



**Western
Bay of Plenty**
District Council



46 LINKS VIEW DRIVE CENTRAL

LIM

Land Information Memorandum

Information in a LIM

Includes:

Rates and water rates

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

Sewer and stormwater

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

Special land features

- Including potential erosion, filling, flooding avulsion, falling debris, slippage, alluvion, or inundation.
- 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 and 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

Licences and environmental health

- 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 and notices

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

Planning and resource management

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

Drainage and water

- Information on public stormwater and wastewater pipelines on the property as shown on Councils log plans
- Water toby location

Maps

- Maps relating to the property including Aerial Photo, Land Information, District Plan and Deposited Plan.

Information not received in a LIM:

- Building Plans
- For information in relation to State Highways please contact Waka Kotahi NZ Transport Agency
- Western Bay of Plenty District Council does not hold any information concerning electricity, gas and telephone connections.
- Computer Registers (previously called Certificate of Title).

Land Information Memorandum

Section 44a, Local Government Official Information and Meetings Act 1987

11 April 2025

P/1260/232

RODERICK, JENNIFER LYN
46 LINKS VIEW DRIVE
OMOKOROA 3114

Thank you for your application for a Land Information Memorandum.

The original of this LIM has been prepared pursuant to S.44A 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 shall be 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.

It is recommended that the Certificate 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 title search.

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

This Land Information Memorandum is valid as at the date of issue only.

Yours faithfully

Regulatory Services – Environmental Consents Team
Email: limprocessors@westernbay.govt.nz

Applicant

Client Name: Jennifer Roderick

Applicant Name: RODERICK, JENNIFER LYN
46 LINKS VIEW DRIVE
OMOKOROA 3114

Postal Address: 46 LINKS VIEW DRIVE
OMOKOROA 3114

Application Date: 11 April 2025

Issue Date: 11 April 2025

Property

Property Owner: RODERICK, ALAN DAVID
RODERICK, JENNIFER LYN
PICKMERE, ROSS HUGH

Valuation No: 06881 629 00

Location: 46 LINKS VIEW DRIVE CENTRAL

Legal Description: LOT 3 DPS 25370

Area (hectares): 0.0914

Copies of any relevant deposited plans are included in the Map Section of this LIM.

Rates and water rates

The information provided on rates/financial details in this report 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 06881 629 00 is linked to LOT 3 DPS 25370

Land Value:	\$650,000
Improvements:	\$550,000
Capital Value:	\$1,200,000
Tree Value:	\$0

Annual Rates:	\$4,764.17
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 Western Bay of Plenty District 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	30 Aug 2024
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 Western Bay of Plenty District Council's Water Supply System Bylaw 2008: [Water Supply System Bylaw 2008](#)



Rates information and valuation history can be found online at the Western Bay of Plenty District Council website: [Rating Information Search](#)



For any information regarding Maori Land, please contact the Waiariki or Waikato/Maniapoto Office of the Maori Land Court or view their website and online records at: [Maori Land Court](#)

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 consent. If Council holds any as-built drainage plans relevant to this property they will be included in the attachments section of this LIM.

Building Consents:		
BC	Project	Status of Consent
76081	SEWER CONNECTION EXTENSIONS INCLUDING CONSERVATORY, ENSUITE, SAUNA	CCC FINAL ISSUED 02 Oct 2008
87082	SHELTER AND PERGOLA	CCC FINAL ISSUED 09 Jun 2017
88828	CONVERT BASEMENT LOUNGE, BEDROOM & BATHROOM TO MINOR DWELLING	CCC FINAL ISSUED 06 Oct 2017

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

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.

For buildings erected prior to the commencement of the Building Act 1991, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is unsafe or insanitary in terms of the Building Act 2004 or the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For post-Building Act 1991/Building Act 2004 work, for which the Council holds no record, or the work is not exempt, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the Building Act 1991 and Building Act 2004, and enforcement action may be taken at the Council's discretion. However, some building work is exempt from requiring a permit/consent. This generally applies to small buildings or structures and minor alterations. Irrespective of whether consent is required the Building Act requires that all building work must comply with the Building Code. Potential purchasers of properties requiring further information on building work are advised to engage a qualified building professional to inspect and report.

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.

For further information go to – [Certificate of Acceptance Information](#)

Certificate of Acceptance:	
COA	Status
None Known	

Compliance Schedules / Building Warrant of Fitness:	
Premise	Notes
None Known	

Any other information affecting this Property is listed below:
<p>–COUNCIL SERVICES</p> <p>There are Council Services on this property (refer to the Land Information Map in the Map Section of this LIM). It is Council policy that no building shall be built closer than the greater of:</p> <ul style="list-style-type: none"> a. 1.5m from the centre of any public sewer, stormwater or water pipe. b. within 1.5m of rising main c. the depth of the pipe inverted from the ground surface. <p>To construct a building within these requirements written permission must be granted by Councils Utilities Manager.</p> <p>–</p>

Environmental Health – Registrations and Licences

Premise Registration:		
Premises	Category	Licence Status
None Known		

Liquor Licences:			
Type	Status	Licence No	Date Issued
None Known			

Enforcements and Notices

Enforcements and Notices:				
Parcel ID	Notice Type	Comments	Date Issued	Date Complied
None Known				

Special Land Features

This section of the LIM includes any Special Land Features known in relation to this property such as Flooding, Hazardous Contaminants, Erosion, Alluvium, Avulsion, Falling Debris and Subsidence.

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).

Any information relating to Weathertight Homes Resolution Services Act 2006 – Section 124 would be included in the attachments section of this LIM.

Any relevant reports held by Council are included in the attachments.

-COASTAL INUNDATION AREA

This site is partially situated within a Coastal Inundation Area. Refer to the District Plan Map. All or part of this land may be affected by actual or potential coastal inundation as identified in a report by Tonkin & Taylor titled "Coastal Protection Areas Re-Assessment Stage Two" (April 2015).

For new building work located on any land within the Coastal Inundation Area, applications for building consent will only be granted on the condition that the title of the property is endorsed as required by Section 73 of the 2004 Building Act. Building in the Coastal Inundation Area will require a land use consent. This may impose additional conditions to those required by the Building Act 2004.

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Contaminated Sites

Information about Contaminated Land can be found on the Bay of Plenty Regional Council's (BOPRC's) website:

[Contaminated Land](#)

Properties that are currently recorded on the BOPRC Land Use Register can be viewed online via the BOPRC website here:

[HAIL Site Viewer](#)

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES-CS) came into force on 1 January 2012. This standard means that if land is, or has been, used for a hazardous activity or industry and it is proposed to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system, you will need to comply with the NES-CS. Territorial Authorities (District and City Councils) are required to observe and enforce the requirements of the NES-CS. Failing to comply with the NES may result in Council taking enforcement action. Further information for about the NES-CS can be found here:

[NES-CS Information for Landowners and Developers](#)

Historic Heritage Features and Archaeological Sites

Please refer to the map section of this LIM. The Geographic Information Services (GIS) plan (attached) 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 explanatory statement will be attached.

Please also refer to the District Planning map, this will identify any significant historic heritage features located on the property. If a significant historic heritage feature is recorded over the property, the provisions of Section 7 of the Operative District Plan apply.

If the GIS plan or District Planning 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.



Further information on Archaeological Sites and/or Historic Heritage Features in the Western Bay of Plenty District can be found here;

- [Operative District Plan](#)
- [NZAA Arch Site Hub](#)
- [Heritage New Zealand](#)

Sewer and Stormwater

Services: See attached Land Information map

District Sewer Connected: YES

District Sewer Available: YES

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

Septic Tanks and On-Site Effluent Treatment (OSET) Maintenance Zones

Most septic tanks in the Western Bay of Plenty are permitted provided they are adequately maintained, however, when a dwelling has a bedroom added the wastewater system generally must be upgraded to meet the current standard.

In some areas where the environment is being adversely affected, the Bay of Plenty Regional Council has decided to include communities in maintenance zones. This requires more active management of systems to reduce the risk to the environment and to public health. Within the Western Bay District, **Tanners Point** is located within one of these maintenance zones. A map showing the extent of this zone can be found in the On-Site Effluent Treatment Regional Plan:

[OSET Regional Plan](#)

Please note, Ongare Point and Te Puna West are now reticulated and are therefore no longer considered as maintenance zones.

If the land is located within the Tanners Point maintenance zone, you will need to employ a contractor to pump out and inspect the septic tank. A report on the size and condition of the system is prepared by the contractor. Any repairs that are required are the responsibility of the owner.

Please contact Bay of Plenty Regional Council directly 0800 884 880 if you have any further questions about this.

Network utility operators

Western Bay of Plenty District Council does not hold any information concerning electricity, telecommunication and gas connections. Information may be obtained from the relevant network utility providers.

Projects

We work to provide good-quality local infrastructure and local services to our communities. You can read about Council's current projects here:

[Council Projects](#)

Planning/Resource Management

This property is zoned **MEDRES** for more information on this zone refer to the Operative District Plan (link below).

Western Bay of Plenty Operative District Plan 2012

The District Plan including rules, maps and performance standards, plus any current (and previous) Plan Changes can be here:



[Operative District Plan](#)

[District Plan Changes](#)

If you have any questions about the Operative District Plan, please contact Council's Customer Service Planner on 0800 926 732.

RC Number	Status	Consent Type	Date Issued
10100	GRANTED	convert basement of existing dwelling into minor dwelling	16/08/2016

Any information held by council relating to Historic Planning Consents will be listed on the Historical Data page at the back of this LIM.

If there are any Consent Notices, Memorandums of Encumbrance, Deeds of Covenant, Bush Protection Inspections and/or Yard Exemption Statements relevant to this property they will be included in the attachments section of this LIM.

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.

Any features identified in the Operative District Plan are listed below:

OUTSTANDING LANDSCAPE FEATURE

This property is partially in an Outstanding Landscape Feature. Refer to the Landscape section (Section 6), Appendix 2 and map of the Operative District Plan 2012. Resource Consent will be required for any future development within this area. Conditions of consent will be required as Council has to ensure any development must be in harmony with the natural landscape.

