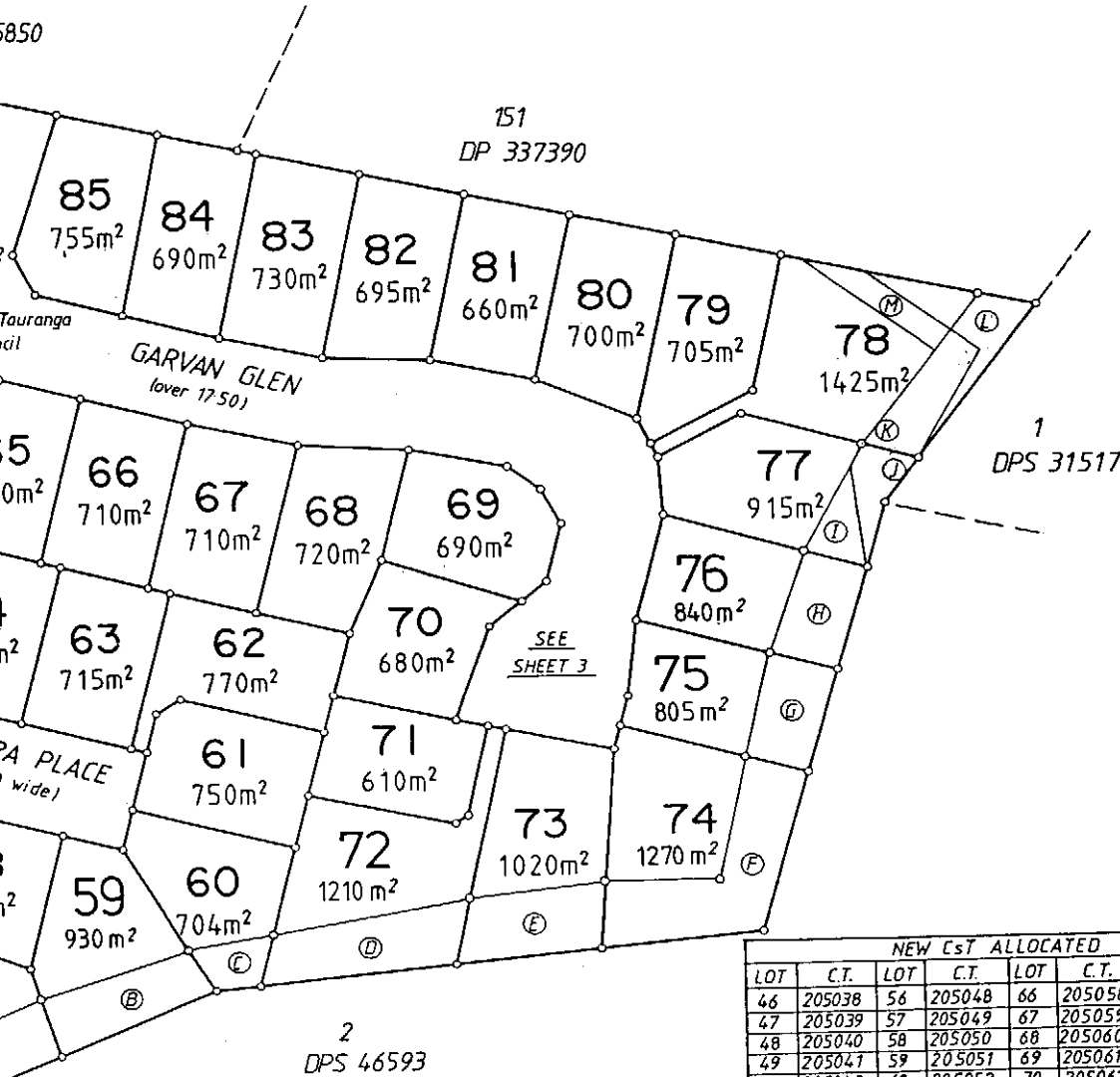
TITLE
VEDA GLEN SUBDIVISION
STAGE 3
PYES PA

EARTHWORKS
COMPLETION PLAN

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ORIGINAL SCALES	DATE
1:500 (A1)	7'05
1:1000 (A3)	
DRAWING No.	
17183-22	
Revision: 0	

METRIC DESIGN



Approvals

[Signature]

I hereby certify that this plan was approved by the Tauranga City Council pursuant to Section 223 of the Resource Management Act 1991 on the 22nd day of April 2005 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer sub 5923

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERV TEN.	GRANTEE
Right to convey water	J	LOT 77	Tauranga City Council
	K & M	LOT 78	

NOTE

Lots 46-85 and Areas A-L will be subject to a consent notice.

CLASS I SURVEY

Total Area 4.0336 ha

Comprised in CT 185863

(TIMOTHY ANDREW MERRIE being a person entitled to practise as a licensed cadastral surveyor certify that:

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2.

(b) This dataset is accurate and has been created in accordance with that Act and those Rules.

Signed *[Signature]* Date 21/04/05

Field Book A Traverse Book A

Reference Plans

Examined Correct

Approved as to Survey by Land Information NZ on

PROVISIONAL

Deposited by Land Information NZ on

[Signature]

File Received Instructions

DP 350083

NEW Cst ALLOCATED

LOT	C.T.	LOT	C.T.	LOT	C.T.	LOT	C.T.
46	205038	56	205048	66	205058	76	205068
47	205039	57	205049	67	205059	77	205069
48	205040	58	205050	68	205060	78	205070
49	205041	59	205051	69	205061	79	205071
50	205042	60	205052	70	205062	80	205072
51	205043	61	205053	71	205063	81	205073
52	205044	62	205054	72	205064	82	205074
53	205045	63	205055	73	205065	83	205075
54	205046	64	205056	74	205066	84	205076
55	205047	65	205057	75	205067	85	205077
						150	ROAD

LOTS 46-85 AND 150 BEING A SUBDN OF LOT 149 DP 345333.

