

Valuation Number: 07161/021.12
GIS ID: 4770/0000/000

28 August 2019

Michael Flynn
C/- 189 The Strand
Whakatāne 3120

ems@hobec.co.nz

Delivery Method; Email

LAND INFORMATION MEMORANDUM — 610 STANLEY ROAD, WHAKATĀNE

Please find attached a Land Information Memorandum for the above property. This LIM is issued on 28 August 2019 and is accurate as at that date only.

If you have any comments or questions in regard to this Land Information Memorandum please contact us on the numbers below.

Yours faithfully



Kara Dowthwaite
Team Leader Environment

Address all correspondence to:

Chief Executive, Whakatāne District Council, Private Bag 1002, Whakatāne 3158 | Phone 07 306 0500 | info@whakatane.govt.nz

DATE OF ISSUE	28 AUGUST 2019		
VALUATION NUMBER	07161/021.12	GIS NUMBER	4770/0000/000
1 NAME OF PROPRIETOR			
Glenn Robert Stanley Ingoe and Jeanette Ann Ingoe			
2 LOCATION			
610 Stanley Road, Whakatāne			
3 LEGAL DESCRIPTION			
Lot 1 Deposited Plan 361144			
4 PHYSICAL DESCRIPTION			
House/Unit Number	610	Street	Stanley Road
RD Number		Suburb/Area	
Town	Whakatāne	Post Code	
5 AREA			
1.0710 hectares (more or less)			
6 ZONING			
Rural Foothills zone under the Whakatāne District Plan			
ATTACHMENTS			
- Record of Title - Legal Description Map - Underground Services Map - Consent(s) - Resource Consent decision letter(s) - Easement Instrument(s) - Keys to Map - District Plan Map(s) - Drainage Plan - Floor Plan(s) - Consent Notice(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
• Landslide and Debris Flow	No information available
• Alluvion (the deposit of earth, sand, etc, left during a flood)	No information available
• Inundation	No information available
• Wind Zone	Extra 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)	No information available
• Easements	Please refer to the attached Record of Title to confirm whether any easements exist over this property
• Other legal restrictions (eg, building line restrictions)	Please refer to the attached Record of Title.
• Any other special features	This site is located within Earthquake Zone 3 as prescribed in Figure 5.4 of NZS3604:2011 Code of Practice for Timber Framed Buildings. This site is located within Corrosion Zone C as prescribed in Figure 4.2 of NZS3604:2011 Code of Practice for Timber Framed Buildings. There are various known active earthquake fault lines in the Whakatāne District. Please refer to the GNS Science mapping for further information http://data.gns.cri.nz/af/.
8 SERVICES	COMMENTS
• Stormwater	There is no public stormwater piping reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of stormwater on site via ground soakage and/or pipe to the nearest road side channel where permitted.
• Sewer	There is no public sewerage reticulation system available to connect to. Under such circumstances, properties would normally be required to dispose of sewage on site via private septic tank and field tile system in accordance with the provisions of the Operative On Site Effluent Treatment Plan from the Bay of Plenty Regional Council.
• Water	No public supply
• Trade Waste Consent	No
9 RATES	COMMENTS
• Year ending 30 June 2020	\$2147.74
• Number of instalments	4
• Date of next instalment	23 August 2019
• Current balance or arrears	\$49.29 due 23 August 2019
• Date of valuation	September 2016
• Land value	\$150,000

• Capital value	\$425,000		
10 WATER	COMMENTS		
• Annual water supply charge	<i>Not applicable</i>		
• Last reading date	<i>Not applicable</i>		
• Consumption	<i>Not applicable</i>		
• Amount	<i>Not applicable</i>		
• Arrears outstanding	<i>Not applicable</i>		
11 BUILDINGS			
(a) Details of Building Permits			
<i>No information available</i>			
(b) Details of Building Consents			
Date	Consent No	Project	Date Code Compliance Certificate Issued
03 April 2007	16479	Dwelling	02 November 2007
19 February 2008	17533	Garage	01 February 2013
(c) Details of any other Certificate/Notice/Order or Requisition Affecting Buildings			
<i>No information available</i>			
(d) Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004			
<i>No information available</i>			
(e) Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act			
<i>No information available</i>			
12 USE OF LAND			
(a) Details of Resource Consents (Subdivision /Land Use) or Certifications of Compliance Issued for Land			
61.8.1051 Resource Consent Subdivision dated 26 September 1991 (copy of decision letter attached) 24.3.02.32 Resource Consent Subdivision dated 05 June 2002 (copy of decision letter attached) 24.3.04.47 Resource Consent Subdivision dated 16 August 2004 (copy of decision letter attached)			
(b) Details of licences held			
<i>No information available</i>			
(c) Details of any other Certificate/Notice/Order of Requisition Affecting the Use of the Land			
<i>No information available</i>			
(d) Details of Conditions Affecting the Use of Land			
Consent Notice 6766687.2; copy attached Easement Instrument 6766687.4, copy attached			
Minimum Platform 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			
<i>No information available</i>			
(b) Heritage Protection Authority			
<i>No information available</i>			
14 INFORMATION NOTIFIED TO COUNCIL BY ANY NETWORK UTILITY OPERATOR PURSUANT TO THE THE BUILDING ACT 2004			
<i>No information available</i>			
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	
<i>No information available</i>	
(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	<i>No information available</i>
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply	<i>No information available</i>
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply	<i>No information available</i>
16 ANY OTHER INFORMATION CONSIDERED TO BE RELEVANT	
<i>It is recommended that you also consider, or obtain professional advice on, the planning provisions of the Whakatāne District Plan as it affects this property. A copy of the Whakatāne District Plan is available for viewing on the Council's 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 roads, water, stormwater and wastewater services. If you are anticipating further development of the land, you are advised to read the Development Contributions Policy in the Long-term Plan 2018-2028.</i> <i>Aerial photographs attached as part of this LIM should not be relied upon when determining the property boundaries. A surveyor should be engaged should the users of this LIM wish to determine the boundaries of this property.</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 Whakatāne 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 peruse 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 The information available to Council is undergoing a digitisation process. Quality assurance is still being undertaken. We recommend that you contact the Council if there are any concerns.	



Kara Dowthwaite
Team Leader Environment



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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

Registered Owners

Glenn Robert Stanley Ingoe and Jeanette Ann Ingoe

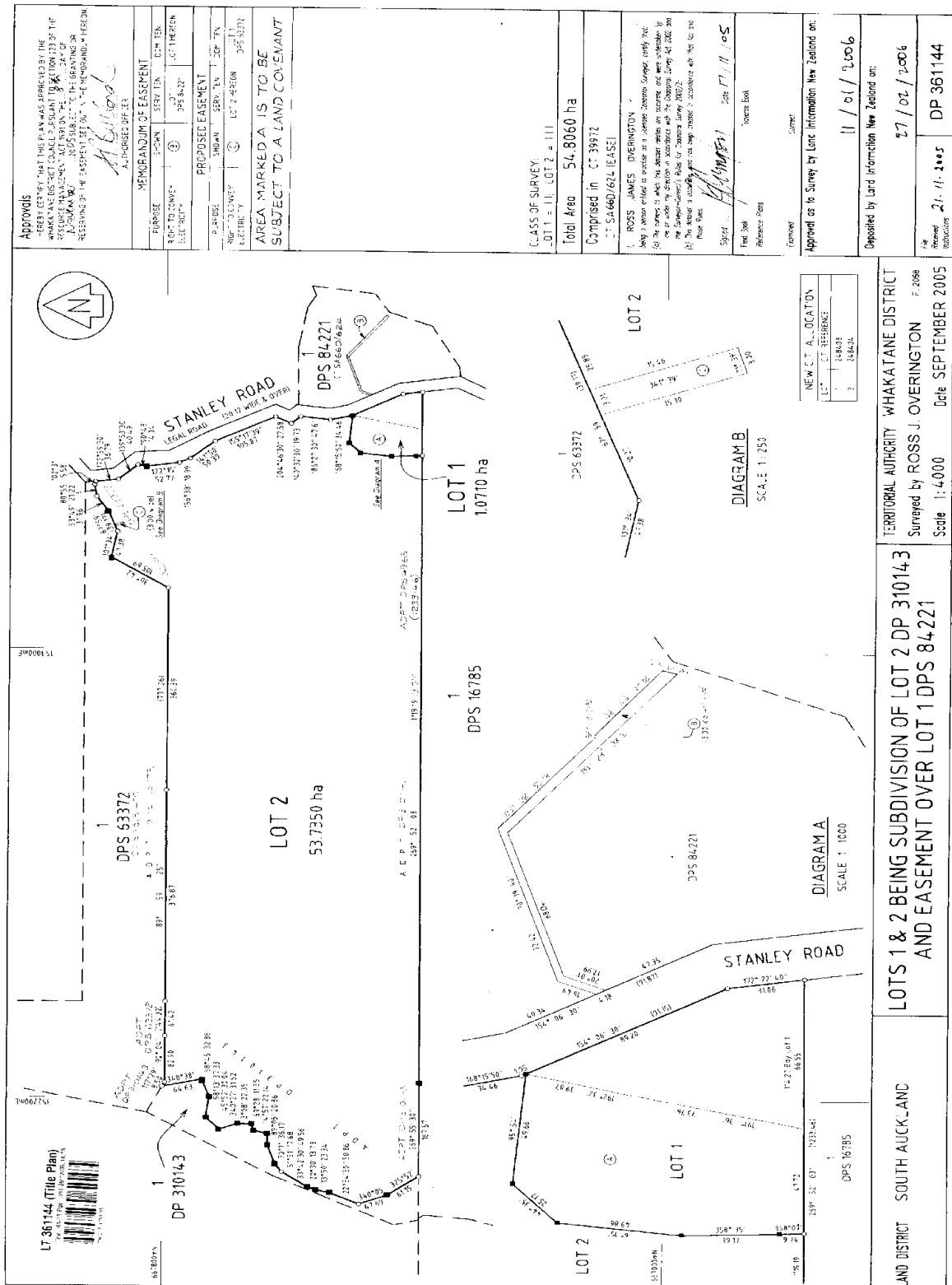
Interests

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

9245115.3 Mortgage to Mortgage Holding Trust Company Limited - 7.12.2012 at 11:42 am



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;

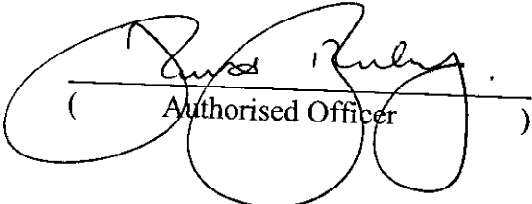
- 1.1 Control any pest, plants and animal pests as identified in the most recent version of the Environment BOP's (Bay of Plenty Regional Council) Regional Plant and Animal Pest Management Strategies and any other environmental plant, pests as Whakatane District Council Officers may advise;
- 1.2 Maintain 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 2008.

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


(Authorised Officer)

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

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

EI 6766687.4 Easement

Cpy - 01/01, Pgs - 005, 28/03/06, 10:50



DocID: 511429635

Land registration district

SOUTH AUCKLAND

Grantor

Surname(s) must be underlined or in CAPITALS.

Kelvin Leslie COUCHMAN and Karen Ann COUCHMAN

Grantee

Surname(s) must be underlined or in CAPITALS.

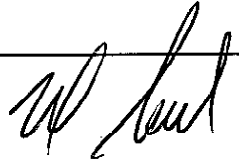
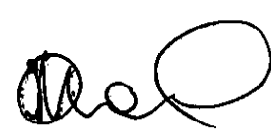
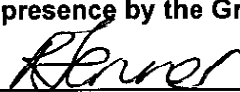
James COWPER and Nita COWPER

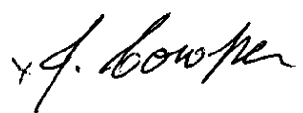
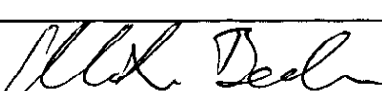
Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

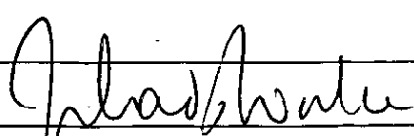
Dated this 25 day of JANUARY 06

Attestation

 	Signed in my presence by the Grantor 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>RAEWYN JEAN TANNER</u> Occupation <u>MOTHER</u> Address <u>19 VICTORY STREET</u> <u>TAURANGA</u>
Signature [common seal] of Grantor	

 	Signed in my presence by the Grantee 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>Martin Beeler</u> Occupation <u>Storeman</u> Address <u>147 Pikowai Rd. R.D. 4</u> <u>Whakatane.</u>
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1

Easement instrument

Dated

25 - 1 - 06

Page

1

of

1

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to convey electricity	B on DP 361144	SA66D/624	248403

**Easements or profits à prendre
rights and powers (including
terms, covenants, and conditions)**

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] [negated] [added to] or [substituted] by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

[Handwritten signatures: J. Bowyer, [unclear], MB, [unclear]]

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Derek Frederick Ball, of Hamilton in New Zealand, Bank Officer

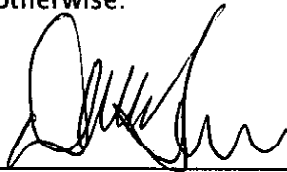
HEREBY CERTIFY -

1. **THAT** by Deed dated the 20th October 2003 a copy of which is deposited in the Land Registry Office at Christchurch (Canterbury Registry) numbered PA 5941731.1.

Westpac Banking Corporation ABN 33 007 457 141, incorporated in Australia (New Zealand division) under the Corporations Act 2001 and having its principal place of business in New Zealand at PWC Tower 188 Quay Street, P O Box 934, Auckland and carrying on the business of banking appointed me its attorney on the terms and subject to the conditions set out in the said Deed and the attached document is executed by me under the powers thereby conferred.

2. **THAT** at the date hereof I am a Tier Three Attorney for Westpac Banking Corporation.
3. **THAT** at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said **Westpac Banking Corporation** or otherwise.

Signed at Hamilton



Derek Frederick Ball

this 7 February 2006

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page ☐ of ☐ pages

(Continue in additional Annexure Schedule, if required.)

The Westpac banking Corporation as the mortgagee under mortgage 5327634.3 of the land contained in certificate of title SA 66D/624 consents to the within easements but without prejudice to its rights, powers and remedies under and in respect to the said mortgage.

Dated this 7 day of FEBRUARY 2006

Executed by the Westpac Banking Corporation

By its Attorney

EXECUTED by
WESTPAC BANKING CORPORATION
by its duly appointed attorney

DEREK FREDERICK BALL

In the presence of

BANK OFFICER of HAMILTON
In presence of:
Business Name:
Occupation:
Address:

Stephanie Mary Donoghue
BANK OFFICER
HAMILTON

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule 1

2003/5038EF
Approved
Registrar-General of Land

*Easement *Electricity*

Dated *23/03/06*

Page *1* of *1* page

* Insert type of instrument.

Continue in additional Annexure Schedule if required.

BAY OF PLENTY REGIONAL COUNCIL as the encumbrancee under encumbrance 6368855.1 of the land contained in certificate of title SA66D/624 consents to the within easements but without prejudice to its rights, powers and remedies under and in respect of the said encumbrance.

DATED this *23rd* day of March 2006

Executed by *John Douglas*, Senior Land Management officer.
BAY OF PLENTY REGIONAL COUNCIL

by

Douglas
7 Wedgewood Place
Whakatane.

witnessed by: *M. Leverman*
Pest Plant Officer
24 Nesbitt St
RD4
Whakatane

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

RID DOCUMENT

Date: 20 August 2019

Valuation Number: 07161 021 12

Location: 610 STANLEY ROAD

Legal Description: LOT 1 DP 361144

Area (Ha): 1.0710

Valuation Date: 1 September 2016

	Normal Values	Special Values (if applicable)
Land Value:	150,000	
Improve Value:	275,000	
Capital Value:	425,000	
Tree Value:	0	

Contiguous Property:

2020 Year's Assessed Rates: **2,147.74**

Instalment 1: 23 Aug 2019

Instalment 2: 22 Nov 2019

Instalment 3: 21 Feb 2020

Instalment 4: 22 May 2020

LIM Services Map

Date Printed: 20 August 2019



DISCLAIMER: 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.

SCALE 1: 750

38.1 0 38.1 Meters

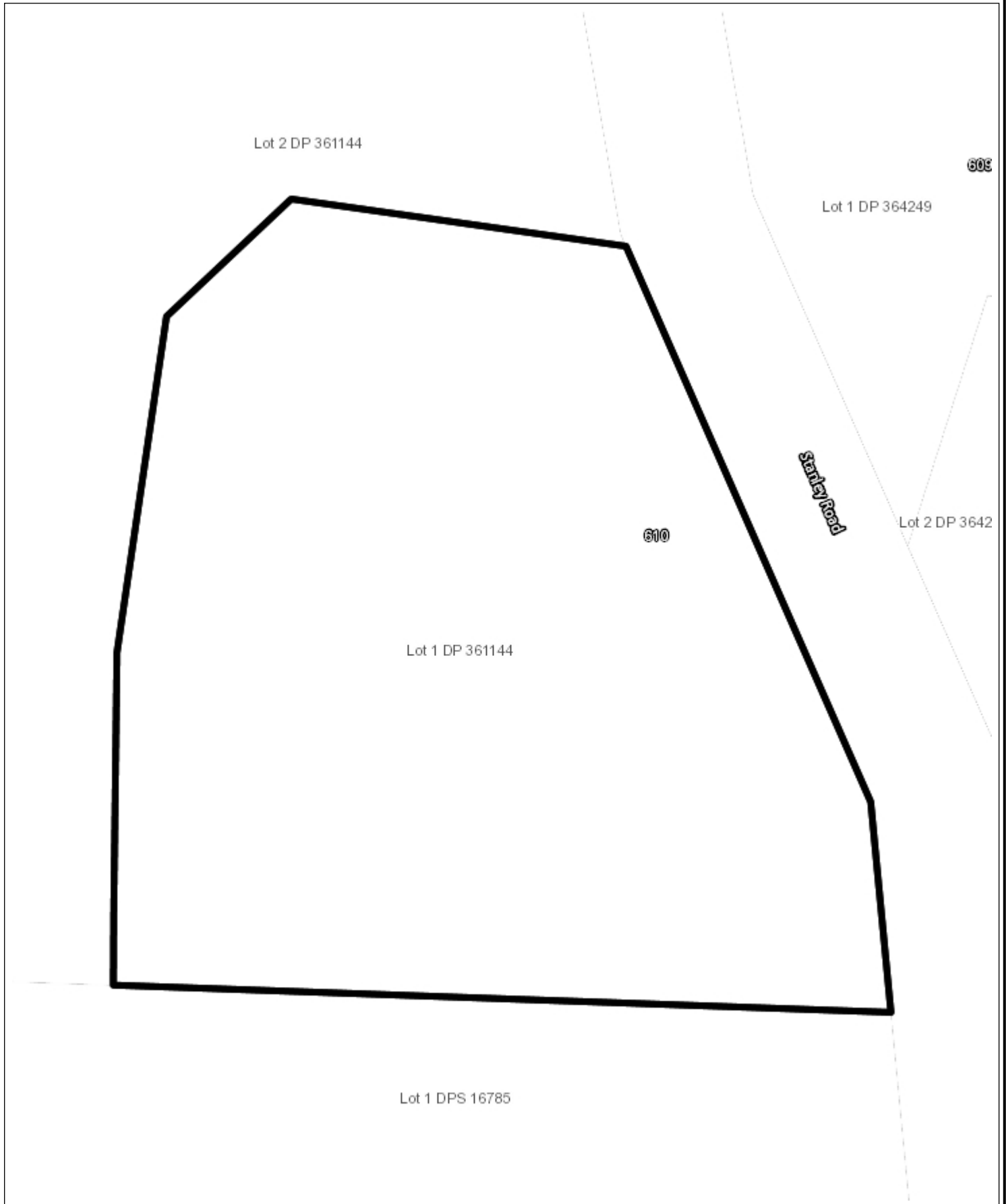
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



LIM Property Map

Date Printed: 20 August 2019



DISCLAIMER: 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.

