

 Tauranga City	RESOURCE MANAGEMENT ACT 1991 SECTION 88 RESOURCE CONSENT APPLICATION
	DECISION ON RESOURCE CONSENT APPLICATION NUMBER RC28839 AND RC28840

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

That the application for subdivision resource consent made by P Schultz for a two lot subdivision around an existing development to create an undersized vacant allotment of 235m² in area at 26 Balmoral Terrace, Otumoetai, legally described as Lot 10 DPS 13949 identified on Record of Title SA11D/1455 is granted subject to the conditions attached as Appendix A to this decision.

Description of the Activity

To undertake a subdivision that creates two allotments, as below.

- Lot 1, 436m² (364m² net) containing the existing development, and
- Lot 2, 235m² being the vacant lot.

The existing development will retain its current services whereas new services will be established for the vacant lot.

A shared access is proposed along the southern boundary.

Resource Consents

Resource consent is granted for the purposes of sections 9(3)(a) and 11(1)(a) of the Resource Management Act 1991 to authorise the following under the Tauranga City Plan and Plan Change 27 to the Tauranga City Plan:

Subdivision

- (a) Under section 11(1) of the Resource Management Act 1991 as a Discretionary Activity under rule 12B.5(a) of the Tauranga City Plan for non-compliance with Rule 12B.3.1.1 – Minimum Allotment Size of the City Plan.

Land Use

- (b) Under section 9(3)(a) of the RMA as a restricted discretionary activity under Rule 4C.3(a) of the City Plan, involving earthworks associated with creating a suitable building platform for the vacant allotment and to service the proposed subdivision, where the earthworks required does not meet the permitted activity Rule 4C.2.2(a) of the City Plan.
- (c) Under section 9(3)(a) of the RMA as a Discretionary Activity under Rule 14B.7(b)(i) of the City Plan for a departure from permitted activity Rule 14B.3.1 Residential Development Density for any future residential development within the proposed vacant allotment.

- (d) Under section 9(3)(a) of the RMA as a Restricted Discretionary Activity under Rule 8D.4(a) of Plan Change 27 to the City Plan for installation of a retaining wall that is not designed so at least 70% of the surface area is not solid as required by the permitted activity Rule 8D.3.1(b) of Plan Change 27 to the City Plan.

This resource consent has been considered as a discretionary activity.

Notification

A determination to process the application on a non-notified basis was made under delegated authority on 12 July 2022, as set out in the report titled *Council Officers Report on Resource Consent RC28839 and RC28840*, dated 12 July 2022 ("Council Planners Report").

Reasons for Decision

The documents submitted as part of the application, including the Assessment of Environmental Effects Report prepared by iPlan Limited, entitled "Infill Subdivision, 26 Balmoral Terrace, Tauranga, P Schultz, Application for Subdivision and Land Use Consent", dated 22 November 2021 and reference IP210703; the Council Planner's Report referenced RC28839 and RC28840; and supporting documents and reports, have been received and taken into account in making this decision.

There is sufficient information to consider the matters required by the Resource Management Act 1991 in making this decision. The reasons for this decision are adopted from, and fully set out in, the Council Planner's Report referenced RC28839 and RC28840.

The key conclusions include (but are not limited to) the following matters.

- In accordance with section 104(1)(a) it has been concluded that, subject to compliance with the conditions imposed on this consent, the activity will not result in unacceptable effects on the environment.

In particular:

- o The proposed subdivision is appropriately serviced and occurs around a development which for the foregoing reasons is considered appropriate in this locality.
 - o Construction works will be supported with appropriate management that includes earthworks management and installation of retaining walls to ensure stability of land is maintained.
 - o Flood water flows will continue to exit the site at the current location and as such any flood related risks remain unchanged.
 - o The illustrated development offers a design, typology, height variation and layout consistent with infill developments in this locality.
 - o The illustrated development within the vacant allotment maintains the medium density expected under the Suburban Residential zoned sites.
 - o The operational effects of the layout will not be dissimilar to the permitted density of two dwellings.
- Having considered the relevant provisions within the Tauranga City Plan and Plan Change 27 to the City Plan as directed by section 104(1)(b) of the RMA, it has been

determined that granting of the resource consent sought is consistent with the direction provided by those provisions, that relate to density within the Residential Suburban zone, earthworks, flooding water flows and risks, and infill subdivision and ability to service, where any adverse effects are appropriately mitigated or avoided.

