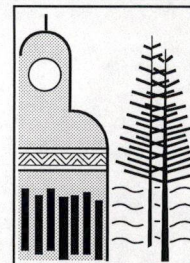




NAPIER CITY COUNCIL

Resource Management Act 1991

SCHEME PLAN PERUSAL



Applicant: C BECKHAM Address: 14 & 16 BREWSTER STREET, NAPIER _____ Legal Description: LOT 1 DP 4533 & LOT 1 DP 26169 _____ C.T. Number: 144/126 & W1/496 _____ Property No's: _____	Duley Smidt & Co. PO Box 552 NAPIER	Dagg & Thorn PO Box 16004 TAMATEA	F G Golder P O Box 7219 TARADALE
	W M Marshall Eskdale RD 2 NAPIER	D Devine PO Box 402 NAPIER	Brian Foote Assoc. PO Box 922 HASTINGS
	C G Shanley PO Box 194 HASTINGS	M Arnold DOSLI PO Box 148 NAPIER	John Craven P O Box 4173 Marewa Napier
	Date Received: 2ND JUNE 1999		

SCHEME PLAN No. _RMS99048 1. SUBDIVISION CONSENT 2. CONSENT TO LAY OUT A PRIVATE WAY (SEC. 348 L.G. ACT 1974)	NOTES: SCINDE HILL RESIDENTIAL ZONE, RIGHT-OF-WAY. <i>Sec. 348 Local Govt. Act 1974.</i>										
<table border="1"><thead><tr><th>No. of Lots</th><th>Existing</th><th>New</th><th>Total</th><th>Lots Numbered _____ to _____</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	No. of Lots	Existing	New	Total	Lots Numbered _____ to _____						
No. of Lots	Existing	New	Total	Lots Numbered _____ to _____							

PLEASE RETURN TO PLANNING DEPARTMENT BY: 10TH JUNE 1999						
Circulate to:	Date	Initial	O.K. or Comment	Copy to:	Date	Initial
Water				Valuer		
Drainage				Surveyor	3/6/99	DWL
Roading						
ORC (Engineer)	21/10	Sm				
ORC (Subdivision)	29/10	DWL				

Perusal Fee	\$168.75	Paid on	2 / 6 / 99	Receipt No:	10123
Entered in NCS 3 / 6 / 99 By: DAVE LAMASON					



RMSASS

NAME: C BECKHAM **LOCATION:** 14 & 16 BREWSTER STREET, NAPIER

On 29th October 1999 the Napier City Council **RESOLVED** pursuant to Section 105 of the Resource Management Act 1991, ~~TO GRANT A SUBDIVISION CONSENT FOR~~ Scheme Plan No. S99048 (an approved copy of which is attached) being the proposed subdivision of Lot 1 DP 4533 & Lot 1 DP 26169 creating Lots 1 to 2 on the scheme plan, and pursuant to section 348 of the Local Government Act 1974, to permit the laying out of the Private Ways shown on the scheme plan, and pursuant to Section 321 (3) (c) that Section 321 (1) shall not apply, and pursuant to Section 461 to accept common private drains subject to the following conditions:

1. WATER SUPPLY

- () Each Lot shall be connected to the City Water Main by its own service pipe in accordance with the Code.
- () No water supply pipes shall pass from one Lot to another except by way of a registered easement over the Right-of-Way.
- () The sum of \$337.50 x _____ Lots = \$_____ shall be paid to the Council as the contribution towards the cost of upgrading of existing waterworks.
- () A main water supply with hydrant may be provided in lieu of separate connections.
- () All or any wells on the property shall be sealed permanently by a registered well driller.
- () _____

2. STORMWATER

- () Each Lot _____ shall be developed in a manner, which will prevent surface ponding of stormwater.
- () Each Lot shall have piped stormwater drainage to an approved outlet in accordance with the Building Code E1: Surface Water and the Code.
- () All existing buildings shall be connected to this stormwater drainage.

() _____

348 of the Local Government Act 1974, to permit the laying out of the Private way shown on the Scheme Plan RMS 99048 (an approved copy attached) being over Lot 1 DP 4533 & Lot 1 DP 26169, subject to the following conditions and reasons for decision:

3. SEWERAGE

- () Each Lot shall have a connection to the City Sewers in accordance with the Code.
- () All existing buildings requiring sewage disposal shall be connected to the City sewers.
- () The sum of \$112.50 x _____ Lots = \$_____ shall be paid to the Council as the contribution towards the cost of upgrading of the existing sewerage drainage.
- () All septic tanks shall be disconnected, cleaned and backfilled.
- () The drain shown as _____ over Lot _____ shall be registered as a Common Private Drain and the subdivider shall provide a binding undertaking that this will be registered on the titles.
- () _____

4. ROADING & EARTHWORKS

- () The Proposed Roads and Service Lanes shown as Lots _____ shall be formed with kerb and channel, footpaths and berms, street lights installed, and permanently surfaced.
- () The proposed roads and service lanes shown as Lots _____ shall be vested.
- ✓ (1) The Private Ways shown _____ on the scheme plan shall be formed, permanently surfaced, ^{and} ~~drained and~~ in accordance with the Code.
- () A corner splay shall be provided at the head of the Private Ways over Lots _____. The splay shall be _____ x _____ metres.
- () Streetlights shall be provided to the satisfaction of the Works Manager. A sum of \$1,597.50 x _____ streetlights = \$_____ shall be paid to the Council as a contribution to the cost of ongoing maintenance of the lights in private ways to lots _____.
- ✓ (2) All earthworks shall be constructed in accordance with the ^{Code} ~~provisions of NZS 4431~~ and a Compaction Certificate provided.
- ✓ (3) A Registered Engineer specialising in the field of earthworks design and construction shall be engaged to design and supervise, including soil testing, throughout the development in accordance with ~~NZS 4431~~ ^{the Code}, and he shall provide progressive data and records to the Council.
- ✓ () Vehicular access shall be provided onto Lots 4 in accordance with the requirements of the District Scheme and the Code.

