RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

Item Checked	Y	N	NA	Comments
Application Form and Acceptance Checklist	(Y)	N	NA	PIM/RC Number: 080137
Building Consent and Conditions	Y	N	(NA)	
PIM	(Y)	N	NA	
Resource Consent	Y	N	(NA)	
Plans	(Y)	N	NA	
Specifications	Y	N	(NA)	
Drainage plan	(Y)	N	NA	
Design Reports	Y	N	(NA)	
Bracing / Engineering Calcs	Y	N	(NA)	
Producer Statements	Y	N	(NA)	
Specified Systems Information	Y	N	(NA)	
Processing Checklist	(Y)	N	NA	
Other Checklists (Please Note)	Y	N	(NA)	
Requests for Additional Information	Y	N	(NA)	
Records of all correspondence (emails, letters)	(Y)	N	NA	
Memorandum from NZFS	Y	N	(NA)	
Form 4A (Section 37)	Y	N	(NA)	
Approval from NZHPT	Y	N	(NA)	
Development Contributions	Y	N	(NA)	
Inspection Records	Y	N	(NA)	
Truss Layout	Y	N	(NA)	
Photos	Y	N	(NA)	
Geotech Report	(Y)	N	NA	
Notice to Fix	Y	N	(NA)	
Compliance Schedule	Y	N	(NA)	
BWOF	Y	N	(NA)	
Certificate of Public Use	Y	N	(NA)	
Copy of Complaints Received	Y	N	(NA)	
CCC Application, CCC Checklist and Code Compliance Certificate	Y	N	(NA)	
Drainage Asbuilt	Y	N	(NA)	
Electrical Certificate of Compliance	Y	N	(NA)	
Gas Certificate	Y	N	(NA)	
Other (Please State)	Y	N	(NA)	

Checked by: Date: 16/1/09

Circle if applicable Y = Yes on file N = Not on file NA = Not applicable to this file

Note: If 'N, Not on file' is used, reasons need to be added to the comments box

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STAND ALONE PIM

KAIPARA DISTRICT COUNCIL

PIM And Building Consent Application

(The Building Act 2004)

Applicant Details: BC No: 080137

1 The Owner

Name of Owner: G+K REID

Contact Person: G REID

Postal Address: 22 HOPKINS CRES, KAUMARAMA

Street Address/Registered Office: N/A

Phone No: (09) 5286462 Fax No:

Mobile No:

Email :

The following evidence of ownership is attached to this application : *(If property has been recently sold a copy of Sale and Purchase Agreement is required)*

CERTIFICATE OF TITLE

2 The Agent

Name of Agent: SANG ARCHITECTS COMPANY LIMITED

Contact Person:

Postal Address: 11 GLENFELL PLACE EPSOM AUCKLAND 1023

Street Address/Registered Office: IA

Phone No: (09) 638 8006 Fax No: (09) 638 8079

Mobile No:

Email: ronsang@sangarchitects.co.nz

Relationship to Owner: ARCHITECT

First Point of Contact for Communications/Fees/Refunds to:

☐ The Owner ☑ The Agent

3 The Project (What is the work to be done)

Description of the building work: NEW RESIDENTIAL DWELLING

Will the work result in a change of use of the building:

☐ Yes ☑ No

If YES please state new use and provide details:

List Building Consents previously issued for this project (if any): NIL

Floor area (proposed work - square metres)

	Basement	Ground Floor	Other Floors	Total
Main Building	.....	.....	.....	590 m²
Accessory Buildings	.....	.....	.....	.....

4 Building Details: (Where work to be done)

Valuation Roll No : 01.22.01.27.11

Legal Description: LOT 3 DP 319142

Street Address of Building: DE BOCK LANE MANGAWHAI

Location of Building within site/block number (include nearest street access):

Building Name:

Number of Levels:

Level/Unit No:

Certificate of Title No : 75252

Area of Site (m²/ha) : 1.0890 ha

Current, lawfully established use (if applicable) : VACANT SITE

Year first constructed (if applicable) : N/A

5 Nature Of Consent

☑ New building - exclude domestic garages and domestic outbuildings — Intended Life: Indefinite, but not less than

☐ Foundations only — 50 yrs ☐ OR Specified as .....yrs

☐ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances — Demolition ☐ Being stage ..... of an intended ..... stages

☐ Domestic garages and domestic outbuildings

6 Value Of Work And Fees (GST Incl)

Main buildings	$600,000.
Accessory buildings	$
Plumbing & Drainage	$10,000.00
Total Value of Work	$700,000
Office Use Only	
PIM	$145.00
Building Consent	$
BRANZ Levy	$
DBH Levy	$
Certificate of Acceptance	$
TOTAL	$145.00

Receipt No: 543454

Date: 23/2/09

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KAIPARA DISTRICT

7 Tick box A to D below, as appropriate :

- ☑ A Application is for a Project Information Memorandum (PIM)
- ☐ B Application is for Building Consent (BC) only, in accordance with PIM No : .....
- ☐ C Application is for Building Consent (BC) and Project Information Memorandum (PIM)
- ☐ D Application is for a Certificate of Acceptance (COA)
- ☐ E Amendment to Building Consent No: .....

8 Confidentiality (Plans and Specifications):

I/We require the following to be treated as confidential (proof of reasons for confidentiality will be required and will only be accepted if legally valid)

- ☐ Plans (please specify which plans i.e. Floor Plans etc.,) : .....
- ☐ Specifications
- ☐ I/We require that all details of this application remain confidential as required by a Council directive applied for, or already issued, in relation to a protection order currently in force under The Domestic Violence Act 1995.

9 Vehicle Crossing Required

Is this application linked to a vehicle crossing application?

YES/NO If 'YES', Application No : .....

(If 'YES' please include Vehicle Crossing Application)

10 Public Utility Connections Required

Is this application subject to a utility connection application? (Drainage, Water Connection or Water Meter Installation)

- ☐ YES - Application No:.....
- ☑ NO - Existing connections in place

11 Historic Places Trust

- ☐ The property is a registered historic place, historic area or wāhi tapu area
- ☐ A PIM has already been issued for this project - PIM No : .....

If your property has an archaeological or historic site, you need to consult with the Historic Places Trust in regards to your project for review and approval prior to your project commencing

12 Fire Service Design Unit (3 copies - 4 where fire report required, 1 set to be A3)

Section 47 of The Building Act 2004, requires certain projects as specified by notice in the NZ Gazette to be reviewed by the New Zealand Fire Service, which may require a Memorandum, setting out advice on issues such as 'means of escape from fire' and 'water supply for fire fighting'. Not required when Fire Design Report shows compliance with the 'C' Documents of the New Zealand Building Code.

13 Compliance Schedule (where applicable – Complete Part E)

A Compliance Schedule is required for buildings with specified systems. This does **NOT** apply to single storey, residential property apart from when serviced by a cable car (lift).

14 Certificate of Acceptance

Is this application in relation to obtaining a Certificate of Acceptance (Section 96 Building Act 2004) ?

☐ Yes ☑ No If yes, please provide details below:

Description of Building work - .....

.....

Date work carried out - .....

Personnel who carried out work – Please list over page in PART D: KEY PERSONNEL

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KAIPARA DISTRICT

Part B: Project Details

Project Information Memorandum (Complete this part only when applying for a PIM)

The project involves the following matters. Tick each applicable box and attach relevant information in **triplicate** for residential and four copies for Commercial Industrial or Multi-Storey. **Always include one set A3 size.**

- ☑ (a) Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings (Site Plan with elevations, Topography, drawn to scale).
- ☐ (b) Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundations, and hazardous contaminants on or near the site, land contours.
- ☑ (c) Provisions to be made for vehicular access, including parking. (To be shown on site plan).
- ☐ (d) Provisions to be made in building over or adjacent to any road or public place.
- ☑ (e) Provisions to be made for disposing of stormwater and wastewater. (To be shown on site plan).
- ☐ (f) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ (g) New connections to public utilities i.e. water supply, stormwater system, wastewater system.
- ☐ (h) Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- ☐ (i) Details of any cultural or heritage significance of the building or building site, including whether it is on a marae or wahi tapu.
- ☐ (j) Copy of/or reference to, any resource consent or planning approval (including subdivision) for this project.
- ☐ (k) Details of volume of proposed excavations; include volumes for site preparation, basement and driveway.

Part C: Building Details

Complete this part only when applying for a Building Consent

This application is accompanied by: (tick each applicable box, attach relevant documents in triplicate (one of which must be A3 size) for residential and four copies (one of which must be A3 size) for Commercial, Industrial or Multi-Storey).

- ☐ 1 The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
- ☐ 2 Building Certificates.
- ☐ 3 Producer Statements (including TP 58 Effluent Design), and any alternative solutions.
- ☐ 4 References to product certification issued by the Department of Building and Housing (DBH).
- ☐ 5 References to determinations issued by the Department of Building and Housing (DBH).

For details on drawings and specifications etc, see checklist form. If applying for PIM and Building Consent together, then plans for PART B (a) can be included in PART C (1).

If a PIM has already been applied for then include a copy of any relevant authorisations (eg Resource Consents) with this application.

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KAIPARA DISTRICT

Part E: Compliance Schedule Details

E1 : Systems Necessitating a Compliance Schedule :

The building will contain the following (tick each box and attach proposed inspection, maintenance and reporting procedures).

Note : The building consent cannot be issued unless all specified systems are included.

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Riser mains for fire service use.
- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air-conditioning system serving all or a major part of the building.
- ☐ Any other mechanical units for providing access to the exterior and interior walls of buildings.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above mentioned systems.
- ☐ None of the above.

E2 : Other Systems and Features to be Included in the Compliance Schedule :

The building will contain the following : (Tick each applicable box and attach proposed inspection, maintenance and reporting procedures).

- ☐ Means of escape from fire.
- ☐ Safety Barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Schedule 2 of the Building Act 2004.
- ☐ Hand held hoses for fire fighting.
- ☐ Such signs as are required by the New Zealand Building Code or Schedule 2 of the Building Act 2004.