- No applicable other matters are relevant and reasonably necessary to be considered in the determination of this application under section 104(1)(c) of the RMA.
- Positive effects include ability to provide a future residential development within an urban area which has access to services and zoned for residential use. The subdivision changes the land tenure and ability to individually own the two residential developments possible within the application site.
- In accordance with section 106(1), resource consent can be granted on the basis that it has been concluded that there are no significant risks from natural hazards generated by the proposed subdivision and sufficient legal and physical access has been included for each of the proposed allotments.
- It has been concluded that the Tauranga City Plan has been competently prepared and address the matters set out in Part 2 of the RMA. On this basis that granting consent to the proposal is consistent with the provisions of these documents, it can also be concluded that granting the resource consent is consistent with Part 2 of the RMA.

This determination is made under delegated authority by:

Recommended and Assessed by:



Vishal Chandra

Consultant Planner

Delegated Authorisation by:



Stacey Hikairo

Team Leader: Environmental Planning

Date: 12 July 2022

	RESOURCE CONSENT NUMBER RC28839 AND RC28840
	APPENDIX A – CONDITIONS OF RESOURCE CONSENT

Resource Consent RC28839 and RC28840 is subject to the following conditions:

PART A – LAND USE – RC28839

General

1. The proposal shall proceed in accordance with the application submitted and include the following:
 - i. Application prepared by iPlan Limited, entitled "Infill Subdivision, 26 Balmoral Terrace, Tauranga, P Schultz, Application for Subdivision and Land Use Consent", dated 22 November 2021 and reference IP210703.
 - ii. Scheme Plan prepared by Rural Urban Surveyors Limited titled "Lots 1 and 2 being a Proposed Subdivision of Lot 10 DPS 13949", dated 23 February 2022 and referenced 21187.01C, Sheet 1 of 1.
 - iii. Architectural Floor Plan titled "Proposed House, 26 Balmoral Terrace, Lot 10 DPS 13949", dated 2 August 2021, Sheet 2.
 - iv. Stormwater Report prepared by Stratum Consultants Limited titled "Re: Stormwater Attenuation Report / Site Layout Assessment, 26 Balmoral Terrace, Otumoetai, Tauranga", dated 14 February 2022 and reference 658111-M-E-C001.
 - v. Geotechnical Report prepared by Stratum Consultants Limited titled "Paul Schultz, 26 Balmoral Terrace, Tauranga, Proposed Subdivision, Geotechnical Assessment Report", dated February 2022 and referenced 658111-GEO-R001-Final.
2. All costs associated with the conditions of this consent, including those required under the Infrastructure Development Code and the preparation of legal documents for the proposed consent notices and easements shall be met by the consent holder.

Prior to works commencing

3. At least ten (10) working days prior to the planned commencement of any site works, the consent holder shall submit a Construction Management Plan ('CMP') to Tauranga City Council for certification. The CMP shall include specific details relating to the construction and management of all works associated with this development, and include:

- (a) Details of the Site Manager, including their contact details (phone, email, postal address). A telephone number for afterhours emergencies shall also be supplied;
- (b) The location of a notice board on the site that clearly identifies the name, telephone number and address for contacting the site manager;
- (c) Procedures to be used to prevent loose material, spoil, dust and litter from being deposited onto the public roads from trucks and associated equipment and the proposed methods of cleaning surrounding roads from such deposits;
- (d) A road cleaning plan for removal of any spoil or debris from the public road and footpath;
- (e) Hours of operation and days of the week for construction activity (in particular, during holiday periods);
- (f) Construction plan for retaining walls to demonstrate that no pile driving occurs and that no significant vibrations occur.
- (g) Details of how construction noise will be managed.

Tauranga City Council's certification shall be limited to confirming that the CMP contains the information required, and that operations will comply with the City Plan.

The consent holder shall not commence any site works until the CMP has been certified.

The certified CMP shall be maintained and updated (if necessary) for the duration of the works.

4. At least ten (10) working days prior to any works commencing on-site the consent holder shall submit to Council plans of the servicing of the proposed subdivision for a service connection approval. Applications shall be submitted to sca@tauranga.govt.nz.

As a minimum, include the following:

- Location and details of existing services and connections.
 - Route of proposed pipework with invert level and details of access points or rodding eyes.
 - Access lot construction details, including disposal of stormwater.
5. At least ten (10) working days prior to any works commencing [exclusive of site clearance or bulk earthworks associated with any Bay of Plenty Regional Council earthworks consent], the consent holder shall submit plans of the proposed activity to Tauranga City Council Land Development Engineering (Infrastructure) Division for the purpose of obtaining Development Works for Approval. The plans submitted shall include the following:
 - Details of the sewer that is required to service the subdivision.
 - Details of the works to establish a suitable building platform on each proposed lot.

