



LAND INFORMATION MEMORANDUM NO: LM2100056

Received: 18 Jan 2021

Issued: 02 Feb 2021

**Section 44A, Local Government Official Information
And Meetings Act 1987**

APPLICANT

Harcourts Whangarei – Paul Sumich
33 - 35 Robert Street
Whangarei 0110

SITE INFORMATION

Property ID: 163860
Street Address: 20 Brenda Gardner Way (Pvt)
Whangarei 0179
Legal Description: LOT 4 DP 481012

This is a Land Information Memorandum only.

Full payment has been made for this Land Information Memorandum.

1: PROPERTY DETAILS.

- * Location Map.
- * Aerial Photo.
- * Deposited Plan: DP 481012 – Deposited 19/12/2014
- * Record of Title: 673452 – Date Issued 19/12/2014

This property is subject to Consent Notices, information attached.

- 9909402.4 – Dated 11/12/2014
- 11675394.1 – Variation of Consent Notice – Dated 13/02/2020

2: INFORMATION IDENTIFYING EACH (IF ANY) SPECIAL FEATURE OR CHARACTERISTIC OF THE LAND CONCERNED, INCLUDING BUT NOT LIMITED TO POTENTIAL EROSION, AVULSION, FALLING DEBRIS, SUBSIDENCE, SLIPPAGE, ALLUVION, OR INUNDATION, OR LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS, BEING A FEATURE OR CHARACTERISTIC THAT IS KNOWN TO THE WHANGAREI DISTRICT COUNCIL.

This property is located in an area that is included in a report by Tonkin & Taylor Ltd on stability hazard potential, see map attached and refer

<http://wdc.govt.nz/Services/Property/Planning/Property-Hazard-Reports-and-Map>

- * Stability Hazards map - showing low stability hazard.

Regional Policy Statement

The Regional Policy Statement's role is to promote sustainable management of Northland's natural and physical resources. It does this by:

- Providing an overview of the region's resource management issues; and
- Setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

Refer

<https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement>

3: INFORMATION ON COUNCIL AND PRIVATE UTILITY (SEWERAGE, WATER & STORMWATER) SERVICES.

No Whangarei District Council services available in this area.

Service Sheets (e.g. As-Built, House Connection, House Drainage etc...) for this property from the building file is attached.

- As-built Plan from BC1600662
- As-built Plan from BC1901293

4: INFORMATION RELATING TO VALUATION, LAND, AND WATER RATES. INFORMATION FROM WHANGAREI DISTRICT COUNCIL RECORDS.

Information on Valuation, Rates and water meter location (if applicable) for the current financial year, is attached.

5: INFORMATION CONCERNING ANY PERMIT, CONSENT, CERTIFICATE, NOTICE ORDER, OR REQUISITION AFFECTING THE LAND OR ANY BUILDING ON THE LAND PREVIOUSLY ISSUED BY THE WHANGAREI DISTRICT COUNCIL OR BUILDING CERTIFIER (WHETHER UNDER THE BUILDING ACT 1991 AND/OR 2004 OR ANY OTHER ACT).

Copy of Building Consents and Code Compliance Certificates issued for this property are attached.

- BC1600662 – New Dwelling – Issued 12/07/2016
- Code Compliance Certificate – Issued 27/01/2017

- BC1901293 – New Shed – Issued 06/01/2020
- Code Compliance Certificate – Issued 01/10/2020

Stormwater attenuation may be required on this property for new building work that results in an increase of > 30m² in impervious area including paving, driveways etc.

For the Stormwater Attenuation guidance notes refer
<http://www.wdc.govt.nz/WaterandWaste/Stormwater/Stormwater-Attenuation/Pages/Default.aspx>

6: INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND ANY CONDITIONS ATTACHED TO THAT USE.

ENVIRONMENT:

Urban Transition Environment, see map attached and refer to Part G Environments
<http://www.wdc.govt.nz/Services/Property/Planning/Operative-District-Plan>

Please note that this property is subject to Councils Decision - District Plan Environment, see map attached.

Large Lot Residential Zone

For any questions please contact the Policy Planner at 430 4200.

This property is subject to the district plan change appeals process please refer to <https://www.wdc.govt.nz/Services/Property/Planning/District-Plan-changes/Current-plan-changes>

For any questions please contact the Policy Planner at 430 4200 and quote ENV2020AKL.

A copy of the Resource Consent Land Use 'Notice of Decision' by Council for this property, is attached.

- LU1900153 – Construct Garage – GRANTED 08/11/2019

7: INFORMATION WHICH IN TERMS OF ANY OTHER ACT HAS BEEN NOTIFIED TO THE WHANGAREI DISTRICT COUNCIL BY ANY STATUTORY ORGANISATION HAVING THE POWER TO CLASSIFY LAND OR BUILDINGS FOR ANY PURPOSE.

The Council is not aware of any classification attached to the land or buildings.

8: OTHER INFORMATION CONCERNING THE LAND AS WHANGAREI DISTRICT COUNCIL CONSIDERS, AT COUNCILS DISCRETION, TO BE RELEVANT.

Whangarei District Council recommends that all Whangarei district residents visit the Northland Regional Council website, www.nrc.govt.nz for information on Civil Defence hazard response. This information includes tsunami evacuation zones, maps and community response plans for flooding and extreme weather events etc.

Copies of site plan, floor plan and elevations are attached for your information.

9: INFORMATION RELATING TO ANY UTILITY SERVICE OTHER THAN COUNCILS SUCH AS TELEPHONE, ELECTRICITY, GAS AND REGIONAL COUNCIL WILL NEED TO BE OBTAINED FROM THE RELEVANT UTILITY OPERATOR.

Further information may be available from other authorities; Northland Regional Council; Northpower; Spark; Vector Limited; etc.

DISCLAIMER

Land Information Memoranda (LIM) are prepared under the provisions of Section 44A of the Local Government Official Information and Meetings Act 1987. An inspection of the land or building(s) has not been completed for the purposes of preparing the LIM. It has been compiled from the records held by Whangarei District Council. The information contained in the LIM is correct at the date the LIM report is issued.

A LIM is prepared for the use of the Applicant and may not be able to be relied on by other parties.

Advice from an independent professional such as a lawyer or property advisor should be sought regarding the contents of this LIM and the information contained herewith.

Additional information regarding the land or buildings (such as resource consents and other permissions and restrictions), which is not contained in this LIM, may also be held by the Northland Regional Council. The Northland Regional Council should be contacted for that information. Ph (09)4701200 or 0800 002 004 or www.nrc.govt.nz

A LIM is not a suitable search of Council's records for the purposes of the National Environmental Standards (NES) for soil contamination of a potentially contaminated site.



Signed for and on behalf of Council:



Ashley Paikea
Property Assessment Officer

Property Map



- New Subdivisions**
-  Proposed Pre-223
 -  223 Certificate

New subdivisions: Proposed as accepted, pre-223 and 223 Certificate with set Conditions.

Land Parcel boundaries are indicative only and are not survey accurate. Area measurement is derived from the displayed geometry and is approximate. True accurate boundary dimensions can be obtained from LINZ survey and title plans

Friday, January 29, 2021

Scale: 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

Aerial Photography



0 5 10 20 30 40 m

Friday, January 29, 2021

Scale: 1:1,000



This map was last updated in 2018. It includes New Zealand's most current publicly owned aerial imagery and is sourced from the LINZ Data Service.

The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from Land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



Title Plan - DP 481012

Survey Number DP 481012
Surveyor Reference 12980 JD MA Williamson
Surveyor Phillip John Lash
Survey Firm Rcyburn & Bryant 1999 Ltd
Surveyor Declaration I Phillip John Lash, being a licensed cadastral surveyor, certify that:
 (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
 (b) the survey was undertaken by me or under my personal direction.
 Declared on 17 Dec 2014 03:59 PM

Survey Details

Dataset Description LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT OVER LOT 2, DP 393545
Status Deposited
Land District North Auckland
Submitted Date 17/12/2014
Survey Class Class A
Survey Approval Date 15/01/2015
Deposit Date 19/12/2014

Territorial Authorities

Whangarei District

Comprised In

CT NA107A/653
 CT 374429

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 481012	Fee Simple Title	0.3525 Ha	673449
Lot 2 Deposited Plan 481012	Fee Simple Title	0.2500 Ha	673450
Lot 3 Deposited Plan 481012	Fee Simple Title	0.2500 Ha	673451
Lot 4 Deposited Plan 481012	Fee Simple Title	0.2435 Ha	673452
Lot 5 Deposited Plan 481012	Fee Simple Title	0.2385 Ha	673453
Lot 6 Deposited Plan 481012	Fee Simple Title	2.2435 Ha	673454
Lot 7 Deposited Plan 481012	Fee Simple Title	0.2375 Ha	673455
Lot 8 Deposited Plan 481012	Fee Simple Title	0.2090 Ha	673456
Area A Deposited Plan 481012	Easement		
Area B Deposited Plan 481012	Easement		
Area C Deposited Plan 481012	Easement		
Area D Deposited Plan 481012	Easement		
Area E Deposited Plan 481012	Easement		
Area F Deposited Plan 481012	Easement		
Area G Deposited Plan 481012	Easement		
Area H Deposited Plan 481012	Easement		
Area I Deposited Plan 481012	Easement		
Area J Deposited Plan 481012	Easement		
Area K Deposited Plan 481012	Easement		

Title Plan - DP 481012

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area L Deposited Plan 481012	Easement		
Area M Deposited Plan 481012	Easement		
Area N Deposited Plan 481012	Easement		
Area O Deposited Plan 481012	Easement		
Area P Deposited Plan 481012	Easement		
Area Q Deposited Plan 481012	Easement		
Area R Deposited Plan 481012	Easement		
Area S Deposited Plan 481012	Easement		
Area T Deposited Plan 481012	Easement		
Area U Deposited Plan 481012	Easement		
Area V Deposited Plan 481012	Land Covenant		
Area W Deposited Plan 481012	Land Covenant		
Area X Deposited Plan 481012	Land Covenant		
Area Y Deposited Plan 481012	Land Covenant		
Area Z Deposited Plan 481012	Land Covenant		
Area AA Deposited Plan 481012	Land Covenant		
Area AB Deposited Plan 481012	Land Covenant		
Area AC Deposited Plan 481012	Easement		
Area AD Deposited Plan 481012	Easement		
Area AE Deposited Plan 481012	Easement		
Area AF Deposited Plan 481012	Easement		
Area AG Deposited Plan 481012	Easement		
Area AH Deposited Plan 481012	Easement		
Area AI Deposited Plan 481012	Easement		
Area AJ Deposited Plan 481012	Easement		
Area AK Deposited Plan 481012	Easement		
Area AL Deposited Plan 481012	Easement		
Area AM Deposited Plan 481012	Easement		
Area AN Deposited Plan 481012	Easement		
Area AO Deposited Plan 481012	Easement		
Area AP Deposited Plan 481012	Easement		
Area AQ Deposited Plan 481012	Easement		
Area AR Deposited Plan 481012	Easement		
Area AS Deposited Plan 481012	Easement		
Area AT Deposited Plan 481012	Easement		
Area AU Deposited Plan 481012	Easement		
Area AV Deposited Plan 481012	Easement		
Area AW Deposited Plan 481012	Easement		
Area AX Deposited Plan 481012	Easement		
Area AY Deposited Plan 481012	Easement		
Total Area		4.0245 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

LT 481012

Territorial Authority (the Council)

Whangarei District

Council Reference

SD1400055 – P038428

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)				
Purpose	Shown	Servient Tenement	Dominant Tenement	
Right of Way	L	Lot 2, DP 393545	Lots 2, 3, 4, 5, 6, 7 & 8 hereon	
	D & M	Lot 6 hereon	Lots 2, 3, 4, 5, 7 & 8 hereon	
	N	Lot 6 hereon	Lots 2, 3, 4 & 5 hereon	
	P	Lot 3 hereon	Lot 4 hereon	
	E, O & AY	Lot 6 hereon	Lots 7 & 8 hereon	
	Γ, R, AV, AW & AX	Lot 6 hereon	Lot 8 hereon	
Right to convey Electricity, Telecommunications & Computer Media	Q, AC & AD	Lot 8 hereon	Lot 1 hereon	
	AE, AF & AG	Lot 6 hereon		
Right to convey Telecommunications & Computer Media	AO & AU	Lot 5 hereon	Lot 1 hereon	
	AT	Lot 6 hereon		
	U & AP	Lot 7 hereon		
Right to convey Water	AK, AL & AM	Lot 4 hereon	Lot 2, DP 393545	
	AJ	Lot 3 hereon		
	K & AI	Lot 2 hereon		
	B & AH	Lot 6 hereon	Lots 1 & 6 hereon	
	S, AL, AM & AN	Lot 4 hereon		
	T & AO	Lot 5 hereon		
	AP & AQ	Lot 7 hereon		
	AR	Lot 6 hereon		Lot 1 hereon
	AS	Lot 1 hereon		Lot 6 hereon
Right to convey Water – Storage for Fire Fighting	O & M	Lot 6 hereon	Lots 2, 3, 4, 5 & 7 hereon & Lot 2, DP 393545	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

LT 481012

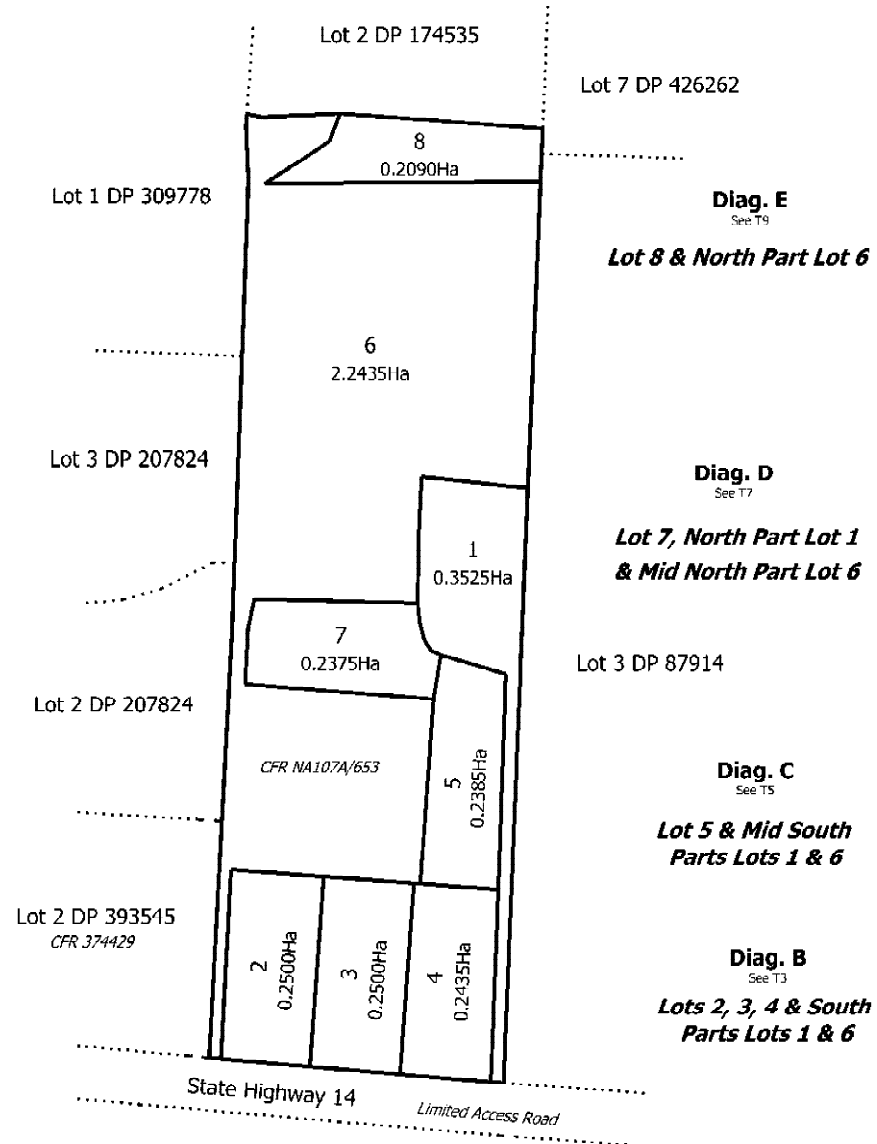
Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Grantee
Right to convey Electricity, Telecommunications & Computer Media	L	Lot 2, DP 393545	Northpower Limited
	Q, AC & AD	Lot 8 hereon	
	P	Lot 3 hereon	
	D, E, F, M, N, O, R & AV	Lot 6 hereon	

Existing Easements			
Purpose	Shown	Servient Tenement	Created by
Right to transmit Electricity & Telecommunications	Q	Lot 8 hereon	D068332.6
Right of Way	A, B, C, D, E, F, G, J, R, AH, AW, AX & AY	Lot 6 hereon	
Water Supply Right	G	Lot 6 hereon	T254738

Existing Easements in Gross			
Purpose	Shown	Servient Tenement	Created by
Right to convey Water for Irrigation Purposes	B	Lot 6 hereon	CN D327227.1
	K	Lot 2 hereon	
	I	Lot 3 hereon	
	H & AL	Lot 4 hereon	

PROPOSED LAND COVENANTS

Areas marked V (on Lot 2), W (on Lot 3), X (on Lot 4), Y (on Lot 5), Z (on Lot 7), AA (on Lot 6) & AB (on Lot 8) are to be subject to restrictive land covenants – Buildings to be contained within these areas.



12980 - Williamson - ah/jg

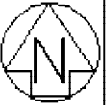
T 1/10

Land District: North Auckland
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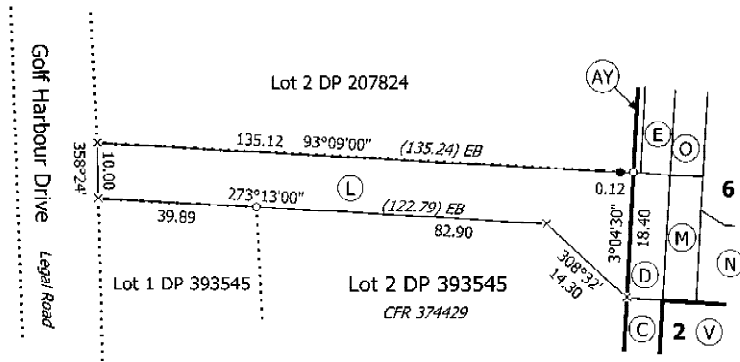
**LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT
 OVER LOT 2, DP 393545**

Surveyor: Phillip John Lash
 Firm: Reyburn & Bryant 1999 Ltd

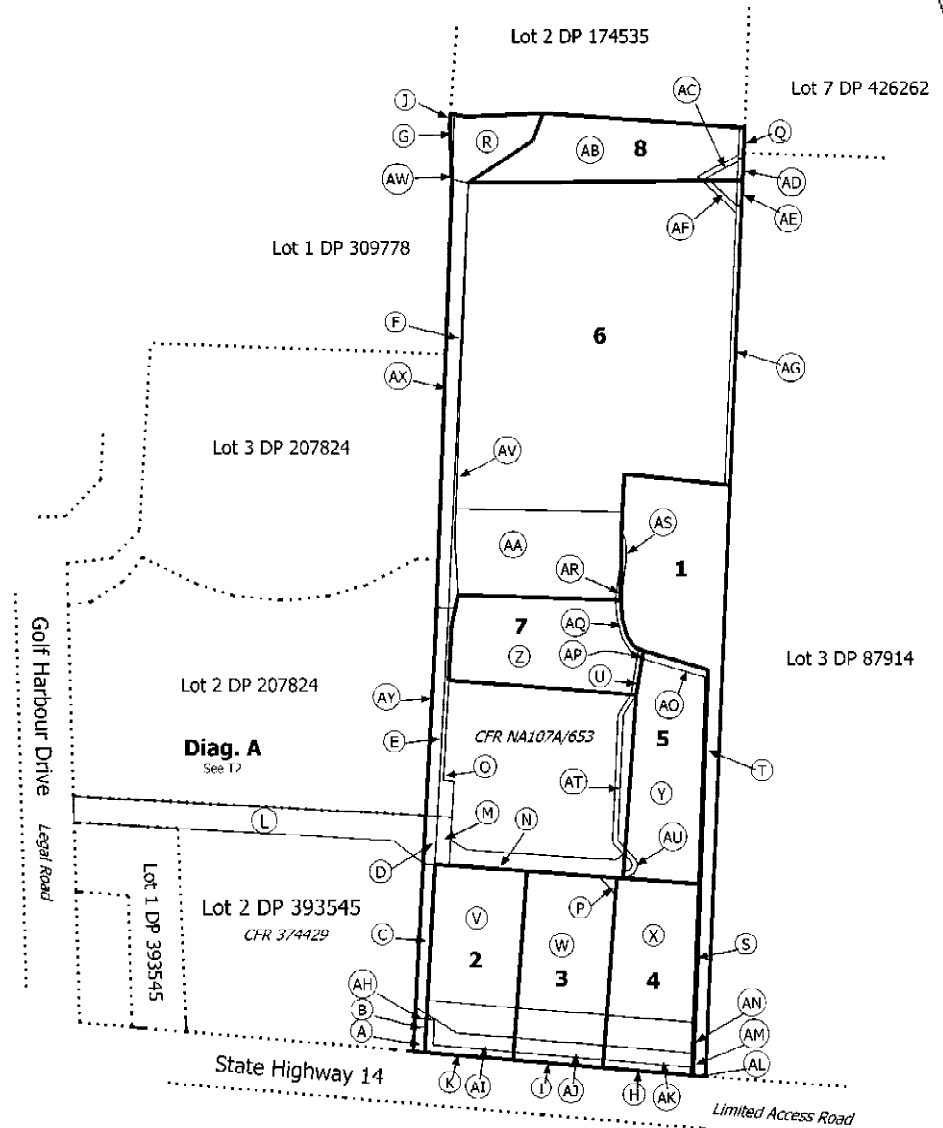
Title Plan
 DP 481012
 Deposited on: 19/12/2014



Diag. A



Non Primary



12980 - Williamson - ah/jg

T 2/10

Land District: North Auckland

LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT OVER LOT 2, DP 393545

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
DP 481012

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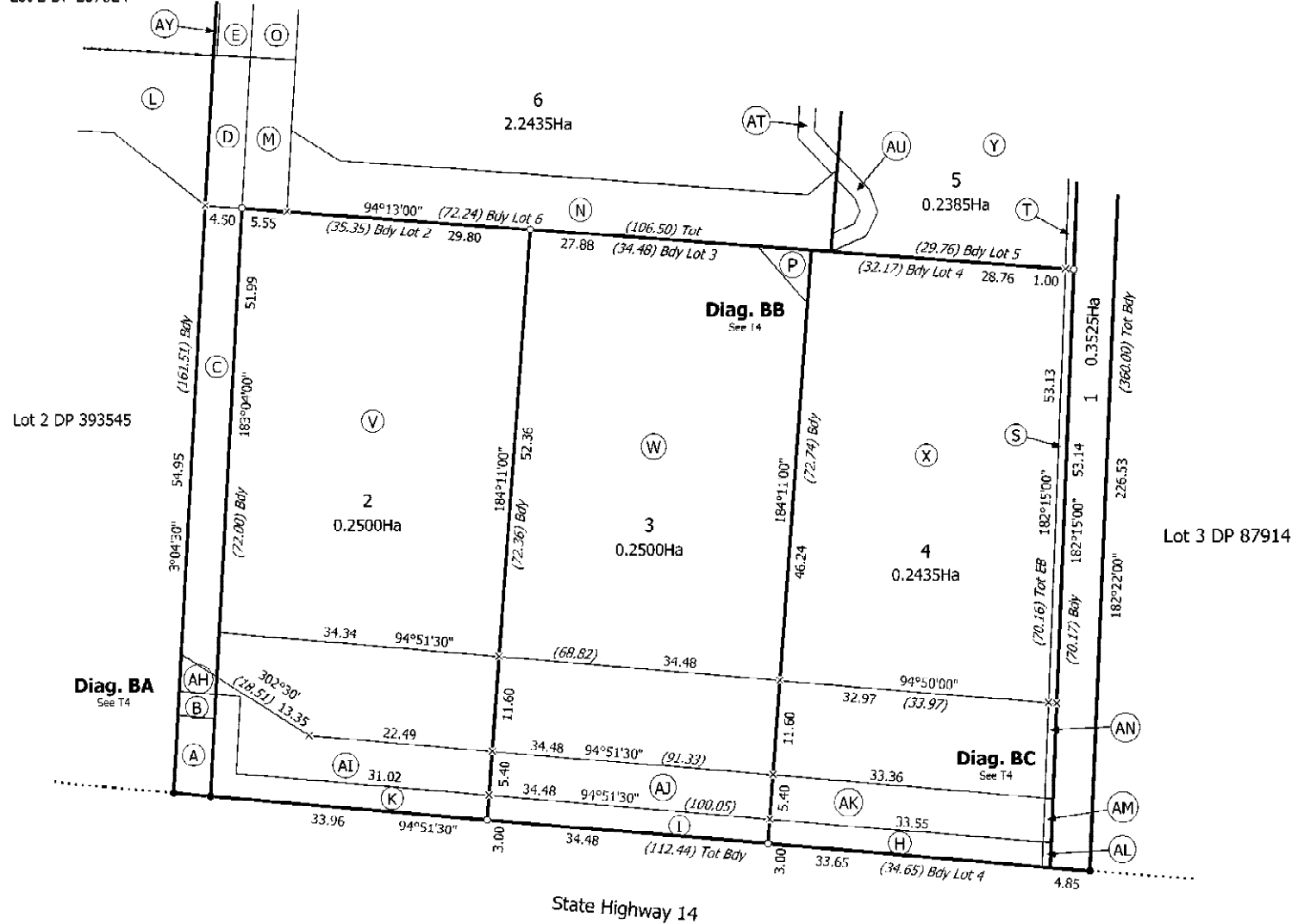
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Deposited on: 19/12/2014