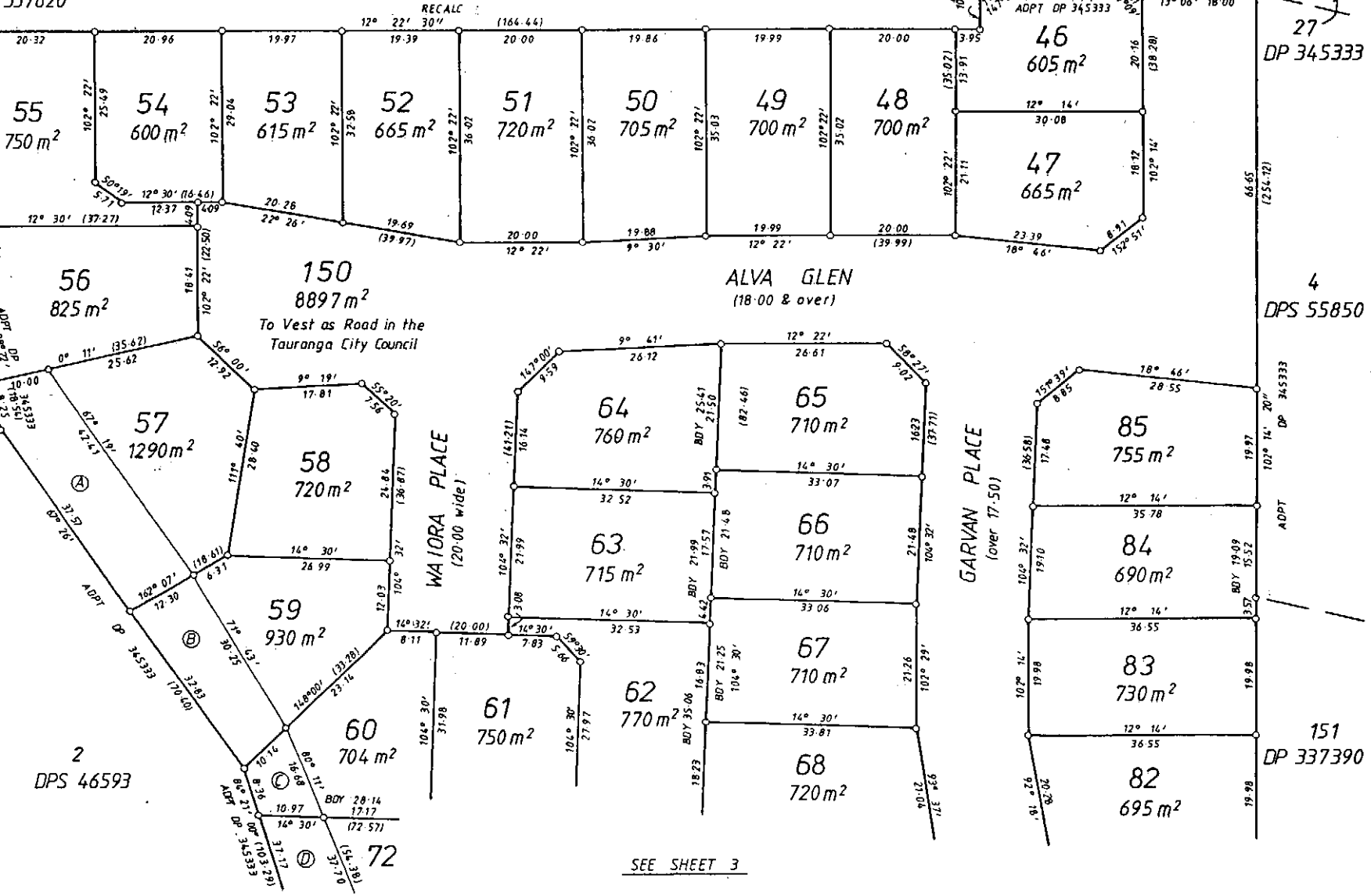
TERRITORIAL AUTHORITY TAURANGA CITY

Surveyed by S & L CONSULTANTS LTD F.17183/3

Scale 1:750 Date FEB 2005

2
337620

1
DPS 55850



Approvals



27
DP 345333

4
DPS 55850

151
DP 337390

Class of Survey: I

Total Area

Comprised in

TIMOTHY ANDREW McBRIDE
 being a person entitled to practice as a licensed cadastral surveyor certify that:
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002;
 (b) This dataset is accurate and has been created in accordance with that Act and those Rules.
 Signed: *[Signature]* Date: 15/02/05

Field Book
 Reference Plans
 Examined
 Corrected

Approved as to Survey by Land Information NZ on
PROVISIONAL

Deposited by Land Information NZ on

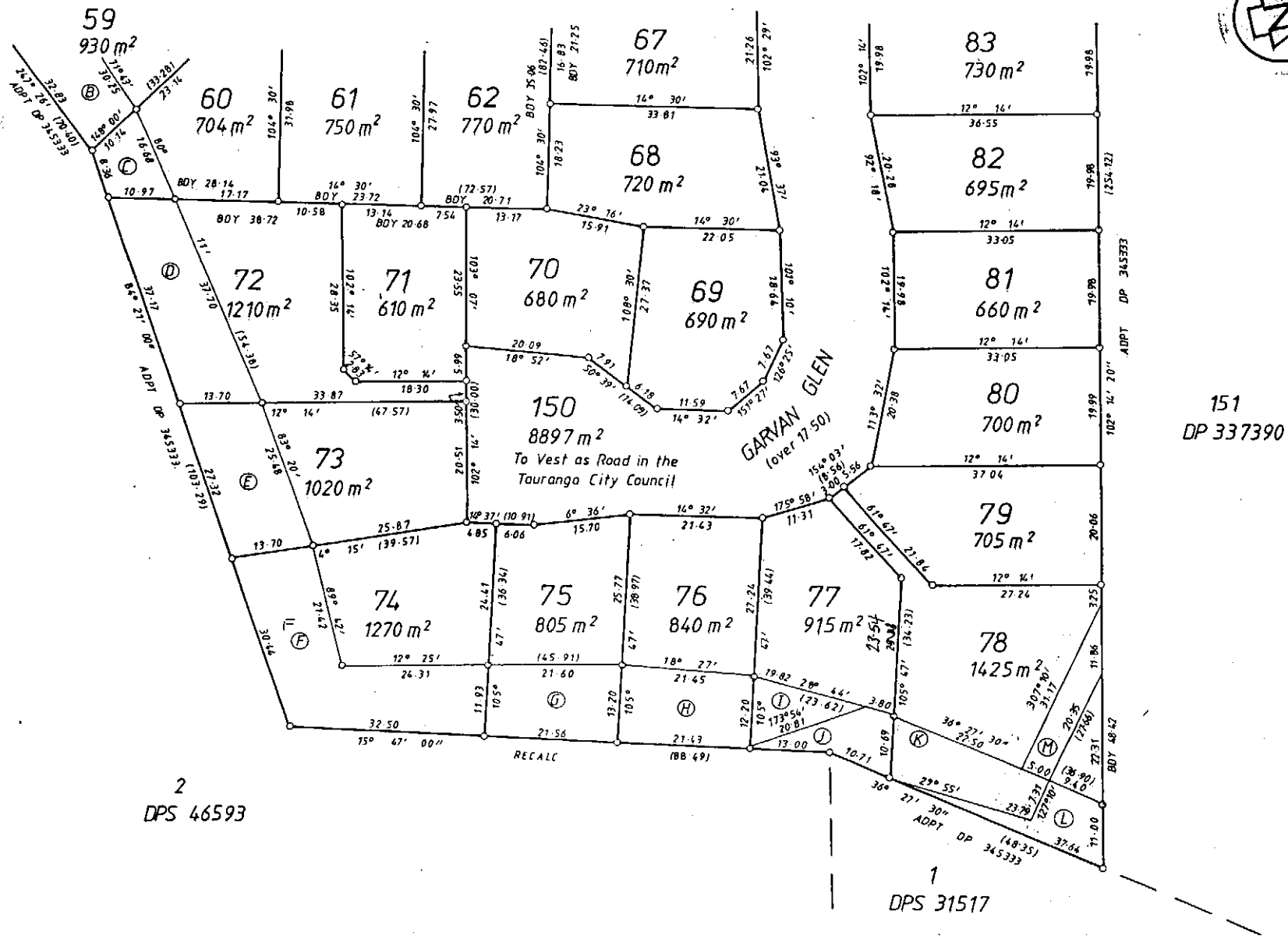
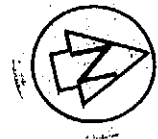
LAND DISTRICT
SOUTH AUCKLAND

LOTS 46-85 AND 150 BEING A SUBDN
OF LOT 149 DP 345333.

TERRITORIAL AUTHORITY TAURANGA CITY
Surveyed by S & L CONSULTANTS LTD F.17183/3
Scale NTS Date FEB 2005

File
Received
Instructions
DP 350883

SEE SHEET 2



151
DP 337390

2
DPS 46593

1
DPS 31517

Approvals	
Class of Survey: I	
Total Area	
Comprised in	
<p><u>TIMOTHY ANDREW McBRIDE</u> being a person entitled to practice as a licensed cadastral surveyor certify that: (a) The surveys for which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2; (b) This dataset is accurate and has been created in accordance with that Act and those Rules.</p>	
Signed	Date 17.12.05
Field Book	Taxmap Book
Reference Plan	
Examined	Correct
Approved as to Survey by Land Information NZ on	
PROVISIONAL	
Deposited by Land Information NZ on	
File Received Instructions	DP 350083

LAND DISTRICT
SOUTH AUCKLAND

LOTS 46-85 AND 150 BEING A SUBDN
OF LOT 149 DP 345333.