Application

- ☑ I have read the guidance notes and the information I have supplied with this application is true and complete to the best of my knowledge.
- ☑ I have completed the attached checklists

I request that you issue a (please tick):

- ☑ Project Information Memorandum
- ☐ Building Consent
- ☐ Certificate of Acceptance

for the building work described in this application

Signed by / for and on behalf of / the owner

Note : If acting for and on behalf of, please read the following declaration prior to signing

"I hereby declare that I am authorised to act as Agent of the Applicant"

Signature : M M Parker ..... **Name :** MARGARET PARKER .....

Date : 18.02.09

Please Note :

Council is unable to accept your application as being lodged until all details and relevant information are provided and the application is signed and the processing fee paid. Fees for your application will be assessed by the Customer Services Section on application. Further fees may be incurred after the Building Consent is issued.

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Copy ONLY

Tax Invoice

S K Reid
22 Hopkins Crescent
Kahimarama

GST Reg No.	52-237-122
Date	28/02/08
Customer No:	BC080137
Invoice Number	20988

080137 : DE BOER LANE, MANGAWHAI
Housing-Detached
Owner: S K Reid

Qty	Description	Rate	Amount
	PIM Fee		145.00 *
	(* Incl GST $16.11)		
		Total incl. GST	**$145.00**
		LESS DEPOSIT PAID	145.00CR
		Net Due	**0.00**

C.A/C INVOICE RECEIPT (GST NO. 52-237-122)
Received with thanks by 8/64

28-02-08 12:07 Receipt no.543454

DR BC080137
PIM ONLY/REID 145.00-
S K Reid::22 Hopkins Crescent:Kahimaram
CQ ASB WELLSFORD
S K Reid 145.00

Remittance Advice

Please use this remittance when making your payment and make cheques payable to Kaipara District Council.

S K Reid
22 Hopkins Crescent
Kahimarama

Customer Number	BC080137
Invoice Date	28/02/08
Invoice Number	20988
Amount Due	**0.00**

KAIPInvoice Feb 04

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KAIPARA DISTRICT
Kaipara te Oranganui · Two Oceans Two Harbours

Application Acceptance Checklist

STAND ALONE PIM

KAIPARA DISTRICT COUNCIL

*FOR COUNCIL USE ONLY

Name Of Applicant G & K REID

RECEIVED
BC 080123
28 FEB 2008
KAIWAKA
Kaipara District Council

Received By _____ **Date Stamp** _____

Received ☐ In Person ☒ By Mail ☐ By Courier ☐ By Email ☐ Other

☒ Print off **'General Property Information'** to confirm legal description of property.

☒ Certificate of Title provided or other evidence of ownership.

☒ Check that **all** sections (1 – 14) of the application have been filled in and the application has been signed and dated.

☐ Check that all relevant details (plans, calc and specs) for Part B (PIM) and Part C (Building Consent) are provided.

☐ Check all **contractors** have been listed in Part D (Key Personnel).

☐ Check that Part E (Compliance Schedule Details) is completed.

☐ Is the **Building Consent Application Checklist** completed?

☐ Is the **Means of Compliance Checklist** completed?

☐ Are any other application forms required, ie

- ☐ Vehicle Crossing
- ☐ Fire Service Design
- ☐ Rapid Application
- ☐ Application for Reticulated Services

Fees: $145.00

Receipt Number 543454

Date 28/2/08

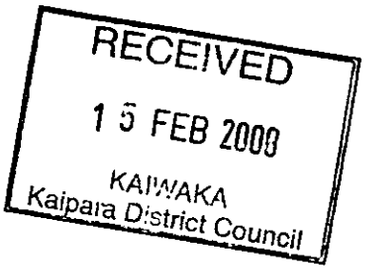
Received By Sandie

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SANG ARCHITECTS & COMPANY LIMITED

ARCHITECTS ENGINEERS INTERIOR DESIGNERS LANDSCAPE ARCHITECTS





12 February 2008

The Town Planning Officer
Kaipara District Council
PO Box 26
KAIWAKA

Dear Sir

RE: OWNERS: GLENN & KYOKO REID
ADDRESS: DE BOER LANE MANGAWHAI
LEGAL DESCRIPTION: LOT 3 DP 319142
IDENTIFIER: 75252

We are the Architects of a new house for Mr and Mrs Reid at the above address. We enclose the following drawings for confirmation that our design complies with the Kaipara District Plan:

P10 Site Plan (Sketch Plan)
P11 Floor Plan (Sketch Plan)
P12 Elevations (Sketch Plan)
Certificate of Title

The site is zoned Mangawhai Catchment Rural Zoning.

A new house is a permitted activity.

The location of the house on the site exceeds the minimum front yard set back of 10 metres and side yard set backs of 3 metres from the relevant boundaries.

Day light indicators are not applicable.

The house total height is below the allowable maximum height of 10 metres.

Please confirm that we have interpreted the requirements of your District Plan correctly. We will then proceed with working drawings and apply for a Building Consent.

We were advised by telephone that there is no application form to complete or fee to pay for this confirmation.

We look forward to your early reply.

Yours faithfully

Margaret Parker
Sang Architects & Company Limited

Enclosure
CC Mr & Mrs Reid

Ronald F Sang ONZM JP B ARCH FNZIA Margaret H Parker ASSOCIATE
Darryl Sang B ARCH B ENG (HONS) ANZIA Janine D Sang B ARCH ANZIA
Consultants: Graham Upton ARCHITECT B ARCH (HONS) ANZIA Ted Smyth LANDSCAPE ARCHITECT HON FELLOW NZILA

11 Glenfell Place Epsom Auckland 1023 New Zealand Tel: 64-9-6388 026 Fax: 64-9-6388 079
ronsang@sangarchitects.co.nz www.sangarchitects.co.nz

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General of Land

Identifier	**75252**
Land Registration District	**North Auckland**
Date Issued	12 May 2003

Prior References
NA124C/52

Estate	Fee Simple
Area	1.0890 hectares more or less
Legal Description	Lot 3 Deposited Plan 319142

Proprietors
Glenn Gibson Reid and Kyoko Reid

Interests

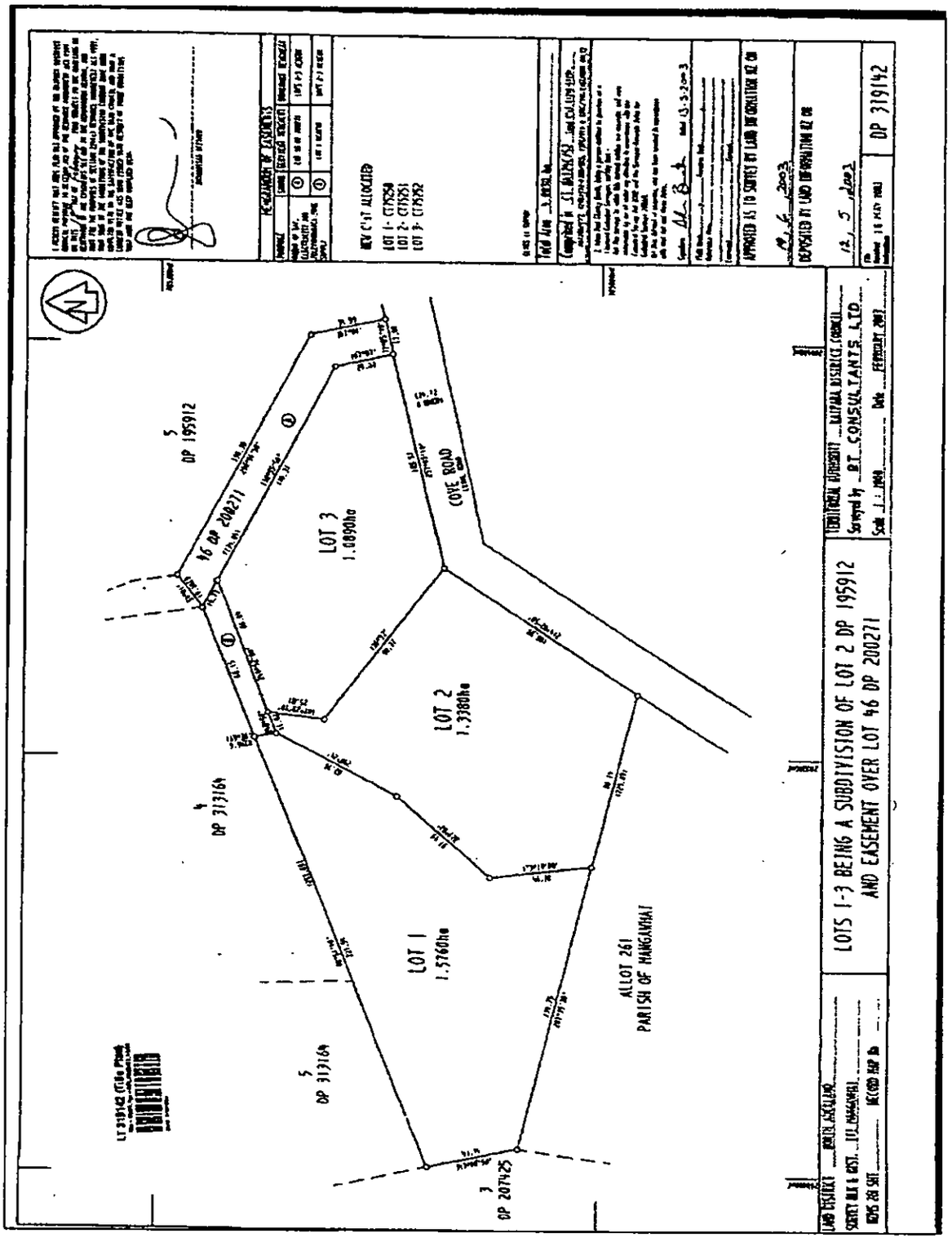
D392992.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 27.5.1999 at 2.28 pm and entered 17.6.1999 at 9.00 am

5582007.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.5.2003 at 9:00 am

Appurtenant hereto is a right of way, electricity and telecommunications supply created by Easement Instrument 5582007.4 - 12.5.2003 at 9:00 am

The easements created by Easement Instrument 5582007.4 are subject to Section 243 (a) Resource Management Act 1991

Identifier 75252



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Kaipara District Council
General Property Information

Property

Valuation No.	0122012711: (GIS)
Location	DE BOER LANE, MANGAWHAI
Legal Description	LOT 3 DP 319142
Owner	Reid Glenn Gibson : Reid Kyoko
Owner Address	22 Hopkins Rd : Kohimarama : Auckland :
Area (hectares)	1.0890

