Western Bay of Plenty District Council

106 ELMWOOD ROAD, AONGATETE

LIM

Land Information Memorandum

Information in a LIM:

Rates & Water Rates

- Current Rating Valuation.
- Annual Rates.
- Outstanding Rates amounts.
- Water Charges.

Sewer & Stormwater

- Whether the property has district sewer available and whether it is connected.

Natural Hazards

- Actual and potential natural hazards.
- Actual and potential impacts of climate change that exacerbate natural hazards.
- Cumulative or combined effects of these hazards and impacts.

Special Land Features

- Including potential avulsion, falling debris, slippage, alluvion, or inundation on the site which have not identified as natural hazards.
- The status of the land in relation to the contamination of soil by hazardous substances.
- Weathertight Homes information (if relevant).
- Any relevant reports or information held by council in relation to the property.

Archaeological Sites

- Any relevant Archaeological sites.

Building Consents, Licences & Requisitions

- Building Permits/Consents issued on the property.
- Any outstanding works, Code Compliance Certificates for consents issued since 1993.
- If a Compliance Schedule has been issued for the building and when the related warrant of fitness expires.

Premise Registration & Licences

- Whether the property has a licence relating to the sale of food, the sale of liquor or any other licence (under Health Act 1956).

Enforcements & Notices

- Any notice, order, or requisition affecting the land or any building on the land previously issued by Council.

Planning & Resource Management

- Zoning of the property as defined by Operative and/or Proposed District Plans.
- All Resource Consents approved in relation to the property.
- Structure Plans.

Drainage & Water

- Information on public stormwater and wastewater pipelines on the property as shown on Councils log plans.

Maps

- Maps relating to the property including Aerial Photo, Land Information (Council services), District Plan, Natural Hazards (not District Plan).

Information not in a LIM:

- Information held by Council that is not required to be included.
- Building Plans.
- For information in relation to State Highways please contact the New Zealand Transport Authority (NZTA).
- Any information concerning electricity, gas and telephone connections.
- Records of Title

Disclaimer:

- Under section 44D of the Local Government Official Information and Meetings Act 1987 The territorial authority is not liable in a civil or criminal proceeding for making available in good faith the information in a land information memorandum that is known to the territorial authority about natural hazards that is required by s 44B. This includes information that identifies the following:
    - each natural hazard and each impact of climate change that exacerbates natural hazards, that affects the land concerned;
    - each potential natural hazard and each potential impact of climate change that exacerbates natural hazards to the extent that the territorial authority is satisfied that there is a reasonable possibility that the hazard or its impact may affect the land concerned (whether now or in the future);
    - the cumulative or combined effects of the hazards and impacts referred to above; and
    - any further information required by the regulations to make the information above more understandable.
- The Council records can be incomplete in some instances.
- The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. The Council records also may not show illegal or unauthorised building or works on the land.
- The Council does not provide interpretation or advice on how to interpret or utilise this information. If this required, the applicant should seek appropriate and independent professional advice.

Land Information Memorandum

Sections 44A and 44B Local Government Official Information and Meetings Act 1987

28 May 2026

P/1144/22

DRESCHLER, CLAUDIA IRIS
106 ELMWOOD ROAD
RD 2
KATIKATI 3178

Kia orā

Thank you for your application for a Land Information Memorandum (LIM).

This LIM has been prepared pursuant to sections 44A and 44B of the Local Government Official Information and Meetings Act 1987, solely for the applicant, and contains information known to Council within its records and only relevant to the site requested. The reliance by other parties on the information within this LIM is at that other parties' sole risk. If any interpretation or explanation is required on any of the enclosed information or plans, the services of an independent advisor or consultant should be sought.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the Council or other organisations. In addition, the applicant should check the Record of Title for the property as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together, and the LIM is valid as at the date of issue only.

It is recommended that the Record of Title, which is not issued by Council, be searched by the purchaser. The LIM does not necessarily include information relating to private covenants or other memoranda affecting the title and those should be obtained from a Land Record search.

In preparing this LIM, no Council inspection of the property has been undertaken.

The Council records may not show illegal or unauthorised building or works on the land and may be incomplete.

This LIM is valid as at the date of issue as information is based upon the information the Council held at the time of the LIM request being made.

Ngā mihi

The Consents Services Team (Resource Consents)
limprocessors@westernbay.govt.nz

1 Applicant

Client Name:

Applicant Name: DRESCHLER, CLAUDIA IRIS
106 ELMWOOD ROAD
RD 2
KATIKATI 3178

Postal Address: 106 ELMWOOD ROAD
RD 2
KATIKATI 3178

Application Date: 21 May 2026

Issue Date: 28 May 2026

2 Property

Property Owner: DRESCHLER LIMITED

Valuation No: 06808 332 04

Location: 106 ELMWOOD ROAD, AONGATETE

Legal Description: LOT 1 DPS 969

Area (hectares): 3.0756

3 Rates and Water Rates

The information provided on rates/financial details in this LIM may not reflect the current details of the legal description/valuation on your application form. This may be due to the property being under subdivision or that the information has not yet been provided or updated for the current valuation and improvements for this financial year.

Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number 06808 332 04 is linked to: LOT 1 DPS 969

Land Value:	$880,000
Improvements:	$80,000
Capital Value:	$960,000
Tree Value:	$0
Annual Rates:	$3,682.41
Rates Owing:	$0.00

Note: For the period until rates are "set" the Current Annual Rates and Rateable Valuation Details should not be relied upon and any queries should be directed to the Rates Team.

Rates are charged in two equal instalments for the period commencing 1 July and ending 30 June each year.

Water Rates – This information applies to the Council systems only. In some parts of Tauriko, Papamoa, Pyes Pa and Oropi, properties are served by Tauranga City Council system.

Metered Water	YES
Date of Last Reading	27 Feb 2026
Connected	YES
Available	YES
Owing	$0.00

Water rates may be outstanding on this property as meter readings are completed six monthly.

Further information about Council's water supply and water quality is available from Council's website. Please refer to the WBOPDC Water Supply System Bylaw 2008: Water Supply System Bylaw 2008

Rates information and valuation history can be found online at the WBOPDC website: Rating Information Search

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4 Building

This information is a record of details held on Council files and may not reflect the situation on site if work has been undertaken without the requisite consents, certificates etc.

4.1 Building Consents

BC	Description	Status of Consent
93093	IMPLEMENT SHED	CANCELLED FEES REVERSED 14 Oct 2019

Prior to the Building Act 1991, councils were not required to maintain full records of building permits issued under the earlier building legislation and certificate of compliance did not exist. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete.

Building, Plumbing and Drainage Permits issued prior to 1993 will not have a Code Compliance Certificate as this requirement did not come into effect until 1 January 1993.

Note: Any information held by Council relating to Building Permits will be listed on the Historical Data page at the back of this section in your LIM.

Information regarding buildings where Council holds no records of consents:

The absence of records for building permits or consents may mean any of the following:

- The building was erected without a permit or consent.
- The building work may be exempt from requiring a permit/consent.
- A Council record is unable to be located.

If building work was carried out without a building permit prior to the 1991 Building Act, or without obtaining building consent under the Building Act 1991 or Building Act 2004, then there is no authority under those Acts for the Council to retrospectively issue a building consent for the work.

A certificate of acceptance can be applied for when work is done without a building consent after 1 July 1992, or in specific circumstances when a code compliance certificate (CCC) can't be issued.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities. For copies of any of the documents referred to in the table above (including applications, reports, decisions and consents), please contact the Council.

4.2 Certificate of Acceptance

COA	Status
None Known	

4.3 Compliance Schedules / Building Warrant of Fitness:

Premise	Notes
None Known	

4.4 Earthquake Prone Buildings

There are no Earthquake Prone Buildings located on this land.

4.5 Residential Pools and Barriers

A swimming pool or spa pool is registered on this property. All swimming pools and spa pools must have a barrier that complies with the Building Act 2004. Copies of inspection records can be requested.

INSPECTION DATE 07/09/2023- PASS.

Due for 3 Yearly reinspection 08/09/2026

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5 Environmental Health

5.1 Premise Registration

Premises	Category	Licence Status
106 ELMWOOD ROAD	SWIMMING POOL FENCE INSPECTION COMPLIANCE S162D BUILDING ACT 2004	ACTIVE SINCE 08 Sep 2023

5.2 Liquor Licences

Type	Status	Licence No	Date Issued
None Known			

All licence conditions must be complied with. For copies of any of the licences referred to in the table above (including applications, reports, decisions, and conditions), please contact Council's Compliance and Monitoring Team.

5.3 Enforcements and Notices

Parcel ID	Notice Type	Comments	Date Issued	Date Complied
None Known				

6 Section 44A(2)(a) – Information about Natural Hazards that is required by Section 44B

This section contains details of whether the property is affected by one or more natural hazards as defined in the Resource Management Act 1991:

"Natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment".

This information should not be regarded as a full analysis of the site features of this property as there may be features that the Council is unaware and has no knowledge of. It is the landowner's responsibility to determine whether the property is suitable for any proposed activity or whether any proposed building site is suitable for development (and to undertake tests if necessary).

Notes: The WBOPDC's website linked below contains information about natural hazards which may be relevant to the site. Before using this website it is important that you read the terms of use to understand the limitations of that information. You are advised to seek expert advice regarding applicability and accuracy of the information as it relates to the site. The website does not replace a LIM, which is requested from the District Council, and may contain other information about natural hazards.

The website can be accessed at the following link: Natural Hazards - Western Bay of Plenty District Council.

The Bay of Plenty Regional Council's **Bayhazards** website linked below also contains information about natural hazards which may be relevant to the site. Before using the Bayhazards website it is important that you read the terms of use to understand the limitations of that information. You are advised to seek expert advice regarding applicability and accuracy of the information as it relates to the site. The Bayhazards website does not replace a LIM which is requested from the District Council, and may contain other information about natural hazards. The **Bayhazards** website can be accessed at the following link: Bayhazards Natural Hazards Viewer.

6.1 Natural Hazard Information sourced from Western Bay of Plenty Operative (District Plan)

The District Plan maps currently identify coastal erosion, coastal inundation, flooding and land instability in some of the locations that may be susceptible to them. See the 'District Plan' map in the 'Maps' Section of this LIM.

Property specific Natural Hazard information relating to the Natural Hazards identified by the District Plan map can be found under Section 8 – Natural Hazards of the Operative District Plan 2012.

6.2 Natural Hazard Information Relating to the Building Act 2004

This section contains details of:

- Whether a notification of a building consent that relates to a natural hazard on the property concerned has been provided for under section 73 of the Building Act 2004, or in accordance with section 36(2) of the Building Act 2004 or section 641A of the Local Government Act 1974.
- Signs or notices under section 133BT of the Building Act 2004 on or near the building(s) on the property.
- Entries on certificates of title under section 434 of the Building Act 2004

No information known to Council.

Note: If there is an Earthquake Prone Building located on this property it will be identified in Section "Earthquake Prone Buildings" of this LIM report.

6.3 Natural Hazard Information Relating to the Land Concerned

Important information about the Natural Hazards section

This section of the LIM identifies potential natural hazards known to Council but is not a comprehensive description - or risk assessment - of those natural hazards.

Council may hold further information related to natural hazards on the property file, and it is recommended that the applicant request the property file, in addition to this LIM.

The natural hazards outlined in this section do not take into account any interventions that may modify the natural hazard risks to this site. For example, a retaining wall may mitigate landslide risk or, if in poor condition, could exacerbate the risk.

The information in this section is based on regional studies, and may not account for site specific conditions. Applicants may need to undertake additional due diligence such as obtaining professional advice to fully understand the site's potential hazards and any corresponding risks.

6.3.1 Earthquake

Note: If there is an Earthquake prone building located on this property it will be identified in Section "Earthquake Prone Buildings" of this LIM report.

6.3.2 Active Faults

No information known to Council.

6.3.3 Liquefaction

NOT DISTRICT PLAN
Regionwide

Tonkin + Taylor Ltd have prepared a report titled 'Bay of Plenty Regional Liquefaction Vulnerability Assessment' (April 2021). The report was commissioned by the Bay of Plenty Regional Council.

The report presents the results of a liquefaction mapping exercise for the Bay of Plenty Region.

The Report was prepared in accordance with the Ministry for the Environment (MfE) and Ministry of Business, Innovation and Employment (MBIE) 'Planning and Engineering Guidance for Potentially Liquefaction Prone Land' (2017) to a Level A (basic desktop assessment) level of detail.

The liquefaction maps from the report are shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps. The mapped categories are 'liquefaction damage is unlikely', 'liquefaction damage is possible' and 'liquefaction category is undetermined'.

The subject property is identified based on information contained in the report as having one or more of these categories.

'Liquefaction damage is unlikely' means a probability of more than 85 percent that liquefaction-induced ground damage will be none to minor in a 1-in-500 year earthquake shaking event.