TERRITORIAL AUTHORITY TAURANGA CITY
Surveyed by S & L CONSULTANTS LTD F.17183/3
Scale N.T.S. Date FEB 2005

APPENDIX II

**Statement of Professional Opinion as to the Suitability of
Land for Building Development**

Lot Summary Report

SECTION 2

To: The Director of Environmental Services

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

DEVELOPMENT: Ve Da Glen Subdivision Stage 3

OWNER: Pyes Pa Holdings Ltd

LOCATION: Alva Glen, Pyes Pa

I Michael William Hughes of S & L Consultants Ltd
(Full Name)

P.O. Box 231, Tauranga
(Name and Address of Firm)

Hereby confirm that;

- 1) I am a professional person appropriately qualified with experience in geotechnical engineering to ascertain the suitability of the land for building development and was retained as the Soils Engineer to the above development.
- 2) An appropriate level of site investigation and construction supervision has been carried out under my direction and is described in my development evaluation dated 24 June 2005.
- 3) In my professional opinion, not to be construed as a guarantee, I consider that;
 - (a) Every part / the area shown in my report dated 24 June 2005 of each new allotment is suitable for the erection thereon of the building types appropriate to the zoning of the land, provided that;

Recommendations contained in my report are complied with.

Building restrictions exist on some lots.
 - (b) The earth fills shown on the attached Plan No. 17183-22 have been placed in accordance with the Code of Practice for Development of the Tauranga District Council.
 - (c) The completed works give due regard to all land slope and foundation stability considerations.
 - (d) The filled ground is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents providing that:

Recommendations contained in my report, section 6 are complied with.
 - (e) The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents, subject to the recommendations contained in my report including those relating to topsoil depths and soil variations away from test or observation positions and building restrictions.
4. This professional opinion is furnished to the Council and the owner for their purpose alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection for any dwelling.

Signed [Signature]

Date 24 June 2005



**SUITABILITY OF LAND
FOR BUILDING DEVELOPMENT**

TAURANGA CITY COUNCIL

MAY 02

G 2 Δ

**VE DA GLEN SUBDIVISION STAGE 3
PYES PA**

The comments and notations included on this summary sheet are outlined in the support documents.
These shall be read in conjunction with this summary.

T.C.C Sub 5923

File Ref: 17183

Tauranga City



TAURANGA CITY COUNCIL

**LOT SUMMARY
REPORT**

G 2a A

MAY 02

Lot#	Area(m ²)	Subsurface Data						Foundations		Building line restriction?	Recommendations/restrictions
		Shear Strength kPa	Subdivision Filling		Natural topography unworked	Natural topography earthworked		Conventional shallow Foundations to NZS 3604:1999	Specific Design		
			Y/N	Depth (m)		Y/N	Y/N			Depth(m)	
46	605	113	N		N	Y	0-0.8	Y	N	N	
47	665	150	N		N	Y	0-0.3	Y	N	N	
48	700	*	N		N	Y	0-0.5	Y	N	N	
49	700	113	N		N	Y	0-0.8	Y	N	N	
50	705	*	N		N	Y	0-1.0	Y	N	N	
51	320	145	N		N	Y	0-0.8	Y	N	N	
52	665	*	N		N	Y	0-1.0	Y	N	N	
53	615	128	N		N	Y	0-1.2	Y	N	N	
54	600	*	N		N	Y	0-0.7	Y	N	N	
55	750	133	N		Y	N		Y	N	N	
56	825	*	N		N	Y	0-0.8	Y	N	N	
57	1290	145	N		N	Y	0-0.8	Y	N	Y	
58	720	150	N		N	Y	0-1.0	Y	N	N	
59	930	107	N		N	Y	0-0.8	Y	N	Y	
60	704	*	N		Y	N		Y	N	Y	
61	750	150	N		Y	N		Y	N	N	
62	770	150	Y	0-0.4	Y	N		Y	N	N	
63	715	150	N		N	Y	0-0.8	Y	N	N	
64	760	150	N		N	Y	0.2-0.5	Y	N	N	
65	710	110	Y	0-0.3	N	Y	0-0.6	Y	N	N	
66	710	150	Y	0-1.5	Y	N		Y	N	N	
67	710	150	Y	0-1.8	Y	N		Y	N	N	
68	720	150	Y	0.3-1.5	Y	N		Y	N	N	
69	690	150	Y	0-0.4	N	Y	0-0.3	Y	N	N	
70	680	94	Y	0-0.4	Y	N		Y	N	N	

Comments

Refer to S & L Consultants Ltd report reference 17183 dated 24 June 2005. Lots shown on DP 350083

* not specifically tested

APPENDIX III

Compaction Test Results

VEDAGLEN SUBDIVISION STAGE 3

**SUMMARY OF COMPACTION TEST RESULTS
(undertaken by ECES)**

Test No.	Date	Location	% Air Voids	Undrained Shear Strength (kPa)
1	12/10/2004	lot 84	8.9	200
2	12/10/2004	lot 83	8.6	180
3	12/10/2004	lot 67	5.0	180
4	12/10/2004	lot 83	9.9	155
5	20/10/2004	lot 67	5.6	165
6	20/10/2004	lot 68	6.5	165
7	20/10/2004	Road	3	180
8	20/10/2004	lot 83	6.1	160
9	22/10/2004	Road	6.9	Refusal
10	22/10/2004	Road	5.4	Refusal
11	22/10/2004	lot 83	7	Refusal
12	10/11/2004	Road	5.7	18
13	10/11/2004	lot 82	4.5	165
14	10/11/2004	lot 84	6.9	155
15	10/11/2004	Road	7.2	155
16	10/11/2004	Road	6.8	160
17	29/06/2005	lot 85	9.7	128
18	29/06/2005	lot 8	9.3	156

APPENDIX IV

**Post Construction Borehole Logs
Pre Construction Test Pit Logs**



Borehole on Lots **46, 47**

Site: **VE DA GLEN SUBDIVISION STAGE 3 PYES PA**

Sheet: **1** Of: **1**

Job No. **17183**

Date Excavated: **7-04-05**

RL Ground: **—**

Logged By: **J Lloyd**

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 46					
TOPSOIL 200 deep	SS	0.0 - 0.2			
SILT clayey sl-sandy stiff moist friable light brown (younger ash soils)	X	0.2 - 1.2	44	115	
	X	0.4			
	X	0.6	49	131	
	X	0.8	49	141	
	X	1.0	116	168	
End of bore					
LOT NO 47					
TOPSOIL 400 deep	SS	0.0 - 0.2			
SILT clayey sl-sandy stiff moist friable light brown (younger ash soils)	X	0.2 - 1.2	41	180	
	X	0.4			
	X	0.6	51	174	
	X	0.8	55	180	
	X	1.0			191
End of bore					

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**



Borehole 49, 51
on Lots

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 49					
TOPSOIL 200 deep	S ₁	0.0 - 0.1			
SILT sandy (t) stiff moist friable light brown	X	0.1 - 0.2	33		113
	X	0.2 - 0.3			
	X	0.3 - 0.4	49		139
SILT clayey silty sandy stiff moist friable light brown (younger ash)	X	0.4 - 0.5			
	X	0.5 - 0.6	55		148
	X	0.6 - 0.7			
	X	0.7 - 0.8			
	X	0.8 - 0.9	32		138
	X	0.9 - 1.0			
End of bore					
LOT NO 51					
TOPSOIL 300 deep	S ₁	0.0 - 0.1			
SILT sandy (t) stiff moist sil. purpiceous brown - grey	X	0.1 - 0.2	52		145
	X	0.2 - 0.3			
	X	0.3 - 0.4	50		145
SILT silty sandy moist friable purpiceous light grey	X	0.4 - 0.5			
	X	0.5 - 0.6	51		171
	X	0.6 - 0.7			
	X	0.7 - 0.8			
	X	0.8 - 0.9	44		160
End of bore					