Diag. B

Lot 2 DP 207824



12980 - Wilhamson - ah/jg

T 3/10

Land District: North Auckland

LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT OVER LOT 2, DP 393545

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
DP 481012

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Deposited on: 19/12/2014

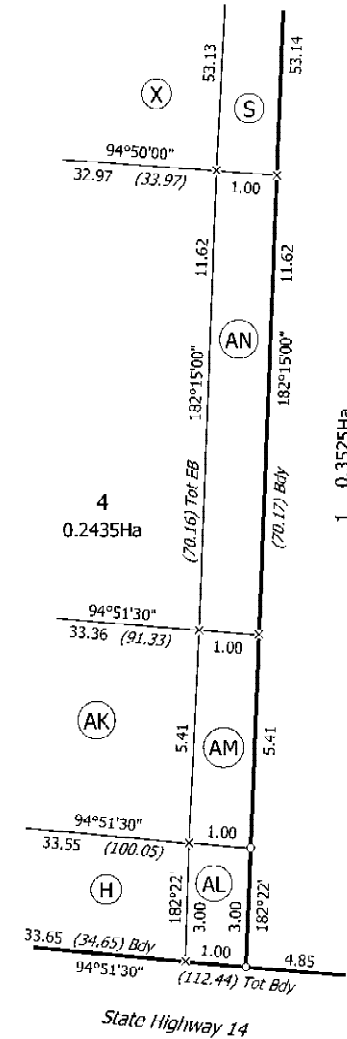
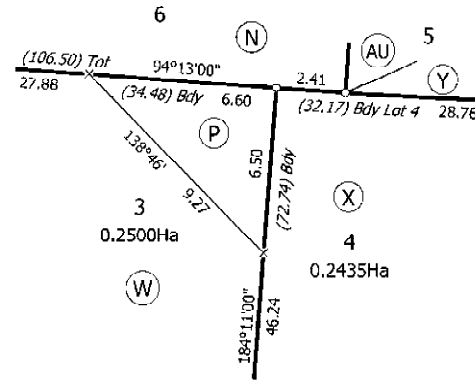
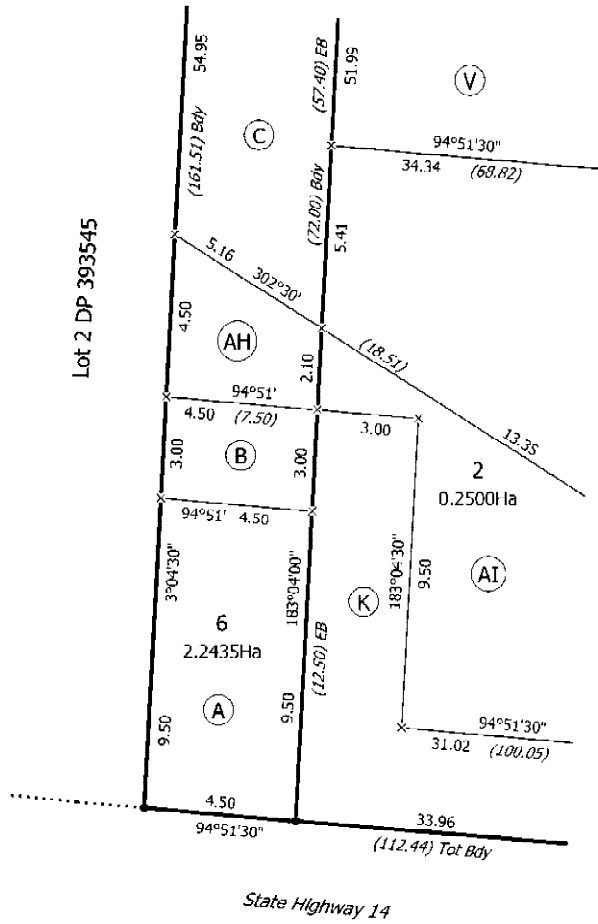


Diag. BA

Diag. BC

Diag. BB

Lot 2 DP 393545



12980 - Williamson - ah/jg

T 4/10

Land District: North Auckland

LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT OVER LOT 2, DP 393545

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
DP 481012

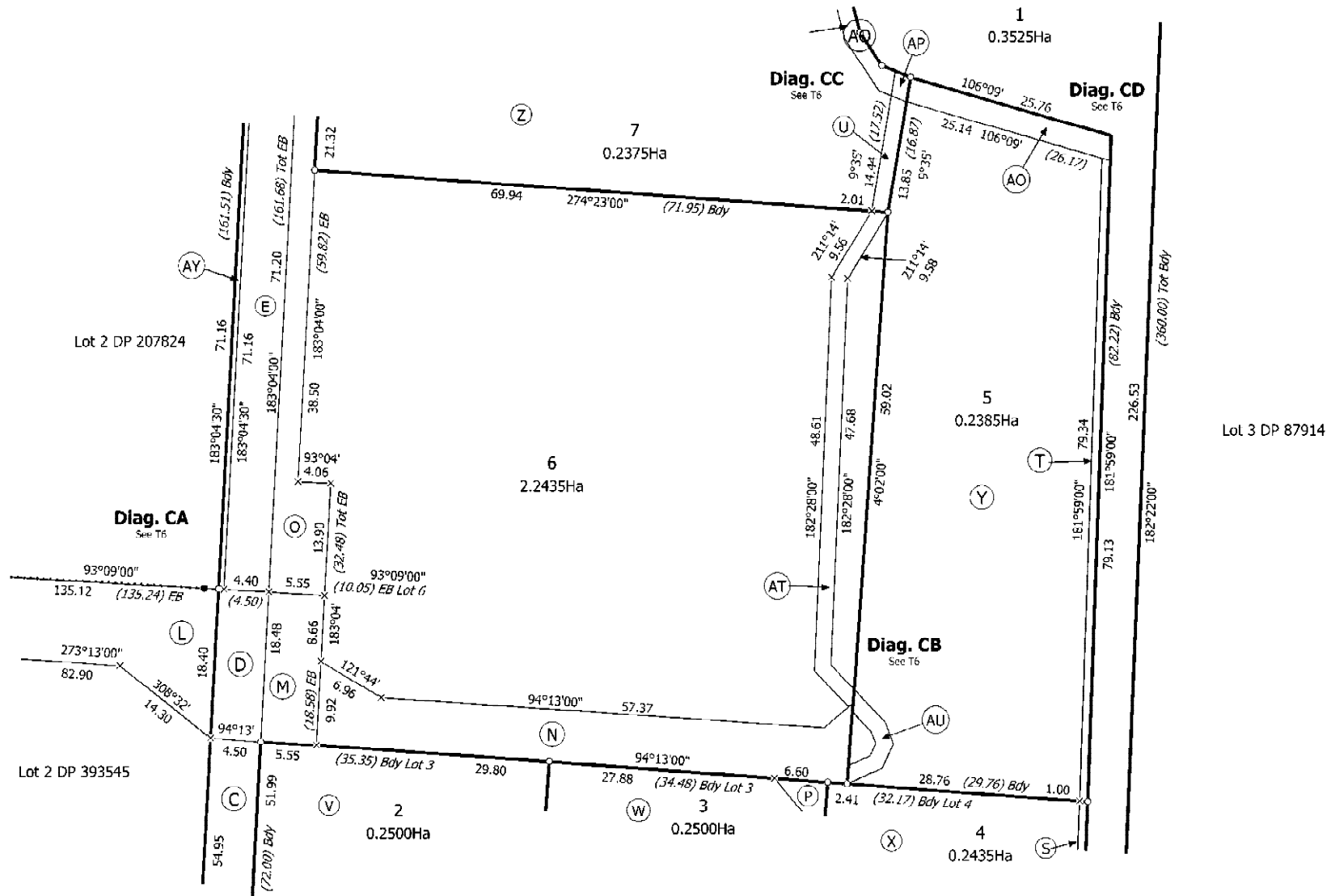
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Deposited on: 19/12/2014



Diag. C



12980 - Williamson - ah/jg

T 5/10

Land District: North Auckland

LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT OVER LOT 2, DP 393545

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Title Plan
DP 481012

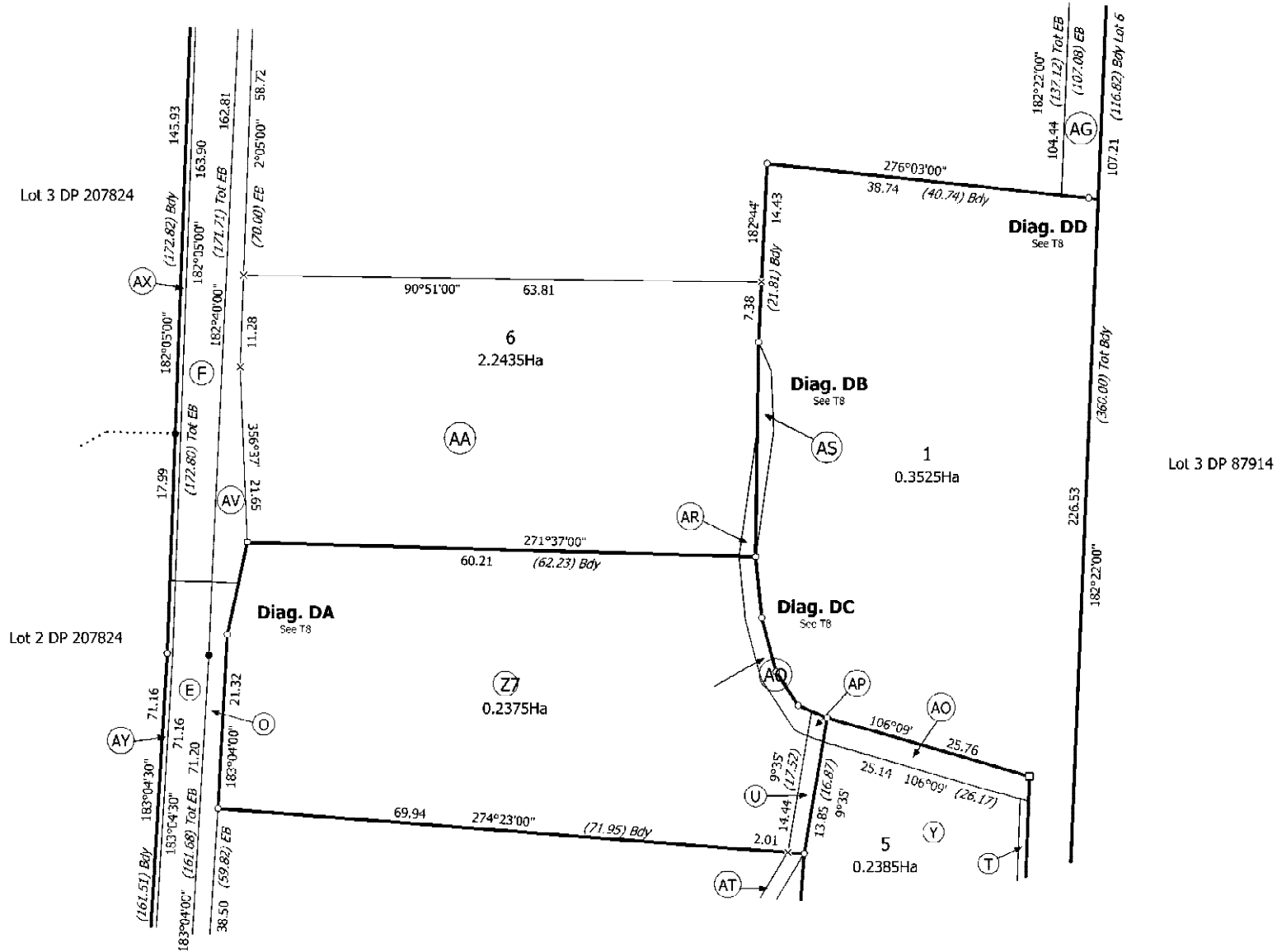
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Deposited on: 19/12/2014



Diag. D



12980 - Williamson - ah/jg

T 7/10

Land District: North Auckland

LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT OVER LOT 2, DP 393545

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

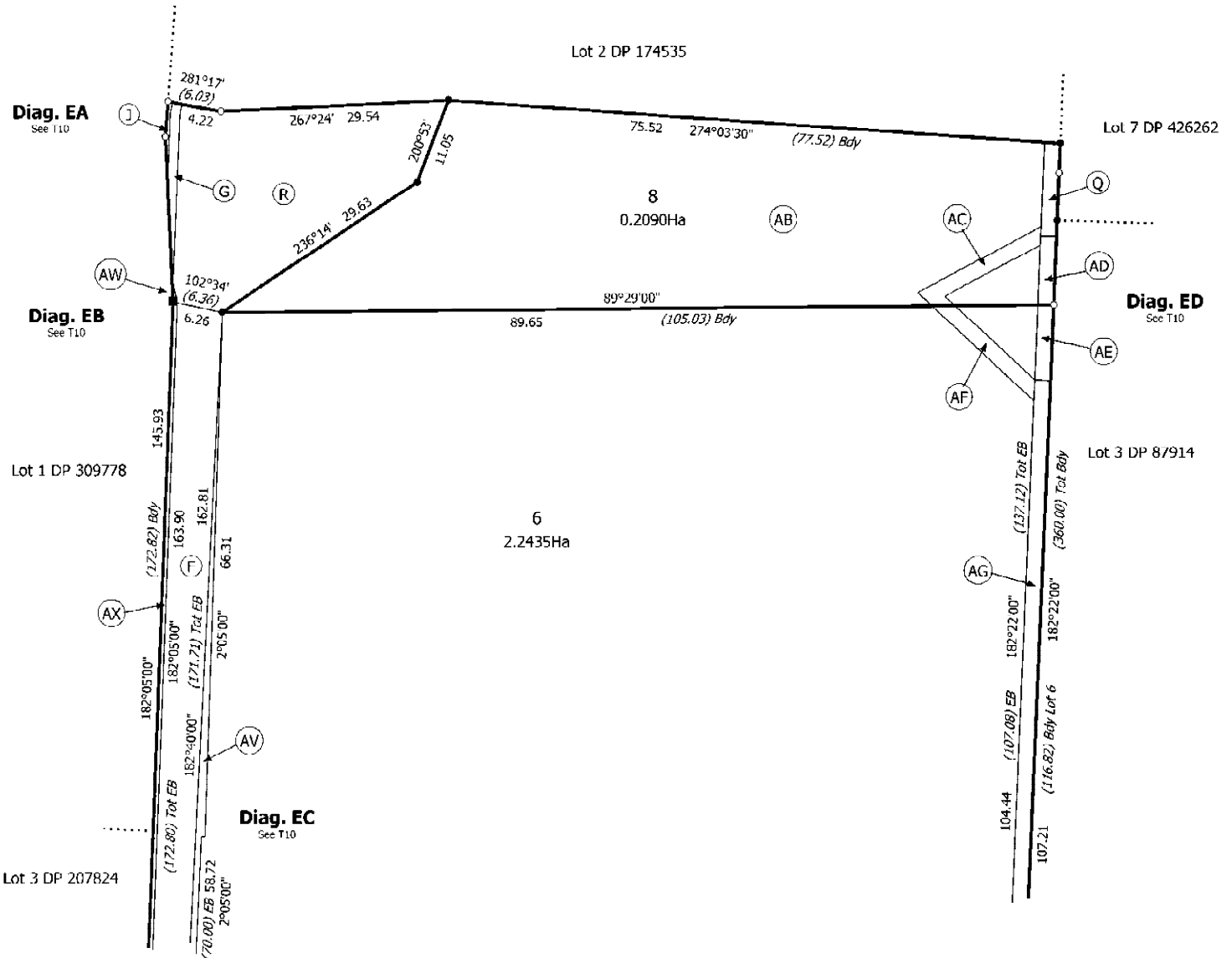
Title Plan
DP 481012

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Deposited on: 19/12/2014



Diag. E



12980 - Williamson - dh/jg

T 9/10

Land District: North Auckland
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LOTS 1 - 8 BEING A SUBDIVISION OF LOT 1, DP 174535 & EASEMENT
 OVER LOT 2, DP 393545

Surveyor: Phillip John Lash
 Firm: Reyburn & Bryant 1999 Ltd

Title Plan
 DP 481012
 Deposited on: 19/12/2014



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




R.W. Muir
Registrar-General
of Land

Identifier **673452**
Land Registration District **North Auckland**
Date Issued 19 December 2014

Prior References
NA107A/653

Estate Fee Simple
Area 2435 square metres more or less
Legal Description Lot 4 Deposited Plan 481012
Registered Owners
Sean Alan Graham Breckon and Gemma Ivka Reid

Interests

775617.1 Gazette Notice (NZ Gazette 7th August 1980 page 2348) declaring the adjoining State Highway No. 14 to be a limited access road - 1.10.1980 at 9.01 am

Appurtenant hereto are rights to convey water and transmit electricity specified in Easement Certificate D068332.6 - 15.11.1996 at 2.13 pm

Some of the easements specified in Easement Certificate D068332.6 are subject to Section 243 (a) Resource Management Act 1991(see DP 174535)

Appurtenant hereto is a right to transmit electricity and telecommunications created by Transfer D068332.7 - 15.11.1996 at 2.13 pm

The easements created by Transfer D068332.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water for irrigation purposes over parts marked H & AL on DP 481012 in favour of Her Majesty the Queen created by Gazette Notice D327227.1 - 5.11.1998 at 11.28 am

D462281.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 14.12.1999 at 10.55 am

9909402.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.12.2014 at 10:47 am

Subject to a right to convey water over parts marked AK, AL, AM, AN & S on DP 481012 created by Easement Instrument 9909402.6 - 19.12.2014 at 10:47 am

Appurtenant hereto is a right of way and a right to convey water - storage for fire fighting created by Easement Instrument 9909402.6 - 19.12.2014 at 10:47 am

The easements created by Easement Instrument 9909402.6 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 9967413.1 - 9.2.2015 at 2:53 pm (Limited as to duration)

10371784.2 Mortgage to ANZ Bank New Zealand Limited - 1.4.2016 at 2:33 pm

11675394.1 Variation of Consent Notice 9909402.4 pursuant to Section 221(5) Resource Management Act 1991 - 14.2.2020 at 12:54 pm

IN THE MATTER of the Resource Management Act
1991 ("the Act")

A N D

IN THE MATTER of a subdivision consent as
evidenced by Land Transfer Plan
No. 481012

A N D

IN THE MATTER of a Consent Notice issued pursuant
to Section 221 of the Act by
**WHANGAREI DISTRICT
COUNCIL** ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 481012 ("the plan")

1. Any development undertaken on Lots 2 through 8 on the plan shall comply with the restrictions and recommendations identified in the engineering site suitability report ref: 12037 compiled by Cook Costello Ltd dated 5 September 2013, a copy of which is attached hereto, unless an alternative engineering report prepared by a suitably experienced chartered professional engineer ("CPE") is approved in writing by the Council.
2. At the time of application for a building consent for any building to be constructed on lots 2, 3, 4, 5, 7 and 8 on the plan suitable evidence/design shall be provided to illustrate that stormwater attenuation will be provided for all impervious surfaces to ensure compliance with Chapter 4, and more specifically Section 4.11 of the Council's Environmental Engineering Standards 2010, to the satisfaction of the Council's Senior Environmental Engineering Officer.
3. The owners of Lots 2 through 7 on the plan shall be made aware that the common water tanks constructed as part of subdivision works within the southern portion of the avocado orchard on Lot 6 on the plan are for the purposes of fire fighting water supply and must be maintained full with a minimum water volume of 45m³ in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2009.
4. The owners of Lot 8 on the plan shall be made aware that at the time of the application for a building consent for a residential dwelling to be constructed on such property that an individual water tank shall be constructed for the purposes of fire fighting water supply and must be maintained full with a minimum water volume of 45m³ (or 7m³ if a domestic sprinkler system has been installed) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2009.

- 2 -

5. The owners of Lots 2 through 8 on the plan shall be responsible to ensure that any further development of each lot including building sites, earthworks, drainage works, effluent disposal fields & vehicle access formations will be undertaken in such a manner that will not result in the obstruction or diversion of any existing overland flow path unless a specific design has been done by an independently qualified person ("IQP") or CPE which mitigates potential adverse flooding effects on any neighbouring properties created by the obstruction or diversion and is approved in writing by the Council's Senior Environmental Engineering Officer.
Note: Overland flow paths are to be assessed in accordance with Section 4.9 of the Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPE.
6. All buildings (including water tanks) constructed within Lots 2 through 5 and Lots 7 and 8 on the plan are to be located within the areas marked as follows:

Lot 2 within that part marked on the plan with the letter "V";
Lot 3 within that part marked on the plan with the letter "W";
Lot 4 within that part marked on the plan with the letter "X";
Lot 5 within that part marked on the plan with the letter "Y";
Lot 7 within that part marked on the plan with the letter "Z";
Lot 8 within that part marked on the plan with the letters "AB".
7. Future owners of Lot 6 on the plan ("Lot 6") are advised of the recommendations contained within the Contaminated Land Management Preliminary Site Investigation Report prepared by Cook Costello Ltd dated 5 September 2013 (Project No: 12037), a copy of which is attached hereto . This report recommends a 2m perimeter precautionary management area (i.e. excluding produce cultivation and harvesting, and restriction of access by children) from the woolshed building and stockyard within Lot 6.
8. All buildings constructed within Lot 6 are to be located within area marked on the plan with the letters "AA". Although water tanks may be located outside of the designed building area identified as AA on this lot.
Note: The balance of Lot 6 therefore forms the area subject to a "no residential unit" restriction.

DATED at Whangarei this 11th day of DECEMBER 2014

SIGNED for WHANGAREI DISTRICT COUNCIL
pursuant to the authority of the Council given pursuant to the
Local Government Act 2002 and the Resource Management
Act 1991



Authorised Signatory



Whangarei
Norfolk House
3 Norfolk St
Whangarei
P 61 8 4389 529
E col@ccco.co.nz
www.coco.co.nz

Christchurch
85 Montreal Street
Sydenham
Christchurch
P 64 3 365 5860
office.chch@ccco.co.nz
www.cookcostello.co.nz



SITE SUITABILITY REPORT

*626 Maunu Road (S.H.14), Maunu
Proposed subdivision of Lot 1 DP
174535*

For J.D. and M.A. Williamson



cook | costello

Consulting Engineers

05 September 2013

Project Number: 12037

J.D. and M.A. Williamson
626 Maunu Road (SH14), Maunu



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1. INTRODUCTION

Cook Costello Ltd has been briefed to provide a subdivision suitability report for a proposed 8 lot subdivision at 626 Maunu Road (State Highway 14), Maunu. The proposed subdivision intends to create seven new allotments (proposed Lots 2 to 8) from the existing Lot 1 DP174535. Proposed Lot 1 will contain the existing dwelling. The report considers the following aspects of the subdivision development:

- Existing stability of the site
- Effects on stability of the development
- Building foundations and building suitability
- On-site wastewater management
- Stormwater management
- Potable water supply and fire fighting requirements
- Access suitability

A site plan at 1:2000 is attached in Appendix 1 showing the existing and proposed property boundaries. Four site suitability plans at 1:500 are also included in Appendix 1 showing possible building platforms, effluent fields and site investigation details within the proposed lots. A standard detail for a wastewater dose loaded LPED irrigation system is also included in Appendix 1.

