

24.3.04.47

FORM 9

Whakatane District Council

APPLICATION FOR RESOURCE CONSENT

To: The Chief Executive, Whakatane District Council, Private Bag 1002, WHAKATANE 3080 - (Attention: District Planner)

APPLICATION DETAILS

I, (full name of applicant) ROSE JAMES OUBRINGTON hereby apply for

☐

Land Use Consent

☒

Subdivision Consent

Acting as agent on behalf of:

JEN COWPER

Postal address:

PO BOX 596 WHAKATANE

Email: rosej@world-net.co.nz

Phone (day):

308 6384

Cellphone:

025 904 203

Fax:

308 6328

Address for service (if different from above):

DESCRIPTION OF ACTIVITY (See Note 1)

Describe the proposal clearly:

TO CREATE ONE ADDITIONAL RURAL RESIDENTIAL PROPERTY IN THE RURAL 2 (FOOTHILLS) ZONE.

LOCATION OF ACTIVITY/SITE ADDRESS (See Note 2)

The site to which this application relates is described as:

No:

560

Street:

STANLEY ROAD

Locality:

WAINUI

Legal description:

LOT 2 DP 310143

Certificate of Title:

399721

ADDITIONAL RESOURCE CONSENT APPLICATIONS (See Note 3)

Are resource consents required from Environment Bay of Plenty for this proposal?

☐

Yes

☒

No

If yes, please detail which consents are required:

☐

Coastal Permit

☐

Water Permit

☐

Discharge Permit

☐

Land Use Consent

Has consent been granted?

☐

Yes

☐

Declined

☐

Not yet applied for

OWNER OF THE SITE THAT IS THE SUBJECT OF THIS APPLICATION

State the name(s) and address of the owner(s) of the site described above. (If these are the same as for the applicant, tick this box.)

☐

Name:

MR & MRS J COWPER

Postal address:

560 STANLEY ROAD RD 2 OPOTIKI

Email:

Phone (day):

312 5125

Cellphone:

025 979 358

Fax:

INVOICES FOR EXTRA CHARGES (See Note 4)

If extra charges are incurred in processing this application, please send invoices to:

☐

Applicant

☒

Owner

☐

Other party as detailed below

Name:

Postal address:

Email:

CONSULTATION (See Note 5)

Have you talked to a Council Planner about your application (pre-application meeting)?

☒ No

☐ Yes Name: _____

Have you consulted with any potentially affected or interested party?

☒ No

☐ Yes

If yes, who did you consult with:

Name

Address

Did they have any concerns?

☐ No

☐ Yes (if yes, please provide)

How have you addressed these concerns?

APPROVAL OF AFFECTED PARTIES (See Note 5)

I/We have obtained the written approval of the following affected persons:

Name	Address	Owner (tick if applicable)	Occupier (tick if applicable)

(Continue on a separate sheet where necessary)

Please note:

Written forms (available from the Council) are to be completed by affected persons and are to be attached to this application form.

DETAILS OF ACTIVITY

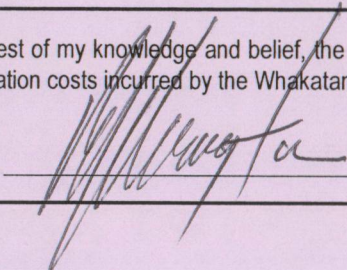
Please give details of the proposed activity and reasons why Council should consider approving your application:

SEE ACCOMPANYING
REPORT**ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE)** (See Note 6)

What are the effects of your proposal on the environment?

(Continue on a separate sheet where necessary)

ANNEXURES		FOR OFFICE USE ONLY	
I attach ☒	Deposit fee of \$ 500.00	Amount:	500.00
☒	Written explanation of what is proposed and reasons for application.	Date:	28/5/04
☐	Details of consultation with affected parties/written consents of affected parties (See Note 5)	Receipt No:	482265
☒	assessment of Environmental Effects (See Note 6)	CSO initials:	NK
☒	Plans (eg, site plan, elevation details)		
☒	Other information (See Note 7) Title/Photo		
Please note that the deposit fee and all of the above information is required to be submitted with your application. Failure to include the deposit fee and all of this information will mean the Council is unable to begin to process your application.			

SIGNATURE	
I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I undertake to pay all actual and reasonable application costs incurred by the Whakatane District Council.	
Signature of Applicant: 	Date: 28/5/04

NOTES:

1. Give full description of the activity you are proposed to undertake. Continue on a separate paper if necessary.
2. Describe the location in a manner which will allow it to be readily identified, eg, the street address, the legal description, the name of any relevant stream, river, or other water body to which the application may relate, proximity to any well-known landmark, the grid reference (if known), etc.
3. Some activities require more than one resource consent. Although it is not mandatory to make all applications at once, in some circumstances, Council can decide not to proceed with an application until another resource consent has been obtained. In some cases, a joint hearing or combined hearing may be required. You may apply for two or more resource consents that are needed for the same activity on the same form.
4. The initial lodgement deposit paid on application may not cover the total cost of processing this application. The Council charges for receiving, processing and granting of consents on an actual cost basis. You may receive a refund or an account for additional costs.
5. Some types of applications require you to have consulted with, and if possible, obtain the written consent of any party who may be adversely affected by the proposal. This may include individuals such as your neighbours, or organisations

such as the Department of Conservation, Transit New Zealand or iwi. Consultation should occur prior to an application being received. The written consent of affected parties will be required for some applications for resource consent to avoid the Council publicly notifying the application for submissions.

6. **Assessment of Environmental Effects (AEE)** - An AEE is an essential part of the application. If no AEE is provided, Council will not start processing the application. The AEE should discuss all the actual and potential effects (both positive and negative) on the environment arising from this proposal. The amount of detail provided must reflect the nature, scale and significance of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. Information from specific experts such as a geotechnical engineer, acoustic consultant or traffic engineer may be required. If the effects of the proposal are very minor, then a less detailed AEE can be submitted.
7. The District Plan will require specific information to be submitted with most applications. Copies of the Plan are held in the District Council offices (Whakatane and Murupara) and the District Libraries. The Resource Management Act and Regulations 1991 and regional plans may also specify additional information that is required. It is important to check out these requirements before lodging your application.

Staff at the Planning section will be happy to assist you in completing your application.