Notification of works commencing

6. No less than ten (10) working days prior to the overall start of works under this consent the consent holder shall notify the Tauranga City Council of working commencing and with details of who is responsible for site management and compliance with the conditions of this consent.

During works

7. All earthworks design, testing and construction shall be undertaken in accordance with DS10 of the Tauranga City Council Infrastructure Development Code and the specific requirements of the consent holder's appointed Geo-Professional.
8. The consent holder shall ensure all works are undertaken in accordance with the certified CMP referenced in Condition 3 of this consent.
9. The consent holder shall ensure that any imported material deposited on site to backfill excavations is cleanfill. For the purpose of this Consent, cleanfill material shall meet the definition in the Ministry for the Environment's Guide to the Management of Cleanfills (2002).
10. The consent holder shall ensure that no damage to public roads, footpaths, berm, kerbs, drain or other public assets occurs as a result of the earthwork activities or infrastructure installation. If damage does occur to any of these public assets, the costs of rectifying any damage and restoring the asset(s) to its original condition shall be met by the consent holder.
11. Construction noise as a result of giving effect to this consent shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, NZS6803:1999 Acoustics Construction Noise.
12. The use of noise generating tools, motorised equipment (that includes concrete pouring and excluding handheld devices) and vehicles (including deliveries) that are associated with giving effect to this consent on the subject site shall be restricted to the following hours:
 - (a) Monday to Saturday: 7:30am to 6:00pm and
 - (b) Sundays or public holidays: No works.
13. All proposed structures shall not proceed beyond the framing stage, for their respective stages in the development phase until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Tauranga City Council that the work complete has been completed in accordance with the approved plans as referred to in Condition 1 of this consent, or does not exceed the vertical or horizontal extent of any infringements or non compliance approved under this consent.

Building Design

14. The development on site is restricted to the dwelling design identified in the architecture floor plans listed in Condition 1.
15. The consent holder shall ensure that the dwelling setback and overshadowing encroachments are limited to the extent of the duplex building along the proposed common boundary of Lots 1 and 2 as demonstrated on the plans identified in Condition 1.

Vehicle Access, Parking and Manoeuvring

16. Prior to occupation of the new dwelling or code of compliance in accordance with the Building Act 2004 (whichever occurs first), the consent holder shall upgrade the existing crossing to service the proposed development in accordance with the Infrastructure Development Code.
17. Prior to occupation of the new dwelling or code of compliance in accordance with the Building Act 2004 (whichever occurs first), the consent holder shall construct the vehicle access ways as shown in the Scheme Plan referred in Condition 1, and in accordance with the Tauranga City Council Infrastructure Development Code.
18. Prior to occupation of the dwellings or code of compliance in accordance with the Building Act 2004 (whichever occurs first), the consent holder shall ensure all areas required for access, parking and manoeuvring shall be formed and sealed in accordance with the Tauranga City Council Infrastructure Development Code.

Services

19. Prior to occupation of the new dwelling or code of compliance in accordance with the Building Act 2004 (whichever occurs first), in accordance with the Tauranga City Council's Infrastructure Development Code (IDC), the consent holder shall:
 - i. provide all residential dwellings with a separate underground connection to the sanitary sewer, stormwater and potable water networks, as per the Scheme Plan referred to in Condition 1.
 - ii. provide certification from an electricity network provider that the development has adequate ability to connect to an electricity network without the need to upgrade that network;
 - iii. provide certification from a telecommunications provider that all the development has adequate ability to connect to a telecommunications network, and;
 - iv. provide 'as-built' plans of all engineering works in accordance with Section QA-6 of the IDC.

PART B - SUBDIVISION – RC28840

General

1. The proposal shall proceed in accordance with the application submitted and include the following:
 - vi. Application prepared by iPlan Limited, entitled "Infill Subdivision, 26 Balmoral Terrace, Tauranga, P Schultz, Application for Subdivision and Land Use Consent", dated 22 November 2021 and reference IP210703.
 - vii. Scheme Plan prepared by Rural Urban Surveyors Limited titled "Lots 1 and 2 being a Proposed Subdivision of Lot 10 DPS 13949", dated 23 February 2022 and referenced 21187.01C, Sheet 1 of 1.
 - viii. Architectural Floor Plan titled "Proposed House, 26 Balmoral Terrace, Lot 10 DPS 13949", dated 2 August 2021, Sheet 2.
 - ix. Stormwater Report prepared by Stratum Consultants Limited titled "Re: Stormwater Attenuation Report / Site Layout Assessment, 26 Balmoral Terrace, Otumoetai, Tauranga", dated 14 February 2022 and reference 658111-M-E-C001.
 - x. Geotechnical Report prepared by Stratum Consultants Limited titled "Paul Schultz, 26 Balmoral Terrace, Tauranga, Proposed Subdivision, Geotechnical Assessment Report", dated February 2022 and referenced 658111-GEO-R001-Final.
2. All costs associated with the conditions of this consent, including those required under the Infrastructure Development Code and the preparation of legal documents for the proposed consent notices and easements shall be met by the consent holder.
3. Where the consent holder has implemented land use consent RC28839 first, the consent holder shall confirm that the development has been completed and all conditions complied with prior to application for section 224 (c) certification.
4. Where servicing and/or infrastructure has been delivered through land use consent RC28839, the applicant shall provide confirmation demonstrating completion and sign off from Council for the relevant conditions listed below.