--COASTAL INUNDATION AREA

This site is partially situated within a Coastal Inundation Area. All or part of this land may be affected by actual or potential coastal inundation as identified in a report by Tonkin & Taylor titled "Coastal Protection Areas Re-Assessment Stage Two" (April 2015). Refer to the Natural Hazards Section (Section 8) and Planning Maps of the Operative District Plan 2012. Resource consent will be required to build within this area, and this may include a Deed of Covenant, under the Resource Management Act 1991, to be registered on the title of the property.

-

Any other features are listed below:

- COASTAL HARBOUR INUNDATION

Council holds a report from the National Institute of Water and Atmospheric Research (NIWA) titled "Tauranga Harbour Inundation Modelling" (2019) (Report). This Report presents the results of coastal inundation modelling carried out for the entirety of Tauranga Harbour.

The Report is referred to in this LIM because part or all of the subject property has been identified based on information contained in the Report as being within an area which is potentially susceptible to coastal inundation (flooding from the sea).

Council will be introducing changes to its District Plan in due course to update its maps to reflect the information contained in the Report. In the interim, Council will be relying on the information contained in the Report to exercise statutory functions such as making decisions under the Building Act and Resource Management Act.

Not all of the information contained in the Report will be applicable to the property in terms of exercising these functions. 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.

This is the scenario shown on the map contained in this LIM titled "Natural Hazards (Not District Plan)" and on Council's interactive online natural hazard map. This online map allows a particular property to be searched for and can be viewed on Council's natural hazards webpage (coastal inundation subpage).

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 for this scenario takes into account the possible effects of climate change that may be present in the year 2130 including sea level rise. The reason for selecting a timeframe out to 2130 (at least 100 years from now) and taking into account climate change is because the New Zealand Coastal Policy Statement requires potential coastal hazards to be identified in this manner.

NIWA's Report can be viewed on Council's natural hazards webpage (coastal inundation subpage). The Report includes maps predicting the extent of coastal inundation under a number of scenarios including that described above.

This coastal inundation subpage also contains information and FAQs relating to coastal inundation and how it may affect the use of a property. It can be viewed at www.westernbay.govt.nz/coastalinundation.

This webpage also has links to Civil Defence and Emergency Management information on how to prepare for a flood event.

.OMOKOROA FLOODING NO LONGER IDENTIFIED

Council holds a report from BECA entitled "Omokoroa Stormwater Model – Model Build Update and System Performance Report" (2020) (Report). This Report presents the results of flood modelling carried out for Omokoroa.

The Report is referred to in this LIM because the subject property is not identified as being potentially susceptible to flooding (from extreme rainfall) based on the information contained in the Report relating to the scenario which is considered to be the most relevant for Council's statutory planning and consenting processes.

This means that the District Plan Maps, which do show the property as floodable, are now out-of-date.

Council will be introducing changes to its District Plan in due course to update its maps to reflect the information contained in the Report. In the interim, Council will be relying on the information contained in the Report to exercise statutory functions such as making decisions under the Building Act and Resource Management Act

The scenario mentioned above identifies the possible extent of flooding that may occur in the year 2130 if a 1% 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 for this scenario takes into account the possible effects of climate change that may be present in the year 2130 including sea level rise and the increased intensity of rainfall. The reason for selecting a timeframe out to 2130 (at least 100 years from now) and taking into account climate change is because the New Zealand Coastal Policy Statement requires potential coastal hazards to be identified in this manner.

This is the scenario shown on Council's interactive online natural hazard map. This online map allows a particular property to be searched for and can be viewed on Council's natural hazards webpage (flooding subpage).

BECA's Report can be viewed on Council's natural hazards webpage (flooding subpage). The Report includes maps predicting the extent of flooding under a number of scenarios including that described above.

This flooding subpage also contains information and FAQs relating to flooding and how it may affect the use of a property.

It can be viewed at www.westernbay.govt.nz/flooding.

This webpage also has links to Civil Defence and Emergency Management information on how to prepare for a flood event.

.-LIQUEFACTION

Council holds a report from Tonkin + Taylor Ltd entitled "Bay of Plenty Regional Liquefaction Vulnerability Assessment" (2021) (Report). This Report presents the results of a liquefaction mapping exercise for the Bay of Plenty Region.

Liquefaction can occur when some saturated soils (typically silts and sands) lose strength and stiffness (temporarily behaving as a liquid rather than a solid) in response to earthquake shaking.

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.

A figure showing the liquefaction vulnerability categories recommended for use in the "Planning and Engineering Guidance for Potentially Liquefaction Prone Land" (2017) can be viewed on Council's natural hazards webpage (liquefaction subpage).

These categories are "liquefaction damage is unlikely", "liquefaction damage is possible" and "liquefaction category is undetermined".

The Report is referred to in this LIM because the subject property is identified based on information contained in the Report as having one or more of these categories.

The liquefaction maps from the Report are shown on the map contained in this LIM entitled "Natural Hazards (Not District Plan)" and shown on Council's interactive online natural hazard map. The latter allows a particular property to be searched for and can be viewed on Council's natural hazards webpage (liquefaction subpage).

"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. At this stage there is not enough information to distinguish between Very Low and Low (liquefaction vulnerability). More detailed assessment would be required to assign a more specific liquefaction category. Following more detailed assessment a classification of Medium or High (liquefaction vulnerability) is also a possible categorisation but based on the information available this is considered very unlikely.

"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. At this stage there is not enough information to distinguish between Medium and High (liquefaction vulnerability). More detailed assessment would be required to assign a more specific liquefaction category. Following more detailed assessment a classification of Very Low or Low (liquefaction vulnerability) is also a possible categorisation but this is considered less likely.

"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.

Council will be introducing changes to its District Plan in due course to update its maps to reflect the information contained in the Report. In the interim, Council will be relying on the information contained in the Report to exercise statutory functions such as making decisions under the Building Act and Resource Management Act.

The Report can be viewed on Council's natural hazards webpage (liquefaction subpage). The Report includes a liquefaction vulnerability map for the Region in Figure 4.2 on page 52.

This liquefaction subpage also contains information and Frequently Asked Questions (FAQs)

relating to liquefaction and how it may affect the use of a property.

It can be viewed at www.westernbay.govt.nz/liquefaction.

Property Adjoining Reserves

Under Council's Reserve Management Plan(s) any property adjoining a public reserve is not permitted to encroach onto that reserve. Where new encroachments occur, or if an existing encroachment exists, Council will give notice to the encroacher to remove the encroachment and reinstate the reserve at their own cost.

Please refer to the Reserve Management Plan.



[Reserve Management Plans](#)

Community Plans

Council has a programme to help urban communities in the district develop long term plans that detail a vision for each community. Information regarding current Community Plans can be found here:



[Community Plans](#)

Other useful Information

Western Bay of Plenty District Council provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987(LGOIMA)

Structure Plans

Structure plans have been developed by Council to assist in managing the District's growth.

[Waihi Beach](#)

[Omokoroa Structure Plan](#)

[Te Puna Business Park](#)

[Te Puke West Industrial](#)

[Katikati](#)

[Tides](#) [Reach](#) [Rural-Residential](#)

[Te Puke Structure Plan](#)

[Rangiuru Business Park](#)

[Katikati Lifestyle Zone](#)

[Minden Lifestyle Zone](#)

[Te Puke Lifestyle Zone](#)

[Comvita Campus](#)

The Bay of Plenty Regional Council

Regional Council policies and plans may affect the use and management of land, water air and other natural and physical resources. These can be found here:

[Bay of Plenty Regional Council Website](#)

For further information on whether a property is affected by any Regional Planning instrument or by some other function of the Regional Council please phone 0800 884 880.

The Ministry for the Environment

The Ministry for the Environment administer Acts, National Policy Statements, National Environmental Standards and other regulations. You can find out more about theses here:

[Act and Regulations](#)

HISTORICAL DATA

Parcel ID: 1260/232 BUILDING PERMITS		
Date	Type	Document Name
1980-11-06	Building	Building Permit and Plumbing & Drainage Permit - Dwelling - 1980-11-06