Rates

Government Valuation	
Land	$ 155,000
Improvements	$ 5,000
Capital Value	$ 160,000
Current Rates Year 2007 to 2008	
Annual Rates	$ 939.20
Current Instalment	$ 156.60
Outstanding Balance	$ 156.60
Arrears for Previous Years	
Next Instalment Date	1/05/08

Planning/Resource Management	
28/06/02	RESOURCE CONSENT 020081 : VARIATION TO RM010035. Created DP 319142 : Section 321 Notice (LGA) Issued 21/02/03 (Found on parent property: 0122012704)
7/06/02	PLANNING NOTES 020081 Consent Notices for Lots 1 - 3, one dwelling per lot, vehicle access for Lots 2 & 3 from Lot 46 DP 200271 & not directly from Cove Rd, refer Hawleyt report re stable building sites, subsoil drainage works on lot 1 to be completed before any building construction, effluent disposal systems to be designed by a registered engineer. (Found on parent property: 0122012704)
7/06/02	PLANNING NOTES RM020081 Consent Notices for Lots 1 - 3 that a discharge consent may be required from the NRC for the effluent disposal systems. Stormwater from roofed areas to water tanks & overflows to b piped to suitable outflows. (Found on parent property: 0122012704)
20/04/01	RESOURCE CONSENT 010035 : SUBDIVIDE LOT 2 DP 195912 INTO 3 URAL RESIDENTIAL ALLOTS. : Decision Notified 28/03/01 (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notice for Lots 1 - 3 that maximum of one dwelling may be constructed, & draw attention to the Hawley COnsulting report of 6/12/00 & any habitable building to be erected wholly within the stable building site defined in the report. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notices for Lots 1 - 3 that require the foundations of any building with a concrete slab floor, and any on-site effluent disposal system be subject to specific design by a registered engineer, and a discharge consent may be required for the system from the NRC. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 COnsent Notices for Lots 1 - 3 that stormwater from roofed areas be led to a water tank and the overflow from it & other impermeable surfaces be piped to suitable outfalls.

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	(Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notice for Lot 1 that outstanding subsoil drainage works recommended in the Hawley report of 6/12/00 be specifically designed & supervised by a registered engineer, & constructed prior to the construction of any buildings on the house sites. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notices for Lots 1 & 2 that bored underdrains be inspected 3 years after installation & thereafter at 5 year intervals & that the inspection records be forwarded to the Council. There will be a Council charge for monitoring compliance with this requirement. (Found on parent property: 0122012704)
28/03/01	PLANNING NOTES RM010035 Consent Notices for Lots 2 & 3 that vehicle access to the land is via Lot 46 DP 200271 and not directly from Cove Rd. (Found on parent property: 0122012704)
4/03/99	RESOURCE CONSENT 960174 : RURAL SUBDIVISION - Created DP 191428, 195912, 195913 and DP 200271. : Invoiced 3/08/99 (Found on parent property: 0122010600)
	RESOURCE CONSENT 951849 : SAWMILL & TIMBER TREATMENT PLANT IN RURAL ZONE : Decision Notified 25/03/87 (Found on parent property: 0122012700)
	PLANNING NOTES RM960174 Consent Notice for Lots 1, 2 8 and 10 shall notify of the contents of the Engineering Geology Ltd reported dated 12 May 1997 which records the likely need for geotechnical investigations of potential house sites and associated foundation designs.

Building

21/04/05	BUILDING CONSENT 050319 : New Dwelling : Withdrawn 22/06/05
9/08/04	BUILDING CONSENT 040673 : Implement Shed : Withdrawn 27/08/04
30/03/04	BUILDING CONSENT 040242 : NEW DWELLING AND GARAGE : Code Compliance Certificate issued 25/10/05 (Found on parent property: 0122012704)
6/10/01	BUILDING CONSENT 010636 : NEW FARM SHED : Consent Granted 6/10/01 (Found on parent property: 0122012700)
31/05/00	BUILDING CONSENT 001341 : NEW MINOR DWELLING : Consent Granted 31/05/00 (Found on parent property: 0122012700)
20/04/00	BUILDING CONSENT 001212 : IMPLEMENT SHED : Code Compliance Certificate issued 26/04/01 (Found on parent property: 0122012700)
26/06/90	BUILDING PERMIT H 028250 WORKSHOP (Found on parent property: 0122012700)
18/03/88	BUILDING PERMIT E 45457 STORE SHED (Found on parent property: 0122012700)
16/09/67	BUILDING PERMIT A 003619 IMPLEMENT SHED (Found on parent property: 0122012700)
	PIM APPLICATION 080137 : Housing-Detached : Information Received 28/02/08

Licences

No information located

Sewer & Drainage

No information located

Land and Building Classifications

No information located

Transport

TRANSPORT NOTES A proper vehicle crossing will be required if not already provided.

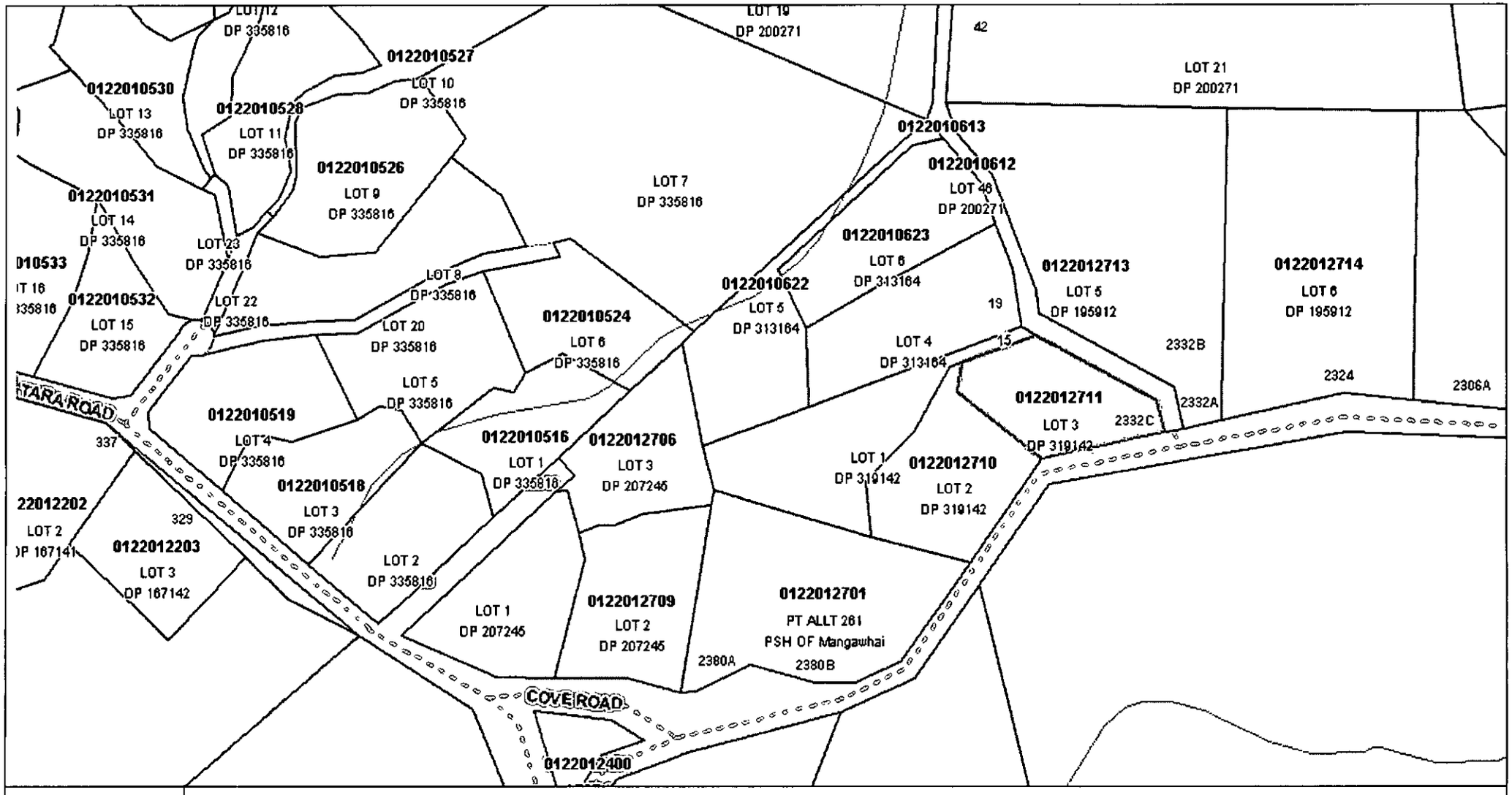
RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

	(Found on parent property: 0122012700)
Special Land Features	
No information located	
Swimming Pools	
No information located	
Other	
15/08/07	LIM APPLICATION L070331 : LIM
14/02/07	LIM APPLICATION L070071 : LIM
17/05/99	LIM APPLICATION L990084 : LIM (Found on parent property: 0122012700)
** End of enquiry **	

Napier Computer Systems Limited.
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Author: Greg M Lee

Powered by APACHE

Run Refuse DP cancelled



KAIPARA DISTRICT

0122012711 DE BOER LANE, MANGAWHAI LOT 3 DP 319142 Reid Glenn Gibson

N

The information displayed has been taken from Kaipara District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed.

Position of property boundaries is INDICATIVE only and must NOT be used for legal purposes. All services data should be verified before commencing work. Digital cadastral data supplied by Critchlow Associates Ltd. Sourced from Land Information New Zealand data. Crown Copyright Reserved.