'Liquefaction damage is possible' means a probability of more than 15 percent that liquefaction-induced ground damage will be minor to moderate (or more) in a 1-in-500 year earthquake shaking event.

'Liquefaction category is undetermined' means that a liquefaction vulnerability category is undetermined, either because a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category with the required level of confidence.

The report can be viewed on Council's natural hazards webpage (liquefaction subpage) at www.westernbay.govt.nz/liquefaction.

6.3.4 Tsunami

NOT DISTRICT PLAN
Region-wide

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.

6.3.5 Coastal Erosion

No information known to Council.

6.3.6 Volcanic and Geothermal activity

No information known to Council.

6.3.7 Landslip

No information known to Council.

6.3.8 Subsidence

No information known to Council.

6.3.9 Sedimentation

No information known to Council.

6.3.10 Wind

No information known to Council.

6.3.11 Drought

No information known to Council.

6.3.12 Fire

No information known to Council.

6.3.13 Flooding

RURAL AREAS AND SMALL SETTLEMENTS

Tonkin + Taylor Ltd have prepared a report titled 'Western Bay of Plenty Flood Mapping' (February 2021). The report was commissioned by the Western Bay of Plenty District Council.

The report presents the results of flood modelling carried out for the District's rural areas and small settlements.

The report identifies the possible extent of flooding that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) rainfall event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time.

The modelling for this scenario takes into account the possible effects of climate change in the year 2130 including sea level rise and the increased intensity of rainfall.

This is the scenario shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps.

The report can be viewed on Council's natural hazards webpage (flooding subpage) at www.westernbay.govt.nz/flooding.

6.3.14 Coastal Inundation

DISTRICT PLAN (OMOKOROA)/NOT DISTRICT PLAN (OTHER LOCATIONS)
Coastal Inundation - Tauranga Harbour

The National Institute of Water and Atmospheric Research (NIWA) have prepared a report titled 'Tauranga Harbour Inundation Modelling' (June 2019). The report was commissioned by the Bay of Plenty Regional Council.

The report presents the results of coastal inundation modelling carried out for the entirety of Tauranga Harbour.

The report models different scenarios. However, one scenario is considered the most relevant for Council's statutory planning and consenting processes. This is scenario 14 on page 56 of the report. For Omokoroa, this is the scenario shown on the District Plan maps and on Council's online natural hazards maps. For other locations, this is the scenario shown on the map in this LIM titled 'Natural Hazards (Not District Plan)' and on Council's online natural hazards maps.

This scenario identifies the possible extent of coastal inundation that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time.

The modelling takes into account the possible effects of climate change that may be present in the year 2130 including sea level rise.

The report can be viewed on Council's natural hazards webpage (coastal inundation subpage) at www.westernbay.govt.nz/coastalinundation.

6.3.15 Other General Natural Hazards Information

FLOODING

Flood hazard modelling has been 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.

LANDSLIDE

Council holds information from a regional landslide study (2024) that identifies areas susceptible to landslide (from rainfall and earthquake) across the whole of the district. These results are high-level and not able to be shown at a property level. For more information go to the Land Instability pages on the Western Bay of Plenty District Council's website.

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7 Section 44A (2) (aa) Special Feature(s) or Characteristic(s)

This section contains information about other special features or characteristics of the land that is known to the Council, but is not apparent from a district plan under the Resource Management Act 1991, including:

- potential avulsion, falling debris, slippage, alluvion, or inundation on the site which have not already identified as natural hazards above.
- the likely presence of hazardous substances on the site.

This information should not be regarded as a full analysis of the site as there may be features that the Council has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

7.1 Hazardous Contaminant(s)

No information known to Council.

7.2 Site Contamination

The land has been identified as having (or potentially having) an activity or industry from the MfE's HAIL and is registered on BOPRC's Land Use Register, it does not necessarily mean that it is contaminated. Instead, it means that it has historically or is currently being used for an activity or industry that could result in contamination. This property is categorised in that register as a 'verified HAIL Site' ref: LUR-WBP-00931.

Information about Contaminated Land can be found on the Bay of Plenty Regional Council's (BOPRC's) website and properties that are currently recorded on the BOPRC Land Use Register can be viewed via the BOPRC's HAIL Site Viewer.

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8 Historic Heritage Features and Archaeological Sites

Please refer to the map section of this LIM. The Geographic Information Services (GIS) plan entitled 'Archaeological Sites' will identify any registered archaeological site(s) over the property (depicted as a "U" number in a red/pink box/circle). If a site(s) is recorded on the property, an 'archaeological sites report' will be attached.

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9 Section 44A(b) – Stormwater and Sewerage

District Sewer Connected: NO

District Sewer Available: NO

Note: if a sewer is available, under the Local Government Act 1974, the property must connect to the sewer if it is within 30 metres of the property boundary or if the sewer is within 60 metres of the dwelling.

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10 Section 44A (2) (h) – Network Utility Operator Notification

Information regarding the property which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Council has not been notified of any information by a network utility operator in relation to this property.

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11 Planning/Resource Management

11.1 The Western Bay of Plenty Operative District Plan

This property is zoned **RURAL**. See the District Plan map in the 'Maps' section of this LIM. The District Plan including rules, maps and performance standards, plus any current (and previous) Plan Changes can be found here:

Operative District Plan

District Plan Changes

11.2 Natural Hazards Identified in the District Plan

See the District Plan map in the 'Maps' section of this LIM.

Note:

Some Natural Hazard mapping is no longer the most up-to-date information that Council holds in relation to the identified Natural Hazard(s). Some maps have been superseded in terms of accuracy by more recent information. See Section 6.3 of this LIM.

11.2.1 Floodable Area(s)

None known to council.

11.2.2 Coastal Erosion Area(s)

None known to council.

11.2.3 Coastal Inundation Area(s)

None known to council.

11.2.4 Stability Area(s)

None known to council.

11.3 Identified Significant Features

11.3.1 Significant Ecological Feature(s)

None known

11.3.2 Outstanding Landscape Feature(s)

None known

11.3.3 Cultural and/or Built Heritage Feature(s)

None known

If the District Plan map does not identify any archaeological site(s) and/or historic heritage feature(s) it should not be assumed there are no sites or features, only that Council has no record of these. Property owners still have obligations under the Heritage New Zealand Pouhere Taonga Act 2014 in that it is an offence for anyone to destroy, damage or modify or cause to be destroyed, damaged or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect it is an archaeological site.

11.3.4 Notable tree(s)

None known

11.3.5 Designation(s)

None known

11.3.6 Proposed Esplanade Strip(s) and /or Reserve(s)

None known

11.3.7 Esplanade Strip(s) and /or Reserve(s)

None known

11.3.8 Other

PAPER ROAD RUNNING THROUGH OR ALONGSIDE A PROPERTY

An unformed road, often referred to as a 'paper road' runs beside this property. Western Bay of Plenty District Council currently has no plans to form or develop this road, however this does always remain a possibility. There is always the possibility that the road could also be formed as a walkway, cycle, or bridle path.

Generally, in the case of the any property adjacent to the unformed legal road undergoing a subdivision, Council may require the unformed road to be formed by the subdivider as part of the subdivision. This would occur if the unformed road is required to provide access to new lots.

Members of the public always have the legal right of access over unformed roads. Neither adjoining landowners nor Council can prevent this. In addition, adjoining landowners must not encroach on unformed legal roads without the consent of Council. Encroachments include occupation of any kind such as fences, buildings, crops, trees, and also damage, earthworks, or alteration and this is detailed in Section 357 of the Local Government Act 1974.

Council does often give consent to use unformed roads by adjoining landowners for passive activities such as grazing and cropping. This is called a license to occupy unformed road, and the applications are considered on a case-by-case basis and approval must not be presumed. A fee is required to be paid to Council. When the property is sold the license expires.

Western Bay of Plenty District Council maintains legally formed roads in the district, not including State Highways. Legal roads are outlined in red as shown on plan included in this Land Information memorandum. "Formed" roads are roads that have been formed by the Council. Council does not maintain "unformed" roads. Even where landowners have mistakenly formed their driveways on legally unformed roads, these are not maintained by Council.

The license is recorded in Council's database and entitles the landowner to use the land until such time as Council or the landowner terminates the License. Public access across the unformed road must still be permitted.

11.4 Resource Consents, including subdivision consents

RC Number	Status	Description	Date Granted
	None Known		-

Notes:

- Resource consents can lapse. Applicants are advised to verify the status of Resource Consents with Council staff.
- If a Resource Consent(s) has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of Resource Consent(s) with Council's Customer Service Planner.

11.5 Other Consents, Certificates, and Licences

Any information held by Council relating to Historic Planning Consents will be listed on the 'Historical Data' page attached to this LIM.

Any Consent Notices (and associated technical reports), Certificates, Bush Protection Inspections, Licences to Occupy, Yard Exemption statements and/or Agreements relating to non-habitable buildings in Floodable and Coastal Inundation Areas that relate to this property will be included in the 'Attachments' section of this LIM.

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12 Section 44A(3) – Discretionary information

This information is provided at the discretion of the Council and is in addition to the mandatory information above.

None

HISTORICAL DATA

Parcel ID: 1144/22 BUILDING PERMITS		
Date	**Type**	**Document Name**
1985-03-25	Building	Building Permit - Shed - 1985-03-25

There are no historical planning consent documents held for this property

MAPS

Aerial Photography

Land Information

Land Information Legend

District Plan

District Plan Legend

Other Natural Hazards (not in District Plan)

Natural Hazards Legend

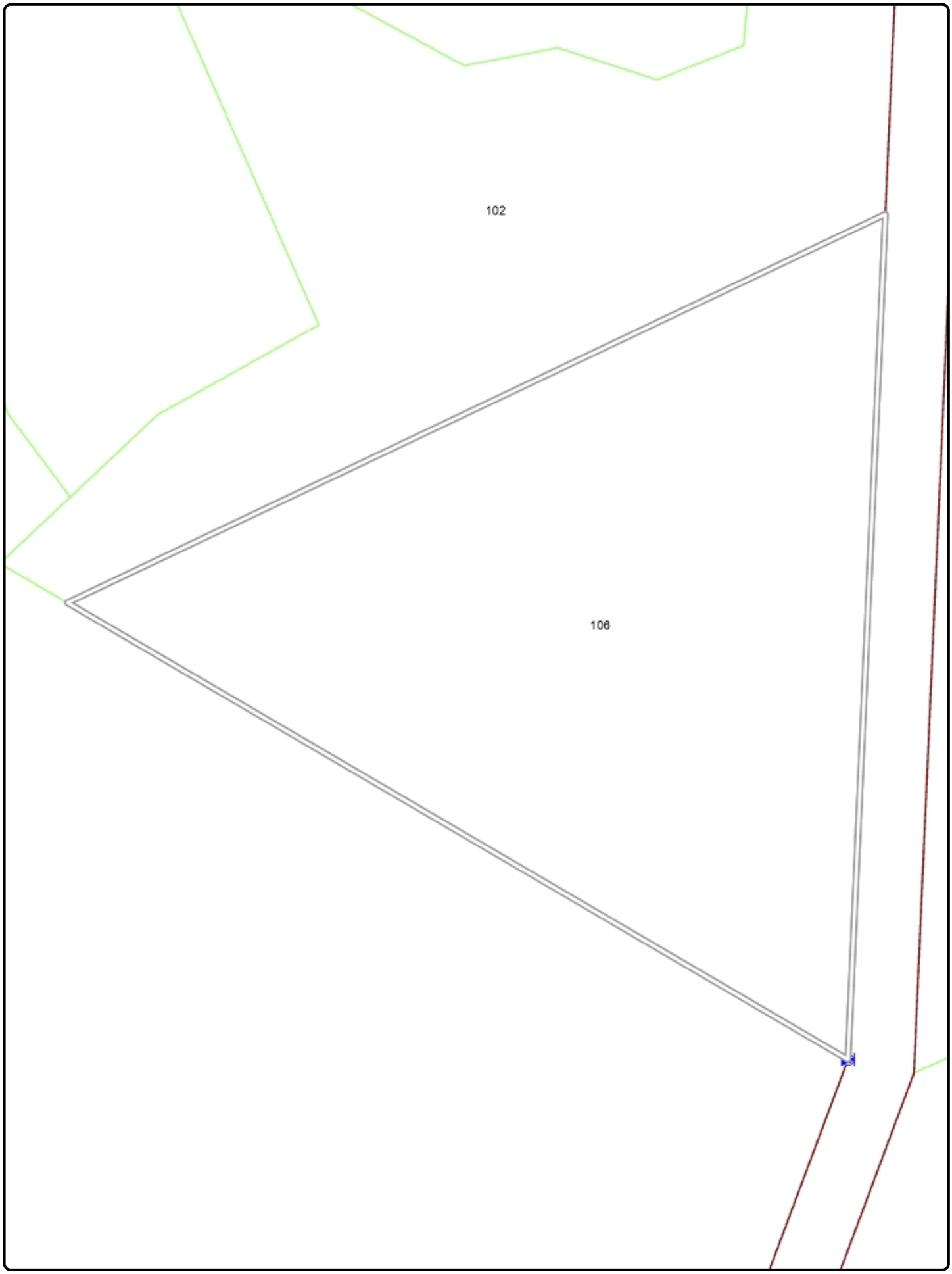
Western Bay of Plenty District Council | For our people

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.