Cook Costello has also completed a National Environmental Standards (NES) report assessing the Ministry for the Environment (MFE) guidelines which should be read in conjunction with this report.

1.1. Relevant Documentation

- AS/NZS 1547:2012 – On-site domestic wastewater management.
- AS2870:2011 – Construction of residential slabs and footings.
- NZS 3604:2011 – Timber framed buildings.
- NZS 4402:1986 – Methods of testing soils for civil engineering purposes.
- SNZ PAS 4509:2008 – New Zealand Fire Service firefighting water supplies code of practice.
- NZ Building Code: B1/VM4

Good Ground – means any soil or rock capable of permanently withstanding an ultimate bearing pressure of 300kPa (i.e. an allowable bearing of 100kPa using a factor of safety of 3.0) but excludes;

- a) Potentially compressible ground such as topsoil, soft soils such as clay which can be moulded easily in the fingers, and uncompacted loose gravel which contains obvious voids,
- b) Expansive soils being those that have a liquid limit of more than 50% when tested in accordance with NZS4402 Test 2.2 and a linear shrinkage of more than 15% when tested from the liquid limit in accordance with NZS 4402 Test 2.6 and,
- c) Any ground which could foreseeably experience movement of 25mm or greater for any reason including one or a combination of the following: land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing ground water level, erosion, dissolution of soil in water, and effects of tree roots.
- Whangarei District Council Land Resources and Hazard maps (2013).
 - GNS Science (Institute of Geological & Nuclear Sciences) 1:250,000 Geological Map 2 – Geology of the Whangarei Area.
 - Northland Regional Council – Regional Water and Soil Plan for Northland

2. SITE DESCRIPTION

The property is located in Maunu on the northern side of State Highway 14, 150m east of the intersection of State Highway 14 and Golf Harbour Drive. The property is approximately 500m east of Sherwood Park Golf Club. The legal description of the lot to be subdivided is Lot 1 DP 174535 and has a total area of 4.0260ha.

The site predominately is flat to rolling having gentle slopes of 1-2° with an isolated mound on the eastern side of proposed Lot 7 which spreads down into proposed Lot 6. The north western corner of the property in proposed Lot 8 is also slightly elevated above the adjacent land. Proposed Lots 2, 3 and 4 are situated to the south of the property and have a gentle slope of 1° - 2° grading down to the road. These lots each have a proposed area of 2500m² and situate the proposed building platforms in the middle to northern part of the lots. Proposed Lot 5 is situated directly north of proposed Lot 4 with the existing farm house to the north and the avocado orchard to the west. It has a proposed area of 2500m² and gently grades north at a slope of 1° - 2°. Proposed Lot 6 has an area of 2.3077ha and is split up into two main portions. Portion one, to the south, is surrounded by proposed Lots 2 to 7 and the majority is currently an avocado orchard apart from the northern section, which is where the proposed development of the lot is planned, having a gentle slope of 1° - 2°. Portion two is the northern part of the property and is also currently an avocado orchard. Portion two has not been considered as part of our investigations as no building platform is proposed in this portion of proposed Lot 6. Proposed Lot 7 has a proposed area of 2500m² and is situated west of the existing house. Proposed Lot 7 has a large mound on the eastern edge which spreads down into proposed Lot 6. The remainder of proposed 7 is gentle sloping predominately having grades of 1° - 2°. Proposed Lot 8, having an area of 2183m², is situated in the most northern part of the property north of the existing stone wall. It is proposed that a building platform be situated in the eastern part of this lot having existing grades of between 5° - 10°. Proposed Lot 1 contains the existing dwelling and has not been assessed as part of this report.

Maunu has fertile, well drained soils which are conducive for horticulture activities. By retaining the horticulture aspect within the subdivision the feeling of the area will be maintained and this will give the proposed Lots a sense of rural living and privacy. This will make this subdivision an attractive place to live.

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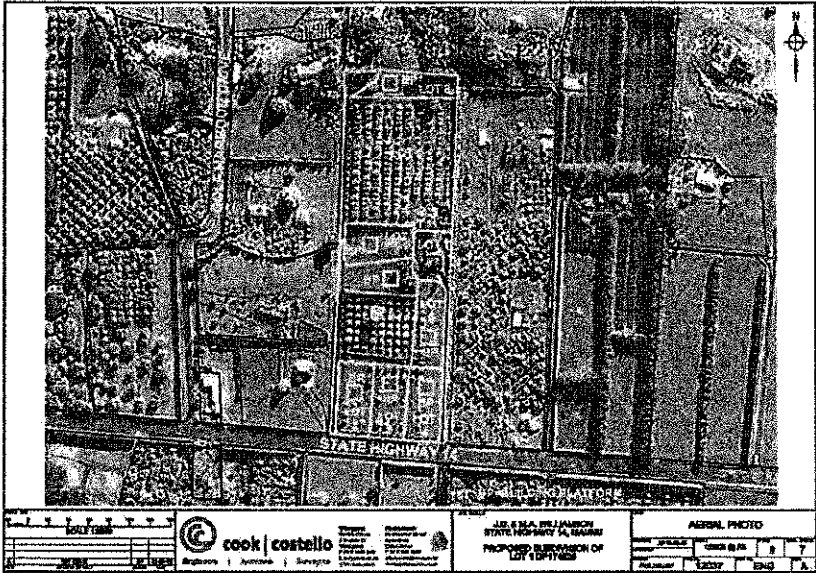


Figure 1: Cook Costello cad file with aerial photograph imported showing the 8 lot subdivision of Lot 1 DP174535 highlighted and location of the proposed building platforms.

Proposed Lots 2 – 5 and 7 – 8 are mainly covered with pasture with a few scattered avocado trees. The majority of proposed Lot 6 is an avocado orchard. No evidence of accelerated surface creep, deep-seated instability or slippage was observed within the site.

Whangarei District Council planning maps indicate that the proposed subdivision is zoned as Urban Transition Environment. The entire proposed subdivision is mapped as Low Instability Hazard. There is no Flood Susceptibility Hazard mapped. See figure 2 below.



Figure 2: WDC GIS hazard map (2013)

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No permanent or ephemeral watercourses were observed on site. A stream runs approximately 120m north of the subdivision. The site appears to be well draining with no ground water encountered during soil investigations. According to the WDC GIS maps the land is situated above an aquifer.

Whangarei District Council planning maps indicate all proposed lots have Medium Effluent Unsuitability with Medium Effluent Disposal Potential.

3. GEOLOGY

The soil type in the area is defined on NZMS290 Sheet Q06/07 Hukerenui - Whangarei (SOILS) as Maunu silt loam + Maunu bouldery silt loam (**MU + MU_b**), well to moderately well drained soils of the rolling and hilly land.

The rock type in the area is defined on NZMS290 Sheet Q06/07 Hukerenui - Whangarei (ROCK TYPES) as Basalt with Scoria (**F6_i**); flows and cones of glassy and very fine to medium grained crystalline basalt, dense or vesicular, interbedded with scoria (**B1**) in places, moderately fractured; hard to very hard. Weathered to soft brown clay to depths of 10m.

The Institute of Geological and Nuclear Sciences Geology of the Whangarei Area defines the geology of the site as KERIKERI VOLCANIC GROUP Basalt flows (**Qvb**).

Site observation of paddock boulders, and the soils texture and colour encountered during borehole investigations, indicate volcanic material covers the site. Large boulders are visible on the surface and in many cases were the cause for the end of borehole investigation. The lay of the land is predominately very gently graded with a large mound on proposed Lot 7 which spreads down into proposed Lot 6. The large mound is probably due to large boulders under the surface with silt and volcanic ash being eroded away around the extents of this mound. Another possibility is volcanic lava flows pushing up through the earth's surface forming a volcanic cone. Proposed Lot 8 is also slightly elevated in the north west corner above the adjacent ground.

4. SITE INVESTIGATIONS

Geotechnical field investigations were carried out on the 25th of July, 2013. These investigations comprised of:

- Visual inspections and walkover.
- Eight hand augered boreholes (BH) with shear vane measurements to identify subsurface soil properties.
- Fifteen dynamic cone scale penetrometer tests (SP) to confirm bearing pressures and uniformity of the soil.

The location of all field investigations are shown on the site suitability plans attached as Appendix 1.

The results of all field investigations are attached as Appendix 2.

4.1. Borehole Results

4.1.1. Subsoil

BH1 was located at the building platform within proposed Lot 8 on the 5° slope in the north west corner and identified approximately 50mm of topsoil overlying moist, friable, highly plastic, stiff, moderately sensitive, reddish brown silty CLAY with traces of gravel to 20mm to a depth of 1.3m, overlying moist, friable, highly plastic, very stiff, moderately sensitive to non-sensitive, reddish brown with very minor black speckles/mottling silty CLAY with traces of sand/very weak gravel to 5mm to a depth of 2.2m. End of bore at 2.2m as hit rock. The ground water was not encountered.

BH2 was located at the proposed effluent disposal location for proposed Lot 8 on the flat and identified approximately 100mm of topsoil overlying moist, friable, highly plastic, hard, moderately sensitive, brown silty CLAY with traces of gravel to 10mm to a depth of 1.25m. End of bore at 1.25m as too hard to continue. The water table was not encountered.

BH3 was located at the building platform within proposed Lot 7 on the flat west of the mound and identified approximately 100mm of topsoil overlying moist, friable, highly plastic, very stiff, moderately sensitive, brown silty CLAY with traces of sand and minor roots to a depth of 1.0m, overlying moist, friable, highly plastic, hard, moderately sensitive, brown with very minor black silty CLAY with traces of sand and minor hard black gravel to 5mm to a depth of 1.8m overlying moist, friable, highly plastic, hard, moderately sensitive, brown to orangey brown silty CLAY with traces of sand/gravel to a depth of 2.5m. End of bore at 2.5. The water table was not encountered.

BH4 was located at the building platform within proposed Lot 6 on the flat and identified approximately 100mm of topsoil overlying moist, friable, highly plastic, very stiff to hard, insensitive to moderately sensitive, orangey brown silty CLAY with traces of sand/gravel to a

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depth of 1.1m, overlaying moist, friable, highly plastic, very stiff, sensitive, orangey brown silty CLAY with minor sand/gravel to 20mm to a depth of 1.6m. End of bore at 1.6m as too hard to continue. The water table was not encountered.

BH5 was located at the building platform within proposed Lot 5 and identified approximately 100mm of topsoil overlying moist, friable, highly plastic, very stiff, moderately sensitive, orangey brown silty CLAY to a depth of 1.0m, overlaying moist, friable, highly plastic, very stiff, moderately sensitive to sensitive, orangey brown with minor grey silty CLAY with traces of sand/gravel to 5mm with gravel getting larger with depth to 20mm to a depth of 1.7m. End of bore at 1.7m as hit rock. The water table was not encountered.

BH6 was located south of the building platform at the approximate effluent disposal site within proposed Lot 2 and identified approximately 200mm of topsoil overlying moist, friable, highly plastic, hard, orangey brown with minor purple silty CLAY with minor weak gravel to 20mm to a depth of 0.9m. End of bore at 0.9m as hit rock. The water table was not encountered.

BH7 was located at the building platform within proposed Lot 3 and identified approximately 200mm of topsoil overlying moist, friable, highly plastic, very stiff, moderately sensitive, orangey brown silty CLAY with some shallow charcoal to a depth of 1.3m, overlaying moist, friable, highly plastic, very stiff, sensitive, orangey brown with some reddy orange silty CLAY with some sand/extremely weak gravel to a depth of 2.1m overlaying very moist to wet, friable, highly plastic, very stiff, sensitive, orangey brown with minor reddy brown silty CLAY with some sand/extremely weak gravel to 20mm to a depth of 2.2m. End of bore at 2.2m as hit rock. The water table was not encountered.

BH8 was located at the building platform within proposed Lot 4 and identified approximately 100mm of topsoil overlying moist, friable, highly plastic, very stiff to hard, moderately sensitive, orangey brown silty CLAY to a depth of 1.8m, overlaying moist, friable, highly plastic, stiff to very stiff, moderately sensitive, orangey brown very silty CLAY with traces of sand/gravel to a depth of 2.5m. End of bore at 2.5m. The water table was not encountered.

The boreholes are consistent with the geological description of the site.

4.1.2. Shear Strength

Shear strengths were measured at 0.5m intervals during Boreholes to determine the soils in-situ shear strength properties with a summary of the results and associated soil sensitivities shown in Table 1 below.

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Depth (m)	BH1 (max/ residual kPa)	BH1 Soil Sensitivity	BH2 (max/ residual kPa)	BH2 Soil Sensitivity	BH3 (max/ residual kPa)	BH3 Soil Sensitivity	BH4 (max/ residual kPa)	BH4 Soil Sensitivity
0.5	>248	-	226/69	3.3	152/44	3.5	219/124	1.8
1.0	99/28	3.5	202/65	3.1	244/88	2.8	191/55	3.5
1.5	163/103	1.6	-	-	>248	-	141/21*	6.7
2	141/46	3.1	-	-	216/71	3.0	-	-
2.5	-	-	-	-	177/83	2.1	-	-
Depth (m)	BH5 (max/ residual kPa)	BH5 Soil Sensitivity	BH6 (max/ residual kPa)	BH6 Soil Sensitivity	BH7 (max/ residual kPa)	BH7 Soil Sensitivity	BH8 (max/ residual kPa)	BH8 Soil Sensitivity
0.5	195/53	3.7	>248*	-	150/53	2.8	205/60	3.4
1.0	127/41	3.1	-	-	180/60	3.0	173/71	2.4
1.5	140/21*	6.7	-	-	219/53	4.1	205/71	2.9
2	-	-	-	-	138/25	5.5	129/50	2.6
2.5	-	-	-	-	-	-	95/35	2.7

Table 1: Shear strengths and soil sensitivity (*=inaccurate due to gravel)

BH1 Soil Strength - The shear strength of the soil at BH1 is stiff to hard. The soil sensitivity is insensitive, normal to moderately sensitive.

BH2 Soil Strength - The shear strength of the soil at BH2 is hard. The soil sensitivity is moderately sensitive.

BH3 Soil Strength - The shear strength of the soil at BH3 is very stiff to hard. The soil sensitivity is moderately sensitive.

BH4 Soil Strength - The shear strength of the soil at BH4 is very stiff to hard. The soil is insensitive, normal to moderately sensitive.

BH5 Soil Strength - The shear strength of the soil at BH5 is very stiff. The soil is moderately sensitive.

BH6 Soil Strength - The shear strength of the soil at BH6 is hard.

BH7 Soil Strength - The shear strength of the soil at BH7 is very stiff to hard. The soil is moderately sensitive to sensitive.

BH8 Soil Strength - The shear strength of the soil at BH8 is stiff to hard. The soil is moderately sensitive.

4.2. Scala Penetrometer Results

Fifteen dynamic cone scala penetrometer tests (SP) were undertaken at the site to determine the inferred allowable bearing capacity to assist in the design of foundations for the proposed development. Seven tests were carried out from existing ground level adjacent to the boreholes and eight were taken from the base of each borehole. The site plan attached in Appendix 1 shows the location of these.

SP1 was located adjacent to BH1 and taken to a depth of 2.35m. SP1 indicated an allowable bearing capacity of 95kPa between depths of 0.95-1.10 but otherwise had an allowable bearing capacity in excess of above 100kPa. **(Lot 8)**

SP2 was undertaken from the base of BH1 from 2.2m to a depth of 4.11m. SP2 indicated an allowable bearing capacity in excess of 32kPa. **(Lot 6)**

SP3 was undertaken from the base of BH2 from 1.25m to a depth of 2.06m. SP3 indicated an allowable bearing capacity in excess of 100kPa throughout. **(Lot 8)**

SP4 was located adjacent to BH3 and taken to a depth of 1.41m. SP4 indicated an allowable bearing capacity in excess of 100kPa at normal foundations depths. **(Lot 7)**

SP5 was undertaken from the base of BH3 from 2.5m to a depth of 5.22m. SP5 indicated an allowable bearing capacity in excess of 55kPa. **(Lot 7)**

SP6 was located adjacent to BH4 and taken to a depth of 1.72m. SP6 indicated an allowable bearing capacity in excess of 100kPa at normal foundations depths. **(Lot 6)**

SP7 was undertaken from the base of BH4 from 1.6m to a depth of 1.86m. SP7 indicated an allowable bearing capacity in excess of 78kPa. **(Lot 6)**

SP8 was located adjacent to BH5 and taken to a depth of 1.93m. SP8 indicated an allowable bearing capacity in excess of 100kPa at normal foundations depths. **(Lot 5)**

SP9 was undertaken from the base of BH5 from 1.7m to a depth of 2.37m. SP9 indicated an allowable bearing capacity in excess of 40kPa. **(Lot 5)**

SP10 was located adjacent to BH6 and taken to a depth of 0.77m. SP10 indicated an allowable bearing capacity in excess of 100kPa at normal foundations depths. **(Lot 2)**

SP11 was undertaken from the base of BH6 from 0.9m to a depth of 1.01m. SP11 indicated an allowable bearing capacity in excess of 100kPa throughout. **(Lot 2)**

SP12 was located adjacent to BH7 and taken to a depth of 1.54m. SP12 indicated an allowable bearing capacity in excess of 100kPa at normal foundations depths. **(Lot 3)**

SP13 was undertaken from the base of BH7 from 2.2m to a depth of 2.72m. SP13 indicated an allowable bearing capacity in excess of 100kPa throughout. **(Lot 3)**

SP14 was located adjacent to BH8 and taken to a depth of 1.44m. SP14 indicated an allowable bearing capacity in excess of 100kPa at normal foundations depths. **(Lot 4)**

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SP15 was undertaken from the base of BH8 from 2.5m to a depth of 4.58m. SP15 indicated an allowable bearing capacity in excess of 26kPa throughout. **(Lot 4)**

At all locations within the property an inferred allowable bearing capacity in excess of 100kPa is available at normal shallow foundation depths. However at proposed Lots 5 – 8 the allowable bearing capacity is not achieved at depths below normal foundation depths.

Laboratory testing of soil samples from the site were not undertaken. Atterberg Limits and Linear Shrinkage tests at other sites on similar basalt derived soils of the Puhipuhi-Whangarei Volcanic Field have previously been undertaken. These tests have determined liquid limits in excess of 50% in each case, ranging up to 88%, and have determined linear shrinkage in excess of 15% in each case, ranging up to 24%. These results exceed the NZ Building Code threshold value for the definition of Good Ground, described in Section 1.1 of this report, and indicate that the soil has an extremely high shrinkage potential. The soils at this subdivision are expected to behave similarly.

At proposed Lots 2, 3 and 4 there is an inferred shallow depth to rock at the effluent field locations.

5. SITE STABILITY

The Kerikeri Volcanics are at ground surface over a significant proportion of the Maunu area. They are predominantly basaltic. The lavas erupted sub-aerially and are inferred to be intra-plate. They consist of tuffs, scoria cones and ridge-top remnants and flows, constrained by modern topography. They are up to 80m thick and tend to be very well drained. Kerikeri basalts overlie blue clays, sands and greywacke gravels. They are of Plio-Pleistocene age (around 2-4 million years). Land underlain by extrusive rock of the Kerikeri Volcanics can be steep but tends to be stable. The site is considered to be consistent with the above geological description. No recent or relic land instabilities were observed at the site. This site therefore is considered as presently stable.

6. FOUNDATIONS

The surficial soils observed during the field investigations are considered to be very stiff, highly plastic and highly expansive and are likely to be subject to shrink swell effects. The soils are interpreted as Class H in accordance with AS2870 for highly expansive soils. The allowable bearing capacity is inferred as in-excess of 100kPa at normal foundation depth of 0.45m – 0.6m below ground level, which is an ultimate bearing capacity of 300kPa and a dependable bearing capacity of 150kPa with a strength reduction factor of 0.5.

It is considered that the proposed building sites do not meet the requirements for Good Ground as defined in the New Zealand Building Code. Any foundations will therefore require specific design by a suitably qualified Chartered Professional Engineer with consideration given to the expansive nature of the soils.

The soil investigations indicate that there is an overlying firm layer below the topsoil down to between 1.6m - 2.2m. Below this solid crust the soil weakens considerably as recorded in the scala penetrometer tests taken at the bottom of the boreholes which is likely attributed to an increased moisture content with depth. Therefore due to the expansive soils and reduction in bearing capacity with depth it is recommended that shallow foundations be used. A slab on grade floor system (stiffened or rib raft) would be suitable. Alternatively shallow timber piles and subfloor is considered appropriate.

Cut/fill operations greater than 400mm for proposed Lots 5 and 6, and 600mm for proposed Lots 7 and 8 will need to be taken into account when the foundation is designed by a suitably qualified Chartered Professional Engineer to check the differential bearing in the underlying layers.

7. EFFLUENT TREATMENT AND DISPOSAL SYSTEM

The proposed design of the effluent treatment and disposal system is in accordance with the standard AS/NZS 1547:2012 for onsite domestic wastewater management.

The proposed dwellings will likely be serviced by roof water supply and it is assumed that standard water reduction fixtures will be in use, resulting in a daily flow rate of 145 L/person/day. Were water supply serviced by ground bore without reduction fixtures the daily flow rate is 200 L/person/day and the disposal field sizing's given below should be adjusted accordingly. The minimum separation distance of 20m between an effluent field and a ground water bore will need to be considered between adjacent lots before any ground water bore is installed.

For design purposes a four bedroom dwelling is assumed. The design occupancy for a 4 bedroom dwelling is 7 persons giving a design daily flow rate of 1015 L/day for disposal system treatment.

Several ground water bores are indicated in vicinity of the disposal fields with the nearest being in excess of 80m distance to the east of the proposed Lot 8 effluent field (See Figure 3 below). A permanent watercourse is located 120m north of the proposed subdivision. Otherwise no other surface water courses are present. During ground investigations no water tables were encountered however it needs to be noted that the subdivision is situated over an aquifer.

A minimum reserve area of 30% for application of secondary treated wastewater and 100% for application of primary treated wastewater is required by the Northland Regional Council Water and Soil Plan.

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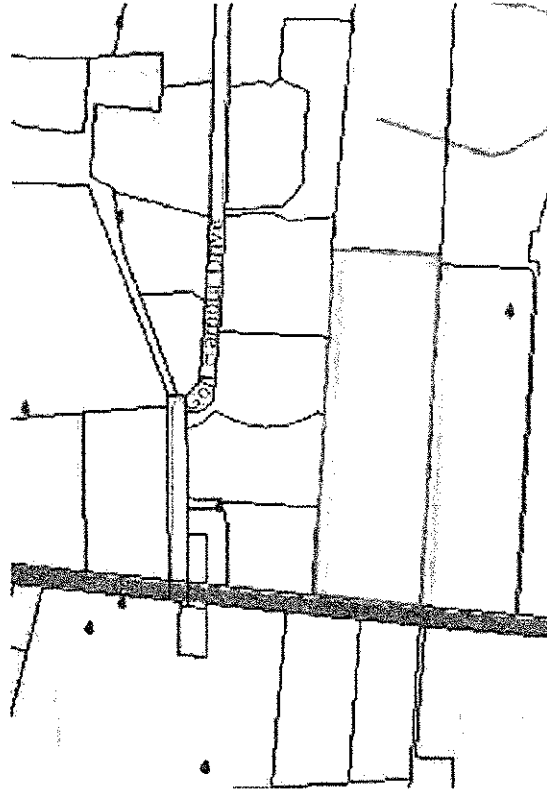


Figure 3: NRC GIS mapped ground water bores

7.1. Proposed Lots 2, 3 and 4

The friable volcanic derived silty clay soils at the proposed Lots 2, 3 and 4 disposal fields behave as a clay loam and therefore have an effluent disposal category of 4, being moderately structured with an indicative permeability K_{sat} of 0.5 - 1.5 m/day.