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer



Borehole on Lots **53, 55**

Sheet: 1 Of: 1

Site: **VE DA GLEN SUBDIVISION STAGE 3 PYES PA**

Job No. **17183**

Date Excavated: **7-04-05**

RL Ground: **—**

Logged By: **J Lloyd**

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 53					
TOP SOIL thin layer 50 mm	X				
SILT clayey stiff sil. cohesive st moist brown bec. light brown remains stiff (younger ash)	X	0.5	29		128
	X				
	X		35		122
	X				
bec. light brown remains stiff (younger ash)	X	1.0	30		128
	X				
X		38		148	
End of bore					
LOT NO 55					
TOP SOIL 200 deep	X				
SILT clayey stiff moist friable brown bec. sil. sandy stiff moist light brown	X	0.5	36		133
	X				
	X		41		184
	X				
bec. sil. sandy stiff moist light brown	X	1.0	32		151
	X				
X		44		148	
End of bore					

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**



Borehole on Lots 57, 58

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 57					
TOP SOIL 200 deep	SP	0.0			
SILT clayey st. sandy st. Rf moist friable brown - (yng brown	X	0.1	29		145
	X	0.2	29	51	
	X	0.3			183
	X	0.4	41		
	X	0.5			
becomed light brown (younger ash)	X	0.6			
	X	0.7	29		119
	X	0.8			
End of bore					
LOT NO 58					
TOP SOIL 200 deep	SP	0.0			
SILT clayey st. moist st. cohesive light brown (younger ash)	X	0.1			7191
	X	0.2			
	X	0.3	44		141
	X	0.4	29		122
	X	0.5			221
End of bore	X	0.6	32		123
	X	0.7			

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer



Borehole
on Lots 59, 61

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 59					
TOPSOIL 200 deep	2				
SILT clayey sl. sandy (s) stiff moist friable brown - light brown (younger at 4)	x	0.5	x 38		107
	x		x 30		116
	x		x 44		160
	x		x 44		165
End of bore					
LOT NO 61					
TOPSOIL 300 deep	3				
SILT sl. clayey stiff friable st. moist dark brown becomes brown - light brown	x	0.5	x 41		157
	x		x 39		162
	x		x 44		170
	x		x 41		187
End of bore					

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer



Borehole on Lots 63, 64

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 63					
TOP SOIL - mixed with brown silt	X	0.0			
SILT clayey sl-sandy moist friable brown - light brown bec. sl. plastic moist light brown	X	0.1			160
	X	0.2	35		162
	X	0.3	35		
	X	0.4	35		135
	X	0.5	46		154
End of bore					
LOT NO 64					
TOP SOIL 200 deep	X	0.0			
SILT clayey sl-sandy moist friable brown - light brown becomes sl. plastic (younger ash)	X	0.1	26		87
	X	0.2	36		131
	X	0.3	32		141
	X	0.4			
	X	0.5	33		145
End of bore					

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer



Borehole on Lots 65, 68

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 65					
TOPSOIL 200 deep	X	0.0			
SILT clayey sl. sandy stiff sl. moist friable brown kcc. light brown (young ash)	X X X X X X X	0.5 0.6 0.7 0.8 0.9 1.0	29 42 35 33	110 113	148 155
End of bore					
LOT NO 68					
TOPSOIL 100 deep	X	0.0			
SILT clayey stiff moist sl. cohesive - friable brown kcc. light brown	X X X X	0.5 0.6 0.7 0.8			719 719
SILT v. stiff - hard sl. moist sl. cohesive light brown	XX XX XX XX	1.0 1.1 1.2 1.3			719
End of bore					

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer



Borehole on Lots 70, 72

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 70					
TOPSOIL 200 deep	7, 8				
SILT clayey sl. sandy st. shd beakle moist brown then light brown	X X X X X X X	0.5	36 X 34 X 25 X	94 90 114	
(younger ash)	X	1.0	x 41		160
End of bore					
LOT NO 72					
TOPSOIL 100 deep	7				
SILT clayey sl. sandy st. shd moist light brown	X X X X X X X X X X	0.5	32 X 29 X	119	151
becomes plastic (whetline)	X Y X Y	1.0	36 X	136	101
End of bore					

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer



Borehole on Lots 74, 76

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 74					
TOP SOIL 300 deep	333				
SILT clayey sl. sand stiff friable moist brown	X- X- X- X- X-	0.5	41 38		177 177
bec. sl. plastic moist light brown	X- X- X-	1.0	39 38		165 160
End of bore					
LOT NO 76					
TOP SOIL 200 deep	333				
SILT clayey stiff sl. moist mixed brown (poss. disturbed)	X- X- X-	0.5	42 38		152 105
SILT clayey stiff moist sl. cohesive light brown	X- X- X-	1.0	29 35	87	105 154
End of bore					

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer



Borehole on Lots **78, 80**

Site: **VE DA GLEN SUBDIVISION STAGE 3 PYES PA**

Sheet: **1** Of: **1**

Job No. **17183**

Date Excavated: **7-04-05**

RL Ground: **—**

Logged By: **J Lloyd**

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 78					
TOPSOIL and brown silt mix 100 deep	X				719
Silt st. clayey st. sandy stiff moist friable brown - light brown bec. st. plastic (younger ash)	X	0.5	44		165
	X		X		
	X	1.0	44		174
	X		X		
	X		39		167
	X				
End of bore					
LOT NO 80					
TOPSOIL 200 deep	X				183
Silt st. clayey st. sandy stiff st. moist friable brown - light brown bec. mod plastic (younger ash)	X	0.5	73		160
	X		X		
	X	1.0	49		719
	X		X		
	X		X		719
	X				
End of bore					

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**



Borehole on Lots 85

Site: VE DA GLEN SUBDIVISION STAGE 3 PYES PA

Sheet: 1 Of: 1

Job No. 17183

Date Excavated: 7-04-05

RL Ground: —

Logged By: J Lloyd

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
LOT NO 85					
TOPSOIL 200 deep	X ₁ X ₂ X ₃				
SILTY SL. CLAYEY STIFF SL. MEDIUM friable - SL. plastic brown	X ₁ X ₂ X ₃ X ₄ X ₅ X ₆ X ₇ X ₈ X ₉ X ₁₀ X ₁₁ X ₁₂ X ₁₃ X ₁₄ X ₁₅ X ₁₆ X ₁₇ X ₁₈ X ₁₉ X ₂₀ X ₂₁ X ₂₂ X ₂₃ X ₂₄ X ₂₅ X ₂₆ X ₂₇ X ₂₈ X ₂₉ X ₃₀ X ₃₁ X ₃₂ X ₃₃ X ₃₄ X ₃₅ X ₃₆ X ₃₇ X ₃₈ X ₃₉ X ₄₀ X ₄₁ X ₄₂ X ₄₃ X ₄₄ X ₄₅ X ₄₆ X ₄₇ X ₄₈ X ₄₉ X ₅₀ X ₅₁ X ₅₂ X ₅₃ X ₅₄ X ₅₅ X ₅₆ X ₅₇ X ₅₈ X ₅₉ X ₆₀ X ₆₁ X ₆₂ X ₆₃ X ₆₄ X ₆₅ X ₆₆ X ₆₇ X ₆₈ X ₆₉ X ₇₀ X ₇₁ X ₇₂ X ₇₃ X ₇₄ X ₇₅ X ₇₆ X ₇₇ X ₇₈ X ₇₉ X ₈₀ X ₈₁ X ₈₂ X ₈₃ X ₈₄ X ₈₅ X ₈₆ X ₈₇ X ₈₈ X ₈₉ X ₉₀ X ₉₁ X ₉₂ X ₉₃ X ₉₄ X ₉₅ X ₉₆ X ₉₇ X ₉₈ X ₉₉ X ₁₀₀	0.5		75	183
bec light brown (younger ash)	X ₁ X ₂ X ₃ X ₄ X ₅ X ₆ X ₇ X ₈ X ₉ X ₁₀ X ₁₁ X ₁₂ X ₁₃ X ₁₄ X ₁₅ X ₁₆ X ₁₇ X ₁₈ X ₁₉ X ₂₀ X ₂₁ X ₂₂ X ₂₃ X ₂₄ X ₂₅ X ₂₆ X ₂₇ X ₂₈ X ₂₉ X ₃₀ X ₃₁ X ₃₂ X ₃₃ X ₃₄ X ₃₅ X ₃₆ X ₃₇ X ₃₈ X ₃₉ X ₄₀ X ₄₁ X ₄₂ X ₄₃ X ₄₄ X ₄₅ X ₄₆ X ₄₇ X ₄₈ X ₄₉ X ₅₀ X ₅₁ X ₅₂ X ₅₃ X ₅₄ X ₅₅ X ₅₆ X ₅₇ X ₅₈ X ₅₉ X ₆₀ X ₆₁ X ₆₂ X ₆₃ X ₆₄ X ₆₅ X ₆₆ X ₆₇ X ₆₈ X ₆₉ X ₇₀ X ₇₁ X ₇₂ X ₇₃ X ₇₄ X ₇₅ X ₇₆ X ₇₇ X ₇₈ X ₇₉ X ₈₀ X ₈₁ X ₈₂ X ₈₃ X ₈₄ X ₈₅ X ₈₆ X ₈₇ X ₈₈ X ₈₉ X ₉₀ X ₉₁ X ₉₂ X ₉₃ X ₉₄ X ₉₅ X ₉₆ X ₉₇ X ₉₈ X ₉₉ X ₁₀₀	1.0		49	160
End of bore					
LOT NO					
End of bore					