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Pim 080137

KAIPARA DC	PIM PROCESSING T- 08.2v3		Application Number	080397
Page 1 of 2	A checklist of procedure & contents: Project Information Memorandum		Date Received	
OWNER	Quality Manager	Status: ~~PIM~~ & BC ~~PIM only~~	Date Issued	

Fees paid?	(Y) N	Intended building use: Housing Detached			
Change of use?	Y (N)	Zoning: Rural Mangawhai Catchment			
Fire design outside of the C	Y (N)	If change of use, what changes?			
Evacuation scheme required?	Y (N)				
Notify Health Officers?	Y (N)	If yes, done within ~~48 hrs~~?		Y	N
Notify Historic Places Trust?	Y (N)	If yes, done ~~within~~ 5 days?		Y	N
More information required?	Y (N)	If ~~yes~~, done within 10 days?		Y	N

1. Are there any other licenses that may be required?

Liquor	Y N	Other	Y N
Health	Y N		

2. Any outstanding issues with the property?

Certificate of Title:	Y N	Resource Consent Notices:	Y N
Two or more building sites?	Y N	Property Comment:	

3. Any GIS or site specific information relevant to this application?

Location of service adjacent to, or on, the site:		water	well	storm water
wastewater treatment on site	wastewater utility	manhole	public place	
Wind Zone: VH	Site topography:	gentle	moderate	steep
H M	Spec Eng	Sea Spray Zone	Zone 1	Zone 2
Demolition arrangements requ	Y N	Party wall on the Boundary?		Y N
Earthquake/dangerous/insanitary building? Y N		Building over sewer/drains?		Y N

4. Any flags with District Plan district wide issues?

Earthworks RC required:	Y N	Network Authority affected?	Y N
Parking required:	Y N		
Vehicle crossing required:	Y N	DP Comment:	

5. Any flags with District Plan Heritage & landscape protection?

Archaeological sites	Y N	Ecological feature	Y N
Historical buildings	Y N	Trees of amenity value	Y N
Biological interest	Y N	Significance to Maori	Y N
Heritage orders	Y N	Coastal Hazard	Y N
Designated Site	Y N	Other Hazards#	Y N
Places of heritage value	Y N	Site susceptible to flooding	Y N

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?

Boundary setbacks	Y N	Minimum Floor Levels	Y N
Location near water or sea	Y N	Buildings near Infrastructure	Y N
Height of buildings	Y N	Private Open Space	Y N
Relocated building	Y N	Impermeable Surfaces	Y N
Building coverage	Y N	Other:	

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

Pim 080137

also BC 080403.

PLEASE SEE OVER PAGE

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

This project information memorandum includes:	
	Information identifying relevant special features of the land concerned
	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
	Details of relevant utility systems
	Details of authorisations that have been granted
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken
	Details of authorisations, which have been refused
Building work may be carried out?	Building work may not be carried out?
PROCESSED BY (Print Name):	
SIGNED:	DATE:

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

PIM NUMBER : 060397

This Project Information Memorandum confirms that building work may be carried out.

Council advises the applicant that:

1. **This document is not approval to build.**
2. Once a building consent is issued, the Council will follow up on building work not completed within two years of building consent issue.
3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  - The proposed project complies with / does not comply with the District Plan zoning as it does/does not meet the ..... Rules. Please see the attached Form 4.
  - There are special planning restrictions (include exact reference from page 1 heritage & landscape protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and landscape protection rules.
  - The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.
  - This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.
  - The Council's records show that the building site may be subject to one or more natural hazards (list hazards). You will need to take both legal and engineering expert advice as this proposed building development will, or may, be subject to risks. You need to take these risks into account in this building project. The building consent, if the natural hazard is verified, will be subject to a section 73/74 notice which will be registered against the title of this property at building consent stage. The existence of an entry pursuant to section 73 / 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Earthquake Commission Act

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

- 1993. For further information please contact the Earthquake Commission on 0800 652 333.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is (low / medium / high / very high / exceeds very high. Special engineering will be required.
  - For your information: The Council has found that the site exposure zone is Sea Spray Zone Zone 1 Zone 2
  - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
  - The existing building is classified as insanitary / dangerous / earthquake prone.
  - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
  - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
  - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
  - Under section 38 of the Building Act, a copy of this PIM has been sent to (statutory / network utility authority) as they are affected by the proposal.

- **Details of relevant infrastructure systems**
  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
  - The Northland Regional Council Transitional Regional Rule for small domestic sewerage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a Resource Consent to discharge effluent.
  - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.

- **Details of authorisations which have been granted**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents granted include ...
  - Previous network utility operator authorisations include...

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Pleas find attached a Section 36 Development Contribution Notice, form 3.
  - The building work referred to in this PIM will / may be affected by active resource consents - please see the attached conditions from Resource Consent (number).
  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

Attachments:

- GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

PIM ONLY

KAIPARA DC	PIM PROCESSING T- 08.2v3		Application Number	080137
Page 1 of 2	A checklist of procedure & contents: Project Information Memorandum		Date Received	28/2/08
OWNER	Quality Manager	Status: ~~PIM & BC~~ PIM only ✓	Date Issued	

Fees paid?	(Y) N	Intended building use: Housing Detached		
Change of use?	Y (N)	Zoning: Rural Mangawhai Catchment		
Fire design outside of the C	Y (N)	If change of use, what changes?		
Evacuation scheme required?	Y (N)			
Notify Health Officers?	Y (N)	If yes, done within 48 hrs?	Y N	
Notify Historic Places Trust?	Y (N)	If yes, done within 5 days?	Y N	
More information required?	Y (N)	If yes, done within 10 days?	Y N	

1. Are there any other licenses that may be required?

Liquor	Y (N)	Other	Y (N)
Health	Y (N)		

2. Any outstanding issues with the property?

Certificate of Title:	Y (N)	Resource Consent Notices:	(Y) N
Two or more building sites?	Y (N)	Property Comment:	

3. Any GIS or site specific information relevant to this application?

Location of service adjacent to, or on, the site:		water	well	storm water
wastewater treatment on site	wastewater utility	manhole	public place	
Wind Zone: VH	Site topography:	gentle	(moderate)	steep
(H) M	Spec Eng	Sea Spray Zone	(Zone 1)	Zone 2
Demolition arrangements requ	Y (N)	Party wall on the Boundary?		Y (N)
Earthquake/dangerous/insanitary building? Y (N)		Building over sewer/drains?		Y N

4. Any flags with District Plan district wide issues?

Earthworks RC required:	Y (N)	Network Authority affected?	Y (N)
Parking required:	Y (N)		
Vehicle crossing required:	Y (N)	DP Comment:	

5. Any flags with District Plan Heritage & landscape protection?

Archaeological sites	Y (N)	Ecological feature	Y (N)
Historical buildings	Y (N)	Trees of amenity value	Y (N)
Biological interest	Y (N)	Significance to Maori	Y (N)
Heritage orders	Y (N)	Coastal Hazard	Y (N)
Designated Site	Y (N)	Other Hazards#	Y (N)
Places of heritage value	Y (N)	Site susceptible to flooding	Y (N)

#Includes natural hazards of potential erosion, avulsion, falling debris, subsidence, alluvion, inundation, slippage; alteration of existing earthquake prone building; or contaminants at or near the site. Check the Hazard Register for any historical information known to Council.

6. Are District Plan zone rules exceeded?

Boundary setbacks	Y (N)	Minimum Floor Levels	Y (N)
Location near water or sea	Y (N)	Buildings near Infrastructure	Y (N)
Height of buildings	Y (N)	Private Open Space	Y (N)
Relocated building	Y (N)	Impermeable Surfaces	Y (N)
Building coverage	Y (N)	Other:	

NOTES - If yes to any of the above – note section number, list issue & action taken:

(PLEASE note any impacts on timeframes & anything that makes this application not standard - notes are to include date & initials of processer)

PLEASE SEE OVER PAGE

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

This project information memorandum includes:	
X	Information identifying relevant special features of the land concerned
X	Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
	Details of relevant utility systems
X	Details of authorisations that have been granted
	Notification of any other authorisations that must be obtained before the proposed building work may be undertaken
	Details of authorisations, which have been refused

Building work may be carried out? YES	Building work may not be carried out?
PROCESSED BY (Print Name):	
SIGNED:	**DATE:** 9-4-09

(ONCE AN APPROVED BC IS ISSUED)

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

PIM NUMBER : 080137

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3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  - X The proposed project complies with / ~~does not comply with~~ the District Plan zoning as it does/~~does not~~ meet the ....RURAL..... Rules. ~~Please see the attached Form 4~~
  - There are special planning restrictions (include exact reference from page 1 heritage & landscape protection) known to affect this site which will have an impact on the proposed project. Please refer to the attached Heritage and landscape protection rules.
  - The site contains an overland flow path that needs to be maintained e.g. through the building of a "swale drain". OR For your information: The site is low lying but is not known to flood. OR For your information: The site is located in a natural floodplain that is assisted by a number of flood drainage schemes.
  - This property is subject to a section 73 notice - where an entry has been made on the Certificate of Title to allow land subject to certain hazards to be developed as long as the owner and future owners are aware of the risks. Under section 392 of the Building Act, the Council is not liable in any civil proceedings brought against it in respect of a building consent issued under section 72 where the building suffers damage directly or indirectly from the natural hazard noted on the Certificate of Title. Please also note that the existence of an entry under Section 74 of The Building Act 2004 may limit statutory natural disaster insurance. Refer to Clause 3(d) of Third Schedule to The Earthquake Commission Act 1993. Please call the Earthquake Commission on 0800 652 333 if you have any enquiries about your property.
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- 1993. For further information please contact the Earthquake Commission on 0800 652 333.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - X For your information: The Council has found that the site wind zone rating is (~~low / medium~~ / (high) / ~~very high / exceeds very high. Special engineering will be required.~~
  - X For your information: The Council has found that the site exposure zone is ~~Sea Spray Zone~~ (Zone 1) ~~Zone 2~~
  - The provisions (hoardings / gantries / temporary support) being made with regard to building over or adjacent to a road or public place are acceptable / not acceptable.
  - The existing building is classified as insanitary / dangerous / earthquake prone.
  - The site is known to be affected by hazardous contaminants (chemical contamination / underground tanks / asbestos) which may impact on the proposed project. The Northland Regional Council has been advised of your application, and ...
  - An evacuation scheme may be required for the proposed building, under section 21A of the Fire Services Act. Please see the attached form that, when completed, must be sent to the New Zealand Fire Services.
  - Council considers that notification to the New Zealand Historic Places Trust is required under section 39. A copy of the PIM application has therefore been sent to the New Zealand Historic Places Trust, under section 39 of the Building Act, as the application affects a (registered historic place / historic area / wahi tapu / wahi tapu area). The Historic Places Trust may impose conditions on the application, and a Building Consent will not be issued by the Council until approval, or conditions, from the Historic Places Trust is received.
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  - The proposed vehicle access (gradient / width / length) needs to comply with District Plan requirements. Attached, for your use, is a copy of the crossing application form and supporting information can be found in section 9 of the District Plan.
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  - The proposed methods for building over or near service pipes acceptable/ not acceptable. The application needs approval from the Assets section of Council, and design of the building needs to meet their requirements.
- **Details of authorisations which have been granted**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - X Previous resource consents granted include ... RM 010035 RM 020091
  - Previous network utility operator authorisations include...