Proposed Lots 2, 3 and 4 are shown to have a proposed disposal field location towards the southern edge of the proposed site. The slope configuration here is linear planar with gentle slopes of 1° - 2° sloping down from north to south.

At this proposed disposal field location there is a site constraint of shallow rock. Due to the inferred shallow depth of rock shown in BH6, and a minimum depth to groundwater separation requirement of 1.2m for primary treated effluent disposal, it is recommended the proposed method for effluent disposal for proposed Lots 2, 3 and 4 to be the pressure compensative dripper irrigation system, which requires secondary treatment effluent. Secondary treated effluent reduces the minimum depth to groundwater to 0.6m.

This method utilises a low-pressure network of 16mm diameter pipe with spaced, self-compensating drippers providing a uniform distribution of the wastewater to the area. For sub-surface irrigation the drip line is laid approximately 100mm below the ground surface. An adequate topsoil layer is present at the disposal field for this disposal method and slope without the requirement for further media to be brought in and spread.

The secondary treatment system will be required to produce effluent of a quality meeting or exceeding the requirements of secondary treated effluent (<20g/m³ BOD₅ and <30g/m³ SS). This can be achieved using an aerated treatment plant, by use of a recirculating sand filter or other certified secondary treated system.

Form EES-SEW1 attached in Appendix 3.

7.1.1. Proposed Lots 2, 3 and 4 - Pressure Compensating Dripper Irrigation

$Q = 145 \text{ litres/person/day} \times 7 \text{ persons} = 1015 \text{ litres/day}$

DIR slope adjustment = 0%

DIR = 3.5mm/day

Line spacing (max) = 1m

Field area = $1015 \text{ litres/day} / 3.5 \text{ mm/day} = 290\text{m}^2$

Reserve area = 30% of field area = 90m^2

Total field area = 380m^2

7.1.2. Proposed Lots 2, 3 and 4 - Site Specific Mitigation Measures

The recommended location for the effluent disposal field is shown on the site plan attached in Appendix 1. Specific mitigation measures are recommended for on-site wastewater systems utilising a secondary treatment system as detailed above should adhere to the following recommendations:

1. The system shall be constructed by a registered drainlayer.
2. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 3m from buildings and 1.5m from boundaries. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 15m from watercourses and surface water. Groundwater and surface water clearance has been confirmed to be in excess of the NRC RWSP for secondary treated effluent.
3. A maximum distance of 1.0m between the irrigation lines in clay soils to provide an effective even distribution of effluent over the whole of the design area.
4. The irrigation area shall have an adequate depth of natural good quality topsoil (or imported topsoil if necessary) to store the applied effluent and to support the growth of vegetation to maximise evapotranspiration.

5. It is recommended the land application areas are to be planted with suitable high water use vegetation to aid in evapotranspiration. The proposed disposal field site is north facing, unshaded and exposed. These attributes provide good potential for effluent disposal in part by evapotranspiration (ETS). See Appendix 4.
6. A reserve area of 30% is to be set aside for the future extension of the land application area in accordance with NRC RWSP.
7. If final house plans are for other than a 4 bedroom dwelling using standard water reduction fittings then effluent disposal design calculations will require revising. In any case there is sufficient space at the site for extension of the disposal field.
8. A service agreement between the property owner and the supplier of the treatment plant shall be entered into to ensure effective ongoing operation and performance. A maintenance strategy and contract for the system shall be put into place, which will include programmed inspections and maintenance of both secondary treatment systems and application areas.

7.2. Proposed Lots 5 and 6

The friable volcanic derived silty clay soils at the proposed Lots 5 and 6 disposal fields behave as a clay loam and therefore have an effluent disposal category of 4, being moderately structured with an indicative permeability K_{sat} of 0.5 - 1.5 m/day.

Proposed Lot 5 is shown to have a proposed disposal field location towards the northern edge of the lot. The slope configuration here is linear planar with gentle slopes of 1° - 2° sloping down from south to north.

Proposed Lot 6 is shown to have a proposed disposal field location towards the western edge of the lot. The slope configuration here is linear planar with gentle slopes of no more than 5° sloping down from north to south.

Due to the soils, topography and depth to ground water most land application methods are appropriate. Calculations for primary treated effluent disposal have been shown below for which either conventional trench or low pressure effluent disposal methods are appropriate. Refer to Appendix 1 sheet 7 for more details of the LPED system.

Form EES-SEW1 attached in Appendix 3.

7.2.1. Proposed Lots 5 and 6 - Conventional Bed Option

$$Q = 145 \text{ litres/person/day} \times 7 \text{ persons} = 1015 \text{ litres/day}$$

$$\text{DLR Conservative} = 10 \text{ mm/day}$$

$$\text{Bed Width} = 1.25 \text{ m}$$

$$\text{Bed Length} = 1015 \text{ litres/day} / (10 \text{ mm/day} \times 1.25 \text{ m}) = 81 \text{ m}$$

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Maximum individual bed length = 20m
 Number bed rows = $81 / 20 = 4$
 Bed spacing (centre to centre) = 2.25m min
 Field area = $20\text{m} \times 2.25\text{m} \times 4 = 180\text{m}^2$
 Reserve area = 100% of field area = 180m^2
 Total field area = 360m^2

7.2.2. Proposed Lots 5 and 6 - Low Pressure Effluent Distribution Option (LPED)

$Q = 145 \text{ litres/person/day} \times 7 \text{ persons} = 1015 \text{ litres/day}$
 DIR = 3mm/day
 Slope Adjustment for DIR = 0
 Trench Dimensions = 200 x 200mm
 Trench spacing (min) = 1m
 Field area = $1015 \text{ litres/day} / 3 \text{ mm/day} = 338\text{m}^2$
 Reserve area = 100% of field area = 338m^2
 Total field area = 676m^2

7.2.3. Proposed Lots 5 and 6 - Site Specific Mitigation Measures

The recommended location for the effluent disposal field is shown on the site plan attached in Appendix 1. Specific mitigation measures are recommended for on-site wastewater systems utilising a primary treatment system as detailed above should adhere to the following recommendations:

1. The system shall be constructed by a registered drainlayer.
2. The primary treatment system shall be fitted with an appropriately sized outlet filter. The outlet filter shall be checked and flushed periodically, initially at 6 monthly intervals as a minimum until the performance history is established.
3. The primary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 3m from buildings and 1.5m from boundaries. The primary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 20m from watercourses and surface water. Groundwater and surface water clearance has been confirmed to be in excess of the NRC RWSP for secondary treated effluent.
4. A minimum distance of 1.0m between trenches (wall to wall).
5. The irrigation area shall have an adequate depth of natural good quality topsoil (or imported topsoil if necessary) to store the applied effluent and to support the growth of vegetation to maximise evapotranspiration.

6. It is recommended the land application areas are to be planted with suitable high water use vegetation to aid in evapotranspiration. The proposed disposal field site is north facing, unshaded and exposed. These attributes provide good potential for effluent disposal in part by evapotranspiration (ETS). See Appendix 4.
7. Sequenced dose loading of the disposal trenches by pump or syphon is required to extend the field life. A pumped system will most likely be required due to insufficient fall for a syphon system.
8. A reserve area of 100% is to be set aside for the future extension of the land application area in accordance with NRC RWSP.
9. If final house plans are for other than a 4 bedroom dwelling using standard water reduction fittings then effluent disposal design calculations will require revising. In any case there is sufficient space at the site for extension of the disposal field.
10. If the final disposal field is not sited within the plateau with slope less than 5° or if the soils encountered are inconsistent with those described then the effluent disposal design will require revision by a suitably qualified Chartered Professional Engineer.

7.3. Proposed Lot 7

The friable volcanic derived silty clay soils at the proposed Lot 7 disposal fields behave as a clay loam and therefore have an effluent disposal category of 4, being moderately structured with an indicative permeability K_{sat} of 0.5 - 1.5 m/day.

Proposed Lot 7 is shown to have a proposed disposal field location towards the eastern edge of the proposed site. This proposed disposal field is shown located on a large mound with a slope for 2/3rd of the effluent field being less than 10° with the remaining 1/3rd being less than 15°.

Due to the slope and the required pumping up to the effluent field, it is recommended the proposed method for effluent disposal for proposed Lot 7 to be the pressure compensative dripper irrigation system which requires secondary treatment effluent.

This method utilises a low-pressure network of 16mm diameter pipe with spaced, self-compensating drippers providing a uniform distribution of the wastewater to the area. For sub-surface irrigation the drip line is laid approximately 100mm below the ground surface. An adequate topsoil layer is present at the disposal field for this disposal method and slope without the requirement for further media to be brought in and spread.

The secondary treatment system will be required to produce effluent of a quality meeting or exceeding the requirements of secondary treated effluent (<20g/m³ BOD₅ and <30g/m³ SS). This can be achieved using an aerated treatment plant, by use of a recirculating sand filter or other certified secondary treated system.

Form EES-SEW1 attached in Appendix 3.

7.3.1. Proposed Lot 7 - Pressure Compensating Dripper Irrigation

$Q = 145 \text{ litres/person/day} \times 7 \text{ persons} = 1015 \text{ litres/day}$

$DIR = 3.5 \text{ mm/day}$

$DIR \text{ slope adjustment } 2/3^{\text{rd}} \text{ area} = 3.5 \text{ mm/day} \times 0.8 \text{ (for slope between 10\%-20\%)} = 2.8 \text{ mm/day}$

$DIR \text{ slope adjustment } 1/3^{\text{rd}} \text{ area} = 3.5 \text{ mm/day} \times 0.5 \text{ (for slope between 20\%-30\%)} = 1.75 \text{ mm/day}$

Line spacing (max) = 1m

Field area = $1015 \times 2/3^{\text{rd}} \text{ litres/day} / 2.8 \text{ mm/day} = 242 \text{ m}^2$

Field area = $1015 \times 1/3^{\text{rd}} \text{ litres/day} / 1.75 \text{ mm/day} = 193 \text{ m}^2$

Total Field area = 435 m^2

Reserve area = 30% of field area = 131 m^2

Total field area = 566 m^2

7.3.2. Proposed Lot 7 - Site Specific Mitigation Measures

The recommended location for the effluent disposal field is shown on the site plan attached in Appendix 1. Specific mitigation measures are recommended for on-site wastewater systems utilising a secondary treatment system as detailed above should adhere to the following recommendations:

1. The system shall be constructed by a registered drainlayer.
2. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 3m from buildings and 1.5m from boundaries. The secondary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 15m from watercourses and surface water. Groundwater and surface water clearance has been confirmed to be in excess of the NRC RWSP for secondary treated effluent.
3. A maximum distance of 1.0m between the irrigation lines in clay soils to provide an effective even distribution of effluent over the whole of the design area.
4. The irrigation area shall have an adequate depth of natural good quality topsoil (or imported topsoil if necessary) to store the applied effluent and to support the growth of vegetation to maximise evapotranspiration.
5. It is recommended the land application areas are to be planted with suitable high water use vegetation to aid in evapotranspiration. The proposed disposal field site is north facing, unshaded and exposed. These attributes provide good potential for effluent disposal in part by evapotranspiration (ETS). See Appendix 4.
6. A reserve area of 30% is to be set aside for the future extension of the land application area in accordance with NRC RWSP.

7. If final house plans are for other than a 4 bedroom dwelling using standard water reduction fittings then effluent disposal design calculations will require revising. In any case there is sufficient space at the site for extension of the disposal field.
8. A service agreement between the property owner and the supplier of the treatment plant shall be entered into to ensure effective ongoing operation and performance. A maintenance strategy and contract for the system shall be put into place, which will include programmed inspections and maintenance of both secondary treatment systems and application areas.

7.4. Proposed Lot 8

The friable volcanic derived silty clay soils at the proposed Lot 8 disposal fields behave as a clay loam and therefore have an effluent disposal category of 4, being moderately structured with an indicative permeability K_{sat} of 0.5 - 1.5 m/day. However due to the area being very shaded the adjusted soil category of 5 with an indicative permeability K_{sat} of 0.12 - 0.5 m/day has been adopted.

Proposed Lot 8 is shown to have a proposed disposal field location towards the north eastern edge of the lot. The slope configuration here is linear planar with gentle slopes of 1° - 2° towards the east.

Due to the soils, topography, depth to ground water and space available the primary treated conventional bed option for effluent disposal has been considered with calculations shown below. Refer to Appendix 1 sheet 7 for more details of the Conventional Bed system.

Form EES-SEW1 attached in Appendix 3.

7.4.1. Proposed Lot 8 - Conventional Bed Option

$Q = 145 \text{ litres/person/day} \times 7 \text{ persons} = 1015 \text{ litres/day}$
 DLR Conservative = 5mm/day
 Bed Width = 2.5m
 $\text{Bed Length} = 1015 \text{ litres/day} / (5 \text{ mm/day} \times 2.5\text{m}) = 81\text{m}$
 Maximum individual bed length = 20m
 Number bed rows = $81 / 20 = 4$
 Bed spacing (centre to centre) = 3.5m min
 Field area = $20\text{m} \times 3.5\text{m} \times 4 = 280\text{m}^2$
 Reserve area = 100% of field area = 280m²
 Total field area = 560m²

7.4.2. Proposed Lot 8 - Site Specific Mitigation Measures

The recommended location for the effluent disposal field is shown on the site plan attached in Appendix 1. Specific mitigation measures are recommended for on-site wastewater systems utilising a primary treatment system as detailed above should adhere to the following recommendations:

1. The system shall be constructed by a registered drainlayer.
2. The primary treatment system shall be fitted with an appropriately sized outlet filter. The outlet filter shall be checked and flushed periodically, initially at 6 monthly intervals as a minimum until the performance history is established.
3. The primary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 3m from buildings and 1.5m from boundaries. The primary treatment system and the accompanying effluent disposal field shall have a minimum separation distance of 20m from watercourses and surface water. Groundwater and surface water clearance has been confirmed to be in excess of the NRC RWSP for secondary treated effluent.
4. A minimum distance of 1.0m between trenches (wall to wall).
5. The irrigation area shall have an adequate depth of natural good quality topsoil (or imported topsoil if necessary) to store the applied effluent and to support the growth of vegetation to maximise evapotranspiration.
6. Sequenced dose loading of the disposal trenches by pump or syphon will be required to extend the field life. There is to be two distribution pipes per bed.
7. A reserve area of 100% is to be set aside for the future extension of the land application area in accordance with NRC RWSP.
8. If final house plans are for other than a 4 bedroom dwelling using standard water reduction fittings then effluent disposal design calculations will require revising. In any case there is sufficient space at the site for extension of the disposal field.
9. If the final disposal field is not sited within the plateau with slope less than 5° or if the soils encountered are inconsistent with those described then the effluent disposal design will require revision by a suitably qualified Chartered Professional Engineer.

8. STORMWATER MANAGEMENT

Currently the site drainage is by general surface runoff following the natural topography of the site. The site geology and ground investigations indicate well drained soils and there are no defined watercourses on the site.

All stormwater created from the newly formed impermeable surfaces should be collected and conveyed away from the habitable areas. Scour protection is required at outlets and overflow from storage tanks. It is also recommended that cut and fill batter slopes be replanted with suitable vegetation to reduce the potential for erosion post development.

8.1. Stormwater attenuation

Whangarei District Council requires attenuation of stormwater runoff in certain circumstances.

For proposed Lots 2 – 5 and 7 – 8, because they are less than one hectare in size, WDC requires that the stormwater runoff from the developed site is to be less than 80% of the existing site including an allowance of 20% for climate change for a 100 year rainfall event. This rule will also apply to proposed Lot 6 if development creates more than 2% impervious areas within the lot, including right of ways, roofs, hardstanding areas and driveways. The most convenient means to achieve this is to collect roof runoff from the buildings and direct to a storage tank. Once the storage tank is full, overflow the runoff into an attenuation tank. This method can also be used to compensate for other impervious surfaces which cannot be readily collected and attenuated (i.e. driveways, paved areas, paths).

Specific design of stormwater attenuation will be required once the layout and final configuration of the development is established and can be detailed at the building consent stage of development. Stormwater attenuation design shall be in accordance with WDC Environmental Engineering Standards 2010.

9. WATER SUPPLY

There is currently no potable water supply available to these lots. The nearest potable water supply in the area is approximately 400m from the proposed subdivision to the east along S.H.14 (where the urban area finishes). Many of the surrounding residents currently with no potable water supply obtain water via on-site rainwater capture. The viability of bore water supply at the site has not been specifically investigated though it is considered very possible as the subdivision is situated above an aquifer and there are several existing bores in the surrounding area with two within 100m of the proposed subdivision.

The most convenient method of potable water supply for new households is by means of individual household on-site rainwater harvesting. The use of rainwater harvesting has the added benefit of contributing to stormwater retention and minimising the impact of post development stormwater runoff. This can provide significant benefits to the design and operations of downstream stormwater systems.

It is important to ensure that the rainwater tanks are sized correctly to suit the household needs. Generally, the larger the tank, the more reliable and effective it is in conserving water or managing stormwater. The water tank size will depend on the volume of water needed, the amount of rainfall in the area, the area of the collection surface, and the security of the supply needed. The specific sizing and details of rainwater tanks will be household specific.

It is presumed that the UTE zoning will be a part of the rural fire district and the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is a guideline only for fire fighting in a rural district and does not pose compliance requirements. However it is recommended that firefighting be considered by the owner during site development. Appropriate couplings or tank manhole access more than 6m from a combustible source is recommended. Current guidelines recommend 45m³ designated firefighting storage volume within 90m of a dwelling or this can be reduced to 7m³ with an approved sprinkler system installed.

10. VEHICLE ACCESS

Vehicle access onto proposed Lots 2 to 8 is proposed via a ROW off Golf Harbour Drive. Access to proposed Lot 1 which contains the existing dwelling will utilise the existing driveway that services the entire existing property at present.

Site distances required for the ROW servicing the proposed 7 Lots (Lots 2-8) is required to be 55m for a vehicle entrance off a local road with a speed environment of 60km/hr. As shown on the site plan the subdivision has in excess of 80m. The site distance for proposed Lot 1 will stay as current and there is plenty of site distance in both directions.

J.D. and M.A. Williamson
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All right of ways are to be constructed to the WDC environmental Engineering Standards and as stated in section 8.1 may require stormwater attenuation if the total right of way area exceeds more than 2% of existing area of Lot 1 DP174535.

11. POWER AND TELECOMMUNICATIONS

The proposed development can be adequately serviced with power and telecommunications. Existing telecommunications and power infrastructure are located on State Highway 14 and Golf Harbour Drive. It is considered that this can be extended where necessary to service the development. Further confirmation from the appropriate service providers will be required at the design stage of the project.

12. CONCLUSIONS AND RECOMMENDATIONS

Geotechnical investigations indicate that the proposed building sites are presently stable. Development will need to be carried out in accordance with proper engineering practice and the following guidelines:

12.1. Building Sites

1. The founding soils do not meet the New Zealand Building Code definition of Good Ground due to their highly to extremely expansive properties and foundations will require specific design by a Chartered Professional Engineer.
2. Conventional slab on grade or similar timber pile foundations are considered suitable for use at the site. A dependable bearing capacity of 150KPa is available for design of shallow foundations.
3. All earthworks shall be designed to have a net stabilising effect. Future development of the site may include earthworks which may involve cuts and filling. As a minimum earthworks shall be conducted as outlined in section 6 of this report.
4. Controlled fill and any replacement fill at the site is to be suitably compacted and tested to NZS 4431 by a suitably qualified Chartered Professional Engineer.
5. Cut/fill operations greater than 600mm will need to be designed by a suitably qualified Chartered Professional Engineer to check the limits of differential bearing strength in the underlying layers.

12.2. Wastewater Disposal for Proposed Lots 2, 3 and 4

1. All wastewater resulting from future development within the proposed Lots 2, 3 and 4 shall be treated via an on-site secondary treatment system as detailed in section 7 of this report. The recommended location for the effluent disposal field is shown on the attached site plan.
2. Disposal shall be via sub-surface drip irrigation. For a 4 bedroom dwelling with standard water reduction fittings the area required for irrigation is 290m². Dripper lines shall be laid to follow land contours with 1m spacing between adjacent dripper lines.
3. A reserve area of 90m² shall be set aside for future extensions.

12.3. Wastewater Disposal for Proposed Lots 5 and 6

1. All wastewater resulting from future development within the proposed Lots 5 and 6 shall be primary treated by septic tank and disposed by conventional bed or LPED as detailed in section 7 of this report. The recommended location for the effluent disposal field is shown on the attached site plan.

2. For a 4 bedroom dwelling with standard water reduction fittings the conventional trench disposal area is 180m² plus an additional 180m² reserve area. 1.25m trenches are proposed with a 1m wall to wall spacing. The maximum bed length is 20m. Alternatively disposal by LPED requires a 338m² field area plus an additional 338m² reserve area. The proposed LPED line spacing is 1m. It is recommended that the disposal is sequence dose loaded.
3. If the ground encountered during construction differs from that described in this report within proposed Lots 5 and 6, input from a suitably qualified Chartered Professional Engineer shall be required to confirm the design.

12.4. Wastewater Disposal for Proposed Lot 7

4. All wastewater resulting from future development within the proposed Lot 7 shall be treated via an on-site secondary treatment system as detailed in section 7 of this report. The recommended location for the effluent disposal field is shown on the attached site plan.
5. Disposal shall be via sub-surface drip irrigation. For a 4 bedroom dwelling with standard water reduction fittings the area required for irrigation is 435m². Dripper lines shall be laid to follow land contours with 1m spacing between adjacent dripper lines.
6. A reserve area of 131m² shall be set aside for future extensions.

12.5. Wastewater Disposal for Proposed Lot 8

4. All wastewater resulting from future development within the proposed Lot 8 shall be primary treated by septic tank and disposed by conventional bed as detailed in section 7 of this report. The recommended location for the effluent disposal field is shown on the attached site plan.
5. For a 4 bedroom dwelling with standard water reduction fittings the conventional trench disposal area is 280m² plus an additional 280m² reserve area. 2.5m beds are proposed with a 1m wall to wall spacing. The maximum bed length is 20m. It is recommended that the disposal is sequence dose loaded with two distribution pipes per bed.
6. If the ground encountered during construction differs from that described in this report within proposed Lot 8, input from a suitably qualified Chartered Professional Engineer shall be required to confirm the design.

12.6. Stormwater

1. All storm water resulting from development works shall be collected and piped away from the building sites and away from slopes in the vicinity of these structures to ensure that

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the concentrated stormwater does not have a detrimental effect on slope stability. The outlets shall be scour protected.

2. Subject to development plans stormwater attenuation may be required on Lot 6 if the impervious surface exceeds 2%, or approximately 385m² of roof and paving. Rainwater harvesting does allow offset of some of the attenuation volume.
3. All lots under 1 hectare will require stormwater attenuation to be designed at building consent stage as per section 8.1.

J.D. and M.A. Williamson
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13. LIMITATIONS

This report has been prepared for the benefit of J.D. & M.A. Williamson as our client with respect to site suitability for subdivision and for Whangarei District Council approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions. Where opinions or judgments are to be relied on they should be independently verified with appropriate legal advice. Any recommendations, opinions, or guidance provided by Cook Costello Ltd in this report are limited to technical engineering requirements and are not made under the Financial Advisers Act 2008.

Recommendations and opinions in this report are based on data from eight hand augered borehole with in-situ shear vane tests and fifteen scala penetrometer tests undertaken at the building platform within proposed Lots 3 to 8 and the proposed effluent disposal locations on proposed Lots 2 and 8. The nature and continuity of subsoil conditions away from the borehole and scalas are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model.

During excavation and construction the site should be examined by an Engineer or Engineering Geologist competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation and the modification of the design based on this report. In any event it is essential that the firm is notified if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended in the report.