SCALE 1: 750
38.1 0 38.1 Meters

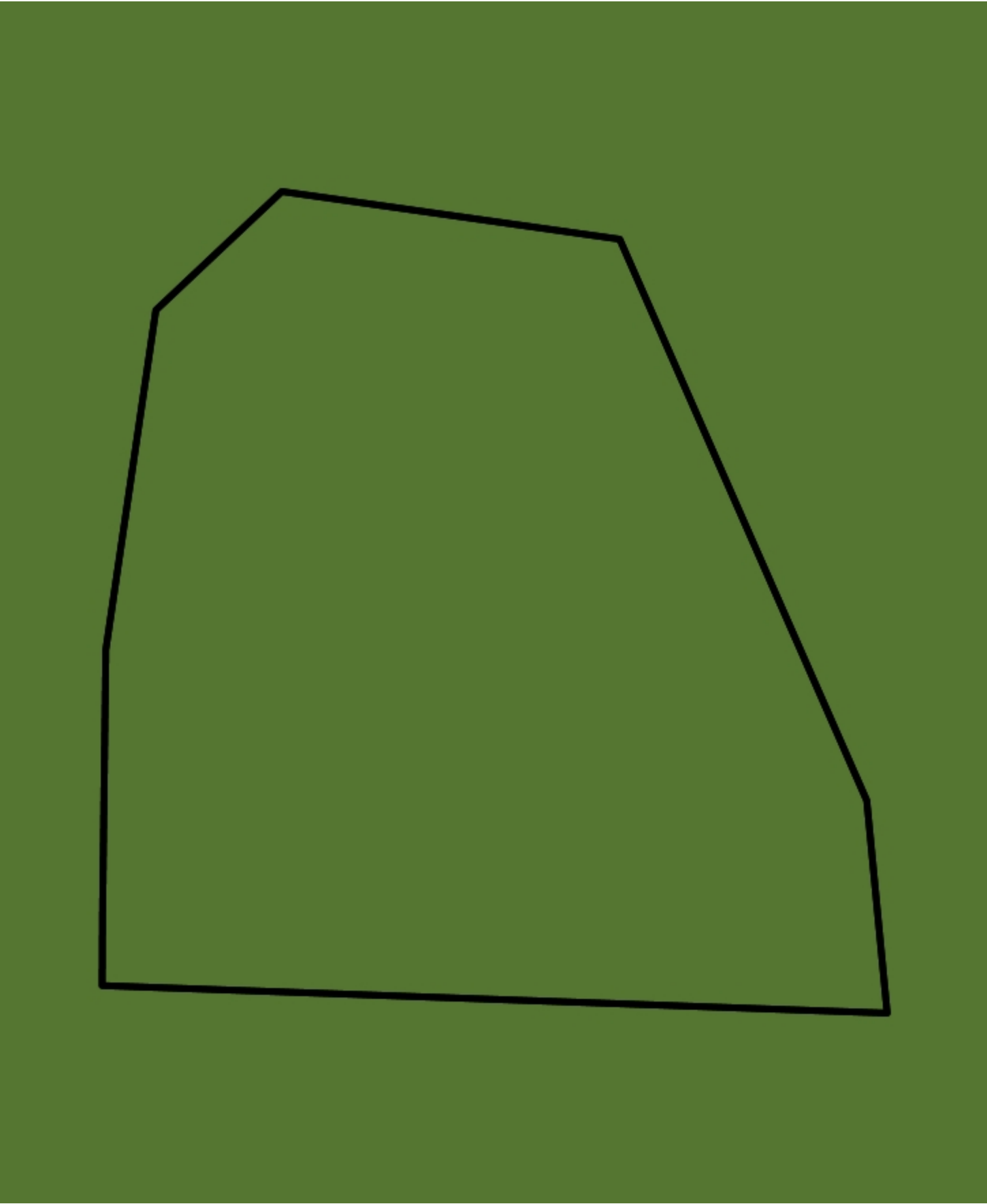
Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:

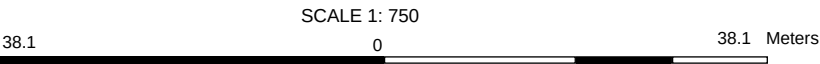


District Plan Map

Date Printed: 20 August 2019



DISCLAIMER: 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.



Projection: NZGD_2000_New_Zealand_Transverse_Mercator

Prepared By:



LIM Services Legend

Stormwater

-  Inlet
-  Manhole
-  Miscellaneous
-  Node
-  Pump Station
-  Open Drain
-  Dam
-  Connection
-  Main
-  Rising Main
-  Soakage Area
-  Scheme

Waste Water

-  Valve
-  Pump Station
-  Node
-  Miscellaneous
-  Manhole
-  Outlet
-  Connection
-  Main
-  Riser Main
-  Facility
-  Scheme

Water Supply

-  Back Flow Preventer
-  Hydrant
-  Bulk Meter
-  Customer Meter
-  Air Release
-  Control Valve
-  Isolation Valve
-  Isolation Valve Closed
-  Non Return Valve
-  Pump Station
-  Bore (Source)
-  Bore BOPRC
-  Node
-  Toby
-  Connection
-  Main
-  Rider Main
-  Reservoir
-  Scheme

LIM District Plan Legend

Coastal Hazards

- Variable ERZ Levels
- 2060 Erosion Risk Zone
- 2100 Erosion Risk Zone
- Current Erosion Risk Zone
- 103.3m Moderate Inundation Risk Zone
- 103.6m Moderate Inundation Risk Zone
- 104.0m Moderate Inundation Risk Zone
- 104.1m Extreme Inundation Risk Zone
- 104.55m Extreme Inundation Risk Zone
- 104.7m Extreme Inundation Risk Zone
- Variable Extreme Inundation Risk Zone

Natural Hazard

- Natural Hazard (NHaz 4)
- Natural Hazard

Planning Zones

- Business Centre
- Coastal Protection (CPZ)
- Commercial
- Community and Cultural
- Education
- Industrial
- Large Format Retail
- Light Industrial
- Residential
- Urban Living
- Mixed Use
- Active Reserve
- Deferred Residential
- Rural Coastal
- Rural Foothills
- Rural Ohiwa
- Rural Plains

Landscape, Natural and Cultural Features

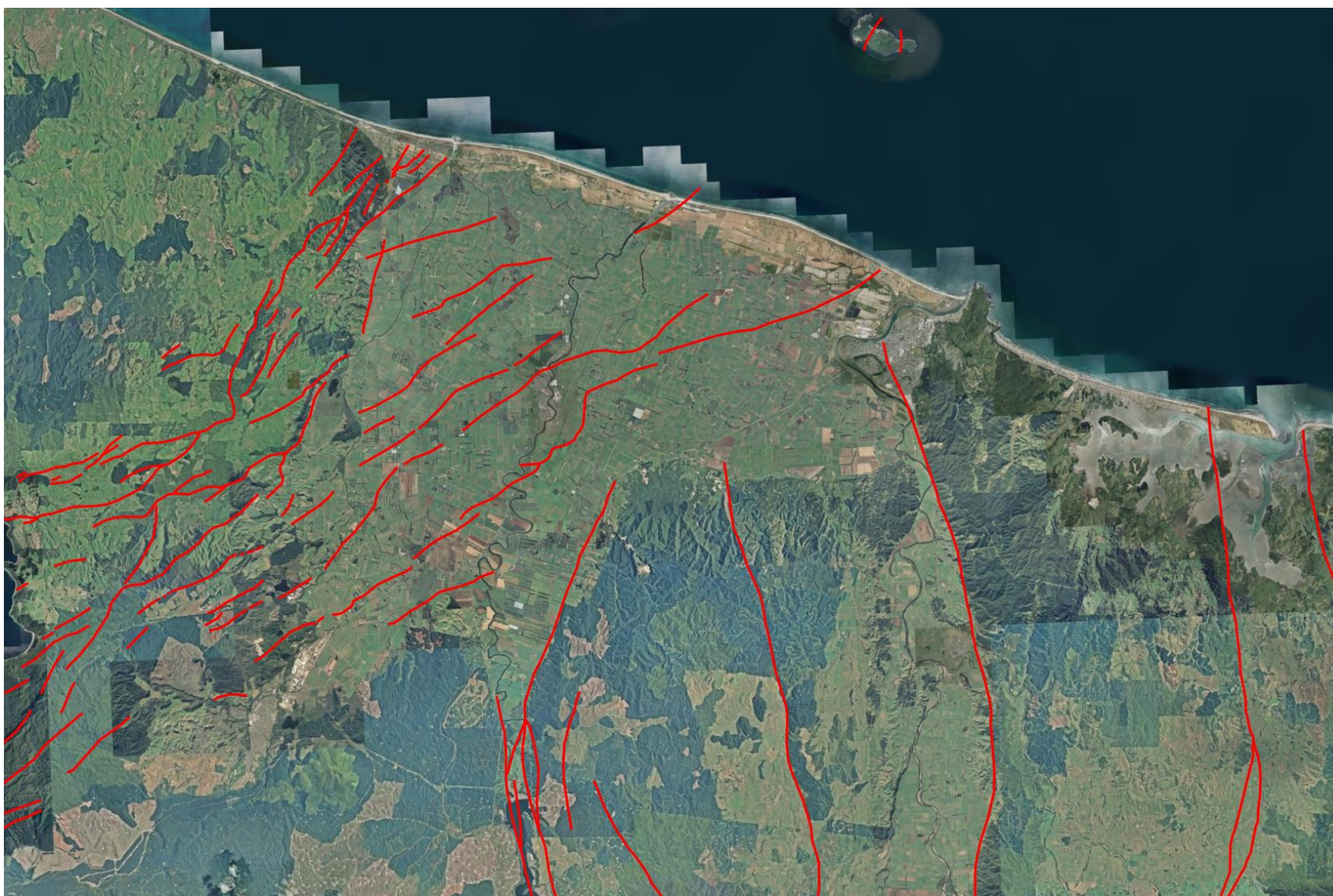
- Significant Specimen Trees
- Significant Identified Ridgeline
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site
- Cultural Heritage Site
- Cultural & Built Heritage Sites (Points)
- Cultural & Built Heritage Sites (Polygons)

Features

- Amenity Building Line
- Pedestrian Street
- Restricted Vehicle Access
- Road Widening
- Gas Transmission Pipeline Corridor
- National Grid Centre Line
- Railway Corridor Buffer 100m
- Designation
- State Highway
- Limited Access Road
- District Arterial Roads
- Coastal Environment Line
- 12m Height Restriction
- Oxidation Pond Buffer (300m)
- Key Urban Space
- Omeheu Spray Irrigation Scheme
- Proposed Road
- Strand Character Area
- WHK River Greenway concept
- Statutory Acknowledgements

Area Specific Overlays

- Bird Nesting Vehicle Restriction Area
- Edgecumbe Dairy Factory Site
- Edgecumbe Dairy Noise Contour
- Awakeri Quarry Buffer
- Mill Waste Contaminated Site
- Whakatane Board Mill
- Kawerau Geothermal Exploration Area
- Overland Flow Paths



Whakatāne Area Fault Line Map

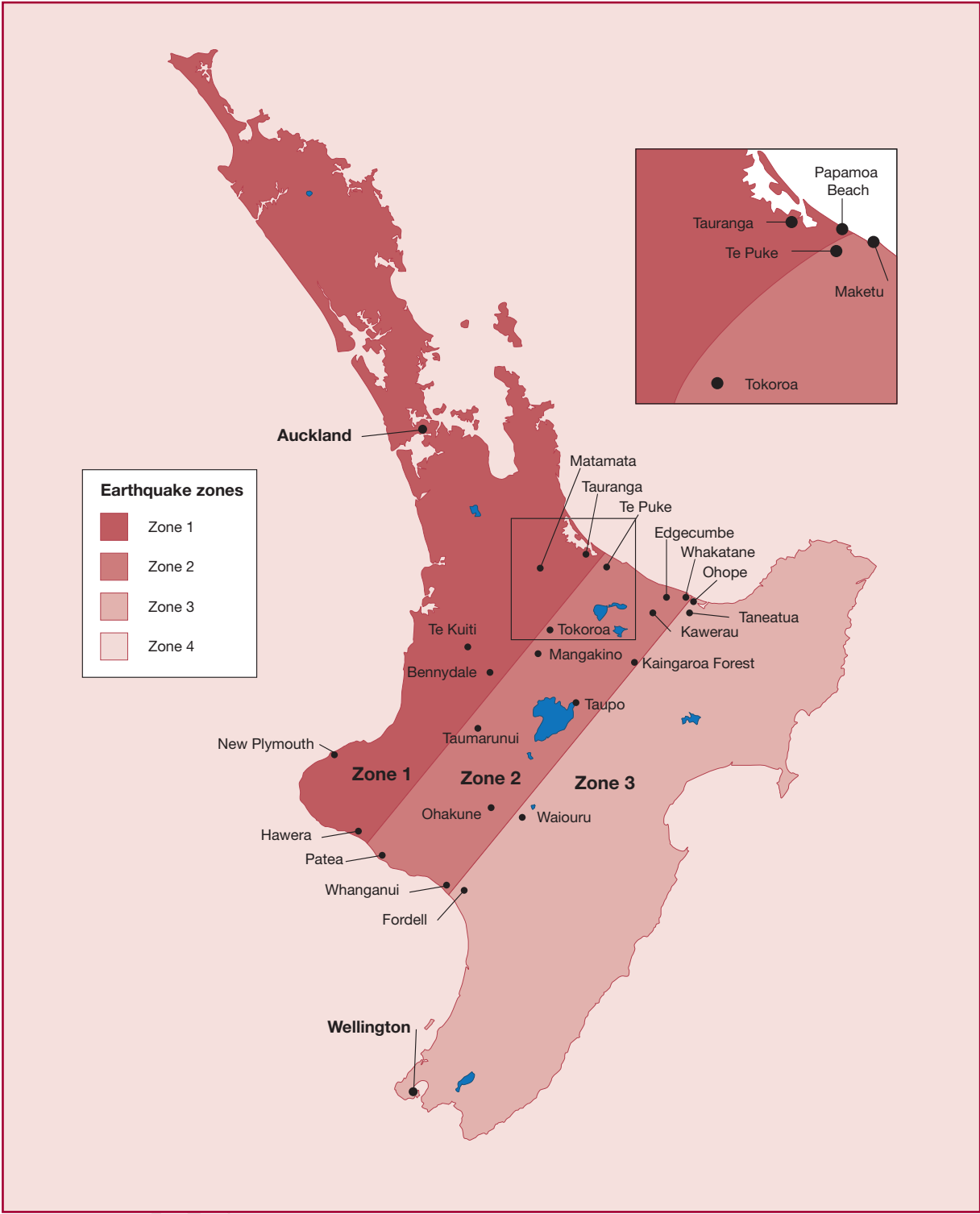


Figure 5.4 – Earthquake zones (see 5.3.2)

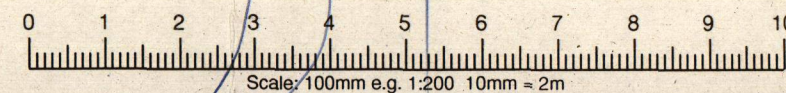
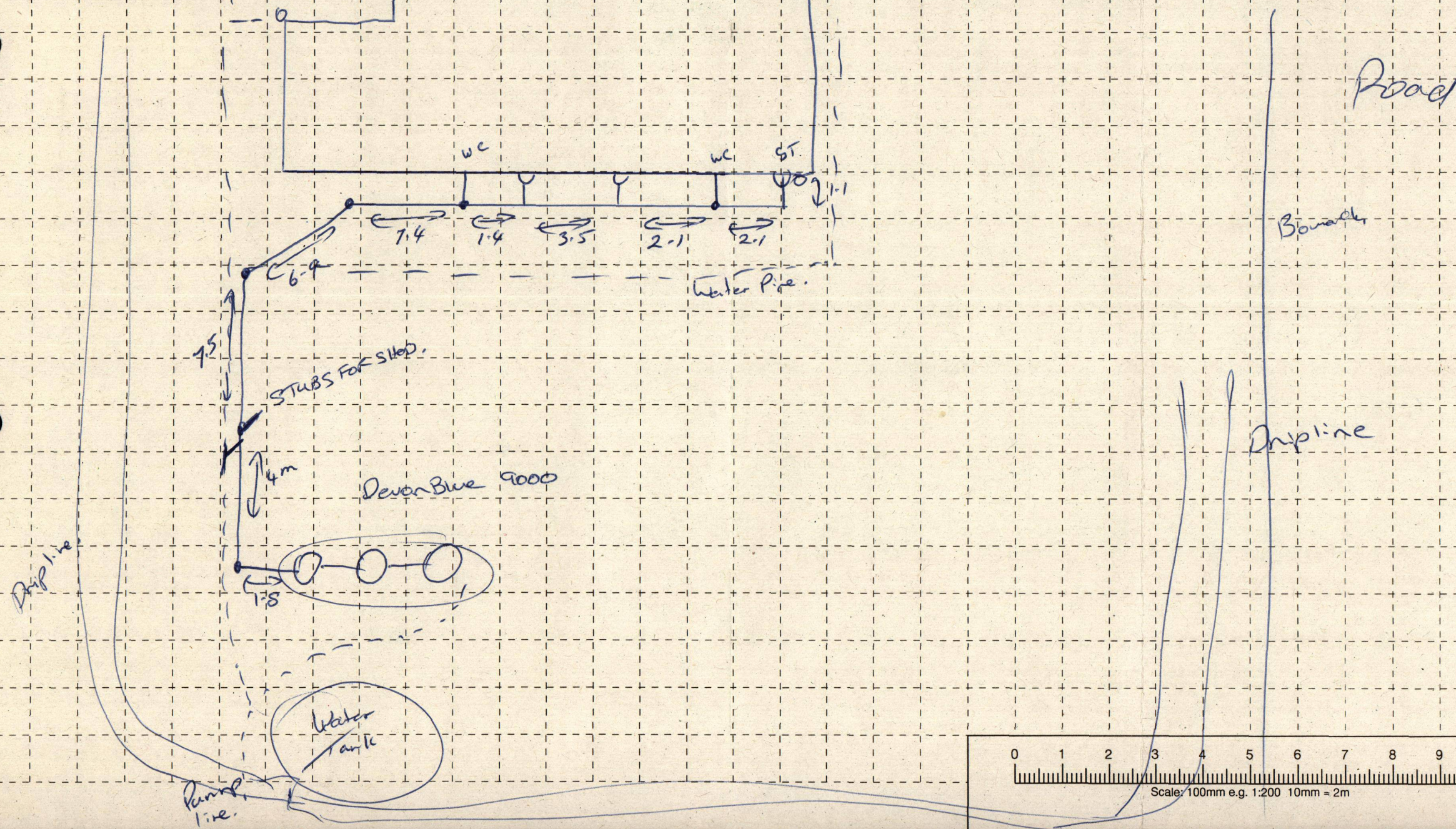


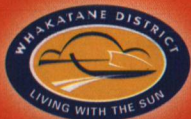
Figure 4.2 – Exposure zone map (see 4.2.2)

Plans to Include

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

N.T.S





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.

