

Valuation Number: 07161/021.12

GIS No: 4770/0000/000

20 November 2012

Glenn Ingoe
16 Puriri Crescent
Edgecumbe



LAND INFORMATION MEMORANDUM—610 STANLEY ROAD

Please find attached a Land Information Memorandum for the above property. This revised LIM was issued 20 November 2012 and is only accurate as of this date.

If you have any comments or questions in regard to this Land Information Memorandum please contact me directly at (07) 306-0500.

Yours faithfully

Astrid Hutchinson
LIM CO-ORDINATOR



LAND INFORMATION MEMORANDUM

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE	20 NOVEMBER 2012		
GIS NO	4770/0000/000		
VALUATION NUMBER	07161/021.12		
1 NAME OF PROPRIETOR			
Anne Jane Barraclough			
2 LOCATION			
610 Stanley Road, RD2, Opotiki 3198			
3 LEGAL DESCRIPTION			
LOT 1 DP 361144			
4 PHYSICAL DESCRIPTION			
House/Unit Number	610	Street	Stanley Road
RD Number	2	Suburb/Area	
Town	Opotiki	Post Code	3198
5 AREA			
1.0710 hectares more or less			
6 ZONING			
Rural 2 (Foothills) under the Whakatane District Plan (Operative).			
ATTACHMENTS			
• Certificate of Title • Drainage Plan • Floor Plan(s) • Geotechnical Investigation Report(s) • Consent Notice(s) • Code Compliance Certificate(s) • District Plan Map • Keys to Maps • Underground Services Maps • Legal Description Map • Hazards Map • Resource Consent decision letter(s)			
7 SPECIAL FEATURES			COMMENTS
• Potential erosion			No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)			No information available
• Falling debris			No information available
• Subsidence			No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)			No information available
• Inundation			No information available
• High winds			This property is in a high wind zone.
• Fill (compacted/uncompacted)			No information available
• Hazardous contaminants, including dangerous goods			No information available

• Historic sites	No information available		
• Drainage restrictions	No information available		
• Reserves (existing/proposed)	The land contains an area of bush under private covenant.		
• Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property.		
• Other legal restrictions (eg, building line restrictions)	No information available		
• Any other special features	This site is located within the 'Earthquake Zone 3' and Corrosion Risk Zone C.		
8 SERVICES	COMMENTS		
• Stormwater	Rural properties are generally required to dispose of roof run-off on site via ground soakage.		
• Sewer	Rural properties are generally required to dispose of sewage on site to a private septic tank and field tile system.		
• Water	No Public Supply		
• Trade Waste Consent	No		
9 RATES	COMMENTS		
• Year ending 30.6.2013	\$1,749.47		
• Number of instalments	4		
• Date of next instalment	23 November 2012		
• Current balance or arrears	\$145.78 as at 14 November 2012		
• Date of valuation	September 2010		
• Land value	\$160,000		
• Capital value	\$410,000		
10 WATER	COMMENTS		
• Last reading date	NA		
• Consumption	NA		
• Amount	NA		
• Arrears outstanding	NA		
11 BUILDINGS			
(a) Details of Building Permits			
No information available			
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
25 January 2007	16479	New Dwelling	2 November 2007
19 February 2008	17533	Garage	Not yet issued
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			

A final inspection of the garage build under BC17533 was carried out on 15 November 2012. This inspection failed due to stormwater disposal issues which will require mitigation.

Building Consent 17533 was issued with a specified intended life of 15 years. Controls are specified in the Building Feasibility Report dated 14 May 2004 by Manktelow Consulting in respect of siting of buildings, foundation requirements and controls over stormwater and septic tank effluent disposal. Should it be proposed to locate any buildings closer to the top of the slopes as specified in the above mentioned report, specialist geotechnical review and investigation will be required.

Land on site is known to have poor bearing capacity. Should redevelopment be proposed site specific design of the buildings foundations by a suitably qualified engineer will be required.

(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

No information available

(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act

No information available

12 USE OF LAND

(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land

24.3.04.47 Resource Consent (Subdivision) dated 17 August 2004 (copy decision letter attached)
- Consent Notice dated 16 January 2006, copy attached.

24.3.02.32 Resource Consent (Subdivision) dated 5 June 2002 (copy decision letter attached)

61.8.1051 Resource Consent (Subdivision) dated 26 September 1991 (copy decision letter attached)
- Certificate of compliance dated 30 September 1992, copy attached.

(b) Details of licences held

No information available

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land

No information available

(d) Details of Conditions Affecting the Use of Land

No information available

Minimum Floor Level

In accordance with the requirements set out in the New Zealand Building Code.

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS

(a) Requiring Authority

No information available

(b) Heritage Protection Authority

No information available

14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 1991 OF THE BUILDING ACT 2004

No information available

15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER

(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956

No information available

(bb) Information on:

(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier

No information available

(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply

No information available

(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply

No information available

16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT

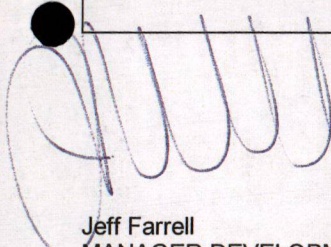
It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.

Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan.

Some trees are protected by a consent notice. Please check the property title for any details.

17 DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). **The applicant is solely responsible for ensuring that the land is suitable for a particular purpose**



Jeff Farrell

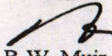
MANAGER DEVELOPMENT AND COMPLIANCE



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier 248403
Land Registration District South Auckland
Date Issued 27 February 2006

Prior References
39972

Estate Fee Simple
Area 1.0710 hectares more or less
Legal Description Lot 1 Deposited Plan 361144

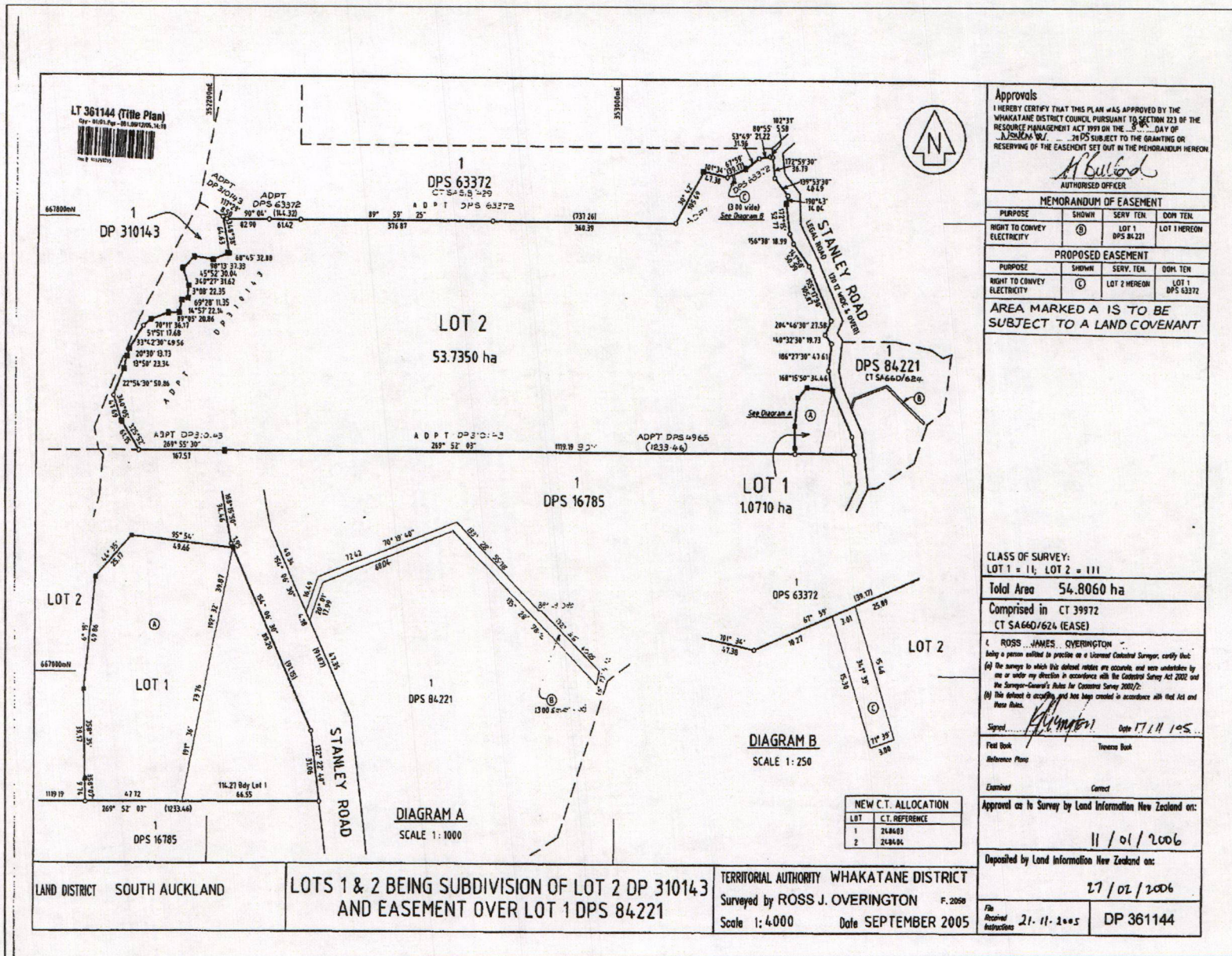
Proprietors
Anne Jane Barraclough

Interests

6766687.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.2.2006 at 9:00 am
Appurtenant hereto is a right to convey electricity created by Easement Instrument 6766687.4 - 27.2.2006 at 9:00 am
The easements created by Easement Instrument 6766687.4 are subject to Section 243 (a) Resource Management Act 1991
7371764.2 Mortgage to ASB Bank Limited - 16.5.2007 at 9:00 am

Identifier

248403



Approvals
I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE
WHAKATANE DISTRICT COUNCIL PURSUANT TO SECTION 221 OF THE
RESOURCE MANAGEMENT ACT 1991 ON THE 28th DAY OF
JANUARY 2006. THIS PLAN IS SUBJECT TO THE GRANTING OR
RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

H. Bullock
AUTHORISED OFFICER

MEMORANDUM OF EASEMENT			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT TO CONVEY ELECTRICITY	②	LOT 1 DPS 84221	LOT 1 HEREON
PROPOSED EASEMENT			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT TO CONVEY ELECTRICITY	①	LOT 2 HEREON	LOT 1 DPS 63372

AREA MARKED A IS TO BE
SUBJECT TO A LAND COVENANT

CLASS OF SURVEY:
LOT 1 = 11; LOT 2 = 111

Total Area 54.8060 ha

Comprised in CT 39972
CT SA640/624 (EASE)

I, ROSS JAMES OVERINGTON, being a person entitled to practice as a Licensed Cadastral Surveyor, certify that:
(a) the surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) this document is accurate, and has been compiled in accordance with the Act and these Rules.

Signed: *R. Overington* Date: 17/11/05

Field Book Reference Plans

Examined: Correct

Approval as to Survey by Land Information New Zealand on:

11/01/2006

Deposited by Land Information New Zealand on:

27/01/2006

File Received Instructions 21.11.2005

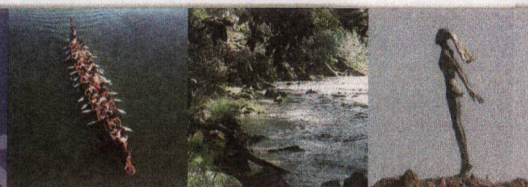
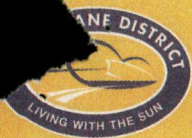
DP 361144

LAND DISTRICT SOUTH AUCKLAND

LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 310143
AND EASEMENT OVER LOT 1 DPS 84221

TERRITORIAL AUTHORITY WHAKATANE DISTRICT
Surveyed by ROSS J. OVERINGTON F. 2050
Scale 1:4000 Date SEPTEMBER 2005

NEW C.T. ALLOCATION	
LOT	C.T. REFERENCE
1	248403
2	248404



RID DOCUMENT

Date: 14 November 2012
Valuation Number: 07161 021 12
Location: 610 STANLEY ROAD
Legal Description: LOT 1 DP 361144
Area (Ha): 1.0710
Valuation Date: 01 Sep 2010

	normal	special
Land Value:	160,000	
Improve Value:	250,000	
Capital Value:	410,000	
Tree Value:	0	

Contiguous Property:

2013 Year's Assessed Rates: \$1,749.47

Instalment 1: 24 Aug 2012
Instalment 2: 23 Nov 2012
Instalment 3: 22 Feb 2013
Instalment 4: 24 May 2013

Tasks

Record Tasks [4770/158]

- Search for Record (F2)
- New Record (F3)
- Tag Record (F8)

Field Tasks [CS.PAR.ID]

- Set Default Value (3725/5)
- Help (F1)

Zoom/Related Tasks

- Valuations
- Bldg Consents
- Display Map/Plan
- View History
- Sue Numbers
- Property File
- Parcel Creation
- Change Type
- Fire Permit
- Associations
- Vacant Override
- Audit Details
- Audit Report
- Easements
- Comments
- Tech Library
- Contact Trans
- Doc Management
- Sign Out
- File Tracking
- Dataworks
- File Scan
- Cc Area
- Inactivate
- Information

Workspace

Parcel Maintenance - Surveyed Lot (View Only)

CS/CS3000.SU.03

Parcel Id	4770/158	LIVE	02 JUL 2006	09 NOV 2012
		Start Date	05:35pm	10:10am
Type	SURVEYED	UN-SCANNED	Origin	Joe Collier
			PF Pfile	4770/0000/000

Legal Details

Name	LOT 1 DP 361144		
Parcel	LOT	1	Block
Plan	DP	361144	

Location Details

Maori Block	
Survey District	
Meshblock	Ward
Area Unit	
Address	

Sue Number 6825394

Comments

Planning Zones

1	
Area (ha)	1.0710
Gis Area	1.0712
Legacy Rc Id	

Title/parent Plan

1	UNKNOWN
---	---------

Associations

1	BC	Building Consents
2	CC	Contact
3	VA	Valuations

610 Stanley Road - Legal Description

Date Printed: 13 November 2012

Prepared By: JC



Legend



Road

Parcel Boundary

SCALE 1: 1,076
0

54.7

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

54.7 Meters

Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



610 Stanley Road - Hazards

Date Printed: 13 November 2012

Prepared By: JC



Legend



Earthquake Prone Building



A

B

C

D

E



Contaminated Sites (HAIL)



Contaminated Site Boundary

Slip



Flood 2004

Building Platform Minimum

Natural Hazard Drain

Natural Hazard Land

Natural Hazard Tectonic

Natural Hazard Weather

Natural Hazard



Flood Damaged Houses

Inundation Risk Zone 2008

103.3m Moderate Inund

103.6m Moderate Inund

104.0m Moderate Inund

104.1m Extreme Inund

104.55m Extreme Inund

104.7m Extreme Inund

Variable Extreme Inund

140.6

SCALE 1: 2,767
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

140.6 Meters

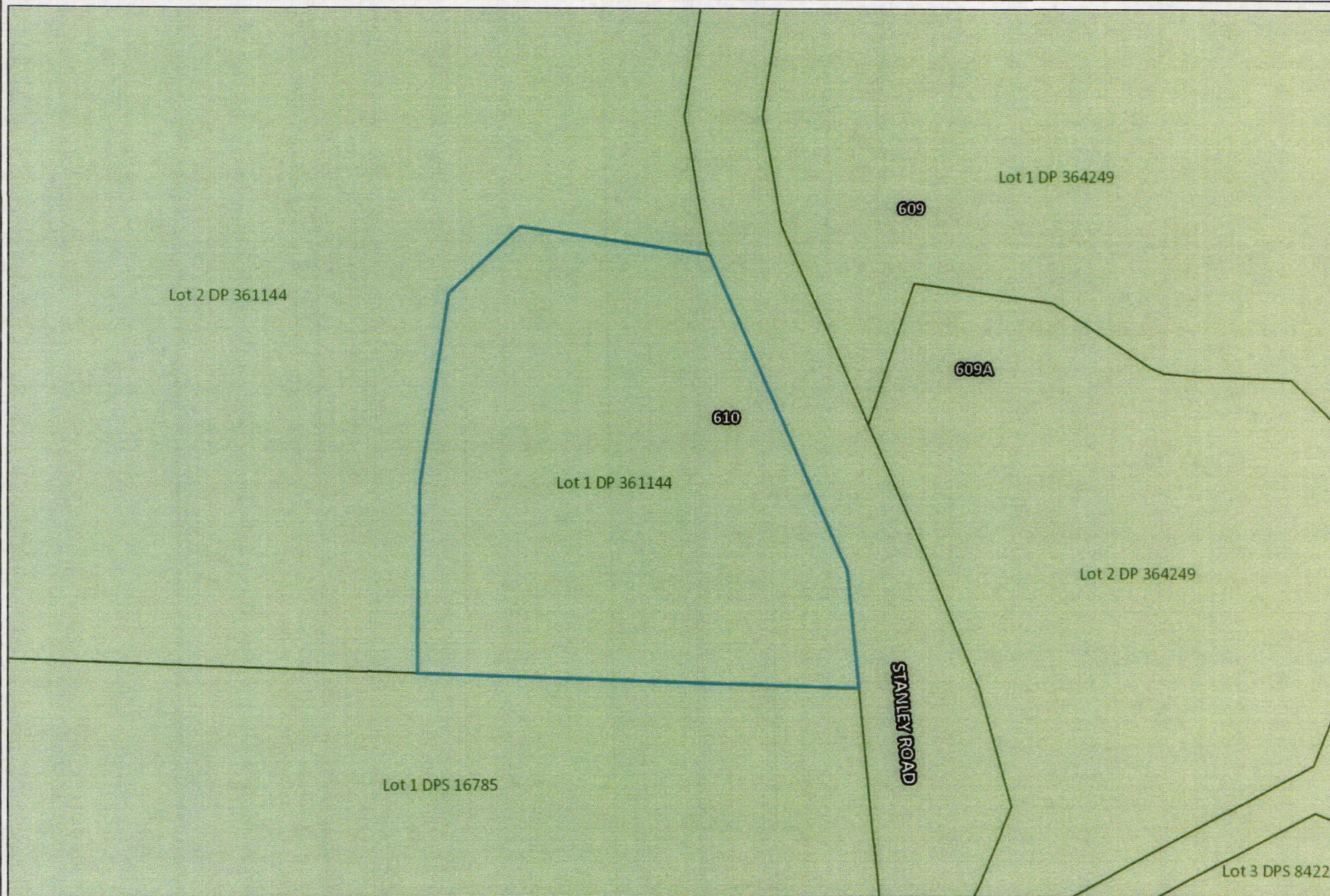
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610 Stanley Road - District Plan

Date Printed: 13 November 2012

Prepared By: JC



Legend



- District Plan Cultural Heritage
- Scheduled Heritage Site
- NZAA Archaeological Site
- Ngati Awa Historical Site
- Historic Places Trust 2010
- Marae Location
- Tuwharetoa Settlement
- Tuwharetoa Settlement Area
- Maori Whenua
- Subdivision
- Individual Inundation Component
- Open Drain
- Natural Hazard Line
- Misc Features
 - 25 m Contour
 - 35 m Contour
 - Amenity Building Line
 - Pedestrian Street
 - Restricted Vehicle Access
 - Road Widening
 - Verandah Street
- Town Centre Boundary
- Escarpment
- Network Utility
 - High Voltage Transmitter
 - Natural Gas Pipeline
- Limited Access Road
- Erosion Risk Zones 2008
 - 2060ERZ
 - 2100ERZ
 - CERZ
- Edgecumbe Dairy Factory Rule
- Rangitiki River Floodway Line

72.2

SCALE 1: 1,422
0

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

72.2 Meters

Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved. Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.