Aerial Photo

0 — 75 Meters A4 Scale 1: 1,500

N



Western Bay of Plenty District Council

For our people

Land Information

0 75 Meters A4 Scale 1: 1,500

N

Water Supply

- Backflow Preventer
- Bulk Flow Meter
- Pump Station
- Bore
- Valve - Hydrant
- Reservoir
- Treatment Plant
- Customer Meter
- Actuator - Electric
- Valve - Air Release
- Valve - Ball
- Valve - Butterfly
- Valve - Gate / Knife
- Valve - Non Return / Reflux / Check
- Valve - Normally Closed
- Valve - Pressure Control
- Valve - Sluice
- Mechanical Fittings - End Cap
- Water Node - Junction
- Main
- Service Line
- Water Pump Station
- Water Reservoir
- Water Source
- Water Structure
- Water Treatment Plant

Wastewater

- Fitting
- Flow Meter
- WW Pump
- WW Treatment Plant
- WW Grinder Pump Facility
- Chamber - Inspection Shaft
- Chamber - Manhole
- Valve - Air Release
- Valve - Air Knife / Knife
- Valve - Gate / Scour
- Valve - Non Return / Backflow Prevention
- Valve - Pressure Control
- Valve - Sluice
- Gravity Main
- Service Main
- Rising Main
- Wastewater Pump Station
- Wastewater Structure
- Wastewater Treatment Plant

Location of Services is indicative only.
Council accepts no liability for any error.

Stormwater

- Catchpit
- Inlet
- Outlet
- Vavle - Sluice
- Valve - Non Return / Reflux / Check
- Pump Station (L)
- Treatment Plant (L)
- Chamber - Box
- Chamber - Inspection Shaft
- Chamber - Manhole
- Chamber - Soakhole
- Fitting - Junction
- Head Wall
- Grass Swale
- Open Drain
- Gravity Main
- Laterals
- Pressure Main
- Service Main
- Chamber - Storage Tank
- Pond / Dam
- Stormwater Pump Station
- Stormwater Structure
- Stormwater Treatment Plant

Property

- Paper Road
- Property or Restrictive Area
- Building
- Hydro
- Railway
- Road
- Parcel
- TCC Water Catchment

Protected Land

- Statutory Acknowledgement Areas
- Consent Notice Covenant
- Ecological
- Conservation Covenant
- QE II

RAP

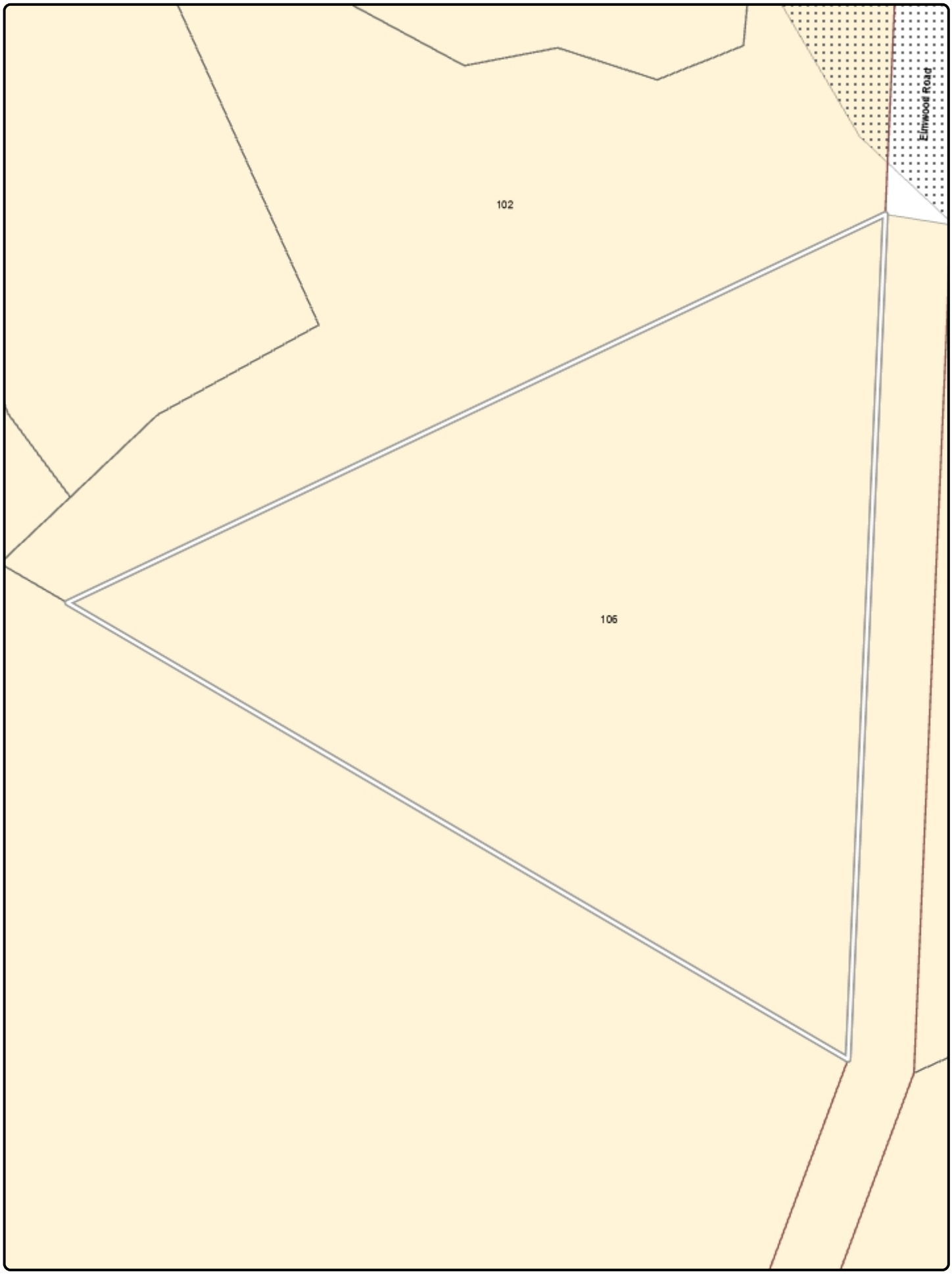
- Class 1
- Class 2
- Class 3

WBOP

- Western Bay of Plenty
- Ocean, River, Stream
- Other Councils
- Selected Parcel

Western Bay of Plenty District Council | For our people

Land Information Legend



Western Bay of Plenty District Council | For our people

District Plan

0 75 Meters A4 Scale 1: 1,500

N

Constraints

- Built Heritage Feature
- Cultural Heritage Feature
- Cultural Heritage Feature Boundary
- Coastal Erosion Area - Primary Risk (1)
- Coastal Erosion Area - Secondary Risk (1)
- Coastal Erosion Area - Access Yard
- Coastal Erosion Area – Rural
- Coastal Inundation Area
- Significant Ecological Feature / RAP
- Flood Hazard
- Outstanding Landscape Feature - 50m (S7a & S8a) - 40m (S9a)
- Outstanding Landscape Feature
- Stability Area - Minden A
- Stability Area - Minden B1
- Stability Area - Minden B2
- Stability Area - Minden C
- Stability Area - Minden U
- Stability Area - General
- Stability Area - Landslip
- Viewshaft

Infrastructure

- Airport Approach Surface
- Formed Roads
- Limited Access State Highways
- Stop Bank

Reserves

- Kaimai - Mamaku Forest Park Boundary
- Esplanade Strip
- Priority proposed esplanade strip/reserve
- Proposed esplanade strip/reserve
- Reserve
- Reserve, Department of Conservation

Urban Map Display

- Notable Trees
- Town Centre Boundary
- Designation

Structure Plans

- Greenlane
- Intersection Upgrades
- Pedestrian Bridge
- Road Bridge
- Road
- Walk / Cycle Way
- Stormwater
- Wastewater Pump Station
- Wastewater
- Water Supply
- Stormwater Pond
- Identified Area (2)
- Minden Lifestyle Structure Plan Area Overland Flowpaths & Local Ecological Features
- Ōmokoroa Mixed Use Residential Precinct
- Ōmokoroa Stages 3A, 3B and 3C
- Te Puke Stormwater Management Area
- Reserve Area
- Structure Plan Boundary

Zones

- Commercial
- Commercial Transition
- Future Urban
- Horticulture Post Harvest
- Industrial
- Light Industrial
- Lifestyle
- Medium Density Residential
- Natural Open Space
- Residential
- Rural
- Rural Residential
- TECT All Terrain Park

Zone Overlays

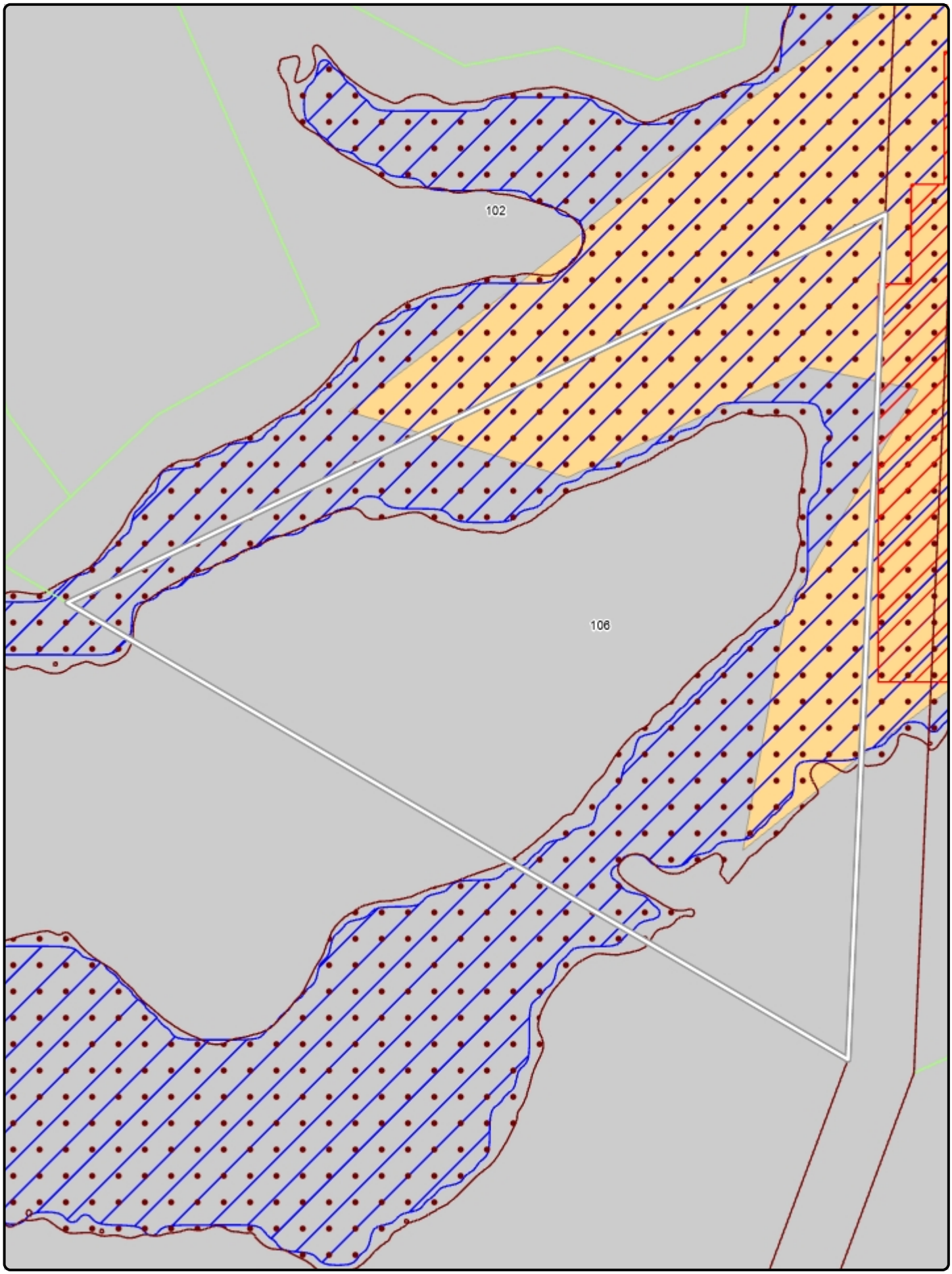
- Matakana Island Forested Sand Barrier
- TNL 100m Building Line Setback
- Electricity Transmission Line
- Electricity Transmission Line Buffer 16m (3)
- District Boundary
- Firing Range Exclusion Zone
- Quarry Effects Management Area

Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinty of Mean High Water Springs to establish the actual line of Mean High Water Springs.
Formed roads are indicated as white shading on the road land parcels. Unformed roads have the underlying zone indicated.