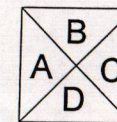
Rose Oliver

2 November 2007

Name

Customer Services Officer

Date



ELEVATION KEY



**HALLMARK
HOMES**

159 COMMERCE STREET
WHAKATANE
PH (07) 3086655 FAX (07) 3086625

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

DWG NO

DATE PRINTED:

07/03/07

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GIL

1

TOTAL LIVING AREA OVER BRICK : 141.140 SQM
TOTAL LIVING AREA OVER FRAME : 133.914 SQM

2 No BRICK PILLARS TO EXTERNAL GABLE

CATHEDRAL CEILING TO EXTERNAL
GABLE TO MATCH INTERNAL

AREA SHOWN HATCHED FOR EXPOSED
RAFTERS - CATHEDRAL CEILING

REFER TO GLENN'S GLASS AND
GLAZING SCHEDULE, ALUBAND
SPECIFICATION, WINDOW HEAD DETAIL

PLAN TO BE READ IN CONJUNCTION
WITH INTERIOR DOOR TRIM SIZES TABLE

*READ PLANS & USE TAGGED
INFORMATION IN CONJUNCTION
WITH MAIN PLANS.*

*A POOR METHOD FOR A FULL
SET OF SUITABLE PLANS.*

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Office

Date 29-03-07

KEY



DENOTES SMOKE DETECTOR POSITION



DENOTES EXTERNAL TAP POSITION



SPOUTING FALL

COLOURS
COLORSTEEL ROOF:-
FASCIA SPOUTING:-
ALUMINIUM JOINERY:-
GARAGE DOOR:-
BRICKS:-
MORTAR:-

NESTOR MARTIN R33 WOODBURNING
STOVE ON CONCRETE FLOOR C/W FLUE
KIT AND DOUBLE FLUE SHIELD.
INSTALLED IN ACCORDANCE WITH
MANUFACTURERS SPECIFICATIONS

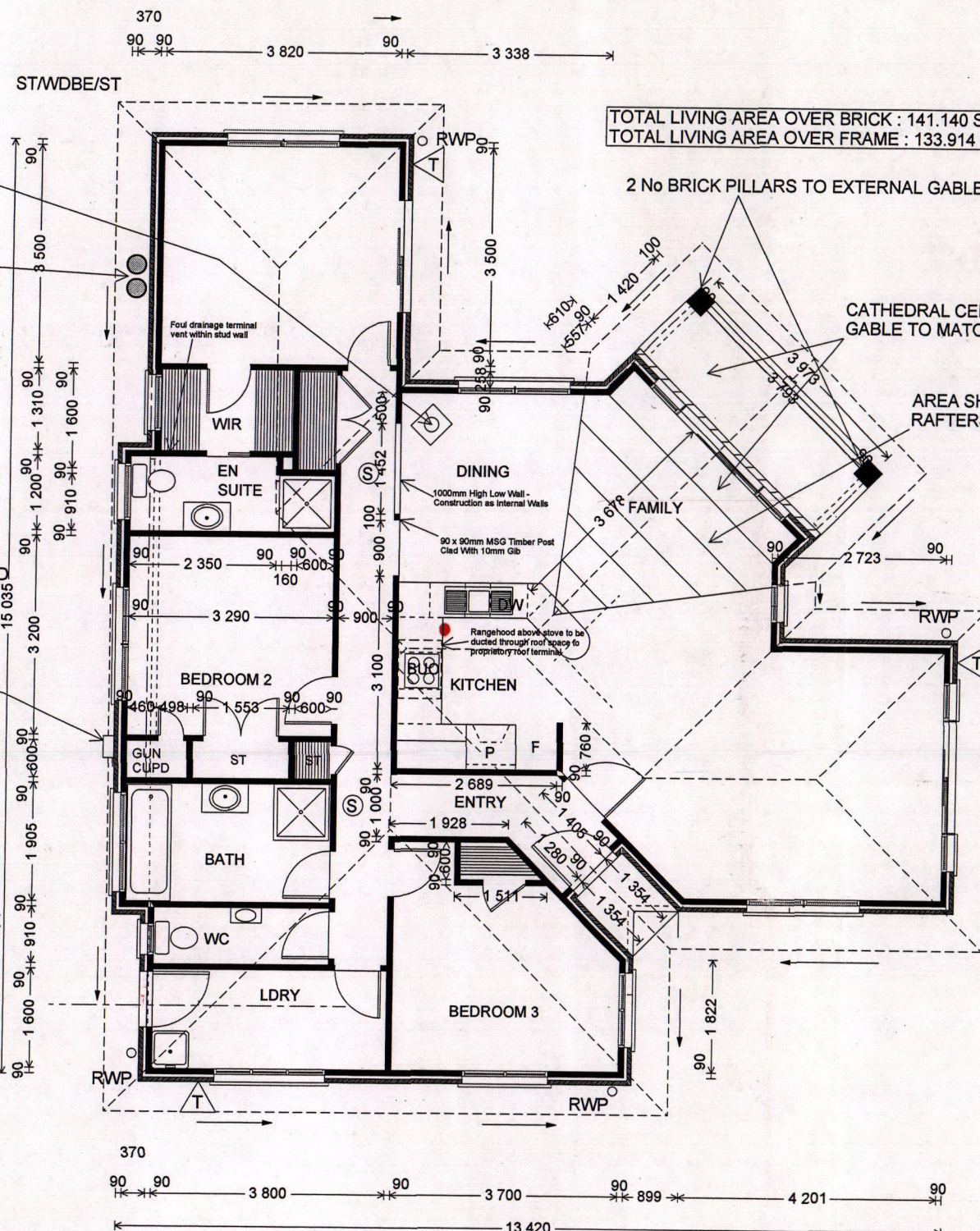
GAS
2 No EXCHANGE GAS CYLINDERS LOCATION IN
ACCORDANCE WITH NZS 5261 : 2003

ENSUITE
ATHENA SEVILLE SQUARE SHOWER ECLOSURE
900 X 900 - FLAT WALL
IDEAL STANDARD LASKA PLUS SHOWER MIXER
- CHROME
FOWLER FLINDERS CLOSE COUPLED WC -
WHITE
750w STELLA WALL MOUNTED VANITY 1D2DR -
WHITE
LASKA PLUS BASIN MIXER - CHROME

HWC
RINNAI INFINITY XR24 EXTERNAL WALL MOUNTED
HOT WATER HEATER

BATHROOM
1675 X 760mm SORRENTO RECTANGULAR
BATH - ENGLEFIELD
LASKA PLUS SHOWER MIXER - CHROME
SP99 - BATH SPOUT - CHROME
ATHENA SEVILLE SQUARE 900 X 900 2 SIDED
SHOWER - FLAT WALL
LASKA PLUS SHOWER MIXER - CHROME
900w STELLA WALL MOUNTED VANITY 2D2DR -
WHITE
LASKA PLUS BASIN MIXER - CHROME

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





**HALLMARK
HOMES**

159 COMMERCE STREET
WHAKATANE
PH (07) 3086655 FAX (07) 3086625

PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

ALL WINDOWS TO BE CLEAR GLASS
EXCEPT BATHROOM, WC & EN SUITE TO
BE OBSCURED GLASS

BLACK HARDWARE
SINGLE TONGUES TO ALL WINDOWS

E2/AS1 - TOTAL MATRIX SCORE = 3
SEE MATRIX - ALL OTHER WALLS SIMILAR

**LEVELS INDICATED ON
DRAWING ARE
PRELIMINARY ONLY
AND ARE SUBJECT TO
SITE CONFIRMATION**

REFER TO GLENN'S GLASS AND
GLAZING SCHEDULE, ALUBAND
SPECIFICATION, WINDOW HEAD DETAIL

DRAWING TO BE READ IN CONJUNCTION WITH
ROOF PENETRATION DETAIL SHEETS

REVISIONS

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

ELEVATIONS

SCALES:

1:100

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

DATE PRINTED:

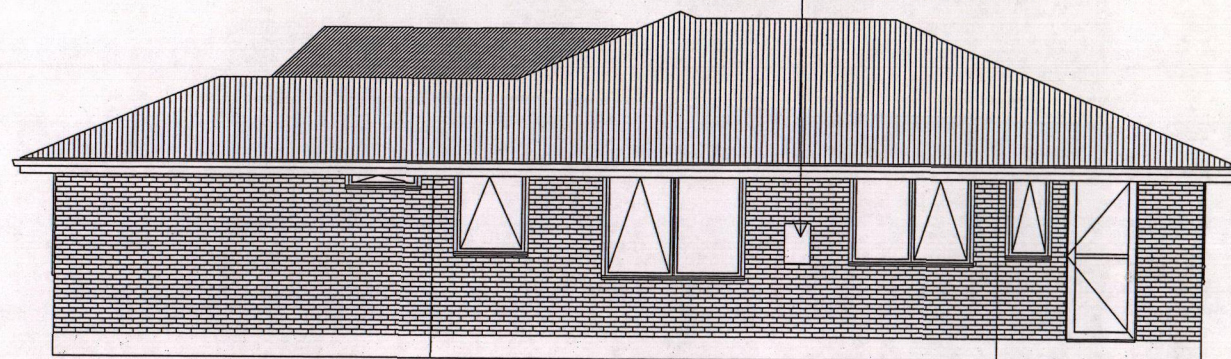
07/03/07

DRAWN BY:

GIL

2

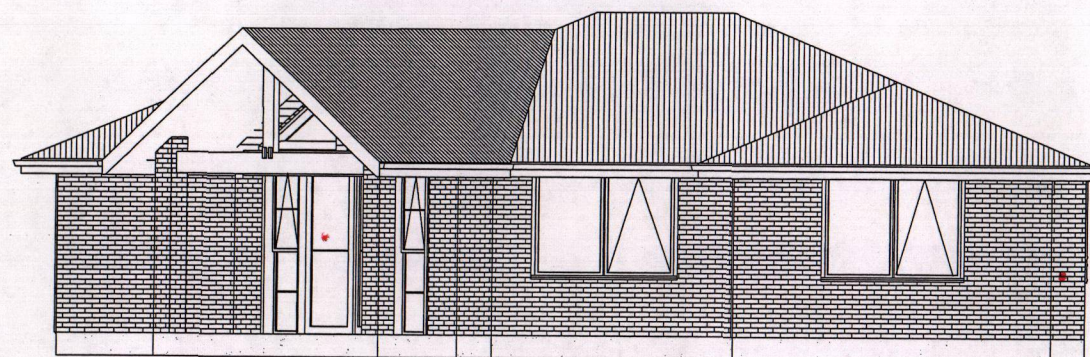
RINNAI INFINITY XR24 EXTERNAL
WALL MOUNTED WATER HEATER



250H X 900 1410H X 1800 1210H X 1600 OBS 2210H X 900
1110H X 900 OBS 1110H X 500 OBS

ELEVATION A

REFER TO FIGURE 116 FROM E2/AS1 DOCUMENTATION
PROVIDED FOR WINDOW/DOOR HEAD INSTALLATION/SEALING.



2210H X 600 2210H X 600 1410H X 1800
2210H X 1800 RS

ELEVATION B

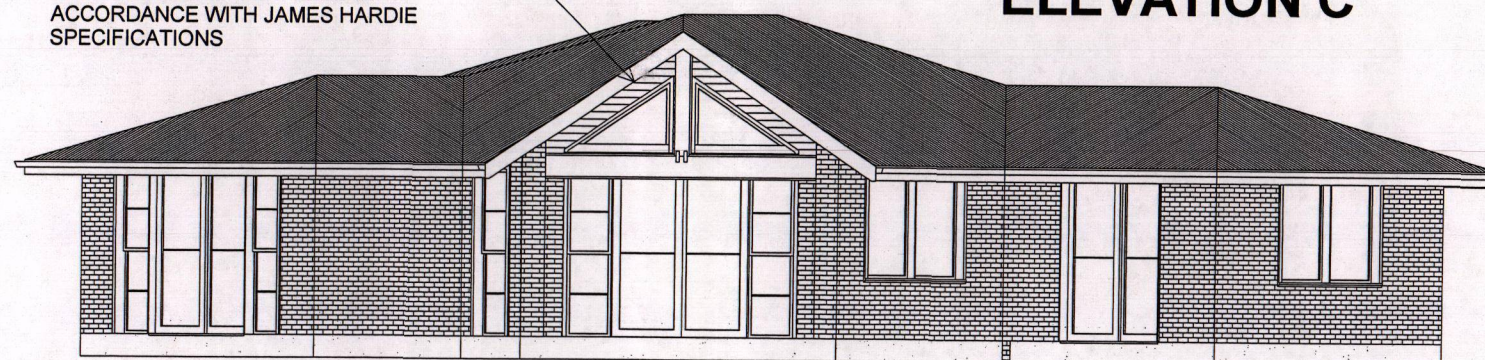


1410H x 1200 2210H x 600 2210H x 600 2210H x 600 2210H x 1800 RS
2210H x 1800 RS

ELEVATION C

JAMES HARDIE 240 FRONTIER
WEATHERBOARD INSTALLED IN
ACCORDANCE WITH JAMES HARDIE
SPECIFICATIONS

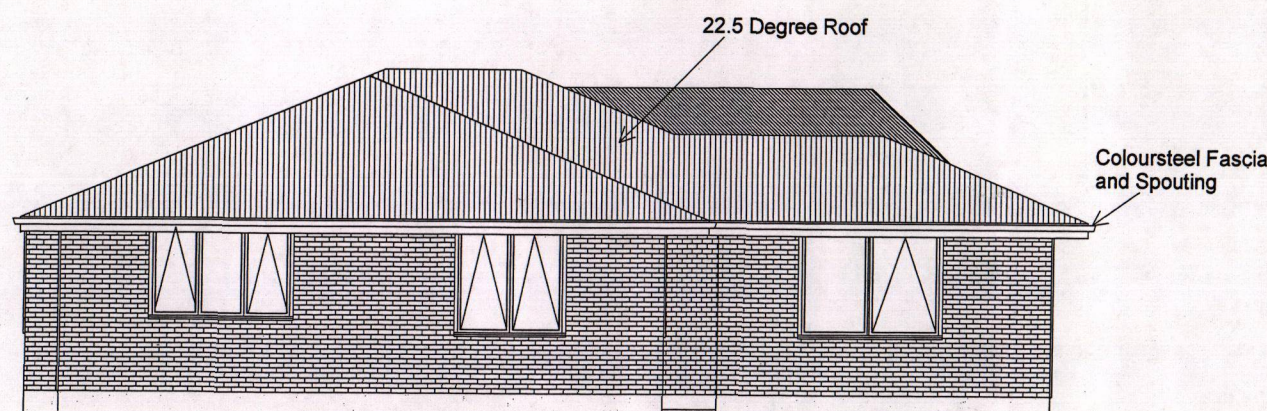
34 DEGREE ROOF TO GABLE



ELEVATION TO GABLE

2210H X 600 2210H X 600
2210H X 1800 RS

930H X 1350 Fixed Light x 2 to Clearstorey



22.5 Degree Roof

Coloursteel Fascia
and Spouting

1410H X 1400

1410H X 1800

ELEVATION D

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Office
Date 29-03-07



**HALLMARK
HOMES**

159 COMMERCE STREET
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PH (07) 3086655 FAX (07) 3086625

PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

100MM CONCRETE SLAB
1 LAYER OF 665 MESH
ON 0.25 POLYTHENE DPM
ON 40mm POLYSTYRENE INSULATION
(TO LAUNDRY, WC, BATHROOM,
ENSUITE, KITCHEN, DINING & LIVING
AREAS) ON COMPACTED HARDFILL