Cook Costello Ltd. have performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

There is no investigation which is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

A J Parker
Engineering Technician
NZDE

REVIEWED BY:

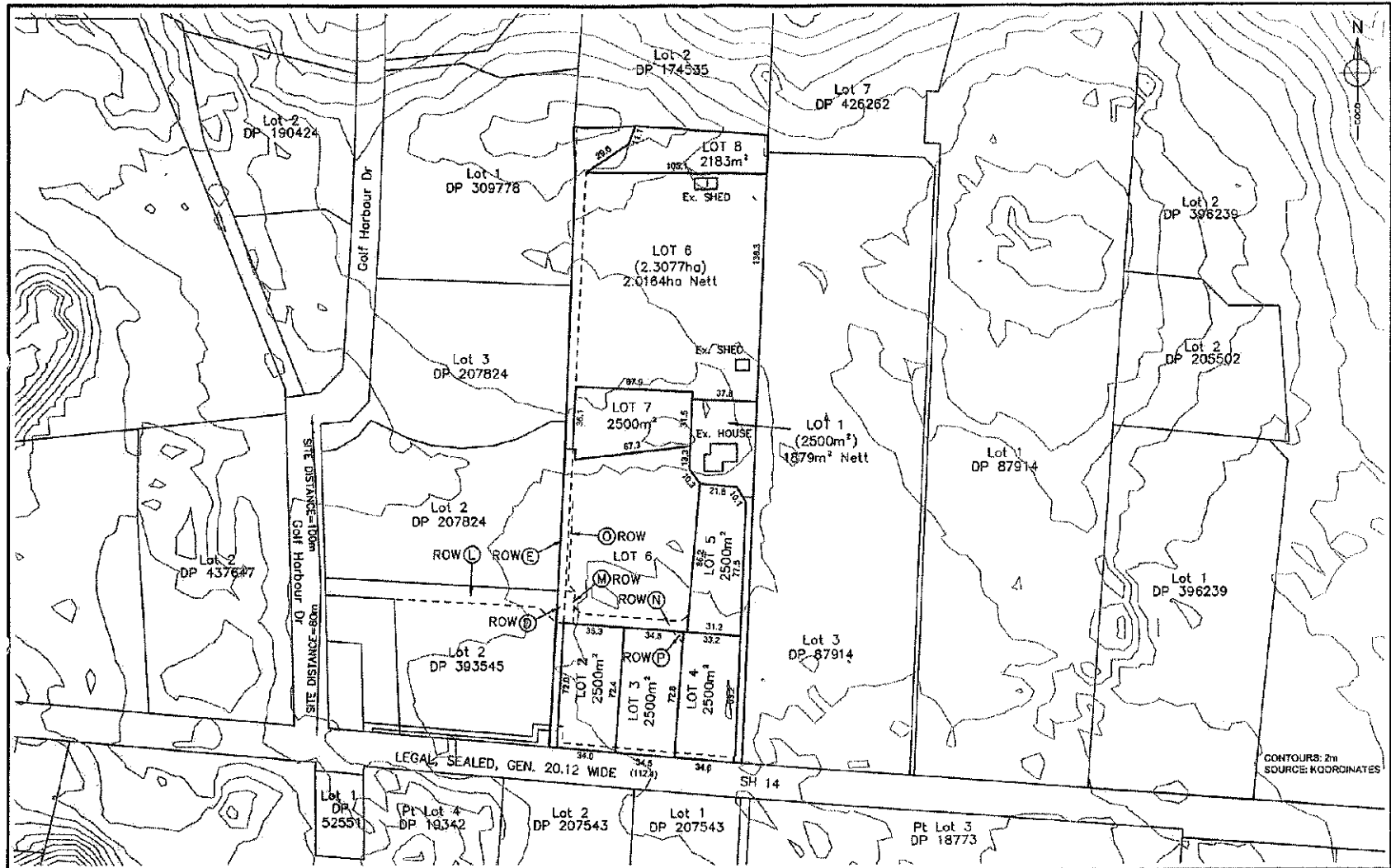
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14. APPENDIX 1: SITE PLAN AND LOCATION



SCALE BAR

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SCALE 1:2000

B	LOT CONFIGURATION AMENDED	AP	04-08-13
A	1ST ISSUE	AP	13-06-13
REV	REVISION DETAILS	DATE	DATE

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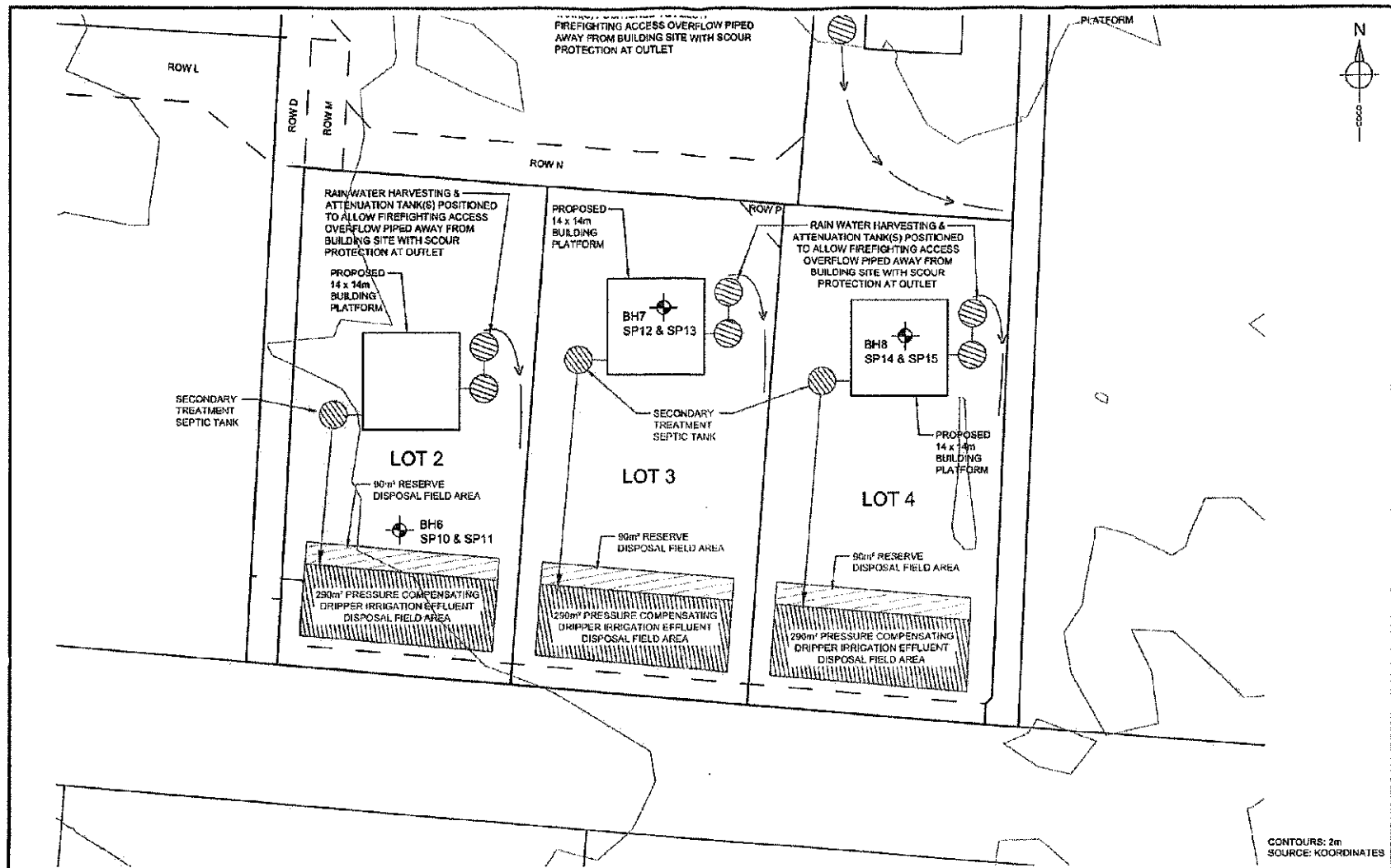
J.D. & M.A. WILLIAMSON
 STATE HIGHWAY 14, MAUNU

**PROPOSED SUBDIVISION OF
 LOT 1 DP174635**

SITE PLAN

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APPROVED							
STATUS	PRELIMINARY	PROJ. NO.	12037	DRAWN BY	ENG	CHKD BY	B

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A	1ST ISSUE	AP 13-08-13		

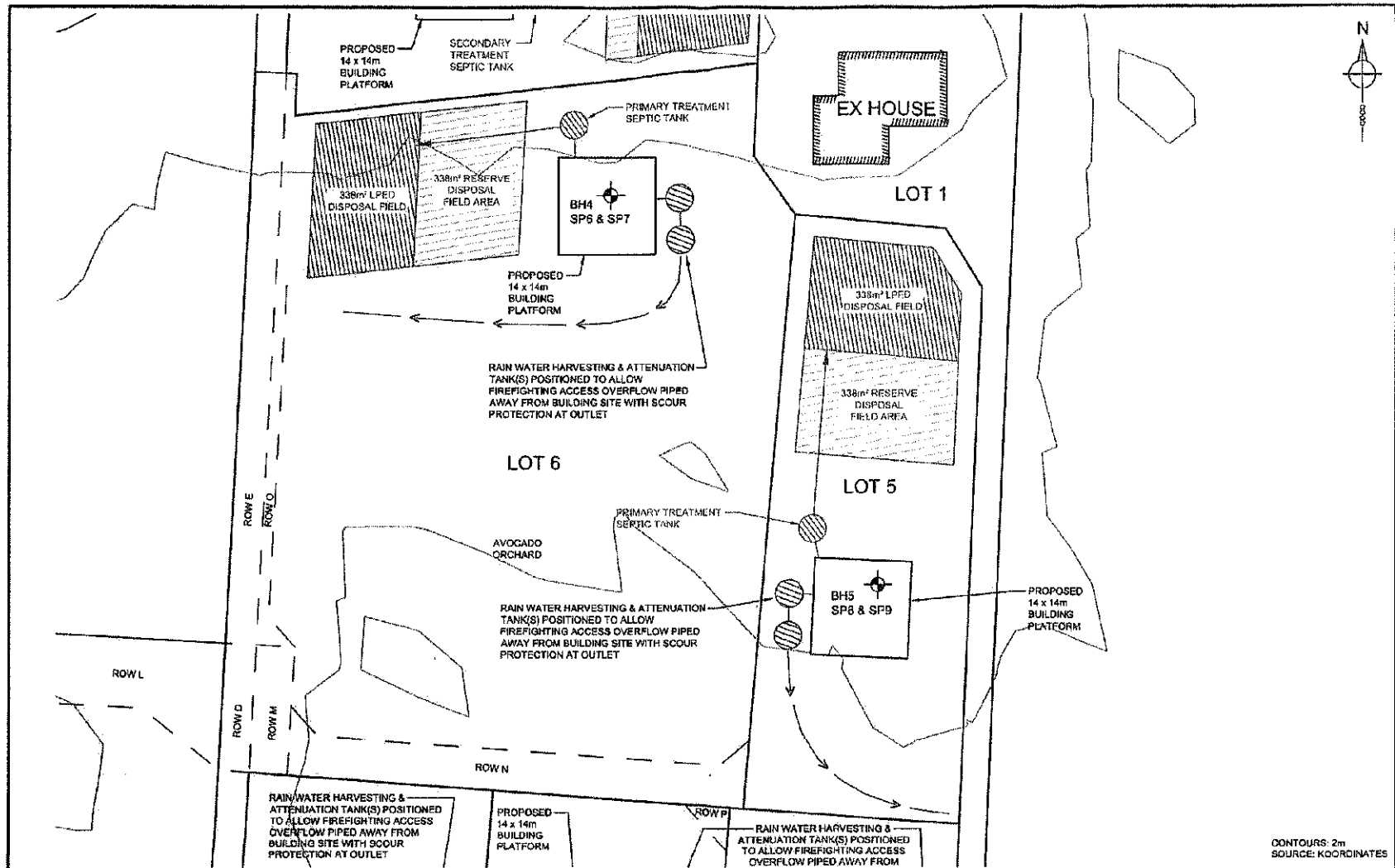
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LOT 2, 3 & 4 SITE SUITABILITY			
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APPROVED		SHEET	2
		TOTAL SHEETS	7
STATUS	PRELIMINARY	PROJ. NO.	12037
		DISC. NO.	ENG
		REV.	B



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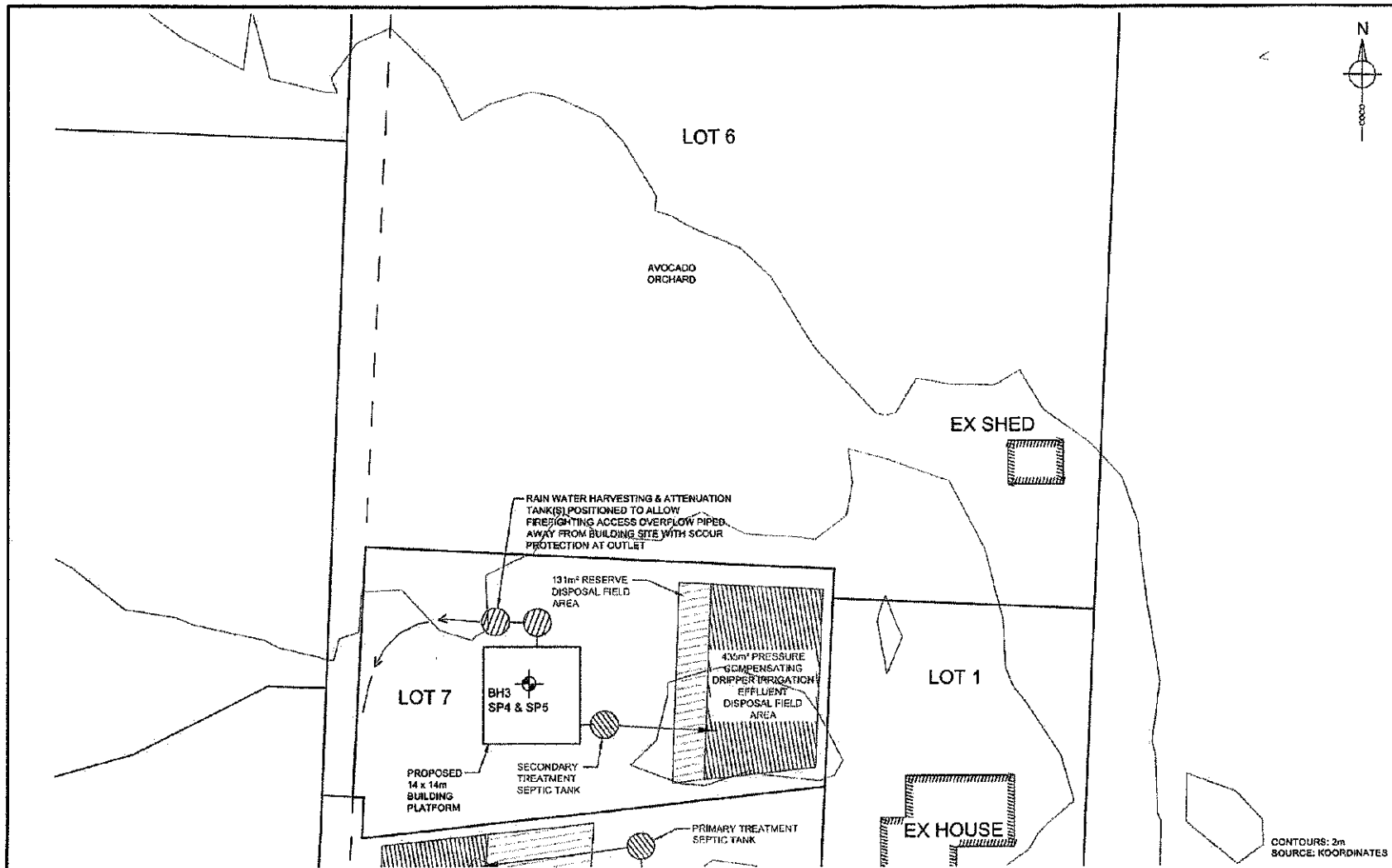
SITE DETAILS

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LOT 1 DP174535

LOT 5 & 6 SITE SUITABILITY

DESIGNED	AP 04-09-13	SCALE	1:500 @ A3	SHEET	3	TOTAL SHEETS	7
APPROVED							
STATUS	PRELIMINARY	PRJ No.	12037	DRG No.	ENG	REV.	B

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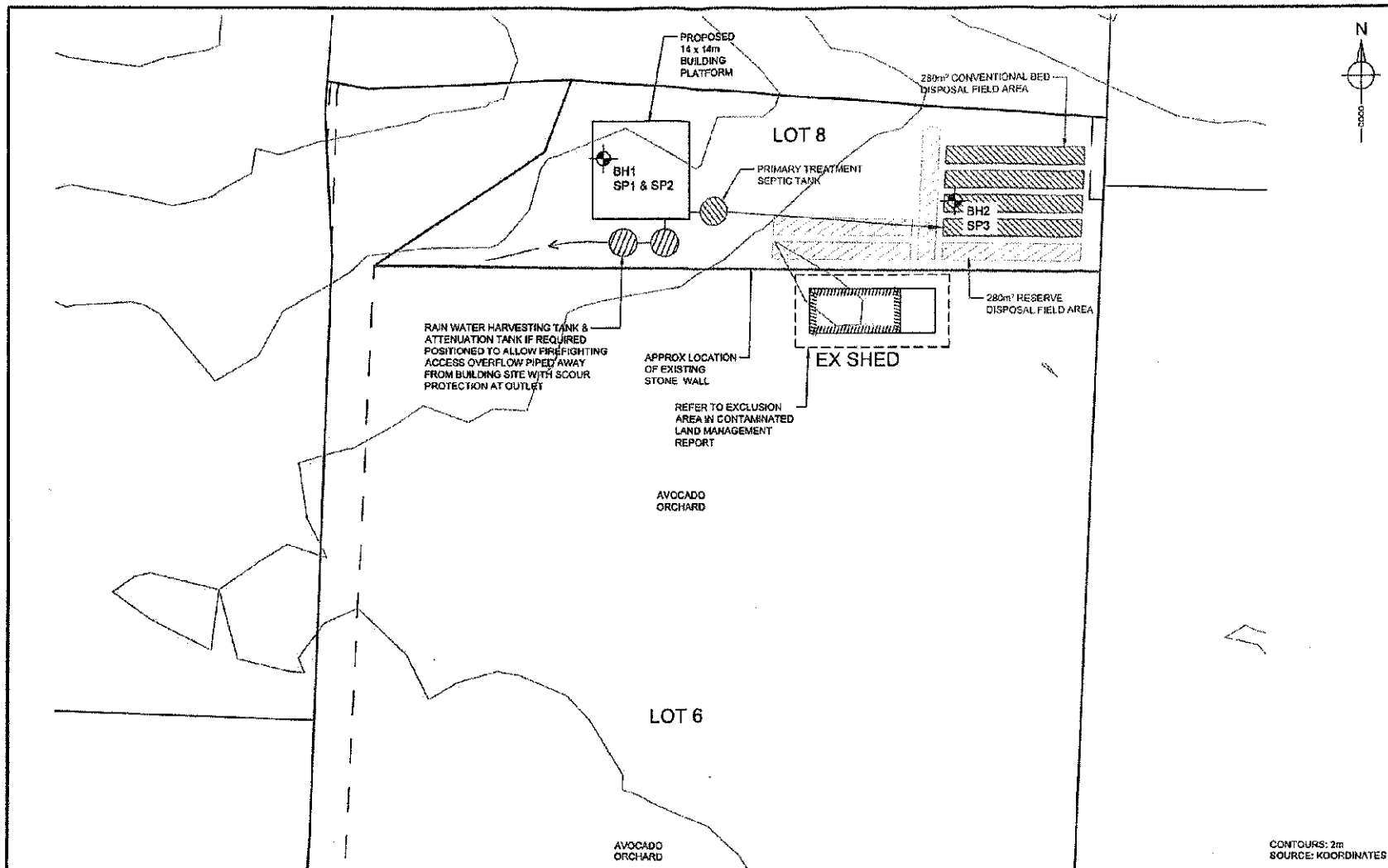
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LOT 1 DP174535

TITLE

LOT 7 SITE SUITABILITY

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APPROVED							
STATUS	PRELIMINARY	PHONE	12037	DRAWN BY	ENG	REV	B

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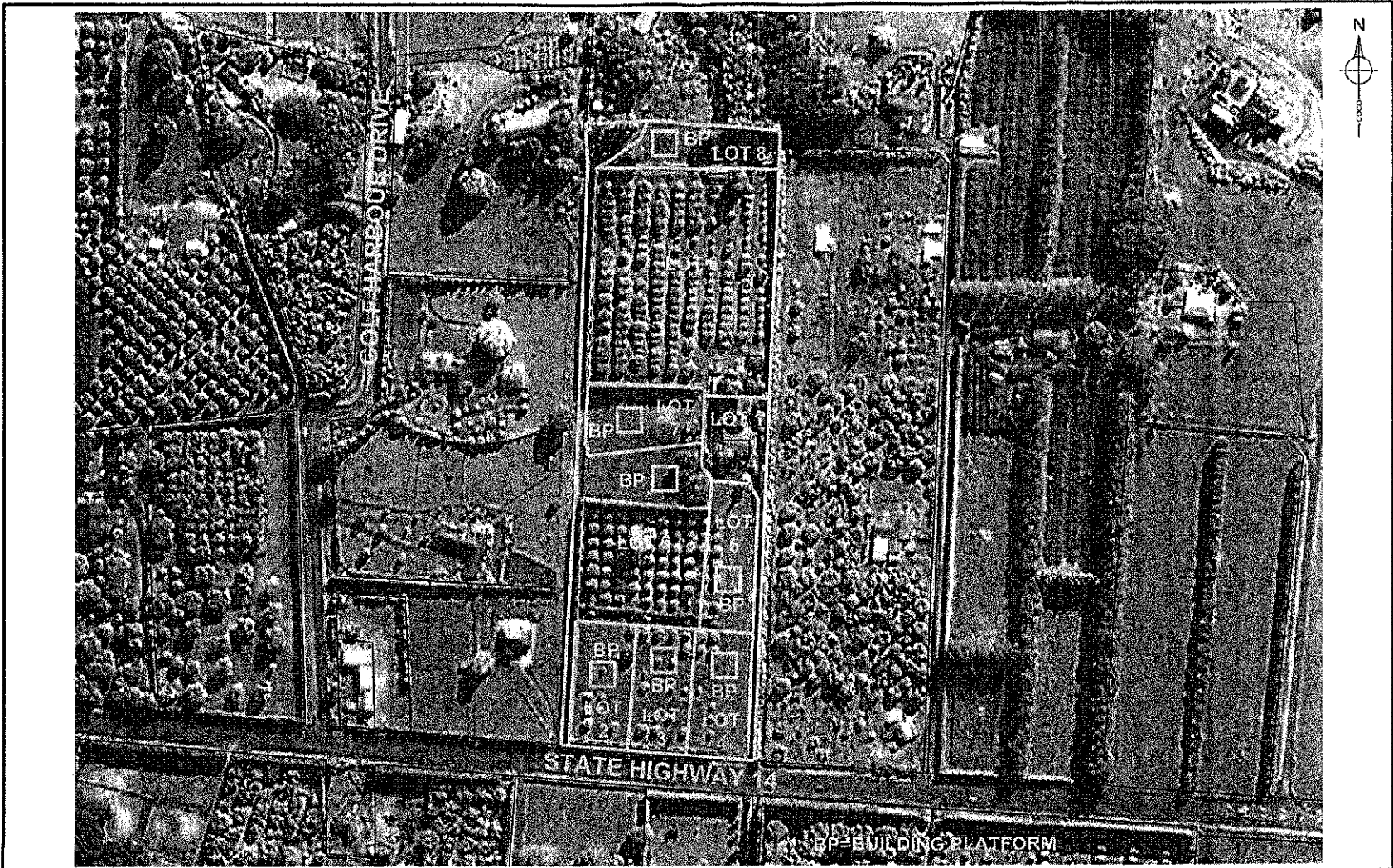
SITE DETAILS

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PROPOSED SUBDIVISION OF
LOT 1 DP174535

LOT 8 SITE SUITABILITY

DESIGNED	AP 04-09-13	SCALE	1:500 @ A3	SWFT	5	TOTAL SHEETS	7
APPROVED							
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SITE DETAILS

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LOT 1 DP174535

TITLE

AERIAL PHOTO

DESIGNED	AP 04-09-13	SCALE	1:2000 @ A3	SHEET	6	TOTAL SHEETS	7
APPROVED							
STATUS	PRELIMINARY	PROJ NO.	12037	DWG. TBL.	ENG	REV.	B

**VARIATION OF CONSENT NOTICE PURSUANT TO SECTION 221(3)
RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER of the Resource Management Act
1991 ("the Act")

AND

IN THE MATTER of Consent Notice No. 9909402.4
(North Auckland Registry) ("the
Consent Notice")

Pursuant to Section 221(3) of the Resource Management Act 1991 **WHANGAREI DISTRICT COUNCIL**, on being satisfied that the condition of subdivision imposed in respect of Deposited Plan 481021 as contained in RT 673452 hereby varies Consent Notice 9909402.4 in relation to Lot 4 on Deposited Plan 481021 as follows:

Replace the existing Condition 6 with the following:

6. All buildings (including water tanks) constructed within Lots 2 through 5 and Lots 7 and 8 on the plan are to be located within the areas marked as follows:

Lot 2 within that part marked on the plan with the letter "V";

Lot 3 within that part marked on the plan with the letter "W"

Lot 4 within that part marked on plan LT 545640 with the letters "A" and "B"

Lot 5 within that part marked on the plan with the letter "Y"

Lot 7 within that part marked on the plan with the letter "Z"

Lot 8 within that part marked on the plan with the letters "AB".