ROSS J. OVERINGTON

**Land Subdivision and Resource
Management Consultants**

Refer: F2058

REGISTERED SURVEYORS

Phoenix House Pyne Street, **PO Box 596, Whakatane**
Fax 07 308 6328 Mob 025 904 203 **Ph 07 308 6384**
Email rover@world-net.co.nz

29 July 2004

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

Attention: Laura Swan

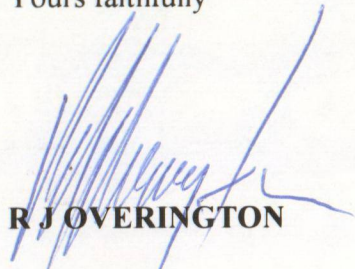
Dear Laura

**YOUR REFERENCE 24.3.04.47: SUBDIVISION –
J & N COWPER, 560 STANLEY ROAD, WHAKATANE**

Further to your letter of 23 July I have inspected the above property today and confirm that the recent storm event has not caused any damage to the proposed building site on Lot 1 or to the entrances to Lots 1 & 2.

I trust that processing of this matter can now be completed.

Yours faithfully



R J OVERINGTON

*Received
2/8/04
LS.*

ROSS J. OVERINGTON

REGISTERED SURVEYORS

**Land Subdivision and Resource
Management Consultants**

Refer: F2058

Phoenix House Pyne Street, **PO Box 596, Whakatane**
Fax 07 308 6328 Mob 025 904 203 **Ph 07 308 6384**
Email rover@world-net.co.nz

18 June 2004

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

Attention: Laura Swan

Dear Laura

YOUR REFERENCE 24.3.04.47: SUBDIVISION – COWPER
560 STANLEY ROAD, WAINUI

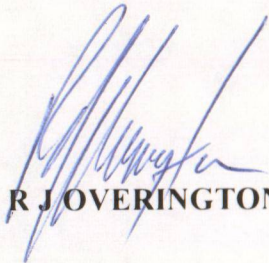
Further to your letter of 16 June please note that the existing fence to the south of Lot 1 is located is up to 22 metres north of the southern boundary. Existing pine trees on the south side of this fence, along the southern margin, are actually owned by Mr & Mrs Cowper.

Rule 4.4.2.3 of the Proposed Plan is acknowledged, however there is no need for the proposed dwelling site to be closer than 30 metres from the southern boundary and in fact this would not be desirable considering the proximity of existing trees on Lot 1. It is suggested that a restriction could be imposed by way of consent notice, reinforcing that no dwelling can be erected closer than 30 metres to the southern boundary.

Attached herewith, for your information, please find a copy of our drawing S2058/2 illustrating the physical relationships on Lot 1, as determined by survey. The proposed building restriction limit and a complying building platform are also shown.

I trust that processing of this matter can now be completed.

Yours faithfully



R J OVERINGTON

*Received
21/6/04.
LS.*



LOT 2

LOT 1

STANLEY ROAD

NOTES:

1. REFER TO DRAWING S2058/1 (SCHEME PLAN)
2. REFER TO "BUILDING SITE FEASIBILITY REPORT" BY MANKTELOW CONSULTING ENGINEERS LIMITED DATED 14/05/2004

BUILDING PLATFORM

Building Restriction

P & W fence

Pine Trees

Boundary

Boundary

Top Slope

9.0

Gate

10

15

30.0

DPS 16785

(Pine Forest)

PREPARED FOR:
J & N COWPER
560 STANLEY ROAD
WAINUI

PLAN SHOWING BUILDING SITE ON PROPOSED LOT 1
(BEING SUBDIVISION OF LOT 2 DP 310172)

ROSS J. OVERINGTON
REGISTERED SURVEYOR
PO Box 596 WHAKATANE Ph 3086384

DWG NUMBER
S2058/2

TRACED	RJO	CHECKED	DATE	SCALE
DRAWN	SAW		JUNE 2004	1 : 1000

CAD NUMBER
2058-2

27 May 2004

The Chief Executive
Whakatane District Council
Private Bag
WHAKATANE

Attention: David Bewley

Dear Sir

J & N COWPER, 560 STANLEY ROAD, WAINUI: PROPOSED SUBDIVISION

1. INTRODUCTION

Mr & Mrs Cowper own a hilly grazing property of approximately 55 ha which is located on the west side of Stanley Road approximately 1.5 kilometres southwest of the intersection with McCoy Road. Their house is situated on a ridge along the northeast boundary of the block and the wish to create a separate rural residential property at the southern road corner, utilizing an elevated grassed plateau above a steep vegetated gully.

Accordingly please find herewith an application for subdivision consent, together with five copies of our drawing S2058/1 and a further copy reduced to size A4, being the scheme plan illustrating the proposal. Also attached is a cheque for \$500.00, being Council's application deposit charge.

2. PROPERTY DESCRIPTION

Legal description of the subject land is Lot 2 DP 310143, being 54.8236 ha contained in certificate of title 39972.

The land generally falls steeply from the road to a gully running parallel with the road then continues as hilly to steep, consisting of a series of ridges and gullies running northeast to southwest which contribute to the catchment of the Wainui Stream flowing through the middle of the block. Easier ridges and valleys are in grass while gullies and steep sidings are reverting to bush and scrub. The pasture is utilized for grazing cattle.

There is a cottage located near the northern boundary, some 100 metres west of the house and an implement shed is situated north of the house.

The main property entranceway is at the north road corner adjacent to cattle yards and there are two other farm gateways along Stanley Road.

Surrounding land use is a mixture of hill country grazing, lifestyle and forestry with established pine forest adjoining at the south and west.

3. APPLICATION

The proposal creates two new rural properties.

Lot 1 of approximately 1.5 ha is the area proposed to be sold which includes a grassed plateau opposite the southernmost gateway and vegetated hillside leading to the bottom of a gully.

It is intended that Lot 1 be utilized as a house site only with the majority of steeper land (shown A on the scheme plan) subject to permanent protection by way of a consent notice. New boundaries will be fenced and Lot 1 retired from grazing.

Lot 2 of approximately 53.3 ha is the balance property containing Mr & Mrs Cowper's home which they will retain and continue to farm as at present.

4. DISTRICT PLAN

The land is zoned Rural 2 (Foothills) under the Proposed Whakatane District Plan (Rural) and Rural B under the Transitional Whakatane District Plan. It is understood that there are no provisions in the Proposed Plan likely to affect subdivision in this particular part of the Rural 2 Zone which are subject references to the Environmental Court. Accordingly it is submitted that significantly greater weight must be given to the Proposed Plan in assessing this proposal.

Referring to subdivision rules of the Proposed Plan the average lot size is 27.4 ha (being greater than the minimum 2.0 ha requirement) and the minimum lot size is greater than 5000 m² so that the proposal can meet requirements as a controlled activity.

All relevant standards set out in Rule 3.9.1 have been considered and this report demonstrates compliance with the various requirements.

5. HOUSE SITES

A good elevated house site (with a platform area in excess of 10 x 15 metres) is available on the grassed plateau of Lot 1, as indicated on the scheme plan.