- () The applicant shall provide protection for Lots _____ from subsidence, slippage, erosion, and inundation.

- () _____

5. SITING OF BUILDINGS (i.e. building platform)

- 2.* () A Certificate shall be provided from a Registered Engineer specialising in the field of Earthworks, Design and Construction pertaining to the suitability of Lots _____ as residential building sites satisfying the requirements of N.Z.S. 3604.

- () All buildings on Lots _____ shall have engineer designed foundations.

- () All buildings on Lots _____ shall be of a relocatable type.

- () _____

- () A consent notice pursuant to Section 221 of the Resource Management Act shall be issued by the Council to secure performance of Conditions _____. The notice shall be registered at the subdivider's expense.

- () The existing _____ on Lots _____ shall be demolished or removed or modified in accordance with the Building Code.

6. RESERVES

- () The land shown as Lots _____ shall be vested as Local Purpose Reserve _____ and shall be cleared of any obstructions, formed, and sown with approved grasses to the satisfaction of the Parks Manager. A title shall be issued in the name of the Council and supplied to the City Solicitor.

- () A financial contribution of \$3,948 x _____ lots = \$_____ shall be paid to the Council as the contribution towards the impact on and the cost of upgrading the existing engineering and community services as set out in the Council's Essential Services Development Plan.

The Council, being satisfied that land should not be set aside for a public reserve within the subdivision requires that in lieu thereof, a cash contribution calculated as 7.5% of the value of Lots _____ shall be paid to the Council. The sale value of Lots _____ has been assessed at \$_____ and the Reserve Fund Contribution will be \$_____ including GST.

If the amount is not paid within one year of the date of this approval Council may require a revaluation and reassessment of the assessed Lots at the time the Completion Certificate is applied for.

- () The applicant shall take all care and responsibility to ensure that the following mature trees within the subdivision are preserved.

The _____ on Lots _____ shall not be removed or destroyed without the prior consent of the Council.

- () Fencing covenants shall be created over Lots _____ to exempt the Council from any contributions to fencing those Lots by becoming the owner of the _____. The covenant shall be prepared by the City Solicitor at the applicant's expense.
- () The valuation fee of \$_____ shall be paid to Council prior to the Survey Plan being sealed.

7. ELECTRIC POWER & TELEPHONE

- () Each Lot shall be provided with individual power and telephone reticulation.
- () All electric wiring and telephone cables within the subdivision shall be underground.
- () Evidence that the requirements of the Power Board and Telecom have been met shall be produced to the Council when the survey plan is submitted for a Completion Certificate.

() _____

8. AMALGAMATIONS, EASEMENTS, PRIVATE WAYS & BUILDINGS

- () (i) Pursuant to Section 243 all easements as required by the Works Manager and or as shown on the Scheme Plan shall be included in a memorandum endorsed on the plan.
- (ii) Easements in gross in favour of the Council shall have the documents prepared by the City Solicitor and be presented for sealing by the Council, and shall be registered.
- (iii) All costs relating to the creation of easements shall be met by the applicant.
- () The following easement/s is/are required in terms of _____ above:

✓ (4) The Private Ways shown _____ on the Scheme Plan and the rights as shown on the Scheme Plan shall be endorsed in a memorandum on the survey plan and shall be duly granted and reserved.

() The following condition of amalgamation has been agreed to by the District Land Registrar, shall apply, and shall be endorsed on the plan:

That Lot _____ hereon be transferred to the owner of Lot _____ DP _____ (C.T. _____) and that one Certificate of Title be issued to include both parcels. Document No. _____

That Lots _____ hereon be held in the same Certificate of Title. Document No. _____.

() Frontage on State Highway or Railway.

() The existing appurtenant water and pipeline rights created by T _____ shall be surrendered and the subdivider shall provide a binding undertaking that this work will be completed.

9. GENERAL

✓ (5) No on site work shall commence until Engineering plans have been approved, and consent to commence has been granted by the Engineer.

✓ (6) All work shall conform to the Council's Code. ~~All plans and specifications are to be approved by the Council prior to work commencing.~~

✓ (7) The costs of all services required for the subdivision are to be met by the applicant.

() "As Built" tracings shall be provided to the Works Manager. These shall be presented on standard sheets in accordance with the Code.

() The units shown on Lots _____ are approved in principle as a project plan and shall be subject to building consent approval and meet the District Plan requirements.

() Before any excavation or groundwork's are undertaken on this land, the subdivider shall consult with the Historic Places Trust about any possible historical sites, urupa or sites of archaeological significance and evidence that this consultation has been undertaken shall be provided before the Survey Plan is sealed.

() Where any building consents are approved for buildings on this land before the completion certificate is signed, the subdivider shall provide a plan showing the position of those buildings as erected or as proposed to ensure that they do not compromise the District Plan requirements or any services.

✓ (8) Notification in writing shall be provided from the surveyor that all conditions have been complied with and approved. ~~A copy of these conditions with the boxes ticked showing the conditions that have been met plus all supporting information would be acceptable.~~

() Asset Valuation information shall be supplied in accordance with the Code.

()

✓ (9) All conditions shall be satisfied prior to a Completion Certificate being signed pursuant to Section 224(c) of the Act.