Construction management

5. At least ten (10) days prior to the planned commencement of any site works, the consent holder shall submit a Construction Management Plan ('CMP') to Tauranga City Council for certification. The CMP shall include specific details relating to the construction and management of all works associated with this development, and include:
 - a) Details of the Site Manager, including their contact details (phone, email, postal address). A telephone number for afterhours emergencies shall also be supplied;
 - b) The location of a notice board on the site that clearly identifies the name, telephone number and address for contacting the site manager;
 - c) Procedures to be used to prevent loose material, spoil, dust and litter from being deposited onto the public roads from trucks and associated equipment

and the proposed methods of cleaning surrounding roads from such deposits;

- d) A road cleaning plan for removal of any spoil or debris from the public road and footpath;
- e) Hours of operation and days of the week for construction activity (in particular, during holiday periods);
- f) Construction plan for retaining walls to demonstrate that no pile driving occurs and that no significant vibrations occur that would impact on TCC water tanks.
- g) Details of how construction noise will be managed.

Tauranga City Council's certification shall be limited to confirming that the Construction Management Plan contains the information required, and that operations will comply with the City Plan.

The consent holder shall not commence any site works until the Construction Management Plan has been certified.

- 6. The consent holder shall ensure that no damage to public roads, footpaths, berm, kerbs, drain or other public assets occurs as a result of the earthwork activities. If damage does occur to any of these public assets, the costs of rectifying any damage and restoring the asset(s) to its original condition shall be met by the consent holder.
- 7. Construction noise as a result of giving effect to this consent shall not exceed the limits recommended in, and shall be measured and assessed in accordance with, NZS6803:1999 Acoustics Construction Noise.
- 8. The use of noise generating tools, motorised equipment (excluding handheld devices) and vehicles that are associated with giving effect to this consent on the subject site shall be restricted to the following hours:
 - a) Monday to Saturday: 7:30am to 6:00pm and
 - b) Sundays or public holidays: No works.

Survey Plan Certification – s223 of the RMA

- 9. All easements required for services and rights of way serving the allotments within the subdivision area shall be duly granted or reserved. Easements relating to stormwater, wastewater and potable water shall be endorsed on the lodged survey plan in a Memorandum of Easement pursuant to Section 223 of the Resource Management Act 1991.
- 10. The consent holder shall register an easement in gross in favour of Tauranga City Council over the stormwater pipeline and any overland flow path as shown on the scheme plan referred in Condition 1. The easement in gross shall be:
 - a) shown on the survey plan prior to certification pursuant to Section 223 of the Resource Management Act 1991;
 - b) shown as the "Right to Drain Water", and

- c) be registered on the survey plan under a “Memorandum of Easements in Gross.”

Complete Certification – s224(c) of the RMA

11. All matters and works relating to the servicing and accessing of the subdivision, shall be designed, supervised, constructed and certified in accordance with requirements of the Tauranga City Council Infrastructure Development Code.
12. All lots shall be provided with a separate underground connection to sanitary sewer, stormwater, and potable water networks in accordance with the Tauranga City Council Infrastructure Development Code.
13. Prior to any works commencing on-site the consent holder shall submit to Council plans of the servicing of the proposed subdivision for a service connection approval. Applications shall be submitted to sca@tauranga.govt.nz.