Operative District Plan Legend

 BUS1	 Omeheu Spray Irrigation Scheme	 High Voltage Transmission Line
 BUS2	 Cultural Heritage	 Natural Gas Pipeline
 BUS3	 Individual Inundation Components	 Limited Access Road
 BUS4	 Stormwater Drain	 Edgecumbe Dairy Factory Rule
 CPZ	 Natural Hazard Line	 Rangitaiki River Floodway Line
 RES1	 Town Centre Boundary	 Rangitaiki River Floodway Area
 RESERVE	 Escarpment	 River Greenway Concept
 RUR1	 2060ERZ	 Riverfill
 RUR2	 2100ERZ	 103.3m Moderate Inundation Risk Zone
 RUR3	 CERZ	 103.6m Moderate Inundation Risk Zone
 RUR4	 25 m Contour	 104.0m Moderate Inundation Risk Zone
 Strand Character Area	 35 m Contour	 104.1m Extreme Inundation Risk Zone
 WHK River Greenway concept	 Amenity Building Line	 104.55m Extreme Inundation Risk Zone
 Natural Hazard Area	 Pedestrian Street	 104.7m Extreme Inundation Risk Zone
 Outstanding Natural Landscape Feature Final	 Restricted Vehicle Access	 Variable Extreme Inundation Risk Zone
 Outstanding Natural Landscape Feature	 Road Widening	 Designation
 Key Urban Spaces	 Verandah Street	

610 Stanley Road - Underground Services

Date Printed: 13 November 2012

Prepared By: JC



Legend



- Water Supply Back Flow Preventer
- Water Supply Hydrant
- Water Supply Meter
- Water Supply Valve
- Water Supply Node
- Water Supply Pump Station
- Water Supply Service Line
- Water Supply Main Line
- Waste Water Valve
- Waste Water Pump Station
- Waste Water Node
- Waste Water Miscellaneous
- Waste Water Manhole
- Waste Water Service Line
- Waste Water Main
- Gravity Main
- Rising Main
- Waste Water Facility
- Storm Water Pump Station
- Storm Water Node
- Storm Water Miscellaneous
- Storm Water Manhole
- Storm Water Inlet
- Storm Water Service Line
- Storm Water Main
- Storm Water Channel
- Subdivision

SCALE 1:1,422
0

72.2

Projection: NZGD_2000_New_Zealand_Transverse_Mercator

72.2 Meters

Aerial Photography flown between 2001 and 2007, depending on the area. Parcel boundaries are to be taken as approximate only, not to be substituted for site specific survey. May contain LINZ data: Crown Copyright Reserved Note: Placenames may not conform to LINZ guidelines 2008. DISCLAIMER: While Whakatane District Council (WDC), has exercised all reasonable skill and care in controlling the contents of this information, WDC accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you. *Position of all assets & historical sites are approximate, actual positions are to be verified on site.





CODE COMPLIANCE CERTIFICATE NO. 16479

Section 95, Building Act 2004

Issued by: Whakatane District Council

AGENT	APPLICANT
HALLMARK HOMES LIMITED 159 COMMERCE STREET WHAKATANE 3080	BARRACLOUGH, DAVID THOMAS 610 Stanley Road OPOTIKI Opotiki 3092

PROJECT	PROJECT LOCATION
New single storey dwelling INTENDED USE: DWELLING INTENDED LIFE SPECIFIED AT 50 years Being stage 1 of an intended 1 stages	STREET ADDRESS: 610 STANLEY ROAD LEGAL DESCRIPTION: REF NO: 4770/158 VALUATION NUMBER: 07161 021 12

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that –

- (a) the building work complies with the building consent; and
- (b) the specified systems in the building are capable of performing to the performance standards set out in the building consent

COMPLIANCE SCHEDULE

SIGN OFF

Signed by or on behalf of the Whakatane District Council.

Rose Oliver

2 November 2007

Name

Customer Services Officer

Date

- Safety notes:**
- ventilate deep manholes before entering
 - don't work alone in deep manholes or trenches
 - wash your hands before eating
 - beware of electrical cables, gas pipes and overhead power hazards

Check for cables before you dig

Accurate drainage plans save time and money

- for property owners
- for tradespersons
- for council staff

Please take care to write or print legibly

- Always show
- the direction of North
 - the name of the main street frontage
 - the outline of all buildings
 - the location of all inspection access fittings
 - the boundaries of the property
 - the **exact** location of connection between drains and sewer
 - the scale of your plan

If you forget to hand this plan to the council inspector, please post it to:

**The CEO
Whakatane District Council
Private Bag 1002
Whakatane
Att: D/Inspector**

WHAKATANE DISTRICT COUNCIL

Private Bag 1002, Whakatane 3080 Telephone (07) 306-0500 Facsimile (07) 307-0718

Plan of Sewage and Stormwater Drains

Tradesperson to complete all details, draw plan and hand completed document to Council Inspector at time of inspection.

Location of Work

STREET/ROAD.....610 Stanley Rd
(number)

Owner of Property

Owners Name and Initials.....Barracough

Tradesperson

Drains laid by:.....Barracough
(name of tradesperson responsible for work)

Company or business name and address

.....McLeod Drainage

Telephone No.....

Tick Features

- New work ☐
- Additions to existing drain ☐
- Alterations to existing drain ☐
- Connection to sewer ☐
- Work under contract for Council ☐
- Residential ☐
- Commercial/Industrial ☐
- Land subject to subdivision ☐

Other.....

Signature of Tradesperson

.....Barracough date work completed.....15-10-09

Inspectors notes:

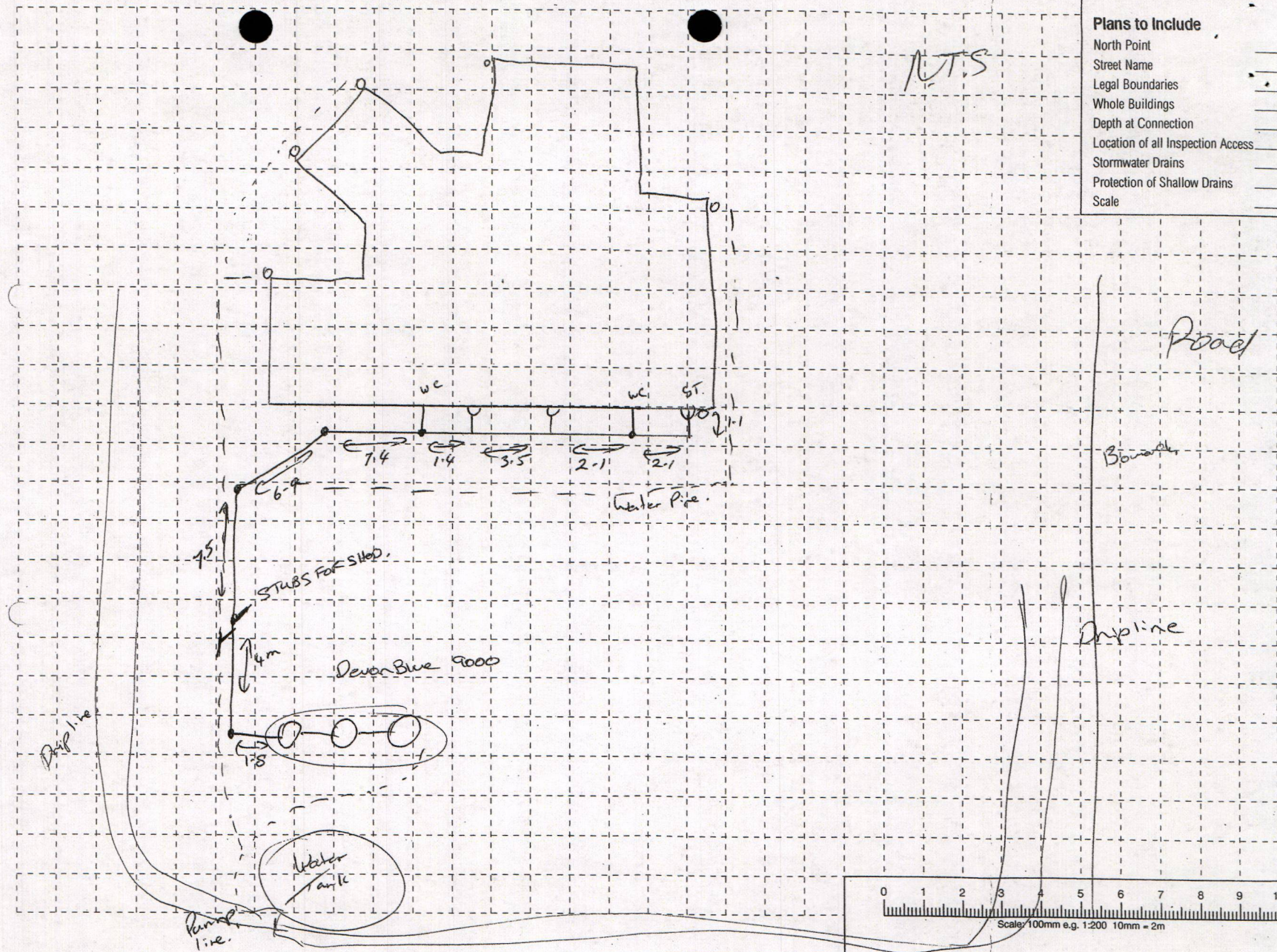
Building Consent No. 16479

Inspector's Signature

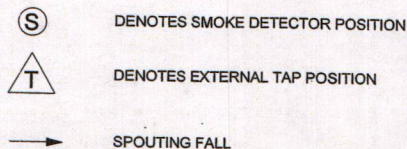
North Point	_____
Street Name	_____
Legal Boundaries	_____
Whole Buildings	_____
Depth at Connection	_____
Location of all Inspection Access	_____
Stormwater Drains	_____
Protection of Shallow Drains	_____
Scale	_____

Scale

NTS



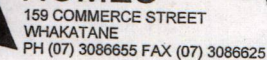
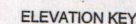
TOILET
FOWLER FLINDERS CLOSE COUPLED WC - WHITE
500 x 250 STELLA WALL MOUNTED BASIN - WHITE
LASKA PLUS BASIN MIXER - CHROME



WHAKATANE
DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION

Building Control
Office

Date 29-08-07



PLANS FOR

D BARRACLOUGH &
ANNE BENNETT

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

TIMBER TREATMENT REQUIREMENTS
H3.1 MSG8- BOTTOM PLATES TO EXTERIOR
& INTERIOR
H1.2 MSG8- WALL FRAMING TO EXTERIOR
EXCEPT BOTTOM PLATES
UNTREATED - WALL FRAMING TO INTERIOR
EXCEPT BOTTOM PLATES & ROOF FRAMING

INTERIOR DOOR TRIM SIZES

STD DOOR
2035MM HIGH X WIDTH DOOR + 55MM
DOOR TYPE: Single: Hag 11
DOOR HANDLES: F SERIES - SCHLAGE
PLYMOUTH SATIN NICKEL
FRONT DOOR: 4 PANEL ALUMINIUM DOOR
FRONT DOOR HANDLE: STANDARD BLACK LEVER
HANDLE

ROOF AREA	176.6379 SQ.M.
E1/AS1 (RAINFALL INTENSITY)	176.6379 X 1.15
TOTAL ROOF AREA	203.133 SQ.M

SPOUTING 60 SQ.M. ROOF AREA PER DOWNPIPE
THEREFORE 3.38 DOWNPIPES REQUIRED

DOWNPIPES - 80 MM DIA. - 100 SQ.M. ROOF
AREA PER DOWNPIPE
THEREFORE 2.53 DOWNPIPES REQUIRED

4 DOWNPIPES SHOWN ON PLAN THEREFORE
OK FOR RAINFALL INTENSITIES IN ACCORDANCE
WITH E1/VM1 & AS1

SLIMLINES: 90 DEGREE SQUARE ANGLES TO
ENTIRE HOUSE

REVISIONS

WIND ZONE - HIGH
EARTHQUAKE - ZONE A
CORROSION ZONE - ZONE 1

FLOOR PLAN

SCALES:

1:100

DO NOT SCALE PLANS

ISSUE NO.

C

DATE PRINTED:

07/03/07

DRAWN BY:

GIL

DWG NO	
--------	--

**Engineering Soils Investigation Report for
Proposed Garage
560 Stanley Road
Whakatane**

CLIENT: Dave Barraclough & Anne Bennett

**File ref. 574.2
30 October 2007**

Contents	page
1.0 Report Limitations and Scope.....	1
2.0 Background.....	2
3.0 Site Notes.....	2
4.0 Building Foundations.....	2

1.0 Report Limitations and Scope

This report reviews the foundation soils at the location of the proposed garage and has been prepared at the specific instruction of Dave Barraclough and Anne Bennett and supports a building consent application to the Whakatane District Council, and should not be used for any other purpose, or by any other party. As factual evidence has been obtained from visual inspections, five scala penetrometer, shear vane and borelog test sites, which by their nature only provide information about a relatively small volume of subsoil, there may be special conditions pertaining to the building site which have not been disclosed and which have not been taken into account in the report.

This review has been limited to the area identified on the attached site notes plan.

This report does not preclude the need for normal foundation inspections (by the District Council) in regard to verification of required footing geometry and reinforcement at the time of construction.

Restrictions to building arising from the proximity of property boundaries, archaeological issues, and the like, have not been investigated

Manktelow Consulting Engineers Limited (MCE) geotechnical report dated 14/5/2004 outlines development options for this building site including minimum building setbacks from the top of slopes. A reference copy of this is included herein. The proposed garage is within the designated permitted building area as defined in the report. The report concludes that soils softer than permitted in NZS 3604:1999 exist on the building platform. MCE have previously completed specific foundation soils investigation and foundation design for the dwelling that is nearing completion.

Our specific design is limited to a review of the applied soil bearing pressures from the proposed construction and is based on information obtained from information provided by the client regarding the proposed garage. All other areas of this project, including weatherproofing, proprietary systems and elements within the scope of the non-specific design codes NZS 3604 and NZS 4229 are specifically excluded from our review. The performance of the various specified proprietary systems are not covered by these calculations. Guarantees should be sought from the manufacturer if required.

Refer to the attached specific design specification notes; these outline some of the design assumptions. It is assumed that the Territorial Authority, being the building control authority, will undertake the necessary inspections to confirm the design assumptions and that the elements designed herein are installed in accordance with the intentions of the details shown. Any variation should be reported to the designer for a design review and alternative detailing.

2.0 Background

Specific engineering soil investigation has been requested at the site of the proposed garage.

It is proposed to construct a 7.2m x 9.0 m light timber framed Ideal garage. Colorsteel claddings are proposed with a 3m high exterior light timber framed walls. The garage is shown founded on a conventional ground bearing concrete slab.

3.0 Site Notes

We have visited the site and completed five hand penetrometer and shear vane test sites and augured borelogs. Scala penetrometer testing has generally been undertaken per the procedure as outlined in NZS 4402 Test 6.5.2 with results expressed as penetration mm/blow and a 50 mm diameter hand auger has been used to reveal soil types.

The ground is relatively level across the site with the nearly completed residence located 4m toward the north. It is proposed to locate the garage 3m back from the house wall adjacent to the slopes. The attached location plan shows the proposed garage position in relation to the dwelling.

Borelogs reveal that silt and clayey sand ash deposits underlay this site down to the investigation depth of 2.5 m.

Poor scala penetrometer results were recorded for the near surface. Serviceability allowable bearing pressures as low as 36 kPa was recorded at one of the test sites. Better relative densities were recorded at the other site sites and at depth.

The attached site notes plan and soil results sheets refer.

4.0 Building Foundations

Soil investigation results confirm that soils softer than permitted by NZS 3604:1999 (Timber Framed Buildings) exist at this site.

We have reviewed the proposed exterior footing systems for the measured reduced bearing pressures at a depth of 0.45 m below ground level and slab and 150mm slab sub-base fill on grade.

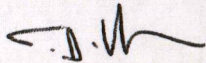
Because there is some variance in penetrometer resistance, some differential settlement of building foundations can be expected. The design procedure outlined in "Determination of allowable bearing pressure under small structures" MJ Stockwell 06/1977, suggests that differential settlement might be in the order of 20mm if applied pressures are less than measured values. This paper concludes, "These deflections are regarded as the acceptable limits a modern building can withstand without distress".

A review using this procedure shows the applied pressures from 200 mm wide footing bearing at 450 mm and 100mm slab on 150mm fill are indeed less than measured theoretical values.

This suggests that the underlying soil is suitable to support the modified shallow bearing foundation system as shown herein, and the risk of differential settlement greater than mentioned above is low. Our calculations and sketch details are attached.

The garage downpipes should be connected into the property stormwater disposal system that discharges at the base of the slope. No stormwater should be permitted to discharge onto the building platform of slopes below the building platform.

Manktelow Consulting Engineers Limited

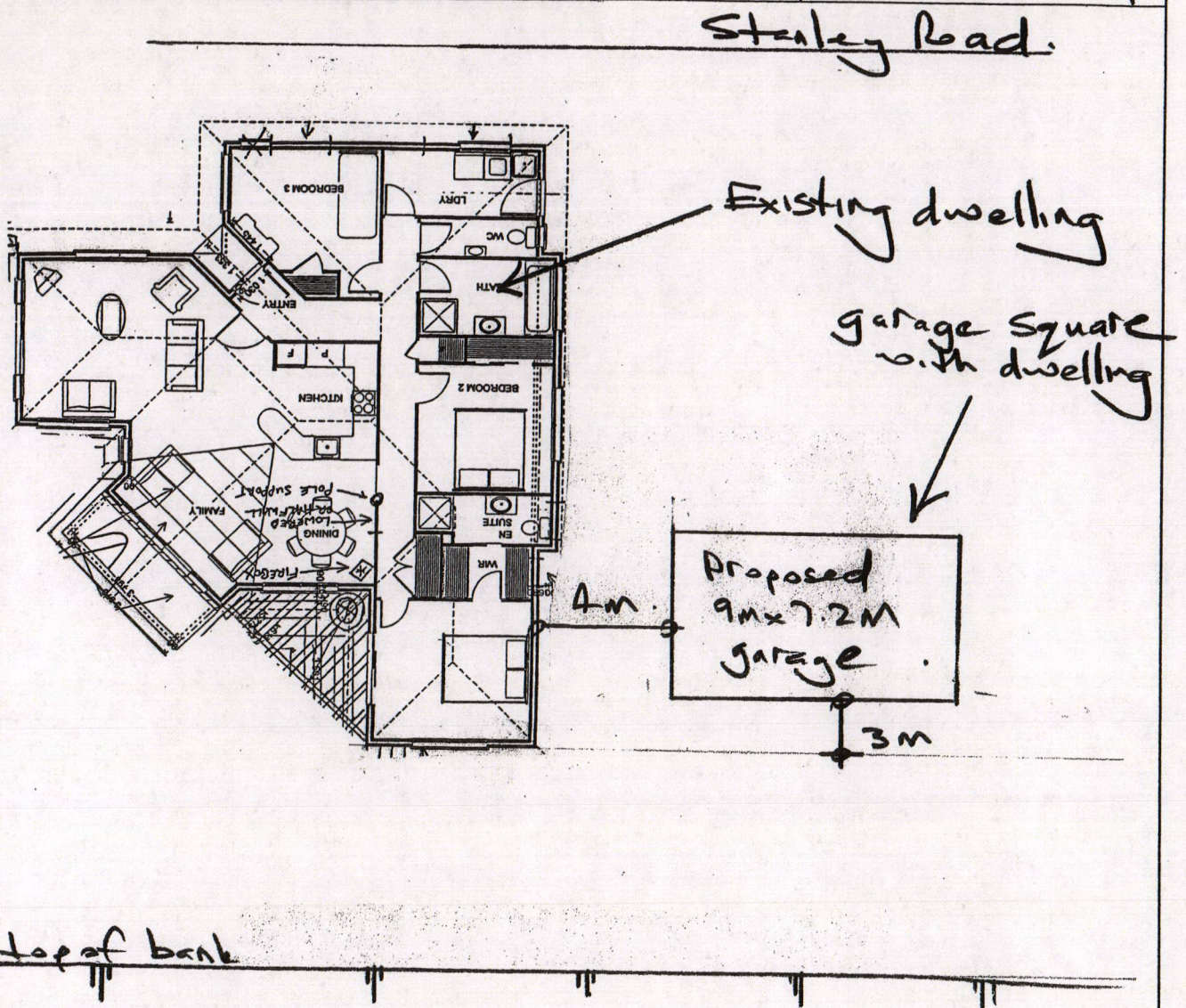


Craig Manktelow BE (Hons) MIPENZ

Enclosed: 5 sheets of sketch details and specific design specification notes
Site notes plan
Ideal Garages summary sheet
4 sheets of structural calculations
5 sheets of soil test results sheet
Copy of MCE geotechnical report 14/5/2004

Project Burraclough & Bennett
Garage at 580 Stanley Rd,
Waiakatanui

file 514-20
date 30/10/07
page Sketch - 01



LOCATION PLAN NTS

Note: Connect garage roof down pipes into the designated piped stormwater disposal system.