(1) Primary risk includes the whole of the red line and the land towards the sea. Secondary risk includes the whole of the green line up to the edge of the red line.
(2) The identified areas include; the community service area at Rangiuru, the central hub site within the All Terrain Park and buffer zones in Stage 2 Omokoroa and Binnie Road.
(3) Compliance with NZECP 34:2001 is required in this area for buildings/structures and earthworks. The distance quoted is from the centreline of the transmission line.

Western Bay of Plenty District Council | For our people

District Plan Legend



Western Bay of Plenty District Council

For our people

Natural Hazards (not District Plan)

0 75 Meters A4 Scale 1: 1,500

N

Western Bay of Plenty District Council | For our people

Natural Hazards Legend

Attachments

A1790441: Consent to Form Driveway Over Unformed Section of Elmwood Road
A1790452: Consent to form driveway over unformed section of Elmwood Road - M E Eshmade
A1790474: Consent to Form Driveway Over Unformed Section of Elmwood Road
A199395: ELMWOOD Clearing of Noxious Plans Elmwood Road - M E ESHMADE 33 MATAHUI ROAD RD 2 KATIKATI
A199417: ELMWOOD Culvert over Unformed Road - M E ESHMADE 33 MATAHUI ROAD RD 2 KATIKATI
A4366794: Updated Flooding Maps For Rural Areas And Small Settlements
A5437684: 2023 Outcome letter - 106 Elmwood Road
Invoice

Western Bay of Plenty District Council

All correspondence to
Cameron Road
Barkes Cnr
Private Bag 12803
Tauranga 3030
Phone (07) 571 8008
Fax (07) 577 9820
Email
customercare@wbopdc.govt.nz
Website
www.wbopdc.govt.nz

P/1144/960

51/1144

13 October 2003

To Ms. Wendy O'Neill
W.B.O.P.D.C.

ME Eshmade
33 Matahui Rd
R D 2
KATIKATI

Enclosed is :
1) Agreement by Neighbours
2) Connell Wagner Attention:ME Eshmade
Details of Culvert
Thank You, Regards
Mike Eshmade
11/3/04

Dear Sir/Madam

Consent to Form Driveway Over Unformed Section of Elmwood Road

Further to your letter of the 1st October 2003.

I have discussed your request with the Consent Engineer, Dallas Banks and can confirm that Council has no objections to you forming a driveway over the unformed section of Elmwood Road.

This consent is subject to your Engineers Connell Wagner providing details of the size of the culvert and the necessary storm water analysis to Council to verify the culvert will support the water flow.

You will also need to obtain the adjoining landowners written consent to the attached storm water discharge form.

If you have any further queries please do not hesitate to contact the writer.

Yours faithfully

15/3/04

Wendy O'Neill
Legal Officer Roading & Utilities

received
12/4

wmo:wmo:224569

Western Bay of Plenty
District Council

Consent to the Discharge of Stormwater Onto Adjoining Land

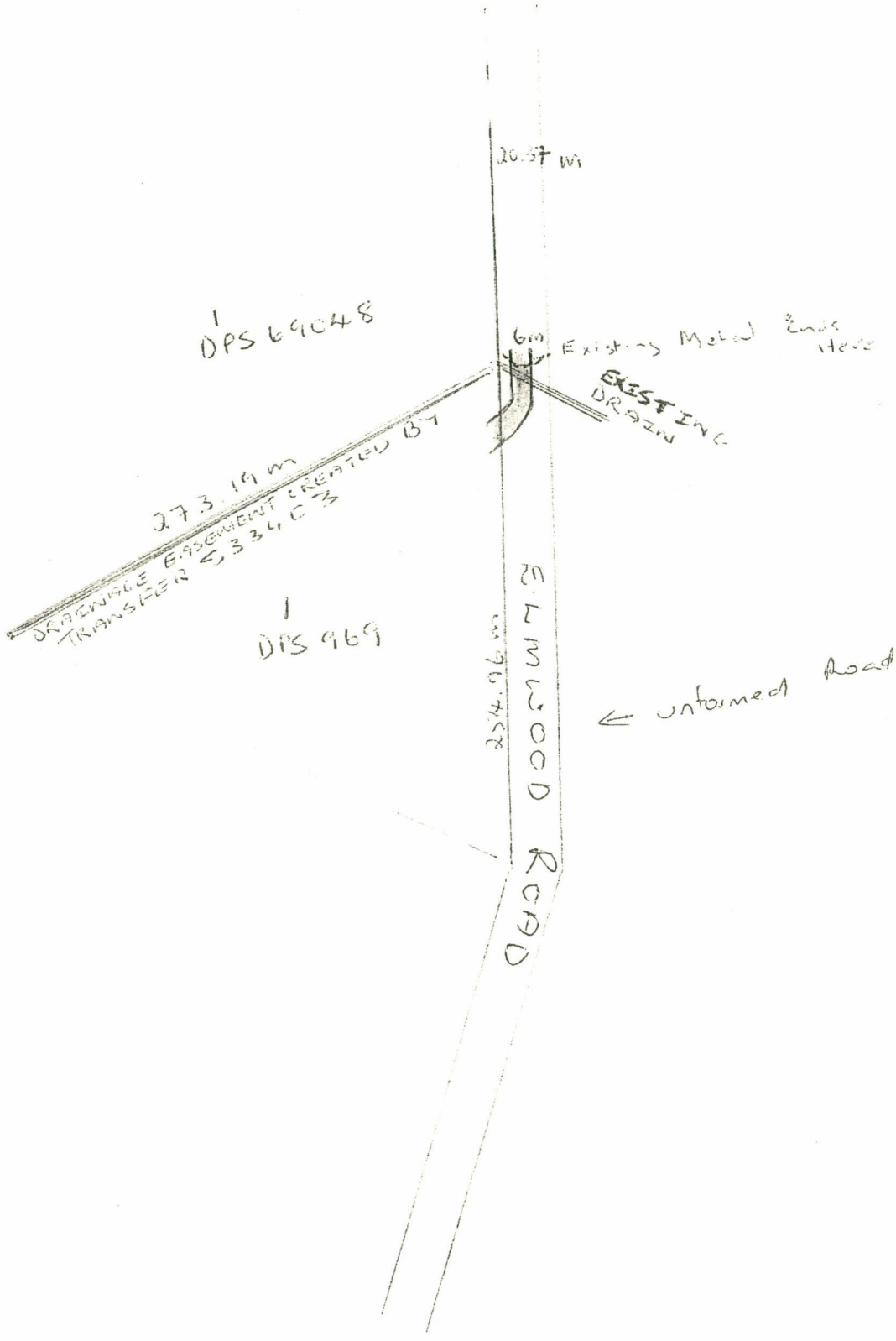
I / We, the owner of Lot 2 3 DPS 71604 71604 consent to the discharge of stormwater onto my / our land as existing and as resulting from the proposed construction of Extention of Elmwood Road and Culvert as shown on the Sketch No T374-01-PC-031217 and Sketch dated 21/10/03

C.J. Hobart
Signed

T R Hobart
Signed

21/10/03
Date

Name/s	CHRISTINE JANETTE HOBART AND TERENCE ROBERT HOBART
Address	117 MATAITUI ROAD
	RD2
	KATIKATI


20.57 m
1
DPS 69048
6m
Existing Metal Ends Here
EXIST ING
DRAIN
273.19 m
DRAINAGE EASEMENT CREATED BY
TRANSFER 7,331,073
1
DPS 969
254.96 m
UNNAMED ROAD
← unformed Road

21/10/03

Connell Wagner

Client: Merle Eshmade			Date: 3/12/03
Project/Job: Eshmade Culvert		Job No: T374-01	Sheet No: 1
Subject: Culvert Design			By: D.L

Summary.

Catchment area 66 ha.

Using TM61 method and a time of concentration of 30 mins calculated by the use of Ramser-Kirpich and U.S. Soil Conservation Service formulae a culvert size of 1200mm Ø was needed
Using time concentration of 1hr calculated by Bransby-Williams formulae a culvert size of 1050 mm Ø was required.

As a check The use of The Rational formulae was used, with a time of concentration of 50 mins was used and a culvert size of 1200 Ø mm also was needed.

Therefore the culvert size needed is 1200 mm Ø.

Connell Wagner

Client: Merle Eshmade			Date: 3/12/03
Project/Job: Eshmade Culvert		Job No: T374-01	Sheet No: 2
Subject: Culvert Design			By: D.L

Catchment

Catchment discharge

$Q = .0139 \cdot C \cdot R \cdot S \cdot A^{3/4}$

Coefficient → C

average channel slope = 2.58%

Wic → 0.9 (from table 1)
Ws → 30 (from fig 1)

$W = Wic \times Ws$
$= 0.9 \times 30$
$W = 27.$

Discharge coefficient C = 287 (from fig 2).

$R = \frac{\text{Design rainfall depth}}{\text{Standard rainfall depth}}$

Standard rainfall depth = 57 mm from Fig 3A — 30mins
Standard rainfall depth = 75 mm " — 1hr

$R = \frac{75.3}{57} = 1.32$ (Tc = 30mins)

$R = \frac{51.7}{75} = .689$ (Tc = 1hr)

Connell Wagner

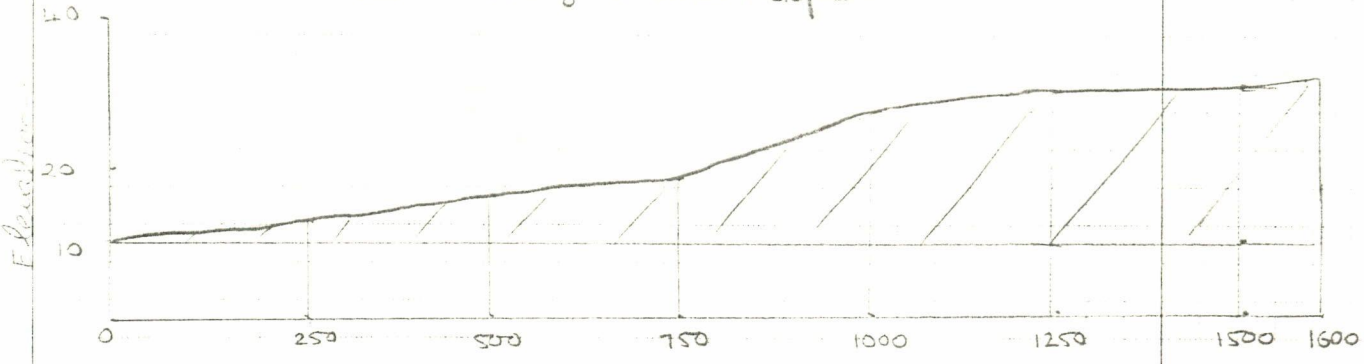
Client: Male Eshmade			Date: 3/12/05
Project/Job: Eshmade Culvert		Job No: T374-01	Sheet No: 3
Subject: Culvert design.			By: D.L

Time of concentration

$$Tc = 0.0195\, L^{.77}\, Sa^{-0.385}$$

L = 1600 m

Sa = average channel slope.



area under curve $= \frac{1}{2}(10+12)250 + \frac{1}{2}(12+16)250 + \frac{1}{2}(16+18)250 +$

$\frac{1}{2}(18+24)250 + \frac{1}{2}(24+29)250 + \frac{1}{2}(29+31)250$

$+ \frac{1}{2}(31+33)100$

$= 2750 + 3500 + 4250 + 5250 + 6625 + 7500 + 3200$

$= 33075\ m^2$

$$Sa = \frac{2Ad}{L^2} = \frac{2(33075)}{(1600)^2}$$

$Sa = .0258$

$= 2.58\%$

$Tc = 0.0195 \times 1600^{.77} \times 0.0258^{-0.385}$

$= 0.0195 \times 293.2 \times 4.088$

$Tc = 23.4$ mins.

Connell Wagner

Client: Merle Eshmade			Date: 3/12/03
Project/Job: Eshmade Culvert		Job No: T374-C1	Sheet No: 4
Subject: Culvert Design			By: DL

Bransby-Williams

$$T_c = \frac{.953 \times L^{1.2}}{A^{0.1} H^{0.2}} = \frac{.953 \times (1.6)^{1.2}}{(.66)^{0.1} (23)^{0.2}} = \frac{1.675}{1.79} = .93 \text{ hrs}$$
$$= 55 \text{ mins}$$

U.S. Soil Conservation Service

$$T_c = \left(\frac{.87 \times L^3}{H}\right)^{.385} = \left(\frac{.87 \times (1.6)^3}{23}\right)^{.385} = .487 \text{ hrs}$$
$$= 29 \text{ mins}$$

Tc = use 30 min

Connell Wagner

Client: Mete Eshmade			Date: 3/12/03
Project/Job: Eshmade Culvert		Job No: T374-01	Sheet No: 5
Subject: Culvert Design			By: D.L

Shape factor (S)

$K = A/L^2 d$

$= \frac{.660}{1.6^2}$

$K = .258$

From graph Fig.4 $S = 0.7$

Area

Area in km^2 = .66 km^2.

