

Form 2

Application for project information memorandum and/or building consent

Section 33 or section 45, Building Act 2004

The building

Street address of building: 25 Wyborn Road
Te Aroha
New Zealand
3392

Legal description of land where building is located: Part Section 5B Block V Aroha Survey

Building name: Main Building

Location of building within site/block number: 25 Wyborn Road
Te Aroha
New Zealand
3392

Number of levels: 1

Level/unit number: No information provided

Area: Total: Not provided, Change: Not provided

Current, lawfully established, use: Level 1: 2.0 Housing: 2.0.2 Detached Dwelling has 4 occupants

Year first constructed: 2024

The owner

Name of owner: NJ & TM MANNING LIMITED

Contact person: Theresa Manning

Mailing address: 80 Rawhiti Road
Waikato
3392

Street address/registered office: No information provided

Phone number: Landline: 0275181068 Mobile: N/A

Daytime: Landline: 0275181068 Mobile: N/A

After hours: Landline: 0275181068 Mobile: N/A

Facsimile number: No information provided

Email address: ntmanning@xtra.co.nz

Website: No information provided

The following evidence of ownership is attached to this application:

1. 08829_Manning_RT_-_SA188_138_gauranteed_130623.pdf (10.04M)

Agent

Name of agent:	SURVEYING SERVICES LIMITED		
Contact person:	Chris Dempsey		
Mailing address:	1/33 Studholme Street Morrinsville New Zealand Waikato 3300		
Street address/registered office:	N/A		
Phone number:	Landline: 0277066964	Mobile: 0277066964	
Daytime:	Landline: 0277066964	Mobile: 0277066964	
After hours:	Landline: 0277066964	Mobile: 0277066964	
Facsimile number:	No information provided		
Email address:	cdempsey@surveyingservices.co.nz		
Website:	No information provided		
Relationship to owner:	Application made on owners behalf		
First point of contact for communications with the council/building consent authority:			
Full name:	SURVEYING SERVICES LIMITED		
Mailing address:	1/33 Studholme Street, Morrinsville, New Zealand Waikato Morrinsville 3300		
Phone number(s):	0277066964		
Facsimile number(s):	N/A		
Email address(es):	cdempsey@surveyingservices.co.nz		

Application

I request that you issue a building consent for the building work described in this application.

Signature of agent on behalf of and with the authority of the owner:

CHRIS DEMPSEY

Date: 7 Feb 2024

space for council use

Application Type	Building Consent only
Reference Key:	73563636TN
Name:	Chris Dempsey
Application Role:	Agent
Pre-application reference number:	N/A

The project

Description of the building work:
Relocation of Drainage field for existing septic tank.

Will the building work result in a change of use of the building? No
Intended life of the building if less than 50 years: 50 years
List building consents previously issued for this project (if any): Subdivision resource consent -
101.2023.12818
Estimated value of the building work on which the building levy will be calculated (including goods and services tax): \$7,000

Restricted building work

Will the building work include any restricted building work? No

Building consent

The following plans and specifications are attached to this application:
1. 23-237_-_25_Wyborn_Rd_Water_WW_Assessment_23.11.23.pdf (2.90M)

The building work will comply with the building code as follows:
Main Building
I don't know and I authorise Matamata-Piako District Council to identify means of compliance from documentation provided
Waiver / Modification Required: N/A

Compliance schedule

There are no specified systems in the building.

Attachments

The following documents are attached to this application:

Plans and specifications

1. 23-237_-_25_Wyborn_Rd_Water_WW_Assessment_23.11.23.pdf (2.90M)

Record of title

1. 08829_Manning_RT_-_SA188_138_gauranteed_130623.pdf (10.04M)

Date: 14/02/2024

Matamata-Piako District Council

Re. Application for Building Consent

To Whom it may concern,

I Theresa Manning director of NJ & TM Manning Ltd, legal owner of 25 Wyborn Rd, Te Aroha, Title Reference SA188/138.

Hereby authorize Chris Dempsey and Surveying Services Limited to make an application as my agent to the Matamata-Piako District Council on my/our behalf.

Yours Faithfully

Theresa Manning

A handwritten signature in black ink, appearing to read 'J. Manning', with a horizontal line drawn underneath the name.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **SA188/138** **Part-Cancelled**

Land Registration District **South Auckland**

Date Issued 20 February 1912

Prior References

SA88/128

Estate	Fee Simple
Area	32.0309 hectares more or less
Legal Description	Part Section 5B Block V Aroha Survey District

Registered Owners

NJ & TM Manning Limited

Interests

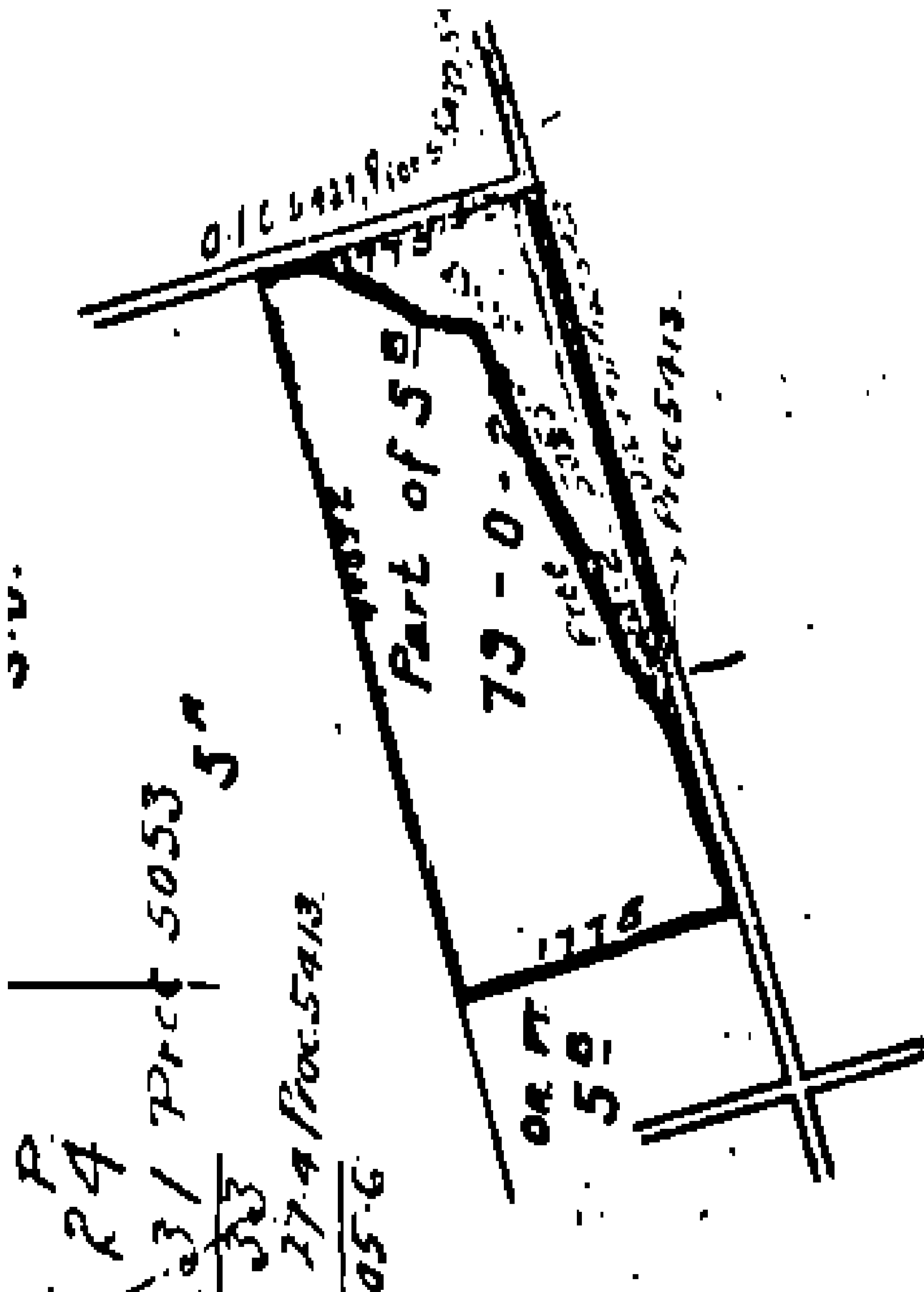
5053 Proclamation taking part of the within land for a road - 23.2.1921 at 10.00 am

5413 Proclamation taking part of within land for road - 29.5.1922 at 10.00 am

S225684 Notice imposing Building Line Restriction - 30.1.1962 at 9.00 am

Subject to a right to convey water over part created by Transfer S483800 - 10.8.1970 at 2.45 pm

5921669.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway No. 26 to be a limited access road - 5.3.2004 at 9:00 am





P.W.

In replying

P.W. 34/480.

No

please quote these numbers.

PUBLIC WORKS DEPARTMENT, WELLINGTON, N.Z.,

20 MAY 1922

Image Quality due
to Condition
of Original

5413 PROC

Proclamation taking Land for the Purposes of a Road in Block V,
Aroha Survey District.

MEMORANDUM for the
District Land Registrar,
High Street,
AUCKLAND.

I AM directed by the Minister of Public Works to forward herewith copy of
the above-mentioned Proclamation, together with a copy of the plan referred
to therein, for deposit in your office, in accordance with the provisions of the
Public Works Act, 1908.

Will you be good enough to register the Proclamation against all lands
affected thereby, in terms of section 24 of the said Act, and kindly inform
me when this has been done. I should also be glad if in the meantime
you would kindly acknowledge the receipt of this memorandum.

If you should find the Proclamation doubtful or incorrect in any respect,
will you please refrain from registering it and inform me at once, so that
steps may be taken under section 3 of the Public Works Amendment Act,
1909, to amend it if necessary.

Will you please advise me whether there has been any change
since your report of 20th ultimo, in the position of the
titles to the land affected, and if so, the nature of same.

GB Goddard
Assistant Under-Secretary

Enclosures : Copy of Proclamation, Copy of Plan P.W.D. 53909.

(300/6/31-9496)

388



In replying

P.W. 34/480

please quote this number.

Public Works Department,

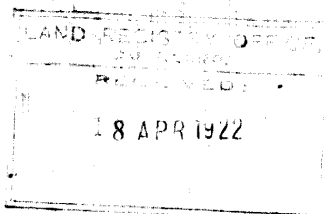
5413 PROC

WELLINGTON, N.Z., 12th April, 1922.

Cartman's Road, Part Section 5B, Block V, Aroha S.D.

Memorandum for

THE DISTRICT LAND REGISTRAR,
High Street,
Auckland



Will you kindly advise me of the nature and present position of the titles
to the above-mentioned land, as shown on the
accompanying plan and schedule (coloured blue)
and also the full names and addresses of all persons having any registered
interest therein.

Please return enclosures with your reply.

ENCLOS. Plan P.W.D. 53909.
1 schedule.