Project Barraclough & Bennett
Proposed Garage
560 Stanley Road, Whakatane

file 574.20
 date 30/10/07
 page Sketch-02

D10 slab starters
 hook 150 around
 footing bars, lap mesh
 500

HRC 66S mesh central
 in 100mm concrete slab
 on 0.25mm polythene
 on 150mm min compacted
 hardfill

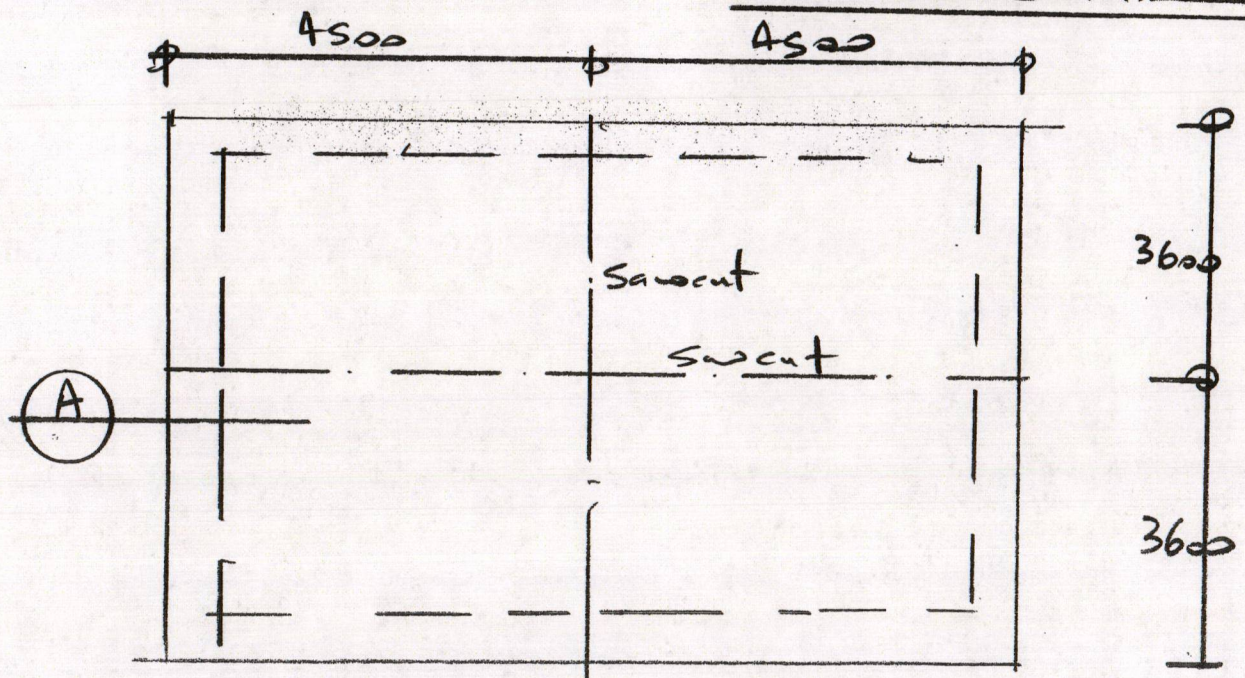
225mm
 600 max

450
 deep

3 D12 footing bars
 central in footing
 and 85 bottom
 cover.

200

TYPICAL EXTERIOR
 FOOTINGS DETAIL



SLAB PLAN

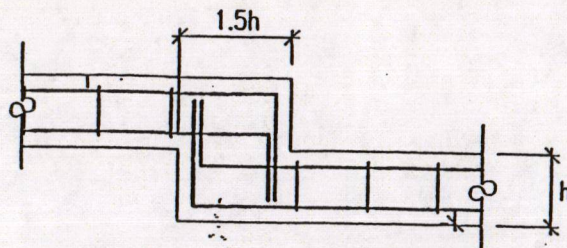
NTS

Refer attached
 construction notes

Manktelow Consulting Engineers Limited

Project **Barradough - Bennett**
Garage at 560 Stratford Road
Shakafane

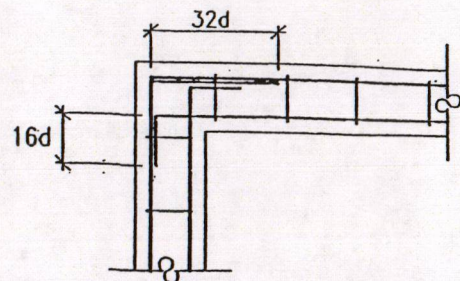
file **SA.2**
 date **30/10/07**
 page **Sketch-02**



ELEVATION - FOUNDATION STEP

d = bar diameter

FOUNDATION DETAILS



PLAN - FOUNDATION CORNER

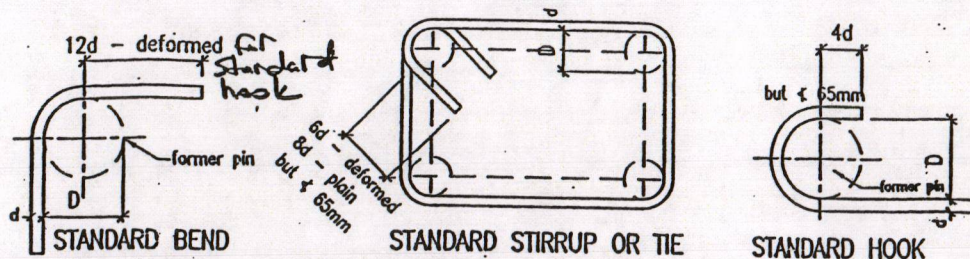


FIG. 1. STANDARD BEND, HOOK & STIRRUP d = bar diameter

MINIMUM RECOMMENDED BEND (PIN) DIAMETER = D

	REBAR TYPE	bar diameter = b					
		6	10	12	16	20	25
	plain bars	30	50	60	80	100	150
	deformed bars	30	50	60	80	100	150
	plain bars (stirrups & ties)	20	20	30	40	40	80
	deformed bars (stirrups & ties)	30	40	50	70	80	150

ALL REINFORCEMENT SHALL BE COLD BENT ONLY

SPECIFIC DESIGN CONSTRUCTION SPECIFICATION

1.0 General

- 1.1 Check all the dimensions and levels on site before fabrication. Locate and protect any existing services before commencement of any excavation.
- 1.2 Proprietary systems and products shall be installed strictly in accordance with manufacturers' recommendations. Garage superstructure shall be constructed in accordance with building consented plans and specifications. Slab and footing construction is to be in accordance with attached sketch detailing (sketch 01-03).
- 1.3 The attached sketch detailing is diagrammatic and intended only to convey specific engineering design conclusions. Read in conjunction with the building consented architectural drawings and specifications. It is assumed that the Territorial Authority, being the building control authority, will undertake the necessary inspections to confirm that the elements are constructed in accordance with the attached detailing and elements not covered by our review are installed in accordance with NZS 4229 and NZS 3604:1999 and building consented drawings. Any variation should be reported to the designer for a design review and alternative detailing.
- 1.4 Light timber framed construction shall be in accordance with the latest amendment of NZS 3604:1999 unless specified otherwise in the engineering design.
- 1.5 Corrosion protection for steel components shall be as required by the proprietary system manufacturer and NZS 3604:1999 for the appropriate corrosion zone.
- 1.6 Bolts shall be fitted with washers on all timber faces. For M12 use 50 square x 3 mm; M16 use 65 square x 5 mm.

2.0 Concrete

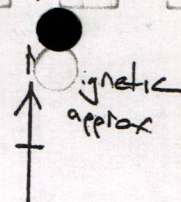
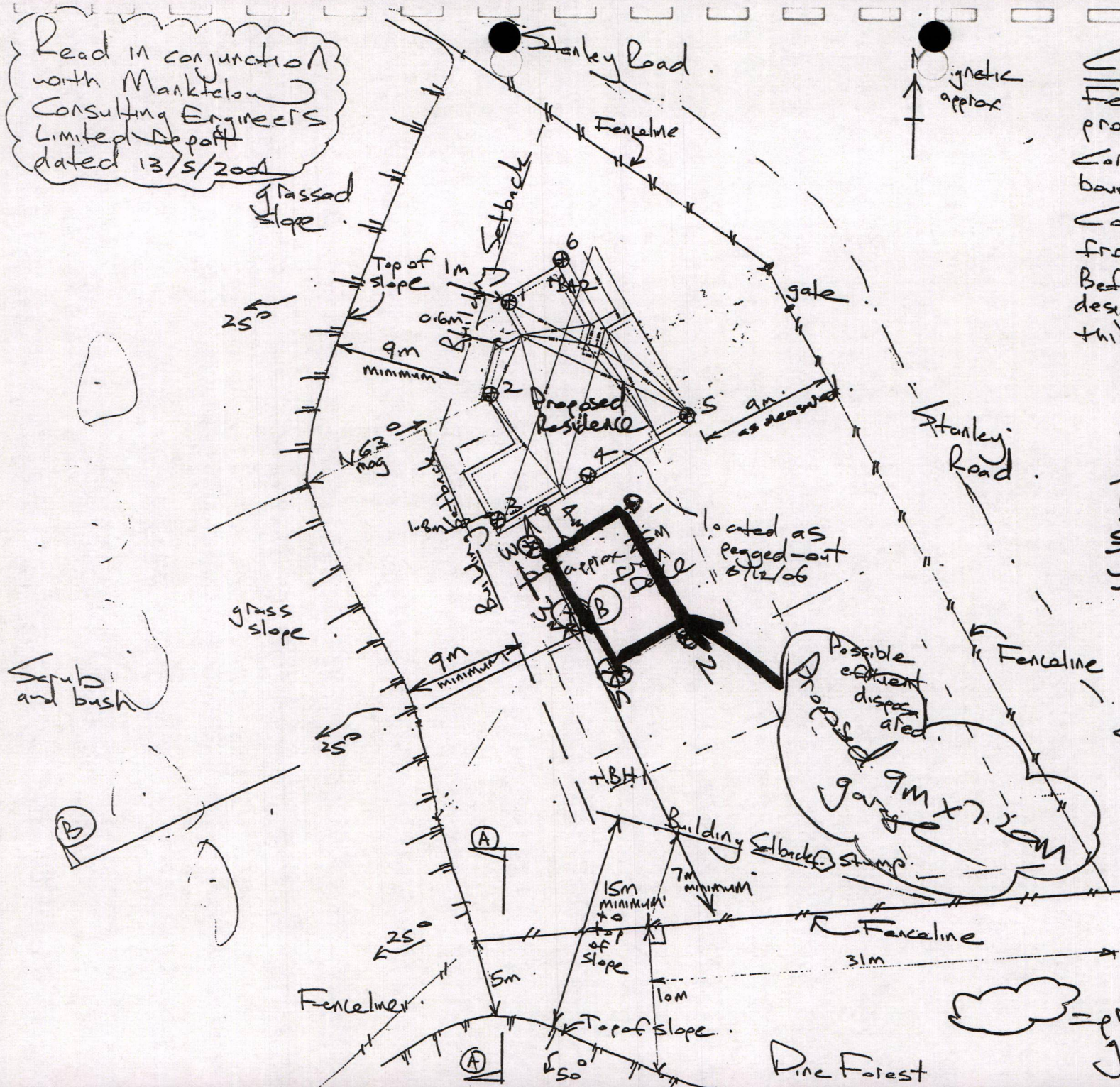
- 2.1 Prior to concrete pour footing trenches shall be clear of any loose debris and ground water.
- 2.2 Concrete construction shall be in accordance with NZS 3109 and NZS 3101. Concrete shall be Ordinary Grade unless mentioned otherwise. Concrete strength at 28 days shall be 20MPa. Concrete slump shall be the lowest possible to allow thorough compaction of the concrete. The slump however shall not exceed 75 mm.
Slump and compression tests shall be regularly conducted in accordance with procedure outlined in NZS 3112: 1986 Methods of Test for Concrete parts 1, 2 and 4. Test results shall be forwarded to the Territorial Authority.
- 2.3 The contractor shall protect the floor slabs against early plastic and thermal cracking. The slab shall be cured by water ponding for at least 5 days starting immediately after the slab has been finished. The attached sketch details show the location and depth of the slab shrinkage control joints. Sawcuts shall be 6mm wide x 33mm deep. The timing of sawcutting is critical; cutting too early should be avoided to reduce the risk of spalling the joint edge; however cutting shall take place no later than 8 to 24 hrs, depending on the ambient conditions, after the slab has been finished. Cutting with a 'wet-type' saw immediately after slab finishing is recommended. Whilst care has been taken in the location of these joints no guarantees are provided that uncontrolled cracking will not occur.

- 2.4 Reinforcement specified as HD shall be Pacific Steel Seismic Grade 500E[®]E MA; D or R shall be Grade 300. Reinforcement shall comply with AS/NZS 4671 and NZS 3402:1989, with construction, including bar fabrication, in accordance with NZS 3109:1997. Reinforcement shall be 'cold-bent' with minimum former pin diameters as shown on the attached standard details. Welding of reinforcement is not allowed. The construction reviewers shall satisfy themselves that reinforcement does comply with these standards.
- 2.5 Minimum lap lengths for reinforcement shall be; 600mm for D12, unless shown otherwise on the drawings. Lap and tie mesh 305 mm minimum.
- 2.6 NO IMPORTED REINFORCING STEEL IS TO BE USED IN THIS PROJECT.
- 2.7 Refer to the attached standard details sheet for construction of footing junctions and any steeping of the footing.
- 2.8 Surface finishes shall be per the building consented specification or as directed by the client.

3.0 Slab Sub-Base Filling

- 3.1 The existing soil shall be removed to achieve at least a 150mm and maximum of 600mm depth of compacted hardfill below slab. The area to be filled shall be benched so that fill is placed on a level surface. This shall be undertaken during the time of the year when the watertable is well below the excavated depth.
- 3.2 Backfill shall be placed in layers not exceeding 150mm loose depth and shall be compacted in place prior to the placement of successive layers with a heavy ride-on vibrating roller to achieve either 96% relative standard compaction to NZS 4402 test 6.5.2, or no more than 25 mm/blow with a scala penetrometer and undrained shear vane strength of at least 240kPa. Depending on fill type, it is likely that at least 6 slow passes of the roller per layer will be required to achieve this compaction. Care will be required close to the slab edge, such that damage or overstressing of the wall does not occur.
- 3.3 Backfill material shall be a well-graded pumice material or an approved equivalent (up to 100mm maximum particle size). The finished surface shall be blinded and levelled with fine sands that will not damage the d.p.c.

Read in conjunction
with Manktelow
Consulting Engineers
Limited Report
dated 13/5/2004



Caution
Fenceline may not be
property boundary line.
Confirm location of
boundaries and District
Council minimum setbacks
from these boundaries
Before attempting to
design a house layout for
this site.

Barracloughe Bennett
Lot 1 DP 310142
560 Stanley Road
Waikiki

SITE NOTES PLAN
1:250

⊕⁶ = 8/12/06 soil test
location refer attached
results sheets

mce
manktelow
consulting
engineers
limited

P.O. Box 474
Whakatane
Ph./Fax 07 307-2002

Pine Forest

proposed
garage

IDEAL Garages Eastern Bay of Plenty

12 OF 2
IDEAL Garages / Beulah Logistics
38 Melville Rd, RD3, Whakatane
Ph: (07) 3048111 / Donna: (07) 304 9468
Fax: (07) 304 9473

IDEAL Garages Eastern Bay of Plenty

Prompt Service - Putting Quality First

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27 September 2007

Dave Barraclough
996A SH/Way 30
R D
WHAKATANE

Hi Dave

Price for a 9 x 7.2 Ideal Classic garage with a 3 mtr' stud and coloursteel cladding with a lined room 7.2 x 3.....Total \$25,720.00 incl (garage has to be ordered in Oct). After 5 November price will be \$26,970.00 incl. Add on an extra \$354.00 each for a 3 mtr' high door.

- Includes two roller doors 2.2 x 2.4, one access door and 12 fixed windows, one aluminium ranchslider 1793 x 2106, one aluminium opening window 1193 x 853.
- 100% NZ Coloursteel, kilne dried MSG timber (machine stressed guaged) to conform to NZIS standards.
- Studs at 600 centres with two rows of nogs and trusses at 1800 centres garage and 1200 centres room. Studs, nogs, top and bottom plate for internal wall.
- Building of garage with building paper under roof and room and to line room, includes batts in room area, perimeter walls and ceiling, including 7.2 mtr' partition wall, gib board lining - gib stopped to paint finish, skirting and scotia.
- Concrete floor for a flat site only, there may be more if site is uneven or if site requires a non-standard foundation.

Permits, drainage and electrical are all extra.

Thanks and I look forward to hearing back from you.



Kind regards
Donna Walker
Manager & Sales

Dealers Nationwide - Over 35 years experience - 5 and 10 year Guarantees



Project BarracloUGH & Barnett Garage
560 Stanley Road
Wainui

file 574-20.
date 30.10.07
page 1.

1.2 Site investigation

Five scale penetrometer and borelog test sites have been completed at the site of the proposed garage.

MCE have previously completed a geotechnical report for this building site and specific soil investigation and design for the house foundation.

A copy of this report is attached.

It is noted that the proposed garage is well within the permitted building area (slope stability based) as is likely beyond slope instability issues provided the restrictions and storm water control systems are installed per Report.

Testing reveals soils softer than permitted by NZS 3604:1999.

Review for reduced theoretical bearing pressures

Project

file 574.20.
date
page 2.

2.0 Bearing Pressure Review

- assumed loads.