As a minimum, include the following:

- Location and details of existing services and connections.
 - Route of proposed pipework with invert level and details of access points or rodding eyes.
14. For new connections to Council infrastructure (sanitary sewer, stormwater and water) shall be inspected and approved by a Council Development Monitoring Advisor or Development Engineer prior to backfilling.
 15. The consent holder shall provide Tauranga City Council with certification from an electricity network provider that all lots have a connection to an electricity network and necessary upgrades required have been completed.
 16. The consent holder shall provide Tauranga City Council with certification from a telecommunications provider that all residential lots have adequate ability to connect to a telecommunications network.
 17. The consent holder shall supply a set of ‘as-built’ plans of all engineering works to Tauranga City Council in accordance with Section QA-6 of the Tauranga City Council Infrastructure Development Code.
 18. The consent holder shall upgrade the existing vehicle crossing to serve both allotments in accordance with the Tauranga City Council Infrastructure Development Code. The manhole cover for the stormwater system that will be within the crossing shall be adjusted such that it finishes flush with the alignment of the new vehicle crossing.
 19. The consent holder shall construct the shared accessway shown on the scheme plan in accordance with the Tauranga City Council Infrastructure Development Code.
 20. All areas required for access, parking and manoeuvring shall be formed and sealed in accordance with the Tauranga City Council Infrastructure Development Code.
 21. Prior to making an application for certification under Section 224 of the Resource Management Act 1991, the consent holder shall obtain engineering certification from

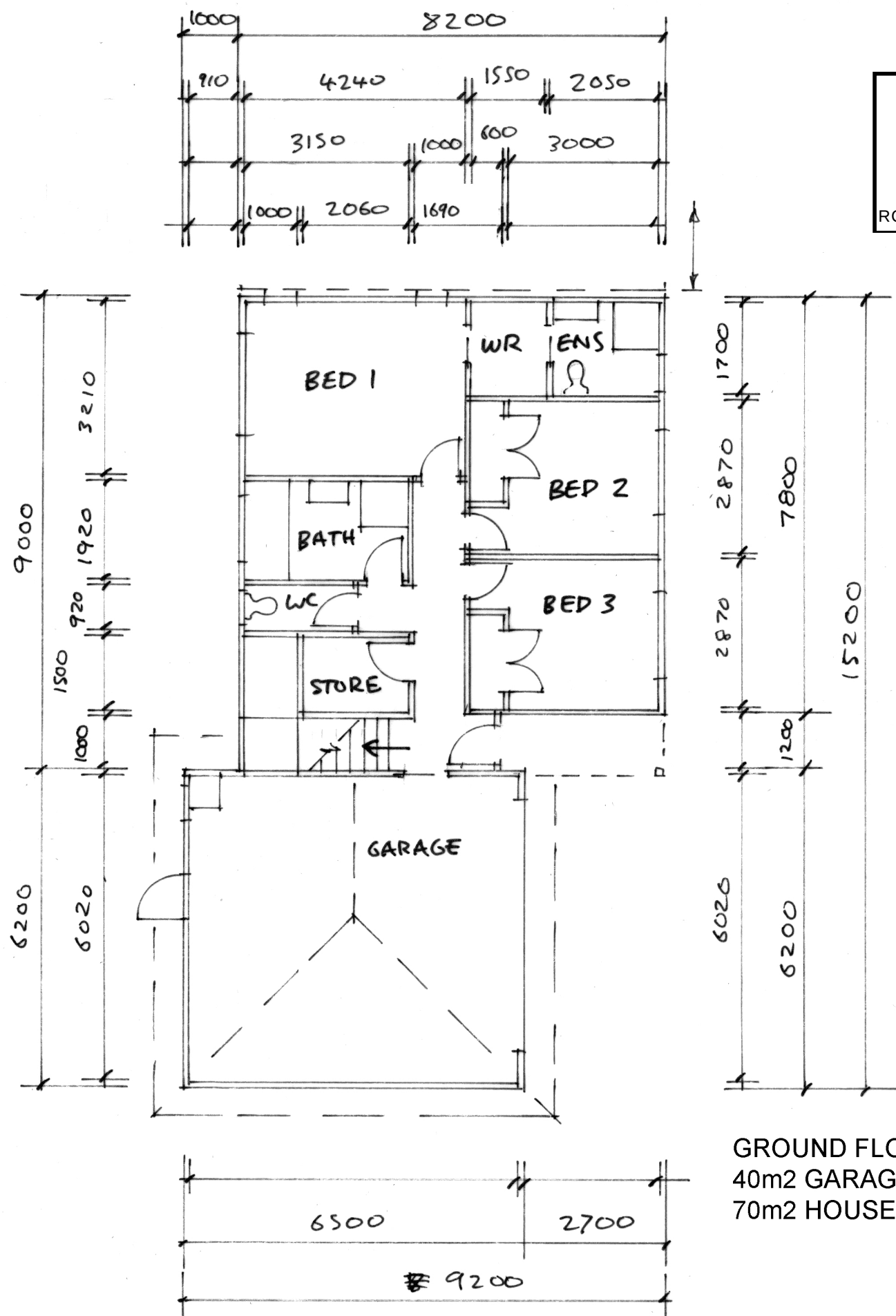
the Tauranga City Council Land Development Engineering (Infrastructure) Division confirming that all works have been completed.