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer

DESCRIPTION OF SOIL	SOIL SYMBOL	DEPTH (m)	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH KPa	NATURAL MOISTURE CONTENT AND ATTERBERG LIMITS (%)		
					W _p	W	W _L
TOPSOIL black	X	0					
SILT sandy st. pt (mable yellow-light brown	X	1					
	X	2					
SAND (t) loose pumaceous fl. moist light grey	X	3					
CLAY silty st. pt s. moist sh. plastic dark brown becomes orange-brown	X	4					
	X	5					
st. pt yellow-light brown fl-sensitive	X	5					
SAND (F) silty med dense moist yellow-light brown	X	6					
	X	7					
(F-m) med dense reddish yellow	X	8					
becomes light green pumaceous med dense moist	X	9					
END OF BORE (difficult drilling)		10					

Younger soil
 Older soil
 Platina (sandy) to heavy granite

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GULLIVER PROPERTY

TEST PIT NO: 65

SITE: Grasshopper Properties - Pyes Pa Road

SHEET: 1 OF 1

JOB NO: 13626

DATE EXCAVATED: 17.12.97 RL GROUND: —

LOGGED BY: C. NICHOLS

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
<p>Topsoil</p> <p>Light brown silty sand, moist, firm, slightly plastic</p>	<p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p>49</p> <p>50</p>	<p>0</p> <p>0.1</p> <p>0.2</p> <p>0.3</p> <p>0.4</p> <p>0.5</p> <p>0.6</p> <p>0.7</p> <p>0.8</p> <p>0.9</p> <p>1.0</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p> <p>1.6</p> <p>1.7</p> <p>1.8</p> <p>1.9</p> <p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p> <p>2.5</p> <p>2.6</p> <p>2.7</p> <p>2.8</p> <p>2.9</p> <p>3.0</p>			

EXCAVATION METHOD: HYDRAULIC EXCAVATOR

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GULLIVER PROPERTY

TEST PIT NO: 56

SITE: Grasshopper Properties - Pyes Pa Road

SHEET: 1 OF 1

JOB NO: 13626

DATE EXCAVATED: 17.12.97

RL GROUND: —

LOGGED BY: C. NICHOLS

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
Topsoil	62	0 - 0.1			
Light brown silty sand, moist, firm, slightly plastic	62	0.1 - 1.0			
		1.0 - 2.0			
		2.0 - 3.0			
		3.0 - 4.0			
		4.0 - 5.0			
		5.0 - 6.0			
		6.0 - 7.0			
		7.0 - 8.0			
		8.0 - 9.0			
		9.0 - 10.0			
		10.0 - 11.0			
		11.0 - 12.0			
		12.0 - 13.0			
		13.0 - 14.0			
		14.0 - 15.0			
		15.0 - 16.0			
		16.0 - 17.0			
		17.0 - 18.0			
		18.0 - 19.0			
		19.0 - 20.0			

EXCAVATION METHOD: HYDRAULIC EXCAVATION

SHRIMPSON & LIPINSKI LTD

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GULLIVER PROPERTY

TEST PIT NO: 67

SITE: Grasshopper Properties - Pyes Pa Road

SHEET: 1 OF 1

JOB NO: 13626

DATE EXCAVATED: 17.12.97 RL GROUND: —

LOGGED BY: C. NICHOLS

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
Topsoil	W	0			
Light brown silty sand, moist, firm, slightly plastic	X	0.5			
	X	1.0			
	X	1.5			
	X	2.0			
	X	2.5			
	X	3.0			
	X	3.5			
	X	4.0			
	X	4.5			
	X	5.0			
	X	5.5			
	X	6.0			
	X	6.5			
	X	7.0			
	X	7.5			
	X	8.0			
	X	8.5			
	X	9.0			
	X	9.5			
	X	10.0			

EXCAVATION METHOD: HYDRAULIC EXCAVATION

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GULLIVER PROPERTY

TEST PIT NO: 58

SHEET: 1 OF 1

SITE: Grasshopper Properties - Pyes Pa Road

JOB NO: 13626

DATE EXCAVATED: 17.12.97 RL GROUND: —

LOGGED BY: C. NICHOLS

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)		
			50	100	150
Topsoil	20	0 - 0.2			
Light brown silty sand, moist, fine, slightly plastic	20	0.2 - 1.0			
		1.0 - 2.0			

EXCAVATION METHOD: HYDRAULIC EXCAVATION

Land Use Site Details



Site ID : LUR-TGA-00625

Printed : 20/04/2026

Site Address(es) : 27 Garvan Glen, Pyes Pa, Tauranga City
3 Montrose Place, Pyes Pa, Tauranga City
2 Montrose Place, Pyes Pa, Tauranga City
10 Montrose Place, Pyes Pa, Tauranga City
8 Montrose Place, Pyes Pa, Tauranga City
7 Montrose Place, Pyes Pa, Tauranga City
5 Montrose Place, Pyes Pa, Tauranga City
12 Montrose Place, Pyes Pa, Tauranga City
9 Montrose Place, Pyes Pa, Tauranga City
6 Montrose Place, Pyes Pa, Tauranga City
4 Montrose Place, Pyes Pa, Tauranga City
53 Alva Glen Place, Pyes Pa, Tauranga City
46 Alva Glen Place, Pyes Pa, Tauranga City
11 Alva Glen Place, Pyes Pa, Tauranga City
60 Alva Glen Place, Pyes Pa, Tauranga City
32 Alva Glen Place, Pyes Pa, Tauranga City
2A Alva Glen Place, Pyes Pa, Tauranga City
3 Alva Glen Place, Pyes Pa, Tauranga City
59 Alva Glen Place, Pyes Pa, Tauranga City
49 Alva Glen Place, Pyes Pa, Tauranga City
58 Alva Glen Place, Pyes Pa, Tauranga City
38 Alva Glen Place, Pyes Pa, Tauranga City
62 Alva Glen Place, Pyes Pa, Tauranga City
1 Alva Glen Place, Pyes Pa, Tauranga City
2 Alva Glen Place, Pyes Pa, Tauranga City
5 Alva Glen Place, Pyes Pa, Tauranga City
6 Alva Glen Place, Pyes Pa, Tauranga City
7 Alva Glen Place, Pyes Pa, Tauranga City
10 Alva Glen Place, Pyes Pa, Tauranga City
34 Alva Glen Place, Pyes Pa, Tauranga City
14 Alva Glen Place, Pyes Pa, Tauranga City
18 Alva Glen Place, Pyes Pa, Tauranga City
41 Alva Glen Place, Pyes Pa, Tauranga City
22 Alva Glen Place, Pyes Pa, Tauranga City
21 Alva Glen Place, Pyes Pa, Tauranga City
42 Alva Glen Place, Pyes Pa, Tauranga City

