



Tauranga City

LIM

Land Information Memorandum



Land Information Memorandum

This Land Information Memorandum has been prepared for:

Applicant	Arizto Limited
Client	Rachel Griffiths
Business	Arizto Limited
Property Address	141B Oceanview Road Mt Maunganui
Legal Description	Lot 2 DPS 68678
Application Date	30 March 2026

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

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

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Services Information

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

Service Record

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

Note:

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

Rating and Valuation Details

Tauranga City Council rates are billed twice a year 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	06760 137 00
Capital Value	\$1,825,000
Land Value	\$ 980,000
Improvement Value	\$ 845,000

Rating Details

Current Annual Rates	\$6,213.44
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	\$166.24
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
28/06/94	Erect Dwelling	94/1495	Yes
07/06/96	Add Deck to Dwelling	96/0983	Yes

Compliance Schedule

N/A

Requisitions

None

City Planning

The Operative Tauranga City Plan

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

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

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

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

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

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

To view the Operative Tauranga City Plan please [click here](#).

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

Development Contributions

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

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

Transportation Strategy & Planning and Reserve Management Plans

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

Relevant Planning Information

All Planning information for this property is available online through the [City ePlan](#).

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

Certificates, Notices, or Orders Affecting the Land

Description	Date Issued
Consent Notice	17/08/94

Resource Consents *(Resource Management Act 1991)*

Description	Date Granted	RC Number
Subdivision	12/05/94	104989

Flooding from Intense Rainfall

This property is identified as being within a floodable area in a 1-in-100-year rainfall event, which takes into consideration the effects of sea level rise and climate change based on RCP 8.5 median scenario, as of the year 2130. As such, the property is subject to specific rules in the City Plan that may affect subdivision, development, and land use consenting decisions.

To understand the rules that may apply please consult the relevant City Plan provisions for land use, earthworks and subdivision in Chapter 8D (Flooding from Intense Rainfall), Chapter 4C (Earthworks) and Chapter 12 (Subdivision, Services and Infrastructure).

Please refer to the Natural Hazards section of this Land Information Memorandum for further information.

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:

Documentation Relevant to the Subject Property

Refer the following documentation:

1. Report by Meiklejohn consultants dated 18 July 1994.

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](#).

City Planning Information Related to Natural Hazards

Flooding from Intense Rainfall

This property is identified as being within a floodable area in a 1-in-100-year rainfall event, which takes into consideration the effects of sea level rise and climate change based on RCP 8.5 median scenario, as of the year 2130. Refer attached map which illustrates the effect on this property.

Tauranga City Council regularly updates maps for flooding from intense rainfall, which may change the current modelling for this property. Further information on flood modelling can be found at the following link: [Flood Hazard Modelling and Mapping](#).

Refer also, City Planning section of this Land Information Memorandum for further information about City Plan rules that may apply.

Flooding

Flooding from Intense Rainfall

Refer City Planning Information Related to Natural Hazards section, above.

Depth and Velocity

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

Tsunami

Tsunami

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

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

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

The tsunami inundation maps show:

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

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

The technical report can be accessed from the Bay of Plenty Regional Council website: [Natural hazards](#).

To view further information including Frequently Asked Questions, go to the Tsunami page on Tauranga City Council's [website](#). Please see attached tsunami evacuation zone map.

Tsunami evacuation maps will be updated in early 2026.

Additional Information

Licences Affecting the Land or Buildings

None

Signed for and on behalf of the Council:

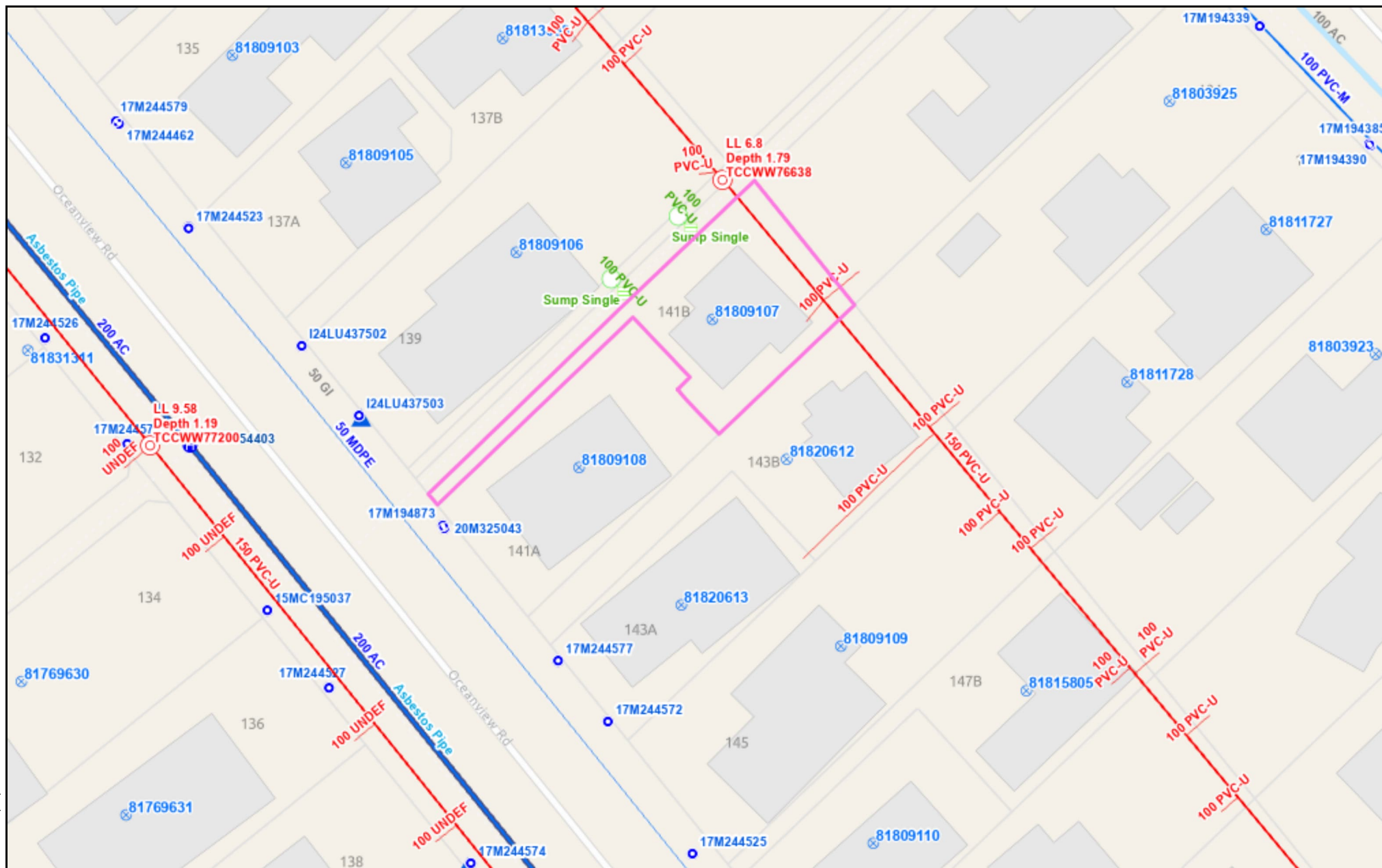


Position held: Senior LIM & Property Files Officer

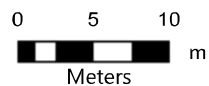
Date: 15 April 2026



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

Drainage plan for:

Street No:.....141.....

Oceanview

Street Ocean Beach Rd

Lot.....1..... D.P.34159.....

Suburb *MT*

Owner MARSHMENT

Type of Building.....House.....2nd D.....

Drainlayer *Cola Willows*

Date of Inspection.....21/11/94.....

Inspector.....DCLOVER.....

Drainage Permit No. 94/1495

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.