In recognition of the hillside below the plateau, engineering confirmation of building suitability has been provided by Manktelow Consulting Engineers Limited and their report is attached herewith. This determines appropriate building set back lines from the tops of slopes which define the possible building area.

It is anticipated that recommendations contained in 8.0 (Conclusions) of the report will be incorporated as conditions of consent.

6. ACCESS

Access to Lot 1 is from an existing gateway opposite the proposed house site which will be upgraded in accordance with Council's normal engineering standards (drawing R28). Traffic sight distances can comply with drawing R25 and a new gateway will be set back so there is at least 7 metres clearance from the edge of the road carriageway.

The existing entranceway (Lot 2) would appear to be satisfactory and it is noted that this was approved by Council in 1992 for the underlying subdivision.

7. SERVICES

7.1 Water

It is intended that Lot 1 be independent for water supply with roof collection as the source for domestic use, associated with appropriate storage.

7.2 Electricity

Horizon Energy Distribution Limited's overhead network electricity supply is reticulated to the property on the opposite side of Stanley Road (Lot 1 DPS 84221) and is within some 80 metres of Lot 1. Agreement has been reached with the owners of this, Mr & Mrs Couchman, to extend from their connection to the proposed house site. It is understood that an easement will be provided in favour of proposed Lot 1, in conjunction with Mr & Mrs Couchman's proposal to subdivide their own property in the near future.

8. DRAINAGE

8.1 Effluent Disposal

It is intended that treatment and disposal of effluent from a new dwelling on Lot 1 be by a standard septic tank system in accordance with requirements of both the Operative On-site Effluent Treatment Regional Plan and (the District) Council. However, depending on building location, an advanced treatment system may be required in accordance with 7.0 in the Engineer's Report.

8.2 Stormwater Disposal

Stormwater runoff from buildings and developed areas will require to be collected and piped to ground soakage or irrigation, away from steep slopes, in accordance with 6.0 in the Engineer's Report.

9. ASSESSMENT OF ENVIRONMENTAL EFFECTS

9.1 Heritage

The proposal will not affect any natural or cultural heritage features as (formerly) listed in the Proposed Plan and there are no registered archaeological sites on or near the subject property.

There are no significant ecological values associated with the proposal. The property is typical of rural production land in the area, having been intensively developed and modified over time for pastoral use.

9.2 Rural Character and Landscape

Notwithstanding its size the existing character of the property is rural residential, supplemented by livestock grazing. There are several similar properties in the vicinity, some supplemented by cattle grazing and some combining lifestyle and protection for existing native vegetation so that the proposed subdivision is compatible with existing activities in the locality.

There is extensive established forestry immediately to the south and west and larger farming blocks and forestry further to the east.

One additional dwelling could be erected as a result of the proposal, however density will remain relatively low and privacy from other dwellings will be maintained by distance, topography and direction of outlook.

The property is not affected by any "Outstanding Landscape Features" as (formerly) listed in the Proposed Plan.

9.3 Incompatible Activities

There are not expected to be any incompatible activities resulting from the proposal as Lot 1 will continue a pattern of 'lifestyle' use which is already established in the locality and Lot 2 will continue as a grazing property, virtually unaffected by the loss of Lot 1.

9.4 Socio-Economic Effects

The subdivision will provide an additional rural 'lifestyle' opportunity without compromising better quality land which is more suitable for food production.

It is anticipated that the existing rural infra-structure can readily cater for one additional family in the area while additional use and support of the existing services will help ensure their continued viability. Additional persons living in the area are also likely to be welcomed by neighbours for social, community and security reasons.

The proposed subdivision will therefore have socio-economic benefits for both the applicants and the wider community.

9.5 Hazards

There are no particular known natural hazards associated with the property and any other potential hazard would be part of normal residential or farming activities where established precautions are taken.

10. CONCLUSION

The application is a controlled activity in terms of the Proposed Plan and it would appear to be outside the concerns of outstanding references in relation to that plan.

Suitability of the proposed house site on Lot 1 for residential use has been investigated and the limits and precautions necessary for building have been identified.

It is considered that this subdivision will be an efficient and sustainable use of both natural and physical resources. The proposal has been considered against the objectives and policies of both the Proposed and Transitional Plans and it is not contrary to either plan. It would also appear to be in accordance with Part II of the Resource Management Act, 1991, particularly as it relates to sustainable management of the land resource and maintaining the amenity value of the surrounding area.

The proposal has also been considered in relation to the relevant standards and assessment criteria of the Proposed Plan and would appear to comply or is able to comply with all relevant rules. Accordingly it is considered that there is unlikely to be more than a minor adverse effect

on any other person or body and it is anticipated that any possible such effect can be satisfactorily mitigated or controlled by standard conditions of consent.

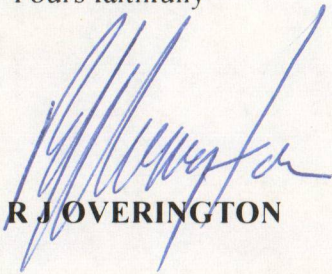
A title search of the property is also attached together with a colour aerial photograph of that part of the property along Stanley Road, including proposed Lot.

All relevant information would appear to be provided pursuant to Section 88 of the Resource Management Act, 1991.

Please do not hesitate to contact the writer should you have a query.

We await your advice.

Yours faithfully



R.J. OVERINGTON

Encl: Application form 5 RMA
 1 x Cheque
 5 x A2 copies drawing S2058/1
 1 x A4 copy drawing S2058/1
 Title search
 Photograph



*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.