This subdivision consent shall be valid for three years from the date of the consent.

NOTES:

✓ (1) If the applicant does not agree with the decision as set out in these conditions of approval, or has any questions about it, I would be happy to discuss the reasons for this with them or you. If the applicant wishes to formally object to the decision or any part of it, please advise me in writing within 15 working days of receipt of this letter, and I will refer your application to the Hearings Committee for a hearing.

There will be an additional fee of \$150.00 toward the cost of the hearing payable on application. If I do not hear from you within 15 working days it will be assumed that you accept this decision and it will be regarded as final.

() Unless advised to the contrary, it is assumed that the applicant accepts the valuation of the new lots (Condition _____). If the applicant objects to the valuation he may submit a valuation from an independent registered valuer with his objection. Council will consider this valuation and discuss it with the applicant before issuing instructions to Quotable Value New Zealand to carry out a valuation. The written consent of the applicant to meeting the cost of such Government Valuation should be provided at the time the objection is lodged.

() If the type of paving requires, a Bond for second coat seal shall be accepted prior to the signing of the Completion Certificate. The amount of the Bond shall be assessed at the time the plan is presented for the signing of the Completion Certificate.

- () All inquiries regarding the costs of connections to the city services should be addressed to the Utilities Division.
- () All applications for connections and consent to lay drains and pipes shall be made at the Inspectors Counter, 2nd Floor, Library Building, (Plumbing and Drainage Inspectors' office).
- () It appears that the site was occupied before 1900 and accordingly falls within the definition of an archaeological site under the Historic Places Trust Amendment Act 1993. An authority from the Historic Places Trust, PO Box 2629, Wellington, will be required before any work is undertaken that may disturb an archaeological site. Application forms can be obtained from the local contact person, Mrs. E Pischief of 3 Hukarere Road or PO Box 536, Napier.

✓ (2) All references to the Code in this consent relate to the NCC Code of Practice for Subdivision and Land Development.

- () The dwellings located on Lots _____ have been submitted as a Project Plan with the subdivision application. The height of the proposed dwellings will be assessed at the time of building consent approval.

✓ (3) *Approval of this scheme plan of subdivision (Row) should not be continued to be engineering approval for any site works.*

Reasons For Decision:

✓ (4) *Further information is required showing the relationship of the buildings etc on Lot 2 DP 26169 to the proposed work and how any effects are to be mitigated.*

- * () The proposal will not be contrary to Council's objectives and policies under the District Plan.

- () The subdivision will provide a superior layout, which will benefit the owner's of _____, Napier.

- () The degree of non-compliance can be considered minor.

✓ (2) The conditions imposed ensure any significant adverse effects associated with the subdivision are largely mitigated.

- () In this instance the adverse effects on the environment are considered to be no more than minor.

- () Those parties potentially effected by the proposal have provided their written consent.

- () Neighbour's consent can be deemed to have been granted being the common owner.

Debtor to Napier City Council

This is a G.S.T. Tax Invoice
G.S.T. No.10-889-324

3 June 1999

APPLICANT: _____

ADDRESS: _____

PAYMENTS FOR SUBDIVISIONAL APPROVAL - SCHEME PLAN NO. 99/_____

	AMOUNT	A/C No.
Capital Contributions For Upgrading Of Waterworks. ____ Lots @ \$337.50 (Napier/Taradale)	\$	9070 87
____ Lots @ \$1,467.00 (Bay View)	\$	9072 87
Capital Contributions For Upgrading Of Sewerage Works. ____ Lots @ \$112.50	\$	9069 87
Capital contribution for ongoing maintenance of Street Lights	\$	9071 87
Cash Contribution In Lieu Of _____ Land For Reserves	\$	9065 87
Seal / Certification Fee	<u>163.12</u>	5989 87
Total Payment	<u>\$</u>	 Please Pay this amount

FOR OFFICE USE ONLY

Debtor to Napier City Council

This is a G.S.T. Tax Invoice
G.S.T. No.10-889-324

3 June 1999

APPLICANT: _____

ADDRESS: _____

008 048

PAYMENTS FOR SUBDIVISIONAL APPROVAL - SCHEME PLAN NO. 99/_____

	AMOUNT	A/C No.
Financial Contributions for Napier Urban Area (Appendix 11) _____ Lots @ \$3,948.00	\$	0693 99
Financial Contributions for King Street/Guppy Road Area (Appendix 11A) _____ ha @ \$95,237	\$	0694 99
_____ lots @ \$2,254	\$	0695 99
_____ m Road upgrading @ \$197	\$	0696 99
Less _____ m Structure Road credit @ \$237	\$	0696 99
Capital contribution for ongoing maintenance of _____ Street Lights @ \$1,597.50	\$	9071 87
Seal / Certification Fee	\$163.12 180.00	5989 87
Total Payment	\$ 180.00	☞ Please Pay this amount

FOR OFFICE USE ONLY

PROPOSED VEHICLE ACCESS - 16 BREWSTER STREET, NAPIER

JOB NO. 98015

SPECIFICATION

PRELIMINARY

INDEX

1. **General**
2. **Excavation & Earthworks**
3. **Timber Retaining Walls**
4. **Stormwater Drainage**
5. **Concrete**
6. **Steelwork**

1 GENERAL

1.1 Location of Work

The work is located 16 Brewster Street, Napier.

1.2 Extent of Work

The contract generally is for the construction of 75 metres of new driveway and associated retaining walls for a new drive-on access to the property.