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- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**
  - The alterations to the property and/or the use mean/s that a review of the means of escape and access and facilities for people with disabilities may need to be upgraded. The building use type is listed in Schedule 2 of the Building Act, as such the provisions of sections 117–120 may apply and access and facilities for people with disabilities must be considered.
  - You will require a health license/liquor license to operate, and this requirement will be subject to the building consent being granted. Please see the enclosed application forms.
  - As the PIM application outlines plans for more than one unit, you may have to provide additional development contributions as per the Council's development contributions policy. Please note that a code compliance certificate cannot be issued until all development contributions have been paid. Pleas find attached a Section 36 Development Contribution Notice, form 3.
  - X The building work referred to in this PIM will / ~~may~~ be affected by active resource consents - ~~please see the attached conditions from Resource Consent (number)~~ [redacted] PIM 020091 - REFER ATTACHED PLANNING NOTES AND JOHN HAWLEY REPORT #112.
  - The PIM is subject to a condition under section 75 of the Building Act (2004) where 1 or more of the specified allotments (provide allotment DPs) must not be transferred or leased except in conjunction with (provide allotment DPs) of those allotments. The attached certificate is to be signed by owner and proof of lodgement with the Registrar General of Land must be provided to Council before the building consent may be granted. If required, exemptions to section 75 are possible if the building work is constructed with a party wall on the boundaries of the allotments referred to, or if the owner provides evidence of an application to the Registrar-General of Land for amalgamation of the allotments.
  - Please apply for a section 363A Certificate of Public Use if you wish to continue to use the premises for public use while building commences.

- **Details of authorisations which have been refused**
  - The provisions (removal of materials from the site / dust extraction) made for demolition are acceptable / not acceptable.
  - Previous resource consents refused include...
  - Previous network utility operator refusals include...

Attachments:

- X GIS map of property and utilities etc.
- Form 4
- Application to the Fire Commissioner for approval of an evacuation scheme
- Form 3
- Section 73 Notification
- Section 74 removal of hazard condition
- Section 75 Allotment development condition
- Section 363A Application for certificate of public use
- Resource Consent application form
- Rapid Number application form
- Liquor License form
- Health license form
- Crossing application form
- Vehicle access rules
- Zone rules
- Heritage rules

X PLANNING NOTES + GEOTECHNICAL REPORT FROM SUBDIVISION

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

KAIPARA DISTRICT COUNCIL

Building Consent Status History Change

New Current Status , Enquiry , Search

No: 080137
Applicant: S K Reid
Proposal: Housing-Detached
Location: DE BOER LANE, MANGAWHAI
Valuation No: 0122012711
Overseer: Derek Free

Change Status	Status date	Delete	Insert	Status Notes
PIM Appln Formally Received	28/02/08	delete status	insert status	
Invoiced	28/02/08	delete status	insert status	20988
Information Received	28/02/08	delete status	insert status	Fees paid recept number 543454
Information Received	4/04/08			ok to issue

New Current Status , Enquiry , Search

Cancel

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Author: Lesley Marshall

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Project Information Memorandum 080137

Section 31, Building Act 2004

S K Reid
22 Hopkins Crescent
Kahimarama

Issue Date: 4/04/08
Application Date: 28/02/08
Overseer: Derek Free

THE PROJECT:

Description:	Housing-Detached
	NEW (& PREBUILT) HOUSE, UNIT, BACH, CRIB, TOWN HOUSE
Type of Work:	
Estimated Value:	$14,500
Intended Use:	
Intended Life:	Indefinite, but not less than 50 years
Stages:	Being Stage 1 of an intended 1 Stages

THE BUILDING:

Street Address of Building:	DE BOER LANE, MANGAWHAI
Valuation Number:	0122012711
Legal Description:	LOT 3 DP 319142
Building Name:	
Location of Building within site/block number:	
Level/Unit Number:	

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.

This project information memorandum includes:

___ Information identifying special features of the land concerned

___ Information about the land or building concerned notified to the Council by any statutory organisation having the power to classify land or buildings

___ Details of authorisations which have been granted

___ Notification of any other authorisations which must be obtained before the proposed building work may be undertaken

___ Important information

Signature Des Sheldon **Date:** 4/04/08 **Position** Building Services Officer

On behalf of: KAIPARA DISTRICT COUNCIL

RECEIVED: 19 Feb 2009 SCANNED: 19 Feb 2009 BOX: 4 BATCH: 38479 DOC: KDCAAHXC

PIM NUMBER : 080137

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3. A building consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
4. if the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
5. If the building is wholly or partly a dam, a project information memorandum and building consent must be obtained from the regional authority.
6. The Northland Regional Council has a register of contaminated sites. Please contact them on 0800 002 004 if you suspect that your property may be contaminated e.g. historic timber treatment sites, service stations, landfill sites etc.
7. Please check your Certificate of Title for any encumbrances (such as easements, section 73 notice etc.) before you make an application for a building consent.

This Project Information Memorandum includes :

- **Information identifying special features of the land concerned**
  - The proposed project complies with the District Plan zoning as it does meet the Rural Rules. Please see the attached Form 4.

- **Information about the land or buildings concerned notified to Council by any statutory organisation having the power to classify land and buildings**
  - For your information: The Council has found that the site wind zone rating is high.
  - For your information: The Council has found that the site exposure zone is Zone 1

- **Details of authorisations which have been granted**
  - Previous resource consents granted include RM010035 and RM0210081

- **Notification of any authorisation which must be obtained before the proposed building work may be undertaken**

  The building work referred to in this PIM will be affected by active resource consents – RM020081 – refer attached planning notes and John Hawley report #112

Attachments:

- GIS map of property and utilities etc.
- Planning notes and Geotechnical report from subdivision

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JOHN HAWLEY CONSULTING

4 Gordon Craig Plan
Algies Bay
WARKWORTH

Tel:094256949
Fax:094256946
Mobx 025 622 1693

jghawley@voyager.co.nz

6 December **2000**

Job No: **112**

GEOTECHNICAL REPORT RE PROPOSED SUBDIVISION

of

LOT 2 DP **195912** at COVE ROAD. MANGAWHAI

for

KERRY DONOUGHER and STUART SAVILLE

Property Description

The property is rolling pastoral hill country which is being grazed by heavy stock. This has probably been so for many decades. Small patches of gorse exist on some of the steeper slopes.

Lot 1 has a northeasterly aspect while Lots 2 and 3 face northwest. All three Lots enjoy views across the valley below.

A gully with an ephemeral stream cuts across the property and three branches of this extend from Lot 1 up towards Lot 2.

Investigations

On 24 November 2000 two 50mm O hand auger boreholes, BH "X" and BH "Y" were put down at the centres of the proposed sites on Lots 1 and 2 respectively, and on 6 December a similar borehole BH"Z" was put down on proposed Lot 3.

The log of a 50 mm O borehole put down by John Hawley Consulting on the neighbouring property close to Lot 1 was made available by the neighbours, the Lianname Family Trust.

See plan for positions of boreholes, and attached borelogs.

Geotechnical Hazards

Slope Stability is the only geotechnical hazard calling for detailed consideration. Flooding, Volcanism, Seismic Shaking and Fault Line Displacement are not of significance on this property. Bearing Capacity, High Compressibility, Delayed Compression (consolidation) High Shrink/Swell and Clay Dispersion are not of

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significance in these soils, though the possibility of consolidation due to drainage of the softer materials above the bedrock should be considered in specific design of concrete slabs.

Slope Stability

Slopes below buildings seldom fail without major provocation. This is because the building itself acts as an umbrella causing the ground beneath it and immediately downslope of it to dry out, and thereby reducing the effects of heavy rainstorms and prolonged wet weather.

Slopes above building sites do not have this protection, and furthermore the effects of slope failure are usually much more serious. Soil moving down onto a building is potentially lethal for people in the building (sheltering from a rainstorm) while soil moving away from a building on the slope below it is usually not.

The hummocky nature of the ground on Lot 1 suggests that the slopes have been unstable in the past, probably at the time of the initial clearance of the indigenous forest, or soon after. (Detailed studies of pastoral hillslopes in the Wairarapa, supported by photographic evidence have shown that, in many places, major rashes of landslips occurred in the decade following deforestation. It is likely that occurred in this area also, particularly as the lithology is not dissimilar.)

A bowed fenceline above the Lot 1 site indicates that creep has been occurring in recent decades and is probably continuing at present. This very slow movement may be confined to the topsoil and subsoil, and evidence of this type of creep can be seen near the eastern boundary of Lot 2 where the alignment of an old fence is visible as an accumulation of soil adjacent to the fenceline. This is a commonly observed phenomenon on hillslopes with soils which are easily pugged by heavy stock.

However, it is possible that the creep on the fenceline is occurring in the softer soil which was found at depths of 1.5m to 2m in boreholes BH"X" on Site 1 and BH4 on the adjacent property nearby. Both forms of creep may be arrested by draining the soils.

The drains would have 2 effects,

(a) an immediate increase in the effective stress carried by the soil particles. This would immediately increase the frictional component of the soil strength, and

(b) a gradual increase in the density of the soil as it consolidates under the increased effective stress. This increase in density will be accompanied by increases in both the cohesive and the frictional strength components of the soil.

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Quantitatively it is not possible to predict how much the drainage measures - detailed below - would increase the strengths of the soils. However, eleven measures are prescribed each of which can be expected to have a significant effect. These measures are –

1 to 4 Counterfort drains
5 to 8 Bored in underdrains
9 Piping of runoff from the road so that it does not soak into the upper slope on Lot 2
10 and 11 The "umbrella effect" of houses on Lots 1 and 2.

In total these measures will transform the situation from one which is not conspicuously unstable at present to one which is very unlikely to develop slope instability.