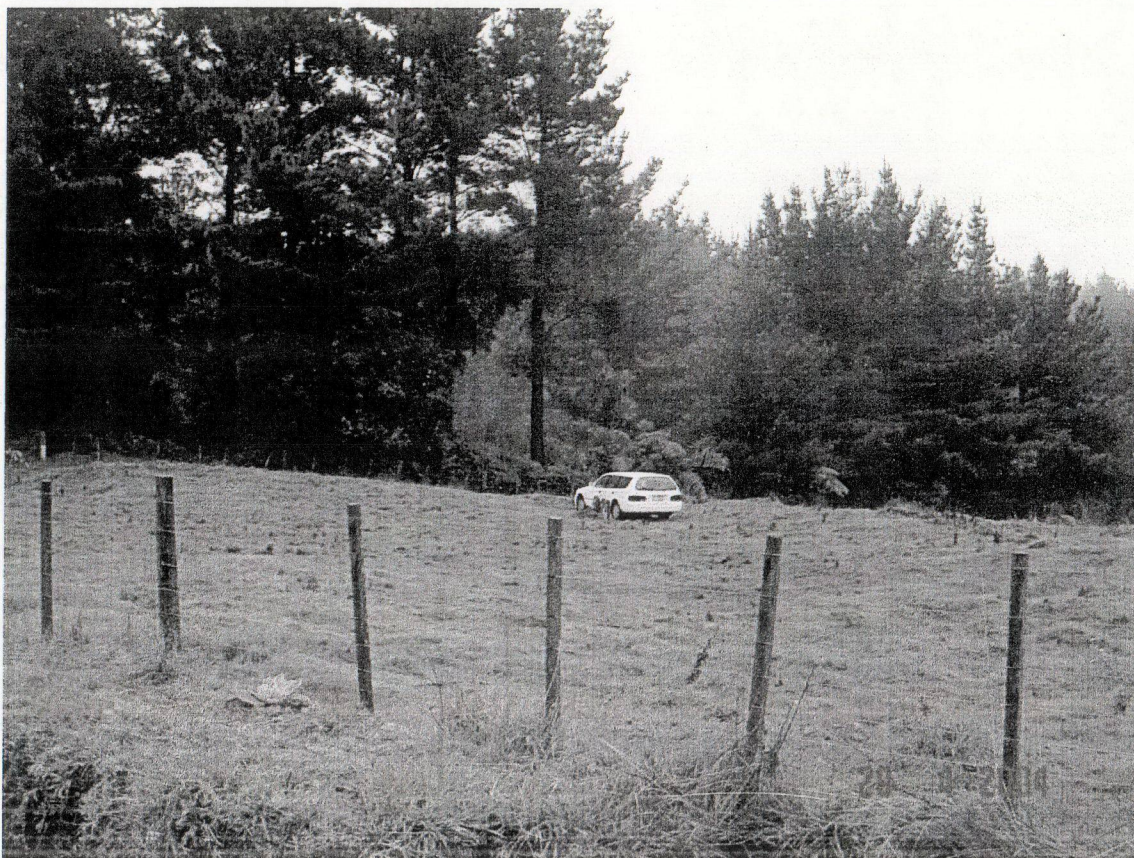
8.0 Conclusions

- 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
loose in upper ash layers		40	hand
density increasing with depth	-1.0	25	Scala penetrometer readings = mm/blow
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	
		24	Scala results soft below topsoil.
	-4.0		
		Est.	
			logged by CM.
	-5.0		