In particular the work comprises:

- (i) Earthworks - Excavation
- (ii) Timber retaining walls
- (iii) Stormwater & subsoil drainage
- (iv) Sub-base construction
- (v) Kerb & channelling & concrete paving
- (vi) Steel guardrails & handrails

1.3 Drawings

Drawings numbered 98015/ S1 & S2 as prepared by Graeme Harrison Consultants Ltd., show the works and form part of the contract documents.

1.4 Tenderers to Inspect Site

The Tenderers shall be held to have fully inspected the site of the works and to have satisfied themselves before tendering as to the accuracy of the Specifications, plans, schedules and other contract documents and of any other information of any kind supplied to tenderers. They shall also be held to have satisfied themselves as to the feasibility of constructing on the site works of the kind, and in the manner specified, and as to all other matters which can in any way influence their tender. The Tenderers shall take due consideration of the likely weather during the construction period proposed.

1.5 Material Supplied by the Principal

No materials will be supplied by the Principal.

1.6 Survey Information and Setting Out

It is the Contractor's responsibility to set out and control their work at all times. The Contractor shall liaise with surveyor Frank Golder to identify the legal boundaries which define the site. Levels are in terms of the benchmark (O.I.S) which is located in the footpath on the west side of Brewster Street opposite the proposed new access road and which has an assumed level RL=100.00m.

The Contractor shall be responsible for the protection of all benchmarks and survey pegs on site. Any survey marks damaged or removed during the works shall be replaced at the Contractors cost.

1.7 Access by Others

The Engineer shall afford access and reasonable facility to any other individual or organisation duly authorised by the Engineer to work in the general area to which this contract applies.

1.8 Quality Assurance

The Contractor shall carry out adequate quality control checks and procedures to ensure the work is of the required standard before giving notice that it is ready for inspection, checking or testing. The Contractor shall provide documented record of the quality control testing and/or measurements when giving notice of readiness for inspection should this be required by the Engineer.

1.9 Traffic Control

Trafficway conditions and traffic control shall comply with the Construction Act 1959 and its amendments and the Handbook for Temporary Traffic Control and Safety at Roadworks Site, 1991 publication. The Contractor shall take all necessary measures to ensure plant accessing the site is operated in a proper and safe manner so as not to endanger any persons or property.

1.10 Use of Land for Plant

The Contractor shall make his own arrangements with the Principal or landowners for the use of land for plant and shall be subject to the conditions imposed, relative to the use of such land, by Principals or landowners.

1.11 Damage to Property

The Contractor shall assume full responsibility for any damage done to the existing property or to the adjoining or any other property by or in consequence of the carrying out of this contract and shall restore, compensate or make good at his own cost, such damage as the case may demand to the satisfaction of the Engineer and the aggrieved parties.

1.12 Foreman of Works

The Contractor shall employ a competent general foremen constantly on the works.

1.13 Subcontractors

Each Tenderer shall supply with his tender the names of all firms to whom he proposes to sublet any of his work and he shall specify the type and extent of work to be done by subcontract.

1.14 Standard of Workmanship

Only highly skilled tradesmen shall be employed on the work and the minimum requirements set out in this specification or other specifications listed shall be strictly enforced. Where workmanship is below the minimum standards listed it shall be rejected, and the work shall be required to be demolished and removed, and then reinstated by the Contractor at his own cost.

1.15 Plant and Machinery

The Contractor shall provide and maintain in good and reliable order and condition all plant and tools necessary for the successful completion of the Contract within the Contract period. All workmen engaged on the works shall have sufficient skill and experience, to the satisfaction of the Engineer to properly perform the work assigned to them.

1.16 Hours of Work

No construction work shall be undertaken on Sundays or outside the time between 7.00am and 7.00pm on other days.

1.17 Existing Services

It is the Contractor's responsibility to expose, or arrange for the exposing of underground services and he shall also be responsible for the protection and making good of any damage to these services during the Contract period.

1.18 Dust

Attention is also drawn to the requirements to prevent any dust nuisance to traffic or adjacent property. The Contractor shall refrain from using machinery which creates an unreasonable amount of noise, smoke or smell and shall conduct operations in such a way as to minimise nuisances of any kind. Works are to be kept damp at all times, including weekends and holidays if necessary to prevent dust nuisance to adjacent properties.

1.19 Completion

On completion the whole of the site shall be left tidy and all rubbish shall be completely removed from the site and shall be disposed of by the Contractor.

2 EXCAVATION & EARTHWORKS

2.1 Scope

The works include the supply of all labour, materials, plant and equipment to execute all earthworks including clearing the site, stripping of topsoil in designated areas, cut to waste and placing a compacted sub-base for the new driveway all as shown on the drawings.

2.2 Clearing of Site

All clearing of the site will be the responsibility of the Contractor. Remove all trees, vegetation and other debris within the area of the works and cart to waste.

2.3 Stripping Topsoil to Stockpile

All topsoil within the limits of the earthworks, as defined on the drawings, shall be stripped. Sufficient topsoil shall be stockpiled on the site for topsoiling of the cut batters on completion of the excavations. All topsoil surplus to the owner's requirements shall be removed from the site and disposed of by the Contractor.

2.4 Demolition of existing Concrete

Sawcut full length of existing concrete driveway on line of boundary and through full thickness of slab.

Break out all existing concrete from existing driveway and footpath within the area of the works and cart to waste.

Obtain approval from property owner before proceeding with demolition of any concrete walls within the area of the works. Details and extent of such work shall be confirmed on site.

2.5 Dump Site

All waste material from the works shall be disposed of at an approved off site dump.

2.6 Sub-base

Sub-base material shall be well graded straight-haul shingle with sufficient fines to allow the material to bind when compacted.