1 : 100

Planning Information

TAURANGA DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

TDC SUB NO: 1449

IN THE MATTER OF PLAN S 68678

AND

IN THE MATTER OF Subdivision Consent pursuant
to Sections 105, 108, 220 &
221 of the Resource
Management Act 1991

Pursuant to Section 252(1)(a) of the Local Government Act 1974, I, **WILLIAM THOMAS WASLEY**, Director of Planning & Environment of the Tauranga District Council, hereby certify that, by way of resolution passed under delegated authority on 12 May 1994, the following condition was imposed on the subdivision consent for Lot 1 DP 34159.

That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:

The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title, subject to the following conditions:

- (i) That any dwelling on Lot 1 shall be erected no closer than 6.0 metres to the common boundary between Lots 1 and 2.*
- (ii) That any dwelling on Lot 2 may be erected up to the common boundary between Lots 1 and 2.*

DATED at Tauranga this 17th day of August 1994.



W T Wasley
DIRECTOR OF PLANNING & ENVIRONMENT



TAURANGA
DISTRICT COUNCIL

Rainford Patterson Crane
PO Box 5196
MOUNT MAUNGANUI

File No: ~~TDC Sub 1449~~

V/L
File

Dear Sir

**RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
SUBDIVISION CONSENT - MARSHMENT - 141 OCEANVIEW ROAD**

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

That pursuant to Sections 105, 108, 220 and 221 of the Resource Management Act 1991, the Tauranga District Council consents to the proposed subdivision of Lot 1 DP 34159 as shown on plan reference M815, subject to the following conditions:

- (1) *That a consent notice be registered on the Certificate of Title for Lots 1 and 2 requiring that:*

The erection of buildings on Lots 1 and 2 shall be in accordance with the rules of the District Plan for multi-units as if the land was held in one allotment under one Certificate of Title, subject to the following conditions:

- (i) *That any dwelling on Lot 1 shall be erected no closer than 6.0 metres to the common boundary between Lots 1 and 2.*
- (ii) *That any dwelling on Lot 2 may be erected up to the common boundary between Lots 1 and 2.*

- (2) *That either:*

- (i) *A detailed flood study by a registered engineer demonstrates to Council's satisfaction that Lot 2 will not be subject to inundation under extreme rainfall conditions; or*

- (ii) *A consent notice be registered on the Certificate of Title to Lot 2 stating that the Tauranga District Council's Draft Catchment Management Plan indicates that the lot is possibly flood prone under extreme rainfall conditions and that care should thus be exercised to ensure that the development of the site does not yield structures whose floor is subject to inundation during such an event.* *Not Required*
- (3) *That all lots be provided with underground electricity, water and sewer reticulation. These are to be installed in accordance with Council's Code of Practice for Development. The service authorities affected shall be consulted over the timing of installation.*
- (4) *That as built plans of all development works be submitted in accordance with Section 105.3.4 of Council's Code of Practice for Development.*
- (5) *That appropriate easements be duly granted or reserved in respect of any rights of way and underground services which serve the subdivision.*

The reasons for this decision are that:

- (1) *The site is zoned Residential A in the Tauranga Transitional District Plan (Mount Maunganui Borough Section) and the proposal is a controlled activity.*
- (2) *The proposal is in accordance with the policies and objectives of the District Plan as it ensures that the intensity of development over the land being subdivided does not exceed the requirements for multi unit development.*

ADVICE NOTES:

The applicants are advised that:

- (1) *Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.*
- (2) *The decision provides for the issue of a consent notice which cannot be supplied until we receive the reference number in respect to the title plan. Would you please supply it in writing to Mrs K Dale (Processing Assistant) and also quote the file reference shown above.*

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

If you have any questions, please contact Brigitte McKinlay.