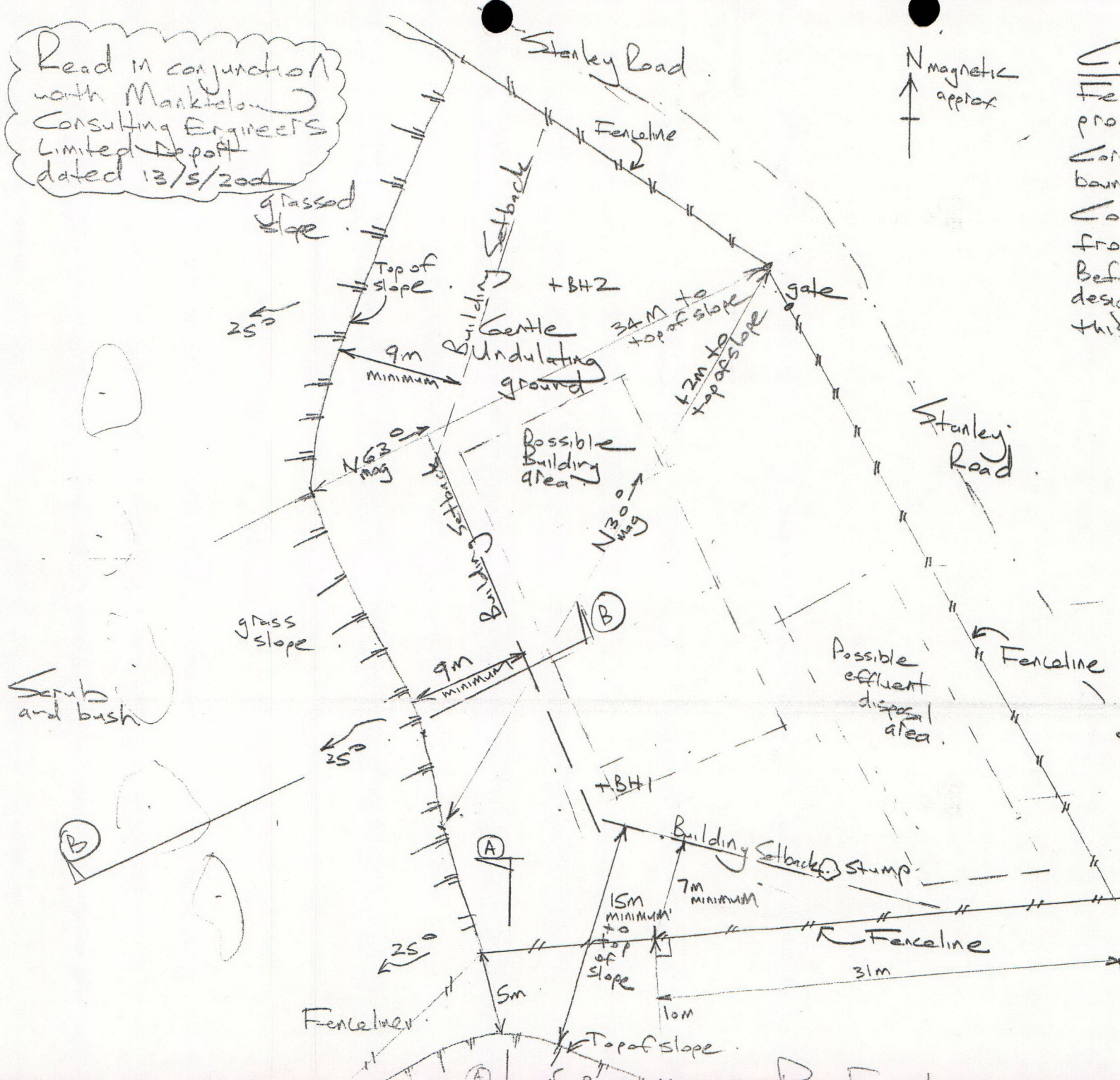
Manktelow Consulting Engineers Limited

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		

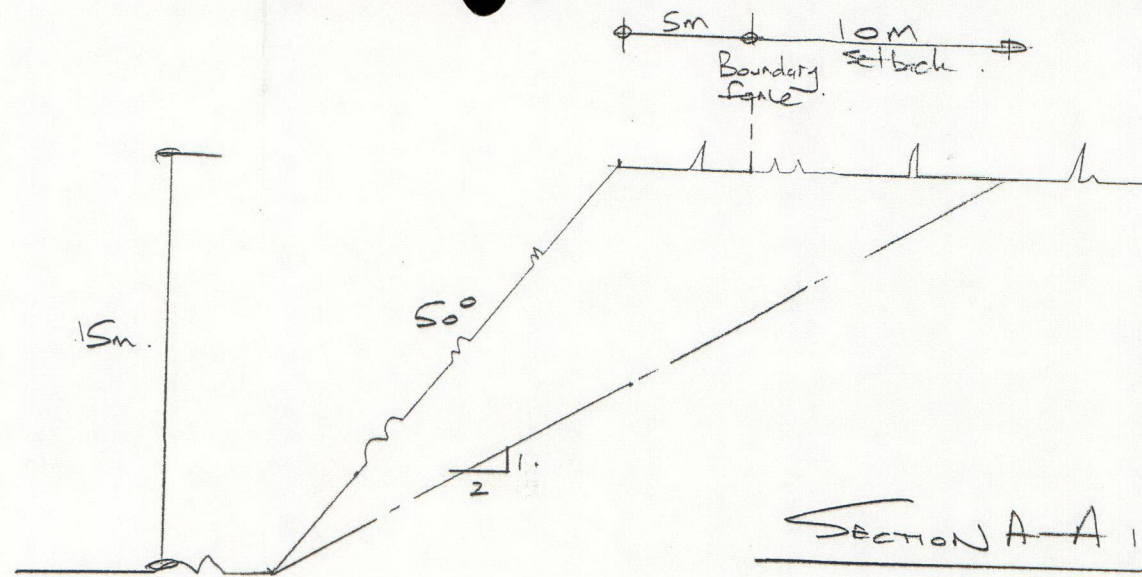
Read in conjunction
with Marktelow
Consulting Engineers
Limited Report
dated 13/5/2004

N magnetic
approx

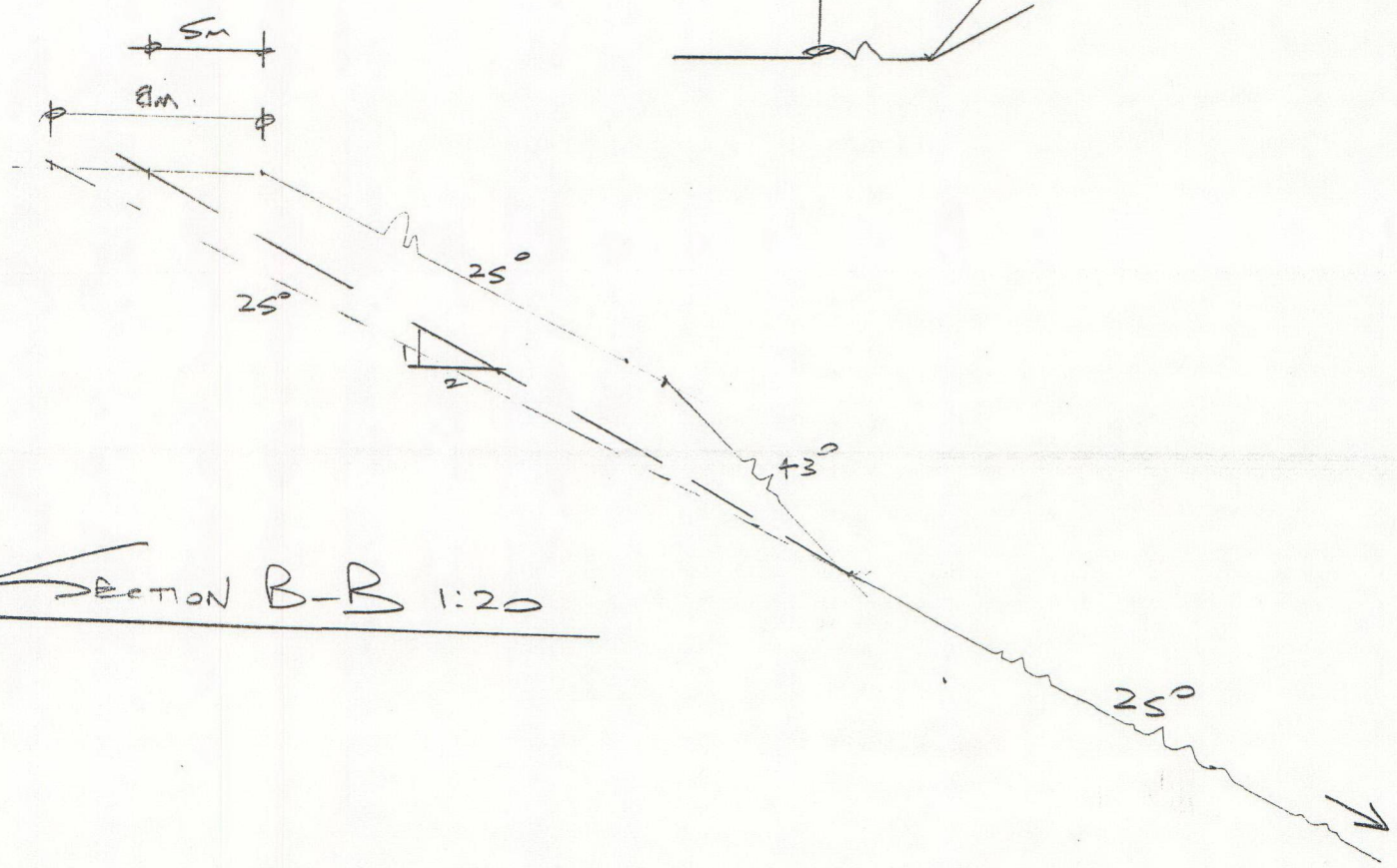
Caution
Fenceline may not be
property boundary line.
Confirm location of
boundaries and District
Council minimum setbacks
from these boundaries
before attempting to
design a house layout for
this site.