Assistant Under-Secretary

[300/9/21-14110]

AUCKLAND LAND DISTRICT

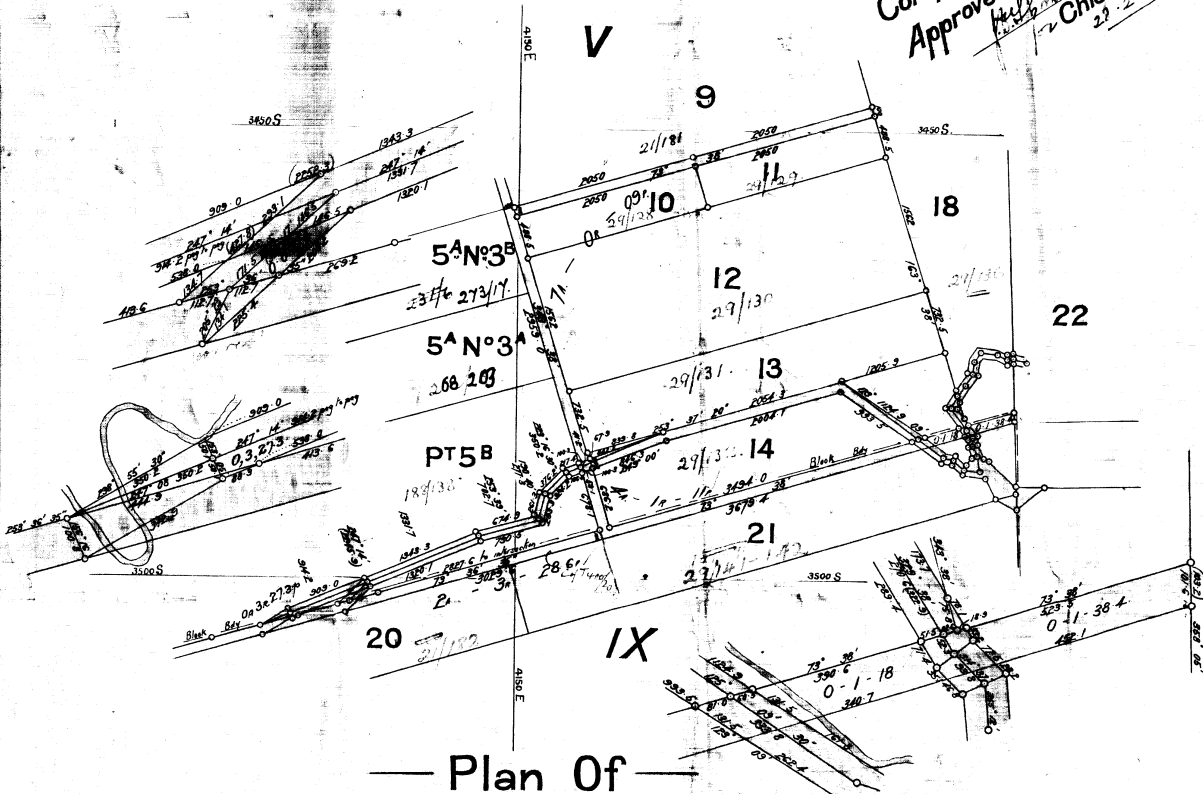
5413
PROC

Image Quality due
to Condition
of Original

OHINEMURI COUNTY

AROHA S.D.

Compiled from Plan 22/26
Approved as to survey
Chief Surveyor
22-2-22



Road taken & closed Secs. 9-14, 18, 20, 21, 5A N° 3 & PT 5B

Compiled from Plan 22/26

Scale 10 Chains 1 Inch.

Compiled
24.2.22
24.2.22

Mr. Walmsley 24.2.22

Copy of P.W.D. 53309

5413

PROCL

[Extract from N.Z. Gazette No. 39, 18th May, 1922.]

Land taken for the Purposes of a Road in Block V, Aroha Survey District.

[L.S.] JELLICOE, Governor-General.

A PROCLAMATION.

IN pursuance and exercise of the powers and authorities vested in me by the Public Works Act, 1908, and of every other power and authority in anywise enabling me in this behalf, I, John Rushworth, Viscount Jellicoe, Governor-General of the Dominion of New Zealand, do hereby proclaim and declare that the land described in the Schedule hereto is hereby taken for the purposes of a road; and I do also declare that this Proclamation shall take effect on and after the thirty-first day of May, one thousand nine hundred and twenty-two.

SCHEDULE.

APPROXIMATE area of the piece of land taken: 27.4 perches.
Portion of Section part 5s, Block V, Aroha Survey District.
(S.O. 22140.)

In the Auckland Land District; as the same is more particularly delineated on the plan marked P.W.D. 53903, deposited in the office of the Minister of Public Works at Wellington, in the Wellington Land District, and thereon coloured blue.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand; and issued under the Seal of that Dominion, at the Government House at Wellington, this 8th day of May, 1922.

J. G. COATES, Minister of Public Works.

GOD SAVE THE KING!

5413

SOUTH

SOUTH

ARTICULANS ENTERED IN THE REGISTER-BOOK
VOL. 188 FOLIO 738

THE 29th DAY OF May 1882
10 O'CLOCK AM

Attchell

of LAND REGISTER

[Signature]

PROCLAMATION
5413





EH/EW

In reply to

P.W. 34/480

No.

please quote these numbers.

PUBLIC WORKS DEPARTMENT, WELLINGTON, N.Z.,

5053 PROC

Image Quality due
to Condition
of Original

Proclamation taking Land for the Purposes of a Road in Blocks V and
IX, Aroha Survey District.

NDUM for the

District Land Registrar,

Auckland

I AM directed by the Minister of Public Works to forward herewith copy of
the above-mentioned Proclamation, together with a copy of the plan referred
to therein, for deposit in your office, in accordance with the provisions of the
Public Works Act, 1908.

Will you be good enough to register the Proclamation against all lands
affected thereby, in terms of section 24 of the said Act, and kindly inform
me when this has been done. I should also be glad if in the meantime
you would kindly acknowledge the receipt of this memorandum.

If you should find the Proclamation doubtful or incorrect in any respect,
will you please refrain from registering it and inform me at once, so that
steps may be taken under section 3 of the Public Works Amendment Act,
1909, to amend it if necessary.

Will you please advise me whether there has been any change
since your report of 25th June last, in the position of the
titles to the land involved, and if so, the nature of same.

Assistant

Under-Secretary

RECEIVED
19 FEB 1921

is: Copy of Proclamation, Copy of Plan P.W.D. 48915.

1300/9/19-1570

AUCKLAND LAND DISTRICT

Plan of

CARTMAN ROAD BLOCKS V, VI, & IXAROA

Image Quality due
to Condition
of Original

5053
PROC

Taken for a Public Purpose

Surveyed by *Robt Hazard*

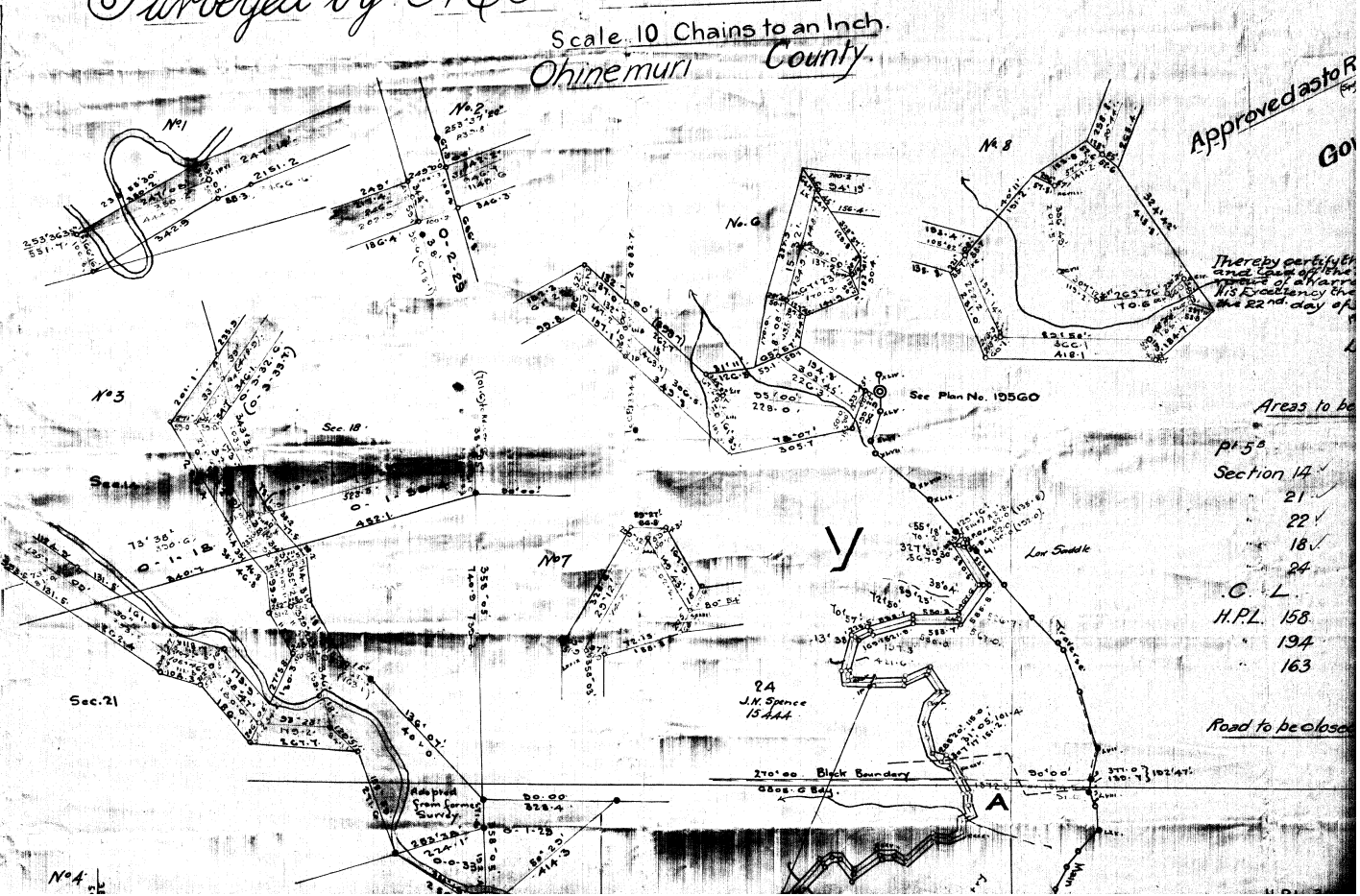
Scale 10 Chains to an Inch.
Ohinemuri County.

August 21 1892
12th August 1892.
J. M. P. 1892. 10. 20.

This is a copy of
affixed to a Proclamation
of the 12th day of February
New Zealand Gazette.
10th Feb.