Thoroughly compact sub-base material with plate compacters or vibrating steel wheel rollers.

Trim and finish surface of sub-base layer to levels shown on drawings +/- 15mm.

2.7 Uplift and Spread Topsoil

On completion of the earthworks, sub-base and kerbing, the stockpiled topsoil shall be evenly spread over the completed excavated batters, as shown on the drawings, to a minimum depth of 100mm.

3 TIMBER RETAINING WALLS

3.1 Scope

The works include the supply of all labour, materials, plant and equipment to construct approx. 52 lin. metres of timber pole retaining walls alongside the new driveway.

3.2 Excavation

Excavate existing ground to match wall slope with sufficient space behind wall to allow fixing of stretchers and placing of subsoil drain. Avoid over excavation.

3.3 Timber

Poles shall be 200mm SED Tanapoles treated to TPA specification H5.

Stretchers shall be ex. 150x75 half-round 'stacker logs' treated to TPA specification H4 with 40mm nominal width square edges.

Treat all new cut faces and checks in timber members with a liberal coating of copper naphthanate timber preservative.

3.4 Concrete

$$f_c = 20 \text{ MPa}$$

3.5 Construction

The walls shall be constructed to the dimensions and levels shown on the drawings.

All timber poles shall be placed with a slope of 1 horizontal to 10 vertical normal to the line of the retaining wall and in a vertical plane square to the line of the wall.

Stretchers shall be placed parallel to the slope of the finished driveway.

Fix each stretcher to every post with 2-150x4.0 nails. All nails and fixings shall be hot dip galvanized.

It is important that the finished walls shall be of neat appearance and even uniform alignment.

3.6 Subsoil Drain

Place 100mm diameter perforated PVC subsoil drain, enclosed in an envelope of approved filter fabric, behind the base of the full length of the wall.

The subsoil drainage pipes discharge to the locations shown on the plan.

3.7 Backfill

Backfill behind walls with free draining granular material.

4. STORMWATER DRAINAGE

4.1 Scope

The works include the supply of all labour, materials, plant and equipment to execute all drainage work necessary to collect stormwater and convey it to the discharge point as shown on the drawings all as specified herein.

This includes 200mm UPVC pipe and 600mm dia. street sumps.

4.2 Regulations, Standards and Territorial Authority Requirements.

All drainage work shall comply with the Napier City Council's 'Code of Practice for Subdivision and Land Development'.

Where required, work shall be done by registered drainlayers, using the best modern trade practice, and shall pass such tests as the Territorial Authority may require. The Contractor shall arrange for all tests as required by the Territorial Authority, and shall, at no extra cost, remedy any defects to the entire satisfaction of the Territorial Authority.

4.3 Materials

- | | | |
|-----|--------------------------|---|
| (a) | Unplasticised PVC Pipes: | shall comply with NZS 7649:1988. |
| (b) | Rubber Jointing Rings: | shall comply with BS 2494:1976 |
| (c) | Castings: | best quality iron free from all defects |
| (d) | Mortar: | 2 parts fine sharp graded sand: 1 part cement |
| (e) | Granular Pipe Bedding: | pea-metal |
| (i) | Backfill: | one or a combination of the following:
-selected excavated material approved by the Engineer.
-AP20 general quality well graded aggregate |
| (j) | Concrete: | comply with NZS 3109:1981
$f'_c = 17.5 \text{ MPa}$. |

4.4 Pipe Laying and Jointing

No pipe laying shall be carried out without the Engineer having been informed so that he may inspect work as it proceeds.

Only competent drainlayers approved by the Territorial Authority will be allowed to lay pipes. Drains shall be laid to the lines and levels shown on the drawings.

4.5 Stormwater Sumps

Precast 600mm diameter sump risers of approved manufacture shall be used. The risers shall be carried up to such height that when cast- iron frames are set in position the top of the frame shall be level with the finished surface of the roadway or existing ground, as is appropriate, except where otherwise required.

4.6 Testing

The contractor shall carry out all tests of drainage lines as required by the Territorial Authority. Prior to inspection by the TA representative, the contractor shall clean out all lines and manholes and ensure that they meet the specification.

4.7 Surplus Spoil

All surplus spoil from trench excavations shall be removed from site to an approved dump site or used as backfill material as directed.

5 CONCRETE PAVING & KERBING

5.1 Scope

The works include the supply of all labour, materials, plant and equipment necessary to construct the concrete paving and kerbs as shown on the drawings.

5.2 General Specification

All concrete work shall comply with the provisions of NZS 3109:1987 "Specification for Concrete Construction" which is deemed to form a part of this specification and the additional clauses of this specification unless instructed otherwise, in writing, by the Engineer. The additional clauses of this specification shall take precedence over any conflicting clauses in NZS 3109.

5.3 Production

All concrete must be supplied by a plant which has High or Special grading in accordance with NZS 3104.

5.4 Concrete Strengths

Concrete shall have a 28 day compressive strength as follows:

All concrete	$f_c = 20 \text{ MPa}$
--------------	------------------------

5.5 Slumps

The slump for any concrete should not normally exceed 100mm unless specifically approved and shall be as defined in NZS 3109:1987. Lower slumps are to be used where possible.

5.6 Additives

'Fibremesh' fibre reinforcement shall be added to all slab and kerb concrete during batching at the rate of 0.9 kg/m³.

5.7 Construction

The concrete kerbs shall be constructed integral with the driveway slab to the profiles shown on the drawings. Outer ends of kerbs shall be neatly finished with rounded off ends.