17.5 MPa CONCRETE UNLESS
SPECIFIED BY ENGINEER

REFER TO MCE ENGINEERS
DRAWING Nos E1 & E2 FOR
FOUNDATION DRAWINGS
AND SPECIFICATIONS

REVISIONS

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

FOUNDATION PLAN

SCALES:

1:75

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

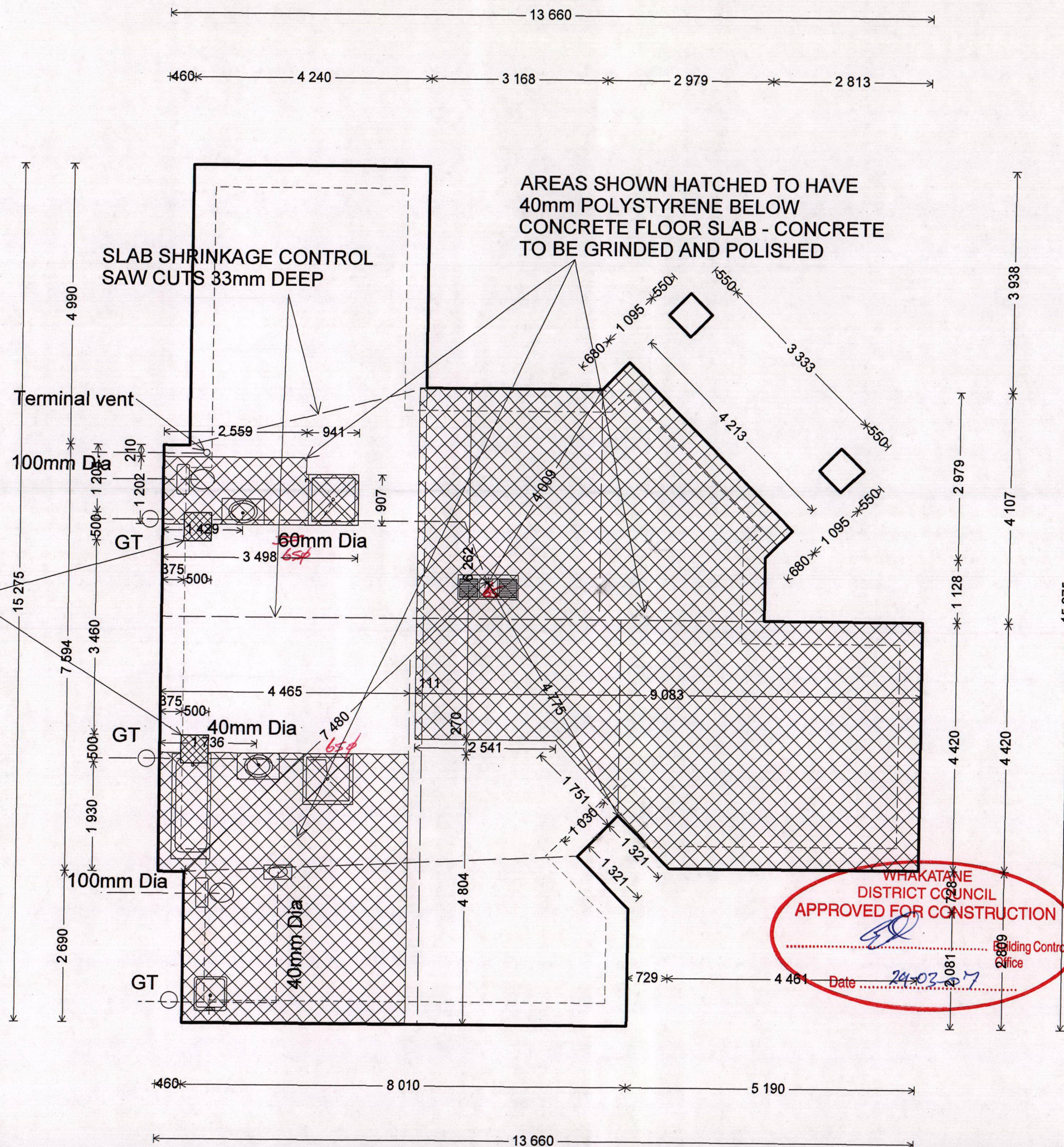
DATE PRINTED:

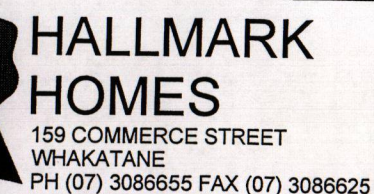
07/03/07

DRAWN BY:

GIL

3



D BARRACLOUGH &
ANNE BENNETT

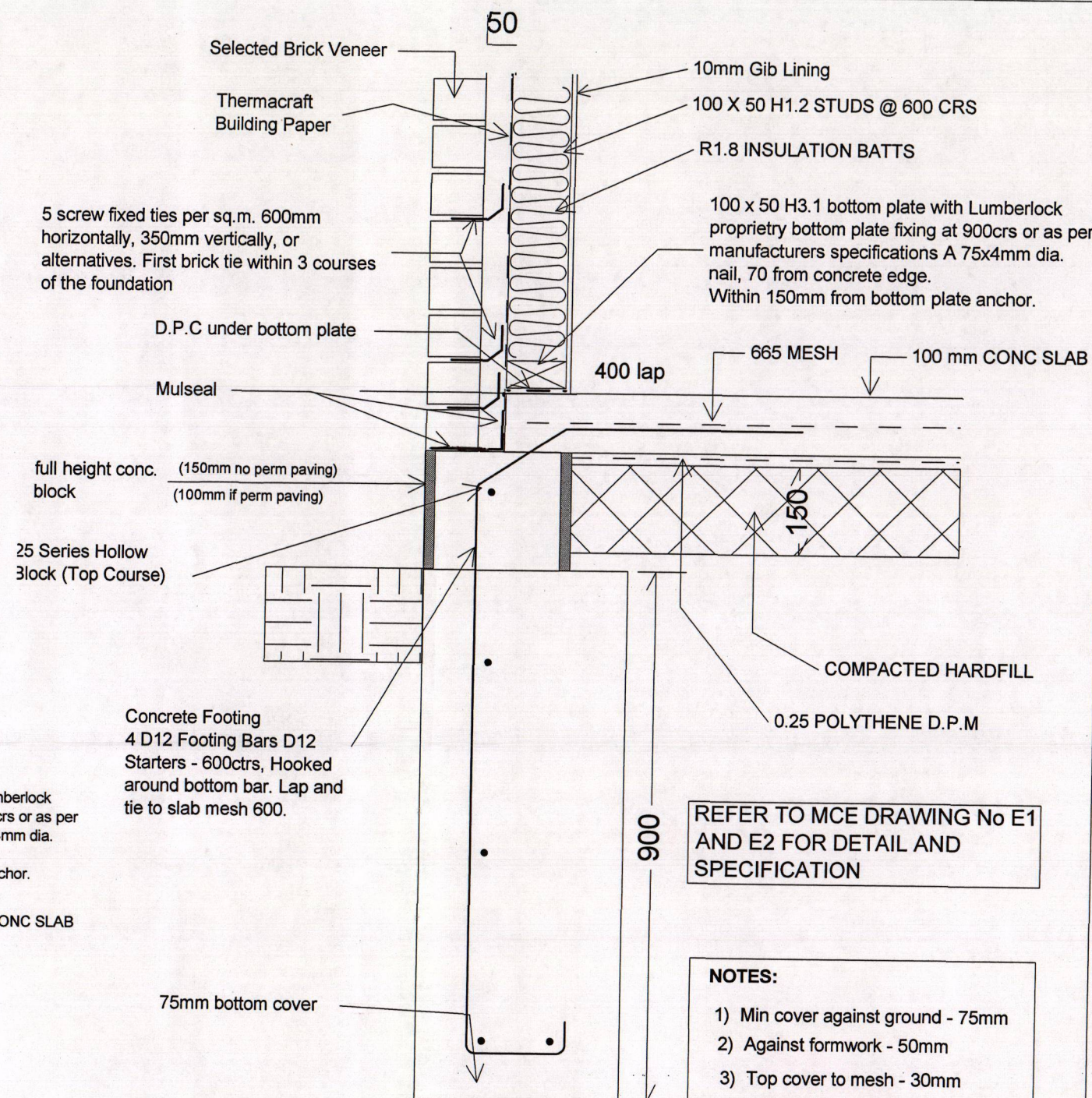
LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

Technical drawing of a wall cross-section showing the following components and labels:

- Internal 100x50 Chem Free Wall Framing
- 10mm Gib Lining both sides
- Power Driven Nails 90 x 3.15 @ 600c/s
- H3.1 Bottom Plate
- 665 MESH
- COMPACTED HARDFILL
- 0.25 POLYTHENE D.P.M.

EXTERNAL WALL FOUNDATION DETAIL AT INSULATED SLAB



**TYPICAL EXTERNAL WALL
FOUNDATION DETAIL**

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PLUMBING FITTINGS

SHOWERS	
BATHROOM SHOWER -	ATHENA SEVILLE 900x900 2 SIDED SQUARE - FLAT WALL - WHITE
EN SUITE -	ATHENA SEVILLE 900X900 2 SIDED SQUARE - FLAT WALL - WHITE
SHOWER MIXER -	IDEAL STANDARD - LASKA - MAINS PRESSURE - CHROME
SHOWER SLIDE -	ARMITAGE SHANKS - TONIKA - CHROME
VANITIES	
MAIN BATHROOM -	STELLA - 900mm WALL MOUNT 2DR 3DRWR - WHITE
EN SUITE -	STELLA - 900mm WALL MOUNT 2DR 3DRWR - WHITE
VANITY TAPWARE -	IDEAL STANDARD - LASKA - MAINS PRESSURE - CHROME
BATH -	ENGFIELD SORRENTO 1675 - WHITE
BATH TAPWARE -	IDEAL STANDARD - LASKA - MAINS PRESSURE - CHROME
BATH SPOUT -	GREENS SP 99 - CHROME
TOILETS -	FOWLERS FLINDERS CLOSE COUPLE - WHITE
SUPERTUB -	AQUATICA TUBBIE
HWC -	180LTR MAINS PRESSURE
EXTERIOR TAP -	3No - BRASS

REVISIONS

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

FOUNDATION DETAILS

SCALES:

NTS

DO NOT SCALE PLANS

ISSUE NO. C

DWG NO

DATE PRINTED: 07/03/07

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HOMES**
159 COMMERCE STREET
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PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

KEY

A1/BL1/1.2 BRACING NO/BRACING
ELEMENT/LENGTH

C INDICATES LINTEL FIXINGS

C INDICATES TOP PLATE
FIXINGS:- 2/100 X 3.75
SKEWED NAILS + 2 WIRE
DOGS TO ENTIRE HOUSE

ALL STRUCTURAL TIMBER TO BE MSG8
GRADE UNLESS OTHERWISE STATED

THIS PLAN TO READ IN CONJUNCTION
WITH THE BRACING AND HYNE BEAM
CALCULATIONS

REVISIONS

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

BRACING/LINTEL LAYOUT

SCALES:

1:100

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

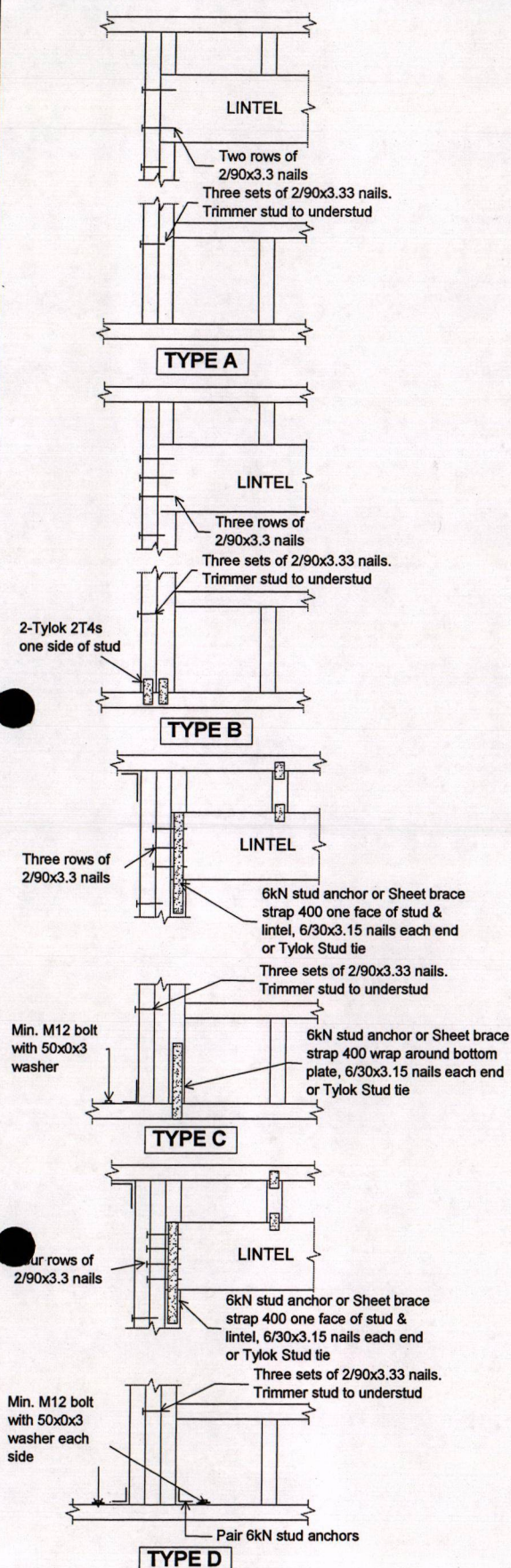
DATE PRINTED:

07/03/07

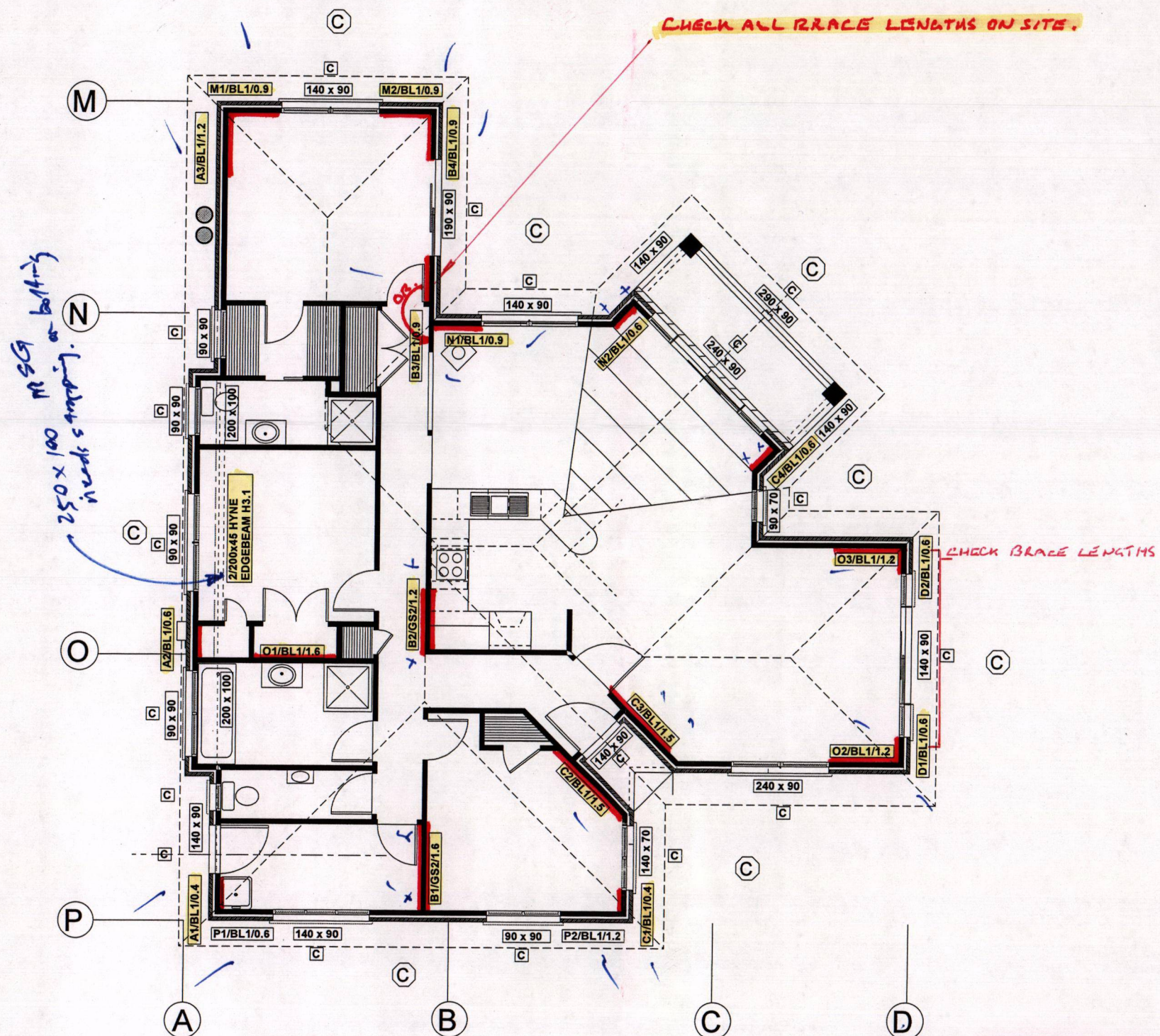
DRAWN BY:

GIL

5



LINTEL FIXINGS



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PLANS FOR

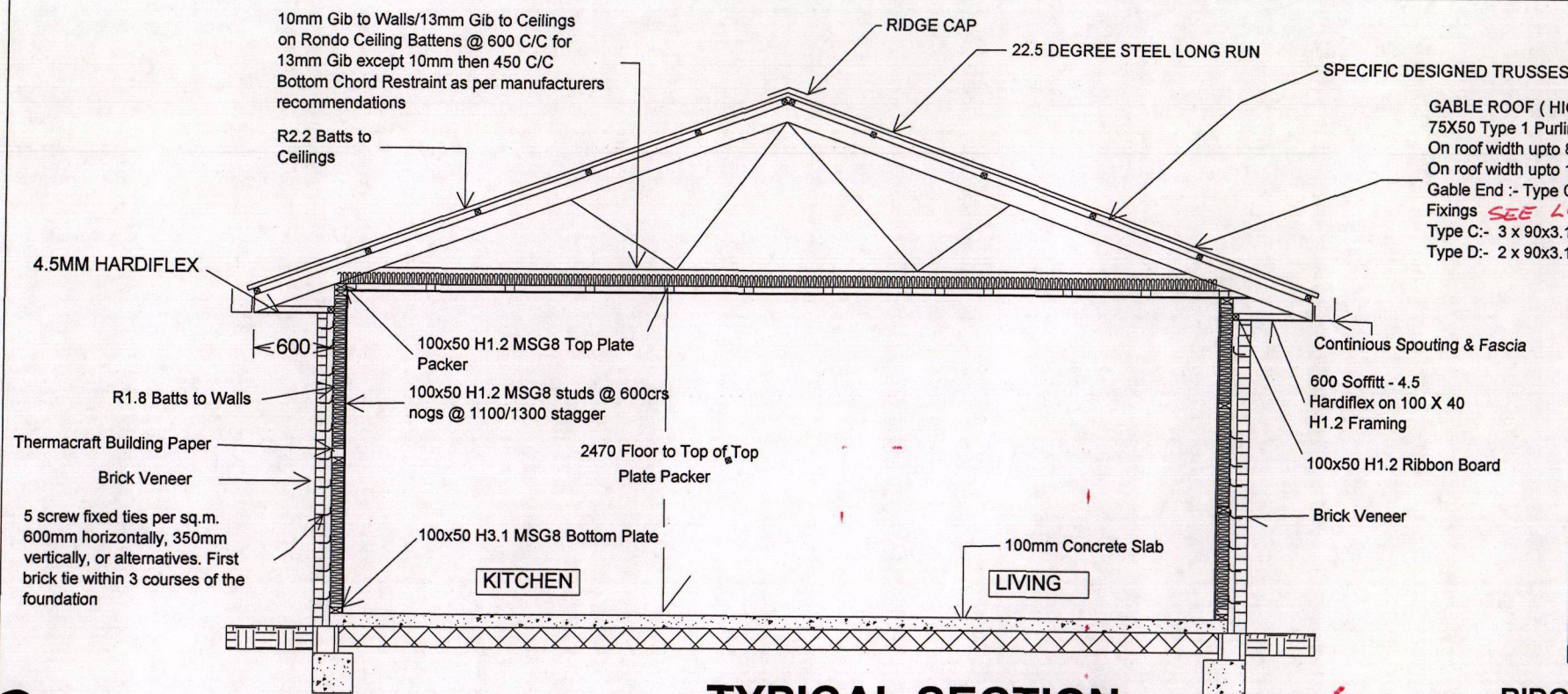
**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:
LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

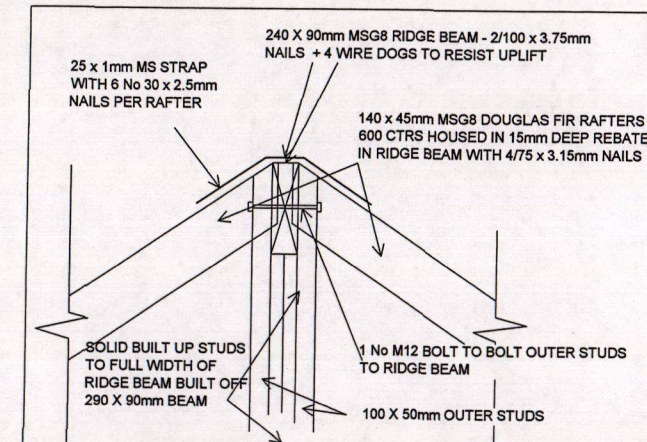
REFER TO GLENN'S GLASS AND
GLAZING SCHEDULE, ALUBAND
SPECIFICATION, WINDOW HEAD DETAIL

THIS PLAN TO BE READ IN CONJUNCTION
WITH TOP PLATE STRENGTHENING DETAILS

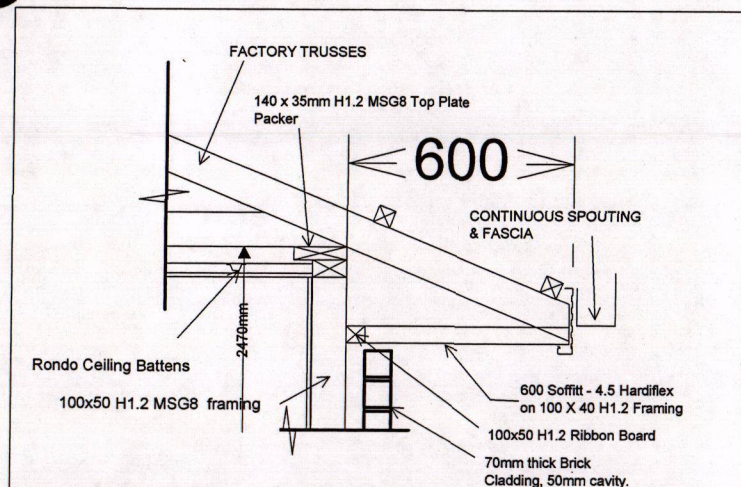


TYPICAL SECTION

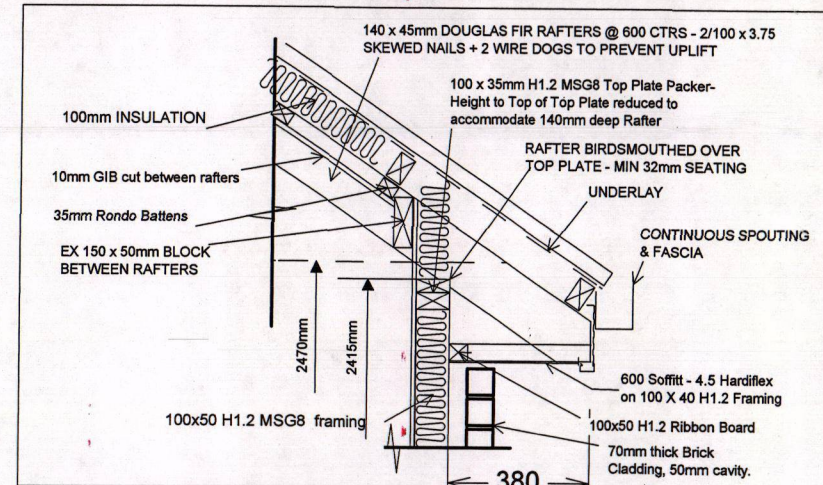
GABLE ROOF (HIGH WIND) refer to supplied Lumberlok Fixing chart 75X50 Type 1 Purlins @ 800crs. Main Roof - 1.0kn, Periphery 1.5kn. On roof width upto 8.0m Type D fixing on purlin No 2, Type C on all other purlins. On roof width upto 12.0m. Type D fixing on purlin No 2 & 3, Type C on all other purlins. Gable End :- Type C fixing to support line 1, Type D fixing on all other support lines. Fixings SEE LUMBERLOK DETAILS AS PROVIDED. Type C:- 3 x 90x3.15 power driven nails. Type D:- 2 x 90x3.15 power driven nails 1 wire dog.



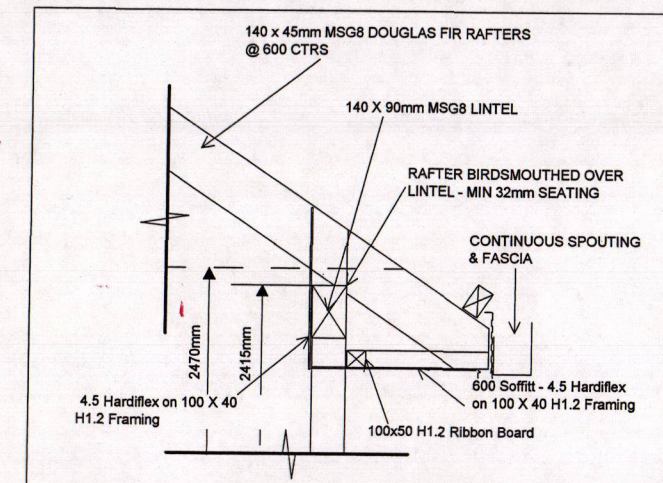
RIDGE BEAM SUPPORT OVER RANCH SLIDERS



TYPICAL EAVES SECTION

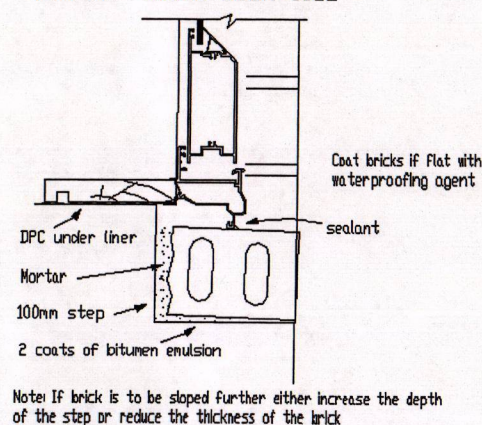


SKILLION ROOF EAVES SECTION



SKILLION ROOF EAVES SECTION

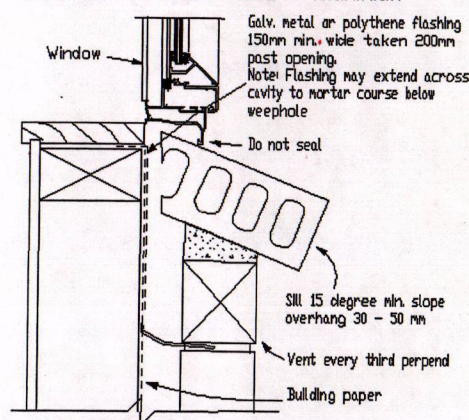
FIG. 42 BRICK DOOR SILL



Note: If brick is to be sloped further either increase the depth of the step or reduce the thickness of the brick

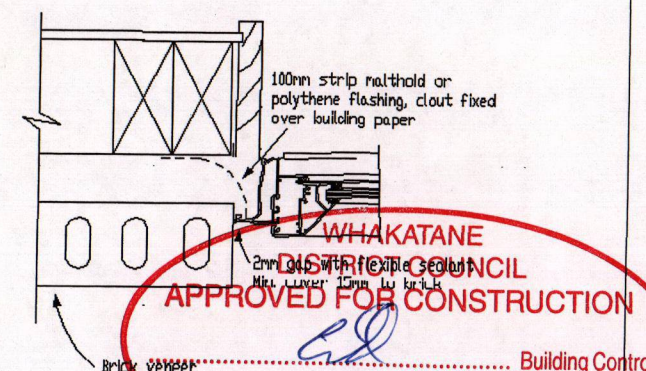
**TYPICAL BRICK DOOR
CILL DETAIL. NTS**

FIG. 39 WINDOW SILL - Aluminium



**TYPICAL BRICK WINDOW
CILL DETAIL. NTS**

FIG. 37 WINDOW JAMB - Aluminium



**TYPICAL BRICK WINDOW
JAMB DETAIL. NTS**

REVISIONS

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

TYPICAL SECTION/DETAILS

SCALES:

1:50

DO NOT SCALE PLANS

ISSUE NO. C

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DRAWN BY: GIL

DWG NO

6

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**HALLMARK
HOMES**

159 COMMERCE STREET
WHAKATANE
PH (07) 3086655 FAX (07) 3086625

PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

KEY

THIS PLAN TO BE READ IN CONJUNCTION WITH
PLACEMAKERS TRUSS PLAN, ROOF DETAILS &
TOP PLATE STRENGTHENING DETAILS

REVISIONS

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

ROOF PLAN

SCALES:

1:100

DO NOT SCALE PLANS

ISSUE NO.

C

DATE PRINTED:

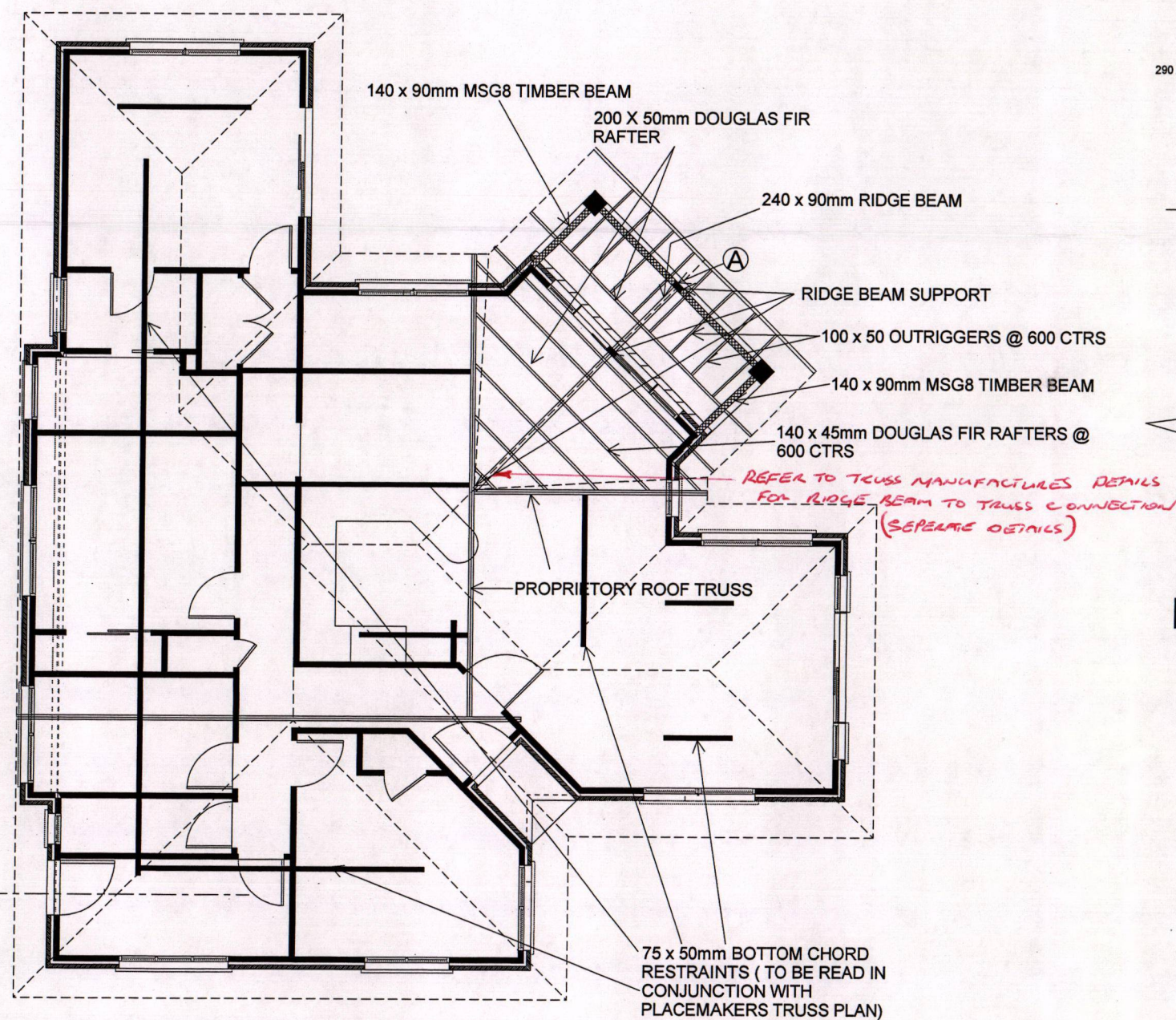
07/03/07

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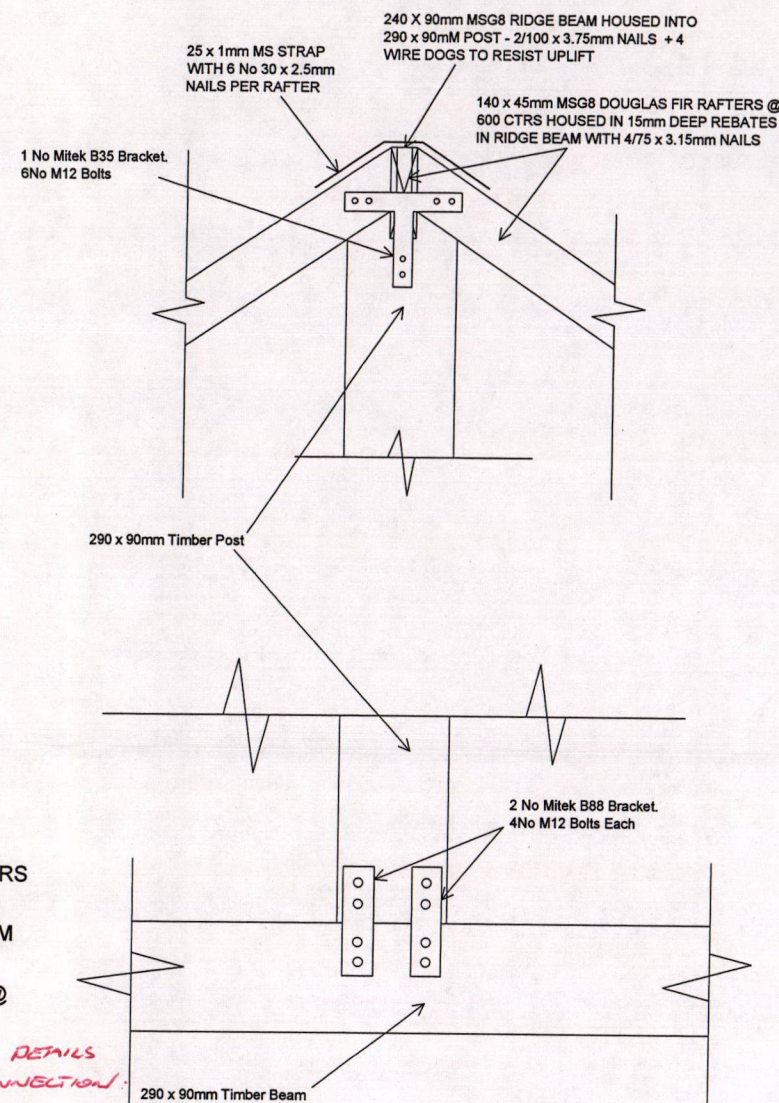
GIL

DWG NO

7



ROOF PLAN



DETAIL ELEVATION A

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PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

THIS PLAN TO BE READ IN CONJUNCTION
WITH TOP PLATE STRENGTHENING DETAILS

WHAKATANE
DISTRICT COUNCIL
APPROVED FOR CONSTRUCTION

Date 29-03-07

Building Control
Office

REVISIONS

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

ROOF DETAILS

SCALES:

N.T.S.