$A^{3/4} = .66^{3/4}$

$A = .732$

Discharge (Tc 30 mins)

$Q = 0.0139 \times 287 \times 1.32 \times 0.7 \times .732$

$Q = 2.69\ m^3/s$

$Q = 2.7\ m^3/s \Rightarrow 2700\ l/s$

Discharge (Tc = 1hr)

$Q = 0.0139 \times 287 \times .689 \times 0.7 \times .732$

$Q = 1.41\ m^3/s \Rightarrow 1410\ l/s$

Connell Wagner

Client: Merle Eshmade			Date: 3/12/03
Project/Job: Eshmade Culvert		Job No: T374-01	Sheet No: 6
Subject: Culvert Design			By: D.L

Using Fig 3.3

Tc = 30 mins

HW = 1.5m HW/D = 1.43 ~

D = 1050ø ~

Q = 2.7 m³/s.

Culvert size = 1200ø pipe.

Tc = 1 hr

HW/D = 1.43 m.

Q = 1.41 m³/s

Culvert size = 1050ø pipe.

TABLE 1

VALUES FOR W_{IC}

Soils	Ground Surface-Cover		W_{IC}
Impervious soils (such as clay soils with poor structure e.g. northern yellow brown earths). Any soil, if saturated, is included in this group.	Urban Catchments	high density development	1.8
		moderate to low density development	1.5
	Mainly bare surfaces		1.2
	Average shortgrazed catchments		1.1
	30% of area in long grass, scrub or bush		1.0
	60% of area in long grass, scrub or bush		0.9
	100% of area in long grass, scrub or bush		0.8
Moderately absorbent soils (such as medium textured soils with good structure e.g. southern yellow brown earths).	Urban Catchments	high density development	1.7
		moderate to low density development	1.3
	Mainly bare surfaces		1.1
	Average shortgrazed catchments		1.0
	30% of area in long grass, scrub or bush		0.9
	60% of area in long grass, scrub or bush		0.8
	100% of area in long grass, scrub or bush		0.7
Absorbent soil (such as deep yellow brown sands and pumice soils).	Urban Catchments	high density development	1.5
		moderate to low density development	1.2
	Mainly bare surfaces		1.0
	Average shortgrazed catchments		0.9
	30% of area in long grass, scrub or bush		0.8
	60% of area in long grass, scrub or bush		0.7
	100% of area in long grass, scrub or bush		0.6
Very absorbent pumice soil.	Mainly bare surfaces Average shortgrazed catchments 30% of area in long grass, scrub or bush		0.5
	60% of area in long grass, scrub or bush 100% of area in long grass, scrub or bush		0.4

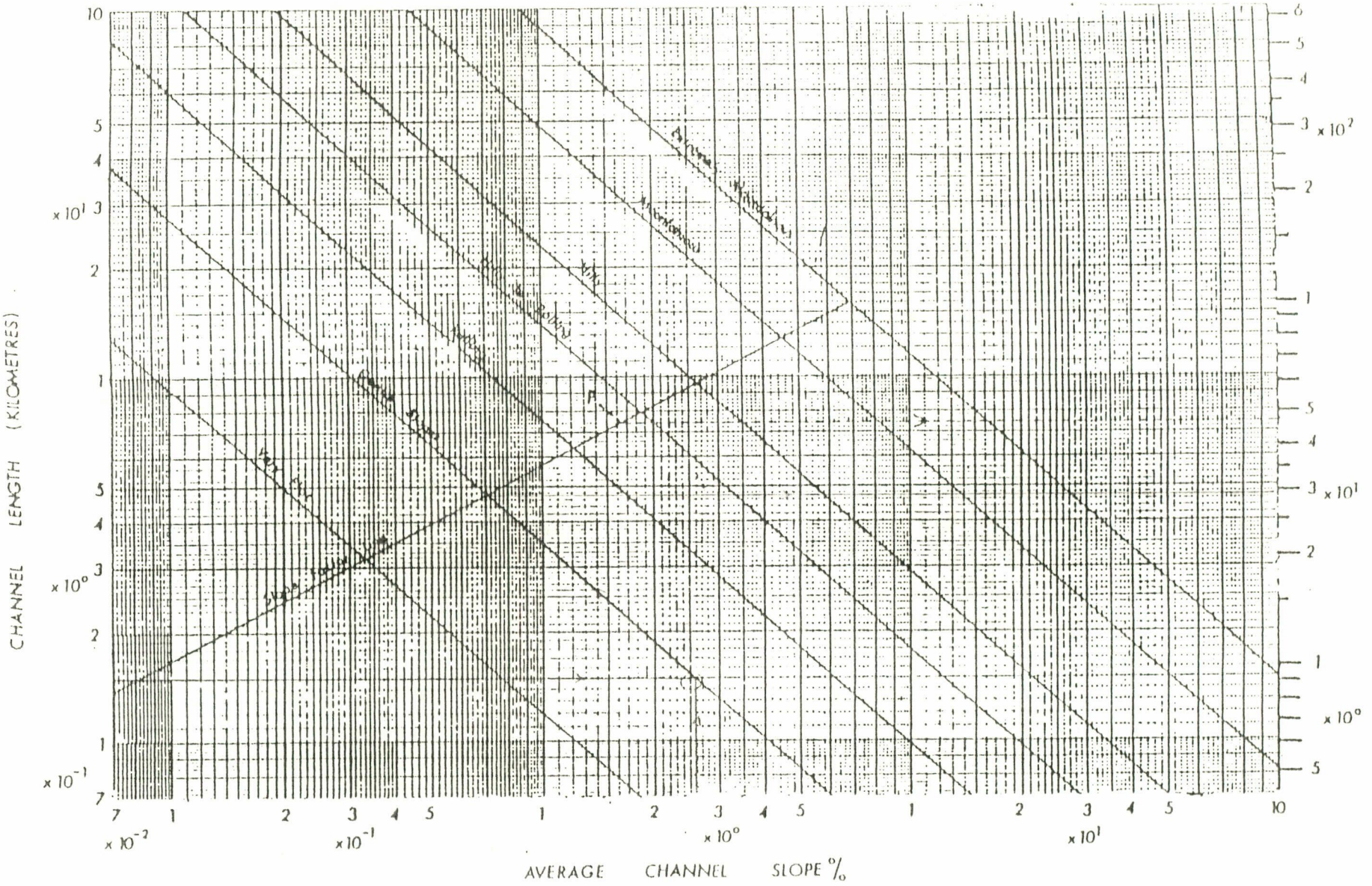


FIG.1 SLOPE FACTOR ESTIMATION

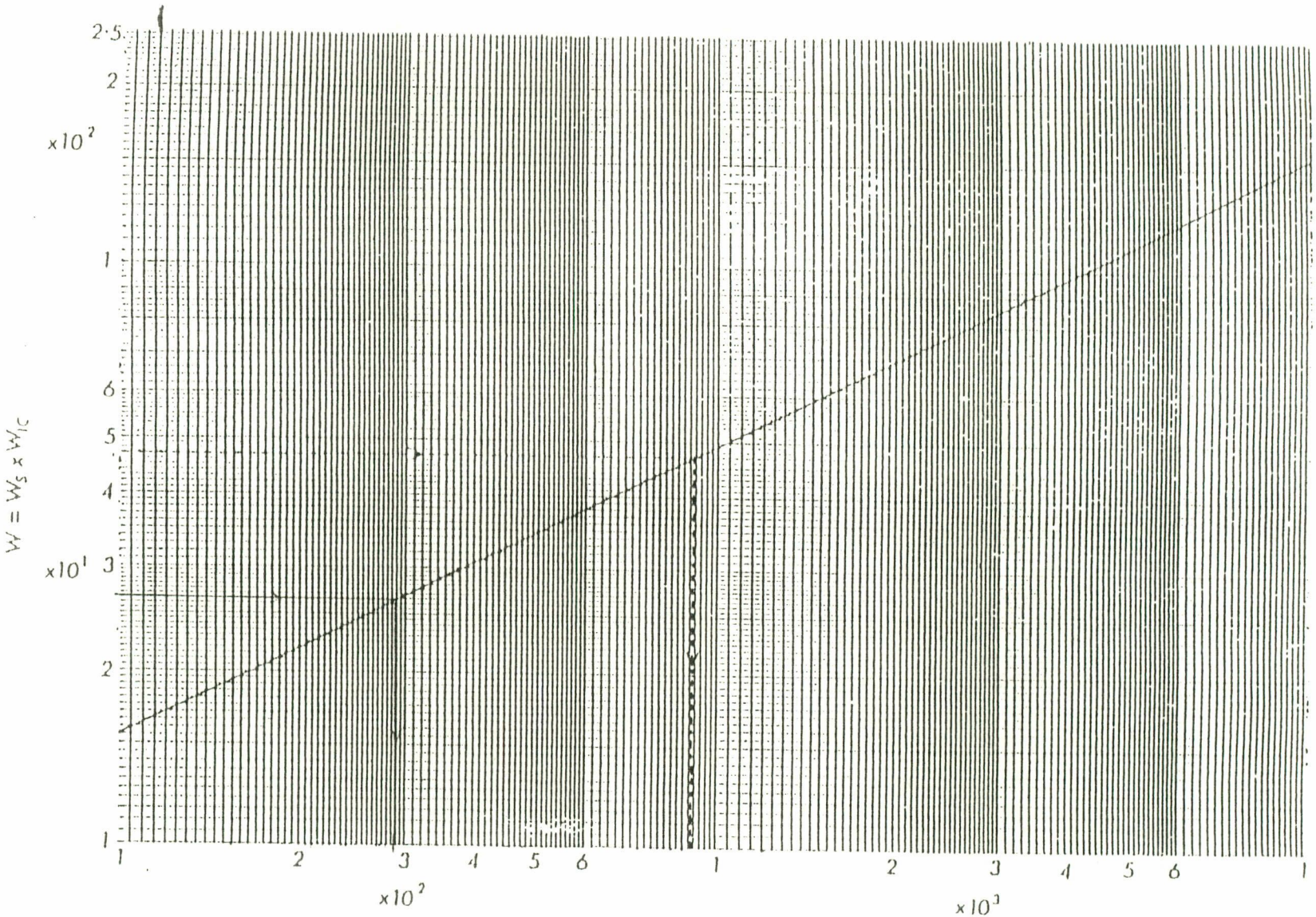
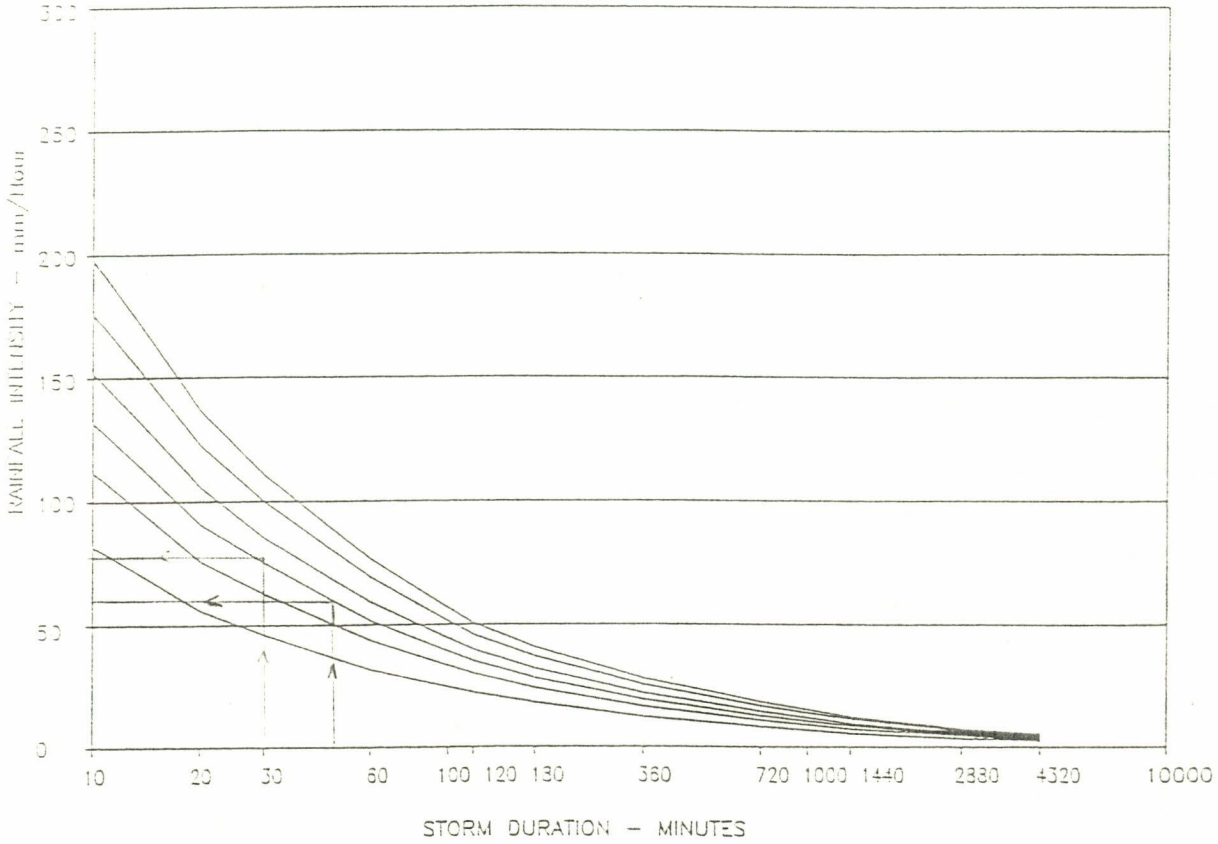