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

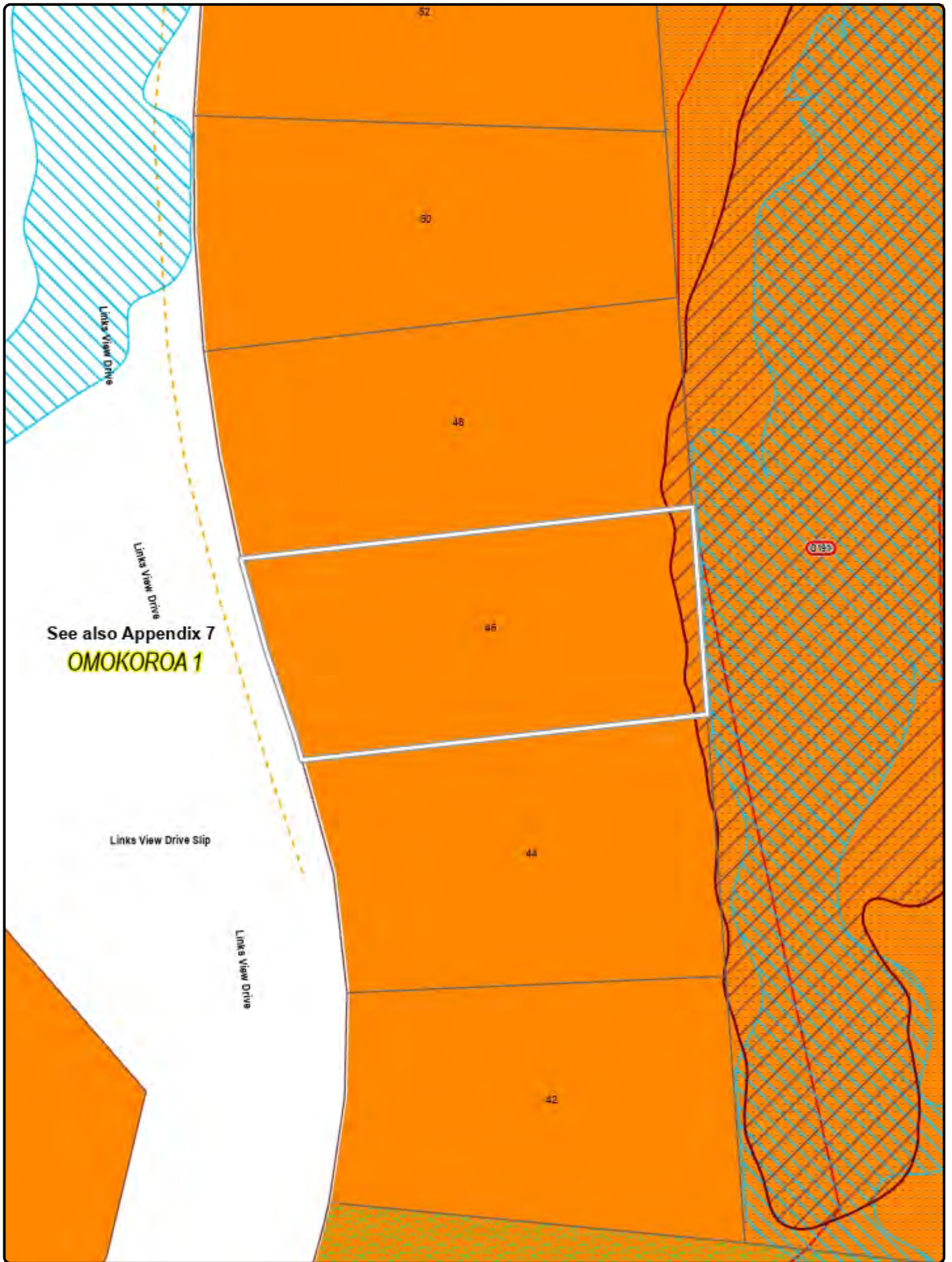




Water Supply		Main	Wastewater		Gravity Main
		Rider Main / Connection			Gravity Main (Below 1:2000)
		Instruments - Meter / Toby			Rising Main
		Valve - Air Release			Service Main / Connection
		Valve - Altitude			Chamber - Inspection Shaft
		Valve - Non Return / Backflow Preventer			Chamber - Manhole
		Valve - Butterfly			Mechanical - Grinder Pump
		Valve - Flow Control			Valve - Air / AirKnife
		Valve - Flow Meter			Valve - Non Return
		Valve - Hydrant			Valve - Pressure Reducing
Stormwater		Valve - Normally Closed	Property		Valve - Scour /Knife
		Valve - Pressure Reducing			Valve - Sluice
		Valve - Pressure Sustaining			Inlet
		Valve - Scour			Treatment Plant
		Valve - Sluice			Junction
		End Cap			Outlet
		Junction			Instruments - Flow Meter
		Treatment Plant			Pump
		Containment Structure - Reservoir or Tank			Wastewater Pond
		Pump	Protected Land		Paper Road
		Well - Bore			Property or Restrictive Area
		Gravity Main			Building
		Gravity Main (Below 1:2000)			Hydro
		Pressure Main			Railway
		Service Main / Connection			Road
		Open Drain			Parcel
		Grass Swale			TCC Water Catchment
		Catchpit			Statutory Acknowledgement Areas
		Chamber - Box			Consent Notice Covenant
		Chamber - Inspection Shaft	Recommended For Protection		Ecological
		Chamber - Manhole			Environment Protection Actual Point
		Soakhole			Environment Protection Actual Line
		Valve - Flood Gate			Environment Protection Actual Polygon
		Valve - Sluice			Conservation Covenant
		Wing Wall			QE II
		Inlet	WBOP		Environment Protection Proposed Point
		Junction			Environment Protection Proposed Line
		Outlet			Environment Protection Proposed Polygon
		Pump			Class 1
		RAMM Culvert			Class 2
		Stormwater Drainage Reserve			Class 3
		Stormwater Pond			Other Councils
					Western Bay of Plenty
					Ocean, River, Stream
					Selected Parcel

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Archaeological data supplied by NZ Historic Places Trust
<http://www.archsite.org.nz>

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



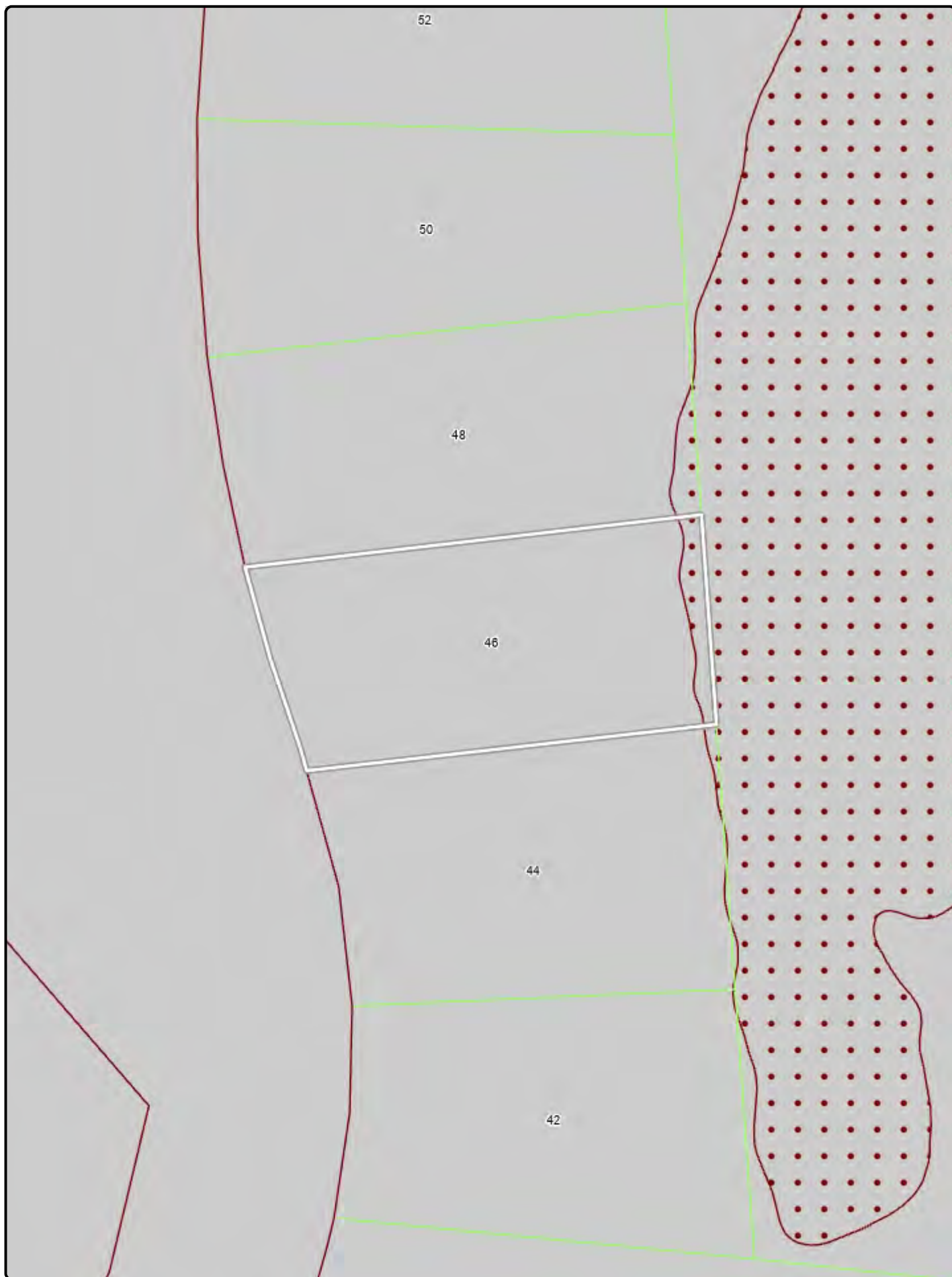
Bay of Plenty Regional Council should be consulted before undertaking any activity in the vicinity of Mean High Water Springs to establish the actual line of Mean High Water Springs.

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.



Other Natural Hazards

-  Tauranga Harbour Coastal Erosion Year 2080
-  Tauranga Harbour Coastal Erosion Year 2130
-  Tauranga Harbour Coastal Inundation
-  Katikati Floodable Area
-  Te Puke Floodable Area
-  Waihi Beach Floodable Area
-  Wairoa Floodable Area
-  Rural / Small Settlements Floodable Area
-  Maketu/Pukehina Tsunami
-  Liquefaction Damage is Possible
-  Liquefaction Damage is Unlikely
-  Liquefaction Category is Undetermined

Property

-  Paper Road
-  Property or Restrictive Area
-  Building
-  Lease
-  Hydro
-  Railway
-  Road
-  Parcel
-  Selected Parcel



Western
Bay of Plenty
District Council

For our
people

Natural Hazards Legend

15/5/1976

260900E

Lot	CT
1	248/565
2	248/566
3	248/567
4	248/568
5	248/569
6	248/570
7	248/571
8	248/572
9	248/573
30	248/574
31	248/575
32	248/576
33	248/577
34	248/578
35	248/579
36	248/580
37	248/581
38	248/582
39	248/583
40	248/584
41	248/585
42	248/586
44	248/587

5

D.P.S. 25535

D.P.S. 25535

D.P. 12835

D.P.S. 25535

Approved

[Signature] President

[Signature] Council Member

[Signature] Regd Owner

It is hereby certified that the provisions of Sec. 33(4) of the Town & Country Planning Act 1953 have been complied with and pursuant to a resolution of the Tauranga County Council passed on the 19th day of ~~December~~ January 1977 approving under Sec. 34 of the Counties Amendment Act 1961 the subdivision shown hereon conditional upon the granting of easements shown in the memorandum of easements and under Sec. 35 of the same Act the rights of way shown hereon. Called the Chairman, Council and Inhabitants of the Tauranga was hereto in the presence of:-

[Signature] Chairman

Chairman: S.H.231 County Clerk

PURPOSE	LETTER	SERV. TEN.	DOM. TEN.
R.O.W.	A	PT LOT 39	LOT 38
R.O.W.	B	PT LOT 38	LOT 39
R.O.W.	C	PT LOT 32	LOT 31
R.O.W.	D	PT LOT 31	LOT 32
DRAINAGE	E	PT LOT 7	Grantee

Total Area 2.8337ha

Comprised in C.T. 231/1071

I, Mervyn George Hubbard of Tauranga, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966.

Dated at Tauranga this 20th day of January 1978

Field Book p. Tauranga Book p.