DO NOT SCALE PLANS

ISSUE NO.

C

DATE PRINTED:

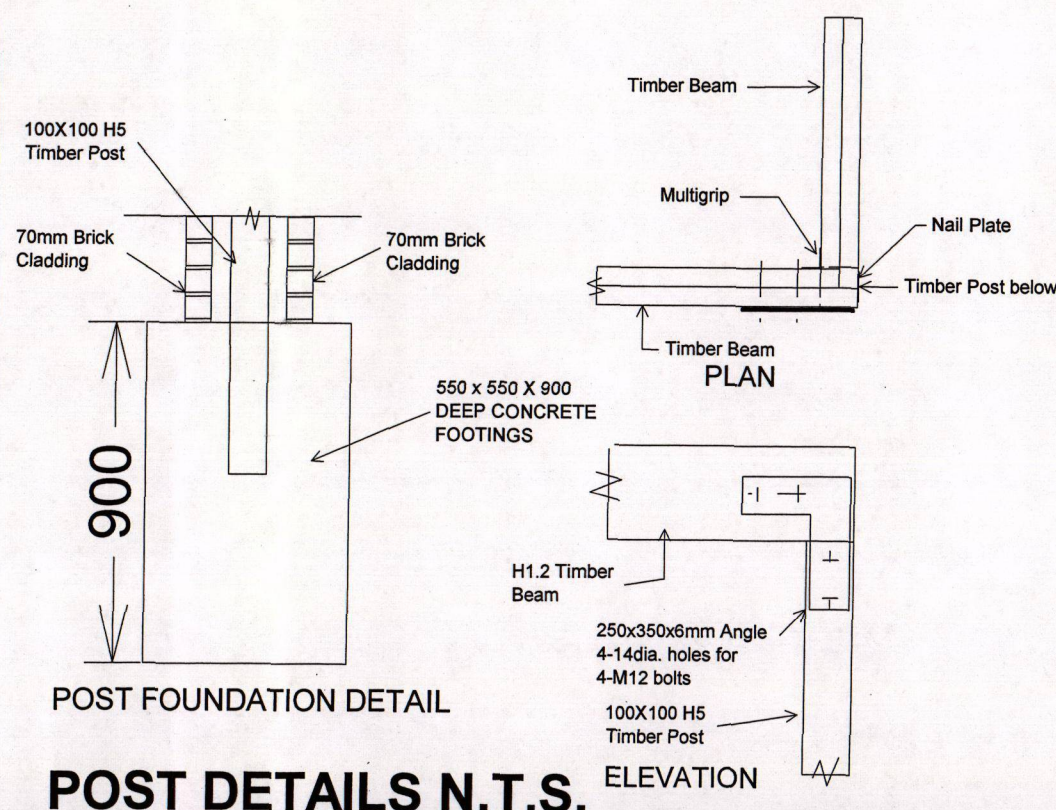
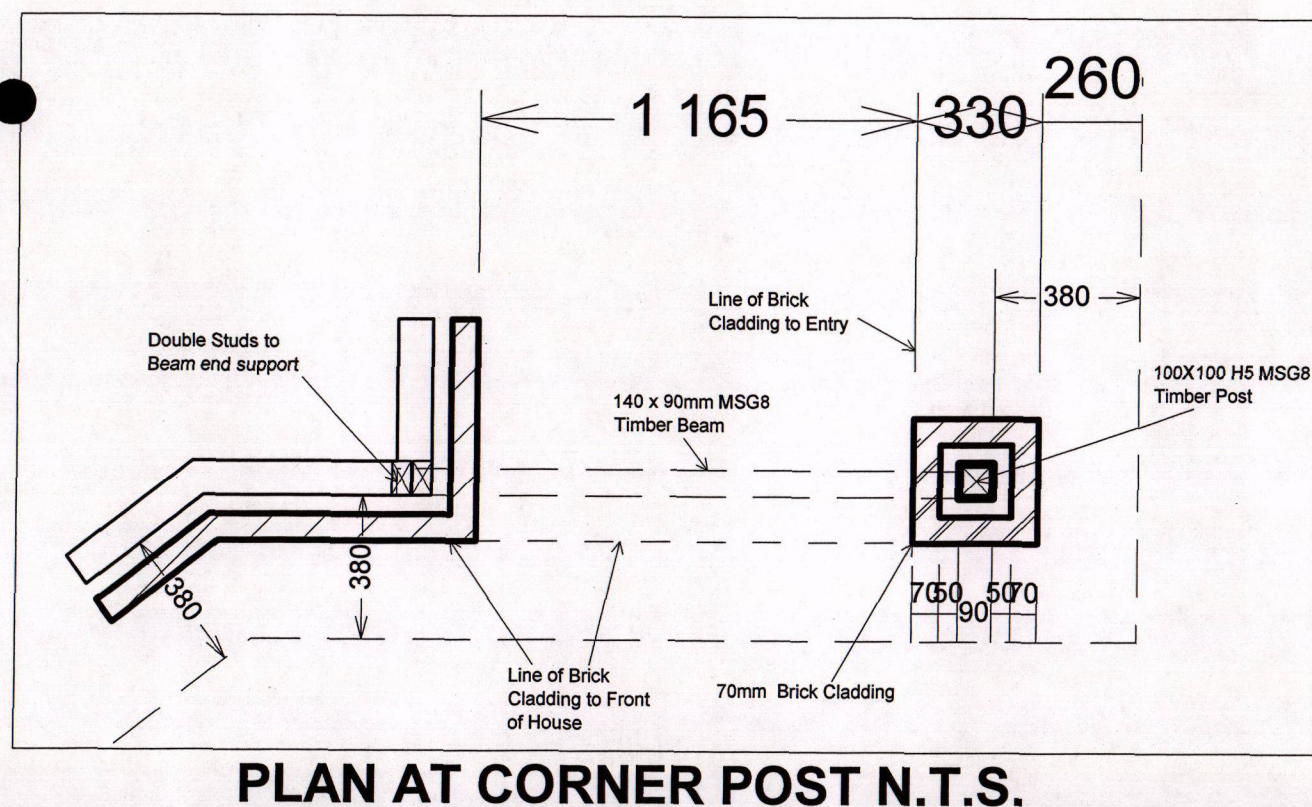
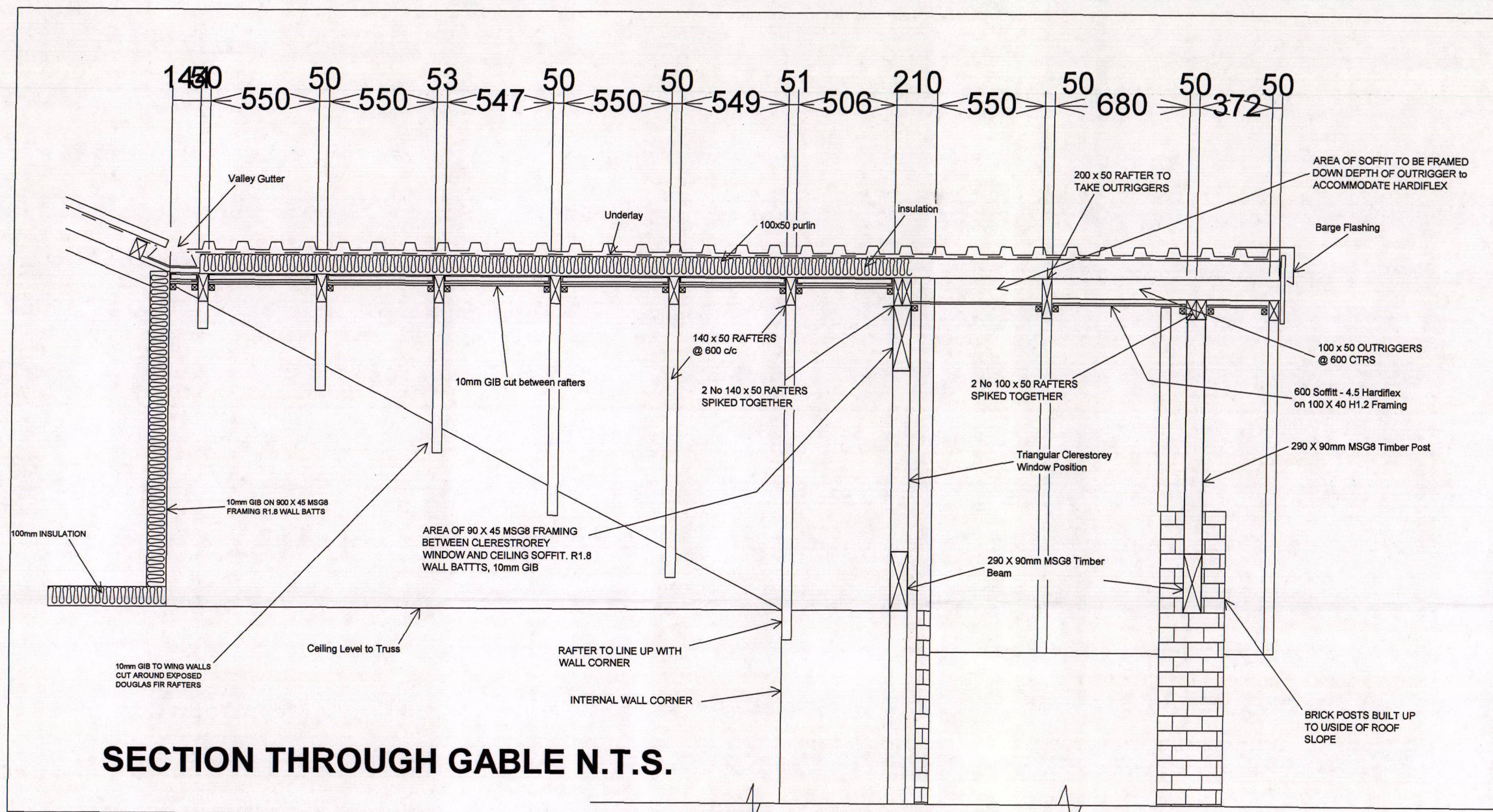
07/03/07

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GIL

DWG NO

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PLANS FOR

**D BARRACLOUGH &
ANNE BENNETT**

SITE ADDRESS:

LOT 1, DP 310143
610 Stanley Road
Wainui

STANDARD NOTES

THIS PLAN TO BE READ IN CONJUNCTION
WITH TOP PLATE STRENGTHENING DETAILS



REVISIONS

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

CORNER POST DETAILS

SCALES:

1:10

DO NOT SCALE PLANS

ISSUE NO.

C

DWG NO

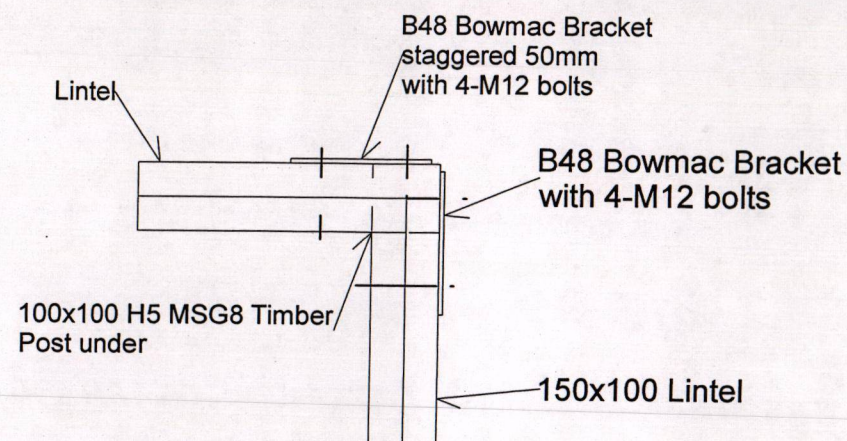
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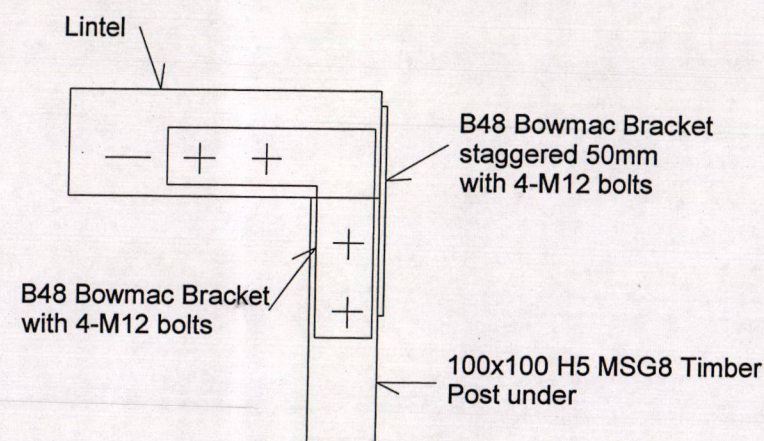
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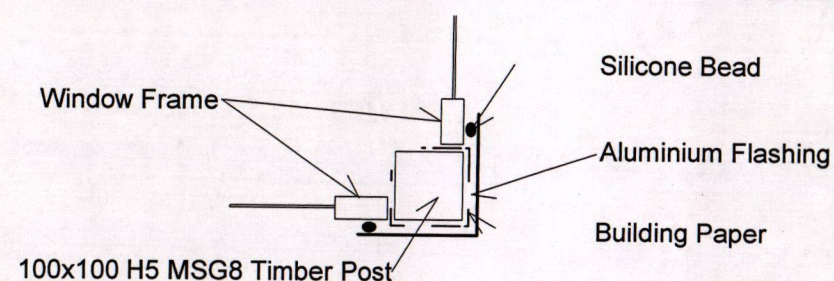
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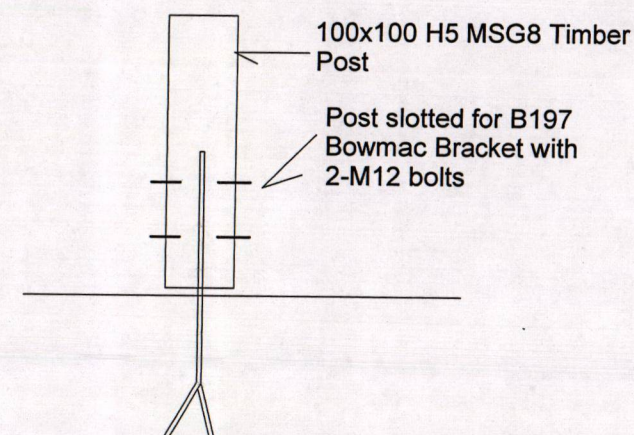
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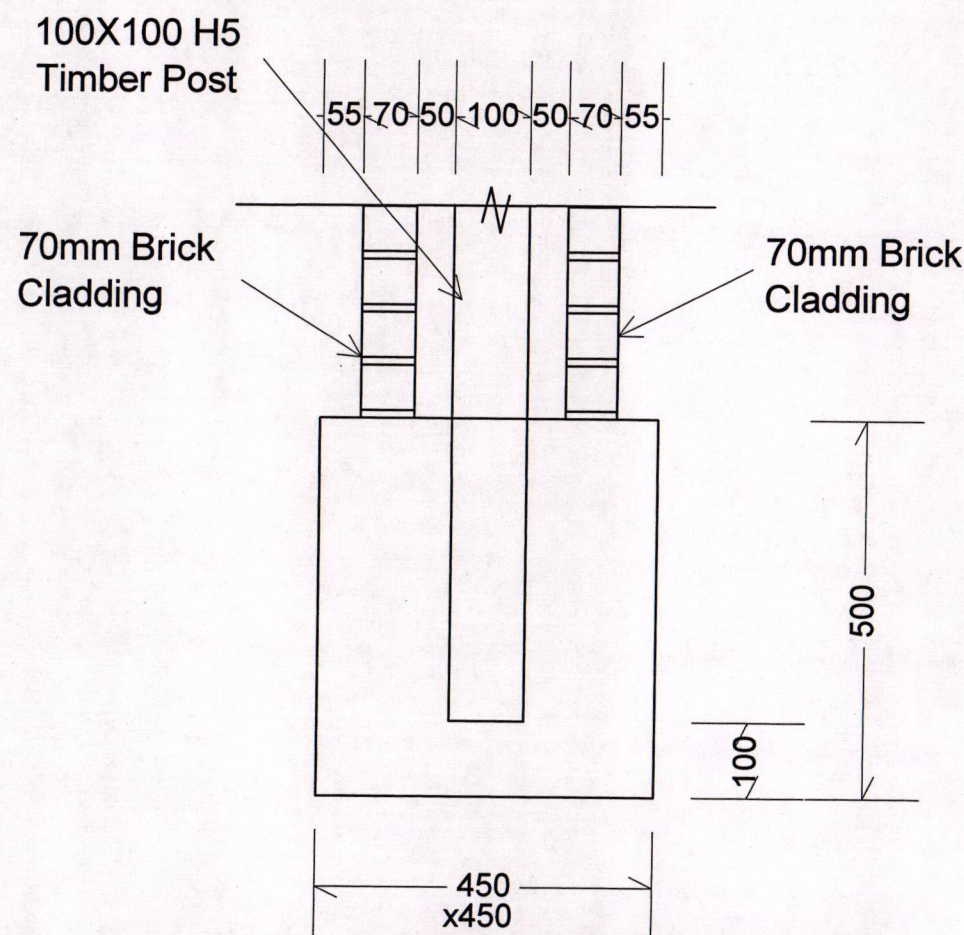
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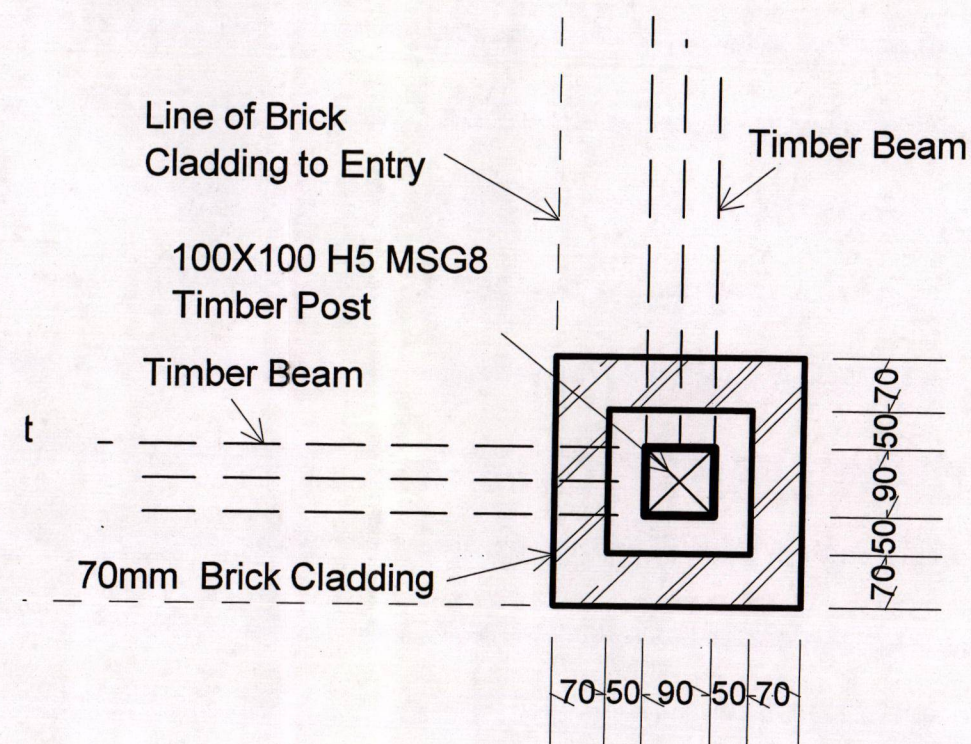
SECTION THROUGH CORNER POST