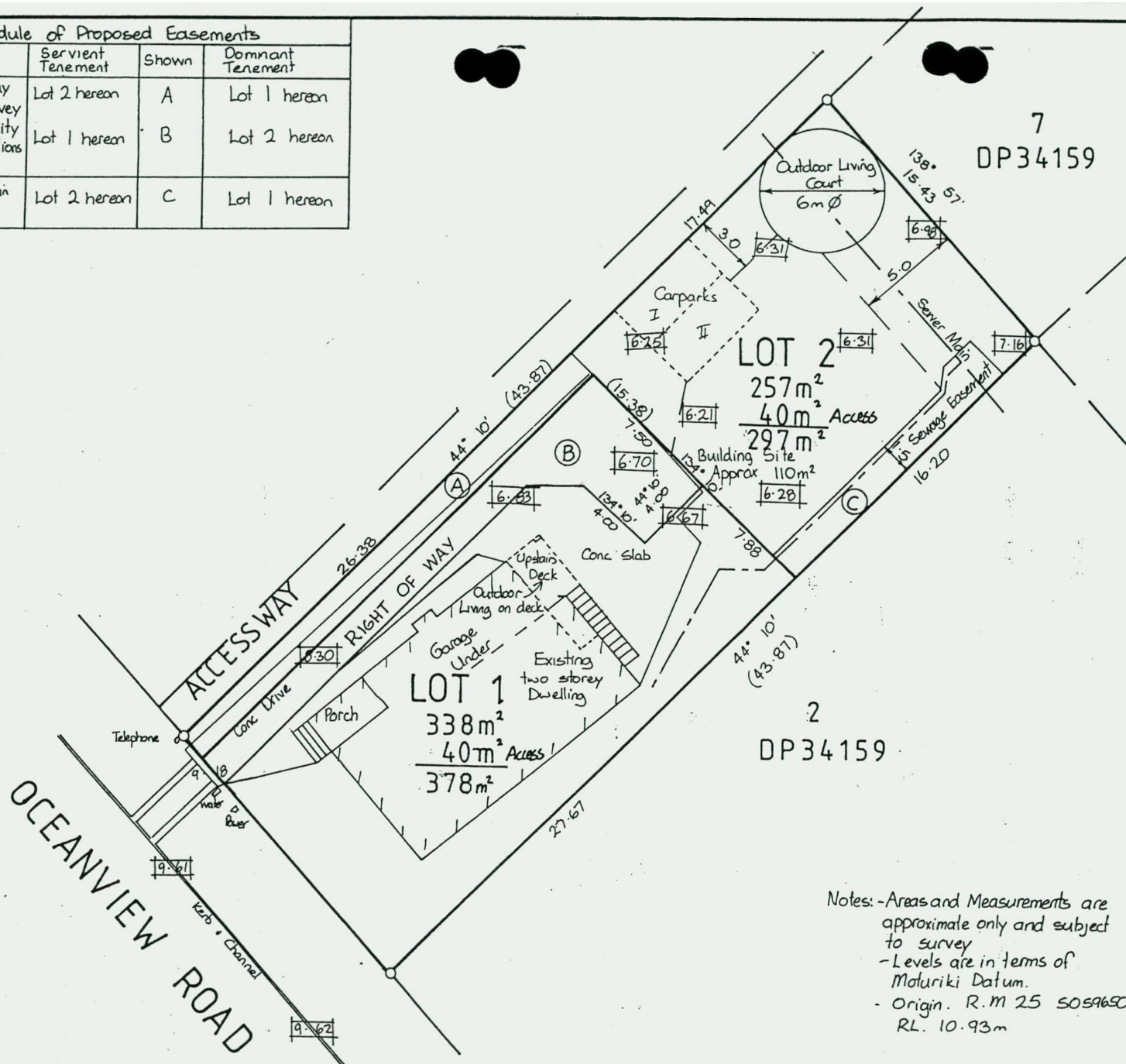
Yours faithfully

CS
Craig Batchelar
MANAGER: PLANNING

12 - 5 - 94
DATE

bm:rmr

Schedule of Proposed Easements			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way	Lot 2 hereon	A	Lot 1 hereon
Right to convey Water, Electricity Telecommunications & Gas	Lot 1 hereon	B	Lot 2 hereon
Right to Drain Sewage	Lot 2 hereon	C	Lot 1 hereon