Reference Plans D.P.s: 12835, S.14/19, S.14/888, S.24/877

Examined G.T. HOBSON Correct

Approved as to Survey

[Signature] Chief Surveyor

Deposited this 26th day of January 1978

[Signature] District Registrar

File

Received 28-1-78

Instructions

D.P.S. 25370

ATTACHMENTS

A2728255: RC10100L LAND USE - Convert Basement of Existing Dwelling into Minor Dwelling

A2955712: BC87082 - As Built Drainage Plan - Approved

A6639736: BC76081 - Asbuilt Drainage Plan

A6639737: Asbuilt Drainage Plan

A6665037: 2025-02-26 - FILE NOTE FOR LIMS/FILE - Incorrect Inundation Assessment

Invoice



Western Bay of Plenty District Council Policy, Planning and Regulatory Services Group

Application for Resource Consent – Non-Notified - RODERICK, ALAN DAVID

Delegated Authority

P/1260/232/2

Recommendation:

- (a) THAT pursuant to sections 95A(2)(a) and 95D of the Resource Management Act 1991 Western Bay of Plenty District Council resolves that the adverse effects of the proposal will be no more than minor and the application need not be publicly notified.
- (b) THAT the Council is satisfied after taking into due consideration the requirements of section 95E and 95F of the Resource Management Act 1991 that there are no persons or order holders affected by the activity and therefore limited notification in accordance with section 95B of the Resource Management Act 1991 is not required.
- (c) THAT Council is satisfied that no special circumstances exist that require notification of this consent application in accordance with section 95A(4) of the Resource Management Act 1991.
- (d) THAT pursuant to Sections 104, 104A and 108 of the Resource Management Act 1991 the Western Bay of Plenty District Council grants consent to the application by Alan and Jennifer Roderick for a land use consent being a controlled activity for a minor dwelling at 46 Links View Drive, Omokoroa legally described as Lot 3 DP 25370, subject to the following conditions:
 1. THAT the minor dwelling be established in accordance with the following plans and information submitted in relation to this application:

Plans prepared by Andy Garrett Design, referenced "Proposed Minor Residence 46 Links View Drive Omokoroa, Tauranga for Alan and Jenny Roderick", dated 07/07/2015, including:

 - (a) Drawing no. 14849A/01
 - (b) Drawing no. 14849A/02
 - (c) Drawing no. 14849A/03
 - (d) Drawing no. 14849A/04.
 2. THAT the following financial contributions shall be paid in respect of the Minor Dwelling at the time of uplifting the Building Consent; or if the building consent has been uplifted, prior to the commencement of building inspections:

- (a) Water (Central)
 $\$3,881.00 \times 0.5 = \$1,980.00 + \text{GST}$
 - (b) Wastewater (Omokoroa)
 $\$9,938.00 \times 0.5 = \$4,969.00 + \text{GST}$
 - (c) Stormwater (Omokoroa)
 $\$4,248.00 \times 0.5 = \$2,124.00 + \text{GST}$
 - (d) Urban Rooding (Omokoroa)
 $\$8,442.00 \times 0.5 = \$4,221.00 + \text{GST}$
 - (e) Transportation (Strategic)
 $\$398.00 \times 0.5 = \$199.00 + \text{GST}$
 - (f) Ecological
 $\$501.00 \times 0.5 = \$250.50 + \text{GST}$
3. THAT prior the commencement of works or any building inspections being undertaken, the consent holder shall pay a Recreation and Leisure Financial Contribution equivalent to 1.82% of the current market value of a 350m² (Residential) house site on the property (capped at \$255,000.00). The value of the property has been assessed as being \$125,000, which equates to \$2,275.00 + GST (Note: Where agreement between the Council and the applicant cannot be reached the current market value shall be as assessed by a registered valuer acceptable to both parties, subject to the costs of obtaining such valuation being met by the applicant).
4. THAT with regard to Conditions (2) and (3), the financial contributions calculated in accordance with the provisions of the Operative District Plan 2012, shall be paid in full within two years of the date of commencement of the consent, provided that:
- (a) Any financial contribution which is not paid in full within two years from the date of commencement of the consent shall be adjusted so that the amount of the financial contribution required by the resource consent shall be the amount calculated in accordance with the relevant formulae in Rule 11.3.3(a) using the current market value of the land at the date of payment and in accordance with the relevant formula in Rules 11.3.3(b), (c) and (d) using the updated inputs to those formulae as set out in Council's Annual Plan current at the date of payment.
 - (b) Any financial contributions not paid within two years from the date of the commencement of the consent shall be paid prior to the issue of a Building Consent under the Building Act 2004, subject to the adjustments referred to in sub-paragraph (a) herein.

REASONS FOR DECISION:

1. The notification date of the Operative District Plan 2012 was 18 June 2012 and all appeals have been resolved. The Council has however notified several plan changes. Those plan change provisions which have not been appealed, or where any appeals have been resolved, or where no submission has been received, have been treated as if they were operative in accordance with Section 86F of the Resource Management Act 1991. Those plans changes where a submission or appeal has been

lodged, but not determined or resolved, have been considered but are found to have no relevance to this application.

Site and Proposal

2. The site is zoned Residential and comprises of 914m². The application site is located on the eastern side of Links View Drive overlooking the golf course.
3. The site currently contains an existing two-storey dwelling (156.22m²). It is proposed to convert the basement area (39.45m²) into a one bedroom minor dwelling, without garaging or carport. The existing vehicle crossing, access and car parking area will be utilised.

Activity Status

4. Under Rule 13.3.2(b) of the Operative District Plan 2012, *minor dwellings* in addition to 13.3.1(a) (One dwelling per lot) are provided for as a controlled activity, subject to compliance with performance standards 13.4.1(h). The application site is 914m², contains an existing dwelling, the proposed minor dwelling is 39.45m² and accordingly the proposal falls to be a **controlled** activity.

Assessment of Effects

Minor Dwelling

5. Under the Operative District Plan 2012, a 'Minor Dwelling' means "*a dwelling of not more than 60m² gross floor area plus any proposed attached or detached garage or carport (for the purpose of vehicle storage, general storage and laundry facilities). The garage area shall not be used for living accommodation*". The proposed development is consistent with this definition.
6. The proposed minor dwelling complies with the relevant activity performance standards for minor dwellings (Rule 13.4.1(h)), namely it is located within 20m of the main dwelling and shares the same driveway, and as required by the District Plan, financial contributions will be applied at the 50% rate of the value that applies for the subdivision of land by imposing relevant conditions of consent.
7. The application to build a minor dwelling in the Residential zone is also subject to compliance with the relevant activity performance standards for the Residential zone, Rule 13.4.1(a) height, (b) daylighting, (c) yards, (d) building coverage and (e) fences and walls. The proposed minor dwelling will meet the relevant performance standards under Rule 13.4.1 (a), (b), (c), (d) and (e) identified below.

Rule 13.4.1 – Performance Standards

(a) Height of buildings/structures

The maximum height shall be 8m and retain a maximum two storey character.

(b) Daylight

All buildings/structures shall be within a building envelope of 2m height above ground level at all boundaries and an angle of 45 degrees into the site from that point. Except where the site has a boundary with a road in which case this rule shall not apply in respect of that boundary.

(c) Yards

(i) Front Yards shall be no less than the following:

Residential Dwellings (not including garages) 4m

Other buildings/structures including all garages 5m

(ii) Rear and Side Yards shall be no less than the following:

All buildings/structures 1.5m

*(c) Maximum Building Coverage
40% or less is permitted*

8. Rule 4A.7.1 of the Operative District Plan 2012 explicitly allows for controlled activities to be granted without requiring the written consent of, or service of notice on, any potentially adversely affected persons.

Referrals

9. The application was referred to Mr Bob Sherman, Senior Building Control Official, who has no comments to make.
10. A valuation from Landmass was obtained, valuing the site at \$125,000 for the purposes of calculating the recreation and leisure financial contribution.
11. Financial contributions are imposed to mitigate potential adverse effects on the environment. A review condition has been imposed to ensure that the infrastructure costs may be fairly recovered.
12. In regard to the above, Council is satisfied that the adverse effects of the application are less than minor and are adequately mitigated by conditions in this consent. Accordingly, no persons or property are identified as affected to a "minor" or "more than minor" degree as a result of this proposal.
13. It is considered that the granting of this consent is in accordance with the objectives and policies within Council's Operative District Plan and that the proposal is in accordance with Part II of the Resource Management Act 1991. In particular it is considered that the granting of this consent allows for the efficient use of land for residential development along the coastal margin whilst ensuring that any long-term issues associated with coastal erosion are appropriately addressed through the potential of the building to be relocated.

ADVICE NOTES:

1. Full compliance with the conditions of consent is necessary to carry out the activity to which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by a Council representative and failure to meet these conditions may result in enforcement action being taken in accordance with Council's Monitoring Compliance and Enforcement Strategy. This may involve the issuing of an Infringement Notice (instant fine) and/or a monitoring fee.
2. You may object to this decision, including any conditions of consent, by notifying Council within 15 working days of receipt of this decision. However, you are advised that you may not commence the activity authorized by this consent until your objection/appeal is resolved.