28 Alva Glen Place, Pyes Pa, Tauranga City
50 Alva Glen Place, Pyes Pa, Tauranga City
17 Alva Glen Place, Pyes Pa, Tauranga City
54 Alva Glen Place, Pyes Pa, Tauranga City
26 Alva Glen Place, Pyes Pa, Tauranga City
47 Garvan Glen, Pyes Pa, Tauranga City
10 Garvan Glen, Pyes Pa, Tauranga City
18 Garvan Glen, Pyes Pa, Tauranga City
39 Garvan Glen, Pyes Pa, Tauranga City
43 Garvan Glen, Pyes Pa, Tauranga City
9 Garvan Glen, Pyes Pa, Tauranga City
28 Garvan Glen, Pyes Pa, Tauranga City
19 Garvan Glen, Pyes Pa, Tauranga City
6 Garvan Glen, Pyes Pa, Tauranga City
22 Garvan Glen, Pyes Pa, Tauranga City
23 Garvan Glen, Pyes Pa, Tauranga City
5 Garvan Glen, Pyes Pa, Tauranga City
31 Garvan Glen, Pyes Pa, Tauranga City
51 Garvan Glen, Pyes Pa, Tauranga City
15 Garvan Glen, Pyes Pa, Tauranga City
1 Garvan Glen, Pyes Pa, Tauranga City
14 Garvan Glen, Pyes Pa, Tauranga City
34 Garvan Glen, Pyes Pa, Tauranga City
26 Garvan Glen, Pyes Pa, Tauranga City
5 Glencoe Court, Pyes Pa, Tauranga City
10 Glencoe Court, Pyes Pa, Tauranga City
7 Glencoe Court, Pyes Pa, Tauranga City
9 Glencoe Court, Pyes Pa, Tauranga City
16 Glencoe Court, Pyes Pa, Tauranga City
8 Glencoe Court, Pyes Pa, Tauranga City
4 Glencoe Court, Pyes Pa, Tauranga City
3 Glencoe Court, Pyes Pa, Tauranga City
11 Glencoe Court, Pyes Pa, Tauranga City
14 Glencoe Court, Pyes Pa, Tauranga City
6 Glencoe Court, Pyes Pa, Tauranga City
20 Glencoe Court, Pyes Pa, Tauranga City
12 Glencoe Court, Pyes Pa, Tauranga City
18 Glencoe Court, Pyes Pa, Tauranga City
2 Glencoe Court, Pyes Pa, Tauranga City
11 Glenorchy Place, Pyes Pa, Tauranga City
7 Glenorchy Place, Pyes Pa, Tauranga City

4 Glenorchy Place, Pyes Pa, Tauranga City
3 Glenorchy Place, Pyes Pa, Tauranga City
16 Glenorchy Place, Pyes Pa, Tauranga City
12 Glenorchy Place, Pyes Pa, Tauranga City
20 Glenorchy Place, Pyes Pa, Tauranga City
24 Glenorchy Place, Pyes Pa, Tauranga City
68 Inverness Drive, Pyes Pa, Tauranga City
48 Inverness Drive, Pyes Pa, Tauranga City
52 Inverness Drive, Pyes Pa, Tauranga City
40 Inverness Drive, Pyes Pa, Tauranga City
44 Inverness Drive, Pyes Pa, Tauranga City
60 Inverness Drive, Pyes Pa, Tauranga City
56 Inverness Drive, Pyes Pa, Tauranga City
66 Inverness Drive, Pyes Pa, Tauranga City
36 Inverness Drive, Pyes Pa, Tauranga City
18 Lochay Place, Pyes Pa, Tauranga City
11 Lochay Place, Pyes Pa, Tauranga City
1 Lochay Place, Pyes Pa, Tauranga City
17 Lochay Place, Pyes Pa, Tauranga City
14 Lochay Place, Pyes Pa, Tauranga City
2 Lochay Place, Pyes Pa, Tauranga City
6 Lochay Place, Pyes Pa, Tauranga City
10 Lochay Place, Pyes Pa, Tauranga City
5 Lochay Place, Pyes Pa, Tauranga City
9 Lochay Place, Pyes Pa, Tauranga City
5 Waiora Place, Pyes Pa, Tauranga City
6 Waiora Place, Pyes Pa, Tauranga City
15 Waiora Place, Pyes Pa, Tauranga City
10 Waiora Place, Pyes Pa, Tauranga City
9 Waiora Place, Pyes Pa, Tauranga City
1 Waiora Place, Pyes Pa, Tauranga City
9 Lomond Court, Pyes Pa, Tauranga City
8 Lomond Court, Pyes Pa, Tauranga City
10 Lomond Court, Pyes Pa, Tauranga City
7 Lomond Court, Pyes Pa, Tauranga City
3 Lomond Court, Pyes Pa, Tauranga City
6 Lomond Court, Pyes Pa, Tauranga City
1 Lomond Court, Pyes Pa, Tauranga City
4 Lomond Court, Pyes Pa, Tauranga City
12 Lomond Court, Pyes Pa, Tauranga City
11 Lomond Court, Pyes Pa, Tauranga City

5 Lomond Court, Pyes Pa, Tauranga City
2 Horsley Grove, Pyes Pa, Tauranga City
29 Horsley Grove, Pyes Pa, Tauranga City
8 Horsley Grove, Pyes Pa, Tauranga City
6 Horsley Grove, Pyes Pa, Tauranga City
11 Horsley Grove, Pyes Pa, Tauranga City
1 Horsley Grove, Pyes Pa, Tauranga City
21 Horsley Grove, Pyes Pa, Tauranga City
25 Horsley Grove, Pyes Pa, Tauranga City
3 Horsley Grove, Pyes Pa, Tauranga City
19 Horsley Grove, Pyes Pa, Tauranga City
23 Horsley Grove, Pyes Pa, Tauranga City
12 Horsley Grove, Pyes Pa, Tauranga City
7 Horsley Grove, Pyes Pa, Tauranga City
10 Horsley Grove, Pyes Pa, Tauranga City
15 Horsley Grove, Pyes Pa, Tauranga City
9 Horsley Grove, Pyes Pa, Tauranga City
173 Pyes Pa Road, Pyes Pa, Tauranga City
50 Merriman Place, Pyes Pa, Tauranga City
57 Merriman Place, Pyes Pa, Tauranga City
10 Merriman Place, Pyes Pa, Tauranga City
66 Merriman Place, Pyes Pa, Tauranga City
1 Merriman Place, Pyes Pa, Tauranga City
32 Merriman Place, Pyes Pa, Tauranga City
9 Merriman Place, Pyes Pa, Tauranga City
95 Merriman Place, Pyes Pa, Tauranga City
69 Merriman Place, Pyes Pa, Tauranga City
29 Merriman Place, Pyes Pa, Tauranga City
25 Merriman Place, Pyes Pa, Tauranga City
70 Merriman Place, Pyes Pa, Tauranga City
87 Merriman Place, Pyes Pa, Tauranga City
86 Merriman Place, Pyes Pa, Tauranga City
78 Merriman Place, Pyes Pa, Tauranga City
33 Merriman Place, Pyes Pa, Tauranga City
102 Merriman Place, Pyes Pa, Tauranga City
91 Merriman Place, Pyes Pa, Tauranga City
28 Merriman Place, Pyes Pa, Tauranga City
74 Merriman Place, Pyes Pa, Tauranga City
90 Merriman Place, Pyes Pa, Tauranga City
7 Merriman Place, Pyes Pa, Tauranga City
22 Merriman Place, Pyes Pa, Tauranga City