Ref	Corner	Bearing	Dist	Upper Side
1	125	00 30	1802.9	
2	105	105 46	333.8	
3	105	105 46	111.5	104.3
4	105	105 46	100.0	186.1
5	105	105 46	170.2	104.7
6	105	105 46	150.0	
7	105	105 46	111.5	104.3
8	105	105 46	100.0	186.1
9	105	105 46	170.2	104.7
10	105	105 46	150.0	
11	105	105 46	111.5	104.3
12	105	105 46	100.0	186.1
13	105	105 46	170.2	104.7
14	105	105 46	150.0	
15	105	105 46	111.5	104.3
16	105	105 46	100.0	186.1
17	105	105 46	170.2	104.7
18	105	105 46	150.0	
19	105	105 46	111.5	104.3
20	105	105 46	100.0	186.1
21	105	105 46	170.2	104.7
22	105	105 46	150.0	
23	105	105 46	111.5	104.3
24	105	105 46	100.0	186.1
25	105	105 46	170.2	104.7
26	105	105 46	150.0	
27	105	105 46	111.5	104.3
28	105	105 46	100.0	186.1
29	105	105 46	170.2	104.7
30	105	105 46	150.0	
31	105	105 46	111.5	104.3
32	105	105 46	100.0	186.1
33	105	105 46	170.2	104.7
34	105	105 46	150.0	
35	105	105 46	111.5	104.3
36	105	105 46	100.0	186.1
37	105	105 46	170.2	104.7
38	105	105 46	150.0	
39	105	105 46	111.5	104.3
40	105	105 46	100.0	186.1
41	105	105 46	170.2	104.7
42	105	105 46	150.0	
43	105	105 46	111.5	104.3
44	105	105 46	100.0	186.1
45	105	105 46	170.2	104.7
46	105	105 46	150.0	
47	105	105 46	111.5	104.3
48	105	105 46	100.0	186.1
49	105	105 46	170.2	104.7
50	105	105 46	150.0	
51	105	105 46	111.5	104.3
52	105	105 46	100.0	186.1
53	105	105 46	170.2	104.7
54	105	105 46	150.0	
55	105	105 46	111.5	104.3
56	105	105 46	100.0	186.1
57	105	105 46	170.2	104.7
58	105	105 46	150.0	
59	105	105 46	111.5	104.3
60	105	105 46	100.0	186.1
61	105	105 46	170.2	104.7
62	105	105 46	150.0	
63	105	105 46	111.5	104.3
64	105	105 46	100.0	186.1
65	105	105 46	170.2	104.7
66	105	105 46	150.0	
67	105	105 46	111.5	104.3
68	105	105 46	100.0	186.1
69	105	105 46	170.2	104.7
70	105	105 46	150.0	
71	105	105 46	111.5	104.3
72	105	105 46	100.0	186.1
73	105	105 46	170.2	104.7
74	105	105 46	150.0	
75	105	105 46	111.5	104.3
76	105	105 46	100.0	186.1
77	105	105 46	170.2	104.7
78	105	105 46	150.0	
79	105	105 46	111.5	104.3
80	105	105 46	100.0	186.1
81	105	105 46	170.2	104.7
82	105	105 46	150.0	
83	105	105 46	111.5	104.3
84	105	105 46	100.0	186.1
85	105	105 46	170.2	104.7
86	105	105 46	150.0	
87	105	105 46	111.5	104.3
88	105	105 46	100.0	186.1
89	105	105 46	170.2	104.7
90	105	105 46	150.0	
91	105	105 46	111.5	104.3
92	105	105 46	100.0	186.1
93	105	105 46	170.2	104.7
94	105	105 46	150.0	
95	105	105 46	111.5	104.3
96	105	105 46	100.0	186.1
97	105	105 46	170.2	104.7
98	105	105 46	150.0	
99	105	105 46	111.5	104.3
100	105	105 46	100.0	186.1

Ref	Corner	Bearing	Dist	Upper Side
1	215.4	202.50	207.5	250.0
2	217.2	317.24	163.7	110.2
3	218.0	320.10	220.0	180.0
4	218.0	320.10	220.0	180.0
5	218.0	320.10	220.0	180.0
6	218.0	320.10	220.0	180.0
7	218.0	320.10	220.0	180.0
8	218.0	320.10	220.0	180.0
9	218.0	320.10	220.0	180.0
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26	218.0	320.10	220.0	180.0
27	218.0	320.10	220.0	180.0
28	218.0	320.10	220.0	180.0
29	218.0	320.10	220.0	180.0
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43	218.0	320.10	220.0	180.0
44	218.0	320.10	220.0	180.0
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69	218.0	320.10	220.0	180.0
70	218.0	320.10	220.0	180.0
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72	218.0	320.10	220.0	180.0
73	218.0	320.10	220.0	180.0
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76	218.0	320.10	220.0	180.0
77	218.0	320.10	220.0	180.0
78	218.0	320.10	220.0	180.0
79	218.0	320.10	220.0	180.0
80	218.0	320.10	220.0	180.0
81	218.0	320.10	220.0	180.0
82	218.0	320.10	220.0	180.0
83	218.0	320.10	220.0	180.0
84	218.0	320.10	220.0	180.0
85	218.0	320.10	220.0	180.0
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88	218.0	320.10	220.0	180.0
89	218.0	320.10	220.0	180.0
90	218.0	320.10	220.0	180.0
91	218.0	320.10	220.0	180.0
92	218.0	320.10	220.0	180.0
93	218.0	320.10	220.0	180.0
94	218.0	320.10	220.0	180.0
95	218.0	320.10	220.0	180.0
96	218.0	320.10	220.0	180.0
97	218.0	320.10	220.0	180.0
98	218.0	320.10	220.0	180.0
99	218.0	320.10	220.0	180.0
100	218.0	320.10	220.0	180.0



AUCKLAND LAND DISTRICT

Plan of

CARTMAN ROAD BLOCKS Y, VI, & IXAROKA

Image Quality due
to Condition
of Original

5053
PROC

Taken for a Public Purpose

Surveyed by *Alfred Hazzard*

Scale 10 Chains to an Inch.
Ohinemuri County

Notes of the Plan
August 20 1892
12th August 1892.
L.S. 9/177
J. H. P. 1892
1892

This is a copy of the Plan, marked P.W.D. 40915
referred to in a Proclamation dated the 4th
day of February, 1921, and published in the
New Zealand Gazette, No. 12, page 418
10th February 1921.

J. H. P. 1892
for the Surveyor-General

Approved as to Road marked A.B.C.
Lynsford
Governor-General

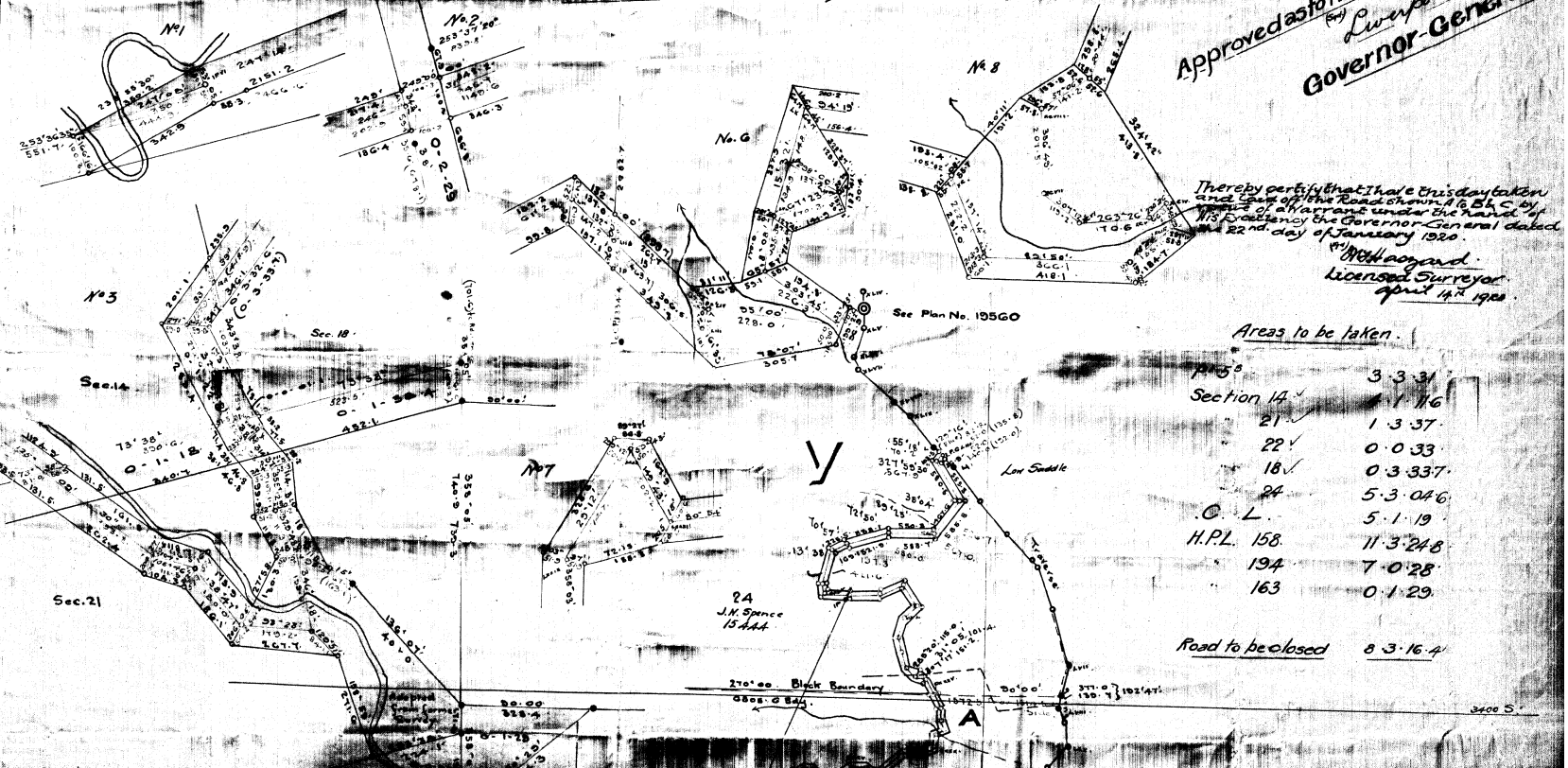
Thereby certify that I have this day taken
and sent to the Road shown A.B.C. of
the Plan of a warrant under the hand of
the Governor-General dated
the 22nd day of January 1920.
W. H. H. 1892
Licenced Surveyor
April 14th 1920

Areas to be taken.