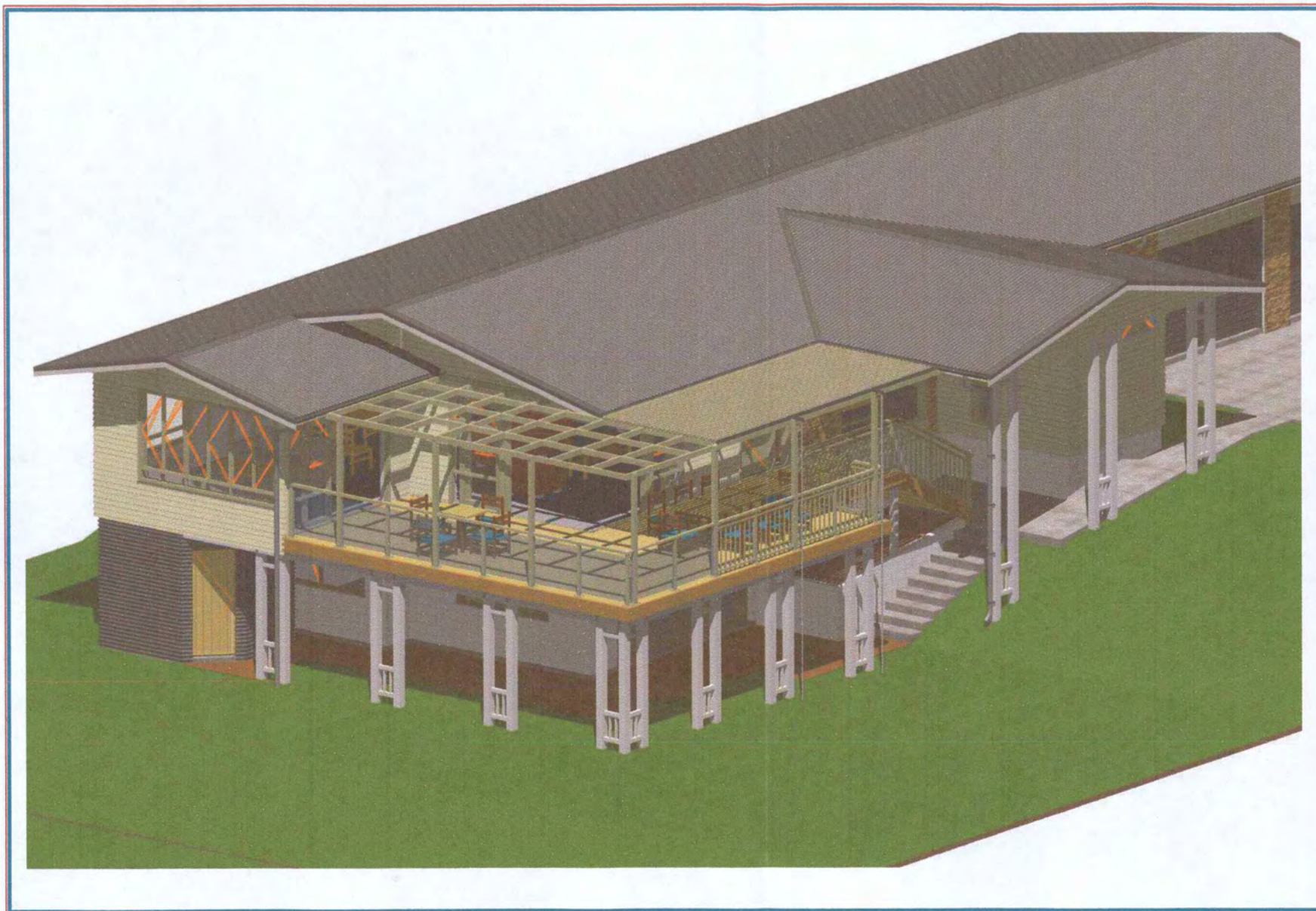


Rochelle Friend
Senior Consents Planner
16 August 2016



Approved under Delegated Authority
Chris Watt
Environmental Consents Manager

Date:.....16/8/16.....



Dwg No - Rev	
01 -	- Proposed Floor Plans
02 -	- Existing Floor Plans
03 -	- Elevations
04 -	- Site Plan
05 -	- Section AA/Ceiling cable Detail
06 -	- Plumbing Layout
07 -	- Electrical Layout/ Ceiling Details

PROPOSED MINOR RESIDENCE
for

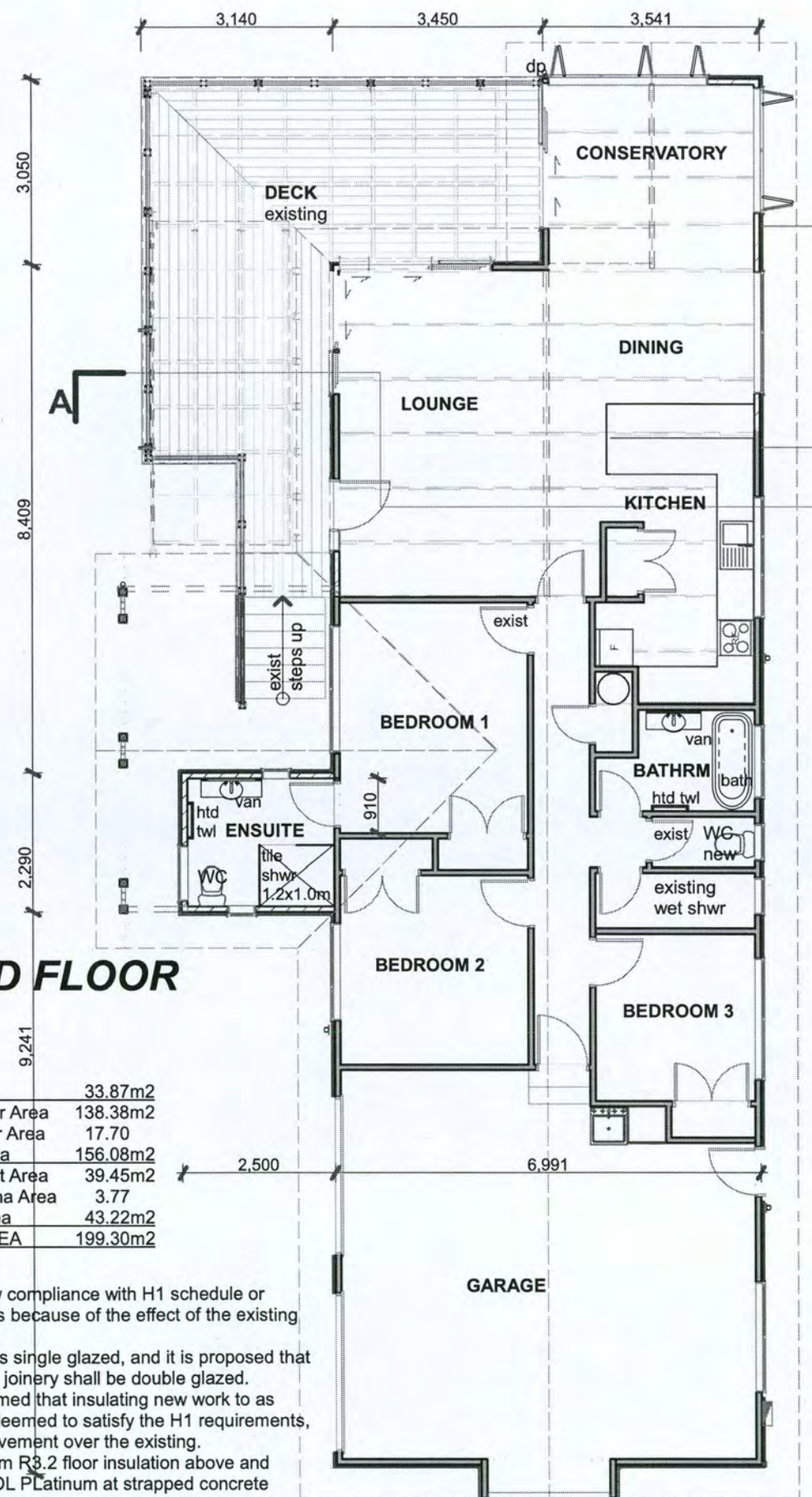
ALAN + JENNY RODERICK



ANDY GARRETT DESIGN
Architectural Designer

01/07/2015
Cons Issue

Email: andygarrett@orcon.net.nz
24B Terrace Ave, Mount Maunganui, Ph 07 574 0092, Mob. 027 284 9424



GROUND FLOOR PLAN

SCALE 1 : 100

Deck Area Exist	33.87m ²
Ground Exist Floor Area	138.38m ²
New Floor Area	17.70
Total Gnd Floor Area	156.08m ²
Basement Exist Flat Area	39.45m ²
New Sauna Area	3.77
Total Basement Area	43.22m ²
TOTAL FLOOR AREA	199.30m ²

H1 COMPLIANCE

It is difficult to show compliance with H1 schedule or calculation methods because of the effect of the existing building.

All existing joinery is single glazed, and it is proposed that any new Basement joinery shall be double glazed. It is therefore assumed that insulating new work to as indicated shall be deemed to satisfy the H1 requirements, indicating an improvement over the existing.

Midfloor with 170mm R3.2 floor insulation above and 70mm R2.19 EXPOL PLatinum at strapped concrete block walls. Ensure batts are snug to all framing.