5.8 Placement & Compaction

The contractor shall give the Engineer at least 24 hours notice of every concrete placement. All concrete, including floor slabs, shall be thoroughly compacted with high frequency mechanical immersion vibrators, supplemented by continuous tamping, spading and slicing.

5.9 Construction Joints

Shrinkage control joints shall be formed transversely across the driveway slab at 3.5m maximum centres by either saw-cutting to 30mm depth within 24 hours of placement of concrete or by insertion of separation strips in the concrete during placing.

Formed construction joints to the dimensions shown on the drawings shall be made transversely across the driveway slab as required so that the spacing between joints (sawcut or formed) does not exceed 3.5 metres.

5.10 Surface Finishes

Surface finishes shall comply with the standards defined in NZS 3114:1987 "Specification for Concrete Surface Finishes".

Formed Surfaces:

All concrete not exposed to view	F1
All concrete exposed to view	F5

Unformed Surfaces:

Slab (coarse broom finish across slab)	U3
Kerb (wood float)	U3

5.11 Formwork

Edges of footpaths and crossings shall be boxed with 25mm rough sawn timber. Sufficient number of pegs shall be used to ensure straight lines are maintained during construction. Formwork tolerances shall be in accordance with NZS 3109 Table 4 unless specified otherwise. Formwork shall not be removed until the minimum period set down in NZS 3109 Table 5 has elapsed.

5.12 Reinforcement

Reinforcing to comply with NZS 3402:1989 "Steel Bars for the Reinforcement of Concrete"
Deformed Grade 300 bars are denoted by the symbol 'D'
Covers to reinforcement shall comply with NZS 3109 Table 3 or as shown otherwise on the drawings.

5.13 Curing

All new concrete shall be protected from premature drying by covering with absorptive mats and kept continuously wet for at least 7 days. When extreme weather conditions persist such as very hot weather or strong drying winds the curing period shall be extended as required. Alternatively a curing compound complying with ASTM C309 may be used. The contractor shall have available on site means of protecting uncured concrete in the event of rain heavy enough to damage the finished concrete surface.

5.14 Rejection of Concrete

Any concrete work which does not comply with this specification shall be removed, reconstructed, modified or made good as directed by the Engineer.

6 GUARDRAILS AND HANDRAILS

6.1 Scope

The works include the supply of all labour, materials, plant and equipment necessary to construct approximately 12 linear metres of the steel 'flexrail' guardrail and approximately 20 linear metres of galvanised steel pipe handrail as shown on the drawings.

6.2 Materials

All structural steel shall be in accordance with the following Standards:

AS 1163	<i>Welded and Seamless Steel Hollow Sections for General Structural Purposes</i>
AS 3678	<i>Structural Steel - hot-rolled plates, floor plates & slabs</i>
AS 3679 Part 1	<i>Structural Steels - Hot Rolled bars and Sections</i>

6.3 Guardrail

Guardrail shall be 2.8mm thick galvanised steel W-profile rail type '3810-12' as manufactured by CSP Ltd. (3 nominal 4m lengths)

Standard manufactured 'terminal ends' shall be fitted to both ends of the guardrail.

All steel components of the guardrail including bolted splice joints shall be erected in accordance with the manufactures specifications.

6.4 Hot-Dip Galvanising

All components including rails, posts and bolt fixings shall be in accordance with AS 1650 "Hot dipped galvanised coatings on ferrous."

6.5 Fabrication

The relevant requirements of NZS 3404: 1992 shall be complied with.

Steelworker shall check all concrete and fixing dimensions on site before fabricating any steelwork affected by these dimensions.

6.7 Bolting

Unless specified otherwise, bolts shall comply with AS 1110: 1980 and AS 1112: 1980).

All bolts shall be such length that the threaded portion does not extend within the parts bolted.

Washers shall be used through-out to prevent the nuts from binding at the bottom of the threads and to provide even bearing.

6.8 Welding

All welds are to be Category SP (structural purpose) as defined in AS 1554.

6.9 Repairs to Surface Protection

After erection any areas of galvanising damaged during erection or by site welding shall be made good by cleaning back the damaged area to bare metal and applying two coats of grey zinc rich primer.

STUART CLARIDGE



GRAEME HARRISON
CONSULTANTS LTD.

7 - SEP 1999

Consulting Engineers
Structural & Civil

Desco Centre
163 Tennyson Street,
Telephone (06) 835-3352
Facsimile (06) 835-3306
Mobile (025) 469-943
Napier.

12 August 1999

Mr C. Beckham
15 Brewster Street,
NAPIER

Dear Sir,

**(98015) PROPOSED VEHICLE ACCESS - 15 BREWSTER STREET
SITE INVESTIGATION**

We have carried out a site investigation for the proposed new vehicle access to your property and copies of the test results are enclosed.

The proposed works are as shown on our drawings 98015/ S1 & S2. The works comprise 51 metres of new 3 metre wide concrete driveway from Brewster Street to provide shared access to Lot1 DP 4533 and Lot 1 DP 26169 and a further 18 metres of driveway to the latter lot.

The site is on the sloping hill face on the west side of Brewster Street. The face has a south-easterly aspect and an overall slope of approximately 25°. The hill face has been extensively benched and retained in the past to form the existing house sites.

The proposed accessway follows the line of an existing 1 metre wide walkway running from Brewster Street to Lot 1 DP 4533. The first 28 metres from the Street will be adjacent to and at the same level and grade as the existing concrete driveway to No. 11 Brewster Street. The remaining 23 metres will climb at a grade of 1 in 4.5 (vertical:horizontal) to the boundary of Lot 1 DP4533.