158	3.3.37
Section 14	1.1.16
21	1.3.37
22	0.0.33
18	0.3.337
24	5.3.046
H.P.L. 158	5.1.19
194	11.3.248
163	7.0.28
	0.1.29

Road to be closed 3.3.16.4

Ref	Area	Area	Ref	Area
158	3.3.37	158	3.3.37	158
159	3.3.37	159	3.3.37	159
160	3.3.37	160	3.3.37	160
161	3.3.37	161	3.3.37	161
162	3.3.37	162	3.3.37	162
163	3.3.37	163	3.3.37	163
164	3.3.37	164	3.3.37	164
165	3.3.37	165	3.3.37	165
166	3.3.37	166	3.3.37	166
167	3.3.37	167	3.3.37	167
168	3.3.37	168	3.3.37	168
169	3.3.37	169	3.3.37	169
170	3.3.37	170	3.3.37	170
171	3.3.37	171	3.3.37	171
172	3.3.37	172	3.3.37	172
173	3.3.37	173	3.3.37	173
174	3.3.37	174	3.3.37	174
175	3.3.37	175	3.3.37	175
176	3.3.37	176	3.3.37	176
177	3.3.37	177	3.3.37	177
178	3.3.37	178	3.3.37	178
179	3.3.37	179	3.3.37	179
180	3.3.37	180	3.3.37	180
181	3.3.37	181	3.3.37	181
182	3.3.37	182	3.3.37	182
183	3.3.37	183	3.3.37	183
184	3.3.37	184	3.3.37	184
185	3.3.37	185	3.3.37	185
186	3.3.37	186	3.3.37	186
187	3.3.37	187	3.3.37	187
188	3.3.37	188	3.3.37	188
189	3.3.37	189	3.3.37	189
190	3.3.37	190	3.3.37	190
191	3.3.37	191	3.3.37	191
192	3.3.37	192	3.3.37	192
193	3.3.37	193	3.3.37	193
194	3.3.37	194	3.3.37	194
195	3.3.37	195	3.3.37	195
196	3.3.37	196	3.3.37	196
197	3.3.37	197	3.3.37	197
198	3.3.37	198	3.3.37	198
199	3.3.37	199	3.3.37	199
200	3.3.37	200	3.3.37	200



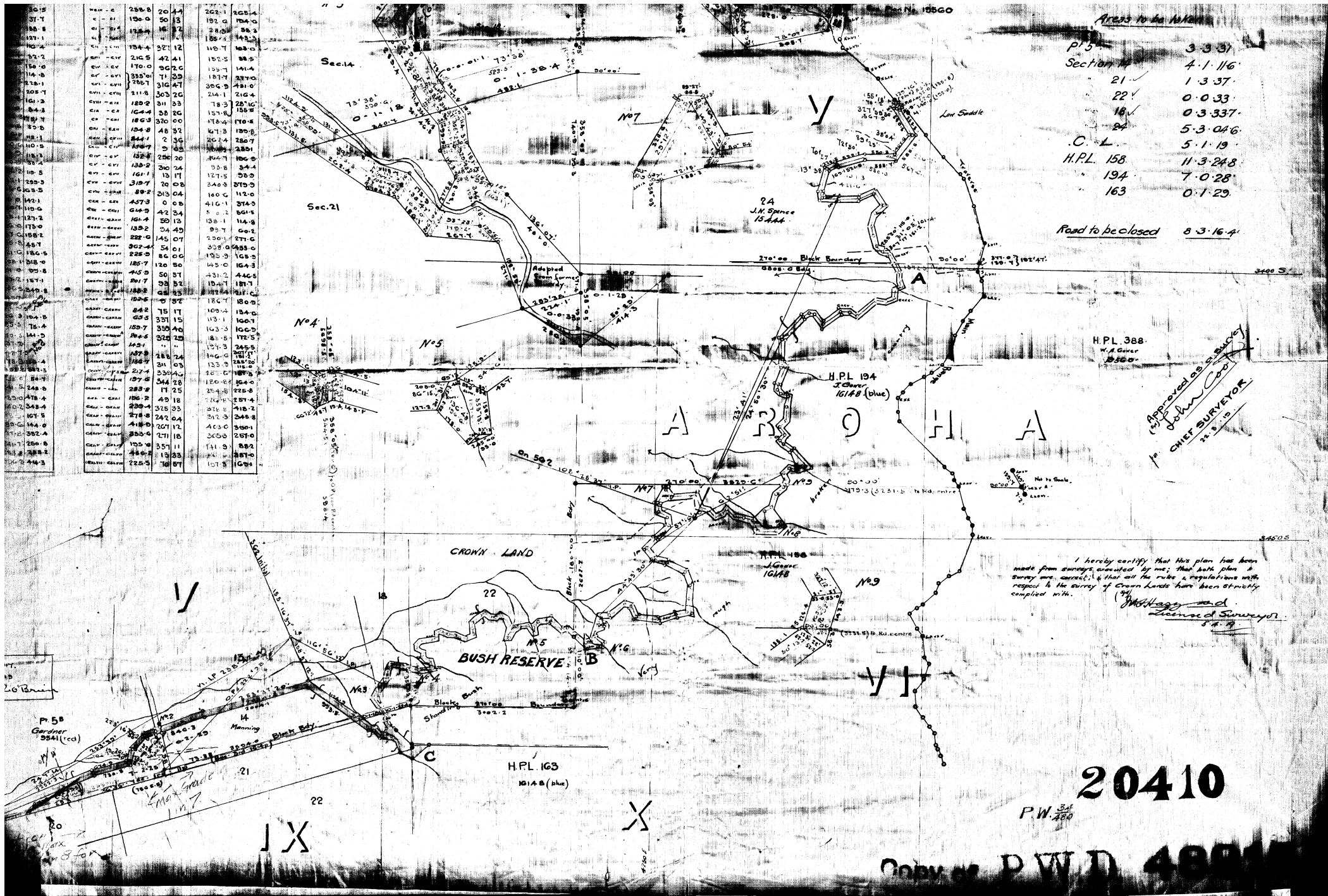


Image Quality due
to Condition
of Original

[Extract from *N.Z. Gazette* No. 12, 10th Feb., 1921.]

Land taken for the Purposes of a Road in Blocks V and IX, Aroha Survey District.

[L.S.] JELLICOE, Governor-General.

A PROCLAMATION.

IN pursuance and exercise of the powers and authorities vested in me by the Public Works Act, 1908, and of every other power and authority in anywise enabling me in this behalf, I, John Rushworth, Viscount Jellicoe, Governor-General of the Dominion of New Zealand, do hereby proclaim and declare that the land described in the Schedule hereto is hereby taken for the purposes of a road; and I do also declare that this Proclamation shall take effect on and after the twenty-sixth day of February, one thousand nine hundred and twenty-one.

SCHEDULE.

APPROXIMATE areas of the pieces of land taken:—

A.	E.	P.	Being Portion of
3	3	31	Part 5a, Block V; coloured sepia.
4	1	11-6	Section 14, Block V; coloured blue.
1	3	37	" 21 " IX " purple.
0	0	33	" 22 " IX " yellow.
0	3	33-7	" 18 " V " sepia.
5	3	4-6	" 24 " V " yellow.

Situated in the Aroha Survey District. (S.O. 20410.)
In the Auckland Land District; as the same are more particularly delineated on the plan marked P.W.D. 48915, deposited in the office of the Minister of Public Works at Wellington, in the Wellington Land District, and thereon coloured as above mentioned.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand; and issued under the Seal of that Dominion, at the Government House at Wellington, this 4th day of February, 1921.

E. P. LEE, for Minister of Public Works.

GOD SAVE THE KING!

5053

edition

1000 JUNE, REGISTERED BOOK.

132, 136, 141 and 142, and 17/1267

1801/176

OF February, 1921

OK. Ann

[Handwritten signature]

[Handwritten signature]

Image Quality due to Condition of Original

Vol. 5053

[Faint handwritten text]

SOUTH



Gazette Notice 5053

NOTICE NO: 1242

SCHEME PLAN NO: 4785

S225684 BCR

CONDITIONS OF BUILDING LINE

INL 974

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT 1946

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act, 1946, I, ALEXANDER REID, Chief Surveyor, South Auckland Land District, HEREBY GIVE NOTICE that Lot 3, more particularly delineated in the scheme plan of the Town of Te Aroha Extension No: 27 being a subdivision of Part Section 5B Block V, Aroha Survey District, comprised in Certificates of Title Volume 188 folio 138 and Volume 438 folio 191, Auckland Land Registry, is subject to the condition that no buildings or hoardings shall be erected on the said Lot 3 within 25 links of the Hamilton-Kopu State Highway No: 26 as shown on the aforementioned scheme plan.

GIVEN under my hand this 19th day of October, 1961

Signed: A. REID
Chief Surveyor

SOUTH AUCKLAND LAND DISTRICT

I, ALEXANDER REID, hereby certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act 1946.

A. Reid.
CHIEF SURVEYOR

A. Hopcraft.
ASST. CHIEF SURVEYOR

REFERENCE

Date of receipt of plan: 15-05-2018, File No: S/1785

Date copy submitted to Local Authority for comments under Section 5(1) of the Act: 24-05-2018

Date of receipt of comments of Local Authority (S. 5(2)): 24-05-2018

Date of submission of copy of approved plan to: _____

Surveyor-General: _____ Local Authority: _____

Disputed Land Register: _____

Industrial Lot 1-1-08 p.

Rural Lot 85-0-00 p.

Road to be dedicated 0-0-28 p.

Total Area: 86-1-36 p.

RECORD SET - \$24

UNCLASSIFIED & P. 100/100

Received: _____

By: _____

Signature: _____

Date: _____

Time: _____

Place: _____

For: _____

By: _____

Signature: _____

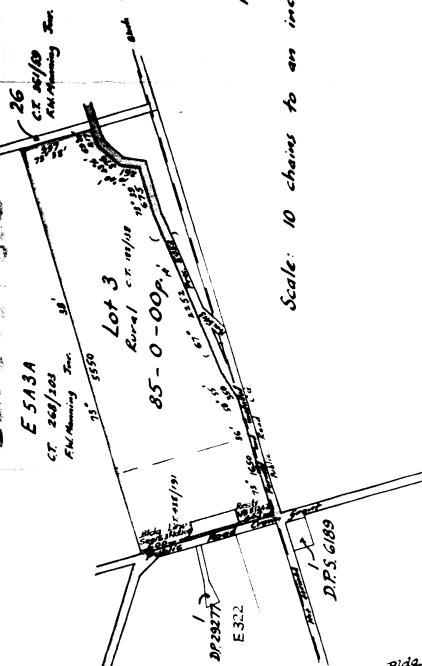
Date: _____

Time: _____

Place: _____

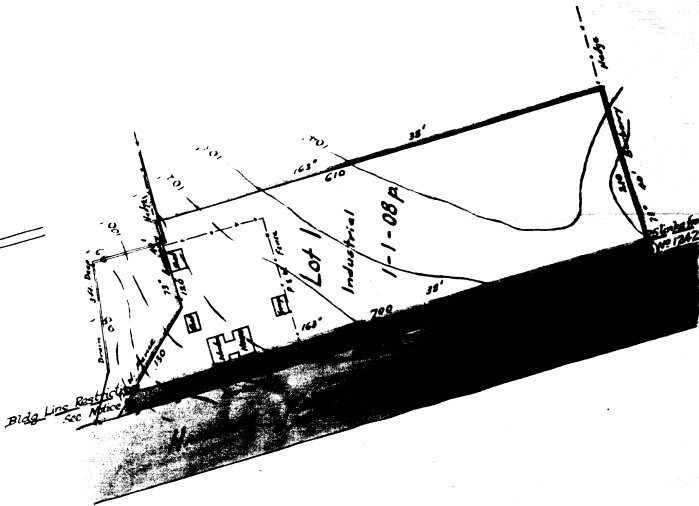
For: _____

S225684 B10



1X

Scale: 10 chains to an inch



I, DENIS BROWN HERBERT, hereby certify that this is a copy of the plan as approved in accordance with the provisions of the Land Act, 1902, and the provisions of the Land Act, 1902, and the provisions of the Land Act, 1902.