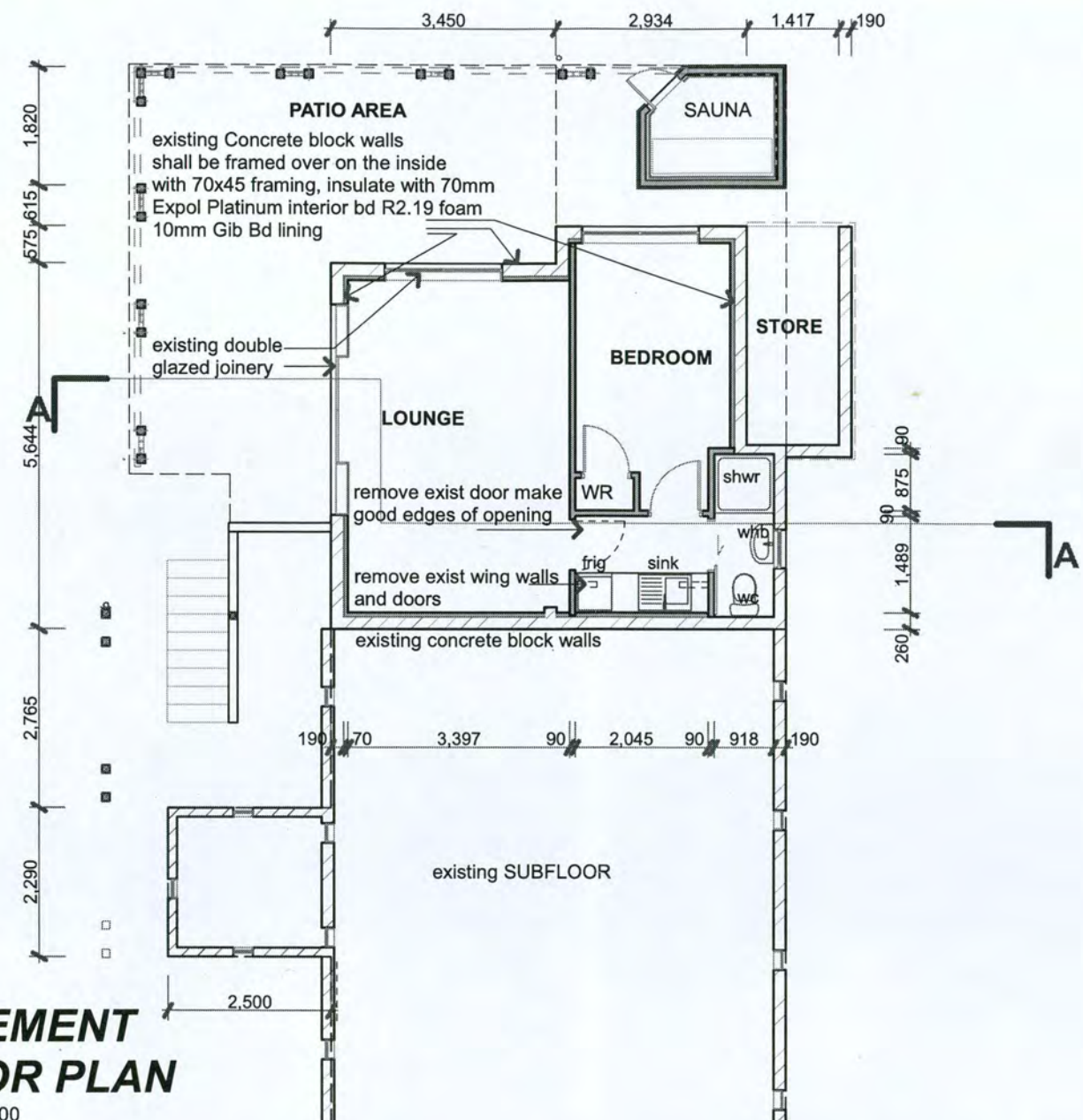
No strapping and insulation to Basement bathrm walls.

BASEMENT FLOOR PLAN

SCALE 1 : 100

NOTES:

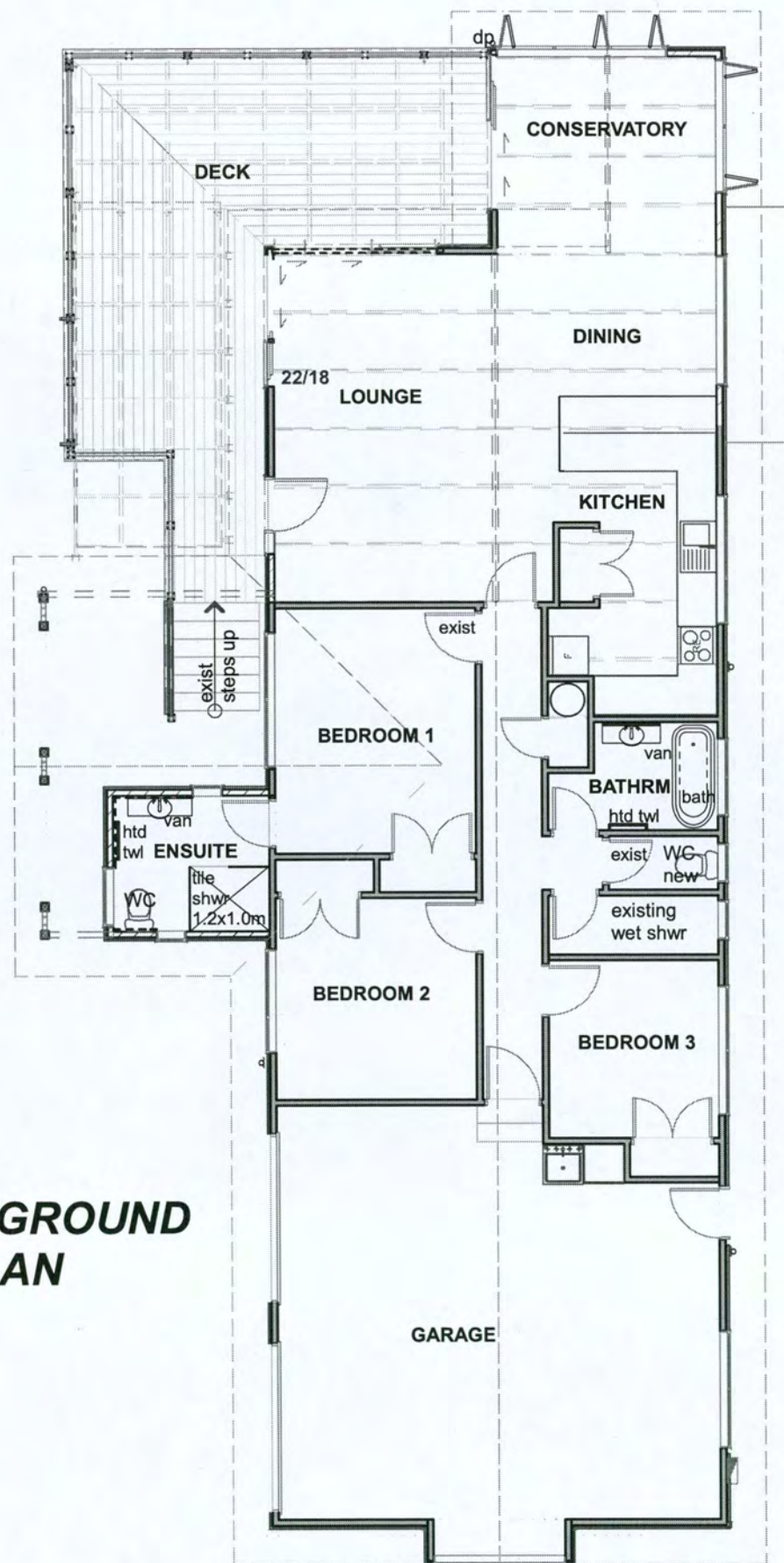
- * Wind Zone - High
- * Exposure Zone C - Inland Coastal - Low Risk Inland
- * All plumbing work shall be in accordance with NZBC G13 AS1 (BS5572), and drainage work in accordance with NZBC G13 AS2 (AS 3500.2.2 modified by paragraph 7.1)
- * Lay Drains to minimum falls 100+80 dia - 1.65% (1:60), 65 dia - 2.5% (1:40) 450 min cover, Discharge pipes 40+50 dia 2.5% (1:40), 32 dia 5% (1:20)
- * Flooring to wet areas (Kitchen/Bathrooms) shall be tiled/vinyl, refer to owner



PROPOSED MINOR RESIDENCE
46 LINKS VIEW DRIVE,
OMOKOROA, TAURANGA - for
ALAN + JENNY RODERICK
Dwg No. 14849A /01

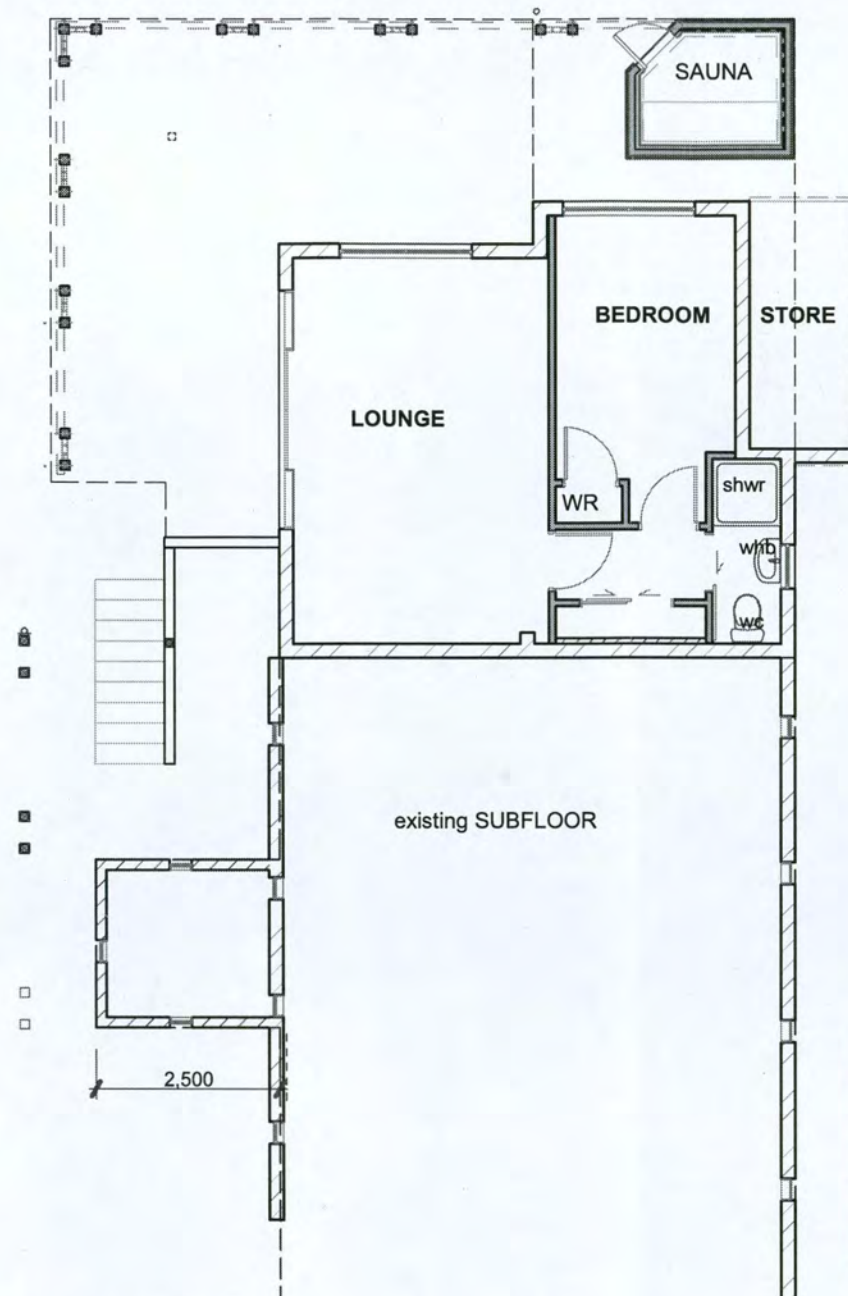
01/07/2015
 Cons Issue

Licensed Building Practitioner
 No. BP-113923
 Member of
 Design Association of New Zealand DANZ
ANDY GARRETT DESIGN
 Architectural Designer
 Email: andygarrett@orcon.net.nz
 24B Terrace Ave, Mount Maunganui, Ph 07 574 0092, Mob. 027 284 9424