Stabilisation measures are required on Lots 1 and 2. Considering each of the three Lots in turn -

The hummocks on Lot 1 are present on both sides of the gully and ephemeral stream. However, the turf mat shows no signs of having grown over bared slip scarps in recent times. As noted above the hummocks are probably the result of movement at the time of initial clearance of the indigenous forest. Some might well be levellings and disturbances caused by the logging operations themselves.

The soil strengths recorded in the boreholes at both sites (see borelogs for B H X " and BH4) are high. However, at both locations a wetter, softer, more clayey weaker material was found at depths of 1.5m and 2.0m respectively.

In the absence of drainage measures ground water levels in boreholes B H X " and BH4 can be expected to rise to less than 1m below ground and possibly as high as 500mm below ground in wet seasons. Two groundwater cut-off drains, one 1.5m deep near the South boundary above Site 1 and the other 1 .0m deep at the base of the excavation made to create the building site would reduce groundwater levels and pressures, arrest the creep and make slope instability very unlikely. The upper of these two drains should be installed as soon as possible.

A 65mm O perforated draincoil should be placed at the base of each of the trenches which should then be filled with drainage metal up to 100mm below the ground surface. A 10mm thick layer of hay (or a geotextile) should be placed on this drainage metal to prevent topsoil moving down into it. The remaining 90mm should then be backfilled with topsoil to prevent surface runoff entering the drains.

The stable site on Lot 1 is shown on the plan. It is rectangular with sides of 30m and 20m, ie an area of 600m^2.

The slope below the building site should have two fans of bored-in underdrains installed in it. The positions of these are shown on the plan. Each arm of each fan

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should be 10m long or such other length as is accepted by a Registered Engineer as appropriate in the light of materials and groundwater conditions encountered during installation. Although the house itself will (by its "umbrella effect") protect this lower slope they are included to provide some redundancy ("overkill") in the drainage system.

Each bore should be lined with perforated PVC pipe, as is normal practice.

After an initial flush the flow from these underdrains is likely to be negligible. If it is significant it should be taken in closed conduit to a safe outfall near stream level.

Lot 2

Lot 2 cannot be described as "hummocky" though it is conceivable that the lower flatter portion moved down and left the steeper portion as a scarp several decades ago. Soil strengths recorded in

Borehole BH "Y" shows firm soil below 0.3m but with a similar 110 kPa clay at 2.1 m immediately above the harder "bedrock" material. Softer material immediately above a hard bedrock at a depth of 2 approximately 2m is the pattern in all three bores.

At the southern corner of Lot 2 water is currently being discharged from the road drainage system. This discharge is on flat ground immediately above a 15^0 slope. This water should be led in closed conduit to a safe outfall lower down the slope near stream level, see plan.

The slope above the Lot 2 site showed no signs of instability even during the very wet weather of July 2000 and the piping of the roadside discharge to a lower level can be expected to improve slope stability significantly. However, the fact that this slope is above a building site means that extra precaution against slope failure should be taken. One fan of bored-in underdrains should be installed at the position shown on the plan. These should be as defined above for Lot 1.

A wet seepage patch exists at the position labelled "W" on Lot 2. This should be connected by a counterfort drain 1.5m deep to the head of the tributary gully below labelled "G" on the plan. This will arrest the natural headwards migration of the gully and also dry out the whole of that part of the slope. A 65mm Ø perforated draincoil should be placed at the base of this drain which should then be backfilled with drainage metal, a hay layer and topsoil as for the counterfort drains on Lot 1 described above.

The stable site on Lot 2 is also rectangular with sides 30m and 20m, giving an area of 600 m^2 see plan.

After the bored-in underdrains and the counterfort drain from "W" to "G" have been installed and the building site levelled the counterfort drain should be extended at a depth of 1.0m behind the stable house site as shown on the plan.

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On both Lots the soils exposed in the trenches for the counterfort drains should be examined by a Registered Engineer prior to being filled with drainage metal.

It is anticipated that after an initial flush the flows from all of the bored-in underdrains will be negligible. If significant flows appear this water should be taken in closed conduit to safe disposal points near the streams.

The underdrains and the counterfort drain between "W' and "G" should be installed before work is begun on forming building platforms on the sites.

The bored-in underdrains should be inspected by the driller 3 years after installation to check that they are still open. Thereafter they should be checked every 5 years. This might be done whenever the septic tanks are pumped out.

This Lot is a stable ridge or promontory. No signs of current or historical instability or creep are evident on it. No specific drainage measures are called for. A stable building site (Site 3) is shown on the plan, - a square with 25m sides and area $625m^2$.

Foundations

On Lots 1 and 2

Pile foundations, bored or driven, should conform to the requirements of NZS 3604.

Concrete slab foundations should be subject to specific design.

On Lot 3

Foundations (including concrete slabs) should conform to the requirements of NZS 3604.

Soil Strengths for Earthwork Design

Safe bearing stress for foundations of 100 kPa would be appropriate.
Soil strength components of $c' = 10$ kPa and $\phi' = 20°$ would be appropriate.

On-site Wastewater Treatment/Disposal

Design of on-site wastewater treatment/disposal systems for each site should conform with Technical Publication 58 of the Auckland Regional Council (which has been adopted by Northland Regional Council).

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On all three Lots the soils are suitable and the area ofground large enough for treatment of effluent in the topsoil and subsoil at an application rate of 5mm/day: the use of systems which include secondary "in plant" treatment should not be necessary. Dose-loading of effluent fields is essential and the topography should allow this to be achieved with a dosing siphon. Primary treatment would be accomplished in the first chamber of a dual chamber septic tank. The siphon should be protected by a filter placed between the *two* chambers.

On-site wastewater treatment/disposal systems should be designed specifically for each of the building sites. Designs will depend on the number of bedrooms in the house on that Lot, and the placing ofthe house on the site, as well as on the topography (slopes) and the positions of groundwater drains in the vicinity.

Access

Access to the property cannot be had from a point near the bend in Cove Road near the centre of the road frontage because sight distances are not long enough for vehicles coming from the East wishing to turn into the property at that point.

Two possible access driveway layouts are shown on the plan, one from Cove Road to serve Lots 1 and 2 (and Lot 3 ifdesired). The other possibility is for Lots 1 and 2 to be accessed by a shared driveway at the North corner of the property. This could also be used for Lot 3 though a separate access for it higher up on the shared driveway might be preferred.

Conclusions

In view ofthe above I give it as my professional opinion that,

- the three building sites defined on the attached plan are not subject to instability, and

provided all Stormwater overflows from water tanks and runoff from sealed areas such as driveways are taken in closed conduit to safe outfalls,

- the three building sites would not be likely to be subject to instability in the future, provided in the case ofthe sites on Lots 1 and 2 the drains defined in this report are installed to the satisfaction of a Registered Engineer,

and furthermore,

- the building of houses on any or all of the three sites would not be likely to cause instability ofthe sites themselves or of any neighbouring property, and
- Bearing Capacity on all three sites is adequate for foundation design in accordance with **NZS 3604** except that on the Lot 1 and Lot 2 sites concrete slab floors should be subject to specific design, and
- the soils and the sizes of the three Lots are such as will allow on-site treatment/disposal of wastewater, and

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- satisfactory access to all three sites can be achieved with normal minor earthworks, with that to Site 1 requiring a 500mm culvert in the streambed.

If you wish for any clarification of points raised above, or any other geotechnical matters, please do not hesitate to telephone or Fax me at the numbers given above.

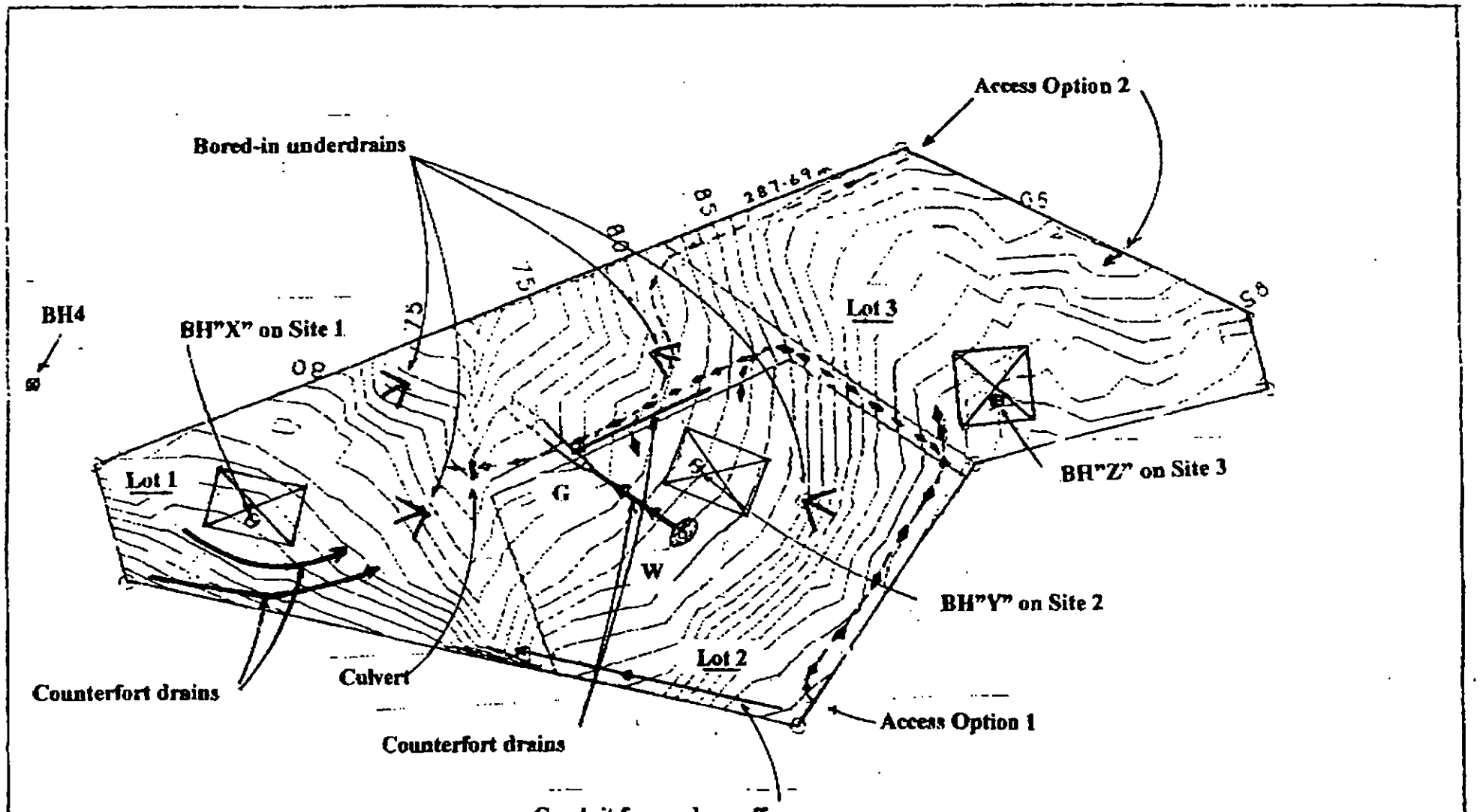
Yours faithfully,

J G Hawley
MA, BE, PhD, MIPENZ, Reg Eng.