Approved: _____
Asst. Chief Surveyor
30.10.61

Approved

Owner: _____
11/7/61

TOWN OF TE AROHA - EXTN. 22

Proposed Subdivision of Pt. Sec. 5B

Blk. V Aroha S.D.

Comprised in C.T. 100/101 and Pt. C.T. 100/102, C.G. Nyman, Owner

Survey Block & District: Blk. V, Aroha S.D.

Land District: South Auckland Local Body: Chinesemere County

Scale: As shown. As area is shown, surveyed by Williams & Partners, 1880, August 1880.

Section: 5B, 100/101 and Pt. C.T. 100/102, C.G. Nyman, Owner. This plan is submitted for the purpose of the Land Act, 1902, and the provisions of the Land Act, 1902, and the provisions of the Land Act, 1902.

Dated at: _____

Approved

Owner: _____

11/7/61

4785

225684

138 138 2 438/191

30th

January, 1962

9



L.T. 7557

Recorded on L.T. 7557
M.

VID & DEEDS

BWR

Chief Surveyor

31 JAN 1962

9.0

N:1.12

No. 4586

5483800 TE

Form approved by District Land Registrar, Hamilton, No. 318184/1965.

New Zealand

Memorandum of Transfer

C.G. WYBORN LIMITED a duly incorporated private Company having its registered office at Te Aroha (hereinafter called the Grantor), being registered as the proprietor of an estate in fee simple

subject however, to such encumbrances, liens, and interests as are notified by memoranda underwritten or endorsed hereon, in all that piece of land situated in the Provincial District of Auckland containing

SEVENTEEN ACRES THREE ROODS TWENTY-THREE DECIMAL SIX PERCHES (17a. 3r. 23.6p.)

106/ be the same a little more or less, being part of Section 5B Block V Aroha Survey District comprising all the land described in Certificate of Title 1A/1061 South Auckland Registry AND SECONDLY all that piece of land containing SEVENTY-FIVE ACRES FIVE DECIMAL SIX PERCHES (75a. 5.6p.) more or less being part Section 5B Block V Aroha Survey District comprising the residue of Certificate of Title Volume 188 Folio 138 South Auckland Registry

MEMORANDA OF ENCUMBRANCE

- ✓ Building line restriction contained in S.225684
- ✓ Mortgage S.404073 to Cecil Gordon Wyborn
- ✓ Mortgage S.462106 to Australian Mutual Provident Society
- ✓ Mortgage S.462108 to The State Advances Corporation of New Zealand
- ✓ S.462110 Memorandum of Priority making S.462106 a first mortgage, S.462108 a second mortgage and S.404073 a third mortgage.

WITHOUT PRICE PAID DOTH HEREBY TRANSFER AND GRANT as appurtenant to the land hereinafter described unto WAIHOU VALLEY MILK TREATMENT LIMITED a duly incorporated Company having its registered office at Te Aroha (hereinafter called the Grantee) the registered proprietor of all that piece of land containing ONE ACRE ONE ROOD SIX DECIMAL TWO PERCHES (1a. 1r. 6.2p.) more or less being Lot 1 on Deposited Plan S.7557 part Section 5B Block V Aroha Survey District comprising all the land described in Certificate of Title 1A/1062 South Auckland Registry and the registered proprietor from time to time of the said land SUBJECT in all things to the rights of the Crown under the Water and Soil Conservation Act 1967 and its Amendments the right to convey water and the additional rights incidental thereto as defined in Paragraph 2 of the Seventh Schedule to the Land Transfer Act 1952 as inserted and amended by the Land Transfer Amendment Act 1961 over the course stipulated and from the source of supply stipulated on the plan endorsed hereon on and over the relevant parts of the lands Firstly and Secondly hereinbefore described. PROVIDED THAT the quantity of water at any time shall not exceed the quantity that can flow in the 2 existing galvanised iron pipes each of 2 inches diameter.

in consideration of the sum of

paid to by

the receipt of which sum is hereby acknowledged

10 IV TO 1297

-000,001.50 DTY

2011 Gordon Brown NY

~~do~~ hereby transfer to the said

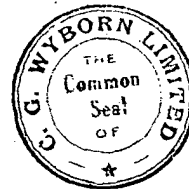
all estate and interest in the said piece of land

In Witness whereof these presents are executed this
one thousand nine hundred and seventy.

First day of April

Signed by the abovesigned

as transferor in the presence of
THE COMMON SEAL of C.G. WYBORN LIMITED
as Grantor was hereunto set affixed
and impressed in the presence of:-



B. G. Wyborn Governing Director
[Signature] Secretary.

WE, PETER PATERSON

and

ALAN BOYD LANCASTER

both of

City of Wellington, Life Assurance Officers, solemnly and sincerely

re:—

1. That we are respectively SUB-MANAGER

and SUB-MANAGER

for New Zealand of the

Australian Mutual Provident Society and as such are Attorneys in New

Zealand for the said Society pursuant to the provisions of a Power of

Attorney under the Seal of the said Society dated at Sydney in Australia

on the day of July 1964 in favour of the Manager for New Zealand of the

said Society for the time being, the Assistant Managers or Assistant Manager

for New Zealand of the said Society for the time being and the Sub-Managers

for New Zealand of the said Society for the time being a copy of which

said Power of Attorney is deposited in the following Land Transfer Offices

under the following numbers namely:—

Office:	Number:	Office:	Number:
Auckland	A.49825	Hokitika	30914
Blenheim	43635	Invercargill	202175
Christchurch	641704	Napier	191548
Dunedin	280437	Nelson	97296
Gisborne	77453	New Plymouth	138590
Hamilton	S.302236 ✓	Wellington	614475

2. THAT acting under and by virtue of the powers contained in the said Power of Attorney we have signed or executed the annexed Consent to transfer and grant of water easement on behalf of the said Society.

3. THAT we have received no notice actual or constructive of the revocation of the said Power of Attorney either through the winding-up of the said Society or otherwise.

AND WE SEVERALLY MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

SEVERALLY DECLARED at the City of Wellington this day of April 7th 1970 before me:—

[Signature] J.P.

[Signature]
[Signature]

~~A Solicitor of the Supreme Court of New Zealand~~
A Justice of the Peace in and for New Zealand.

1-00

MEMORANDUM OF VARIATION OF EASEMENT

The Terms covenants and conditions contained or implied in the easement created by Transfer S.483800 are hereby varied as follows:

1. ^{TWMP} THE Grantee will cause to be carried out weekly inspections of the tank, pump and foot-valve situated at the source of supply marked on the plan endorsed on the said transfer and at its own expense will carry out all necessary maintenance and repairs to keep same functioning efficiently PROVIDED HOWEVER that the capital cost of replacing such items shall be borne by the Grantor. CGW

2. ^{TWMP} THE Grantee will pay for all electric power used in pumping water from the source of supply into the said tank.

3. NEITHER party shall be liable to the other for any interruption to supply occasioned by the carrying out of any maintenance repairs or replacement as aforesaid.

DATED this 20th day of January 1981.

THE COMMON SEAL of THAMES VALLEY MILK PRODUCERS LIMITED as the registered proprietor of the dominant tenement was hereto affixed by and pursuant to a resolution of the Directors thereof in the presence of:



Df Burgess DIRECTOR

Hoona DIRECTOR

[Signature] SECRETARY

THE COMMON SEAL of C.G. WYBORN LIMITED was hereto affixed in the presence of:-



→ [Signature]
Greenman SECRETARY

N.Z. Stamp Duty HX

-2-III-81 655791 -DYY *****1.00

CONSENTS OF MORTGAGEES

RURAL BANKING AND FINANCE CORPORATION OF NEW ZEALAND being the mortgagee under and by virtue of Mortgage H 14/1995 36 of the lands in Certificate of Title 1A/1062 being the land to which the said easement is appurtenant BOTH HEREBY CONSENT to the abovesigned Memorandum of Variation of Easement.

DATED this 10th day of February
hundred and seventy-nine eighty one

One thousand nine

SIGNED by the Rural Banking and Finance Corporation of New Zealand

by BRIAN WHITFIELD HESLOP
acting on behalf of and under the authority of the said Corporation pursuant to section 16 of the Rural Banking and Finance Corporation Act 1974 in the presence of:

Witness: R. Boyle

Occupation: Solicitor

Address: Hamilton

AUSTRALIAN MUTUAL PROVIDENT SOCIETY being the mortgagee under and by virtue of Mortgage H 14/1995 36 of the lands in Certificate of Title 1A/1061 and Volume 188 folio 138 being the lands to which the said easement is subject BOTH HEREBY CONSENT to the abovesigned Memorandum of Variation of Easement.

DATED this 20th day of February
hundred and seventy-nine eighty one

One thousand nine

SIGNED by the AUSTRALIAN MUTUAL PROVIDENT SOCIETY as Mortgagee by its Attorneys

Australian Mutual Provident Society
by its Attorneys:

and

JOHN FRANCIS HUTCHENS

EDWARD GRAHAM HAMBLING

in the presence of:-

W. O'Brien
Solicitor
Wellington

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

WE, JOHN FRANCIS HUTCHENS

and

EDWARD GRAHAME HAMBLING

both of Wellington,

New Zealand, Life Assurance Officers, hereby severally certify:

1. THAT by Deed dated at Sydney in Australia the 13th day of June 1973 (a copy whereof is deposited at the following Land Transfer Offices under the following numbers, namely:

<u>OFFICE</u>	<u>NUMBER</u>	<u>OFFICE</u>	<u>NUMBER</u>
Auckland	265722.1	Hokitika	44220
Blenheim	72484	Invercargill	272788
Christchurch	923208	Napier	285857
Dunedin	408837	Nelson	151140
Gisborne	109619	New Plymouth	205166
Hamilton	S.619176	Wellington	986263

the Australian Mutual Provident Society appointed as its Attorneys on the terms and subject to the conditions set out in the said Deed the following persons, namely the Manager for New Zealand of the said Society for the time being the Deputy Manager for New Zealand of the said Society for the time being the Investments Manager for New Zealand of the said Society for the time being the Property Manager for New Zealand of the said Society for the time being the Assistant Investments Manager for New Zealand of the said Society for the time being the A.M.P. Discount Manager for New Zealand of the said Society for the time being the Accountant for New Zealand of the said Society for the time being the Sub-Managers Ordinary Policy Division for New Zealand of the said Society for the time being and the Assistant Superannuation Manager for New Zealand of the said Society for the time being.