22. All earthworks design, testing and construction shall be undertaken in accordance with DS10 of the Tauranga City Council Infrastructure Development Code and the specific requirements of the consent holder's appointed Geo-Professional.
23. The existing shed currently located straddling the proposed boundaries of Lots 1 and 2 shall be removed or relocated clear of these boundaries in compliance with the Tauranga City Plan.
24. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record of Title for Lot 2 advising the owners and subsequent owners thereof, of the following requirement to be complied with on a continuing basis:
 - a) "The on-site stormwater disposal system shall be constructed in accordance with the recommendations contained in the Stormwater Report submitted with RC28839 and RC28840, prepared by Stratum Consultants Limited titled "Re: Stormwater Attenuation Report / Site Layout Assessment, 26 Balmoral Terrace, Otumoetai, Tauranga", dated 14 February 2022 and reference 658111-M-E-C001."
 - b) "The stormwater disposal system shall be maintained on a continuing basis at the Property Owner's expense."
 - c) "All development and use of this lot, including but not limited to the design and construction of any building or structures requiring a Building Consent in accordance with the Building Act 2004 shall comply with the recommendations contained in the Geotechnical Report submitted with RC28839 and RC28840, prepared by Stratum Consultants Limited, titled "Paul Schultz, 26 Balmoral Terrace, Tauranga, Proposed Subdivision, Geotechnical Assessment Report", dated February 2022 and referenced 658111-GEO-R001-Final."

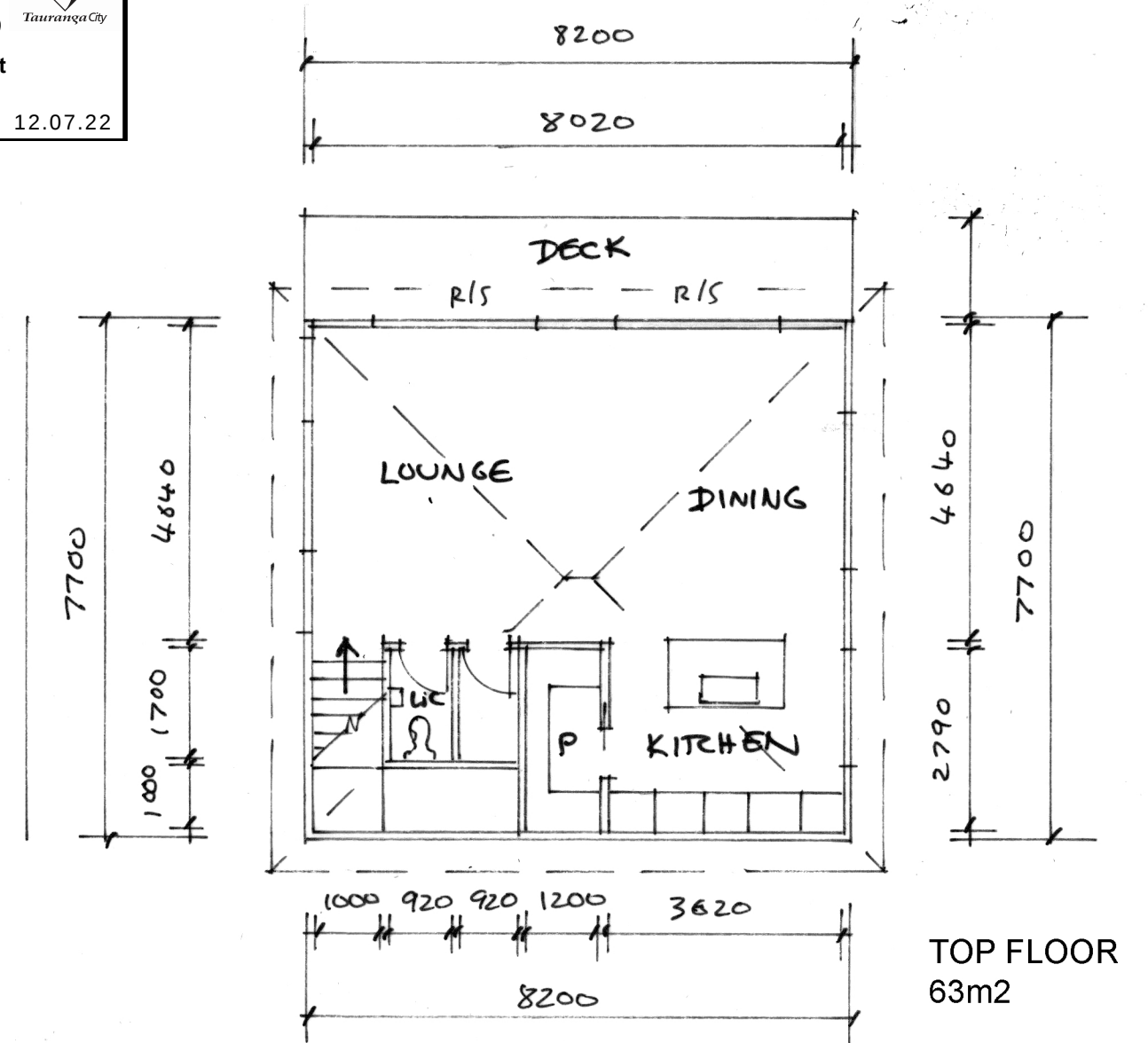
Advice Notes:

- (a) Under sections 357A and 357B of the Resource Management Act 1991, you have a right of objection to the consent authority in respect of the above decision or any additional fees and charges required in respect of this decision. In accordance with section 357C notice of any such objection must be in writing to the Council within 15 working days of receiving this decision and/or the date on which the invoice is received. Any notice given under section 357C should describe the reasons for the objection.
- (b) A copy of this consent should be held on site at all times during the establishment and/or construction phase of the activity.
- (c) The scope of this resource consent is defined by the application made to City Council and all documentation supporting that application.

- (d) This resource consent does not authorise any works which also require consent from the Bay of Plenty Regional Council.
- (e) Should the actual processing cost exceed the deposit fee paid at lodgment, if not already accompanying this decision, an invoice may be sent at a later date.
- (f) In accordance with the Council's schedule of user fees and charges, additional fees for environmental monitoring of this Resource Consent may apply. An invoice/s may be sent as environmental monitoring is completed to determine compliance with the conditions set in this Resource Consent.
- (g) Where any building or drainage works are required to satisfy conditions of this consent, all consents required under the Building Act 2004 must be obtained prior to the works being carried out.
- (h) Dust management and silt runoff is to be controlled in accordance with the City Plan (Appendix 4N) and the Infrastructure Development Code. The Consent Holder is advised that they are required by the Bay of Plenty Regional Councils Natural Resources Plan to take the appropriate measures to prevent or minimise sediment generation and yield (sediment discharge).
- (i) Erosion and sediment controls should be installed prior to the commencement of construction works, these should include a combination of erosion and sediment control measures that are consistent with Appendix 4N: Erosion and Sediment Control Measures of the Tauranga City Plan.
- (j) All noise generating activities associated with the implementation of this resource consent on, or in the vicinity of, the subject site (which can include (but is not limited to) any earthworks and construction activities, and ancillary activities (such as deliveries, loading and unloading goods, transferring tools, etc.)) is controlled by the noise limits stipulated within NZS 6803:1999 Acoustics - Construction Noise (or any subsequent revision) and noise levels specified under the Tauranga City Plan.
- (k) Please direct any information in relation to the compliance with the above conditions to: EMAC@tauranga.govt.nz.
- (l) All archaeological sites whether recorded or unrecorded under Subpart 2 of the Heritage New Zealand Pouhere Taonga Act 2014 cannot be destroyed, damaged or modified without the consent of Heritage New Zealand. In the event that an archaeological site(s) and/or koiwi are unearthed, the consent holder is advised to immediately stop work on the part of the site that the archaeological site(s) is located, and contact Heritage New Zealand for advice. Contact Details: email - infolowernorthern@heritage.org.nz; phone - 07 577 4530.
- (m) Development contributions under LGA 2002 – Requirement for development contribution: Pursuant to section 198(1)(a) of the Local Government Act 2002, Council requires that a development contribution provided for and in accordance with Council's Development Contributions Policy (which is subject to change), be made (paid) by the consent holder to Council.