SITE NOTES PLAN
1:250



SECTION A-A 1:20

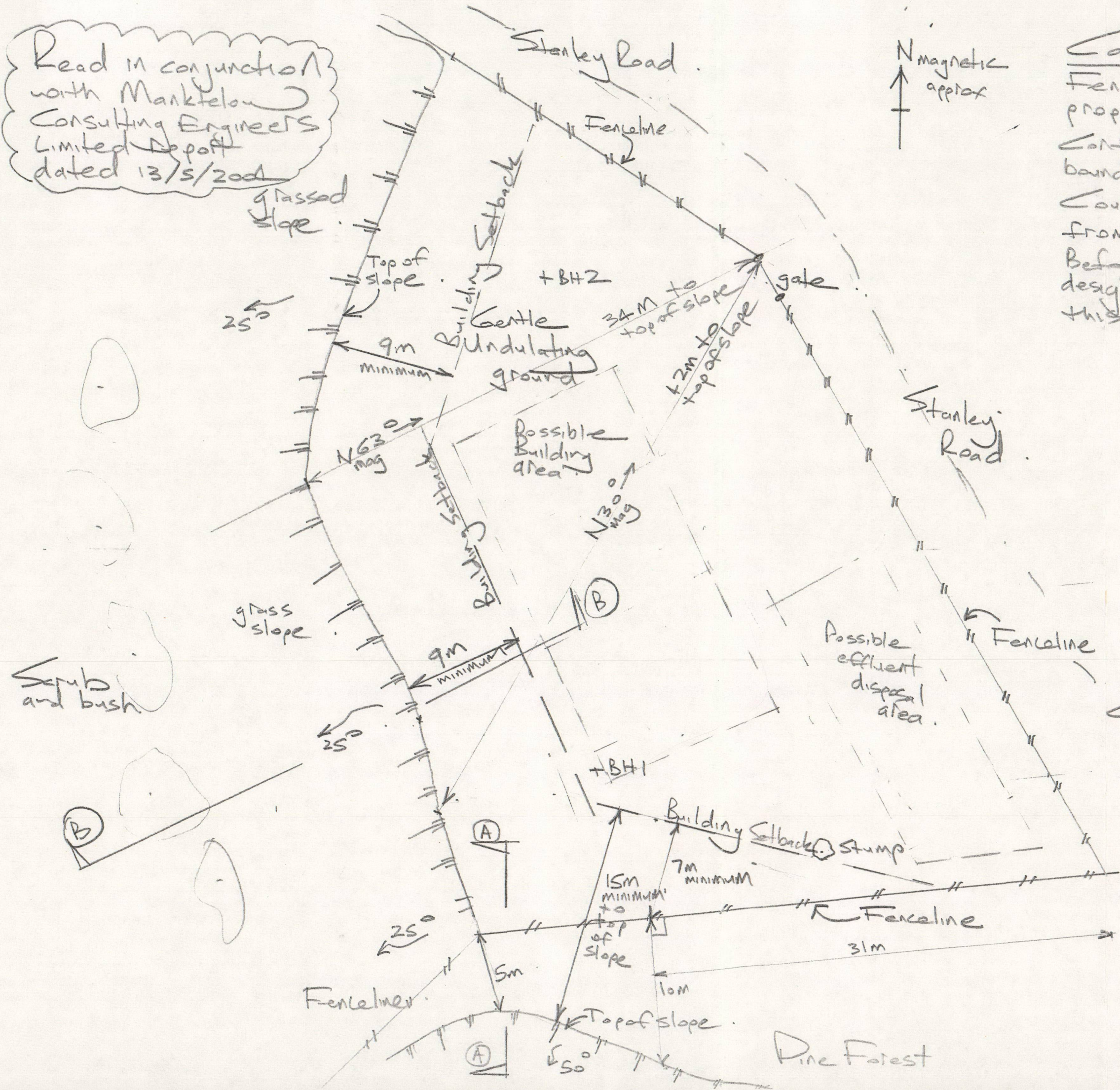


SECTION B-B 1:20

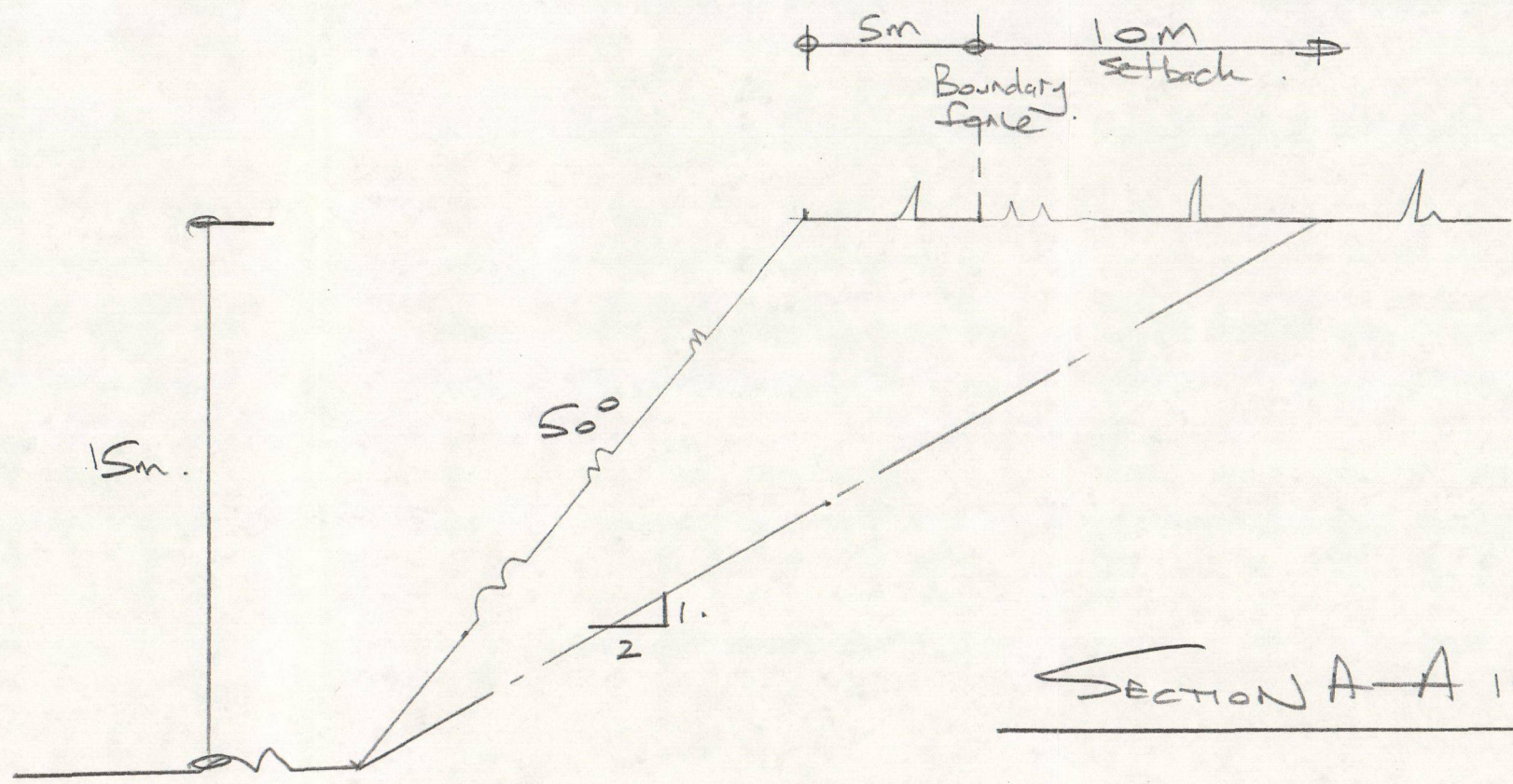
Read in conjunction
with Manktelow
Consulting Engineers
Limited Report
dated 13/5/2001