REDUCED COPY
NOT ORIGINAL SCALE

TOTAL AREA : 675 m²
ZONING RESIDENTIAL A

Comprised in. C.T
Registered Owner. N+C Marshment
Block VII Tauranga Survey District
South Auckland Land District
Tauranga District Council

P.J. Crane
P.J. CRANE
REGISTERED SURVEYOR

Notes:- Areas and Measurements are
approximate only and subject
to survey
- Levels are in terms of
Moturiki Datum.
- Origin. R.M 25 5059650
RL. 10.93m

THIS PLAN HAS BEEN PREPARED BY AND IS COPYRIGHT TO
RAINFORD PATTERSON CRANE LTD
CONSULTING SURVEYORS
WHAKATANE - MT MAUNGANUI - OPOTIKI - KAWERAU

PROPOSED SUBDIVISION OF LOT 1 DP34159

141 OCEANVIEW ROAD

Prepared for:-
N Marshment

SHEET
M815 ✓

DRAWN PJC	CHECKED	SCALES	SERIES OF
TRACED	DATE MAR 1994	1:200	REF

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.

Feb No: P 4780-141-1.
MEIKLEJOHN CONSULTANTS

CONSULTING ENGINEER
&
REGISTERED SURVEYOR

Douglass Grant Meiklejohn
B.E. (Hons) M.I.P.E.N.Z. M.N.Z.I.S.

195 Devonport Road
P.O. Box 263
TAURANGA
Telephone (07) 578-3833
Facsimile (07) 578-3833

940151

File No.....

18 July 1994

Tauranga District Council
Private Bag
TAURANGA

Attn Mr Montgomery

Dear Sir

Re: BUILDING CONSENT, MR & MRS MARSHMENT
144 OCEAN VIEW ROAD
141



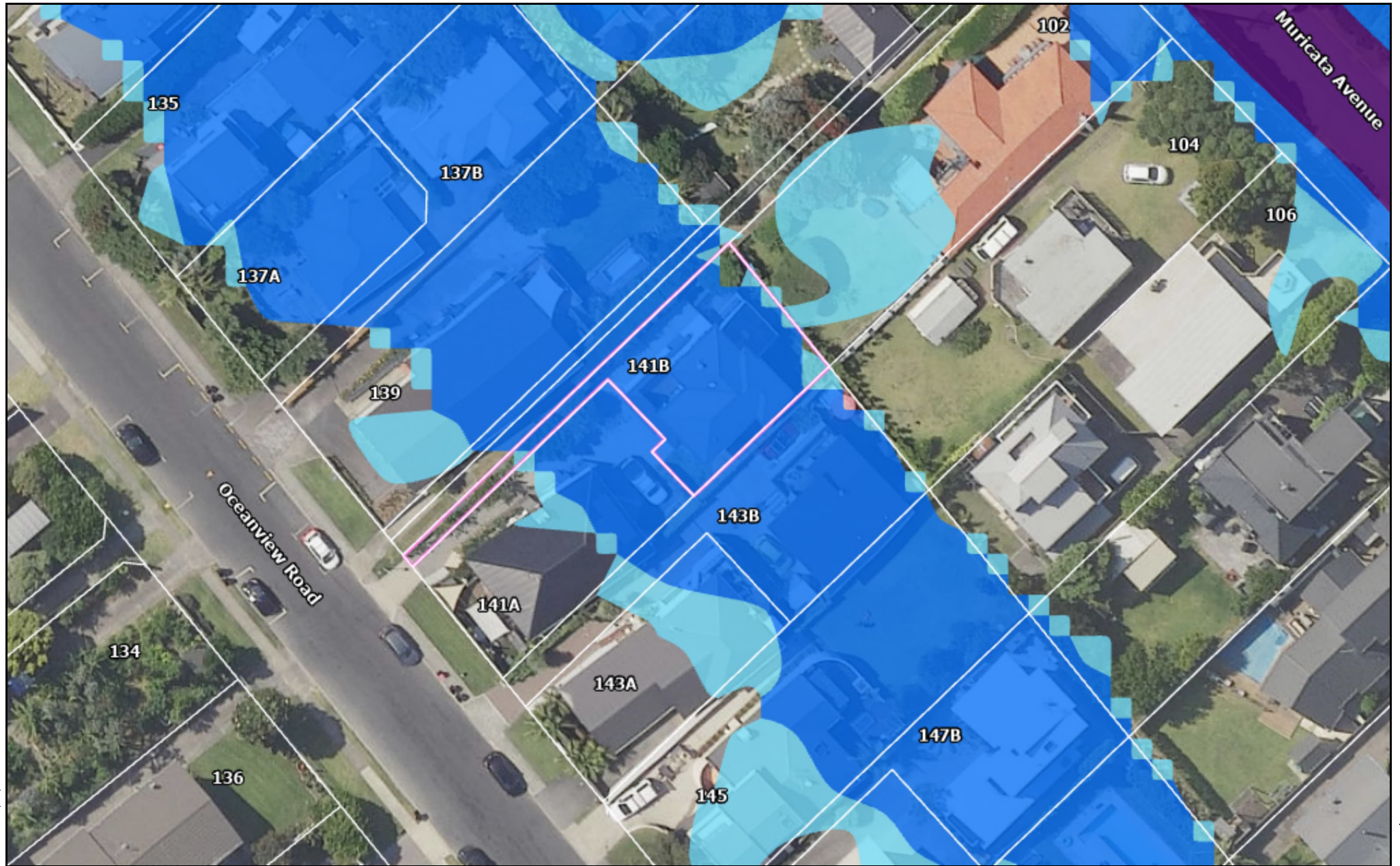
Further to your earlier visit to the above site I am able to confirm that I have inspected the ground conditions under the building and advise as follows:

1. The site is located at the base of a depression that slopes from Ocean View Road and
2. Boreholes taken randomly below the foundation showed the soil to consist of black silty sand with some trace of roots.
3. The depth of this soil mixture varied from 300 mm on the south wall of the house and 1600 mm on the north wall.
4. The owner was instructed to excavate all the foreign material from the internal and external load bearing trenches and backfill with compacted pumice or sand.
5. Upon completion of that work penetrometer tests gave readings of 12 blows per 300 mm confirming the ground bearing strength to be in excess of 100 kpa.
6. The finished subgrade level was to be generally 400 mm above the existing gully floor.
7. Excavated material was to be spread around the outside of the external walls of the building and additional pumice was to be imported and compacted to form the subgrade of the slab.
8. The 400 mm raft of pumice will be sufficient to distribute any working loads on the ground floor slab.

Yours faithfully


D G MEIKLEJOHN

Natural Hazards



Flooding from Intense Rainfall

0 5 10
Meters
Scale 1: 500 @A4

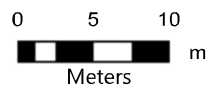


Information shown on this plan is indicative only. The Council accepts no liability for its accuracy and it is your responsibility to ensure that the data contained herein is appropriate and applicable to the end use intended.





Depth x Velocity 100 Year Event



Scale 1: 500 @A4



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Natural Hazards Key

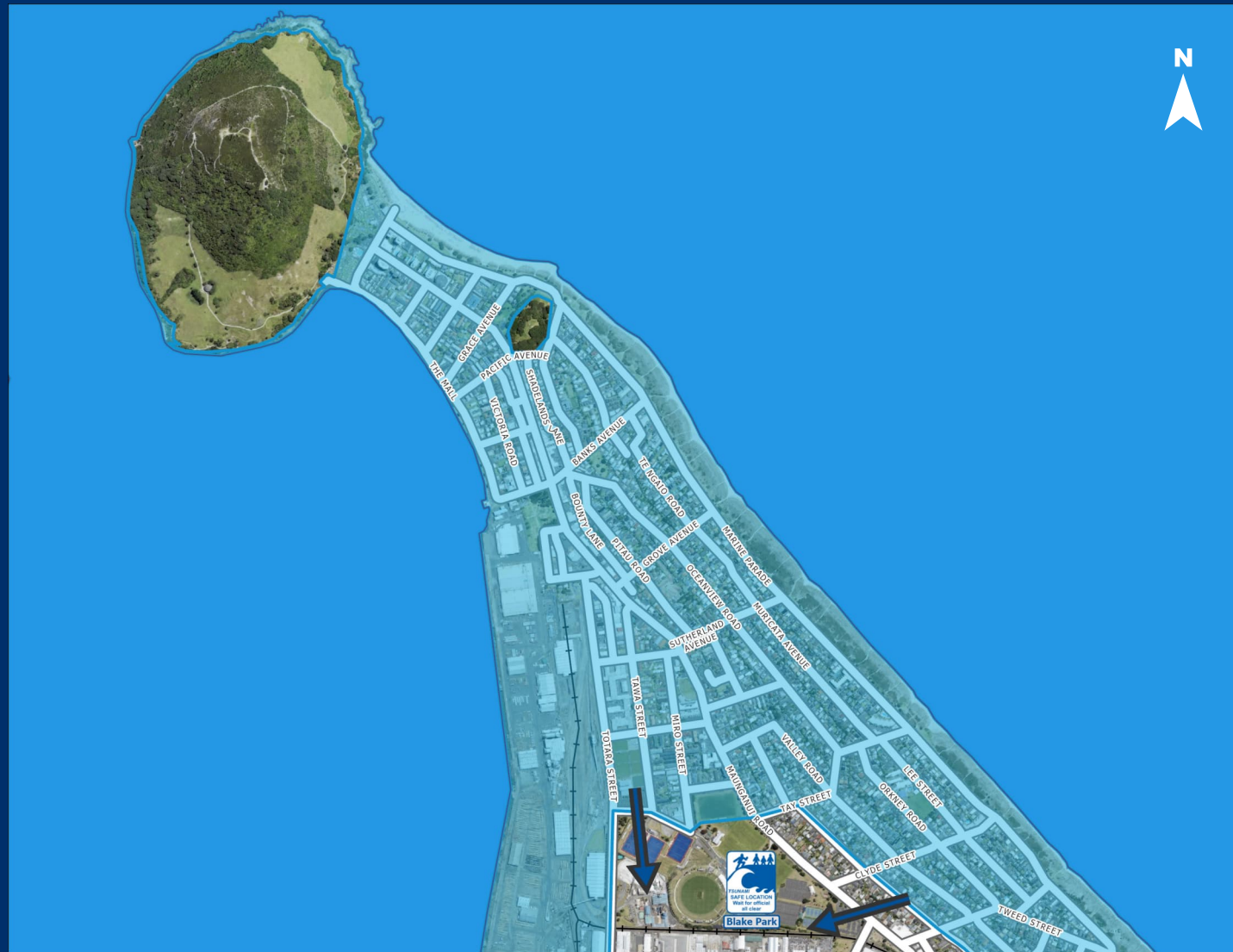
Flooding From Intense Rainfall

	Floodplain
	Flood Prone Area (Depth 100-300mm)
	Flood Prone Area (Depth >300mm)
	Minor Overland Flow Path
	Major Overland Flow Path

Depth x Velocity – 100 Year Event

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

TSUNAMI EVACUATION ZONE: Mount Maunganui *Mauao*



Tsunami Evacuation Zone



Tsunami Safe Locations
are possible evacuation points



Evacuation Route



Waterway

Scale:
1:16,000



IMPORTANT

Parts of this area are at risk of tsunami

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

**LONG or STRONG:
GET GONE**



DO NOT ignore these natural warning signs:

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

WHAT TO DO?

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

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

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