GROUND FLOOR
40m2 GARAGE
70m2 HOUSE



FLOOR PLAN

SCALE 1:100

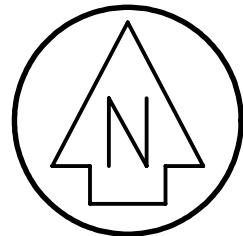
PROPOSED HOUSE

26 Balmoral Terrace

Lot 10 dps 13949 672m2 02 08 2021

Sheet

2

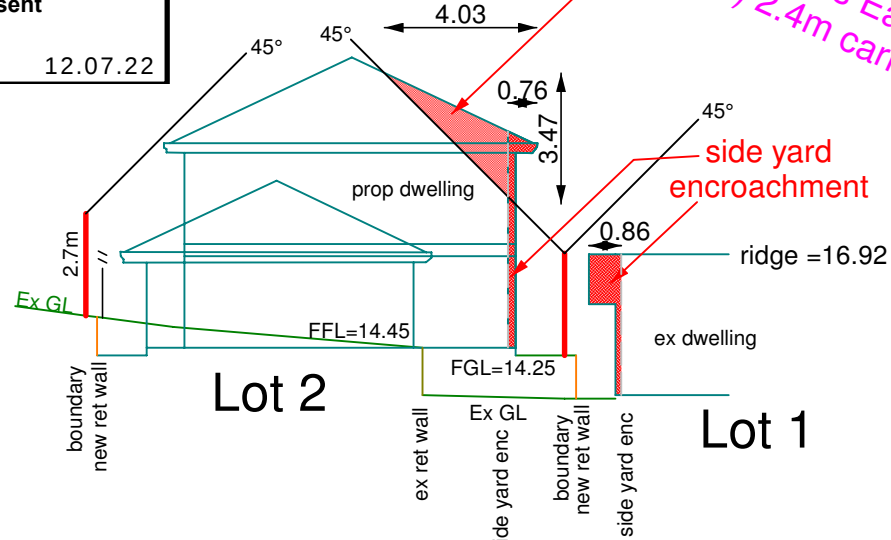


Lot 4
DPS 6994
#72

Lot 9
DPS 13949
#24

SWMH
LL=20.07
IL=18.14

Lot 5
DPS 6994
#74



Cross Section A

Memorandum of Easements in Gross			
PURPOSE	SHOWN	SERV TEN.	GRANTED
Right to Drain Stormwater	A	Lot 1 hereon	Tauranga City Council
	E	Lot 2 hereon	

Memorandum of Proposed Easements			
PURPOSE	SHOWN	SERV TEN. (burdened)	Dom Ten (benefited)
ROW, Right to Convey, Water, Electricity Gas & Telecommunications & Right to drain Water	(A)	Lot 1 hereon	Lot 2 Hereon
Right to drain Stormwater & Sewage	(B & C)	Lot 1 hereon	Lot 2 Hereon
Right to Support	(C & D)	Lot 1 hereon	Lot 2 Hereon

NOTES
Heights are in terms of NZ Vertical Datum 2016.
Origin TCC BM 54 RL = 15.332
(source TCC GIS)
Local Coordinate Datum: BOP Circuit 2000.
Bearings in terms of Geodetic Datum 2000.
Survey data collected by GPS & Total Station methods
and as such accuracy is +/- 0.02 X,Y and +/- 0.03 Z.
Major contour intervals 1.00m
Minor contour intervals 0.50m
Trees shown are indicative only and do not represent
size or shape.
Areas and dimensions are provisional only and are
subject to legal survey.
This plan has been prepared to accompany an application
for resource consent. It is to be used only in conjunction
with our report to council. The concept depicted hereon
is subject to council approval and conditions of consent.

This plan has been prepared for the client named, for
their use only and for the purpose stated. No guarantee
is given or implied to other parties or for other uses.

EXISTING TITLE
Lot 10 DPS 13949 670m² RT SA11D/1455
PROPOSED TITLES
Lot 1 436m² Lot 2 235m²

HARD COPY OF PDF PLAN TO PREVAIL
If provided in electronic format Rural Urban Surveyors
considers the printed (or PDF) version to prevail.
The client or third parties must ensure that the integrity
of the electronic information is maintained and pass
on this disclaimer along with data if provided to others.
Electronic data maybe interpolated differently by
alternate software, in particular contours which rely
upon breaklines and elevations to construct a Digital
Terrain Model.

Local Authority: Tauranga City Council

Client:

P Shultz
26 Balmoral Terrace, Otumoetai

Title:
Lots 1 & 2 Being a Proposed
Subdivision of Lot 10 DPS 13949



Bay of Plenty | Coromandel | Waikato | And Beyond

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0508 4 SURVEY
(0508 478 7839)
info@rusurveyors.co.nz

Drawn	Approved	Survey date:	Plan issued:
JMR	MJM	05/07/2021	24/02/2022
Revision:		Description:	Date:
A		Lot 2 Water meter added	15/11/2021
B		W/meter moved Easement added	11/01/2022
C		SW tank & ret wall height added	23/02/2022

To scale if printed as shown 1:200 (A3)

DRAWING NO:

21187.01C sheet 1 of 1