N magnetic
approx

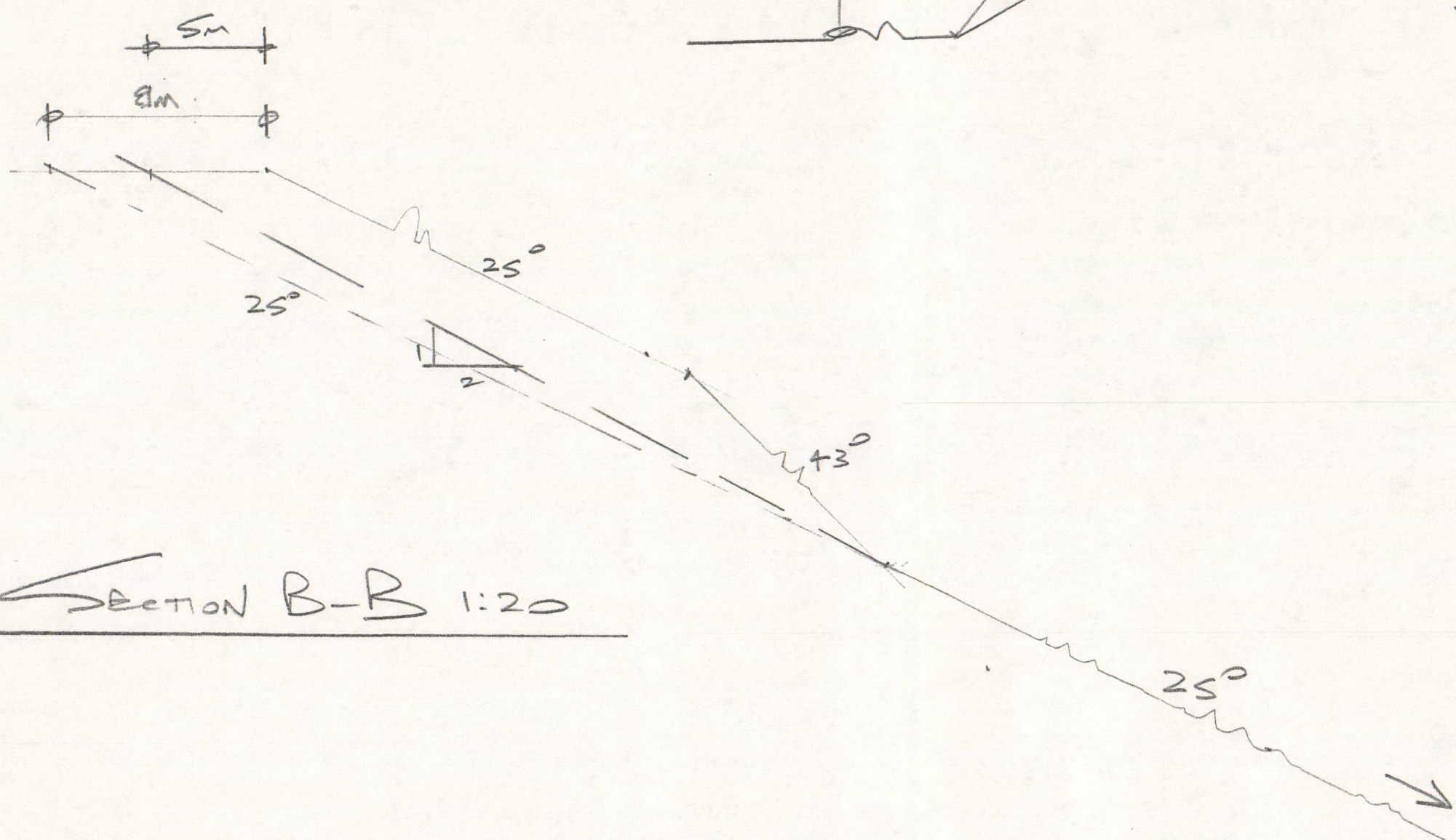
Caution
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Before attempting to
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this site.