**CONNECTION POST AT SLAB LEVEL
(DINING WINDOW)**



**POST FOUNDATION DETAIL
(ENTRY)**

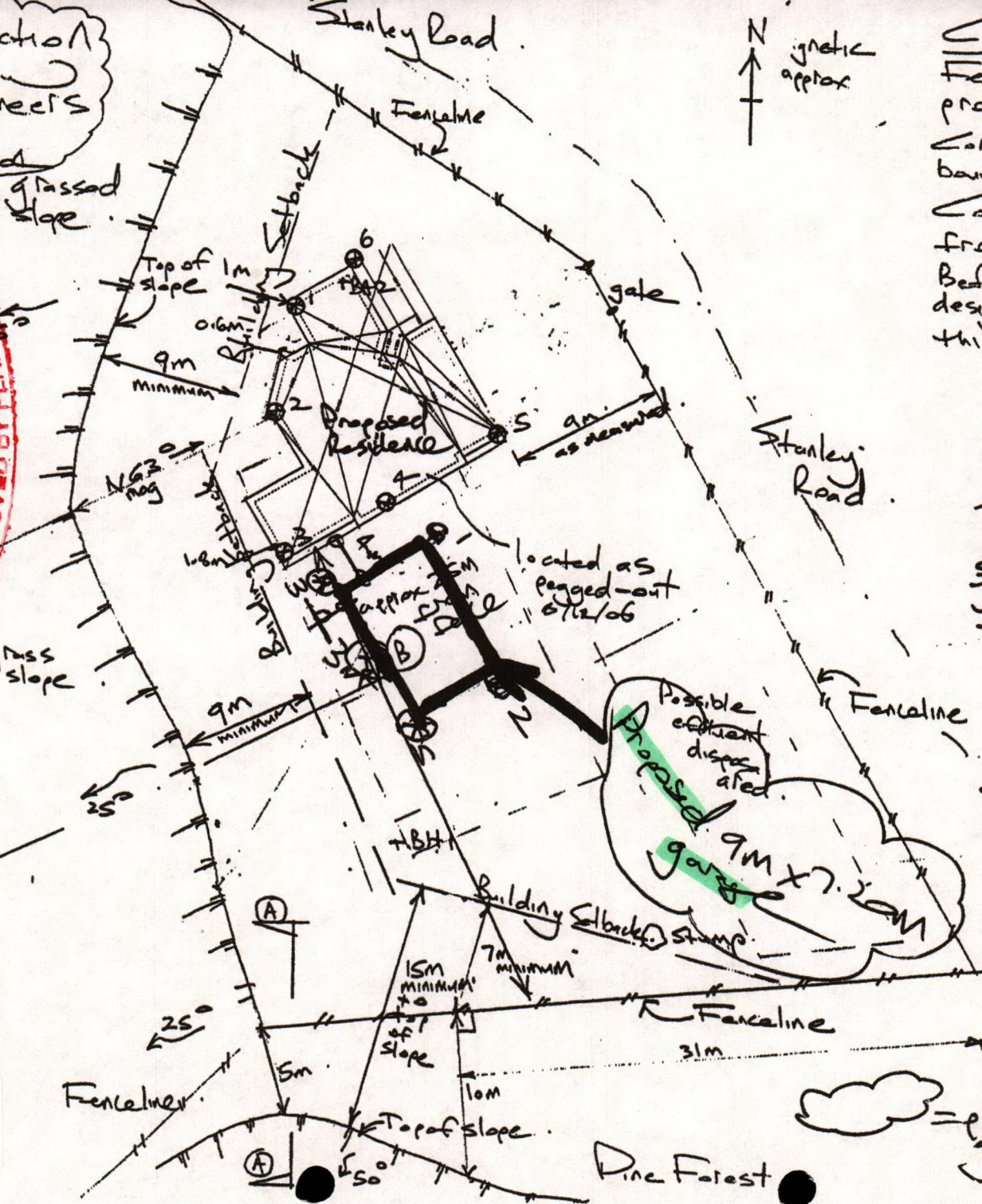


**PLAN DETAIL OF ENTRY BRICK
COLUMN**

THE FINAL DISTRIBUTION OF THE OVERALL SCHEDULE
IS TO BE APPROVED BY THE DESIGN ENGINEER (PS3)
AND APPROPRIATE DOCUMENTATION STATING THAT
THE WORK HAS BEEN CARRIED OUT IN ACCORDANCE
WITH THE REQUIREMENTS OF THE PROJECT. (A)

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

17533
MC Number
Date 8/11/08
Planned
APPROVED BY PLANNING



N
magnetic
approx

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.

BarracloUGH Bennett
Lot 1 DP 310142
560 Stanley Road
Dairiki

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
11.1.2007



PLANS 17533



Form 7

Code compliance certificate

SECTION 95, BUILDING ACT 2004

The building

Street address of building: 610 STANLEY ROAD

Legal description of land where building is located: LOT 1 DP361144

Building name (if applicable):

Current, lawfully established, use: GARAGE

Year first constructed:

The owner

Name of owner BARRACLOUGH, DAVID THOMAS
610 STANLEY ROAD
RD 2
OPOTIKI 3198

Contact person

IDEAL GARAGES
38 MELVILLE ROAD
RD 3
WHAKATANE 3193

Phone no. - Landline: day 0064 07 3049468

- Mobile:

Phone no. - Daytime: day 0064 07 3049468

- After hours:

Email address:

Website:

First point of contact for communications with the building consent authority is as follows:

Whakatane District Council,
Private Bag 1002,
Whakatane,
Phone 07 3060500, fax 07 3070718
info@whakatane.govt.nz

Building work

Building consent number: **17533**

Issued by: Whakatane District Council

Code compliance

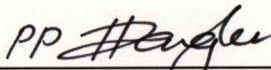
The building consent authority named below is satisfied, on reasonable grounds, that —

- (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.~~

Attachment

~~Compliance schedule~~

Notes



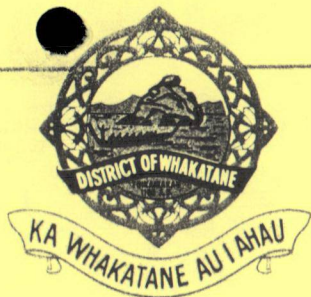
Signature

Team Leader Technical Administration

Position

On behalf of: Whakatane District Council

Date: 01 Feb 2013



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.

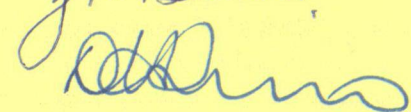
If you require any further information, please do not hesitate to contact me.

Yours faithfully

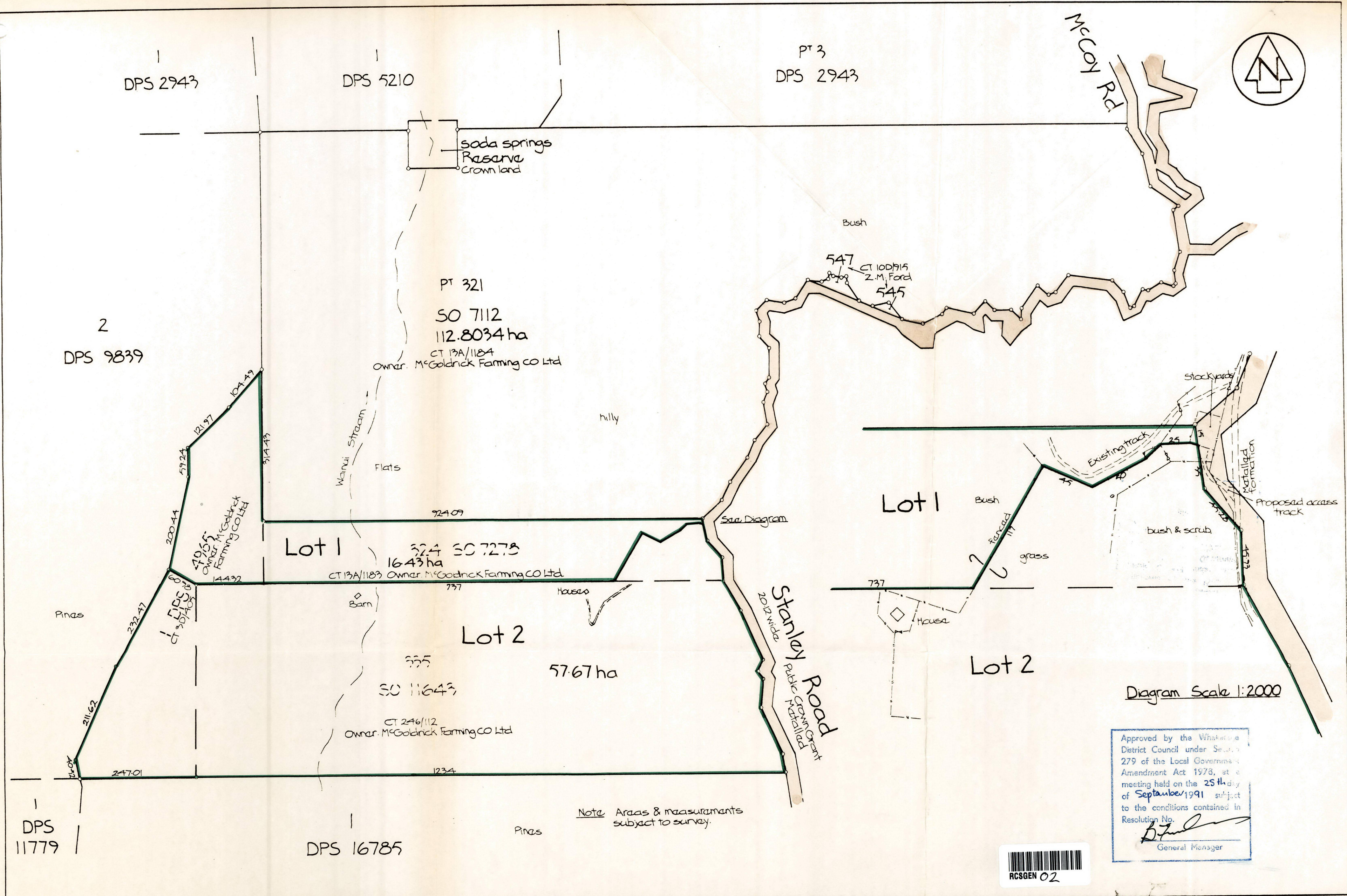
Diane Turner
CHIEF PLANNER



J.R. Butcher



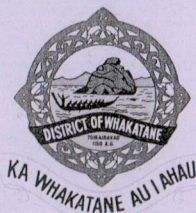
CJAR0609.JM



Approved by the Whakarewa District Council under Section 279 of the Local Government Amendment Act 1978, at a meeting held on the 25th day of September 1991 subject to the conditions contained in Resolution No. *[Signature]*
General Manager



No. AMENDMENTS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 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RCSDEC

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.*

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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 maybe close to the proposed new logging road that is to 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.

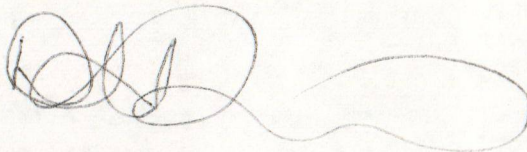
Reasons

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



RCSDEC

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*

RC\04\47S-1708

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 it's 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

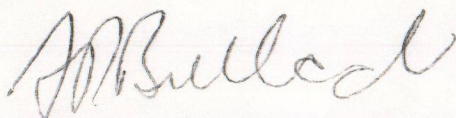
1. *The development must comply with the requirements of the Environment Bay of Plenty's Regional On-site Effluent Treatment Plan. Plans for the effluent disposal system must be submitted as part of the building consent.*
2. *Prior to a habitable building being constructed the application will have to 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.

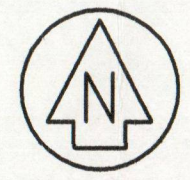
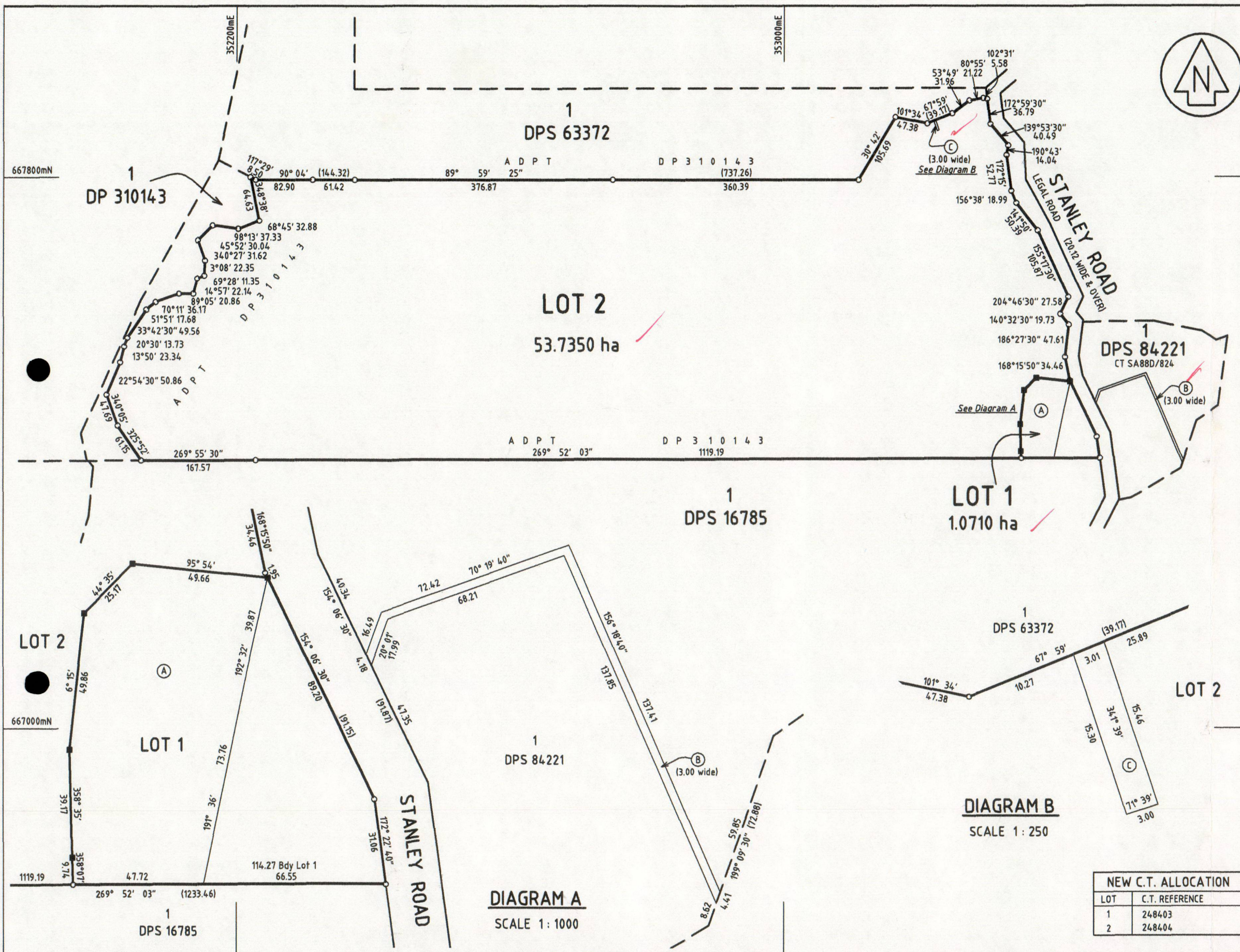
Please note that this consent will expire if not given effect to within five years from the date of this letter. Under some circumstances this five year period may be extended if an application for an extension is made within three months after the consent expiry date.

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

Yours faithfully



Tony Bullard
SENIOR PLANNER



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 8th DAY OF November 2005 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.
H. Bullard
AUTHORISED OFFICER

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.	DDM. TEN.
RIGHT TO CONVEY ELECTRICITY	(C)	LOT 2 HEREON	LOT 1 DPS 63372

CLASS OF SURVEY:
LOT 1 = II; LOT 2 = III
Total Area **54.8060 ha**
Comprised in CT.39972
CT. SA88D/824 (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 Surveyor-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



*Manktelow Consulting Engineers Ltd
28 Martin Place
Whakatane
Phone/Fax 07 3072002
Mobile 025 6125548
Email mankshouse@xtra.co.nz*

**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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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. *
Foundation

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.