Roof: colorsteel e15, Ltf trusses
no access

 $G = 400 \text{ kg}$
 $Q_B = 250 \text{ kg}$
 $a = 300 \text{ kg}$

Ext wall Ltf, colorsteel cladding

2.10 External strip footing

Consider unit length footing

$$\begin{aligned} \text{Case)} \quad w &= 3.60 \times (0.40 + 0.25) \quad \text{Roof} \\ &+ 3.0 \times (0.30) \quad \text{ext wall} \\ &+ 3.60 \quad \text{footing DL} \\ &= 5.94(6) + 0.90(6) = 6.84 \text{ kN} \end{aligned}$$

$$e_{\max} = 100 \text{ mm (b/c)}$$

$$\Rightarrow q_a = 36 \text{ kPa}$$

200 wide footing $\times$ 450 deep concrete slab

Sand modification

$$\begin{aligned} q_m &= q_a \left(1 + \frac{H}{B} \right) \times \frac{2}{3} \quad \leftarrow \text{sat'd } \frac{H}{B} > 1 \\ &= \frac{4}{3} q_a = 48 \text{ kPa} \end{aligned}$$

knife edge effect ignored due to slab confinement

Silt modification

Project

file 574-20
date
page 3

$$q_m = q_n \left(1 + \frac{H}{4B} \right) \neq 1.5 q_n$$

$$H = 450$$

$$B = 200$$

Sand modifications critical

$$q_m = 48 \text{ kPa}$$

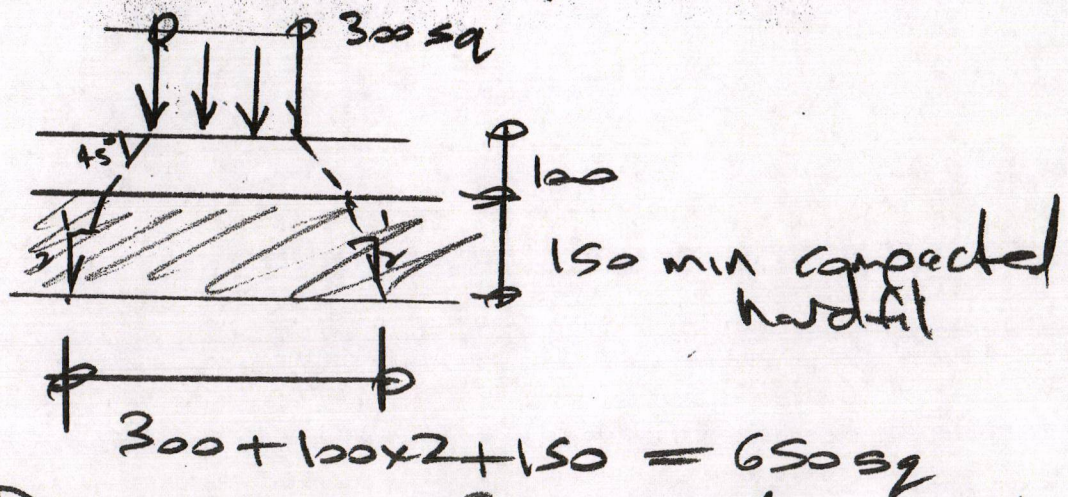
$$p_a = \frac{0.84}{0.20} = 34 \text{ kPa} \therefore \text{ok}$$

Provide a minimum of 200 side

X 450 deep concrete footing

2.20 Subt fill

check 9.0 kN point load



$$(6.2) P = 9.0 + 0.65^2 \times 0.10 \times 24 \text{ slab}$$

$$+ 0.15 \times 0.65^2 \times 18 \text{ fill}$$

$$= 11.15 \text{ kN}$$

Project

file 514.20
date
page 4

$$p_a = 11.15 / 0.65^2 = 26 \text{ kPa} < 36 \text{ kPa}$$

Provide a minimum of HRC 66S
mesh central in 100mm slab
at 0.25m spacing there
on 150mm compacted hard fill

Shrinkage control joints (sawcut)
per NZS 3604:1999.

SOIL TEST RESULTS SHEET

Client: Dave Barraclough & Anne Bennett

Test Site 1 of 5

Project Location: Proposed garage
560 Stanley Road, Lot 1 DP 310143, Wainui

Ref: 574.2

Date: 2/10/2007

Comments	Soil	Sensitivity	Shear vane	Cu (kPa)	Scala (mm/blow)	Depth (m)	Soil, Engineering Description
					52		silty SAND (fg), yellow-brown
						0.5	SILT, grey-brown, slight clay, moist
					46		
					33		
					25	1.0	
					20		
						1.5	
					30		clayey SAND, fine to medium grained, slight plastic, moist
					50		at 1.7m- wet
					28	2.0	
					25	2.5	end of drilling at 2.4
					35		
					eat	3.0	
						3.5	
						4.0	
						4.5	
						5.0	
						5.5	
						6.0	

SOIL TEST RESULTS SHEET

Client: Dave Barraclough & Anne Bennett

Test Site 2 of 5

Project Location: Proposed garage
560 Stanley Road, Lot 1 DP 310143, Wainui

Ref: 574.2

Date: 2/10/2007

Comments	Soil	Sensitivity	Shear vane	Cu (kPa)	Scala (mm/blow)	Depth (m)	Soil, Engineering Description
					60	0.5	
					50		
					22		
					30	1.0	
					27		
					28	1.5	
					50		
					17	2.0	
					18		
					27	2.5	
					26		
					eot	3.0	
						3.5	
						4.0	
						4.5	
						5.0	
						5.5	
						6.0	

SOIL TEST RESULTS SHEET

Client: Dave Barraclough & Anne Bennett

Test Site 3 of 5

Project Location: Proposed garage
560 Stanley Road, Lot 1 DP 310143, Wainui

Ref: 574.2

Date: 2/10/2007

Comments	Soil	Sensitivity	Shear vane	Cu (kPa)	Scala (mm/blow)	Depth (m)	Soil, Engineering Description
							silty SAND (fg), yellow-brown
					60		
						0.5	SILT, grey-brown, slight clay, moist
					58		
						1.0	
					30		
						1.5	clayey SAND, fine to medium grained, slight plastic, moist
					71		
						2.0	
					65		
						2.5	
					42		
						3.0	
					28		end of drilling at 2.4m depth
						3.5	
					35		
						4.0	
						4.5	
						5.0	
						5.5	
						6.0	

SOIL TEST RESULTS SHEET

Client: Dave Barraclough & Anne Bennett

Test Site 4 of 5

Project Location: Proposed garage
560 Stanley Road, Lot 1 DP 310143, Wainui

Ref: 574.2

Date: 2/10/2007

Comments	Soil	Sensitivity	Shear vane	Cu (kPa)	Scala (mm/blow)	Depth (m)	Soil, Engineering Description
					60	0.5	
					46	1.0	
					25	1.5	
					17	2.0	
				eot		2.5	
						3.0	
						3.5	
						4.0	
						4.5	
						5.0	
						5.5	
						6.0	

SOIL TEST RESULTS SHEET

Client: Dave Barraclough & Anne Bennett

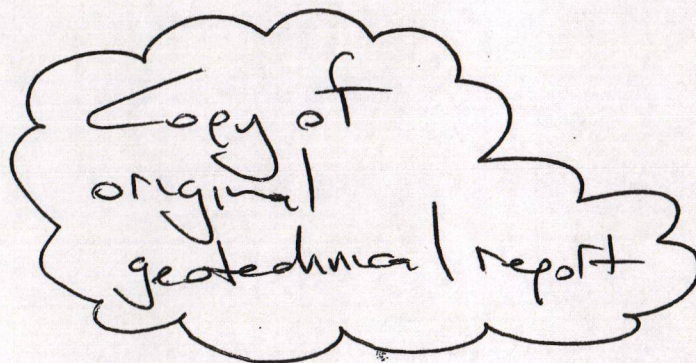
Test Site 5 of 5

Project Location: Proposed garage
560 Stanley Road, Lot 1 DP 310143, Wainui

Ref: 574.2

Date: 2/10/2007

Comments	Soil Sensitivity	Shear vane Cu (kPa)	Scala (mm/blow)	Depth (m)	Soil, Engineering Description
					silty SAND (fg), yellow-brown
	3.1	130	100	0.5	SILT, grey-brown, slight clay, moist
	2.6	136	50		
			33	1.0	
			29	1.5	
			30	2.0	clayey SAND, fine to medium grained, slight plastic, moist
			20		
			21	2.5	
			31	3.0	end of drilling at 2.5m depth
			eot		
				3.5	
				4.0	
				4.5	
				5.0	
				5.5	
				6.0	



**BUILDING SITE FEASIBILITY REPORT
FOR
LOT 1 OF PROPOSED SUBDIVISION OF LOT 2 DP 310143
560 STANLEY ROAD
WHAKATANE**

CLIENT: J. AND N. COWPER

**Ref. 103.1
14/5/2004**

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3.0 Site geology.....	3
4.0 Theoretical building setbacks.....	4
5.0 House foundations.....	4
6.0 Stormwater controls and erosion protection.....	4
7.0 Effluent disposal.....	4
8.0 Conclusions.....	5
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Survey Plan.....	8
Site notes plan.....	9
Critical slope profiles.....	10
Soil test data sheets.....	11

Limitations

This report has been prepared at the specific instructions of J. and N. Cowper and supports a subdivision consent application, and should not be relied upon for any other purpose, or by any other party, and is based on data from preliminary scala penetrometer and borelog testing. The nature and continuity of subsoil conditions away from the test sites is inferred and it must be appreciated that actual conditions could vary considerably from the assumed model.

This review has been limited to the area identified on the attached site notes plan and is based on information collected from a site visit and engineering judgment. This report should not be construed as a guarantee for continued slope stability.

This report does not preclude the need for normal foundation inspections at the time of construction of any building on the site.

Restrictions to building arising from the proximity of property boundaries, archaeological issues, and the like, have not been investigated

1.0 Background

This property is located on an elevated portion of ground adjacent to Stanley Road. The attached survey plan by Ross J. Overington dated March 2004, outlines the subdivision proposal. To support a subdivision resource consent application this geotechnical engineering feasibility report has been commissioned. Theoretical minimum building setbacks from slopes, possible house foundation requirements, effluent disposal system siting and stormwater controls are issues reviewed in this report. Restrictions to building arising from the proximity of property boundaries, archaeological issues, and the like, have not been investigated.

2.0 Site Notes

We visited the site on 29th April 2004. Fieldwork undertaken comprised; a walkover inspection, measurement of platform dimensions, plots of critical slopes using a measuring tape and clinometer. Two augured borelog and scala penetrometer test sites were also carried out at the locations identified on the attached site notes plan. A copy of the test data and slope cross-sections are included also.

Access was gained to the building site directly from Stanley Road. The ground surface over the potential house site is relatively level, however there is some undulation with a few tree stumps evident.

To the west beyond this the ground slopes down to the valley floor some 40 metres below. Slopes of between 25 to 43 degrees to the horizontal were recorded. Groundwater was seen exiting in a few locations. Relic slip and erosion features were also seen down this slope. These shallow features were particularly evident in areas of ground water seepage or natural surface water run-off. Visual evidence suggests that there have been no deep-seated failures; ground movements appear to be isolated to groundwater induced shallow slides and regressive erosion of the weaker upper soils. I understand that stock have extensively grazed this property for a number of years, and despite the large number of mature trees and scrub the ground surface does not have a good covering of grass or ground cover. It is evident that the strongly interbedded volcanic soils contain perched "ribbon" aquifers.

Beyond the southern boundary fence the ground slopes away steeply down to a drainage valley which traverses around to the base of the western slope. Slopes of up to 50 degrees to the horizontal were recorded down to the valley floor approximately 15 metres below. At the time of our visit a small stream flowed at the base, with the valley head adjacent to Stanley Road.

Borelogs reveal that the building site is underlain with a combination of interbedded volcanic pumice, pumice sand and weathered ash deposits down to a depth of at least 3m. Similar volcanic lapilli and tuff deposits were seen exposed on the Stanley Road cuttings; some of which stand near vertical at 4 to 5m high. Scala penetrometer testing suggests that the near surface soil is loose, with allowable bearing pressures as low as 45 kPa (135 kPa ultimate) being recorded. Soil densities improve with depth.

A recent slip has occurred to the south of this property on the edge of Stanley Road. A portion of the road has slumped into the previously mentioned valley. I understand this failure occurred during a period of intense rainfall. It was raining during our visit and surface water flows from the sealed Stanley Road, given the road profile, were directed to the slip zone. At least a 150m length of roadway would have contributed to the catchment area for this surfacewater flow.

3.0 Site Geology

Soil maps describe the geology of this area as Whakatane Hill soils comprising Tarawera and Kaharoa Ash and Taupo Pumice, on Whakatane Ash to 41cm, on volcanic ash, lapilli, and weathered ash (clay) to 15m, on sandstone and on greywacke.

4.0 Theoretical Building Setbacks

Observations indicate that the slopes below the site are at a lower degree of stability than is acceptable to permit buildings to be erected on or at the crest of the slopes. Further movement of the upper soil layers should be expected. I understand that the bush clad slopes will be retired from stock grazing. Re-growth of vegetation groundcover should be encouraged to reduce erosion potential.

As a general rule of thumb for weathered and pumice ash deposits a building set-back margin based on a 2:1 (horizontal to vertical) 26° plane applied to the slope profile has been established as a practical and prudent tool for preliminary assessment of hillside slopes. Applying this approach to the existing contours suggests that a building line set at 9m from the top edge is appropriate for the western slopes.

A similar process was undertaken for the southern slope profile beyond the boundary fence with a 15m setback resulting.

The attached Site Notes Plan showing the potential building area with the above mentioned setback distances and the slope profiles refer.

5.0 House Foundations

Preliminary scala penetrometer probing indicates that the pumice ash deposits within the defined building area have allowable bearing pressures less than 100 kPa (300 kPa ultimate) as required for buildings designed within the scope of NZS 3604:1999. Specific soil testing and design of foundations for any building on this site will be required.

6.0 Stormwater Controls and Erosion Protection

Evidence suggests that the loose upper layers of the pumice ash deposits that underlie the site are prone to erosion if left exposed. The overall stability of the site will be subject to prudent practices in terms of vegetation and surface water control.

It is important that building developments do not result in discharge of stormwater onto the adjacent slopes (this includes during construction) and that the appropriate slope vegetation is planted and maintained. Stormwater from the house roof, driveway, paths and any other hard surfaces needs to be collected and conveyed in sealed pipes away from the slopes. The final location of any dwelling, auxiliary buildings, effluent disposal system and driveways will influence the placing of any disposal system on this site. An appropriate stormwater disposal system might include a series of soakholes along the Stanley Road boundary with an overflow into the roadside watertable. If it is proposed to collect the water from the house roof the overflow pipe from the collection tank should be connected into this disposal system.

7.0 Effluent Disposal

The Environment Bay of Plenty Regional Plan for On-site Disposal of Effluent specifies for soil type encountered at the test sites (soil category 3 with good drainage) the disposal area required for a conventional septic tank with standard seepage trenches is 590 square metres, this includes a reserve area.

As with the stormwater disposal system the layout of this system will require particular attention to ensure that the trenches are of adequate length and spacing, minimal longitudinal fall, and are not too close to slope surfaces. A designated area should be assigned to the seepage trenches where vehicle and stock movements over the disposal area can be avoided.

The exact nature of any house and driveway proposal at this stage is unknown. Given the large area that would be needed for soakage the extent of the building proposal will have a bearing on whether a conventional septic tank and seepage trench system could be accommodated on this site. Site information

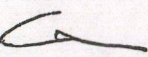
would suggest that a suitable area exists in the south-eastern corner of the site.

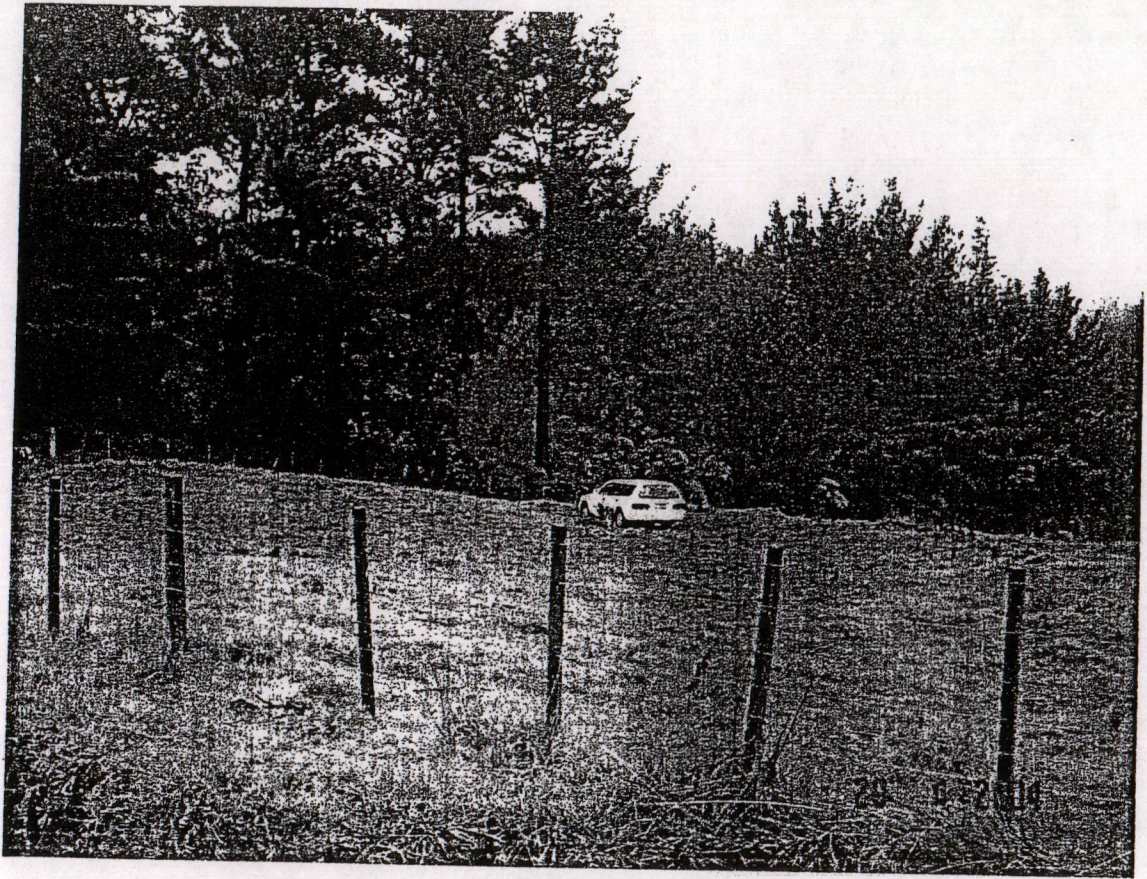
Alternatively, a proprietary package plant treatment system (some of the suppliers include: Hynds Environmental, Septech NZ, Biocycle, Enviroflow....) with low dose drip lines could be considered. This type of system allows more freedom in location of the seepage area, which could be split into different zones and be on slopes away from the residence with suitable planting. The manufacturer and supplier should visit the site and will need to provide a report that details the appropriate system for this site. This information will need to be included in the documentation for a Building Consent application to the District Council.