We have carried out four test-bores at the locations shown on the attached plan. The bores indicate generally 500mm depth of topsoil overlying moist tan coloured sandy clay to 1000-1500mm below ground level. Below this level the subsoil is drier and stiffer lightly cemented sand with little cohesion.

The proposed works involve excavating the existing faces to provide sufficient width for the driveway. No earth filling is to be carried out on the site.

We are satisfied that the proposed excavation and retaining structures shown on the drawings are appropriate for the observed site conditions.

Yours faithfully,
GRAEME HARRISON CONSULTANTS LTD.

G.D.Harrison

Encl:

288 136 - 1

288 136 - 1

288 136 - 1

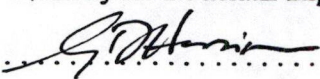
RECEIVED
DUE DATE **15 SEP 1999**
FOR ACTION BY
ACTIONED FILE

STATEMENT OF PROFESSIONAL OPINION AS TO
SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

Subdivision
Owner C. BECKHAM
Location 15 BREWSTER STREET
I GRAEME DAVID HARRISON of
(full name)
GRAEME HARRISON CONSULTANTS LTD.
(Name and address of firm)

Hereby confirm that:

1. I am a Registered Engineer experienced in the field of soils engineering and was retained by the subdividing owner as the Soils Engineer on the above subdivision.
2. The extent of my inspection ~~during construction~~, and the results of all tests carried out are described in my report dated 12 AUGUST 1999.
3. In my professional opinion, not to be construed as a guarantee, I consider that:
 - * (a) ~~The earth fills shown on the attached Plan No have been placed in compliance with the Code of Practice of the Council.~~
 - * (b) The completed works give due regard to land slope and foundation stability considerations.
 - * (c) ~~The filled ground is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604 and related documents providing that:~~
 - (i)
 - (ii)
 - (iii)
 - * (d) ~~The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604 and related documents providing that:~~
 - (i)
 - (ii)
 - (iii)
4. This professional opinion is furnished to the Council and the subdividing owner for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time or erection of any dwelling.

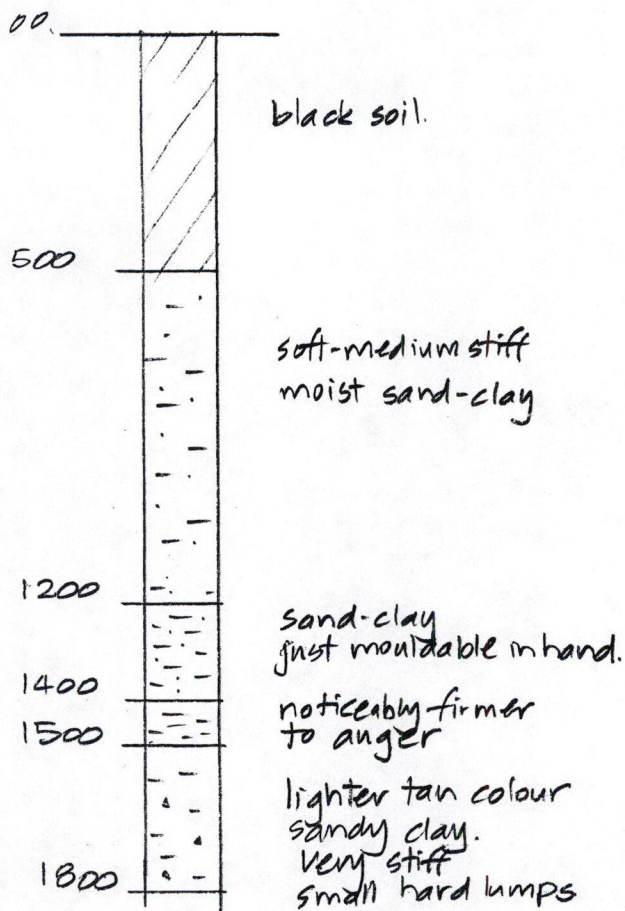
Signed  Date 12/8/99

2 May 1995

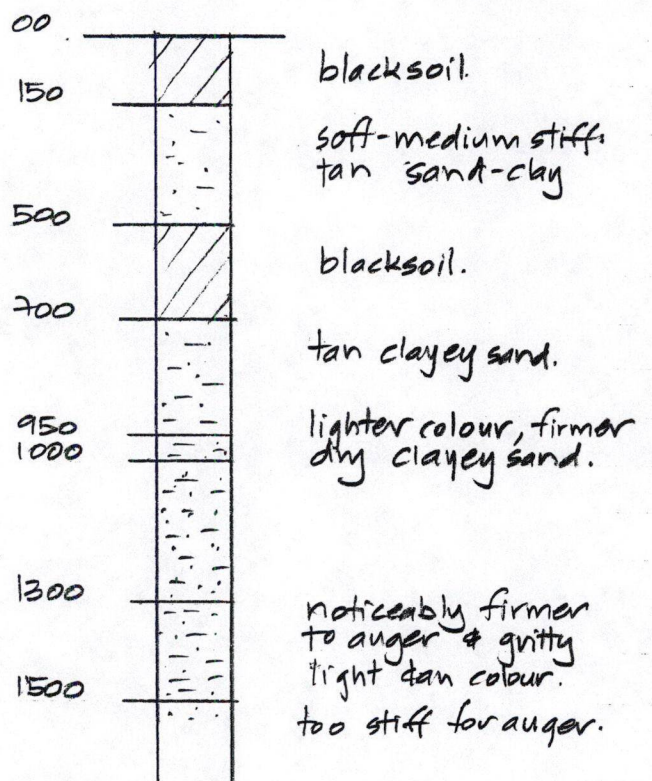
M:1627WP51/S05CHJL

 **GRAEME HARRISON
CONSULTANTS LTD**
Consulting Engineers
Dasco Centre, 183 Tennyson St, Napier
Telephone: (06) 835-3352
Fax: (06) 835-3925