**EXISTING GROUND
FLOOR PLAN**

SCALE 1 : 100



**EXISTING BASEMENT
FLOOR PLAN**

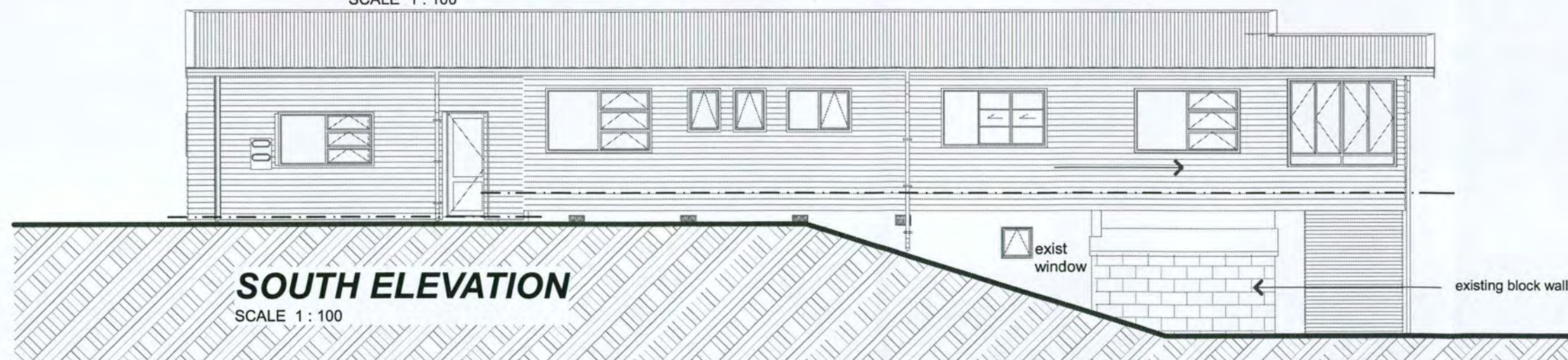
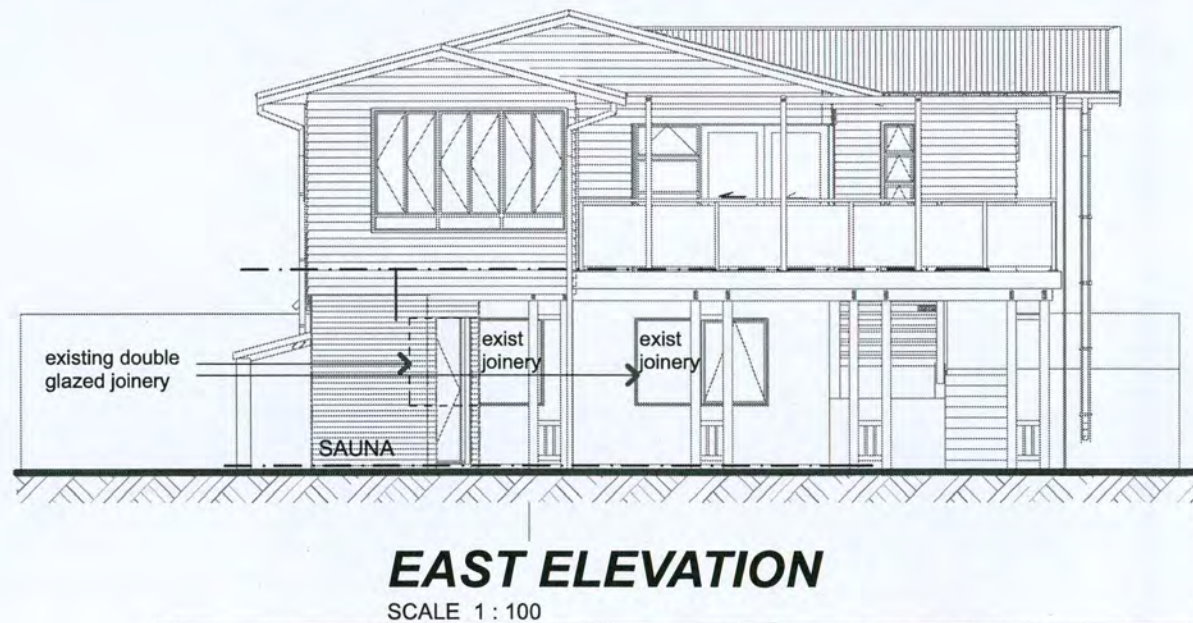
SCALE 1 : 100



**PROPOSED MINOR RESIDENCE
46 LINKS VIEW DRIVE,
OMOKOROA, TAURANGA - for
ALAN + JENNY RODERICK**
Dwg No. 14849A /02

01/07/2015
Cons Issue

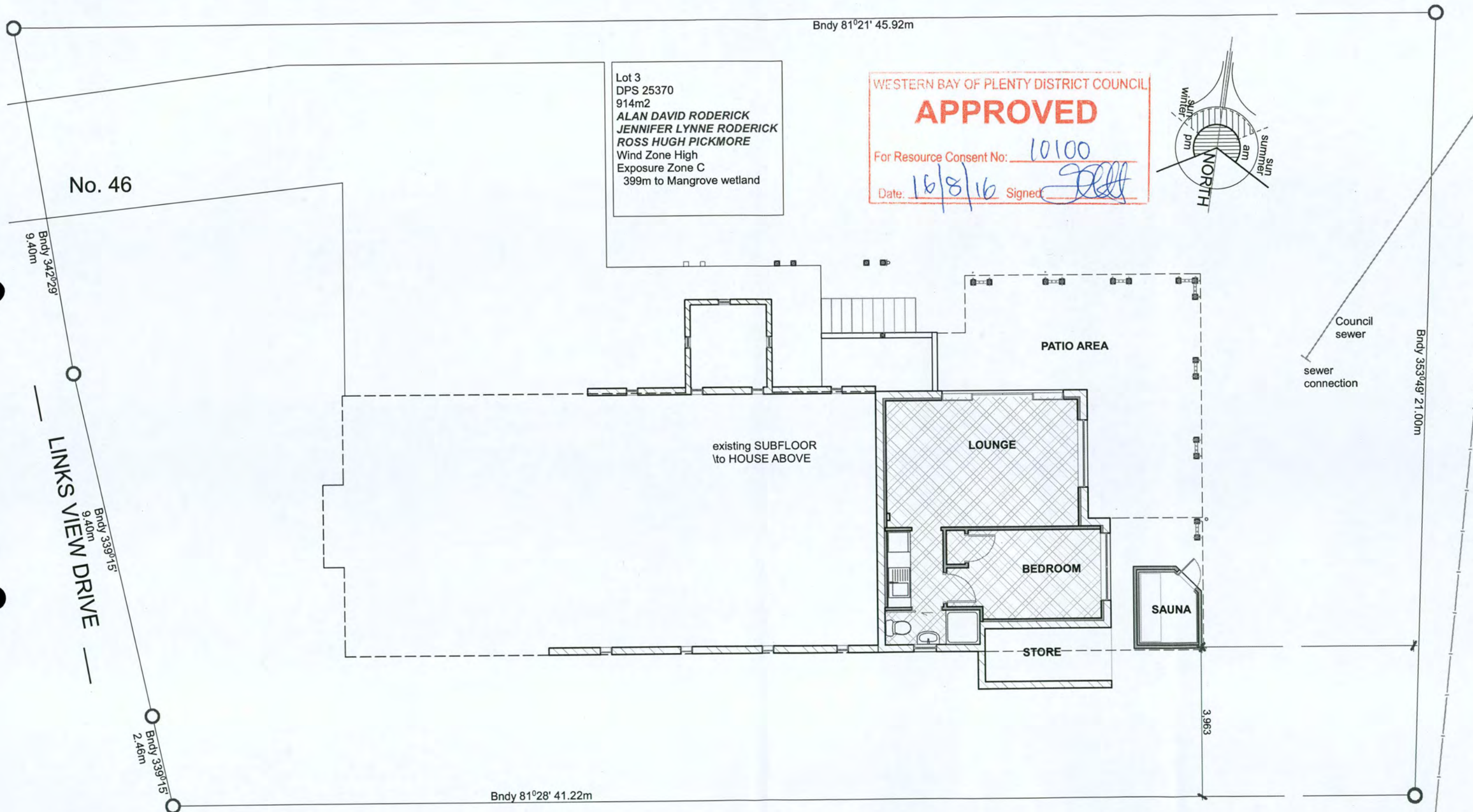
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ANDY GARRETT DESIGN
Architectural Designer
Email: andygarrett@orcon.net.nz
24B Terrace Ave, Mount Maunganui, Ph 07 574 0092, Mob. 027 284 9424