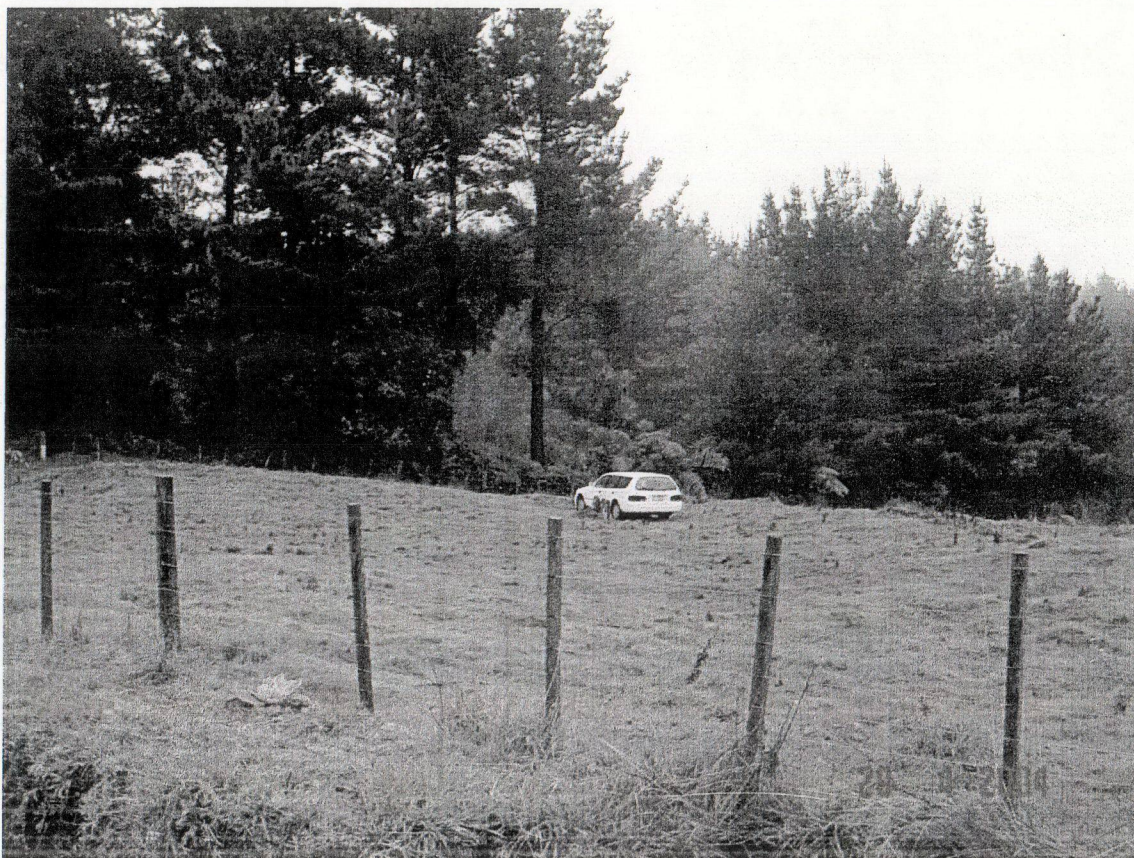
8.0 Conclusions

- 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 Notes</u>		file <u>103.1</u>	
<u>Conopel: 560 Stanley Rd</u>		date <u>21/4/04</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/Silt	-0.4	80	50° angle hand
loose in upper ash layers		40	Scala penetration readings = mm/blow
density increasing with depth	-1.0	25	
Silty Pumice	-1.2		
weathered Pumice Sand		35	
Moist	-2.0	25	Despite soils moist @ around 1.80m.
Clay content evident	-2.2		No water table encountered down to 3.0m depth.
	-2.4		
	-2.6	33	
	-2.8		
	-3.0		
EoB		29	
			Scala results soft below topsoil.
		24	
	-4.0		
		Est.	
			logged by CM.
	-5.0		

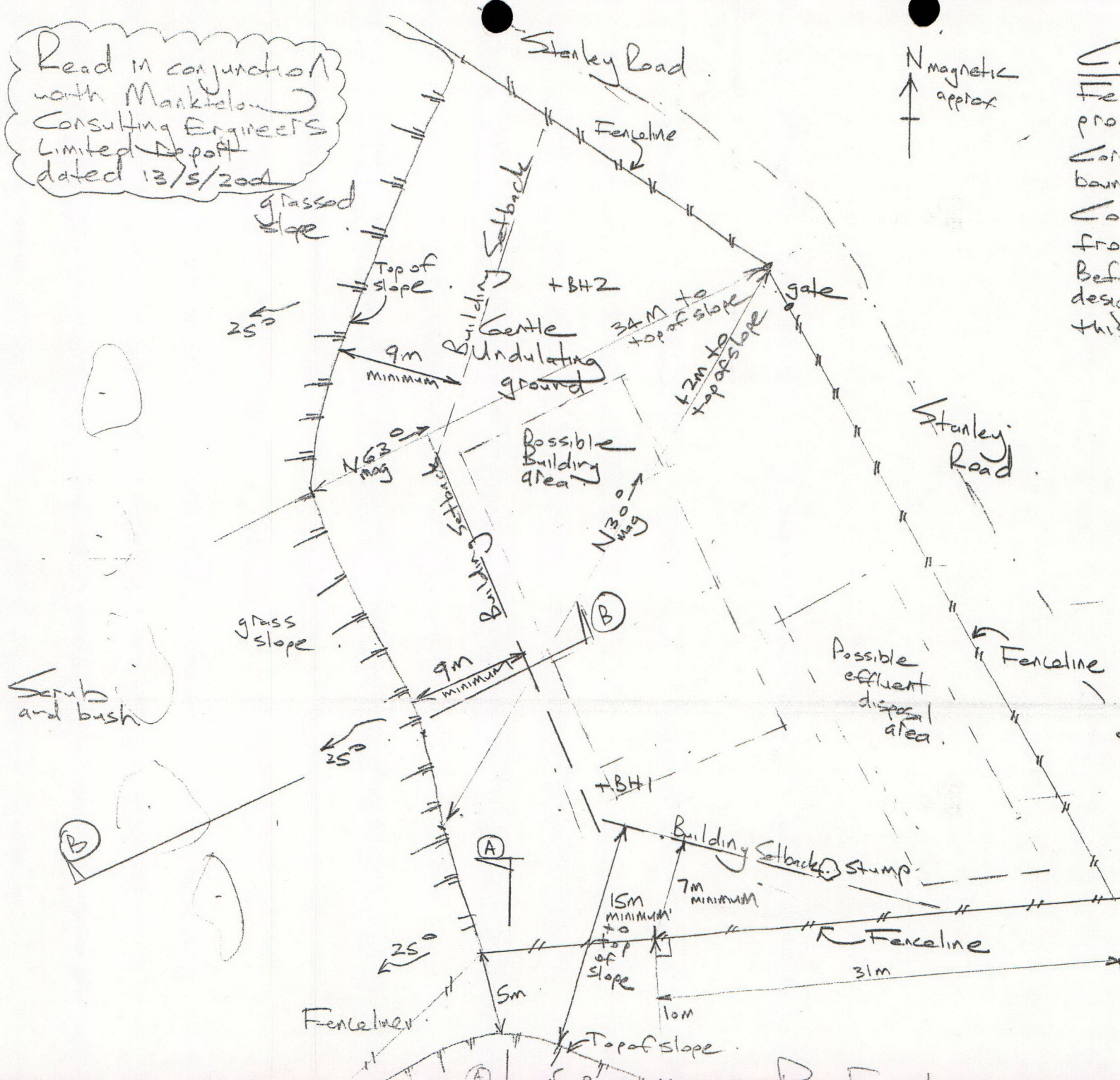
Manktelow Consulting Engineers Limited

Project Soil test results		file 103.1	
Cones: 560 Stanley Road		date 29/4/04	
		page 2 of 2	
Soil Description	Depth m	Scale mm/blow	Remarks
Topsoil			BH2
Yellow Pumice Silt ash. 100SS		75	
		38	
	1.0	29	
Silty Pumice		40	
Weathered ash. Clayey Silt Sand flecks		32	
	2.0	29	
		25	
		BT	
	3.0		
End			
	4.0		

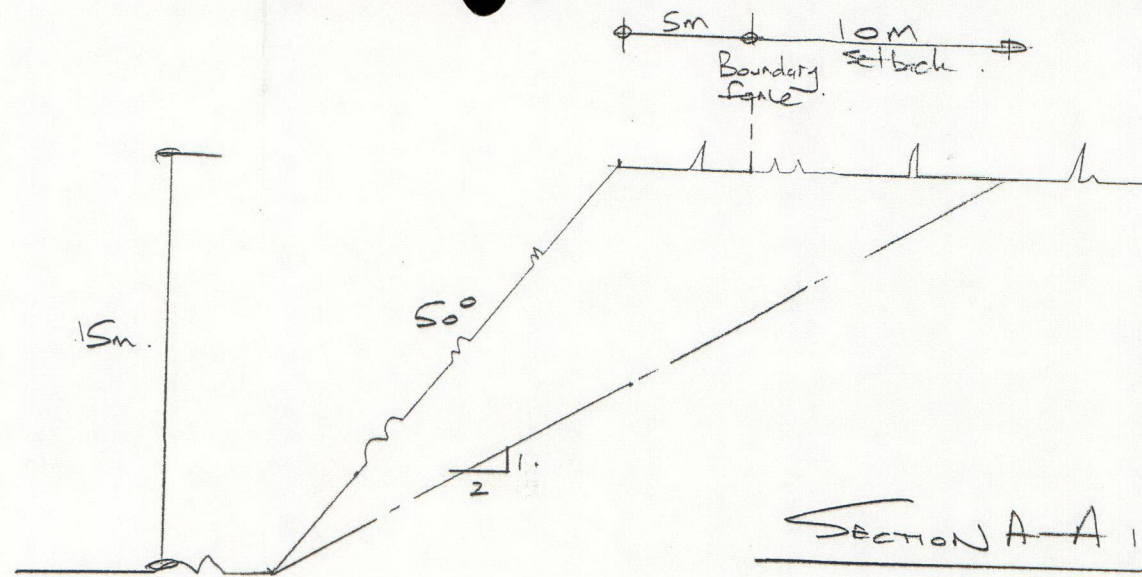
Read in conjunction
with Marktelow
Consulting Engineers
Limited Report
dated 13/5/2004

N magnetic
approx

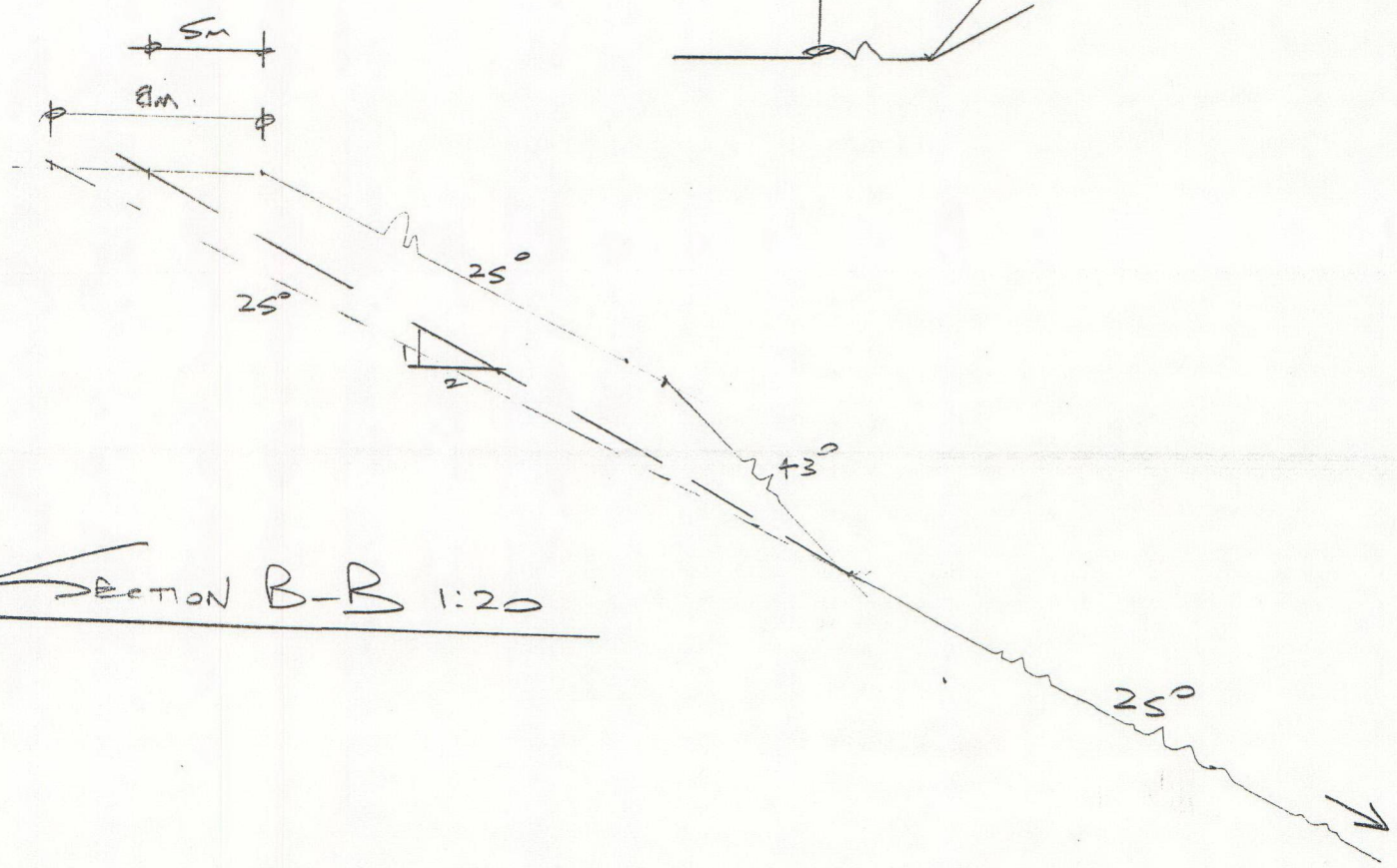
Caution
Fenceline may not be
property boundary line.
Confirm location of
boundaries and District
Council minimum setbacks
from these boundaries
before attempting to
design a house layout for
this site.



SITE NOTES PLAN
1:250



SECTION A-A 1:20

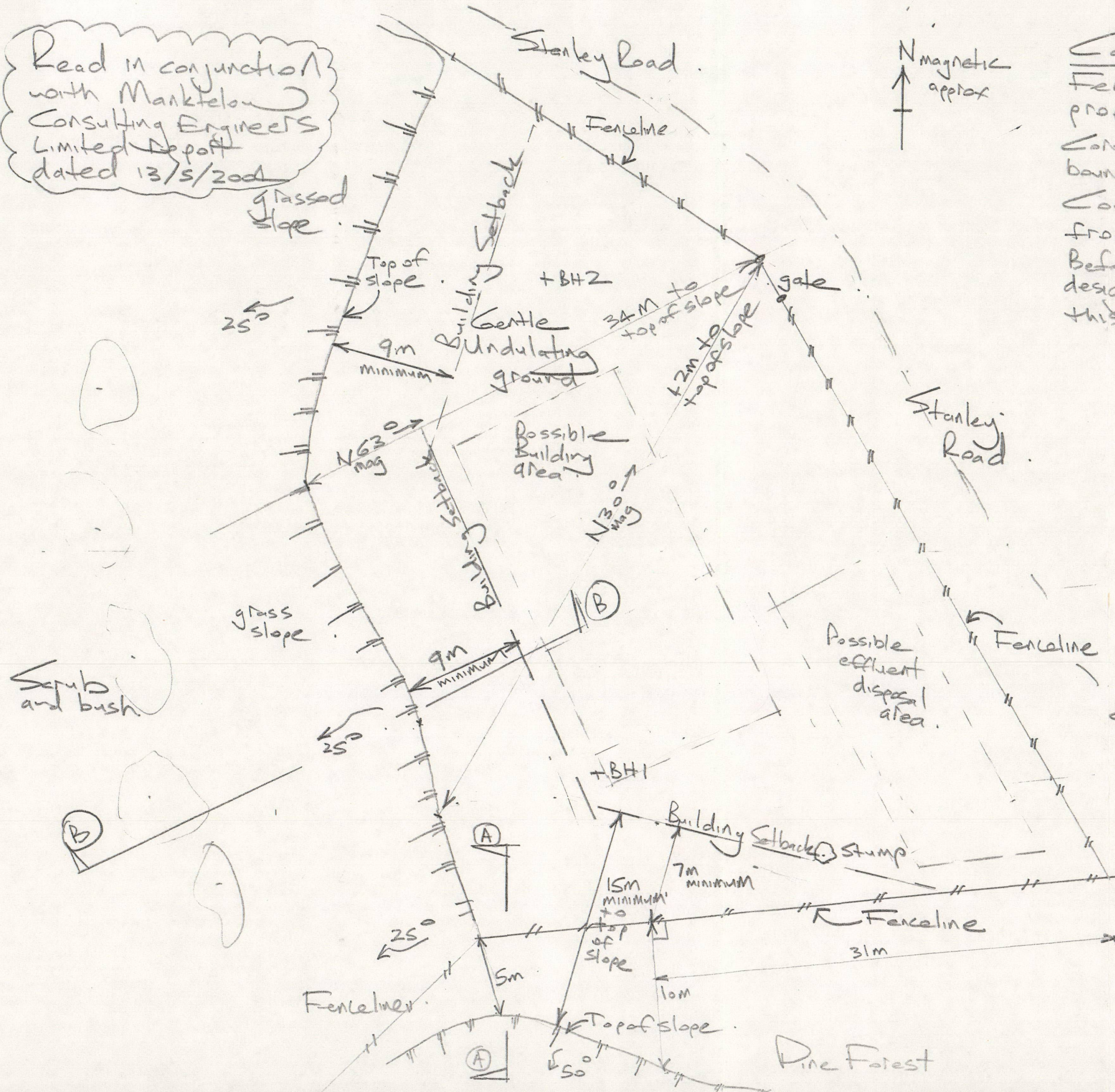


SECTION B-B 1:20

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

$N_{\text{magnetic approx}}$

Caution
Fenceline may not be
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Confirm location of
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SITE NOTES PLAN
1:250