8.0 Conclusions

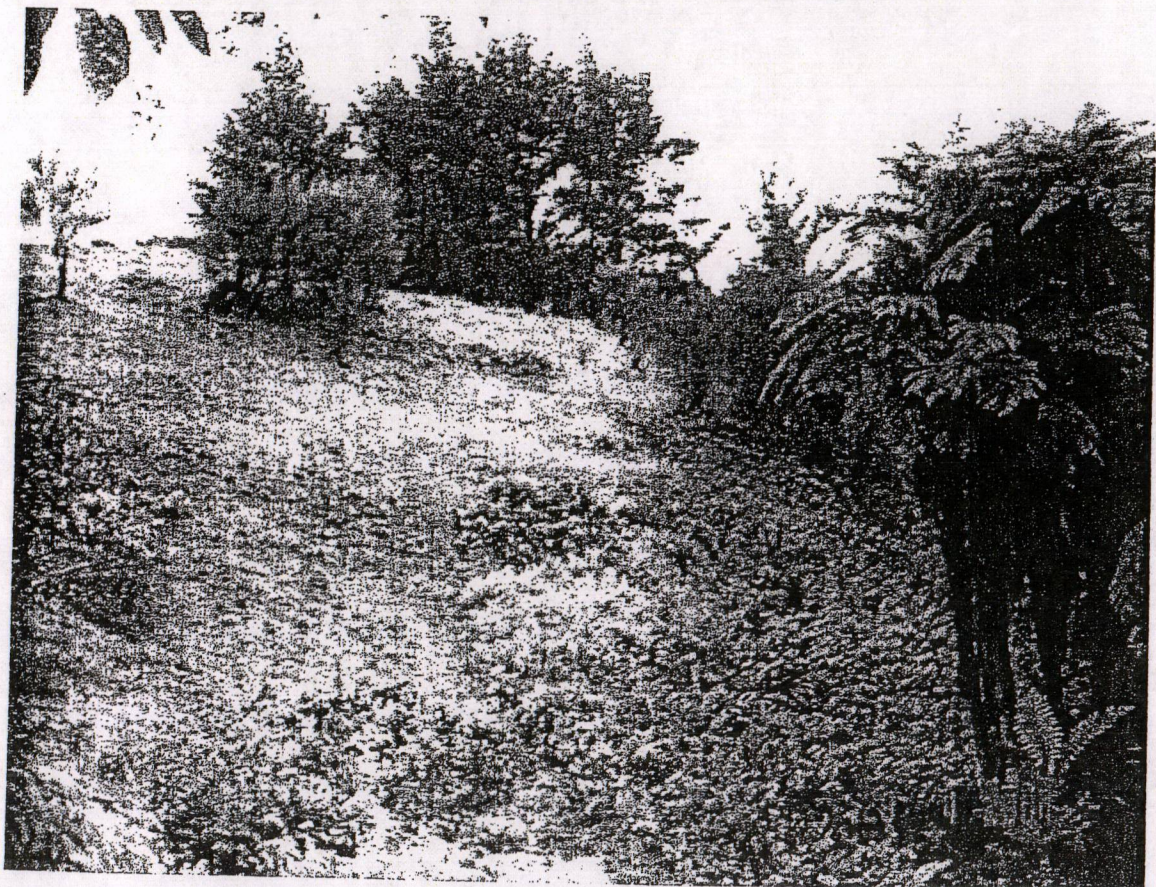
- 8.1 As with any elevated hillside property there is a risk of slope instability. Our investigations suggest that it is prudent to observe minimum setback distances from the top edges of the slopes at this site. Observations suggest there is a low risk that instability will extend back into the building area at these setback distances. Specialist geotechnical review and investigation will be required before consideration can be given to locate any buildings closer to the tops of the slopes than specified on the attached site notes plan.
- 8.2 The overall stability of the site is subject to prudent practices in terms of vegetation and surface water control. It is important that building developments do not result in discharge of stormwater to the adjacent slopes, and that the appropriate bank vegetation is planted and maintained. A suitable plan detailing the stormwater control systems from roofs, driveways and paths, should form part of the documentation in a Building Consent application to the District Council for any residential development on this site. Ground soakage systems shall not be placed in between any building and the steep slopes below the building site.
- 8.3 Preliminary soils investigations suggest that specific engineering design of any building foundation system on this lot is required.
- 8.4 Effluent disposal from a proposed dwelling should be undertaken in accordance with the Environment Bay of Plenty Regional Plan for On-Site Disposal of Effluent, District Council requirements and comply with AS/NZS1547:2000. A conventional septic tank and seepage trench system shall not be placed between any buildings and the steep slopes around this building site. A proprietary package plant treatment system with low dose drip lines is an alternative if a conventional septic tank system cannot be accommodated given the extent of the building proposal. The manufacturer and supplier should visit the site and provide a report that details the appropriate system for this site. This information should form part of the documentation in a Building Consent application to the District Council.
- 8.5 No filling should take place on the sloping ground around the building site. No filling in excess of 0.6 m deep should be undertaken within the building area unless endorsed by a Professional Engineer experienced in geomechanics who is familiar with our report.
- 8.6 Regardless, construction of a house and effluent disposal system on the proposed lot 2 is believed feasible given the site constraints subject to final boundary location.

MANKTELOW CONSULTING ENGINEERS LIMITED

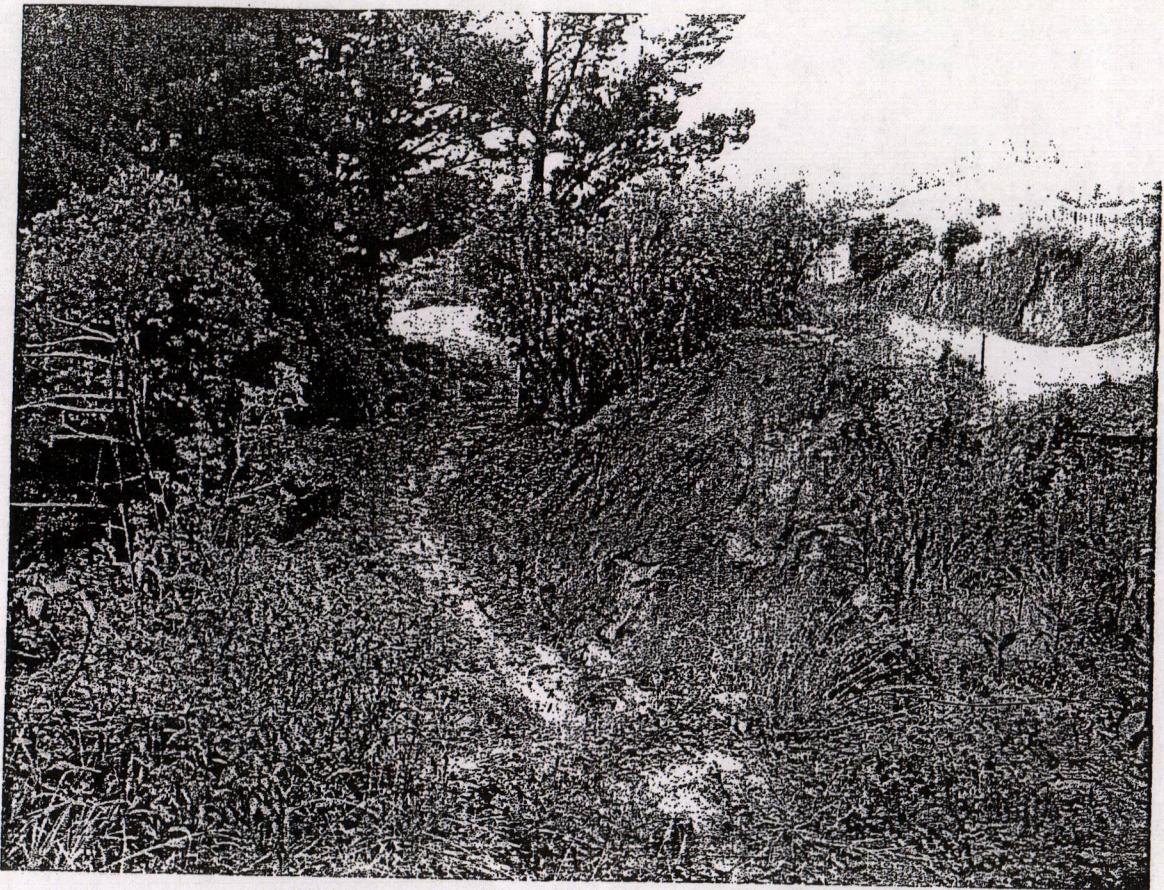

Craig Manktelow BE (Hons) MIPENZ



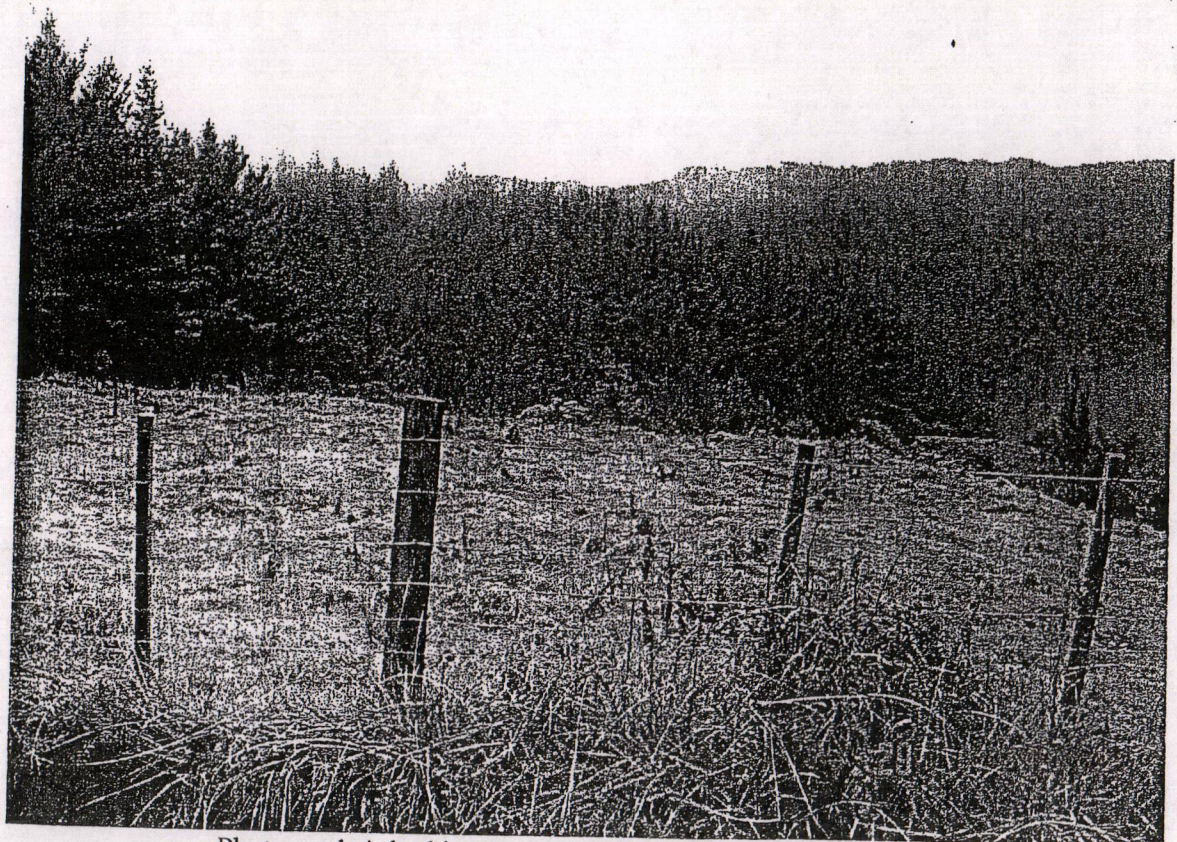
Photograph 1: view looking from Stanley Road south-west to site



Photograph 2: view looking south at western slopes below building site



Photograph 3: view looking north building site through trees, Stanley Road slip at right



Photograph 4: looking west at building site from Stanley Road

Manktelow Consulting Engineers Limited

Project <u>Site Note S</u>		file <u>103.1</u>	
<u>Completed: 560 Starkey Rd</u>		date <u>29/4/04</u>	
<u>BH1</u>		page <u>1 of 2</u>	
Soil Description	Depth m	Scale mm/blow	water table Remarks
Topsoil	0		
	+0.2		
Yellow Pumice Sand / Silty	+0.4	80	Soil auger
loose in upper ash		40	hand
layers			Scala
density increasing with	+1.0	25	penetration
depth			readings
Silty Pumice	+1.2		= mm/blow
weathered Pumice		35	
Sand			
Moist	+2.0	25	Despite
Clay content evident	+2.2		soils
	+2.4		moist
	+2.6	33	@ around
	+2.8		1.80m.
	+3.0		No water table
			encountered
			down to
			3.0m depth.
E.O.B		29	
		24	Scala
			results
			Soft below
			topsoil.
	+4.0		
		Est.	
			logged
			by CM.
	<u>5.0</u>		

Manktelow Consulting Engineers Limited

Project Soil test results
Compes: 560 Stanley Road

file 103.1
 date 29/4/04
 page 2 of 2

Soil Description	Depth m	Scale mm/blow	Remarks
------------------	------------	------------------	---------

Topsoil

BH2

Yellow Pumice Silty
 ash.
 loose

75

38

1.0

29

Silty Pumice

40

weathered ash.
 Clayey Silty sand
 flecks

32

2.0

29

25

BT

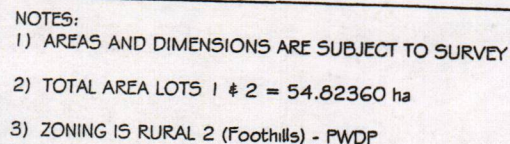
3.0

End

4.0



DIAGRAM
SCALE 1 : 3000



J. & N. Cooper
560 Stanley Road
Wainui

PROPOSED SUBDIVISION OF LOT 2 DP 310143

COMPRISED IN 39972

WHAKATANE DISTRICT

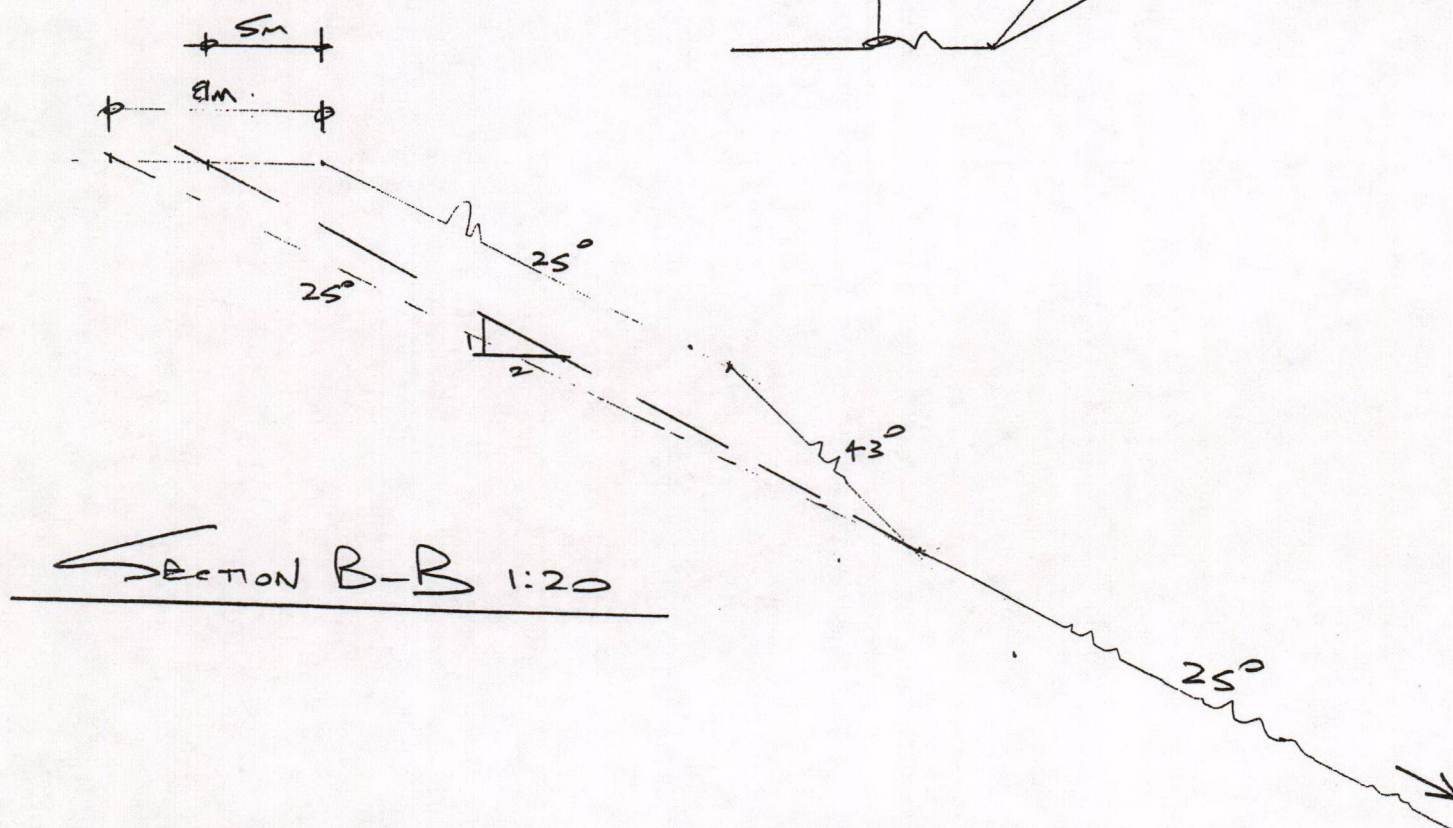
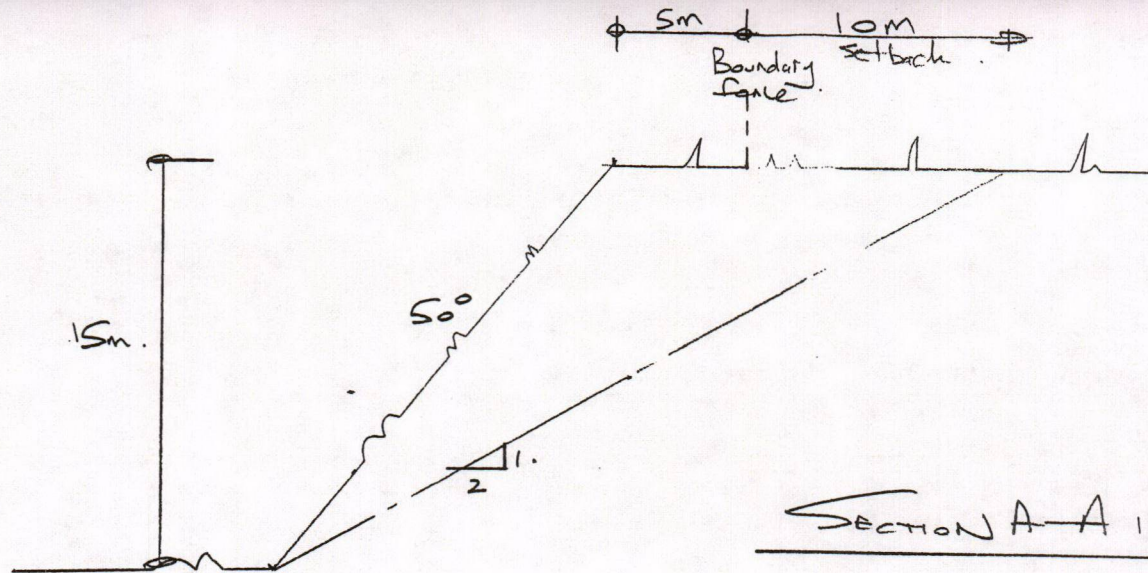
ROSS J. OVERINGTON