Addition of a further Condition 9 as follows:

9. For the purposes of visual screening between the proposed shed and neighbouring properties, a strip of vegetation with a minimum width of 2 metres to be located parallel with the Southern boundary of the allotment shall be retained in perpetuity. The strip shall comprise the existing planted hedge row and can be enhanced by planted species. The strip shall be maintained to achieve a dense vegetative screen with a minimum height of not less than 2 metres. Periodic trimming is permitted – provided that such trimming ensures that the trees retain a dense, well branched canopy and an overall height following trimming of not less than 2 metres. In the event of the loss of these

trees to disease, wind throw or some other unforeseen event, replacement planting shall be installed as follows:

Note: If any plant specimens become diseased, or in the event of any plant specimens dying, they must be replaced by the same or similar dense evergreen species capable of achieving a height and depth of not less than 2 metres. Where such replacement plants are required, they shall have a minimum size of PB12 at the time of planting and such replacement planting shall occur immediately within the next available planting season and maintained in perpetuity.

Dated the 13th day of FEBRUARY 2020

Signed by Whangarei District Council
pursuant to the authority of the Council
given pursuant to the Local
Government Act 2002 and the
Resource Management Act 1991:



Authorised Signatory




Land Stability



This Land Stability hazard information was prepared by
Tonkin and Taylor Engineers Ltd.

Hazard information as shown is approximate and should
not be used as a replacement for site specific investigation
and assessments. The absence of hazard information shown
does not mean that there is none, only that the information may
not yet have been collected.

Land InStability

-  High Hazard
-  Moderate Hazard
-  Low Hazard

Friday, January 29, 2021

Scale:1:1,000

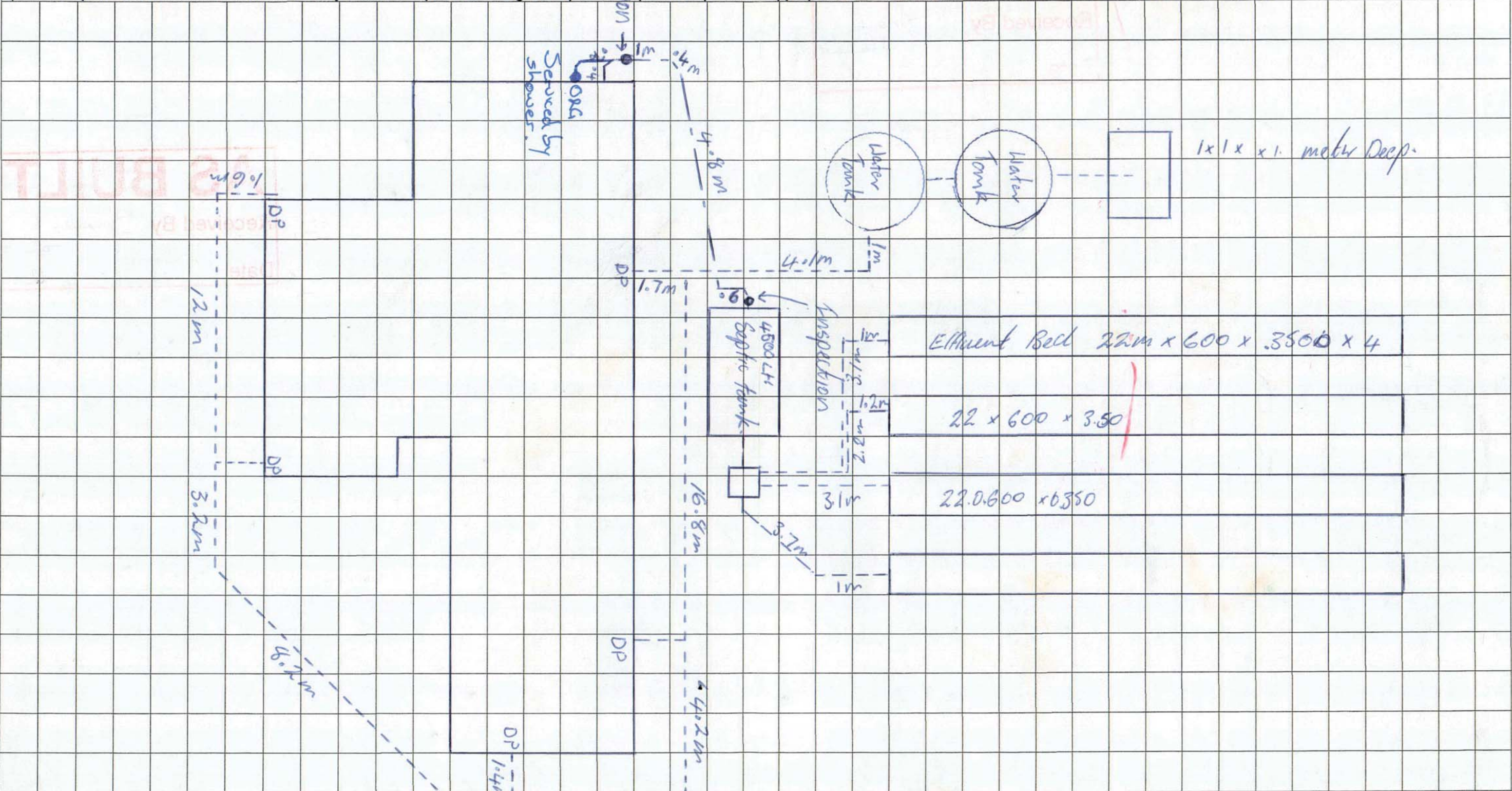
The information displayed is schematic only and serves as a guide.

It has been compiled from Whangarei District Council records and is made available in
good faith but its accuracy or completeness is not guaranteed. Cadastral Information has
been derived from land Information New Zealand's (LINZ) Core Record System Database
(CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.



PART C As-built services plan

(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



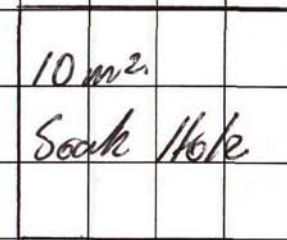
Scale _____ in _____
 Site address _____

Gene Reid - Sean Brackon

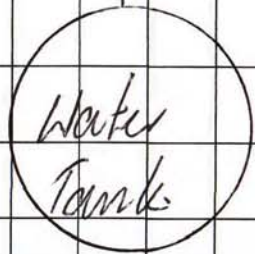
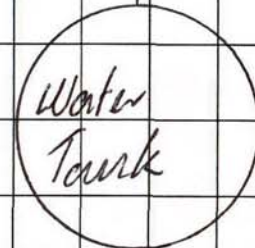
06/334816

PART C As-built services plan

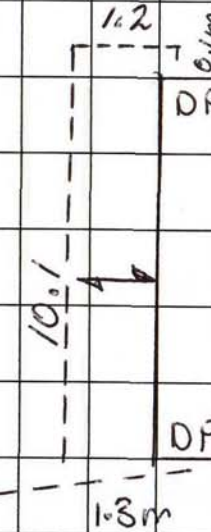
(to be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below)



1.1m



15.3m



New Shed.

Scale not to scale in _____
 Site address 20 Brenda Gardner Way
6179



Whangarei District Council
Forum North - Private Bag 9023
Whangarei New Zealand
Ph:0-9-430 4200 Fax:0-9-438 7632
Email: mailroom@wdc.govt.nz

Rates LIM Report

As at: Friday, 29 January, 2021

Property Number 163860
Legal Description LOT 4 DP 481012
Assessment Number 0035010625
Address 20 Brenda Gardner Way (Pvt) Whangarei 0179
Record of Title(s) 673452
Land Value \$344,000
Capital Value \$825,000
Date of Valuation 01-August-2018
Effective Date (used for rating purposes) 01-July-2021
Meter Location

Rates Breakdown (up to 30 June 2021)

Rates Charge	Charge Total
District-wide Refuse Management	\$191.00
General Residential	\$827.46
Uniform Annual General Charge	\$486.00
Regional Civil Defence & Hazard Management	\$21.44
Regional Council Services	\$120.20
Regional Emergency Services Rate	\$11.71
Regional Flood Infrastructure	\$27.05
Regional Fresh Water Management	\$67.63
Regional Infrastructure	\$8.26
Regional Land Management	\$31.44
Regional Pest Management	\$60.11
Regional River Management - General Catchment Area	\$43.52
Regional Sporting Facilities	\$16.76
Regional Transport Rate	\$23.20
Annual Charge Total	\$1,935.78

Opening Balance as at 01/07/2020 **\$-159.59**

Rates Instalments	Total
20/07/2020 Instalment	\$486.78
20/10/2020 Instalment	\$483.00
20/01/2021 Instalment	\$483.00
20/04/2021 Instalment	\$483.00
Rates Total	\$1,935.78

Balance to Clear **\$646.63**

Building Consent No: BC1600662

Section 51, Building Act 2004

Issued: 12 July 2016

Project Information Memorandum No: PM1600143

The Building

Street address of building: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 4 DP 481012
LLP: 127592

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

The Owner

S A G Breckon
G I Reid
259 Arapohue Road
RD 4
Dargaville 0374

Phone number: N/A

Mobile number: 0211417596

Facsimile number: N/A

Email address: seanbreckon@hotmail.com

Website: N/A

Street address/registered office: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

First point of contact for communications with Council/building consent authority

Contact Person

A1 Homes Northland
PO Box 183
Ruakaka 0151

Phone number: 4330200

Mobile number: 0212707775

Facsimile number: 4330209

Email address: emmathacker@a1homes.co.nz

Website: N/A

Building Work

The following building work is authorised by this consent:

New Dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Under section 90 of the Building Act 2004, agents authorised by Council (acting as a Building Consent Authority) are entitled, at all times during normal working hours or while building work is being done, to inspect:

- ii) land on which building work is being or is proposed to be carried out; and
 - iii) building work that has been or is being carried out on or off that building site; and
 - iii) any building.
1. See attached schedule of site requirements for inspections and documentation required.
 2. A copy of your Electrical Certificate will be required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.



Kylee Akast
Support Assistant – Building Processing
On behalf of Whangarei District Council

12 July 2016

Date



State Hwy 14

NZBC F5: Construction and Demolition Hazards

Acceptable Solution F5/AS1

1.0 Work-Site Barriers

1.0.1 The necessity for barriers will depend mainly on the site location.

The need will be greater in areas with high levels of pedestrian traffic (i.e. in Central Business Districts), than in industrial or rural areas.

Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.

At all work-sites hazard evaluation will take account of:

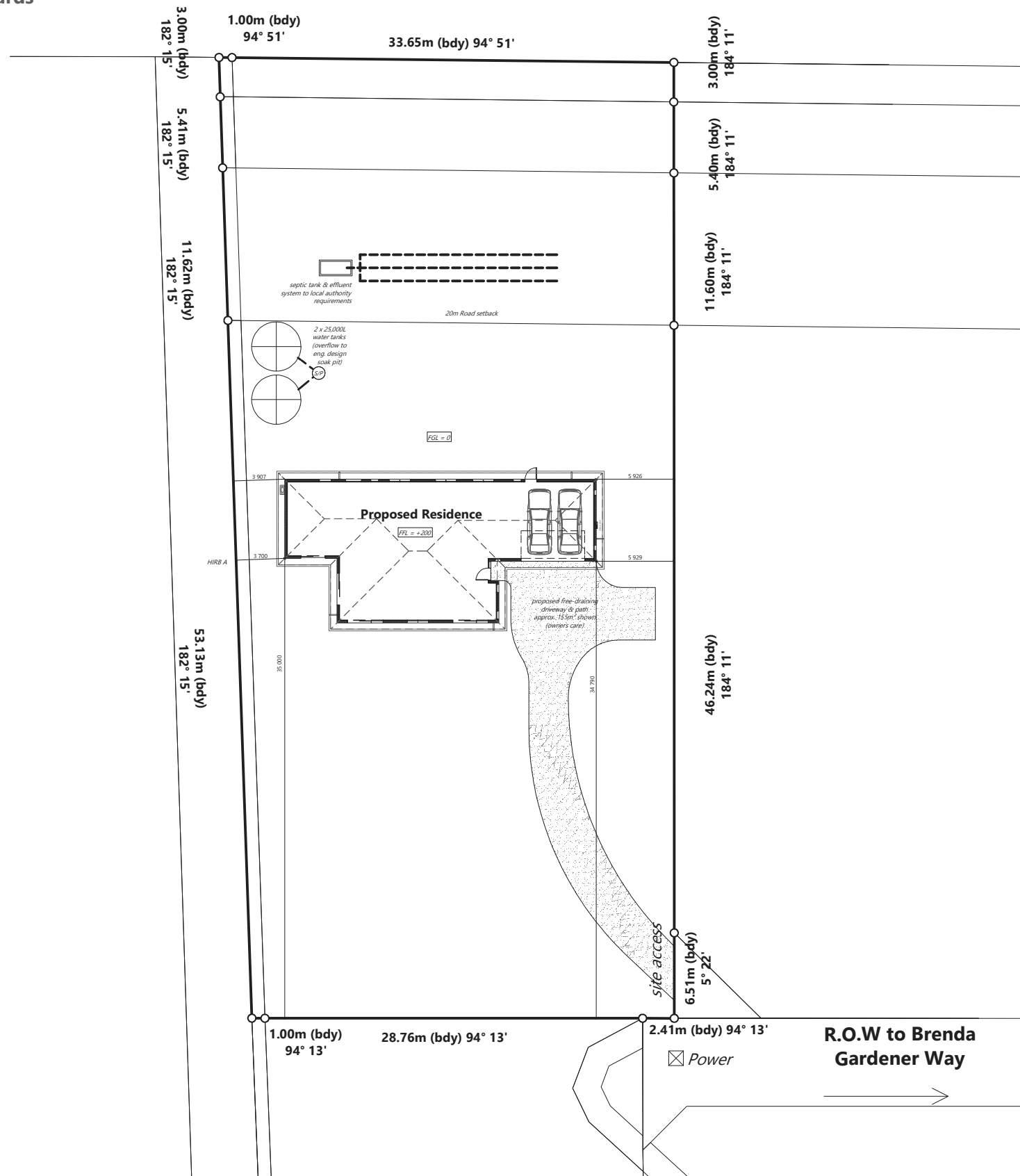
1. Pedestrian counts adjacent to the site.
2. Car parking adjacent to the site.
3. Location of neighbouring buildings.
4. Presence of neighbouring work-sites or recreation areas.
5. Proximity to schools or early childhood centres.
6. Proximity to housing.
7. The depth of a water hazard.
8. The period of time for which ponded water will be present.
9. The accessibility and 'visibility' of the site.

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.1 Site fences and hoardings

1.1.1 Fences and hoardings shall extend at least 2.0 m in height from ground level on the side accessible to the public.

1.1.2 An acceptable fence may be constructed with galvanised chainlink netting having a maximum sized grid of 50 mm x 50 mm. Post spacing shall be a maximum of 2.5 m, and the gap between the bottom of the fence and ground no greater than 100 mm.



Cautionary Notes:

BUILDING CONTRACTOR TO ASSESS SITE TO ENSURE DAYLIGHTING & BUILDING RESTRICTIONS ARE COMPLIED WITH. NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:

Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building. Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

Contractor to

- confirm ground has adequate bearing to comply with NZS 3604: 2011
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

A potable water supply system shall be-

- (a) protected from contamination; and
- (b) installed in a manner which avoids the likelihood of contamination within the system and the water main; and
- (c) installed using components that will not contaminate the water.

Lot: 4
DP: 481012
Site Area: 2435m²
Gross Plan Area: 205.1m²
 (incl. cover Entry)
Site Coverage: 8.45% (max. 500m²)
Maximum Building Ht: n/a
Territorial Authority: Whangarei D.C.
Planning Zone: Urban Transition UTE

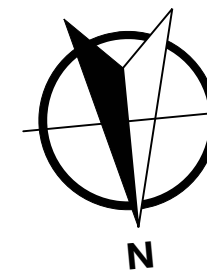
Client Details: Sean Breckon & Gemma Reid
Address: 20 Brenda Gardener Way Maunu
EH196

Site Location Plan	Scale:	Date: 2/06/2016	Sheet no.:
	1:400	Rev:	2

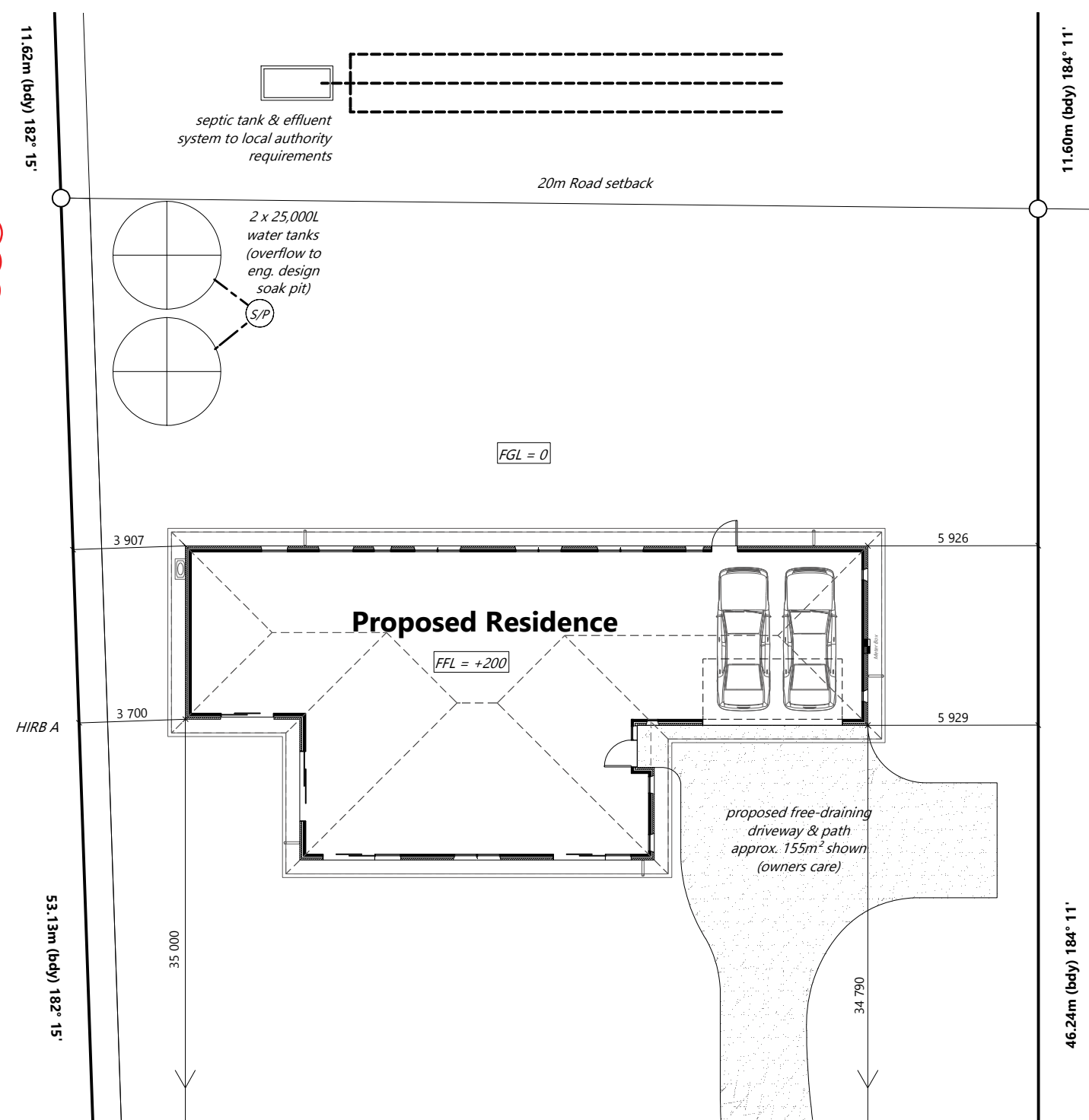
Drawn: YT/PP | Check: D.Shaw
Wind: High | **Earthq:** 1 | **Exposure:** C | **Snow:** NO
 Call 0800 A1homes 2 1 4 6 6 3
 www.A1homes.co.nz

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2/25000l water tanks
Attenuation:
* Roof Area: 248.85m;
* 16,900L
* 35mm orifice req.