Attached:

Plan showing locations of boreholes, prescribed drains, access routes and stable sites, Four borelogs.

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4 Gordon Craig Place
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WARKWORTH

Telephone 09 - 425 6949
Facsimile: 09 - 425 6946
Mobile: 025 - 622 1693

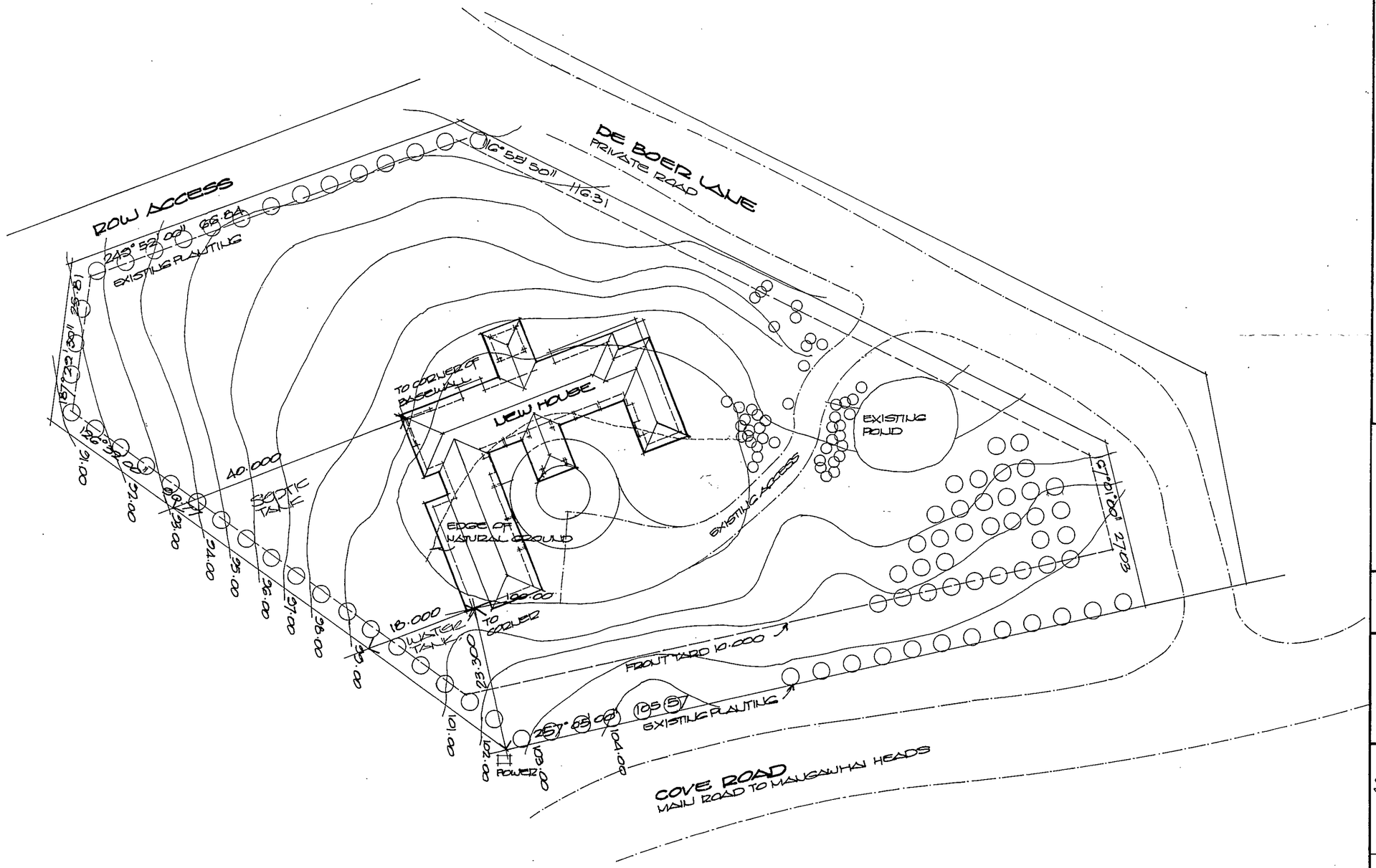
Stable Sites, Boreholes, Access Routes and Recommended Drainage Works

Kerry Donougher and Stuart Saville
Cove Road, Mangawhai

Designed by: J.G. Hawley
Date: Nov. 2000
Job No: 112

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LF_467023B



COUNCIL

revisions

NOTES
1. LEGAL DESCRIPTION
LOT 3 DP 313142
CT IDENTIFIER 75252
AREA 1.0830 HECTARES

2. KAIPARA DISTRICT COUNCIL
DISTRICT PLAN
ZONING: MANGAWHAI
CATCHMENT RURAL ZONING
ACTIVITY: RESIDENTIAL
DWELLING
FRONT YARD: 10 METRES
SIDE YARD: 3 METRES
REAR YARD: 3 METRES
HEIGHT: 10 METRES
SITE COVERAGE: DOES NOT APPLY

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design	SANG
drawn	MP
checked	
date	FEB 2008

job title
NEW HOUSE
DE BOER LANE
MANGAWHAI
FOR
G & K REID

drawing title
SITE PLAN
SHOWING SEPTIC TANK & WATER TANK LOCATIONS.

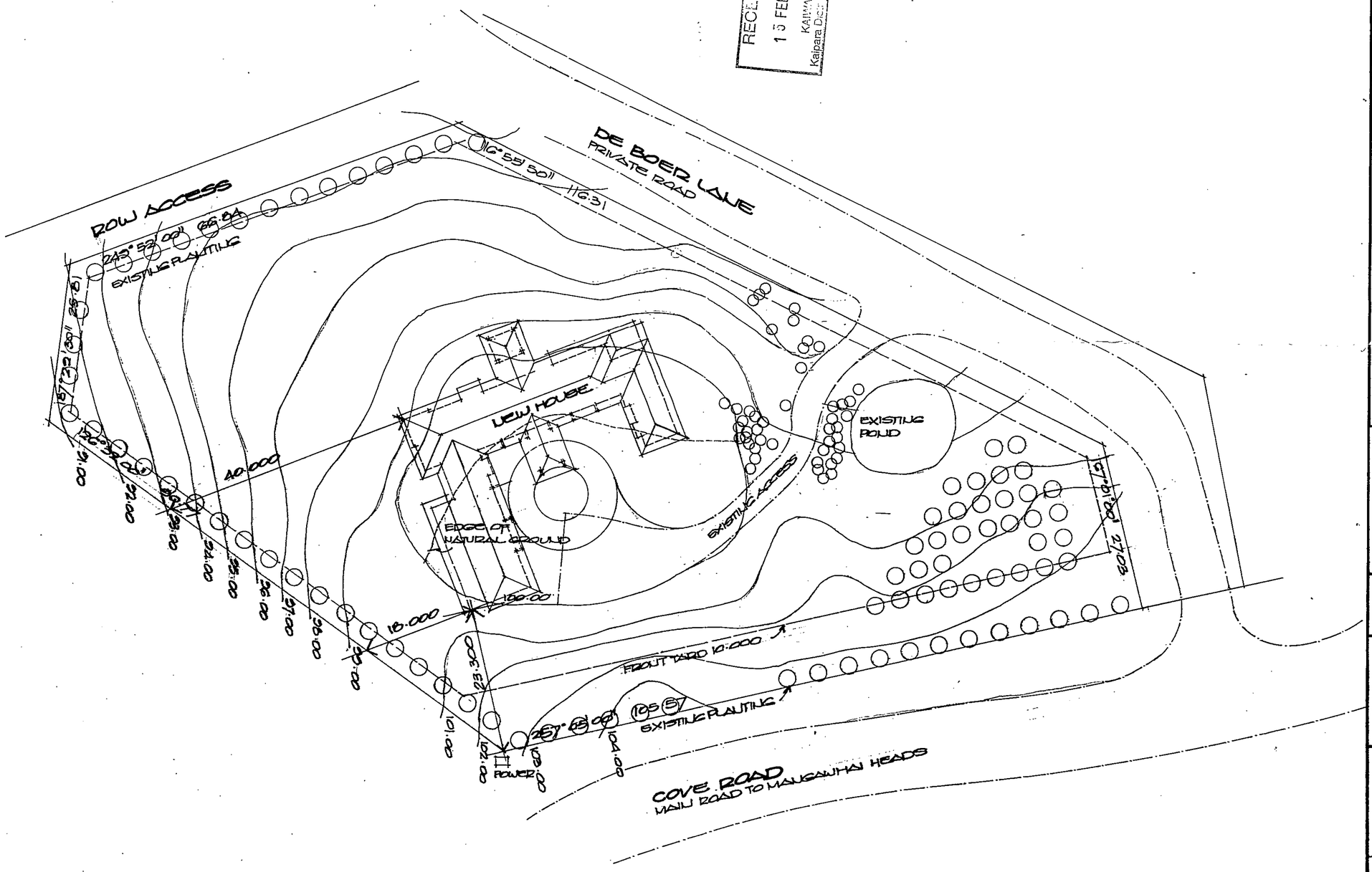
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job no.	sheet	revision
3363	P10	

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LOT 3 DP 315142
CT IDENTIFIER 75252
AREA 1.0890 HECTARES