FIG. 2 CONVERSION CHART W — C

Waihi Beach – Katikati & Paengaroa
URBAN ZONES



RAINFALL INTENSITY (mm/Hour)

	STORM DURATION										
Return Period Years	MIN. 10	MIN. 20	MIN. 30	HOUR 1 MIN. 60	2 120	3 180	6 360	12 720	24 1440	48 2880	72 4320
2	82.0	56.0	46.0	31.7	22.5	18.2	12.4	8.4	5.6	3.5	2.6
5	112.0	76.0	62.7	43.7	30.0	24.2	16.6	11.1	7.4	4.6	3.4
10	132.0	91.0	75.3	51.7	35.2	28.2	19.4	12.9	8.7	5.4	4.0
20	152.0	106.0	85.3	59.3	39.8	32.0	22.0	14.7	9.8	6.1	4.5
50	176.0	123.0	100.0	69.3	45.8	37.0	25.4	17.0	11.4	7.0	5.2
100	198.0	137.0	110.7	76.7	50.5	40.7	27.9	18.7	12.5	7.7	5.7

RAINFALL INTENSITY CHARTS
(FROM HIRDS v1.5b)

SW2A

WESTERN BAY OF PLENTY DISTRICT COUNCIL

November 2000

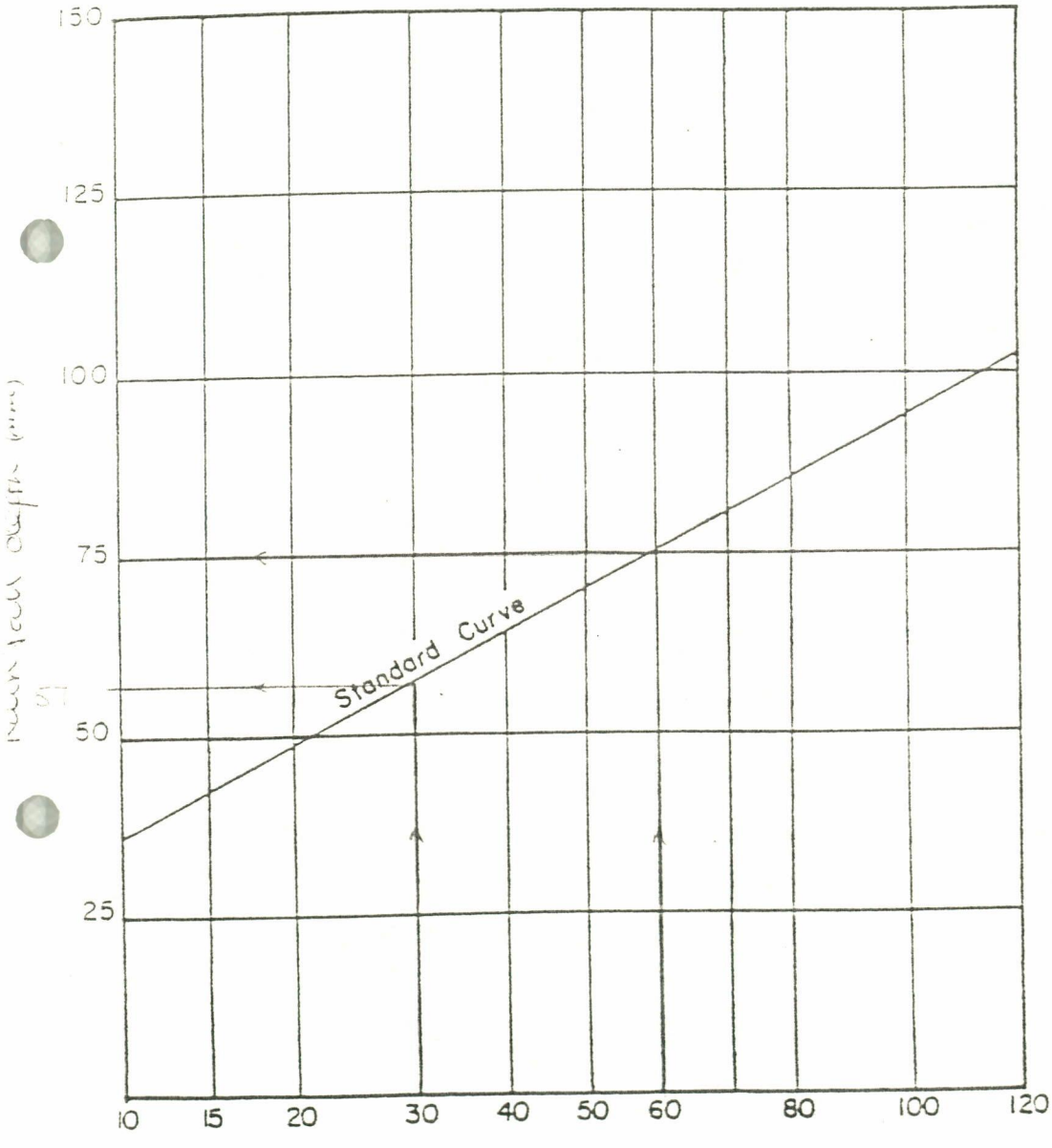


FIG.3A. STANDARD DEPTH — DURATION DIAGRAM.

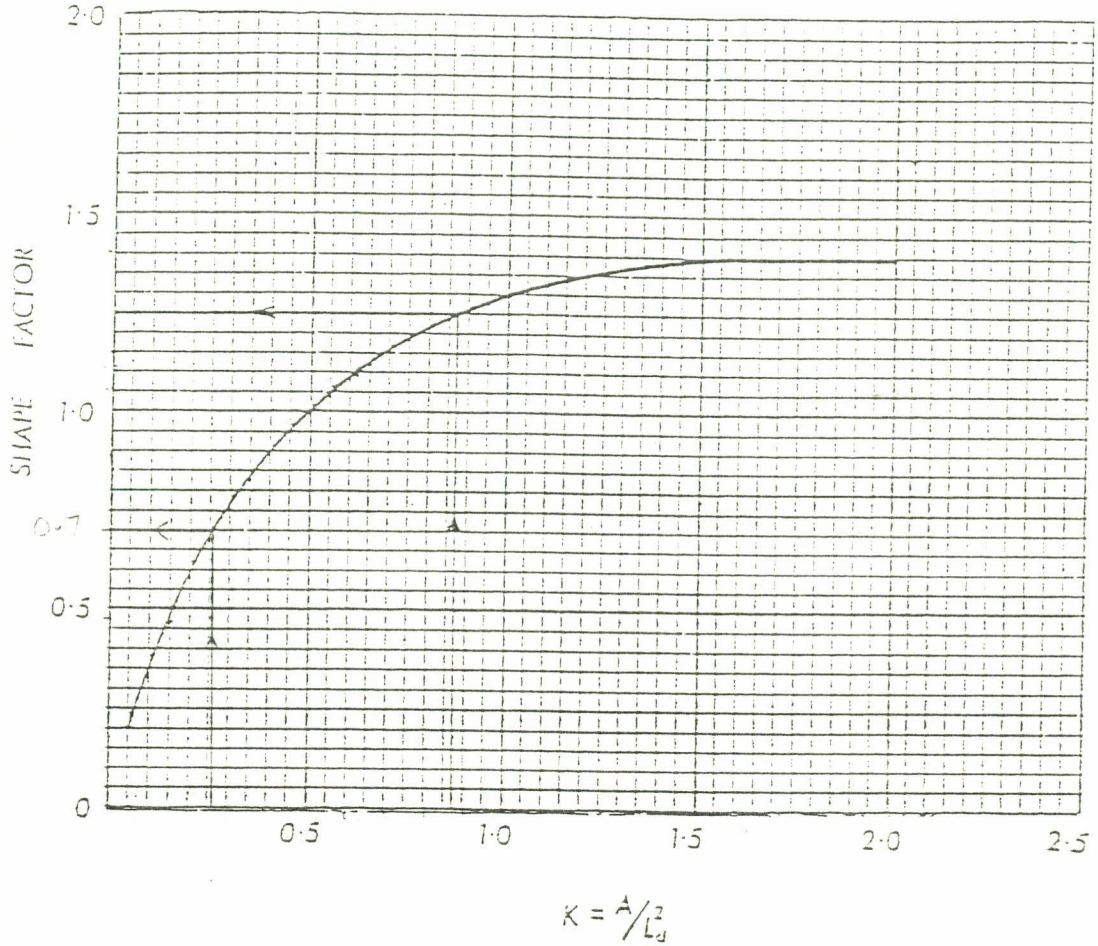


FIG.4 SHAPE FACTOR

5. APPLICATION

The application of TM61 requires reasonable spatial uniformity in the physiography and the rainfall characteristics of the catchment concerned. Thus, while the method is generally applicable to small catchments there are limitations on its use for large catchments. The recommended upper limit on the size of the catchment to which the method should be applied is 1000 km^2.

The maps presented by Robertson (1963) are based on rainfall intensities recorded at elevations less than 600 m. The maps should therefore not be used for catchments above this elevation. Furthermore, according to Robertson (1963) the rainfall values taken from the maps will be least reliable where the

Connell Wagner

Client: Merle Eshmade			Date: 3/12/03
Project/Job: Eshmade Culvert	Job No: T 347-01		Sheet No: 7
Subject: Culvert Design			By: D.L

Rational formula.

$Q = CIA$

Intensity

$Tc = te + tf$

te = from fig 2
te = 28 mins.

tc

say average stream velocity = 2.8 m/s (1-4 % slope)

1600m channel length.

average stream grade 2.58 %.

$tc = 1600 \times .8$
$= 1280$ s to travell 1600 m.

$\Rightarrow$ 22 mins.

te

over land flow length 300m.
average surface slope 2%
average grassed surface $n = 0.045$

From graph fig 2 te = 28 mins.

$Tc = 28 + 22$
$Tc = 50$ mins.

Connell Wagner

Client: Merle Eshmade			Date: 3/12/03
Project/Job: Eshmade Culvert		Job No: T347-01	Sheet No: 8
Subject: Culvert Design			By: DL

$$C = \underbrace{(124000 \times .3) + (24000 \times .25)}_{5\text{-}10\%} + \underbrace{(450000 \times .3)}_{0\text{-}5\%}$$