2. THAT we are respectively **A.M.P. DISCOUNT MANAGER** and **INVESTMENTS MANAGER** for New Zealand of the said Society and as such are Attorneys in New Zealand for the said Society pursuant to the said Deed.

3. THAT at the date hereof we have not received any notice or information of the revocation of that appointment by the winding-up of the said Society or otherwise.

DATED this

20th day of February 1987

SIGNED at

Wellington

JOHN FRANCIS HUTCHENS

EDWARD GRAHAME HAMBLING

Gilchrist Burns

92782/2

RURAL BANKING AND FINANCE CORPORATION being the mortgagee under and by virtue of mortgage H 264253 of the lands in Certificates of Title 1A/1061 and Volume 188 folio 138 South Auckland Registry being the lands to which the said easement is subject DOTH HEREBY CONSENT to the abovementioned Memorandum of Variation of Easement.

DATED this 20th day of February One thousand nine hundred and ~~seventy-nine~~ eighty one

SIGNED by the Rural Banking and Finance Corporation of New Zealand

by BRIAN WHITFIELD HESLOP
acting on behalf of and under the authority of the said Corporation pursuant to section 16 of the Rural Banking and Finance Corporation Act 1974 in the presence of:



Witness : R. Bayle

Occupation: Solicitor

Address: Hamilton

MEMORANDUM OF VARIATION OF
EASEMENT

Corrected for the purposes of
the Land Transfer Act 1952

R. P. O.
Solicitor for the parties

Particulars entered in the
register as shown in the schedule
of land herein on the date and at
the time stamped below



[Signature]
Assistant Land Registrar
of the District of South Auckland

S 683800

18/10/28
17/10/28
12 28 PM '81

District Land Registry
Hamilton No. 1

Handwritten: 5483800

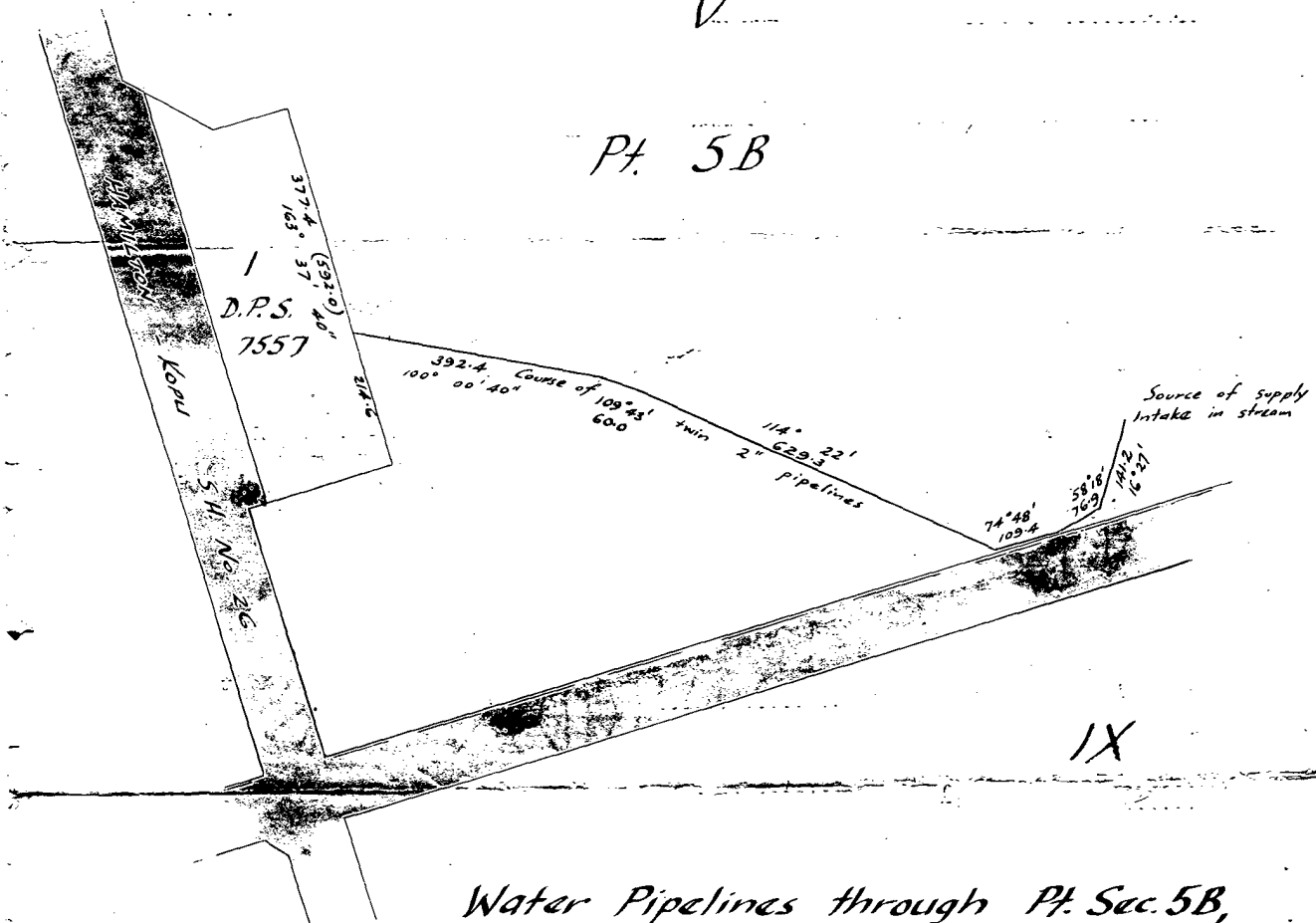
333800

GILCHRIST BURNS & JOHNSTON,
SOLICITORS,
TE AROHA.

S483800 TE

V

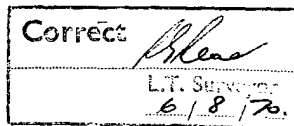
Pt. 5B



N.B. old marks
from D.P.S. 7557

Water Pipelines through Pt. Sec. 5B,
Blk. V, Aroha S.D.

Scale: 2 chains to an inch.



R. Halkson
Registered
Surveyor
20-3-70

5483800

No.

Correct for the purposes of the Land Transfer Act.

Transfer of lands

Solicitor for the Transferee.

Te Aroha.

situated in Aroha Survey District

H.333848 Variation of terms of within easement.
produced 24.3.1981 at 12.28 o'clock

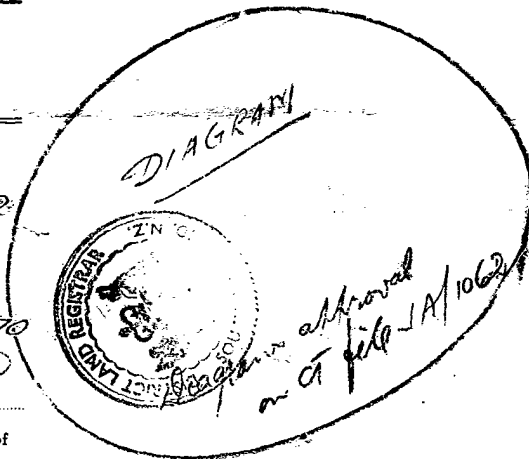
C.G. WYBORN LIMITED

Grantor
Transferor.Invest
for A.L.R.WAIHOU VALLEY MILK TREATMENT LTD Grantee
Transferee.

Particulars entered in the Register Book

Vol. 1A folio 1061 and 1062
188 138the 10th day of August 1970
at 2.45 o'clock

RD

Assistant Land Registrar of
the District of South
Auckland.The undermentioned mortgagees of the lands firstly and secondly mentioned in the foregoing transfer and grant HEREBY CONSENT to such transfer and grant.

Dated this 10th day of April 1970.

WITNESS to the signature of CECIL GORDON
WYBORN as Mortgagee:-Solicitor
Te ArohaSIGNED on behalf of the State Advances Corporation
of New Zealand by authority of the Corporation
under its Common Seal pursuant to Section 13 of
the State Advances Corporation Act 1965 by
IVAN JOSEPH MORRIS an officer
of the Corporation in the presence of:-M. J. Newmark Administrator
to the State Advances Corporation
HamiltonFor and on behalf of STATE
ADVANCES CORPORATION OF
NEW ZEALAND

DEEDS
1
MCCAW, SMITH & ARC.
16 JUN 1970
Time: 2.30
Fee: \$8.00
Contract No. 5929

SIGNED by the AUSTRALIAN MUTUAL PROVIDENT
SOCIETY as Mortgagee by its Attorneys
PETER PATERSON
and
ALAN BOYD LANCASTER
at a meeting of its Board of Directors
in the presence of:-A. J. Flux JP
valuer
WellingtonAUSTRALIAN MUTUAL PROVIDENT SOCIETY
BY ITS ATTORNEYS

LAND

Noted: Re Pres

MCCAW, SMITH & ARC. TE AROHA

10 AUG 1970

2.45

8 541

**Declaring State Highway to be Limited Access Road
—State Highway No. 26, Hamilton to Kopu**

It is notified that Transit New Zealand, by resolution dated 8 October 2003 and pursuant to section 88 (1) of the Transit New Zealand Act 1989, hereby declares that part of State Highway No. 26 described in the Schedule hereto, and as more particularly shown on Plans LA/157 and LA/158 and accompanying Schedules held in the office of the Regional Manager, Transit New Zealand, Hamilton, and there available for public inspection, to be limited access road.

Schedule

The section of State Highway No. 26 that is in Matamata-Piako District, commencing at Tui Road and proceeding in a north to north-westerly direction to Rawhiti Road (Route Position 48/2.70 to Route Position 48/11.67); a distance of 8.97 kilometres.

Dated at Wellington this 15th day of October 2003.

Signed on behalf of Transit New Zealand by:

M. K. LAUDER, Highway Control Manager.

au6904

C94C 5921669.1 Notice 1

Cpy - 01/01, Pgs - 003, 04/03/04, 12:11



DocID: 610838178

NOTICE NO: 6904

**STATE HIGHWAY 26 – TUI ROAD TO MANGAITI STREAM BRIDGE (SOUTH ABUTMENT)
LIMITED ACCESS ROAD DECLARATION
SOUTH AUCKLAND LAND REGISTRY**

CERTIFICATE OF TITLE
1A/1053
1A/1062
9D/657
10A/1029
10C/1494
10D/340
11A/133
11A/134
16C/1008
16C/1009
19D/1086
20B/343
23A/582
63C/369
63C/370
26C/1174
26C/1175
26C/1176
26C/1178
26C/1181
28C/343
28C/344
28C/347
33C/733
47B/796
61D/705
61D/706
62D/531
71A/601
71A/602

188/138
199/175
257/67
265/81
281/255
296/237
309/147
338/236
353/11
672/93
803/254
844/156
877/196
905/217
944/61
1099/168
1099/194
1206/23
1493/64
1716/81
1716/82
1763/100
1799/25

FORM PLG 1

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

For assistance in answering these questions please refer to (PLG 1A)

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and/or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

Is the building work and all associated activities:

Changing the use of the land?