SITE NOTES PLAN
1:250



SECTION A-A 1:20



SECTION B-B 1:20



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



Search Copy


R. W. Muir
Registrar-General
of Land

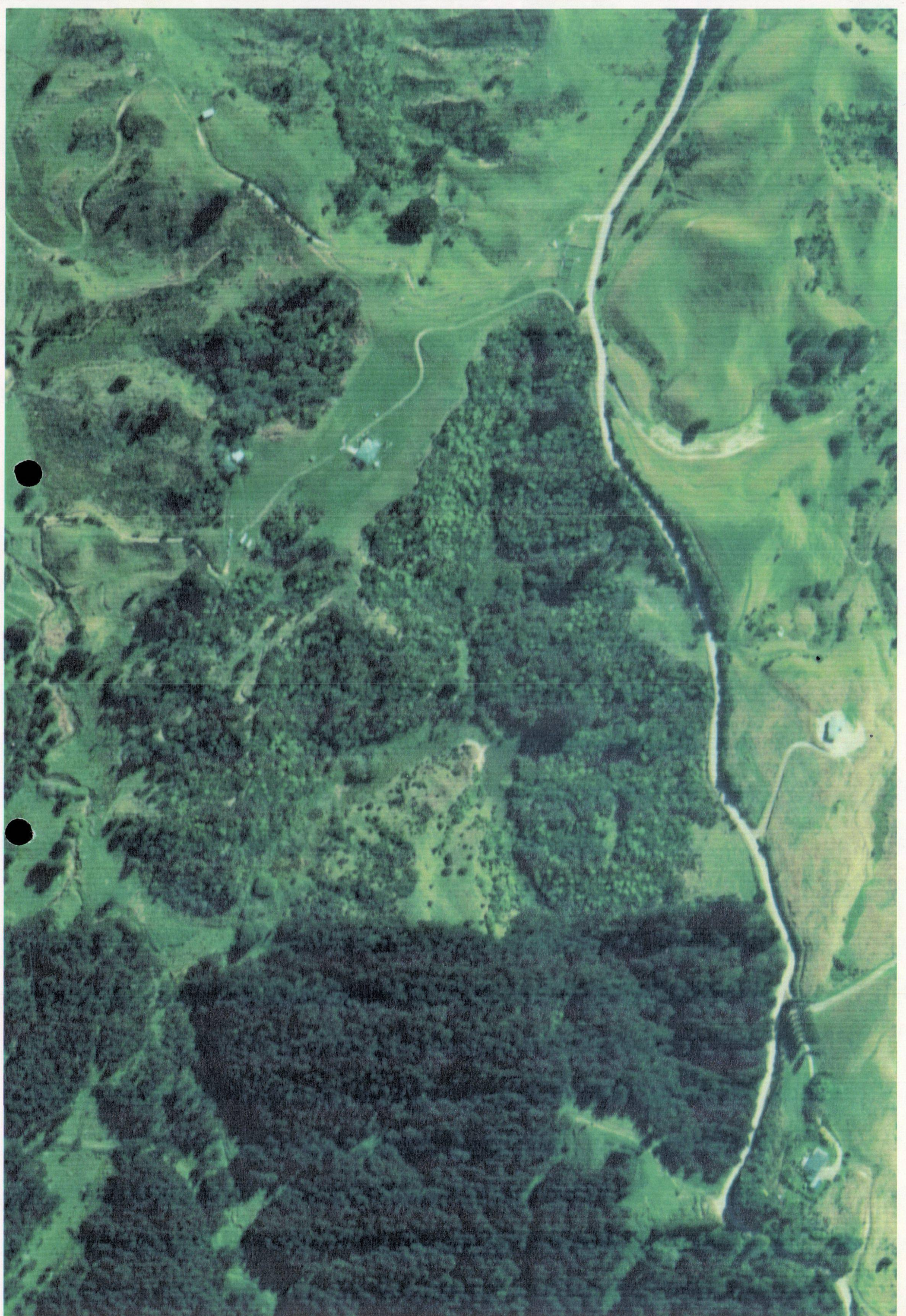
Identifier 39972
Land Registration District South Auckland
Date Issued 16 January 2003

Prior References
SA51B/430

Estate Fee Simple
Area 54.8236 hectares more or less
Legal Description Lot 2 Deposited Plan 310143

Proprietors
James Cowper as to a 1/2 share
Nita Cowper as to a 1/2 share

Interests



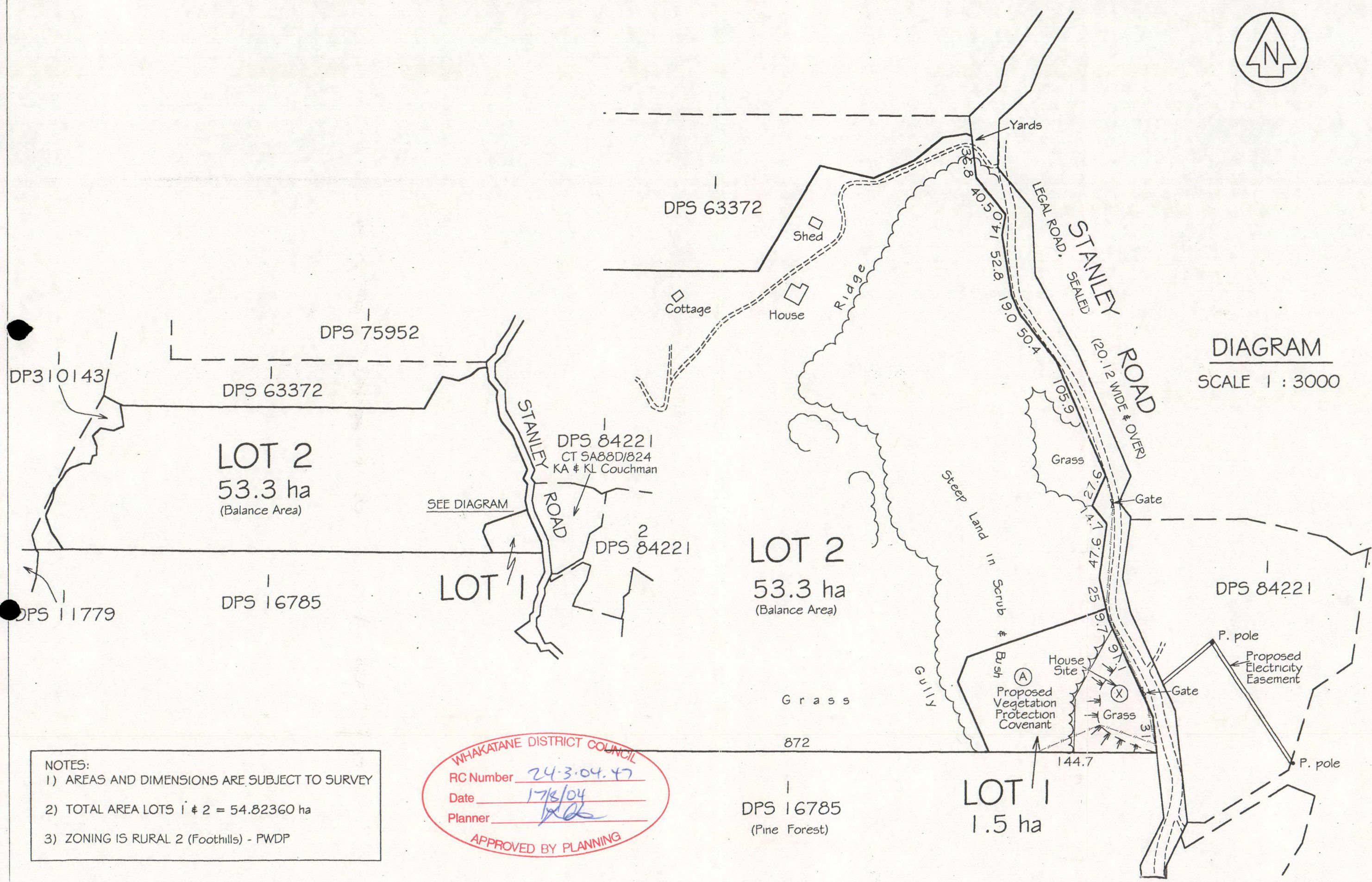


DIAGRAM
SCALE 1 : 3000

- NOTES:
- 1) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
 - 2) TOTAL AREA LOTS 1 & 2 = 54.82360 ha
 - 3) ZONING IS RURAL 2 (Foothills) - PWDP

WHAKATANE DISTRICT COUNCIL
RC Number 24-3-04-47
Date 17/8/04
Planner [Signature]
APPROVED BY PLANNING