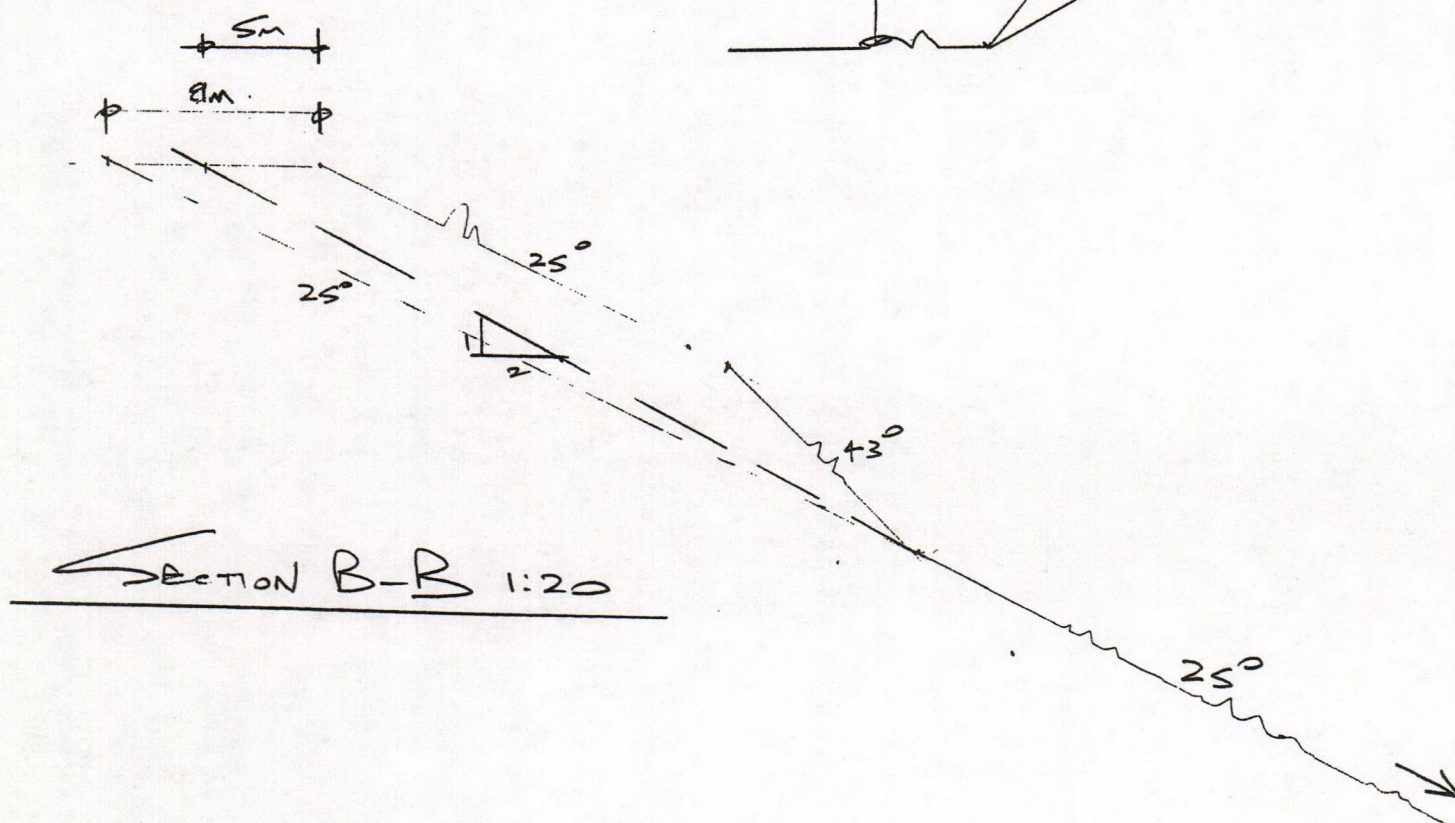
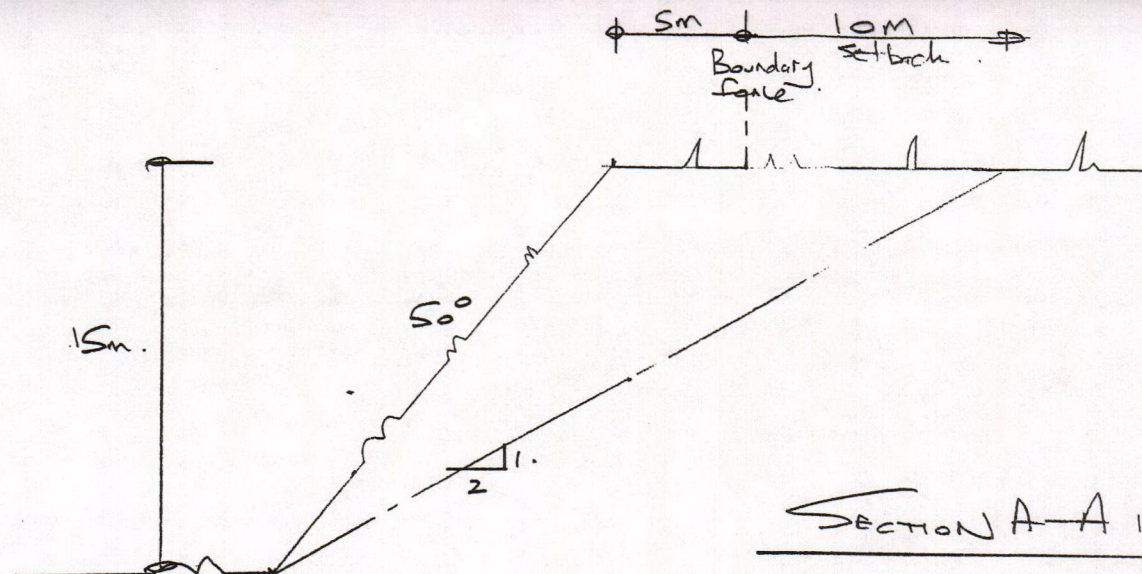
REGISTERED SURVEYORS
P O BOX 596 • WHAKATANE • Phone 3086384

DRAWN	RJO	DATE	SCALES
TRACED	SAW	MARCH 2004	1500

DRAWING No.

S2058/1





Station 13/3/2001

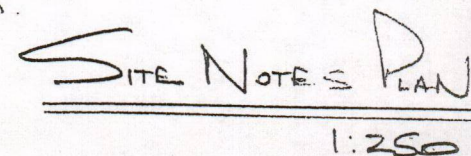
glassed
slope.

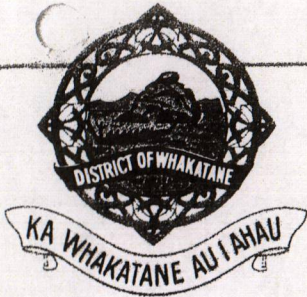
25°

grass
slope.

Scrub
and bush

Caution
Fenceline may not be
property boundary line.
Confirm location of
boundaries and District
Council minimum setbacks
from these boundaries
Before attempting to
design a house layout for
this site.





Whakatane District Council

Your ref: F833686

Our ref: 61/8/1051

Harrison Grierson Consultants Ltd
P O Box 336
WHAKATANE

ATTENTION: David Laing

Dear Sir

SUBDIVISION : R M FORD, STANLEY ROAD

At its meeting held on 25 Sept. 1991 Council considered Scheme Plan S8336862 showing a proposed subdivision off Stanley Road. It was resolved as follows:

- "1. *THAT pursuant to Section 279(1)(b) Local Government Act 1974 and in consideration of Ordinance 9A.2 of the Whakatane District Scheme, Council approves Scheme Plan S8336862 showing a proposed subdivision of Lot 1 DPS 4965 and Allotment 324 Parish of Waimana, for R M Ford, situated off Stanley Road, being subject to the following conditions:*
- ✓ (a) *That access to the property be formed at a right angle to Stanley Road and that a level standing area of at least five metres be formed before exiting on to the road.*
 - ✓ (b) *That the large pine tree and other vegetation to the south of the proposed exit point be removed in order to improve visibility.*
 - ✓ (c) *That any road encroachments on to Lot 3 and Allotment 335 (proposed Lot 2) be surveyed in conjunction with the subdivision and dedicated as road.*
 - ✓ (d) *That the northernmost boundary of Lot 2 (formerly proposed Lot 3) in the vicinity of the existing access track, be realigned to provide satisfactory access to Lot 1.*
 - (e) *That the above conditions be carried out to the satisfaction of the Executive Officer - Works and Services."*

In reaching its decision Council noted that the subdivision will provide improved access onto Stanley Road for existing Allotment 335, while providing for an existing land-locked title to be amalgamated with adjoining allotments. It was noted that the property is comprised of mainly steep bush covered land with very few access points available onto Stanley Road.



Proposed Lot 1 of 16.43 hectares in area, gains part of existing Lot 1 DPS 4965 while losing a small portion of existing Allotment 324 near Stanley Road.

Proposed Lot 2 also gains part of Lot 1 DPS 4965, as well as gaining the said portion of existing Allotment 324.

The balance area, Pt Allotment 321, and Lot 2 are both in excess of the minimum area required for deer farming. While proposed Lot 1 has less than the minimum area, it is 4.27 hectares larger than the existing allotment. To ensure viability it is intended to continue farming Lot 1 in conjunction with Allotment 321.

With regard to frontage, it is noted that Lot 1 has a 15 metre frontage which is substantially less than the existing situation. However, due to the lack of suitable access off Stanley Road it is considered that this length is adequate as it permits Lot 2 to also have satisfactory access.

It is pointed out that the above decision has been made by a Sub-Committee of Council. If you are not satisfied with the decision for any reason whatsoever, you are entitled to seek a review of the decision. Such an application for a review should be made in writing within one month after notification of the decision. Upon receipt of a request for a review, the matter will be presented as soon as practicable to the Planning Committee of Council who may then confirm, modify or reverse the original decision.

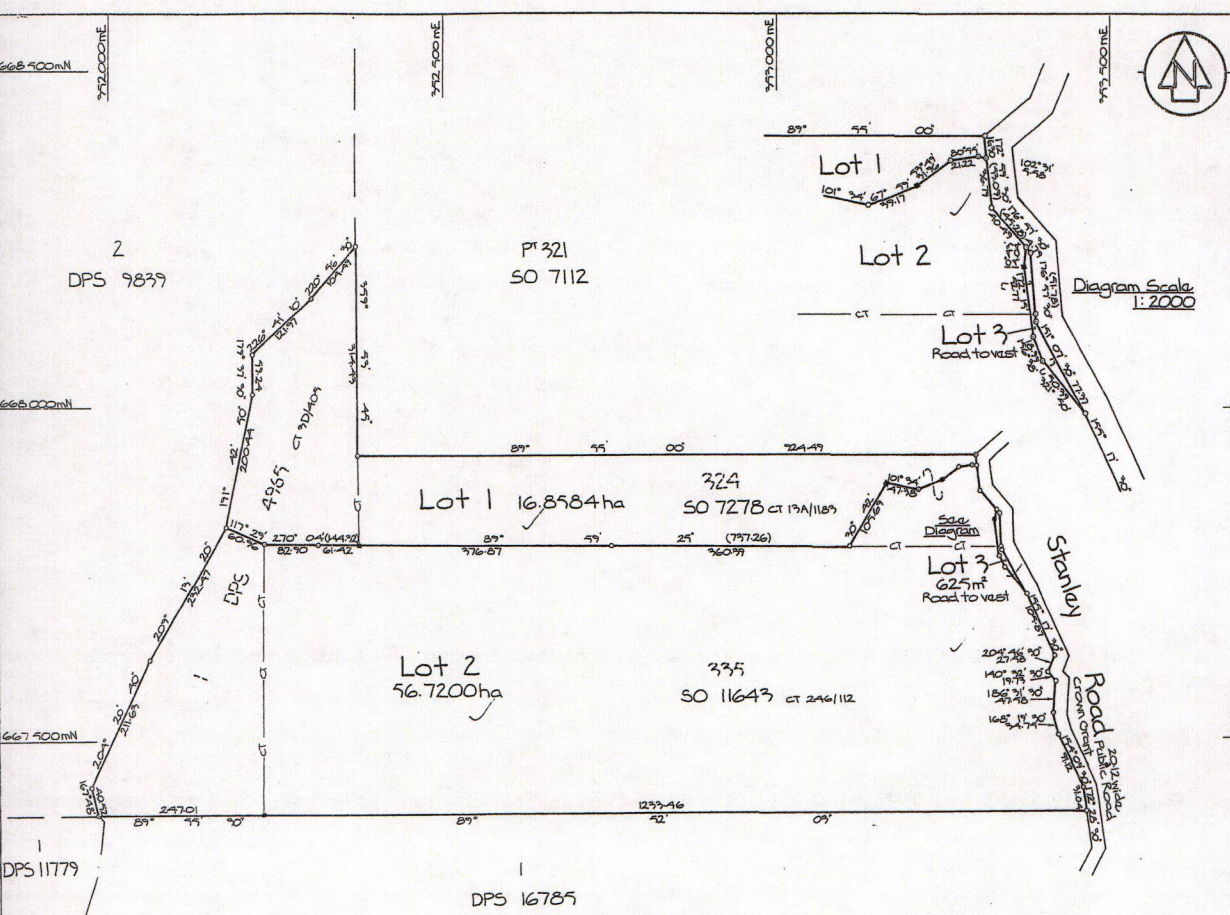
Please find attached one copy of the Scheme Plan duly endorsed by the General Manager pursuant to Section 252 of the Local Government Act 1974.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Diane Turner
CHIEF PLANNER

CVAR0609.JM



Approvals
 The Common Seal of McEldrick Farming Company Limited was affixed hereto in the presence of: _____

Registered Owners
 Pursuant to a resolution of the Whakatane District Council passed on the 25th day of September 1992 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the operative District Scheme the Common Seal of the Whakatane District Council was affixed hereto in the presence of: _____

Councillor

General Manager
 Pursuant to Section 306(1)(f) Local Government Act 1974 I do hereby certify that all the conditions shown or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Whakatane District Council.
 Dated at _____ this _____ day of _____ 19__

General Manager

Total Area 72.6409 ha. ✓

Comprised in SO 7278 (1189), SO 11643 (112), SO 11643 (112) **CAUTION**

APPROVED FOR MEASUREMENT
 I, David Harrison, Registered Surveyor, do hereby certify that this survey was conducted in accordance with the Survey Act 1974 and the Regulations made thereunder. I am a duly qualified and registered surveyor and I am not aware of any circumstances which would render this survey invalid or of any circumstances which would render this survey inaccurate. I am not aware of any circumstances which would render this survey invalid or of any circumstances which would render this survey inaccurate. I am not aware of any circumstances which would render this survey invalid or of any circumstances which would render this survey inaccurate.
 Dated at Whakatane this 10th day of June 1992. Signature *David Harrison*

Field Book **Traverse Book**
Reference Plans
Examined **Correct**

Approved as to Survey
 I, **Chief Surveyor**

Deposited this day of 19__

District Land Registrar

File
 Received Instructions

CERTIFICATE OF COMPLIANCE

Whakatane District COUNCIL

Certificate issued Pursuant to Section 306 (1) (f) (i) of the Local Government Act 1974.

Land Transfer Plan

S. 63372

Subdivider

McGoldrick Farming Company Ltd

Surveyor

D.A. Laing

Scheme Plan Approval Date

25th September 1991

Location of Land

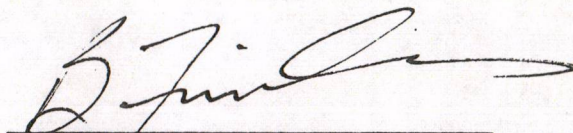
Stanley Road, Kutarere

Legal Description of Land

Lots 1-3 being a subdivision of Lot 1
D.P.S. 4965 & Allots 324 & 335 Parish of Waimana

Pursuant to Section 306' (1) (f) (i) of the Local Government Act 1974,
I do hereby certify that all the conditions shown on or referred to
on the Scheme Plan of subdivision have been complied with to the
satisfaction of the Whakatane District Council.

Dated at Whakatane this ..30th.... day of ..September.... 1992..


GENERAL MANAGER

24.3.04.47
4770/0560/000

17 August 2004

J and N Cowper
C\ - Ross J Overington
P O Box 596
WHAKATANE

Dear Sir/Madam

**RESOURCE CONSENT (SUBDIVISION) – TWO LOT (ONE ADDITIONAL)
SUBDIVISION, J AND N COWPER, 560 STANLEY ROAD, WHAKATANE**

On 16 August 2004, the Senior Planner, under delegated authority, resolved as follows:

- "1. *THAT pursuant to Sections 34A, 104, 108 and 220 of the Resource Management Act 1991, the Whakatane District Council grants consent as a discretionary activity to subdivide into two lots land legally described as Lot 2 DP 310143 at 560 Stanley Road, subject to the following conditions:*
- (a) *The proposed activity shall be carried out in general accordance with Plan Number S2058/1 dated March 2004 and Plan Number S2058/2 dated June 2004 prepared by Ross J Overington and information submitted as part of this application, except where modified by any other condition of this consent.*
 - (b) *That the septic tank, effluent and stormwater disposal systems serving the dwelling on Lot 2 shall be contained a minimum of 1.5 metres inside the lot boundaries.*
 - (c) *That all Lots shall be provided with independent potable water supply to the satisfaction of the Director Strategy and Development.*
 - (d) *That the services for the buildings on each lot are to be contained within each lot's proposed boundaries or appropriate easements shall be duly granted or reserved.*
 - (e) *That a new vehicle entrance-way to serve Lot 1 shall be formed and constructed to comply with Standard Drawings R28 and R25 of the Council's Engineering Code of Practice. The consent holder shall contact Council to arrange for inspection to be carried out prior to sealing of the vehicle entrance. The Council will require 48 hours notice to perform inspections. A traffic management plan shall be submitted to Whakatane District Council's Roading Engineer at least 10 working days prior to any work being carried out on the Road. The plan shall be in accordance with Whakatane District Council Traffic Management Handbook 2002.*
 - (f) *That if a gate is placed on the access way to Lot 1, then the gate shall be recessed back sufficient distance from the public road carriageway to allow any vehicle using the access to stop clear of the road carriageway while the*

gate is being opened or closed, to the satisfaction of the Director of Works and Services.

- (g) That all easements required to protect rights-of-way or services shall be duly granted and reserved.
- (h) That the area shown as "A" on the scheme plan (proposed protected area) shall be defined by survey and shown on the Survey Plan.
- (i) That the area "A" defined under condition (f) above shall be fenced with a seven-wire post-and-batten fence to the satisfaction of the Manager of Parks and Recreation.
- (j) That appropriate vegetation is to be planted and maintained on the slopes below the house site to aid with stabilisation as per the conclusions in the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers. A planting and maintenance plan shall be submitted to the Manager of Parks and Recreation for approval prior to its implementation. Consultation with an arborist and engineer may be required.
- (k) That a consent notice, or other form of legal covenant, shall be issued and registered against the title of Lot 1 to record that the owner shall on a continuing basis:
 - (i) preserve in perpetuity the indigenous forest, vegetation and habitats on the part of the land marked "A" on scheme plan S2058/1 and as defined on the Survey Plan, without modification, subject to (ii);
 - (ii) control any pest plants and animal pests as identified in the most recent version of the BOP Regional Plant and Animal Pest Management Strategies and any other environmental plant pests as Whakatane District Council Officers may advise;
 - (iii) maintain a seven-wire post-and-batten fence around the area, marked "A" (the protected area) to the satisfaction of the Manager of Parks and Recreation.
 - (iv) not cause, permit or suffer any stock to graze within the protected area;
 - (v) ensure any planting in the protected area only uses indigenous plants grown from seed or cuttings collected from natural populations within the Bay of Plenty;
 - (vi) be permitted to enter into a management agreement with Council Officers for the purpose of planning and carrying out maintenance, enhancement or restoration works in the protected area consistent with the covenants purpose in clause (i);

- (vii) *not cause or permit or suffer any fire to be lit within the protected area or on any part of the land from which the fire may spread to the protected area;*
- (viii) *ensure that all site development works are undertaken in accordance with the information and conclusions contained in the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers. This includes ensuring:*
- that the minimum building setback distances from the top edge of slopes are maintained*
 - that no stormwater is discharged onto adjacent slopes*
 - that the vegetation plantings area below the building site is maintained in accordance with the approved plan.*
 - that the foundations for any building works are specially designed by a suitably qualified engineer*
 - that no filling shall take place on sloping ground around the building site and no filling in excess of 0.6m shall be undertaken within the building area unless endorsed by a Professional Engineer experienced in geomechanics who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.*
 - that the sewerage treatment system is designed by a suitably qualified person who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.*
- (ix) *ensure that no habitable buildings are constructed, placed or erected within 30 meters of the southern property boundary with Lot 1 DPS 16785.*
- (x) *permit the Council's officers or contractors entry upon the land at reasonable times so as to ascertain compliance with these conditions.*
- (xi) *pay the Council's legal costs and disbursements directly or indirectly attributable to the preparation, execution, registration and enforcement of the consent notice and the Council's conditions set out in the notice.*

Note: The exact wording of the consent Notice shall be finalised by the Council in consultation with the applicant.