PROPOSED MINOR RESIDENCE
46 LINKS VIEW DRIVE,
OMOKOROA, TAURANGA - for
ALAN + JENNY RODERICK
Dwg No. 14849A /03

01/07/2015
 Cons Issue


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SITE PLAN
SCALE 1:100

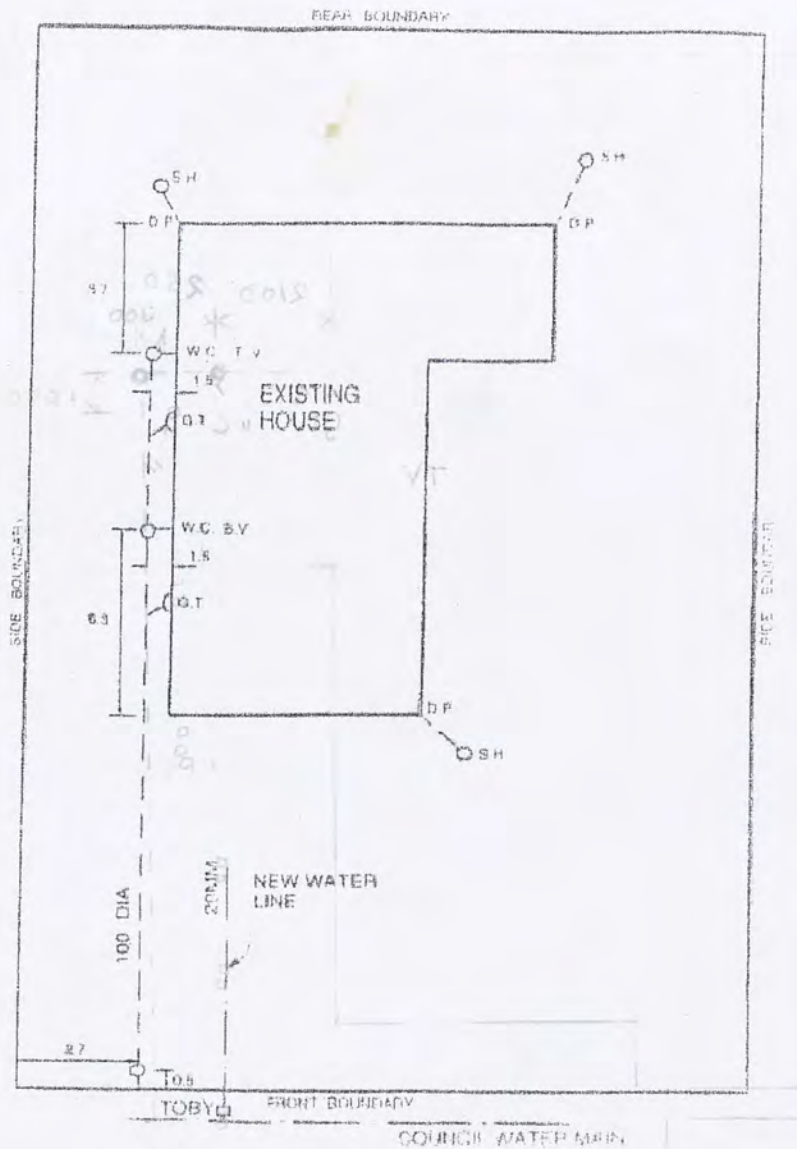
PROPOSED MINOR RESIDENCE
46 LINKS VIEW DRIVE,
OMOKOROA, TAURANGA - for
ALAN + JENNY RODERICK
Dwg No. 14849A /04
01/07/2015
Cons Issue

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A hand-drawn floor plan on graph paper. The plan shows a large rectangular area with a smaller rectangular extension on the right side. The main area is labeled "TV". Dimensions are marked with arrows and numbers: 2100 and 2500 for the top horizontal segments, 1000 for the right vertical segment, 300 for the bottom horizontal segment, and 600 for the left vertical segment. The plan includes several small circles and lines indicating specific points and boundaries. The labels "ST", "WC", and "D" are also present near the top right corner.

Owner Name	Consent Number
A & J Roderick	87082
Project Location	
46 Links View Omokoroa.	
Details – Plumber/Drainlayer	
Browne's Drainlaying Ltd. 17179.	

Plan Example



Draw plan in black ballpoint on graph

Plan is to show:

1. All drains in correct position relative to building and boundaries.
2. The road frontage.
3. Depth of drains at connection points.
4. All foulwater and stormwater drains.
5. All inspection openings, accurately dimensioned.
6. All buildings and boundaries.
7. Outside mainwater lines and the source of supply.

Please refer to example above.

NOTE: Please return to Council once work complete

Consent No.

76081

Address

46 LINKS VIEW DRIVE
MILFORD

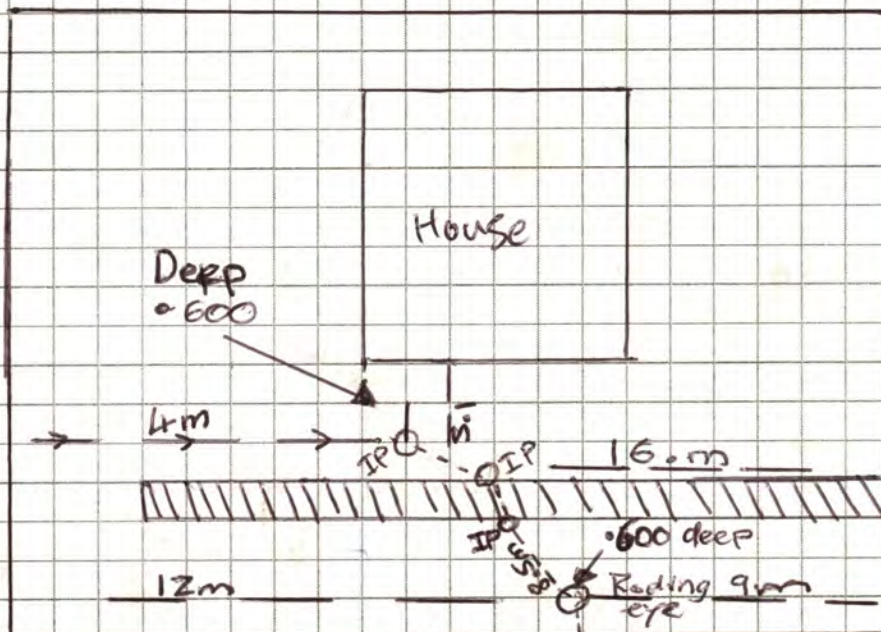
Please note: no work is to be carried out without Council's consent number

AS BUILT INFORMATION – To be completed by Registered Drainlayer

Please draw plan in ballpoint pen on graph below.

Plan to show:

1. All drains in correct position relative to building and boundaries
2. The road frontage
3. Depth of drains at connection point
4. All inspection openings, accurately dimensioned
5. All buildings and boundaries



— Boundary

--- Pipe, 150

— — — distans

Septic Tank Status

☐

Cleaned Out

Filled In

☐

Please tick appropriate ✓

☐

Sealed

Nil

☐

Installation (Registered Drainlayer)

Please note: work must be inspected and approved by Council's Building Inspectors prior to being covered over.

I, Dave Peters of McCall Enterprises (company)
certify that the above connection was made in accordance with the Building Act 2004 and that the As Built Information supplied is complete.

Signed:

Dave Peters

Date:

15/10/07

Registration No:

14935

Drainage Permit No. _____

REGISTERED DRAINLAYER'S APPLICATION FOR DRAIN TEST

TO: TAURANGA COUNTY
ENGINEER'S OFFICE.

PLEASE ARRANGE: AN APPOINTMENT FOR DAY Tuesday 2/3/81 TIME 11-00
(24 hours Notice required)

The drainage work as shown below

at (Location) GOLF VIEW Rd off KAYLENE PLACE

for (Owner) Gordon Beazley House IS COMPLETED AND READY FOR
FINAL INSPECTION.

Regd. Drainlayer: MW LOVERIDGE

Postal Address: 101 Sutherland Rd

Date: 2/3/81

CONFIRMATION OF
APPOINTMENT

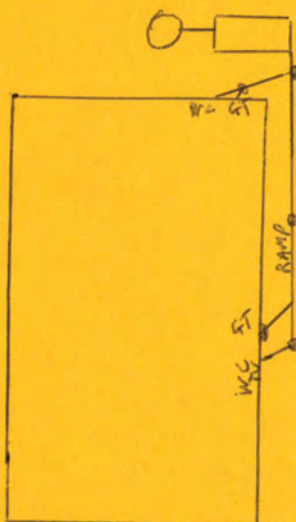
By: _____

Phone No.: _____

PLAN OF SYSTEM:

IMPORTANT

**24 HOURS NOTICE MUST BE
GIVEN FOR DRAINAGE TEST
APPOINTMENTS.**



Work inspected and passed by INSPECTOR Healphy

This plan of completed job needed by inspector, day before test.

19/02/2025

Coastal Inundation Zone Incorrect in District Plan

File Note – Parcel 1260/232, 46 LINKS VIEW DRIVE – Coastal Inundation Zone Incorrect in District Plan

Coastal Inundation – Tauranga Harbour

In 2019, Western Bay of Plenty District Council and Bay of Plenty Regional Council updated the natural hazard mapping for coastal inundation within the Tauranga Harbour which is represented by the Brown Dots on the Maps below. The selected scenario identifies the possible extent of coastal inundation that may occur in the year 2130 during a 1% Annual Exceedance Probability (AEP) coastal inundation event.

It is important to note that these models do not capture all property-specific details, such as modifications to landforms, including retaining walls or other structures that may alter flood risk.

After reviewing updated information for the property, it is evident that a constructed retaining wall is present at the lowest point of the property, elevating property levels to an approximate RL of 4m NZVD. In comparison, the identified maximum coastal inundation level in this area is RL 3.63m NZVD. This represents a freeboard of approximately 370mm between the lowest property level and the predicted coastal inundation level.

Following this assessment, it can be concluded that the Coastal Inundation Zone, as shown in the District Plan, is incorrect, and no inundation hazard zones should be present on this property. The Coastal Inundation hazard zone will be revised at the next available opportunity within the District Plan.

James Abraham

Asset Management Team Leader

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Retaining Wall at Lowest point of 46 Links View Drive Omokoroa.



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
Location of services is indicative only. Council accepts no liability for any error.
Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 20/02/2025
Operator: Geocortex
A4 Scale 1: 250
0 13 Meters



Western
Bay of Plenty
District Council

For our
people





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

RODERICK, JENNIFER LYN
46 LINKS VIEW DRIVE
OMOKOROA 3114

Invoice No: 392753
Date: 30 Jan 2025
Customer No: 11957
Your Reference: LIM24710

DETAILS	GST	Excl	Amount
LIM APPLICATION AND DELIVERY FEES LIM Address: 46 LINKS VIEW DRIVE CENTRAL			
LIM FEE	45.65	304.35	350.00
LESS DEPOSIT FEE ALREADY PAID (RECEIPT NO: 2025 138512)	45.65cr	304.35cr	350.00cr
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 SI392753 in your payment reference. If paying by post, please detach and return with your payment to Private Bag 12803, Tauranga 3143.

CUSTOMER: RODERICK, JENNIFER LYN
INVOICE NO: 392753
TOTAL DUE: \$
PAYMENT MADE: \$