Finished Floor Level (FFL) shall be:
a) For sites level with or above the road, no less than 150 mm above the road crown on at least one cross-section through the building and roadway
b) For sites below the road, no less than 150 mm above the lowest point on the site boundary

Cautionary Notes:

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Construction Notes:

Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building. Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor. Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

Contractor to

- confirm ground has adequate bearing to comply with NZS 3604: 2011
- locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.
- confirm plumbing route and fixture positions on site prior to commencement of works.
- locate all electrical and water services on site.
- confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

HIRB = Height in Relation to Boundary

Sediment Control:

- No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed Lot
- All erosion and sediment control structures are to be inspected and maintained daily
- Prevent any backfill or debris from washing onto council or neighbouring properties
- All ground cover vegetation outside the immediate building area to be preserved during the building phase
- All erosion and sediment control measures are to be installed prior to commencement of earthworks
- Stockpiles of clay and materials are to be covered with impervious sheeting
- Roof water downpipes to be connected to the main stormwater system as soon as roof sheathing & spouting is installed

Lot: 4
DP: 481012
Site Area: 2435m²
Gross Plan Area: 205.1m² (incl. cover Entry)
Site Coverage: 8.45% (max. 500m²)
Maximum Building Ht: n/a
Territorial Authority: Whangarei D.C.
Planning Zone: Urban Transition UTE

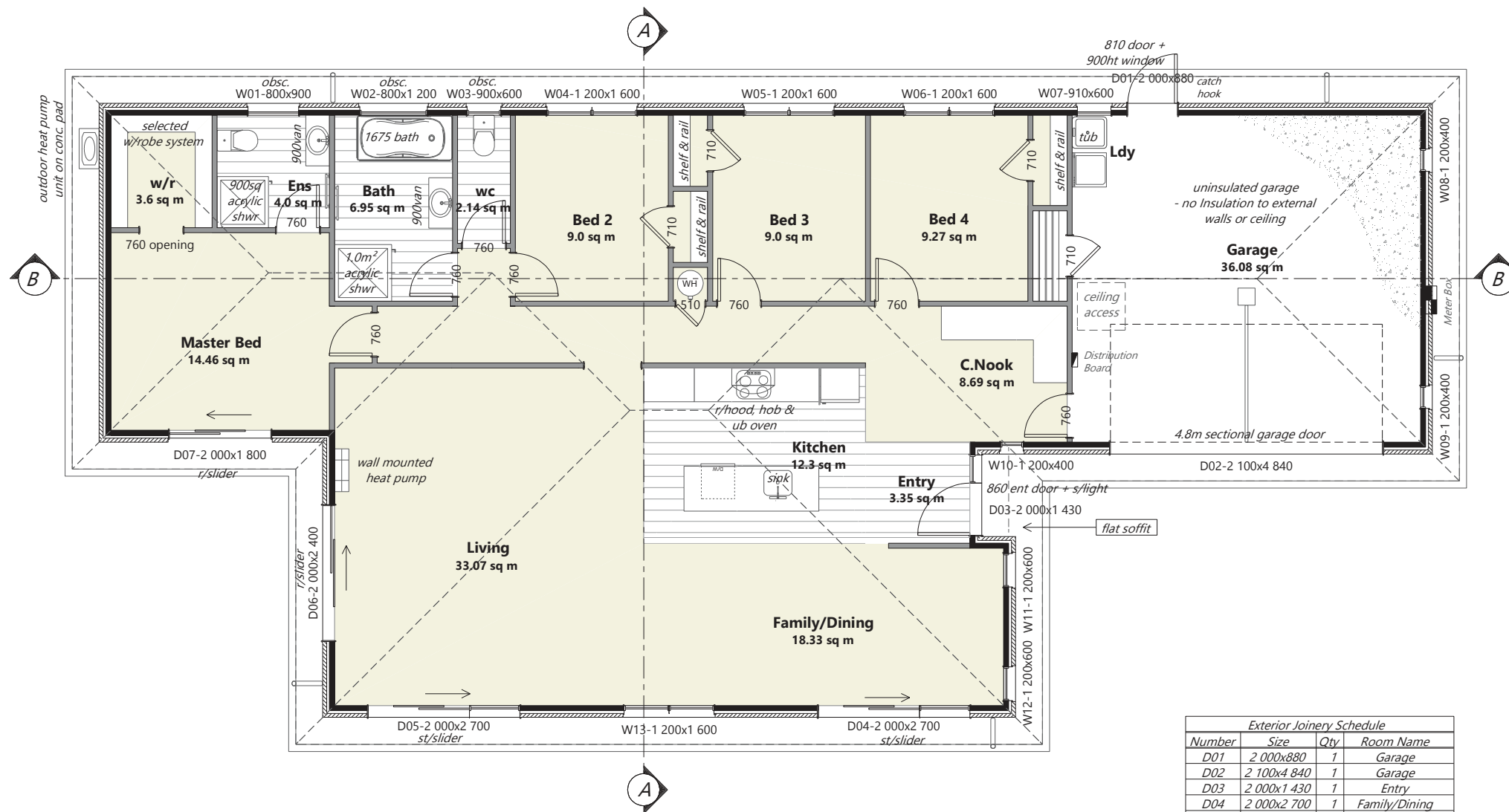
Client Details : Sean Greckon & Gemma Reid
Address: 20 Brenda Gardener Way Maunu
EH196

Site Plan	Scale:	Date: 2/06/2016	Sheet no :
	1:200	Rev:	3

Drawn: YT/PP | Check: D.Shaw
Wind: High | Earth: 1 | Exposure: C | Snow: NO
Call 0800 A1homes 2 1 4 6 6 3
www.A1homes.co.nz

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Exterior Joinery Schedule			
Number	Size	Qty	Room Name
D01	2 000x880	1	Garage
D02	2 100x4 840	1	Garage
D03	2 000x1 430	1	Entry
D04	2 000x2 700	1	Family/Dining
D05	2 000x2 700	1	Living
D06	2 000x2 400	1	Living
D07	2 000x1 800	1	Master Bed
W01	800x900	1	Ens
W02	800x1 200	1	Bath
W03	900x600	1	wc
W04	1 200x1 600	1	Bed 2
W05	1 200x1 600	1	Bed 3
W06	1 200x1 600	1	Bed 4
W07	910x600	1	Garage
W08	1 200x400	1	Garage
W09	1 200x400	1	Garage
W10	1 200x400	1	C.Nook
W11	1 200x600	1	Family/Dining
W12	1 200x600	1	Family/Dining
W13	1 200x1 600	1	Family/Dining

Floor Finishes:

- Carpet = 121.1m²
- Master Bed
- Bed 2
- Bed 3
- Bed 4
- C. Nook
- Living
- Family/Dining
- Hallways, cupd.s & wdrbs
- Wet Area = 28.7m²
- Bathroom
- Ensuite
- wc
- Kitchen
- Entry
- Concrete = 37.1m²
- Garage
- Laundry

Cautionary Notes:

Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only. Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.

Construction Notes:

Electric hobs with vented r/hood.
Polybutylene water supply pipes.
Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0
Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
The delivered hot water temperature at any sanitary fixture used for personal hygiene shall not exceed 55°C

Tapered edge joints in ceilings
To reduce the risk of cracks caused by substrate movement, back-blocking of tapered edge joints is required in the following situations.
• When timber battens have been used:
Any area containing 3 or more tapered joints
• When steel battens have been used:
Any area containing 6 or more tapered joints

Please confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Separation between electric hob and the Gib lined wall:
Cut out for hob: min. 55mm from back of bench top.
Overhead clearances: not less than 650mm from hob surface to range hood
Side clearances: Where dimension to any vertical combustible surface is less than 150 mm, surface shall be protected to a min. height of 150 mm above hob for full dimension (width or depth) of cooking surface area.
Protection of combustible surfaces: 5mm thick ceramic tiles or graphic glass is suitable to protect 10mm Gib board.

G3/AS1
1.1.3 Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

1.6 Wall linings
Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are examples of suitable materials for these surfaces.

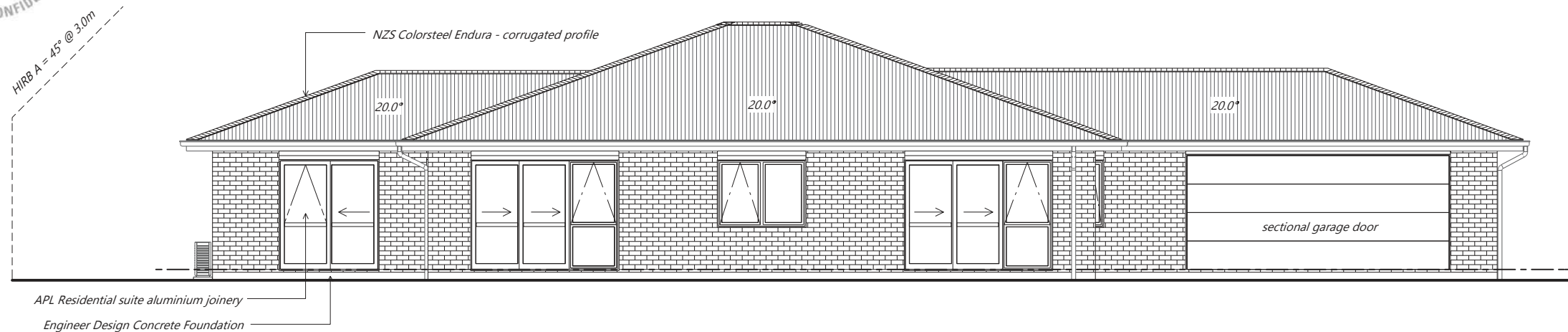
Floor Area:
= 195.9sqm o/frame
= 204.3sqm o/brick

Client Details: PO505
Sean Breckon & Gemma Reid
Address:
20 Brenda Gardener Way
Maunu
EH196

Floor Plan	Scale:	Date: 2/06/2016	Sheet no.:
	1:100	Rev:	8
Drawn: YT/PP	Check: D.Shaw	Call 0800 A1homes 2 1 4 6 6 3 www.A1homes.co.nz	
Wind: High	Earthq: C	Exposure: NO	SNOW: NO

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North



East

NZBC D1/AS1 Access Routes:
Concrete (min 150mm below FFL) or H5 timber step to all access points (owners care)
Acceptable Slip Resistance for Walking Surfaces:
• Portland cement concrete
- Broomed (Class 5 or 6) or wood float finish (Class U2)
Concrete surface finishes complying with NZS 3114.
- Coated and sand/grit impregnated
The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2-3 mm so that it remains tightly bound to the surface.
- Exposed aggregate finish
crushed aggregate
• Asphaltic concrete
• Concrete pavers
- Dry press concrete
- Interlocking concrete block paving to NZS 3116.
• Anti-slip tapes
- will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.

Cautionary Notes:

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NO LIABILITY FOR ENCROACHMENT SHALL BE HELD BY DESIGNER IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF FOUNDATIONS.

Construction Notes:

Glazing in accordance with NZS 4223 & 2008 plus amendments
All glazing clear float except for obscure glass to bathroom, ensuite & wc
Double glazing to all window and door joinery excluding garage
sg = Safety glass

Aluminium joinery head heights to be 2.0m (excludes entry box unit).
Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed by pre-cut manufacturer & joinery fabricator PRIOR to manufacture by way of communication via e-mail, phone or other.

HIRB = Height in Relation to Boundary

Safety restrictor stays:

ss = safety stays
- a restrictor fitted to limit the maximum opening so that a 100mmø sphere cannot pass through

Window restrictors are required to outward opening windows that may protrude into walk paths
- Refer to Site plan for 'walk paths'

Building Envelope Risk Matrix

All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score: 2		

Client Details : PO505

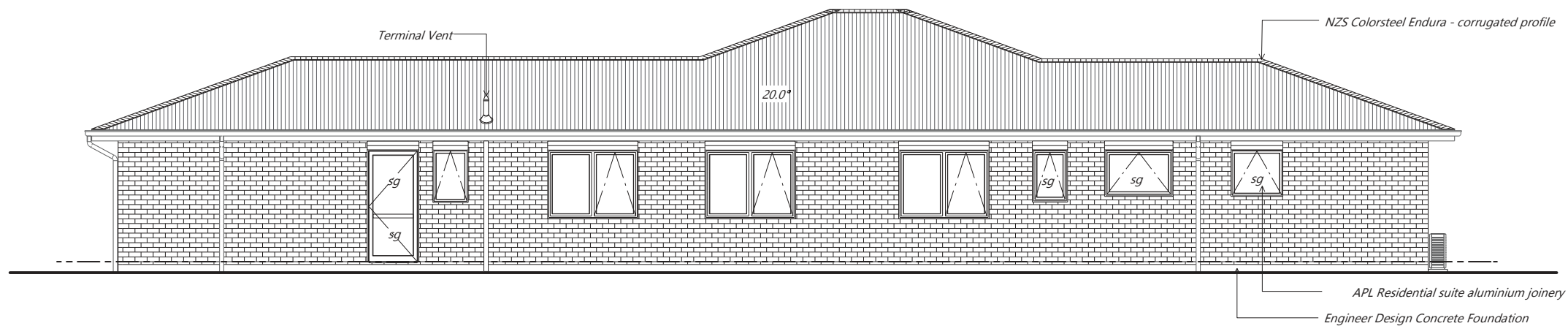
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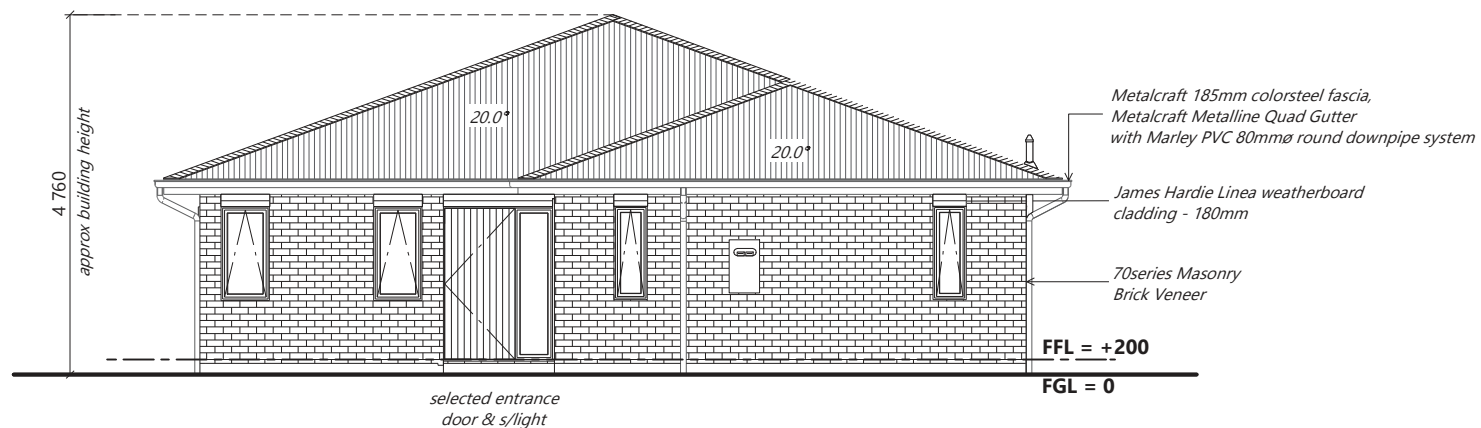
Elevations	Scale:	Date: 2/06/2016	Sheet no :
	1:100	Rev:	9

Drawn: YT/PP | Check: D.Shaw
Wind: High | Earth: 1 | Exposure: C | Snow: NO
Call 0800 A1homes
2 1 4 6 6 3
www.A1homes.co.nz

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South



West

NZBC D1/AS1 Access Routes:
Concrete (min 150mm below FFL) or H5 timber step to all access points (owners care)
Acceptable Slip Resistance for Walking Surfaces:
• Portland cement concrete
- Broomed (Class 5 or 6) or wood float finish (Class U2)
Concrete surface finishes complying with NZS 3114.
- Coated and sand/grit impregnated
The sand/grit, which is sprinkled over the complete surface of the final paint coating, should be a hard angular material such as silica sand or calcined bauxite. The particle size should not be less than 0.2 mm so that it is not submerged by the coating and not greater than about 2-3 mm so that it remains tightly bound to the surface.
- Exposed aggregate finish
crushed aggregate
• Asphaltic concrete
• Concrete pavers
- Dry press concrete
- Interlocking concrete block paving to NZS 3116.
• Anti-slip tapes
- will normally require regular replacement to remain effective. To ensure foot contact, tapes should be placed at right angles to the line of travel and be spaced at no more than 150 mm centres.

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Construction Notes:

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All glazing clear float except for obscure glass to bathroom, ensuite & wc
Double glazing to all window and door joinery excluding garage
sg = Safety glass

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ss = safety stays
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Window restrictors are required to outward opening windows that may protrude into walk paths
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Building Envelope Risk Matrix

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Low risk	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score: 2		

Client Details :

Sean Breckon & Gemma Reid
Address:
20 Brenda Gardener Way
Maunu

PO505

EH196

Elevations		Scale:	Date:	Sheet no.:
Drawn: YT/PP	Check: D.Shaw	1:100	2/06/2016	10
Wind: High	Earth: C	Exposure: C	Snow: NO	

Call 0800 A1homes
2 1 4 6 6 3
www.A1homes.co.nz

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional.
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SPECIFICATION

of work to be done and materials to be used in carrying out the works shown on the accompanying drawings

Breckon

20 Brenda Gardener Way. Maunu

Date: 29/04/2016

Job No: 16 03

BC1600662
APPROVED
11/07/16
Whangarei District Council BCA

ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM

7403 DRAINAGE

1 GENERAL

This section relates to the installation and management of an on-site domestic wastewater treatment system. This section relates to the supply and laying of gravity foul water (sewage) field drains.

1.1 DOCUMENTS

Documents referred to in this section are:

NZBC B1/AS1	Structure – general, 6.0 Drains
NZBC E1/AS1	Surface water 3.0 Drainage system materials and construction
NZBC E2/AS1	External moisture 12.3 Drainage
NZBC G13/AS2	Foul Water – drainage
AS/NZS 1254	PVC pipes and fittings for storm and surface water applications
AS/NZS 1260	PVC pipes and fittings for drain, waste and vent applications
AS/NZS 2032	Installation of PVC pipe systems
AS/NZS 2566.1	Buried Flexible Pipelines - Structural Design
AS/NZS 2566.1	Buried Flexible Pipelines - Installation
AS/NZS 3500.2	Plumbing and drainage - Sanitary plumbing and drainage
AS/NZS 4671	Steel reinforcing materials
AS/NZS 5065	Polyethylene and polypropylene pipes and fittings for drainage and sewerage applications
AS/NZS 1546.1	On-site domestic wastewater treatment units - Septic tanks
AS/NZS 1547	On-Site domestic wastewater management
AS 2439.2	Perforated plastics drainage and effluent pipe and fittings Perforated effluent pipe and associated fittings for sewage applications
AS/NZS 3000	Electrical installations
NZS 3104	Specification for concrete production
AS/NZS 4130	Polyethylene (PE) pipes for pressure applications
NZBC G1	Personal Hygiene
NZBC G13	Foul Water – drainage
Plumbers, Gasfitters and Drainlayers Act 1976	

1.2 MANUFACTURER’S DOCUMENTS

Manufacturer’s and supplier’s documents relating to work in this section are:

THE LEN PARKER E-BIN™ TECHNICAL MANUAL

Copies of the above literature are available by phoning 0800 MY EBIN (0800 69 3246)

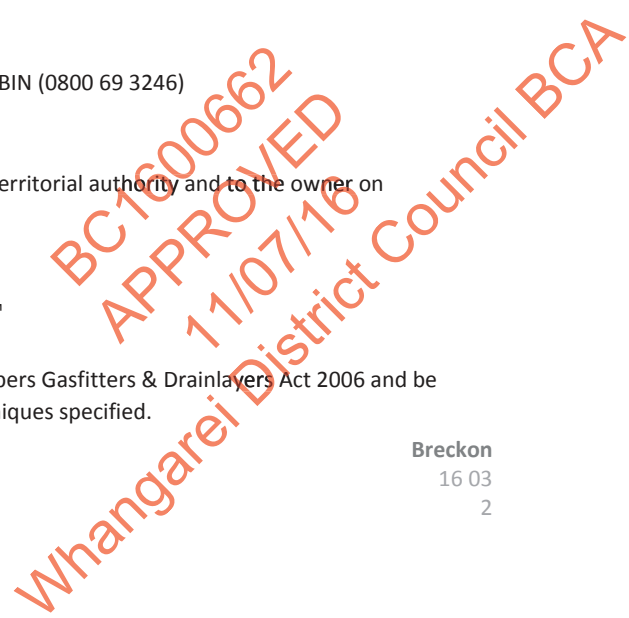
1.3 AS-BUILT DRAWINGS

Supply a 1:100 scale as-built drawing of drains and fittings to the territorial authority and to the owner on completion.

1.4 QUALIFICATIONS

Drainlayers to be Authorised Installers of *THE LEN PARKER E-BIN™*

Drainlayers to hold a current licence within the terms of the Plumbers Gasfitters & Drainlayers Act 2006 and be experienced, competent and familiar with the materials and techniques specified.



ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM

1.5 WORKMANSHIP

All Workmanship shall be of the best trade practice.

1.6 EXTENT OF WORK

This specification covers the work to be done and the materials to be supplied for the construction of sanitary drainage reticulation. Placing an **E-BIN**TM Primary Pre-Treatment Septic Tank, the minimum consisting of a 4.5 cubic metre capacity, double compartment septic tank, with a 2.0mm mesh secondary filter of approved standard. Placing an **E-BIN**TM Secondary Treatment System as shown on the drawings attached.

The supply, excavation for, construction, laying and backfilling of a subsurface irrigation field or variation thereof as shown on the drawings attached, including all connections and fittings needed to carry out the work.

The supply, excavation for, construction, laying and backfilling of 110mm diam. uPVC sewer pipe, including all connections and fittings needed to carry out the work.

1.7 DRAWINGS & SETTING OUT

The attached drawings to be read in conjunction with this specification. The location, dimensions and levels are to be checked on site before work commences.

2 PRODUCTS**2.1 MATERIALS**

Materials shall be of the highest quality and the best of their respective kinds. The Installer shall supply all materials necessary to complete the System to the layouts shown on the drawings.

2.2 uPVC PIPES

uPVC Pipes bends, junctions, fittings and joints to AS/NZS 1254 and AS/NZS 1260.

2.3 FIELD DRAINS

To be in accordance with the drawings attached.

2.4 GULLY TRAPS

To NZBC G13/AS2: 3.3, complete with grating.

2.5 DRAINAGE AND FILLING MATERIALS

Granular: Clean drainage metal. Particle size from minimum 40mm to 65mm max. With no fines.

Selected: Fine grain soil or granular material suitable for bedding; excluding topsoil.

Ordinary: Top soil or other excavated materials.

2.6 E-BIN SEPTIC TANKS

E-Bin Double Chamber Septic Tanks to AS/NZS 1546.1, made of pre-cast concrete 30MPa with steel bar reinforcement. Proprietary septic tank effluent filter installed in the tank or outlet pipe.

2.7 E-BINS

E-Bins to AS/NZS 1546.1 made of pre-cast concrete 35MPa with Steel bar reinforcement. Constructed to E-Bin specifications and standards.

ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM

3 EXECUTION**3.1 EXCAVATE**

Excavate for drains to a firm even base with correct gradients set in straight runs.

3.2 MANUFACTURER'S REQUIREMENTS

All drainage installations to the pipe and fitting manufacturer's requirements.

3.3 DRAINAGE GENERALLY

Carry out drainage work and tests to AS/NZS 3500.2 (sanitary drainage) AS/NZS 3500.3 (stormwater drainage) as modified by NZBC B1/AS1: 6.0. Lay uPVC pipe systems to relevant sections of NZS 2032, NZS2566.1 and AS/NZS 2566.2.

3.4 INSTALL GULLY TRAPS

Set in a minimum 75mm thick concrete with top surround 25mm above paving and 100mm above other surfaces, to NZBC G13/AS2: Foul water drainage, 3.3 Gully Traps.

3.5 TRENCHES

To be in accordance with the drawings attached.

Dispose of stormwater on site as shown on the drawings, by soakage, to the depth shown on the drawings, to suit local geology and soil structure; all as directed by the territorial authority.

3.6 FIELD TEST

Field test drains for watertightness (UPVC to AS/NZS 2032 or AS/NZS 2566.2 Appendix N) to the satisfaction of the territorial authority inspector.

3.7 BACKFILL

Backfill drain lines in 150 mm layers, well tamped but without disturbing the drains. Finish off with topsoil, slightly mounded above the finished ground line.

3.8 INSTALL E-BIN PRIMARY PRE-TREATMENT SEPTIC TANK/S & E-BIN SECONDARY TREATMENT TANKS

Install to The Len Parker **E-BIN**TM Technical Manual

4 IRRIGATION FIELD**4.1** Subsurface irrigation trenches or Contact Stabilisation system shall be constructed according to the drawings attached.

4.2 The 110mm diameter uPVC pipe used for subsurface irrigation or interval distribution within a bio-filtration system shall be drilled as shown and laid flat at the indicated depth on 65/40 clean hard metal, covered with geotextile material as shown and backfilled with topsoil, as shown on drawings attached.

4.3 The 25mm LDPE effluent line used for subsurface irrigation or interval distribution within a bio-filtration system shall be drilled as shown and laid flat at the indicated depth on 20/7 drainage metal, covered with geotextile material as shown and backfilled with topsoil, as shown on drawings attached.

4.4 The dispersal trenches shall be constructed to a depth and information shown on the drawings attached.

BC 1600662
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11/07/19
Whangarei District Council BCA

ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM

- 5 **COMPLETION**

- 5.1 **REPLACE**
Replace damaged or marked elements.

- 5.2 **LEAVE**
Leave work to the standar required by following procedures.

- 5.3 **CLEAN**
Clean and flush out the whole installation. Remove silt and debris.

- 5.4 **REMOVE**
Remove debris, unused materials and elements from site.