- (l) *That a monitoring fee of \$150.00 (inclusive of GST) shall be paid to the Council as a single charge for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and*

additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

2. **THAT** pursuant to Section 36 of the Resource Management Act 1991, an additional administrative charge (to be invoiced separately) shall be paid to Council in relation to the receiving, processing and granting of this resource consent.
3. **THAT** pursuant to Section 37 of the Resource Management Act 1991, Council advises that the 20 working day time limit for issuing a resource consent is being extended by a total of 20 working days. This will bring the new date for the resource consent to 4 August 2004.

Reasons

1. The proposed subdivision is a controlled activity in the Rural 2 Zone of the Proposed Whakatane District Plan. Under Rule 4.1.7.2 of the Proposed Whakatane District Plan the average lot size for properties in the Rural 2 Zone shall be 2.0 hectares or greater, with a minimum lot size of 5000m². The applicant wishes to subdivide a 54.82 hectare block of land into two lots. Lot 1 will be 1.5 hectares while Lot 2 is to be 53.3 hectares. Therefore both lots are above the minimum and average size required. The Proposed Whakatane District Plan is the dominant planning document.
2. Under the Transitional Whakatane District Plan and in accordance with Section 77C of the Resource Management Act 1991 the subdivision is discretionary activity. Lot 1 does not meet any of the size requirements set out by Rule 9A.2.3.
3. The Council is satisfied that the proposal is not contrary to the policies and objectives (Objective LRS1, Policy 1 & 2, Objective LRS3, Policy 1, Objective LRS4, Policy 1 & 2, Objective BE1) contained in the Proposed Whakatane District Plan. Nor is it contrary to Objective 9A.1, and Policy 9A.2.1 in the Transitional Whakatane District Plan. The subdivision aims to maximise residential opportunity on poorer quality soil. Rural amenity will not be compromised from the addition of one additional lot. All services can be provided including access and electricity.
4. The Council is satisfied that any adverse environmental effects that may actually, or potentially, result from the subdivision are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent. The bulk of the land will continue to be used for primary production purposes. The new Lot 1 contains a small area of open land at the south of the existing property. Access to this site for stock is only obtained via Stanley Road which makes it unpractical for farming purposes. Site investigations by an engineer have been undertaken and a suitable building site and effluent disposal site identified. A consent notice is required to ensure these recommendations are followed. The regenerating bush on Lot 1 will also be protected.

5. *The Council is satisfied that all parties potentially affected by the proposal have provided written consent to the proposed activity. There were no special circumstances in terms of Section 94(C) of the Resource Management Act 1991 which warranted the public notification of this proposal.*
6. *The Council is satisfied that this proposal is in accordance with Part II matters of the Resource Management Act 1991, as it does not involve a substantial change in land use so will not adversely affect the ability of this land to meet the needs of future generations. The Council therefore believes that this subdivision is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*

Advice Notes

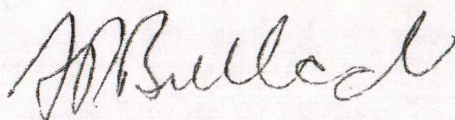
1. *The development must comply with the requirements of the Environment Bay of Plenty's Regional On-site Effluent Treatment Plan. Plans for the effluent disposal system must be submitted as part of the building consent.*
2. *Prior to a habitable building being constructed the application will have to establish that a potable supply of water exists. All costs related to establishing potability are to be borne by the applicant."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to any of the above conditions of approval. An objection must be lodged with the Whakatane District Council within 15 working days of receipt of the Council's decision. If you are in any way not satisfied with the decision of Council on your objection, you have the right to appeal to the Environment Court. Any appeal is required to be lodged with the Environment Court within 15 working days of receiving the decision on your objection.

Please note that this consent will expire if not given effect to within five years from the date of this letter. Under some circumstances this five year period may be extended if an application for an extension is made within three months after the consent expiry date.

If you have any further enquiries, please contact Laura Swan, (Planner), at this office.

Yours faithfully



Tony Bullard
SENIOR PLANNER

24.3.04.47
4770/0560/000

29 September 2004

Mr and Mrs Cowper
C\ - Ross J Overington
P O Box 596
WHAKATANE

Dear Sir/Madam

OBJECTION TO SUBDIVISION CONSENT CONDITIONS

In response to your objection letter received 10 September 2004;

1. Condition 1(j) requires that vegetation is maintained and planted on the slopes to ensure stability. This recommendation comes straight from the report provided to the Council as part of your application. The Council does not consider that the condition is particularly onerous.

The planting and weed control which you have planned and have outlined in your letter is probably suitable. This information just needs to be formally recorded in a plan and some details on the maintenance needs to be included. For example, some basic weeding to prevent smothering and perhaps some watering in extreme dry weather. The last sentence in the condition was included to highlight the fact that the Council does not necessarily have the expertise of staff to certify that the planting plan is appropriate for the stability purpose it is designed for. To satisfy the condition, confirmation that it is appropriate will probably need to be sought from a suitable engineer, perhaps Mr Manktelow himself. The note about the aborist was added in case the situation arose where the Council or possibly the engineer did not think the plants chosen were appropriate for the site and stabilisation purposes and other expertise were required. This may not be necessary.

I hope that I have provided enough clarification in this letter so that the condition (j) can be complied with as written in the consent.

2. The Council's Roading Engineer (Roelof Siebring) has inspected the portion of road bordering your property at 560 Stanley Road. As far as he can ascertain no changes have been made to the road or berm that has changed the amount of stormwater entering the house site area. I suggest that you discuss the situation directly with him.

If you have any further questions concerns about these matters, please do not hesitate to contact me.

Yours faithfully

Laura Swan
PLANNER

04\2\L\LCS2909

COPY

CONSENT NOTICE

(Pursuant to Section 221 of the Resource Management Act 1991)

GIVEN by: J and N Cowper

IN FAVOUR of: THE WHAKATANE DISTRICT COUNCIL

DATED: 16th day of January 2006

PROPERTY: Lot 1 on Deposited Plan on 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

HAMERTONS
Lawyers
(B N Carter)
Telephone NO. 07 307 0680
Fax NO. 07 307 0225
PO Box 601
DX JA31519

WHAKATANE

(drt perm) consent notice – cowper j and n

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of a subdivision of
land in the South Auckland Land
Registration District

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

THE WHAKATANE DISTRICT COUNCIL ("the Council") being the territorial authority for the district within which the Land described in the First Schedule of this Notice is situated has, pursuant to Part X of the Act, granted its consent to the subdivision shown on Land Transfer Plan 361144 subject to certain conditions, including the requirement in respect of the Land that the Owner (as defined in the Act) complies on a continuing basis with the conditions set out in the Second Schedule of this Notice.

FIRST SCHEDULE

("the Land")

1.0710 hectares more or less being Lot 1 on Land Transfer Plan 361144 and being part of the land comprised in Certificate of Title 39972 (South Auckland Registry)

SECOND SCHEDULE

("the Conditions")

The Owner of the Land shall, on a continuing basis:

- 1.0 Preserve in perpetuity the indigenous forest, vegetation and habitat protected area on that part of the land marked "A" identified on Land Transfer Plan 361144 ("the protected area") without modification, subject to clause 1.1 herein;

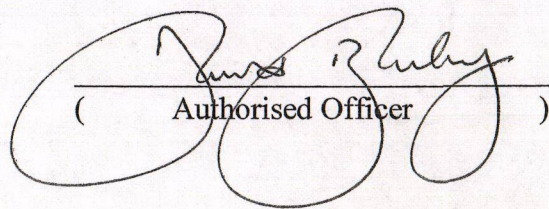
- 1.1 Control any pest, plants and animal pests as identified in the most recent version of the Environment BOP's (Bay of Plenty Regional Council) Regional Plant and Animal Pest Management Strategies and any other environmental plant, pests as Whakatane District Council Officers may advise;
- 1.2 Maintain to the satisfaction of the Whakatane District Council Manager of Parks and Recreation, a seven-wire post and batten fence around Lot 1 on Land Transfer Plan 361144.
- 1.3 Not cause, permit or suffer any stock to graze within Lot 1 on Land Transfer Plan 361144.
- 1.4 Ensure any planting in the protected area "A" only uses indigenous plants grown from seed or cuttings collected from natural populations within the Bay of Plenty;
- 1.5 Be permitted to enter into a management agreement with Whakatane District Council Officers for the purpose of planning and carrying out maintenance, enhancement or restoration works in the protected area consistent with the covenants purpose in clause 1.0 herein;
- 1.6 Not cause or permit or suffer any fire to be lit within the protected area "A" or on any part of the land from which the fire may spread to the protected area "A";
- 2.0 Ensure that all site development works are undertaken in accordance with the information and conclusions contained in the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers. This includes ensuring:-
 - that the minimum building setback distances from the top edge of slopes are maintained
 - that no stormwater is discharged onto adjacent slopes
 - that the vegetation plantings area below the building site is maintained in accordance with the approved plan
 - that the foundations for any building works are specially designed by a suitably qualified engineer
 - that no filling shall take place on sloping ground around the building site and no filling in excess of 0.6m shall be undertaken within the building area unless endorsed by a Professional Engineer experienced in geomechanics who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.
 - that the sewerage treatment system is designed by a suitably qualified person who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.

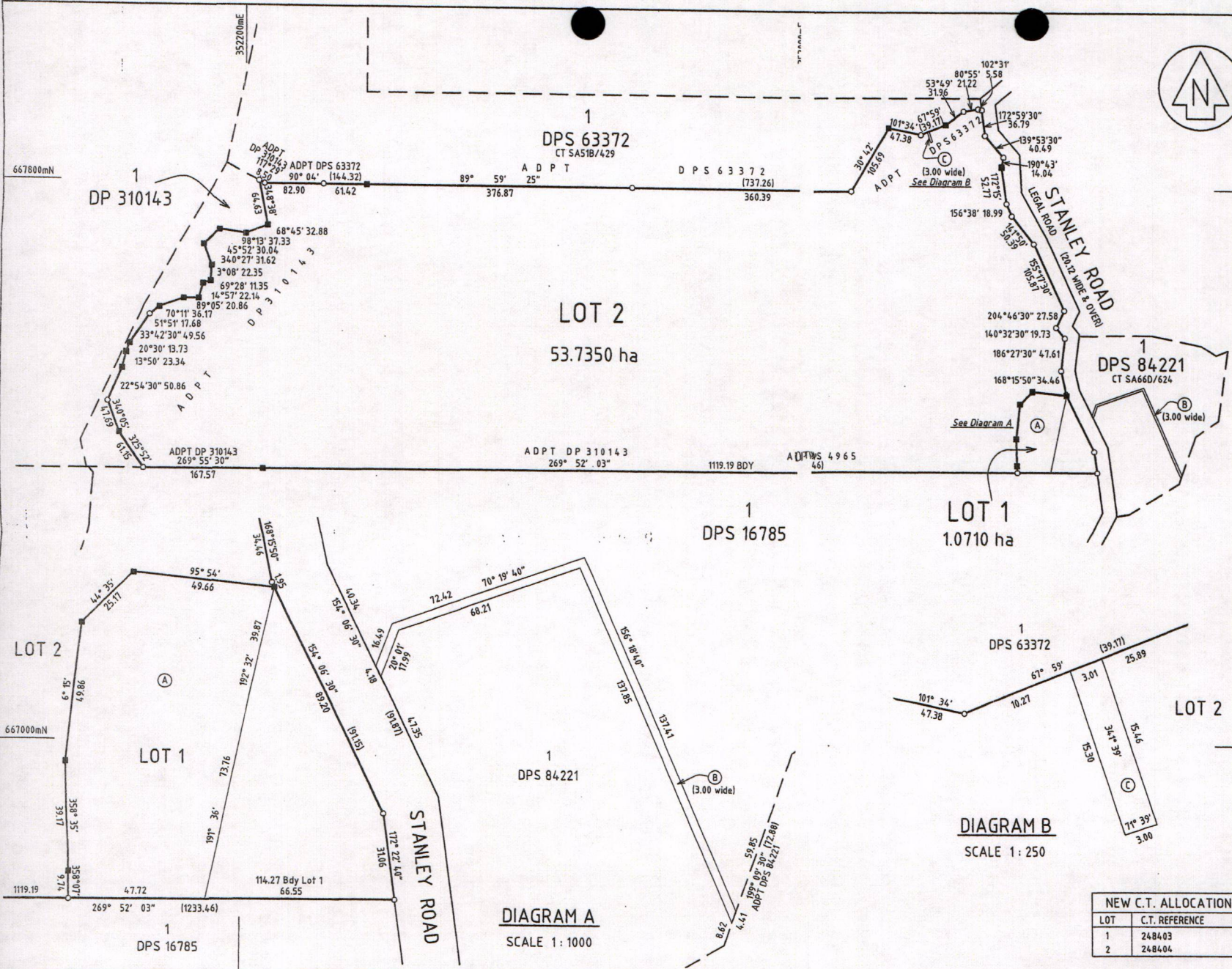
A copy of the Building Site Feasibility Report prepared by Manktelow Consulting Engineers is available for inspection at the offices of the Council at Commerce Street, Whakatane between the hours of 8.00am and 5.00pm on any day that the Council offices are open to the public.

- 3.0 Ensure that no habitable buildings are constructed, placed or erected within 30 metres of the southern property boundary with Lot 1 DPS 16785.
- 4.0 Permit the Council's officers or contractor's entry upon the land at reasonable times so as to ascertain compliance with these conditions.
- 5.0 Pay the Council's legal costs and disbursements directly or indirectly attributable to the preparation execution registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of such conditions.

DATED at Whakatane this 16th day of January 2006 .

AUTHENTICATED by the)
Council by the Principal)
Administration Officer of)
the Council pursuant to)
Section 252 of the Local)
Government Act 1974)


(Authorised Officer)



Approvals
 I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE WHAKATANE DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE DAY OF 20..... SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

MEMORANDUM OF EASEMENT			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT TO CONVEY ELECTRICITY	(B)	LOT 1 DPS 84221	LOT 1 HEREON
PROPOSED EASEMENT			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
RIGHT TO CONVEY ELECTRICITY	(C)	LOT 2 HEREON	LOT 1 DPS 63372

AREA MARKED A IS TO BE SUBJECT TO A LAND COVENANT

CLASS OF SURVEY:
 LOT 1 = II; LOT 2 = III
 Total Area 54.8060 ha
 Comprised in CT.39972
 CT.SA66D/624.(EASE)

I, ROSS JAMES OVERINGTON, being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2;
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed Date
 Field Book Traverse Book
 Reference Plans
 Examined Correct

Approval as to Survey by Land Information New Zealand on:

Deposited by Land Information New Zealand on:

NEW C.T. ALLOCATION	
LOT	C.T. REFERENCE
1	248403
2	248404

TERRITORIAL AUTHORITY WHAKATANE DISTRICT
 Surveyed by ROSS J. OVERINGTON F. 2058
 Scale 1:4,000 Date SEPTEMBER 2005

LAND DISTRICT SOUTH AUCKLAND
 LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 310143 AND EASEMENT OVER LOT 1 DPS 84221

24.3.04.47

DP 361144

CONSENT NOTICE

(Pursuant to Section 221 of the
Resource Management Act 1991)

GIVEN by: J and N Cowper

IN FAVOUR of: THE
WHAKATANE DISTRICT COUNCIL

DATED: day of 2005.

PROPERTY: Lot 1 on Deposited Plan 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

HAMERTONS

Lawyers

(B N Carter)

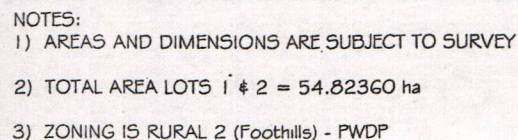
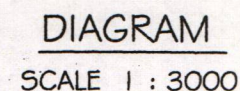
Telephone NO. 07 307 0680

Fax NO. 07 307 0225

PO Box 601

DX JA31519

WHAKATANE



WHAKATANE DISTRICT COUNCIL

RC Number 24.3.04.47

Date 17/8/04

Planner [Signature]

APPROVED BY PLANNING

J. & N. Cowper
560 Stanley Road
Wainui

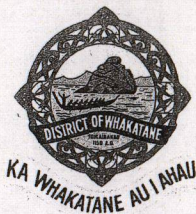
COMPRISED IN CT 39972

WHAKATANE DISTRICT

DRAWN	RJO	DATE	SCALES
TRACED	SAW	MARCH 2004	1 : 10 000

DRAWING No. S2058/1

AD No
2058 Cowper



Whakatane District Council

Your ref:

Our ref:

24.3.02.32

4770/0560/000

5 June 2002

The Manager
Woodhills Properties Limited
C/- Flaherty Survey and Mapping Limited
P O Box 449
ROTORUA

Attention: M Flaherty

Dear Sir/Madam

**RESOURCE CONSENT (SUBDIVISION): WOODHILLS PROPERTIES LIMITED,
560 STANLEY ROAD, WAINUI.**

On 5 June 2002, the District Planner, under delegated authority, resolved as follows:

- "1. *THAT pursuant to Sections 34(4), 104, 105 and 108 of the Resource Management Act 1991 and Rule 4.1.8.1 of the Proposed Whakatane District Plan (Rural) Council grants consent as a controlled activity to subdivide into two lots land legally described as Lot 2 DPS 63372 at 560 Stanley Road, Wainui, subject to the following conditions:*
 - (a) *The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application, except where modified by any other condition of this consent.*
 - (b) *That Lot 1 hereon be transferred to the owner of Lots 2 and 3 DPS 9839 (CT SA6A/40) and that one Certificate of Title be issued to include all three parcels. See Request 66845.*
 - (c) *That a monitoring fee of \$36.00 (inclusive of GST) be paid to Council as a single charge for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991.*
2. *THAT pursuant to Section 223 of the Resource Management Act 1991, the Authorised Officer shall approve the Survey Plan in respect of the above subdivision once the Survey Plan is submitted and is in accordance with the approved subdivision consent.*

3. *THAT pursuant to Section 224 of the Resource Management Act 1991, the Authorised Officer shall sign a certificate in respect of the above subdivision, stating that all conditions of subdivision consent have been complied with to his satisfaction.*

Advice Note

It is noted that there is a pa site (W15 597) on the neighbouring site (Lot 2 DPS 9839) to be amalgamated with Lot 1 hereon. This site may be close to the proposed new logging road that is to be formed on Lot 1, and as such, appropriate measures should be taken to ensure that this site is protected. Furthermore, any earthworks associated with the new road will need to comply with any relevant rules contained in the District and Regional Plans otherwise a resource consent will be required.