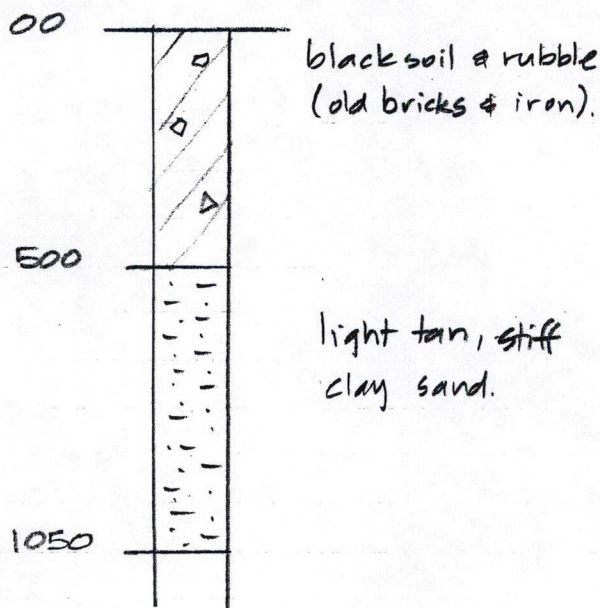
TEST BORE N°1



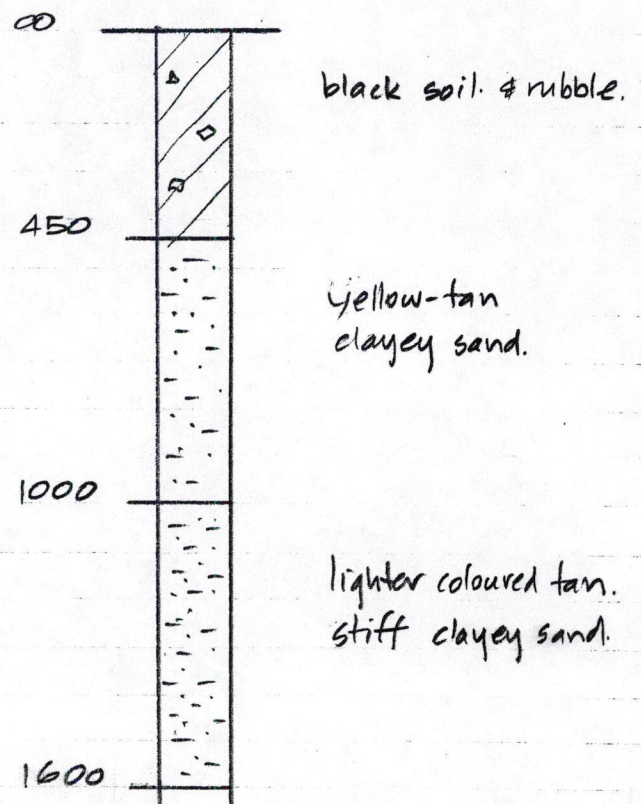
TEST BORE N°2



TEST BORE N°3



TEST BORE N°4.





City of Napier

HASTINGS STREET, NAPIER, NEW ZEALAND
Telephone (06) 835-7579 – Facsimile (06) 835-7574
Facsimile International +64 6 835-7574

Address Reply to:
NAPIER CITY COUNCIL
Private Bag 6010, NAPIER
NEW ZEALAND

Our Ref: 14/16 Brewster Street
S A Claridge
If calling ask for:

5 July 1999

FG Golder
Golder Surveying Limited
PO Box 7219
TARADALE

Dear Sir,

re. Subdivision 99/0048(ROW) – 14/16 Brewster Street

Further information is required to support your application to create the Right of Way.

You may recall that in 1996 you and your client had proposed a similar scheme. Information was sought at that time to enable Council to effectively process the project. The information was not forthcoming then and your client eventually required, and was given, compliance to a modified scheme in October of that year.

The information required is to be in accordance with the Council's Code of Practice for Subdivision and Land Development and therefore must be prepared by a suitably qualified Geotechnical Engineer. The data must include a predevelopment report in sufficient detail covering the stability of the land for earthworks with all design recommendations. The report shall cover the whole development site and adjoining neighbouring property that may be effected by any of the work. It would also help if an indication was included as to how it was intended to develop the sites.

No site works can commence until approvals have been given to both the scheme and to full engineering plans and design etc. No assumptions should be made from any of the above comments that approval will follow on receipt of the information sought.

Until this information has been presented the scheme plan approval process is placed on hold.

Yours faithfully

S A CLARIDGE
CONSENTS ENGINEER



City of Napier

HASTINGS STREET, NAPIER, NEW ZEALAND
Telephone (06) 835-7579 – Facsimile (06) 835-7574
Facsimile International +64 6 835-7574

Address Reply to:
NAPIER CITY COUNCIL
Private Bag 6010, NAPIER
NEW ZEALAND

Our Ref:

If calling ask for:
D Lamason

3 June 1999

FG Golder
P O Box 7219
Taradale
NAPIER

Dear Sir

RESOURCE MANAGEMENT ACT 1991 - SECTION 88 - SUBDIVISIONAL SCHEME PLAN

I acknowledge receipt of your scheme plan for subdivision in respect of C Beckham (14/16 Brewster Street) submitted to my office on 2nd June 1999. The scheme plan number is RMS99048.

Yours faithfully

DAVID LAMASON
SUBDIVISION PLANNER

F