NO

(Please note that "changing the use of the land" includes erecting a dwelling on an area of land which previously had no dwelling erected upon it.)

Disturbing soil?

NO

*(more than 25m³ per 500m² of land) or removing soil? (more than 5m³ per 500m² of land)
(e.g.: foundations, on-site effluent treatment and disposal systems, wells or bores)*

For more information on this process please contact the Duty Planner on or go the Ministry for the Environment website: <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>

Signature

The name below as AGENT has the authority for the application to proceed to processing and accept the associated charges.

Signed By:

Chris Dempsey

7 Feb 2024

The Agent will be the first point of contact for communications with the Council/Building Consent authority regarding this application / building work and will receive all correspondence including all invoices.



ABOVE WATER

Water & Wastewater Assessment

25 Wyborn Road, Te Aroha

23rd November 2023

ADDRESS: 25 Wyborn Road, Te Aroha
JOB NUMBER: 23-237
PROJECT TYPE: Rural Dwelling
REPORT PREPARED FOR: Surveying Services Ltd
PRINCIPAL ENGINEER: Josy Cooper

Rev	Date	Details	Prepared by	Reviewed by
0	22/11/2023	Issued to Surveying Services Ltd	Josy Cooper BE, CMEngNZ, CPEng [259163]	Charlie Cooper BSc, PGDipSci
A	23/11/2023	Update details post Surveying Services review.	Josy Cooper	-
B				

Note: The information contained in this document is solely for the use of the Client identified above for the purpose for which it has been prepared and the Author undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

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1.0 General

1.1 Project Scope

The following document discusses the water and wastewater requirements for proposed Lot 1 at the existing site at 25 Wyborn Road, Te Aroha.

A hand auger test was carried out at the site by Moller Consulting on the 15th November 2023 and the results of this testing are referenced throughout this report.

1.2 Site Description

The existing site will be subdivided into a new Lot – Lot 1 – which is 2,500m² and contains an existing dwelling. The site is bounded by existing rural development to the north, east and west, with Wyborn Road to the south. The site falls gently from east to west – the Omaha Stream is located towards the east of the existing dwelling – refer Figure 1. There are existing open drains located along the northern boundary of proposed Lot 1.

The Waikato Regional Council Hazards Portal indicates that this site sits outside the regional flood hazard area as shown in Figure 2. The existing dwelling is shown in Figure 3.



Figure 1: Waikato Regional Council Maps (Omaha Stream located east of the dwelling)



Figure 2: Waikato Regional Council Hazards Portal (Flood Map)



Figure 3: Existing site and dwelling – looking west

1.3 Design Codes and Guidelines

This wastewater assessment complies with the New Zealand Building Code and the following current standards:

- RITS;
- AS/NZS1547.

2.0 Wastewater Management

2.1 Site and Soil Evaluation

Refer to the attached Moller Consulting bore log – HA01 – for details of ground conditions.

The bore log describes the soils near the location of the proposed wastewater disposal field as predominantly Silt with trace clay and sand, or Category 3 in accordance with TP58/AS/NZS1547. Groundwater was encountered during testing at 1.8m bgl.

2.2 Existing Wastewater System

The existing septic tank and disposal system were inspected by Above Water. Figure 4 shows the poor condition of the existing septic tank roof – the roof and mushroom will need to be repaired. It is recommended that a drain layer inspect the existing tank to ensure it is otherwise compliant and whether any other repairs are required. The existing septic tank will also require an outlet filter to be added to comply with current standards. The wastewater disposal system will require replacement as it is currently located across the new boundary for Lot 1.



Figure 4: Treatment System Required Capacity

2.3 Required System Capacity

Estimated wastewater flow rates for the existing dwelling are outlined in Figure 5 below.

Peak Occupancy	5 People	<i>3-bedroom dwelling</i>
Water Supply	Bore Supply	<i>Bore supply assumed</i>
Design Flow	165 L/p/day	<i>AS/NZS 1547:2012 Table H3 (assuming standard water reduction fixtures)</i>
Average Daily Wastewater Volume	825 L/day	<i>AS/NZS 1547:2012 based on averaged monthly figure</i>

Figure 5: Treatment System Required Capacity

2.4 Land Disposal Options

The following disposal system is suitable for Category 3 soils:

- Primary treatment (septic tank) discharging to conventional disposal beds (Figure L5, AS/NZS1547).

Figure 6 outlines recommended design loading rates (based on AS/NZS 1547:2012):

Disposal System Option	Minimum Required Level of Treatment	Recommended Loading Rate
Conventional beds	Primary	15mm/day (basal loading)

Figure 6: Applicable Design Loading Rates

2.5 Required Disposal Area

A check against the WRC permitted activity rules (refer to section 2.8) confirms that primary treatment (septic tank) discharging to ground via conventional disposal beds is suitable for this development.

The requirements for the disposal beds based on a 3-bedroom house are outlined below:

- Required basal disposal area = $[825 \text{ L/day}] / [15\text{mm/day}] = 55\text{m}^2$ plus 100% reserve area - equivalent to a 3m wide disposal bed, 18.0m long.
- Beds are to follow ground contours to provide level drains and shall not be subject to vehicle traffic (maximum ground slope of 11.3 degrees or gradient of 20%).
- The treated effluent will be discharged via gravity where possible to the disposal field and the effluent distribution system shall comprise 100mm dia. PVC perforated pipe distribution laterals. A minimum 600mm clearance from the underside of the beds to the water table must be achieved.

2.6 Reserve Area

AS/NZS 1547:2012 specifies that a reserve area is always required to be available for use in the event of system failure or underestimation of daily wastewater production.

A reserve area of 100% will therefore be provided for in the design.

2.7 Separation Distances

Figure 6 shows the required separation distances for Category 3 soils based on Table R1 in AS/NZS 1547.

Buildings/Houses	3.0m
Property Boundaries	1.5m
Surface Water	15.0m
Water Supply Bore	30.0m
Groundwater	0.6m
Floodplain	1 in 20yr
Embankments/retaining walls	3m from the drainage material/cut batter interface or 45 degree angle from toe of wall excavation (whichever is the greatest)

Figure 6: Separation Distances – On-site Wastewater

2.8 Wastewater Construction, Operation and Maintenance

The attached plan indicates details for construction of the on-site wastewater system presented within this report. The Engineer is required to view the chosen disposal device during construction to confirm suitability. The drain layer must provide as-builts and a PS3 prior to the issue of the PS4.

Ongoing maintenance is required to ensure the continuous performance of the septic and disposal system as per the Water NZ recommendations:

- <https://www.waternz.org.nz/documents/sigs/swans/120215%20 onsite wastewater maint%20 booklet.pdf>

2.9 WRC Permitted Activity Check

The following assesses the proposed development against rule 3.5.7.5 permitted activity rule – discharge of domestic sewage from new on-site systems:

a) The volume of effluent to be discharged from any one system shall not exceed 1.3 cubic metres per day averaged over any one-month period	✓
b) The minimum total septic tank size shall be no less than 3,000 litres.	✓

c) There shall be no direct discharge of effluent into water.	✓
d) During times of normal wet winter groundwater level, there shall be at least 600mm separation distance between the groundwater level and the bottom of the disposal trench.	✓
e) The discharge shall not result in any objectionable odour beyond the boundary of the subject property.	✓
f) The effective disposal area* for any one treatment and disposal system discharge shall be not less than 2,500 square metres. The discharge shall no longer comply with this Rule where the effective disposal area* is subsequently reduced to less than 2,500 square metres.	✓
g) The sewage disposal system shall not be sited within 20 metres of a Natural State Water Body or Fisheries Class Water Body as specified in the Water Management Class Maps, and 10 metres from any other surface water body.	✓
h) The sewage disposal system shall not be sited within 30 metres of any potable water supply well unless the well is drawing from a separate, confined aquifer.	✓
i) The discharge shall not occur within 20 metres of a Significant Geothermal Feature.	✓
j) The septic tank shall be fitted with an effluent outlet filter.	✓
k) The wastewater system shall be designed and installed such that there will be no adverse change in groundwater quality as a result of the discharge, or in combination with other discharges.	✓

3.0 Water

3.1 Water Supply

MPDC have a 50mm PVC rider main water supply line located on SH26 as shown in Figure 7. Consent condition 8 of the resource consent for the development of Lot 1 requires that the site is provided with a high hazard, above ground and testable backflow prevention device and water meter. This is to be installed by a Council approved installer and adequately housed to prevent damage from stock or vehicles.

To comply with this requirement a 20mm RPZ connection can be provided to the site.



Figure 7: Existing water supply – MPDC GIS

4.0 Recommendations

As described in the preceding report, the following is recommended for proposed Lot 1 at 25 Wyborn Road, Te Aroha with respect to water supply and wastewater disposal:

- A primary wastewater treatment system comprising the existing septic tank (with repairs as necessary) with an outlet filter fitted discharging to a conventional disposal bed.
- Separation distances between the wastewater disposal system and surrounding assets must be maintained as recommended in this report.
- Ongoing operation and maintenance of the wastewater system as per best practice and as recommended in this report.
- A new 20mm RPZ water connection from the 50mm rider main on SH26.