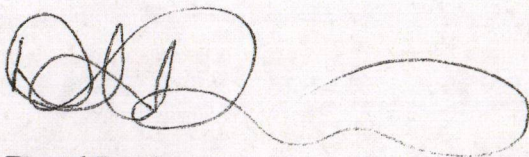
Reasons

1. *Council is satisfied that this proposal is in accordance with Part II matters of the Resource Management Act 1991, as it does not involve a change in land-use so will not adversely affect the ability of this land to meet the needs of future generations. Council, therefore, believes that this subdivision is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*
2. *The proposed subdivision is a controlled activity under the Rural 2 (Foothills) Zone of the Proposed Whakatane District Plan (Rural). The subdivision complies with Rule 4.1.8.1 relating to boundary adjustments. Council is satisfied that there are no adverse environmental effects any more than minor resulting from this subdivision as there are no land-use changes and the land is still to be used for primary production purposes.*
3. *The proposal is not contrary to the objectives and policies of the Proposed Whakatane District Plan (Rural), as the productive capability of the land and soils are not compromised."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to the conditions of this approval. Any objection must be lodged within fifteen working days of the decision being received. If you are not satisfied with the decision of Council to your objection, you have the right to appeal to the Environment Court within fifteen working days of receiving the decision on the objection.

If you have any further enquiries, please contact Tony Bullard, (Planner), at this office.

Yours faithfully



David Bewley
DISTRICT PLANNER

C.T. ALLOCATED	
LOT 1	C.T.
LOT 2	C.T.



Registered Owners

FOR FLETCHER CHALLENGE FORESTS LTD

I hereby certify that this plan was approved by the Whakatane District Council pursuant to Section 223 of the Resource Management Act 1991 on the 12th day of JUNE 2002 subject to the amalgamation condition set out hereon.

Principal Administrative Officer/Authorised Officer

Amalgamation Condition

That Lot 1 hereon be transferred to the Owner of Lots 2 and 3 DPS 9839 (CT SA6A/40) and that one certificate of title be issued to include all three parcels.
See Request 66845.

Pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that all the conditions of the Subdivision consent have been complied with to the satisfaction of the Whakatane District Council.

Dated this 12th day of JUNE 2002.

Authorised Officer

Total Area : 56.7200 ha

Comprised in : C.T. SA51B/430

I, Michael Patrick Flaherty
being a person entitled to practice as a Registered Surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
This dataset is accurate, and has been created in accordance with that Act and those regulations.

Dated at ROTORUA this day
of 20 02 Signature

Field Book p. Traverse Book p.
Reference Plans DPS 63372, DPS 16785, DPS 9839, DPS 4965

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 20

for Registrar General of Land

File
Received
Instructions

668000mN

667500mN

667000mN

LOT 1
1.8880 ha

LOT 2
DPS 9839

LOT 1
DPS 11779

LOT 2
DPS 63372

LOT 2
DPS 63372

C.T. 51B/430

LOT 1
DPS 16785

LOT 1
DPS 63372

LOT 2
54.8320 ha

LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 2 DPS 63372

TERRITORIAL AUTHORITY : WHAKATANE DISTRICT

Surveyed by : FLAHERTY SURVEY & MAPPING LTD

Scale : 1:4000

Date : FEB 2002



Whakatane District Council
Commerce Street
Whakatane
Private Bag 1002, Whakatane 3158
Ph: (07) 3060 500
Fax: (07) 307 0718

Form Name: LIM Application
Application ID: WHKBPLIM02/121
Application Date: November 5, 2012
Applicant Name: Glenn Ingoe
Application Status: New

WHKBPLIM02

LIM Application

1. Details of Applicant(s)

1A Contact details - enter full name, and physical address.*

Name: Glenn Ingoe
Address: 16 Puriri Cresent
City: Edgecumbe
Phone: 073089290
Email: glennandjen@slingshot.co.nz

1B

Postal address: (16 Puriri Cresent Edgecumbe)
Mobile phone: (0273859680)
Fax number: ()
Company: ()

1C My Reference

1D Return format*

Collect

LIM Application

2. Information about the Property

2A Street number*

610

2B Street name*

stanley

2C Street Type*

Road

2D Suburb

2E City*

whakatane

2F Is there a swimming pool on this property?*

rec 67002
5/11/12

No

Legal Description

Property Information Search

This link will open the Property Information Search page on the WDC website.

2G Lot No:

1

2H DP No:

361144

2I Valuation Roll No:

07161/021.12

2J Area (sqm):

2.6

2K Certificate of Title:

2L Name of the Property Owner:

Anne Jane Barraclough

2M Name of Proposed Purchaser(s):

Glenn & Jeanette Ingoe

2N Settlement Date (optional):

2O Property category*

Rural Lifestyle Block

2P Number of dwellings:

1

2Q Upload any files you feel necessary to support your application (eg scanned Certificate of Title).

[No files have been uploaded]

3. Payment Details

Fee payable: \$200.00

3A

Name:	Glenn Ingoe
Date:	November 5, 2012
Amount:	\$200.00 (Incl. GST)
Reference:	WHKBPLIM02/121
	Payment pending

Click on **Finish** to submit your application to Council.

Developed by Ubiquity Software

Bank account details for internet banking: 01 0434 0334411 00. Please note that processing of LIMs does not begin until payment is received.



LIM TIMEFRAME/COST RECOVERY

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

Physical Address

House/Unit Number	610	Street	Stanley Road
RD Number		Suburb/Area	
Town	Opotiki	Post Code	3198
Lodgement Date	5 November 2012		
DUE DATE	19 November 2012		

Department	Date to Dept	Actual Date	Time (mins) & Initials	Notes
LIM Co-ordinator	5/11	14/11	AH 1 1/2 hr	
Building		16.11	BO pit.	
Planning		15/11	20 min	
Jeff Farrell/David Bewley/Diane Turner				
Environmental Health/Liquor Licensing				

Other Notes:

* covenant Area noted on planning maps

INSTRUCTIONS FOR COMPLETION OF LIM	
All boxes are to be filled in, either with an appropriate comment or the typed comment (eg, "No information available") is to be ticked. Where an alternative is provided, ie, water, trade waste consent, the inappropriate line is to be marked for deletion by CSO. Do not tick the line which is to be left in – cross out that which is to be deleted.	
1.	
2.	Valuation number is written as 07234/122.00A
3.	GIS Number is written as 1245/1234/123

PROPERTY ADDRESS	
610 Stanley Road, RD2, Opotiki	
Valuation number	07161/021.12
GIS No	4770/0000/000
Postal address for covering letter	
Glenn Ingoe, 16 Puriri Crescent, Edgecumbe	

Workspace

Maintain Valuation Details (View Only)

RT/RT2000 (Site Version: WDC)

Valno	07161 021 12	Cancelled		27 JUN 2006	22 JUL 2012
Status	LIVE	Revised	01 Sep 2010	09:33am	12:14pm
	BARRACLOUGH, ANNE JANE			Origen	X Mike King
				Npd Cancel	

Parcel	Sue	Legals	Key	OP	Occport
1 4770/158	6825394	LOT 1 DP 361144	NO	DC	D/credit
				DB	D/debit
				PV	Parent
				DM	Debt Management

Road	STANLEY ROAD	House	610	Unit	
------	--------------	-------	-----	------	--

Legals	LOT 1 DP 361144
--------	-----------------

Values	
Land	160,000
Improve	250,000
Capital	410,000
Trees	0

Improvements

DWG FG OB OI

Area	1.0710
------	--------

Cert Of Title	00/248403
---------------	-----------

Dwellings	1
-----------	---

Group Code	
------------	--

Summary

Year 2013

contig	
Assessd	\$1,749.47
To Invc	\$874.74
To Clear	\$1,020.52

Balances

Rates	145.78
WA Water	
Total	145.78

Open

Next >>



LAND INFORMATION MEMORANDUM

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE**GIS NO**

4770/0000/000

VALUATION NUMBER

07161/021.12

1 NAME OF PROPRIETOR

Anne Jane Barraclough

2 LOCATION

610 Stanley Road, RD2, Opotiki 3198

3 LEGAL DESCRIPTION

✓ LOT 1 DP 361144

4 PHYSICAL DESCRIPTION**House/Unit Number**

610

Street

Stanley Road

RD Number

2

Suburb/Area**Town**

Opotiki

Post Code

3198

5 AREA

✓ 1.0710 hectares more or less

6 ZONING

✓ Rural 2 (Foothills) under the Whakatane District Plan (Operative).

ATTACHMENTS

- | | |
|--|---------------------------------------|
| • Certificate of Title | • District Plan Map |
| • Drainage Plan | • Keys to Maps |
| • Floor Plan(s) | • Underground Services Maps |
| • Geotechnical Investigation Report(s) | • Legal Description Map |
| • Consent Notice(s) | • Hazards Map |
| • Code Compliance Certificate(s) | • Resource Consent decision letter(s) |

7 SPECIAL FEATURES**COMMENTS**

- Potential erosion

No information available

- Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)

No information available

Falling debris	The property is in the vicinity of an escarpment. Council investigations have confirmed that slippage of debris material from the escarpment faces is a naturally occurring cyclic process. In addition, isolated instances of debris, including rocks, earth and vegetation, fall from the escarpment from time to time. Although the Council has no historical site specific information in relation to this property, you should be aware that the hazard potential exists. The Council recommends that hazard management procedures be adopted for the safety of property users. In the event that a building consent application is received for building work on this property, any related building consent may be issued subject to section 72 of the Building Act 2004. This requires the Council to notify the Register-General of Land for an entry to be made on the title of the land that a building consent has been issued for building work on land that is subject to, or potentially subject to, a natural hazard. The Council recommends that legal advice be sought on the implications of the registration, or potential registration, of the Building Act notice upon the property title.
Subsidence	No information available
Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
Inundation	No information available
High winds	<i>Property is in a high wind zone.</i> No information available
Fill (compacted/uncompacted)	No information available
Hazardous contaminants, including dangerous goods	No information available
Historic sites	No information available
Drainage restrictions	No information available
Reserves (existing/proposed)	<i>The land contains an area of bush under private covenant</i> No information available
Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property.
Other legal restrictions (eg, building line restrictions)	No information available
Any other special features	<i>Corrosion risk zone 3</i> This site is located within the 'Earthquake Zone 3' <i>and</i>
8 SERVICES	COMMENTS
Stormwater	Rural properties are generally required to dispose of roof run-off on site via ground soakage.
Sewer	Rural properties are generally required to dispose of sewage on site to a private septic tank and field tile system.
Water	No Public Supply
Trade Waste Consent	No

Ground on site is known to have poor bearing capacity. Should underpinning be proposed site specific design of the buildings foundations by a suitably qualified engineer will be required.

- * A Soil inspection of the garage built under BC 17533 was carried out on 15.11.12. This inspection failed due to stormwater disposal issues which will require investigation.

Building consent 17533 was issued with a specified intended life of 15 years. Controls are specified in the Building Feasibility Report dated 14.5.2004 by Mombetbau consulting in respect to siting of buildings, foundation requirements and controls over stormwater and septic tank effluent disposal.

Should it be proposed to locate any buildings closer to the top of the slopes as specified in the above mentioned report, specialist geotechnical review and investigation will be required.

9 RATES		COMMENTS	
• Year ending 30.6.2013		\$1,749.47	
• Number of instalments		4	
• Date of next instalment		23 November 2012	
• Current balance or arrears		\$145.78 as at 14 November 2012	
• Date of valuation		September 2010	
• Land value		\$160,000	
• Capital value		\$410,000	
10 WATER		COMMENTS	
• Last reading date		NA	
• Consumption		NA	
• Amount		NA	
• Arrears outstanding		NA	
11 BUILDINGS			
(a) Details of Building Permits			
No information available			
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
25 January 2007	16479	New Dwelling	2 November 2007
19 February 2008	17533	Garage	Not yet issued
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
No information available			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
✓ 24.3.04.47 Resource Consent (Subdivision) dated 17 August 2004 (copy decision letter attached) - Consent Notice dated 16 January 2006, copy attached.			
✓ 24.3.02.32 Resource Consent (Subdivision) dated 5 June 2002 (copy decision letter attached)			
✓ 61.8.1051 Resource Consent (Subdivision) dated 26 September 1991 (copy decision letter attached) - Certificate of compliance dated 30 September 1992, copy attached.			
(b) Details of licences held			
No information available			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
No information available			
(d) Details of Conditions Affecting the Use of Land			
No information available			
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.		

13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 1991 OF THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	No information available
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District.</i> <i>Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan.</i> <i>Some trees are protected by a consent notice. Please check the property title for any details.</i>	
17 DISCLAIMER	
This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose	

Jeff Farrell
MANAGER DEVELOPMENT AND COMPLIANCE



LAND INFORMATION MEMORANDUM

Address all correspondence to:

Chief Executive, Whakatane District Council, Private Bag 1002, Whakatane 3158 | Phone 07 306 0500 | Fax 07 307 0718

DATE OF ISSUE			
GIS NO		4770/0000/000	
VALUATION NUMBER		07161/021.12	
1 NAME OF PROPRIETOR			
Anne Jane Barraclough			
2 LOCATION			
610 Stanley Road, RD2, Opotiki 3198			
3 LEGAL DESCRIPTION			
LOT 1 DP 361144			
4 PHYSICAL DESCRIPTION			
House/Unit Number	610	Street	Stanley Road
RD Number	2	Suburb/Area	
Town	Opotiki	Post Code	3198
5 AREA			
1.0710 hectares more or less			
6 ZONING			
Rural 2 (Foothills) under the Whakatane District Plan (Operative).			
ATTACHMENTS			
• Certificate of Title • Drainage Plan • Floor Plan(s) • Geotechnical Investigation Report(s) • Consent Notice(s) • Code Compliance Certificate(s) • District Plan Map • Keys to Maps • Underground Services Maps • Legal Description Map • Hazards Map • Resource Consent decision letter(s)			
7 SPECIAL FEATURES			COMMENTS
• Potential erosion			No information available
• Avulsion (the sudden removal of land, by the change in a river's course, or by flooding, to another person's land)			No information available

Falling debris	The property is in the vicinity of an escarpment. Council investigations have confirmed that slippage of debris material from the escarpment faces is a naturally occurring cyclic process. In addition, isolated instances of debris, including rocks, earth and vegetation, fall from the escarpment from time to time. Although the Council has no historical site specific information in relation to this property, you should be aware that the hazard potential exists. The Council recommends that hazard management procedures be adopted for the safety of property users. In the event that a building consent application is received for building work on this property, any related building consent may be issued subject to section 72 of the Building Act 2004. This requires the Council to notify the Register-General of Land for an entry to be made on the title of the land that a building consent has been issued for building work on land that is subject to, or potentially subject to, a natural hazard. The Council recommends that legal advice be sought on the implications of the registration, or potential registration, of the Building Act notice upon the property title.
Subsidence	No information available
Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
Inundation	No information available
High winds	This property is in a high wind zone.
Fill (compacted/uncompacted)	No information available
Hazardous contaminants, including dangerous goods	No information available
Historic sites	No information available
Drainage restrictions	No information available
Reserves (existing/proposed)	The land contains an area of bush under private covenant.
Easements	Please refer to the attached Certificate of Title to confirm whether any easements exist over this property.
Other legal restrictions (eg, building line restrictions)	No information available
Any other special features	This site is located within the 'Earthquake Zone 3' and Corrosion Risk Zone C.
8 SERVICES	COMMENTS
Stormwater	Rural properties are generally required to dispose of roof run-off on site via ground soakage.
Sewer	Rural properties are generally required to dispose of sewage on site to a private septic tank and field tile system.
Water	No Public Supply

• Trade Waste Consent	No		
9 RATES	COMMENTS		
• Year ending 30.6.2013	\$1,749.47		
• Number of instalments	4		
• Date of next instalment	23 November 2012		
• Current balance or arrears	\$145.78 as at 14 November 2012		
• Date of valuation	September 2010		
• Land value	\$160,000		
• Capital value	\$410,000		
10 WATER	COMMENTS		
• Last reading date	NA		
• Consumption	NA		
• Amount	NA		
• Arrears outstanding	NA		
11 BUILDINGS			
(a) Details of Building Permits			
No information available			
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
25 January 2007	16479	New Dwelling	2 November 2007
19 February 2008	17533	Garage	Not yet issued
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
A final inspection of the garage build under BC17533 was carried out on 15 November 2012. This inspection failed due to stormwater disposal issues which will require mitigation. Building Consent 17533 was issued with a specified intended life of 15 years. Controls are specified in the Building Feasibility Report dated 14 May 2004 by Manktelow Consulting in respect of siting of buildings, foundation requirements and controls over stormwater and septic tank effluent disposal. Should it be proposed to locate any buildings closer to the top of the slopes as specified in the above mentioned report, specialist geotechnical review and investigation will be required. Land on site is known to have poor bearing capacity. Should redevelopment be proposed site specific design of the buildings foundations by a suitably qualified engineer will be required.			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
No information available			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
No information available			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
24.3.04.47 Resource Consent (Subdivision) dated 17 August 2004 (copy decision letter attached) - Consent Notice dated 16 January 2006, copy attached. 24.3.02.32 Resource Consent (Subdivision) dated 5 June 2002 (copy decision letter attached) 61.8.1051 Resource Consent (Subdivision) dated 26 September 1991 (copy decision letter attached) - Certificate of compliance dated 30 September 1992, copy attached.			
(b) Details of licences held			
No information available			

(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land	
No information available	
(d) Details of Conditions Affecting the Use of Land	
No information available	
Minimum Floor Level	In accordance with the requirements set out in the New Zealand Building Code.
13 INFORMATION NOTIFIED TO COUNCIL BY AN STATUTORY ORGANISATION HAVING POWER TO CLASSIFY LAND OR BUILDINGS	
(a) Requiring Authority	
No information available	
(b) Heritage Protection Authority	
No information available	
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE BUILDING ACT 1991 OF THE BUILDING ACT 2004	
No information available	
15 SECTION 69ZH OF THE HEALTH ACT 1956 – DRINKING WATER SUPPLIER	
(ba) Any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956	
No information available	
(bb) Information on:	
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or networked supplier	No information available
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	No information available
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	No information available
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
It is recommended that you also consider the planning provisions of the Whakatane District Plan as it affects this property. A copy of the Whakatane District Plan is available for viewing on the Councils website www.whakatane.govt.nz or at all public libraries and Council offices in the District. Future development of the property, including subdivision, may require the payment of a monetary contribution for additional demands that may be placed on community infrastructure by the use or development of the land. Monetary contributions may be payable for water, stormwater and wastewater services, solid waste, roading, reserves, community facilities and for Whakatane carparking. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Council Community Plan. Some trees are protected by a consent notice. Please check the property title for any details.	
17 DISCLAIMER	
This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Whakatane District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is not known by Council. The Council has not undertaken any inspection of the land or any buildings on it for the purpose of preparing the Land Information Memorandum. Accordingly, the Council is unable to verify that the consents held in our file match the buildings on the property. You are advised to pursue our file. The LIM Co-ordinator will hold the file for five working days. Please contact to arrange a suitable time to view the file (Telephone 07 3060500). The applicant is solely responsible for ensuring that the land is suitable for a particular purpose	