49 Merriman Place, Pyes Pa, Tauranga City
94 Merriman Place, Pyes Pa, Tauranga City
83 Merriman Place, Pyes Pa, Tauranga City
52 Merriman Place, Pyes Pa, Tauranga City
45 Merriman Place, Pyes Pa, Tauranga City
46 Merriman Place, Pyes Pa, Tauranga City
6 Merriman Place, Pyes Pa, Tauranga City
17 Merriman Place, Pyes Pa, Tauranga City
11 Merriman Place, Pyes Pa, Tauranga City
18 Merriman Place, Pyes Pa, Tauranga City
54 Merriman Place, Pyes Pa, Tauranga City
98 Merriman Place, Pyes Pa, Tauranga City
2 Merriman Place, Pyes Pa, Tauranga City
58 Merriman Place, Pyes Pa, Tauranga City
21 Merriman Place, Pyes Pa, Tauranga City
15 Merriman Place, Pyes Pa, Tauranga City
79 Merriman Place, Pyes Pa, Tauranga City
34 Merriman Place, Pyes Pa, Tauranga City
42 Merriman Place, Pyes Pa, Tauranga City
62 Merriman Place, Pyes Pa, Tauranga City
82 Merriman Place, Pyes Pa, Tauranga City
5 Merriman Place, Pyes Pa, Tauranga City
53 Merriman Place, Pyes Pa, Tauranga City
14 Merriman Place, Pyes Pa, Tauranga City
38 Merriman Place, Pyes Pa, Tauranga City
27 Horsley Grove, Pyes Pa, Tauranga City

Parcel(s)/Lot(s) : 4503127 : Lot 1 DPS 55850
6724669 : Lot 101 DP 337390
6724670 : Lot 102 DP 337390
6724671 : Lot 103 DP 337390
6724672 : Lot 104 DP 337390
6724673 : Lot 105 DP 337390
6724674 : Lot 106 DP 337390
6724675 : Lot 107 DP 337390
6724676 : Lot 108 DP 337390
6724677 : Lot 109 DP 337390
6724678 : Lot 110 DP 337390
6724679 : Lot 111 DP 337390
6724680 : Lot 112 DP 337390
6724681 : Lot 113 DP 337390
6724682 : Lot 114 DP 337390
6724683 : Lot 115 DP 337390

6724684 : Lot 116 DP 337390
6724685 : Lot 117 DP 337390
6724686 : Lot 118 DP 337390
6724687 : Lot 119 DP 337390
6724688 : Lot 120 DP 337390
6724689 : Lot 121 DP 337390
6724690 : Lot 122 DP 337390
6724691 : Lot 123 DP 337390
6724692 : Lot 124 DP 337390
6724693 : Lot 125 DP 337390
6724694 : Lot 126 DP 337390
6724695 : Lot 127 DP 337390
6724696 : Lot 128 DP 337390
6724697 : Lot 129 DP 337390
6724698 : Lot 130 DP 337390
6724699 : Lot 132 DP 337390
6724700 : Lot 133 DP 337390
6724701 : Lot 134 DP 337390
6724702 : Lot 135 DP 337390
6724703 : Lot 136 DP 337390
6724704 : Lot 137 DP 337390
6724705 : Lot 138 DP 337390
6724706 : Lot 139 DP 337390
6724707 : Lot 140 DP 337390
6724708 : Lot 141 DP 337390
6724709 : Lot 142 DP 337390
6724710 : Lot 143 DP 337390
6724711 : Lot 144 DP 337390
6724712 : Lot 145 DP 337390
6724713 : Lot 146 DP 337390
6724714 : Lot 147 DP 337390
6724715 : Lot 148 DP 337390
6724720 : Lot 153 DP 337390
6750414 : Lot 2 DP 345333
6750415 : Lot 1 DP 345333
6750416 : Lot 3 DP 345333
6750417 : Lot 4 DP 345333
6750418 : Lot 5 DP 345333
6750419 : Lot 6 DP 345333
6750420 : Lot 7 DP 345333
6750421 : Lot 8 DP 345333
6750422 : Lot 9 DP 345333
6750423 : Lot 10 DP 345333
6750424 : Lot 11 DP 345333

6750425 : Lot 12 DP 345333
6750426 : Lot 13 DP 345333
6750427 : Lot 14 DP 345333
6750428 : Lot 15 DP 345333
6750429 : Lot 16 DP 345333
6750430 : Lot 17 DP 345333
6750431 : Lot 18 DP 345333
6750432 : Lot 19 DP 345333
6750433 : Lot 20 DP 345333
6750434 : Lot 21 DP 345333
6750435 : Lot 22 DP 345333
6750436 : Lot 23 DP 345333
6750437 : Lot 24 DP 345333
6750438 : Lot 25 DP 345333
6750439 : Lot 26 DP 345333
6750440 : Lot 27 DP 345333
6750441 : Lot 28 DP 345333
6750442 : Lot 29 DP 345333
6750443 : Lot 30 DP 345333
6750444 : Lot 31 DP 345333
6750445 : Lot 32 DP 345333
6750446 : Lot 33 DP 345333
6750447 : Lot 34 DP 345333
6750448 : Lot 35 DP 345333
6750449 : Lot 36 DP 345333
6750450 : Lot 37 DP 345333
6750451 : Lot 38 DP 345333
6750452 : Lot 39 DP 345333
6750453 : Lot 40 DP 345333
6750454 : Lot 41 DP 345333
6750455 : Lot 42 DP 345333
6750456 : Lot 43 DP 345333
6750457 : Lot 44 DP 345333
6750459 : Lot 147 DP 345333
6750460 : Lot 148 DP 345333
6750462 : Lot 150 DP 345333
6768998 : Lot 1 DP 346872
6768999 : Lot 2 DP 346872
6769000 : Lot 3 DP 346872
6769001 : Lot 4 DP 346872
6769002 : Lot 5 DP 346872
6769003 : Lot 6 DP 346872
6769004 : Lot 7 DP 346872
6769005 : Lot 8 DP 346872

6769006 : Lot 9 DP 346872
6769007 : Lot 10 DP 346872
6769008 : Lot 11 DP 346872
6769009 : Lot 12 DP 346872
6769010 : Lot 13 DP 346872
6769011 : Lot 14 DP 346872
6769012 : Lot 15 DP 346872
6769013 : Lot 16 DP 346872
6769014 : Lot 17 DP 346872
6769015 : Lot 18 DP 346872
6769016 : Lot 19 DP 346872
6769017 : Lot 20 DP 346872
6769018 : Lot 21 DP 346872
6769019 : Lot 22 DP 346872
6769020 : Lot 23 DP 346872
6769021 : Lot 24 DP 346872
6769022 : Lot 25 DP 346872
6769023 : Lot 26 DP 346872
6769024 : Lot 27 DP 346872
6769025 : Lot 28 DP 346872
6769026 : Lot 29 DP 346872
6769027 : Lot 30 DP 346872
6769028 : Lot 31 DP 346872
6769029 : Lot 32 DP 346872
6769030 : Lot 33 DP 346872
6769031 : Lot 34 DP 346872
6769032 : Lot 35 DP 346872
6769033 : Lot 36 DP 346872
6769034 : Lot 37 DP 346872
6769035 : Lot 38 DP 346872
6781389 : Lot 46 DP 350083
6781390 : Lot 47 DP 350083
6781391 : Lot 48 DP 350083
6781392 : Lot 49 DP 350083
6781393 : Lot 50 DP 350083
6781394 : Lot 51 DP 350083
6781395 : Lot 52 DP 350083
6781396 : Lot 53 DP 350083
6781397 : Lot 54 DP 350083
6781398 : Lot 55 DP 350083
6781399 : Lot 56 DP 350083
6781400_1 : LOT 57 DP 350083
6781401 : Lot 58 DP 350083
6781402 : Lot 59 DP 350083