5.0 Appendices

- 5.1 Hand Auger Log
- 5.2 Wastewater Plan
- 5.3 PS1



MOLLER
CONSULTING LTD

INVESTIGATION LOG

HOLE NO.:

HA1

CLIENT: Above Water

PROJECT: Drainage Investigation

JOB NO.:

M23.140

SITE LOCATION: 25 Wyborn Rd, Te Aroha

CO-ORDINATES:

ELEVATION: Ground

START DATE: 15/11/2023

END DATE: 15/11/2023

CONTRACTOR: Internal

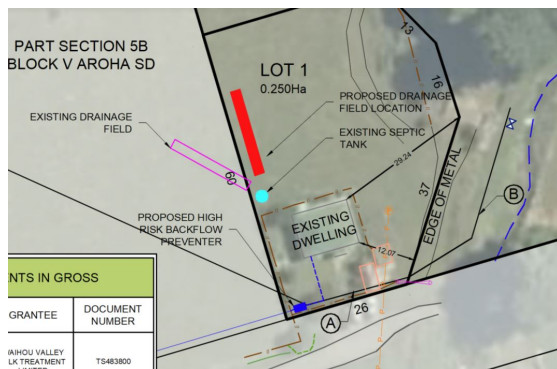
RIG: Hand Auger

DRILLER: AM

LOGGED BY: AM

MATERIAL DESCRIPTION (See Classification & Symbolology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)										VANE SHEAR STRENGTH (kPa)				WATER
				2	4	6	8	10	12	14	16	18	50	100	150	200	Values	
Sandy, silty topsoil		0.0	TS															
		0.2	TS															
		0.4	TS															
SILT, with minor sand, with trace clay and gravel; light brown. Stiff; moist; gravel, angular; Placed gravel? fill from old farm race? larger sized rocks noted in grass near hole.		0.6	TS															
		0.8	TS															
		1.0	TS															
		1.2	TS															
		1.4	TS															
		1.6	TS															
		1.8	TS															
		2.0	TS															
EOH: 2.00m		2.0	TS															

PHOTO(S)



REMARKS

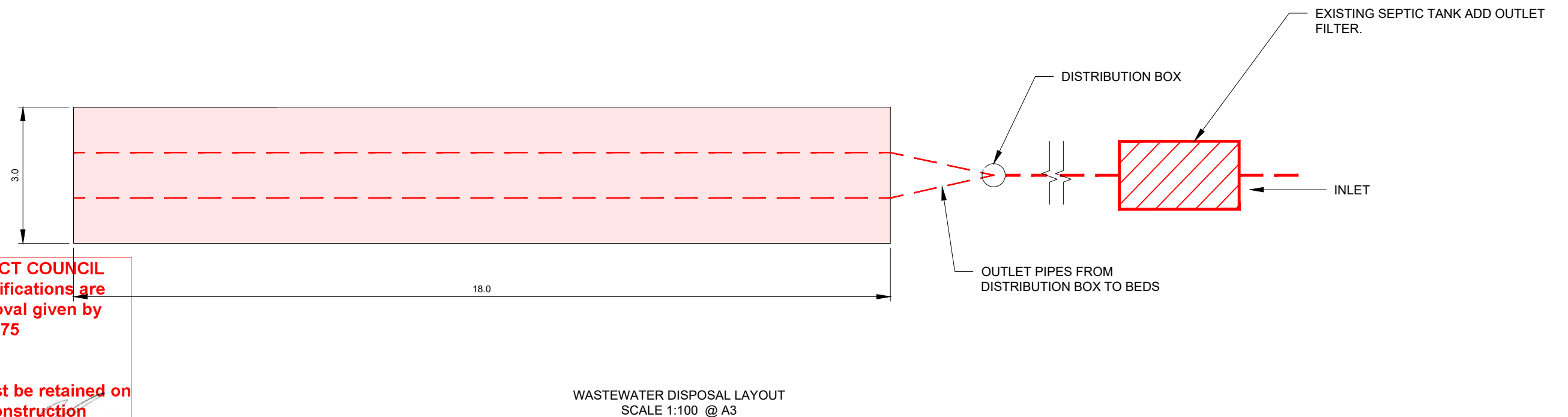
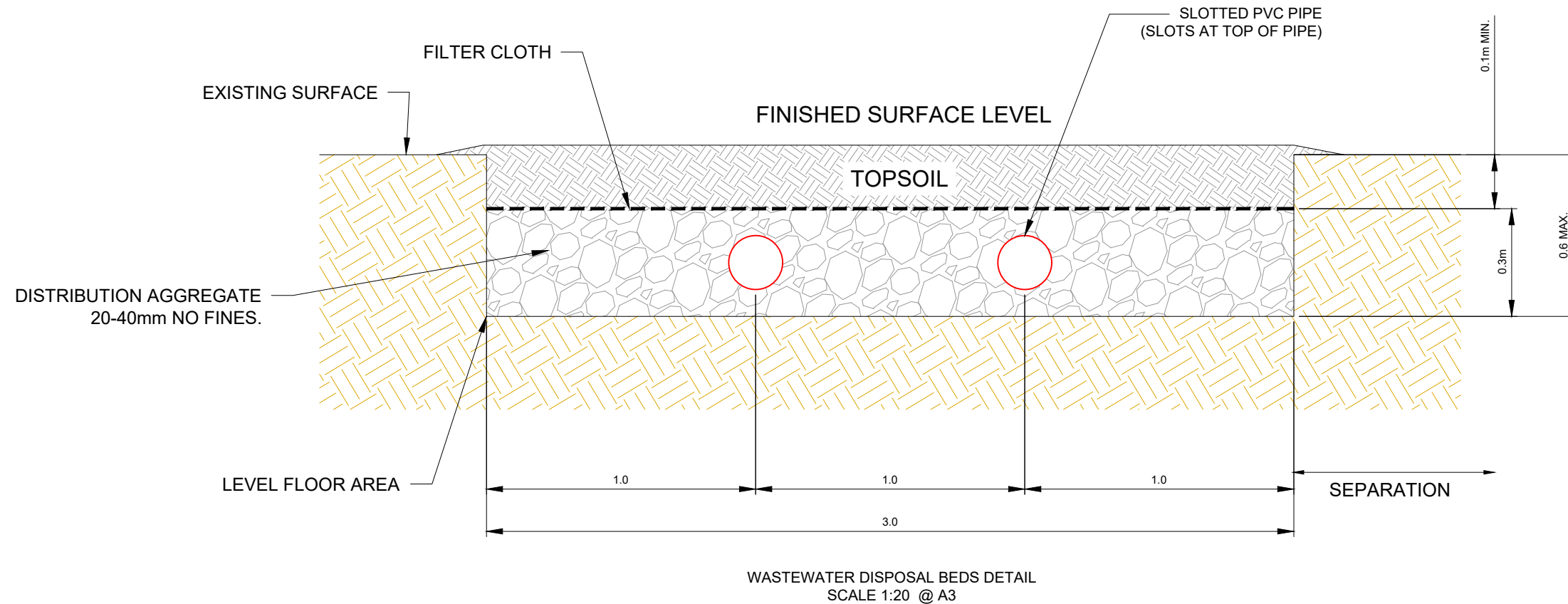
Generally flat to gently sloping to the W/NW. Noted rocks in grass in general area.

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- ☒ Hand Auger
- ☐ Test Pit



MATAMATA-PIAKO DISTRICT COUNCIL
This set of plans and specifications are those covered in the approval given by Building Consent No. 202775 Dated 19/03/2024

And these documents must be retained on the site of works during construction
Viran Parmar
Building Control Officer

				DESIGNED	JCC	Nov-23
				DESIGN CHECK	JC	Nov-23
				DRAWN	CTC	Nov-23
				REVIEWED	JCC	Nov-23
				APPROVED		
A	22/11/23	WASTEWATER ASSESSMENT	CTC	JCC		
REV	DATE	AMENDMENT	BY	APPD	BY	DATE



COPYRIGHT - This drawing, and the design concept, remain the exclusive property of Above Water and may not be used without approval. Copyright reserved.

25 WYBORN ROAD, TE AROHA
WASTEWATER ASSESSMENT
WASTEWATER DETAIL

CAD FILE: 23-237	DATE: 22-Nov-23	
ORIGINAL SCALE A1: AS SHOWN	SHEET NUMBER C-002	
CLIENT SURVEYING SERVICES	ISSUE	REVISION
PROJECT NUMBER 23-237	1	A

PRODUCER STATEMENT – PS1

DESIGN



association
of
consulting
and
engineering



Building Code Clause(s):	G13/VM4	Job number: 23-237
ISSUED BY: (Engineering Design Firm)	Above Water Engineering Ltd	
TO: (Client)	Surveying Services Ltd	
TO BE SUPPLIED TO: (Building Consent Authority)	Matamata-Piako District Council	
IN RESPECT OF: (Description of building work))	Wastewater assessment for existing dwelling	
AT: (Address)	25 Wyborn Road, Te Aroha	
LEGAL DESCRIPTION	Lot 1 of Part Section 5B Block V SA188/138	

We have been engaged by Surveying Services Ltd to provide:

On-site wastewater disposal system for existing dwelling.

in respect of the requirements of the Clause(s) of the Building Code specified above for all of the proposed building work.

The design carried out by Above Water Engineering Ltd has been prepared in accordance with:

- ✓ compliance documents issued by the Ministry of Business, Innovation & Employment (Verification method /acceptable solution): G13/VM4

The proposed building work covered by this producer statement is described in the drawings specified in the attached Schedule, together with the specification, and other documents set out in the attached Schedule.

On behalf of Above Water Engineering Ltd, and subject to:

- all proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached Schedule, will comply with the relevant provisions of the Building Code specified above; and that
- the persons who have undertaken the design have the necessary competence to do so.

I recommend the CM2 level of construction monitoring.

I, Josy Cooper, am:

- CPEng number 259163
- and hold the following qualifications: B.E.

Above Water Engineering Ltd holds a current policy of Professional Indemnity Insurance no less than \$200,000.

Job Number: 23-237

Job Address: 25 Wyborn Road, Te Aroha

Compilation Date and Time: 22 November 2023 at 14:44 PM

PS1 - DESIGN – AUGUST 2021

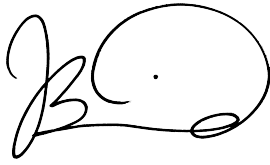
PAGE 1 OF 4

Above Water Engineering Ltd is not a member of ACE New Zealand.

SIGNED BY:

Josy Cooper

(Signature):



Date: 22/11/23

ON BEHALF OF:

Above Water Engineering Ltd

Note: This statement has been prepared solely for Matamata-Piako District Council and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to Above Water Engineering Ltd only. As a condition of reliance on this statement, Matamata-Piako District Council accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to Matamata-Piako District Council in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

SCHEDULE TO PS1

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

- Engineering Calculations: Above Water Engineering Ltd - Water and Wastewater Assessment - reference 23-237

GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on either the [ACE New Zealand](#) or [Engineering New Zealand](#) websites.

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with part of the reasonable grounds necessary for the issue of a Building Consent or a Code Compliance Certificate, without necessarily having to duplicate review of design or construction monitoring undertaken by others.

PS1 DESIGN: Intended for use by a suitably qualified independent engineering design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 DESIGN REVIEW: Intended for use by a suitably qualified independent engineering design review professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 CONSTRUCTION: Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 20112

PS4 CONSTRUCTION REVIEW: Intended for use by a suitably qualified independent engineering construction monitoring professional who either undertakes or supervises construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

Competence of Engineering Professional

This statement is made by an engineering firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its personnel.

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent engineering professional".

Professional Indemnity Insurance

As part of membership requirements, ACE New Zealand requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard practice for the relationship between the BCA and the engineering firm.

Professional Services during Construction Phase

There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers3).

The BCA is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

BCAs should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued. No design professional should be expected to provide a producer statement unless such a requirement forms part of Above Water Engineering Ltd's engagement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
- 4 PN01 Guidelines on Producer Statements

www.acenz.org.nz

www.engineeringnz.org