2. KAIPARA DISTRICT COUNCIL
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design	SANG
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date	FEB 2009

job title
NEW HOUSE
DE BOER LANE
MANGAWHAI
FOR
G & K REID

drawing title
SITE PLAN

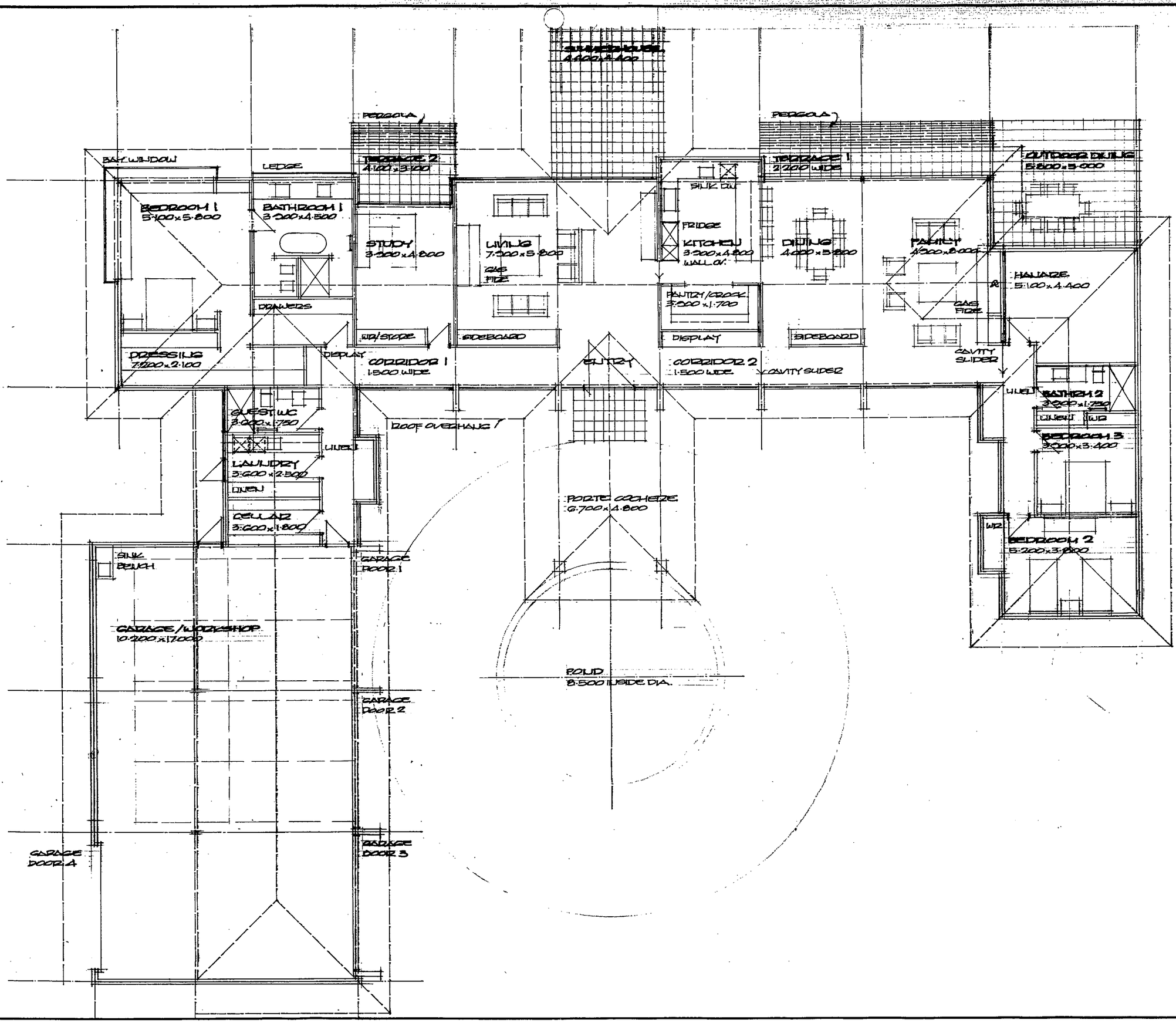
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design	SANG
drawn	KD
checked	
date	JAN 2008

job title
NEW HOUSE
DE BOER LANE
MANGAWHAI
FOR
G & K REID

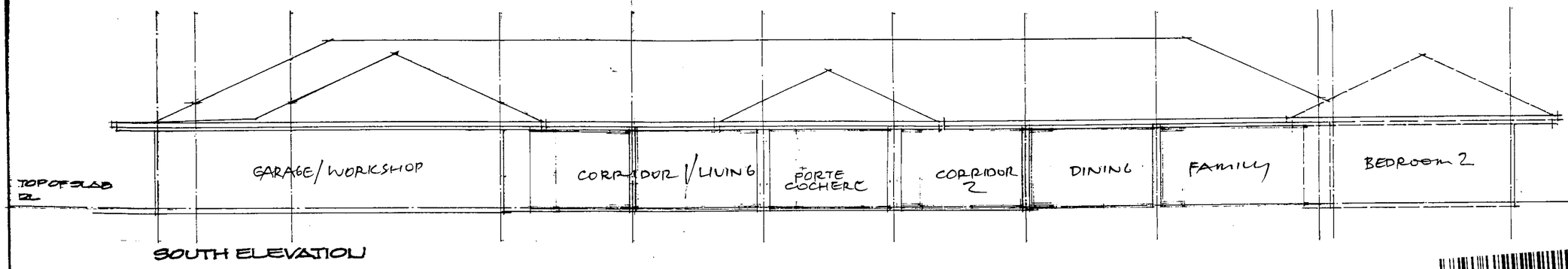
drawing title
SKETCH PLAN
FLOOR PLAN

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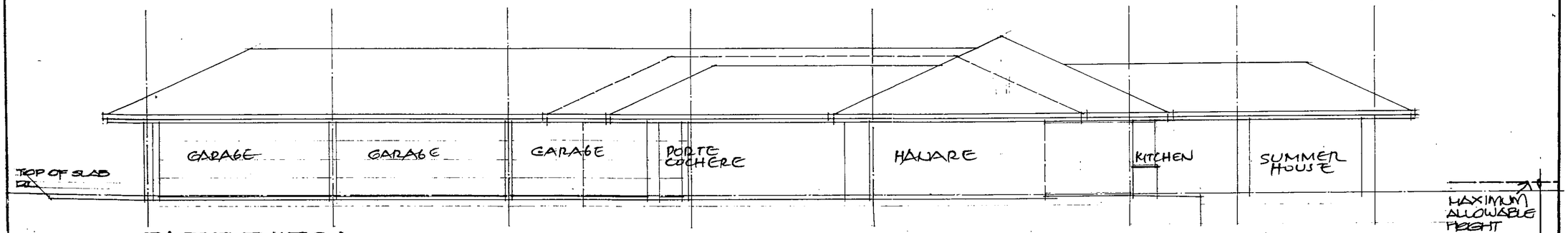
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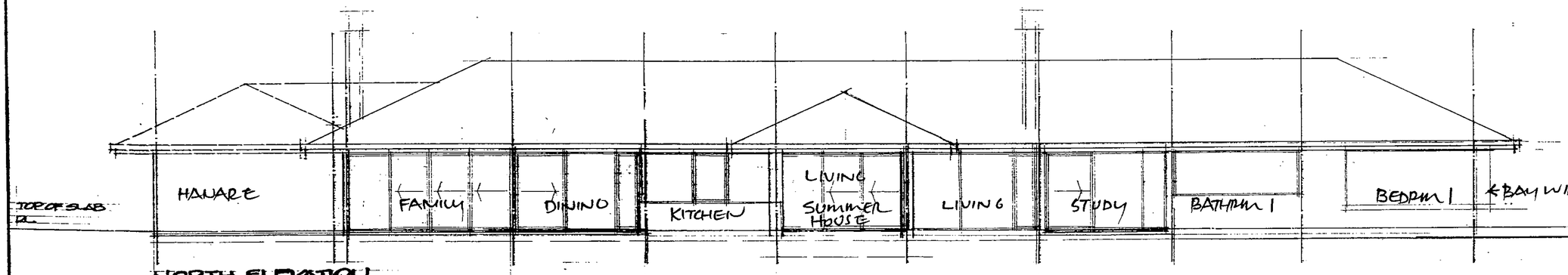
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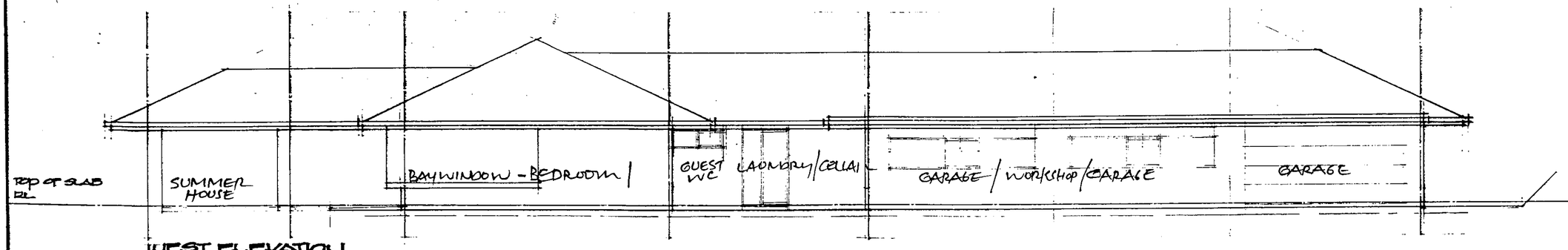
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

MATERIALS
1. ROOF
MONIER ARTISAN
CONCRETE ROOF TILES

2. WALLS
MONIER BRICKS
BRICK VENEER

3 EXTERIOR JOINERY
ALUMINIUM POWDER
COATED OR SILVER
ANODISED
GREY BODY TINT GLASS

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design SK/KS
drawn MM
checked
date July 2008

job title
NEW HOUSE
DOVE ROAD
MAUGANUI
FOR
G & K REID

drawing title
ELEVATIONS
SKETCH PLAN
BULK & LOCATION

scale
1:100 AT A0

job no. 3500 | sheet DP1 | revision

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