6781403 : Lot 60 DP 350083
6781404 : Lot 61 DP 350083
6781405 : Lot 62 DP 350083
6781406 : Lot 63 DP 350083
6781407 : Lot 64 DP 350083
6781408 : Lot 65 DP 350083
6781409 : Lot 66 DP 350083
6781410 : Lot 67 DP 350083
6781411 : Lot 68 DP 350083
6781412 : Lot 69 DP 350083
6781413 : Lot 70 DP 350083
6781414 : Lot 71 DP 350083
6781415 : Lot 72 DP 350083
6781416 : Lot 73 DP 350083
6781417 : Lot 74 DP 350083
6781418 : Lot 75 DP 350083
6781419 : Lot 76 DP 350083
6781420 : Lot 77 DP 350083
6781421 : Lot 78 DP 350083
6781422 : Lot 79 DP 350083
6781423 : Lot 80 DP 350083
6781424 : Lot 81 DP 350083
6781425 : Lot 82 DP 350083
6781426 : Lot 83 DP 350083
6781427 : Lot 84 DP 350083
6781428 : Lot 85 DP 350083
6781429 : Lot 150 DP 350083
6919713 : Lot 1 DP 374746
6919714 : Lot 2 DP 374746
6919715 : Lot 3 DP 374746
6919716 : Lot 4 DP 374746
6919717 : Lot 5 DP 374746
6919718 : Lot 6 DP 374746
6919719 : Lot 7 DP 374746
6919720 : Lot 8 DP 374746
6919721 : Lot 9 DP 374746
6919722 : Lot 10 DP 374746
6919723 : Lot 11 DP 374746
6919724 : Lot 12 DP 374746
6919725 : Lot 13 DP 374746
6919726 : Lot 14 DP 374746
7559796 : Lot 7 DP 459917
7559797 : Lot 9 DP 459917
7795220 : Lot 2 DP 497155

8687942 : Lot 1 DP 604550

8687943 : Lot 2 DP 604550

Site Classification : Verified HAIL site

Description

The land use history has been confirmed. The site has been confirmed as one that appears on the Hazardous Activities and Industries List (<https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>). The information used in making this classification of the site contamination status is available in file held by Tauranga City and file held by Bay of Plenty Regional Council.

Land Use

Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds

Site Information

February 2015: A review of aerial photographs from 2003, 2007 & 2011 has confirmed an orchard is located on this property, where persistent pesticides have been stored or used.

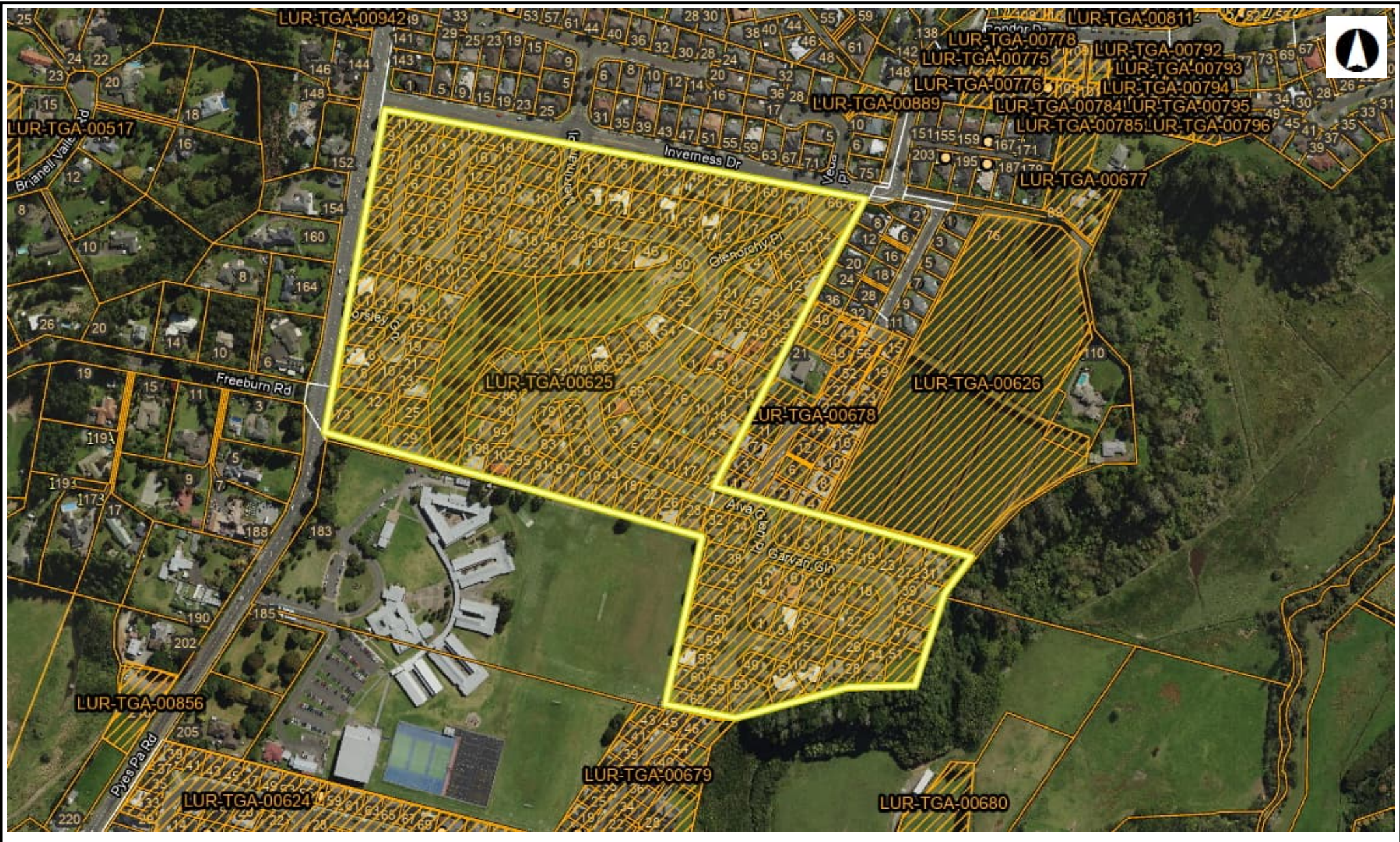
Other Information

The enclosed information is derived from the Tauranga City Council and Bay of Plenty Regional Council's Selected Land Use register and is made available to you under the Local Government Official and Information Meetings Act 1987 (LGOIMA), Building Act 1991 or Privacy Act 2020.

The database has been established by the Tauranga City Council and Bay of Plenty Regional Council for the purpose of performing its functions under the Resource Management Act 1991.

It has been compiled in accordance with national Site Classification and Information Management Protocols for Land Contamination.

This information reflects the Tauranga City Council and Bay of Plenty Regional Council's current understanding of this site. The Tauranga City Council, the Bay of Plenty Regional Council and their officers, employees and agents accept no liability for any inaccuracy in, or omission from, this information; or liability for any loss of damage suffered by any person which may directly or indirectly result from any person acting or refraining from acting on this information. This information has been prepared for the recipient to whom it is addressed and is intended for the recipient's use only. This is not intended to be relied on by any other party.



HORIZONTAL DATUM: New Zealand Geodetic Datum 2000 For practical purposes, NZGD2000 equates to WGS84 VERTICAL DATUM: Mean Sea Level PROJECTION: New Zealand Transverse Mercator 2000 © Bay of Plenty Regional Council, 2013 © Sourced from Land Information New Zealand data. CROWN COPYRIGHT RESERVED

LUR-TGA-00625 Polygon Map

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Date Printed:
9 February 2024

SCALE 1: 4,514