$$+ \underbrace{(35000 \times .3) + (33700 \times .35)}_{10\text{-}15\%}$$

$$C = \frac{200495}{660000}$$

$$C = .3037$$

$$C \Rightarrow .3$$

$$Q = CIA$$

$$Q = \frac{.3 \times 50 \times 660000}{3600}$$

$$Q = 2750 \text{ l/s}.$$

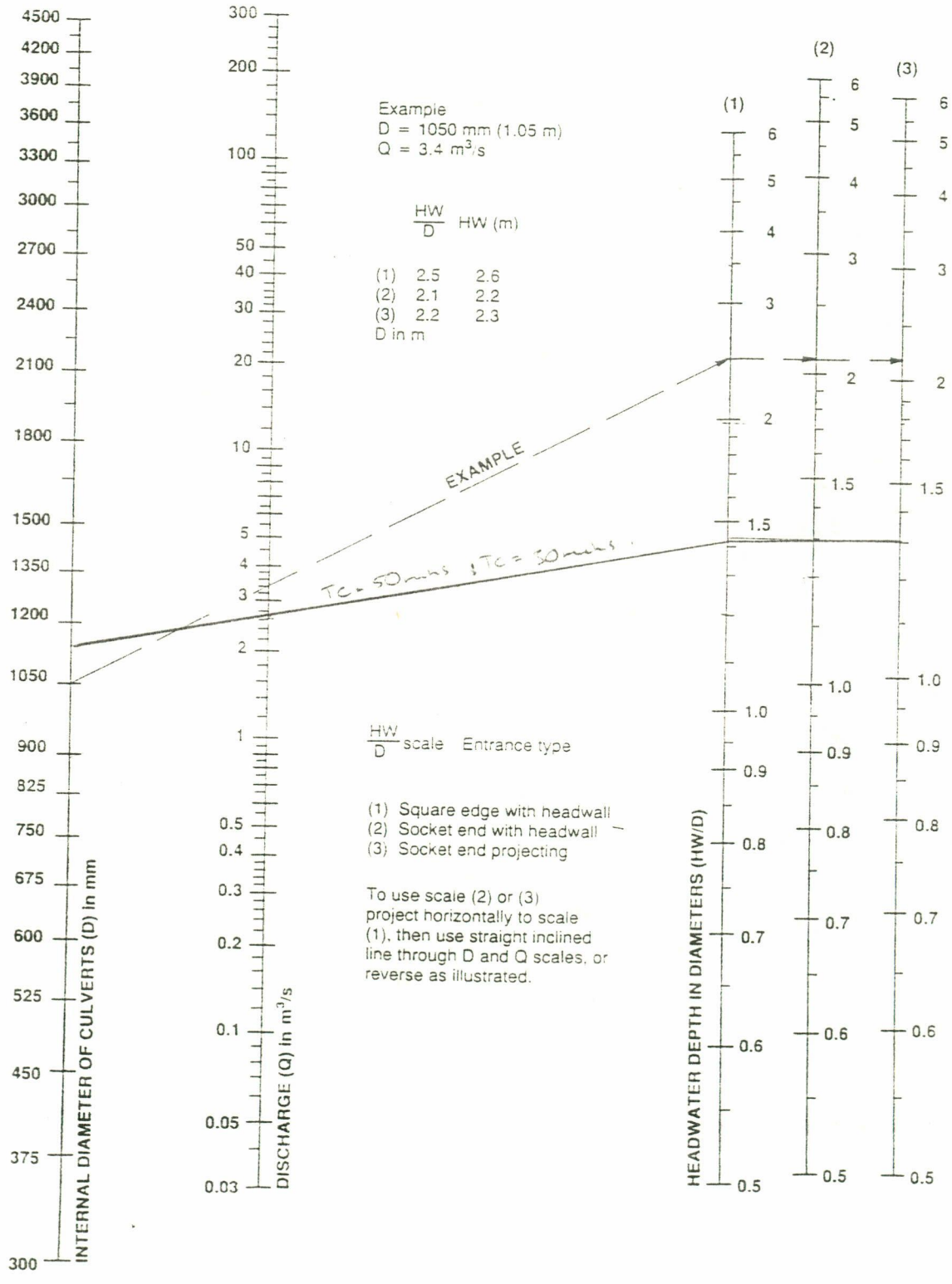
Culvert Design

$T_c = 50 \text{mins}$

$H_w/D = 1.43$

From graph fig 3.3

Culvert size needed is 1200mm ϕ.



HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL

FIGURE 3.3
ADAPTED FROM [3.4]

4.4.2 Cont'd. . .

The slope and nature of the surface also need to be considered. If there is insufficient topographical data then the average slope can be determined by field inspection e.g. by Abney level. The method used here is based upon the description of the surface type by a roughness coefficient 'n', which is known as Norton's value for surface roughness. The time of overland flow is expressed by the formula:–

$$t = 100 \frac{n L^{0.33}}{S^{0.4}}$$

where t is time in minutes

L is length of overland flow in metres

S is slope in percent

n is the value for surface roughness

The method gives good coverage of normal conditions and compares well with alternatives. For convenience of use, the formula has been produced in graphical form for various surface types, see Figure 2, known as the Friend – USDA Chart. (2)

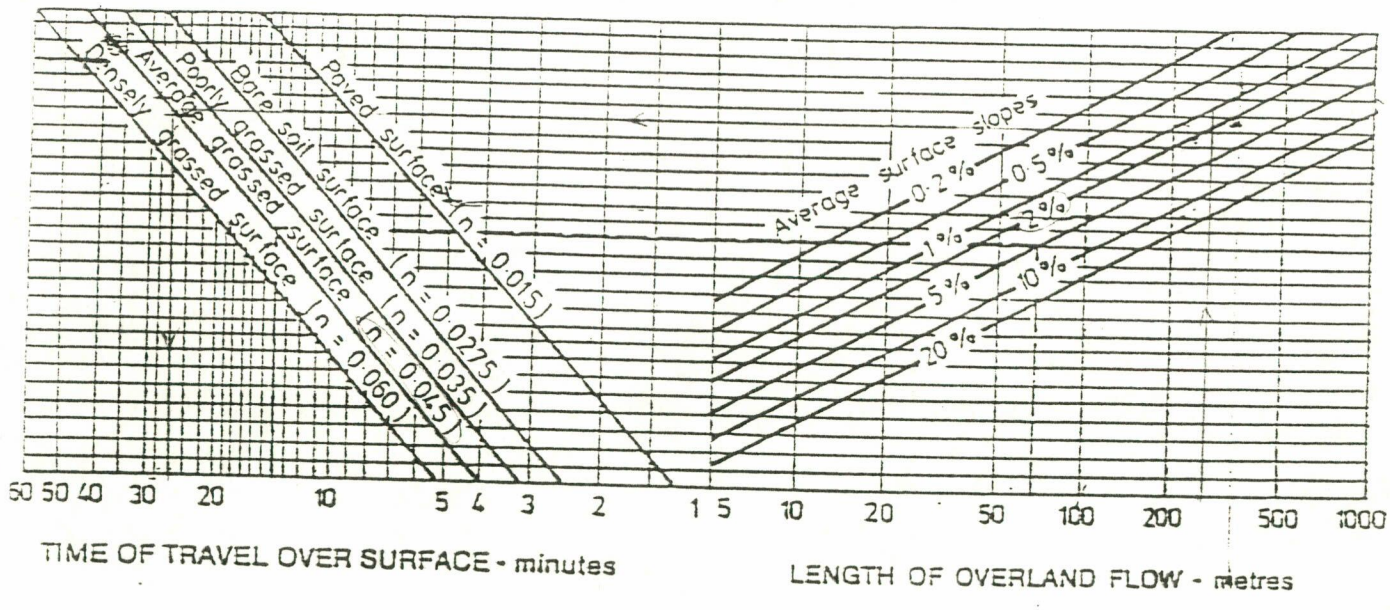


FIGURE 2 – TIMES FOR SURFACE FLOW

(2) *Institution of Engineers Australia 1977. 'Australian Rainfall & Runoff Flood Analysis & Design'.*

PEOPLE • PLAN • PROGRESS.

Western Bay of Plenty District Council

Memorandum

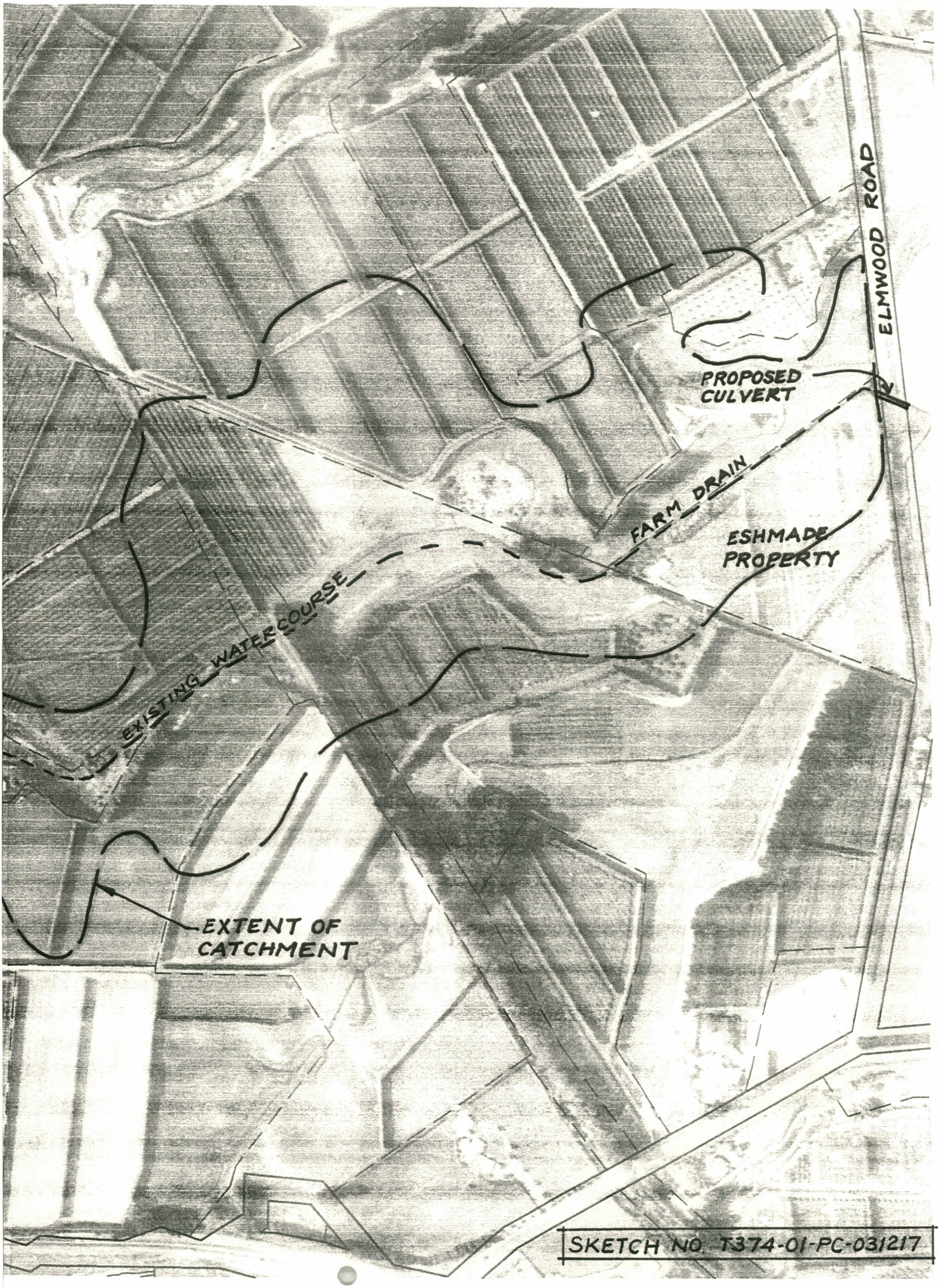
To:	Jim Paterson, Roading Network Manager
Copy:	
From:	Kenneth Lawton, Consents Engineer
File Number:	P/1144/960/2
Date:	12 May 2004
Subject	**Consent to form driveway over unformed section of Elmwood Road - M E Eshmade**

Please refer to attached letter and property file.

We have received details of the culvert sizing from Connell Wagner. Note that this is not a consent issue but will require roading assets input. We suspect that this culvert may require substantial filling within the road reserve and suggest that you seek a design showing cross sections, long sections, filling details, head walls etc. We note that the last correspondence in the property file dated 24 December 2003 mentions the requirement for an Environment BOP consent.

Kenneth Lawton
Consents Engineer

already complied with requests of 24/12/03 consent given
26/5/04


ELMWOOD ROAD
PROPOSED CULVERT
FARM DRAIN
ESHMADE PROPERTY
EXISTING WATERCOURSE
EXTENT OF CATCHMENT
SKETCH NO. T374-01-PC-031217

13 October 2003

P/1144/960/>

51/1144

ME Eshmade
33 Matahui Rd
R D 2
KATIKATI

Attention:ME Eshmade

Dear Sir/Madam

Consent to Form Driveway Over Unformed Section of Elmwood Road

Further to your letter of the 1st October 2003.

I have discussed your request with the Consent Engineer, Dallas Banks and can confirm that Council has no objections to you forming a driveway over the unformed section of Elmwood Road.

This consent is subject to your Engineers Connell Wagner providing details of the size of the culvert and the necessary storm water analysis to Council to verify the culvert will support the water flow.

You will also need to obtain the adjoining landowners written consent to the attached storm water discharge form.

If you have any further queries please do not hesitate to contact the writer.

Yours faithfully

Wendy O'Neill
Legal Officer Roading & Utilities

wmo:wmo:224569

M E Eshmade (previously McAvoy)
33 Matahui Road
RD2 Katikati

Tel 07. 579 4796

1 October 2003

The Legal Officer
Roading
Western Bay District Council
Private Bag 12803
Tauranga

Dear Sir or Madam

PERMISSION TO CREATE A DRIVEWAY OVER AN UNFORMED SECTION OF ELMWOOD ROAD, RD2, KATIKATI

We shall be most grateful if you would please grant us permission to create a driveway over a portion of the unformed Elmwood Road. This driveway would enable us to have an entrance to our property and would entail us putting in a culvert in order to cross the drain (as illustrated on the drawing attached).

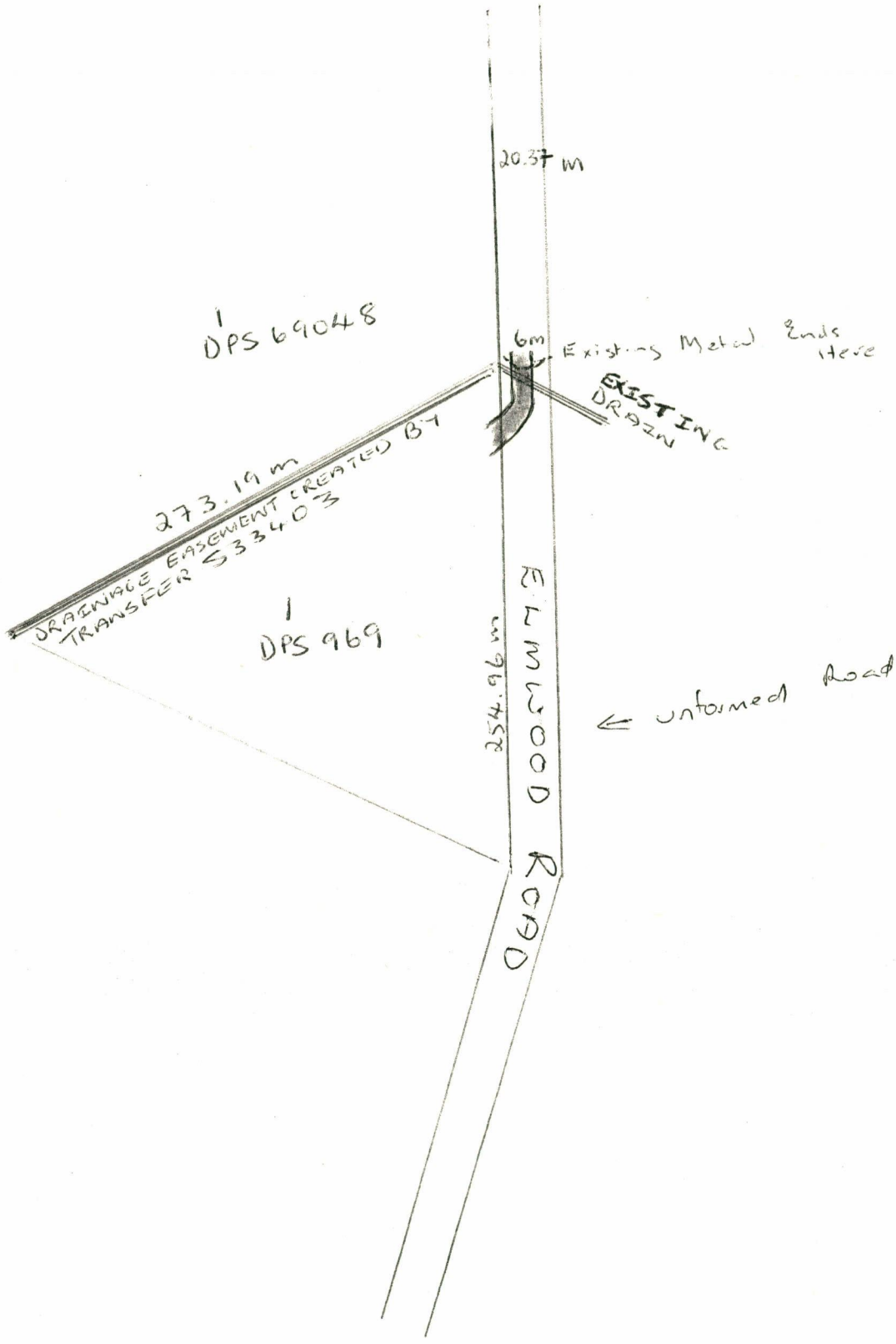
If we do receive permission from you to create our driveway, we intend employing engineers (Connel Wagner) for advice as to how the work needs to be carried out to ensure safe crossing of the drain.

Please let us know if you would like more information.

Yours faithfully

M E Eshmade

M E Eshmade
Trustee


20.37 m
1
DPS 69048
6m
Existing Metal Ends there
EXISTING
DRAIN
273.19 m
DRAINAGE EASEMENT CREATED BY
TRANSFER 533403
1
DPS 969
254.96 m
ELMWOOD ROAD
← unformed Road

19 December 2003

P/1144/960

M E Eshmade
33 Matahui Road
R D 2
KATIKATI

Dear Madam

Clearing of Noxious Plans Elmwood Road

Further to your letter of the 16th December 2003.

As an adjoining property owner your are required under the Noxious Plants Act to maintain control of all noxious plants on the adjoining unformed road up to the centre line.

You may recall the conversation you had with the writer when you first acquired the land and came into Council requesting Council carry out the clearance of the land and provide you with a bridge to allow access to your property. I explained your legal responsibilities to you then and pointed out that you had acquired a property with legal access and no physical access.

I note that you have also spoken to the Network Roading Manager requesting Council provided the funds to allow you to put a culvert in place.

I would reiterate that should you wish to gain access to your property over the unformed road that you will be responsible for the costs involved in the construction of the access and any culvert.

Please ensure that you obtain EBOP consent to place the culvert should you wish to proceed along with Councils consent.

Thank you.

Yours faithfully

Wendy O'Neill
Legal Officer Roading &Utilities

24 December 2003

P/1144/960

M E Eshmade
33 Matahui Road
R D 2
KATIKATI

Dear Madam

Culvert over Unformed Road Elmwood Road

I am in receipt of your letter of the 22nd December 2003.

The Roading Network Manager, Jim Paterson has already discussed the matter of your request for Council to fund the Culvert with you and explained that we are not in the business of providing finance.

In respect of the EBOP, I will endeavour to clarify this situation a little better.
You must firstly seek Council consent to carry out work within the road corridor.
If there is a water way such as the drain, Environment BOP have authority over such water systems and you will need to ensure you have a consent form them to place the culvert in the drain.

Council has the right to place such drains on it own land and also on private land under the Local Government Act.
Council did not require the consent of the land owner to place a drain on its own land.

I hope this has helped clarify some of your questions.

Best Wishes for Christmas and the New Year.

Yours faithfully

Wendy O'Neill
Legal Officer Roading & Utilities

I

7 October 2021

DRESCHLER LIMITED

106 ELMWOOD ROAD
RD 2
KATIKATI 3178

Dear property owner,

Updated flooding maps for rural areas and small settlements

This letter is to provide you with an update on some work we are undertaking with our District's natural hazards maps and how this affects you and your property or properties.

We're getting in touch with you specifically because we have a report from Tonkin + Taylor with new flooding maps for rural areas and small settlements i.e. those settlements outside of Waihī Beach, Katikati, Ōmokoroa and Te Puke.

The following property or properties of yours are affected:

Address	**Parcel ID(s)**
106 ELMWOOD ROAD	1144/22

The Tonkin + Taylor report identifies the possible extent of flooding that may occur in the year 2130 if a 1% Annual Exceedance Probability (AEP) rainfall event was to happen at that time. A 1% AEP event is something that only has a 1% chance of occurring in any year. This means it is expected to occur on average once every 100 years, however it could actually happen at any time.

The new flood maps, along with any other natural hazards which have already been identified, can be viewed on Council's natural hazards webpage at www.westernbay.govt.nz/naturalhazards.

You can browse this map or search for a specific property by address or the Parcel IDs provided above. Flooding is shown on this map using the following coloured key:


New flood maps for "Rural Areas and Small Settlements"


District Plan flood maps (no longer up-to-date)

The new flood maps are more up-to-date and accurate than what is currently shown in the District Plan. This is because the new flood maps take into account the possible effects of climate change in these areas for the first time including the increased intensity of rainfall and sea level rise (where applicable). Also, for most rural areas and some of the small settlements, it is the first time that flood modelling has been used so it will correct a number of historical inaccuracies.

Why we are updating the maps

Western Bay of Plenty District Council and the Bay of Plenty Regional Council are currently updating the natural hazard maps for the District. This is because of changes to the Resource Management Act and Bay of Plenty Regional Policy Statement which have brought in new requirements relating to how we manage risks from natural hazards.

Hazards being mapped include flooding (from extreme rainfall), coastal inundation (flooding from the sea), coastal erosion, land instability, liquefaction, tsunami, active faults and volcanic hazards. This information will help people make informed decisions about building works, buying property or preparing for a natural disaster.

As we complete each hazard map, the information will be:

- notified to landowners;
- uploaded to Council's website (www.westernbay.govt.nz/naturalhazards);
- shown on any property files and Land Information Memoranda (LIMs) requested for properties;
- used when processing building and resource consents to ensure that the risk from natural hazards to people and buildings is assessed; and
- used for updating the District Plan in due course.

Want more information

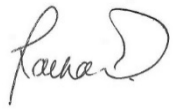
Council's natural hazards webpage (www.westernbay.govt.nz/naturalhazards) includes plenty of information about flooding, how it is mapped and how this may affect the use of a property (including Frequently Asked Questions (FAQs)). It also includes a copy of the Tonkin + Taylor report. The webpage also summarises the District-wide mapping project including FAQs.

If you cannot view this online, you can view the webpage at your nearest Council office, or request a hard copy of the natural hazard map for your property.

Please note that the mapping of the District's natural hazards is an ongoing process that will take a number of years to complete. This means you may receive similar letters from us in the future if your property or properties are identified by any other natural hazard mapping projects. Council's natural hazards webpage has an updated list of "Mapping Projects and Timeframes" to keep people informed.

If you need any further information, please contact Council's customer service team on 0800 926 732 or customer.service@westernbay.govt.nz.

Regards,



Rachael Davie
Group Manager Policy, Planning & Regulatory Services

Western Bay of Plenty District Council
1484 Cameron Road,
Greerton, Tauranga 3112
P 0800 926 732
E info@westernbay.govt.nz

westernbay.govt.nz

25/05/2023

Drechler Limited
106 Elmwood Road
RD2
KATIKATI 3178

P1144/22

Email: claudia.dres@outlook.com

Dear Sir/Madam

SITE VISIT OUTCOME

SR number:	**12380**
Site address:	**106 Elwood Road, RD2, Katikati**
Project description:	**Building work with no building consent**

I refer to the site visit carried out at the above address on 16/05/2023 by Council's Building Act Compliance Officer Ross Watson.

The purpose of the site visit was to enable Council to investigate the building work/building activity allegedly carried out on the property for compliance with the Building Act 2004 and Regulations under the Act.

As a result of this site visit, the following matters are to be addressed:

1. Building work has been carried out within an existing shed on the property. This is noted as the only dwelling on the property. The building work carried out has been completed to convert this shed into a dwelling. A large part of this work required a building consent to be obtained prior to the work being completed. Council has no record of a building consent application other than that of a shed covered under Building Permit number 5770 (1985) to construct a new shed. This building permit covers the structure and cladding only.
2. All plumbing, drainage and septic system building work has been completed without a building consent.
3. A swimming pool and related fencing of this pool area has been installed at the property with no building consent being obtained for the fencing.

Council understands that the additional building work (without building consent) was carried out prior to you purchasing the property. Upon previous legal advice received, a decision has been

made not to issue a Notice to Fix for this building work carried out by a previous owner. Council also assessed the building in relation to being dangerous or insanitary and is satisfied that no further action needs to be taken.

The only way to legitimise the building work carried out without a building consent is to obtain a certificate of acceptance. This can be done by following the link below:

https://www.westernbay.govt.nz/property-rates-and-building/building-consents/inspections-and-approvals/certificate-of-acceptance

This letter will be placed on the property file and be available upon request and LIM report applications.

Please contact me if you have any queries.

Regards

Ross Watson
Compliance Officer Building Act
Email: ross.watson@westernbay.govt.nz

Head Office: 1484 Cameron Road, Greerton, Tauranga 3143
Private Bag 12803, Tauranga Mail Centre, Tauranga 3143
Telephone: 07 571 8008. **F:** 07 577 9820
Email: customerservice@westernbay.govt.nz
Offices at: Waihi Beach, Katikati, Omokoroa and Te Puke

TAX INVOICE

REGISTRATION NO. 52-544-300

DRESCHLER, CLAUDIA IRIS
106 ELMWOOD ROAD
RD 2
KATIKATI 3178

Invoice No: 422546

Date: 21 May 2026

Customer No: 187461

Your Reference: **LIM26552**

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES LIM Address: 106 ELMWOOD ROAD WESTERN			
LIM FEE	48.26	321.74	370.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2026 226427)	48.26cr	321.74cr	370.00cr
Standard 10 working day service			

Please pay on this invoice. No statement will be issued.

EXCL	0.00
GST	0.00
TOTAL	**$0.00**

Less already paid

TOTAL NOW DUE **$**

REMITTANCE ADVICE: Online payments can be made by credit card at www.westernbay.govt.nz/invoice-payment or deposit to: **ANZ Tauranga 010434 0180600 00**, please enter **SI422546** in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER:	DRESCHLER, CLAUDIA IRIS
INVOICE NO:	422546
TOTAL DUE:	$
PAYMENT MADE:	$