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11/07/16
Whangarei District Council BCA

Breckon

20 Brenda Gardener Way. Maunu



The copyright of this drawing remains with

LEN PARKER &
E-BIN DISTRIBUTIONS LTD

NOTES

- 1 ALL WORK TO COMPLY WITH ALL RELEVANT LOCAL AUTHORITY BY-LAWS AND COUNCIL REGULATIONS
- 2 ALL DRAINAGE TO COMPLY WITH AS/NZS 3500 & NZBC G13/A51
- 3 ALL DRAINAGE IS DIAGRAMMATICAL DRAINAGE LAYOUT AND PROVIDE ASBUILT PLAN WHEN COMPLETE

LEGAL DESCRIPTION

Lot 4
DP481012
2435m2



E-BIN DISTRIBUTIONS LTD

PH 027 4242 035
EMAIL: admin@ebin.co.nz
PO BOX 48, AWAHURI
WWW.EBIN.CO.NZ

LEN PARKER
CHARTERED MEMBER OF WATER
& ENVIRONMENTAL MANAGEMENT - 7912

Breckon

20 Brenda Gardener Way
MAUNU

SITE PLAN

DATE	APRIL 2016
SCALE	As Shown
JOB NO	16-03
DESIGNER	SBG

REVISIONS

A 29/04/16 ISSUED FOR INFORMATION

DWG. NO 01 REV A

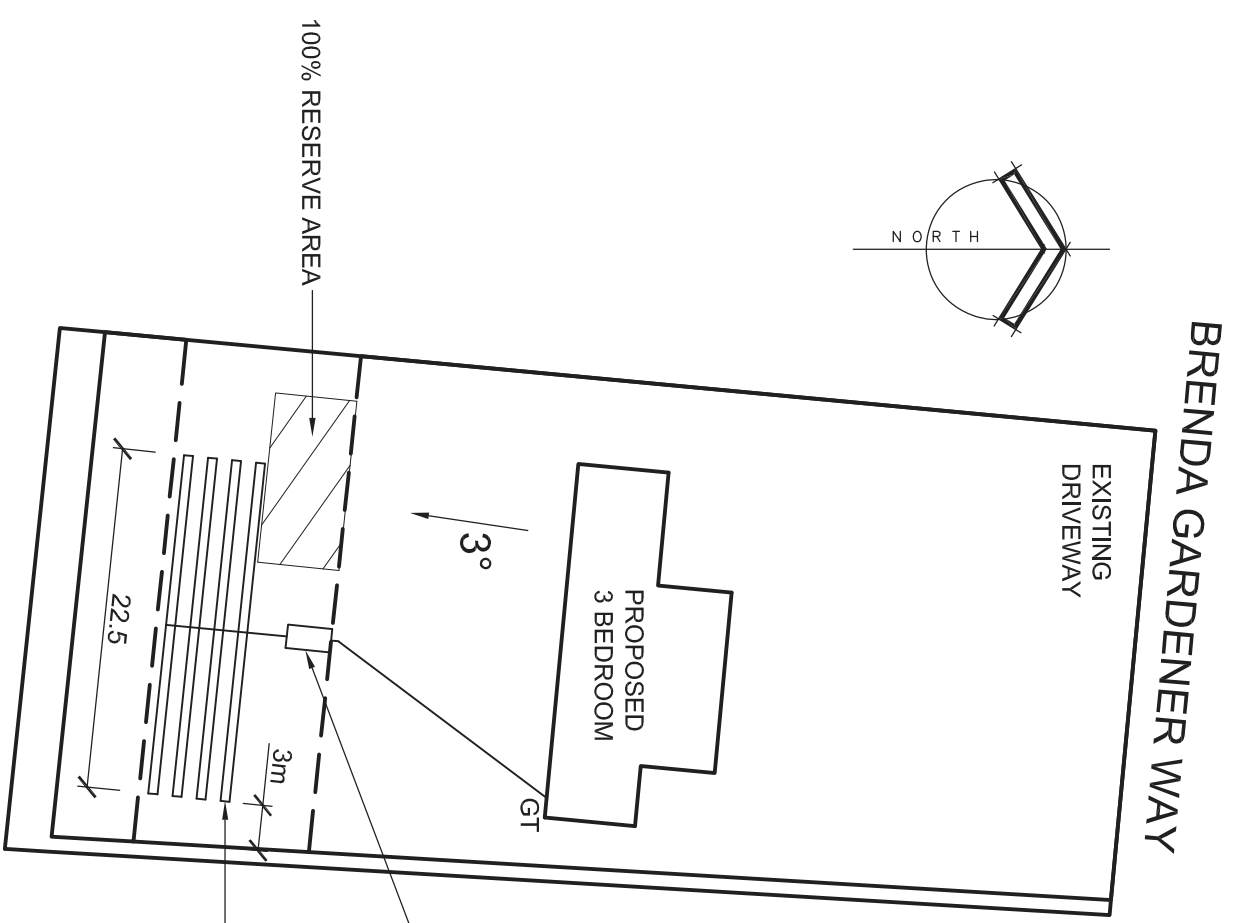
DISTRIBUTION FIELD NOTES:

- 1 FORM AREA OF EFFLUENT FIELD SO UNIFORM FALL DOWN FIELD
- 2 COMPACT BY TRACK ROLLING ONLY
- 3 FORM BED ALONG CONTOUR WITH BASE PERFECTLY HORIZONTAL (+/- 25mm)
- 4 LAY LINES TO SITE SPECIFIC EFFLUENT FIELD DESIGN
- 5 EACH LINE LAID HORIZONTAL IN BED

NOTE:

- 1 EFFLUENT DISPOSAL SYSTEM CLEARANCES
In order for the system to be a permitted activity the effluent field needs to be laid out to meet the following criteria:

- Clearance from boundaries = 1.5m
- Clearance from buildings = 3m
- Clearance from surface water = 20m
- Clearance from bores = 20m
- Clearance above winter groundwater table = 1.2m



PROPOSED DOUBLE CHAMBER SEPTIC TANK

PROPOSED DISPOSAL TRENCHES
4x 22.5m LONG x 600mm WIDE DISTRIBUTION BEDS WITH 65/40 MEDIA WITH DISTRIBUTION BOX REFER TO DETAILS ATTACHED

1 SITE PLAN
1:500

ON-SITE PASSIVE WASTEWATER TREATMENT SYSTEM

16 03 Breckon

Address: 20 Brenda Gardener Way. Maunu

Lot: 4

DP No: 481012

CT No: 673452

ASSESSMENT OF ENVIRONMENTAL EFFECTS

What aspects of your proposal will affect:

- Others on your property and/or your neighbours?

No Effect

Will these effects be significant or minor and how can they be reduced?

N/A

- What effects will the proposal have on the wider community?

None

Will these effects be significant or minor and how can they be reduced?

N/A

- Maori Culture?

No Effect

- Any Ecosystems?

No Effect

- The landscape and visual amenity of the Environment?

No Effect

Will these effects be significant or minor and how can they be reduced?

N/A

- Any archaeological sites, historic buildings, notable trees, or any other area with a recognized value?

No Effect Known

Will these effects be significant or minor and how can they be reduced?

N/A

- Waterways in the area?

No-We have met clearance requirements

Will these effects be significant or minor and how can they be reduced?

N/A

- Any existing or potential natural hazards?

No Effect Known

Will these effects be significant or minor and how can they be reduced?

N/A

- Will your proposal involve the discards of contaminants into the environment?

No

- Will your proposal involve the use of hazardous substances or hazardous installations?

No



Code Compliance Certificate BC1600662

Section 95, Building Act 2004

Issued: 27 January 2017

The Building

Street address of building: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 4 DP 481012

LLP: 127592

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Detached Dwelling

Year first constructed: 2016

The Owner

S A G Breckon
G I Reid
20 Brenda Gardner Way (Pvt)
Whangarei 0179

Phone number: N/A

Mobile number: 0211417596

Facsimile number: N/A

Email address: seanbreckon@hotmail.com

Website: N/A

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

Contact Person

A1 Homes Northland
PO Box 183
Ruakaka 0151

Phone number: 4330200

Mobile number: 021729724

Facsimile number: N/A

Email address: mark.russell@a1homes.co.nz

Website: N/A

Street address/registered office: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

Building Work

Building Consent Number:

Issued by:

New Dwelling

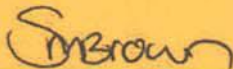
BC1600662

Whangarei District Council

Code Compliance

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

- (a) The building work complies with the building consent.



Stephanie Brown

Support Assistant – Building Processing
On behalf of Whangarei District Council

27 January 2017

Date

Form 5

Building Consent No: BC1901293

Section 51, Building Act 2004

Issued: 6 January 2020

The Building

Street address of building: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 4 DP 481012
LLP: 127592

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

The Owner

S A G Breckon
G I Reid
20 Brenda Gardner Way (Pvt)
Whangarei 0179

Phone number: N/A

Mobile number: 0211417596

Facsimile number: N/A

Email address: seanbreckon@hotmail.com

Website: N/A

Street address/registered office: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

First point of contact for communications with Council/building consent authority

Contact Person

Breckon Builders Limited
20 Brenda Gardner Way (Pvt)
Whangarei 0179

Phone number: N/A

Mobile number: 0211417596

Facsimile number: N/A

Email address: seanbreckon@hotmail.com

Website: N/A

Building Work

The following building work is authorised by this consent:

New Shed

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Section 90 Building Act 2004

Section 90 Building Act 2004 Inspections by Building Consent Authorities applies. This building consent is subject to the condition that agents authorised by the building consent authority are entitled at all times during normal working hours or while work is being done to inspect land on which building work is being or is proposed to be carried out and building work that has been or is being carried out on or off the building site and any building.

Nominated Inspections are carried out to ensure that the building work is in accordance with the building consent. Completed Inspections will be classified as pass, or pass subject to remedial work or failed status.

See attached schedule of site requirements for inspections and documentation required.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

No attachments.

Additional Information

1. The applicant must control dust nuisance created by any site or building works.
2. Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.
3. Lapsing of building consent. For the purposes of S52(b) of the Building Act 2004, the period after which this consent will lapse if the building work to which it relates does not commence will be 12 months from the date of issue.

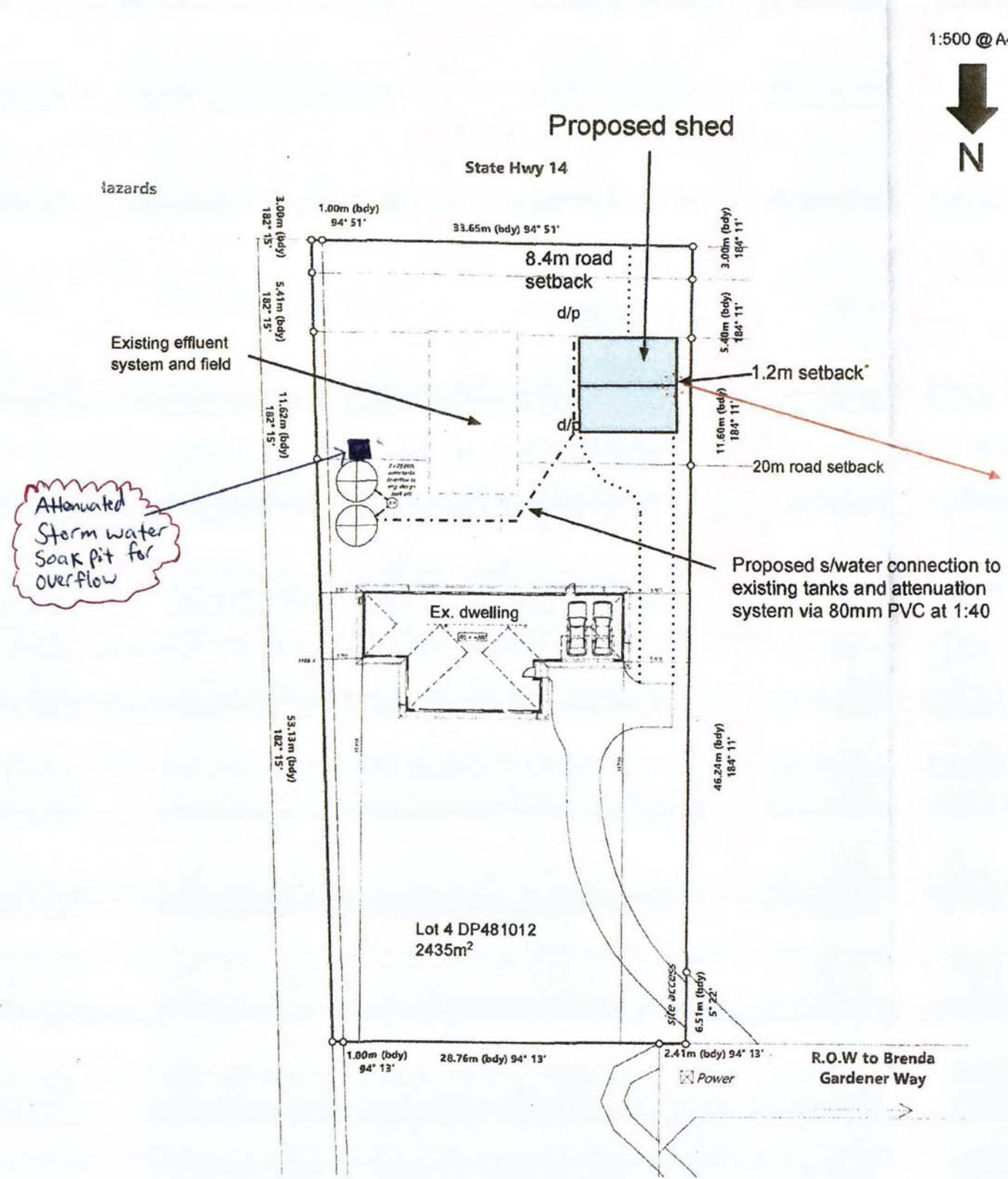


Tilly Selwyn
Support Assistant – Building Processing
On behalf of Whangarei District Council

6 January 2020

Date

Building site plan for S Breckon, 20 Brenda Gardner Way, Maunu
 - Construct a 92.16m² storage shed

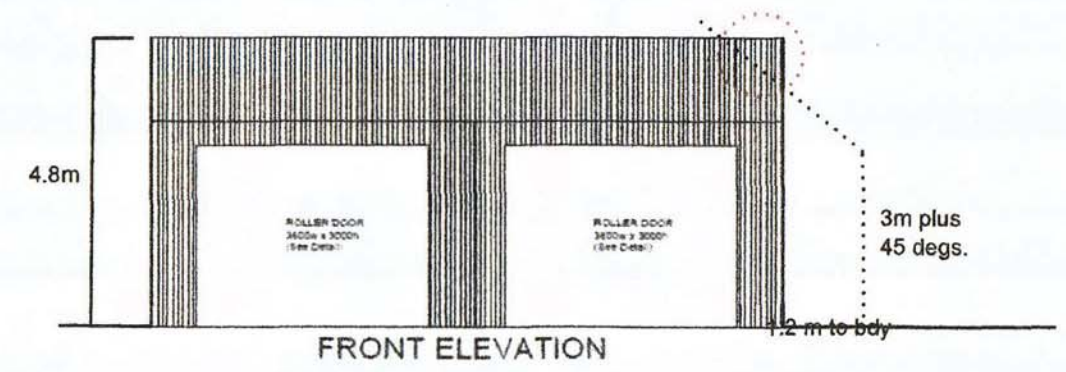


1:500 @ A4

NOTES

- Subject to resource consent
- Distances to boundaries to be verified before works commence
- Location of all underground services and easement boundaries to be verified before works commence
- Building site is level

Extent of daylight infringement on western boundary with Lot 3 DP 481012



APPROVED 2019
 NUMBER | DAY | MTH
01293 23 12
 WAIKAREI DISTRICT COUNCIL
 BCA

Building Information:

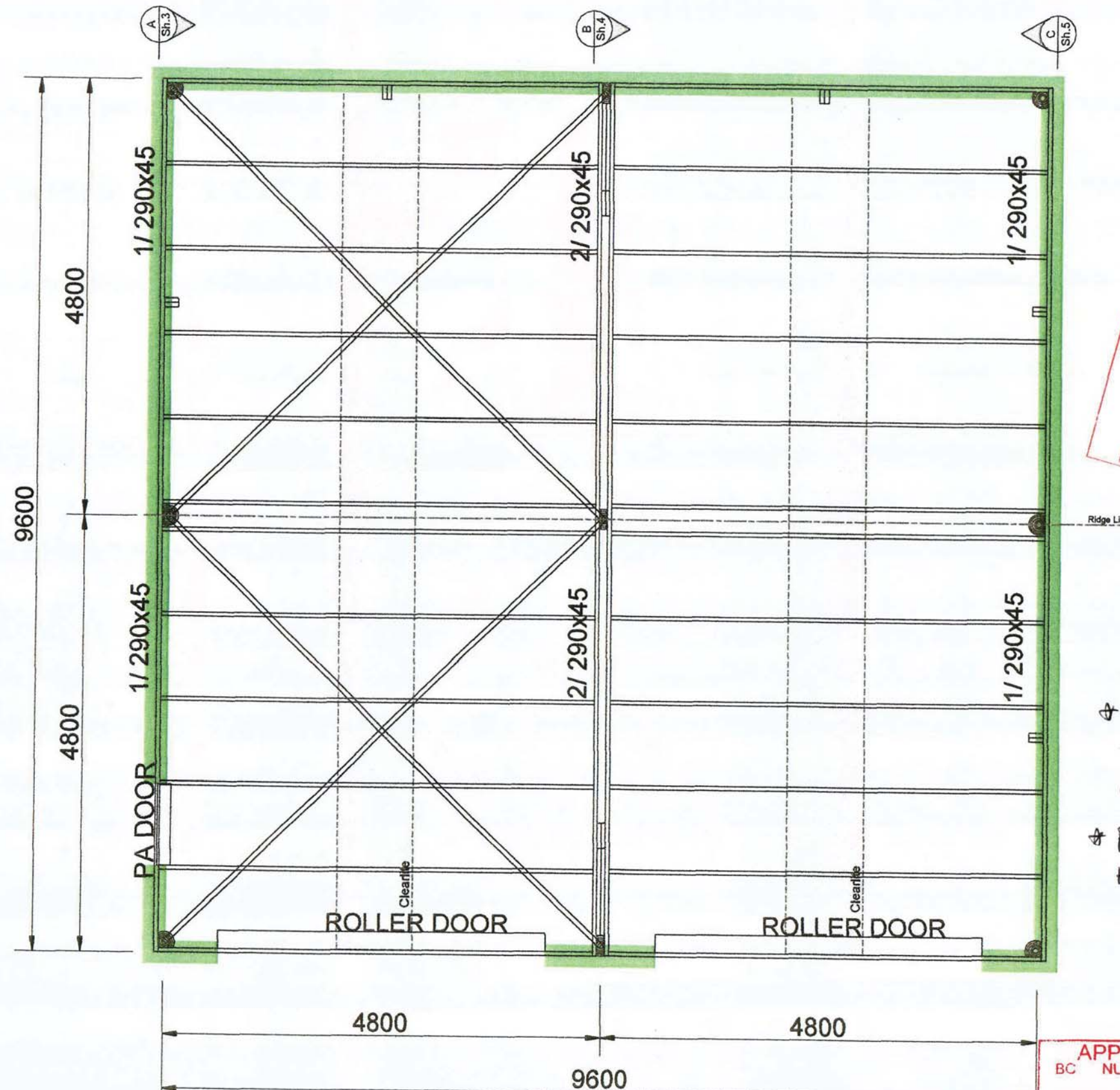
Roof Pitch: 16.3 deg.
 Wind Load: Very High
 Snow Load: Sg = 0 kPa
 Earthquake Zone: 1
 Timber Grade: SG8
 Bay Spacing: 4800mm
 Purlin Size: 240x45
 Purlin Centres: 930mm
 Girt Size: 140x45, 140x45 (Rear)
 Girt Centres: 1100mm
 Wind Column Size: 2/ 200x50
 Pole Size: 225 SED
 Pole Embedment: 1300mm
 Rafter Size: 290x45, 290x45 (Internal)
 Rafter Span: 4800mm
 Props Required: 1 per span
 Max Pole Height: 4800mm
 Low Pole Height: 3400mm
 Floor Type: Earth
 Front Overhang: None
 Rear Overhang: None

Key:

- = Clad Walls
- = Column
- = Pole
- = Single Row of Tensioned Multibrace

Notes:

Regarding any future alterations to this shed, if at any time the cladding (internal or external) needs to be removed from a wall along a rafter, rafter props must be added. If this is the case please contact MiTek Farm Buildings for further information.



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 DISTRICT COUNCIL

Notes:
 * All internal framing to be h3-2 treated
 * Posts to be H5 timber treated.

APPROVED 2019
 BC NUMBER IDAY IMTH
01293 2312
 WHANGAREI DISTRICT COUNCIL
FB58614



MITek New Zealand Ltd.
 CHRISTCHURCH Phone: (03) 348 8691
 AUCKLAND Phone: (09) 274 7109
 Fax: (03) 348 0314 Fax: (09) 274 7100
 www.mitek.nz
 Emails to: farm.buildings@miteknz.co.nz
MITEK® LUMBERLOK® BOWMAC®

Job Name: BRECKON
 Job Site: 20 Brenda Gardiner Way, Maunu
 Client Name: Karl Wolland
 Drawn by: Hester Huang

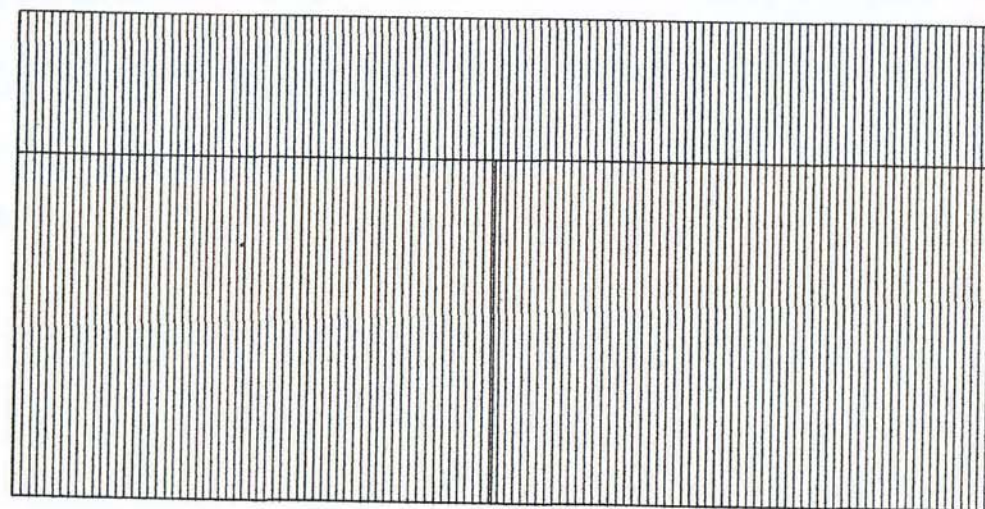
Plan
 Date: 6 / 08 / 19
 Scale: drawings to scale

Drawing Number:
 WHANGAREI DISTRICT COUNCIL
FB58614
 Sheet Number: 1

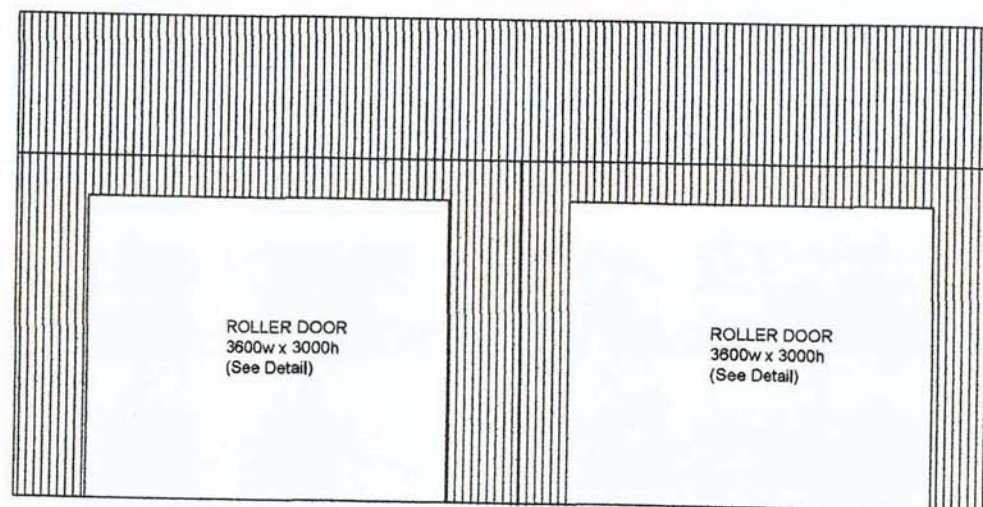
Notes:

Roofing and Cladding to be done in 0.4mm Trimline Colorsteel - Ironsand
See Attachment

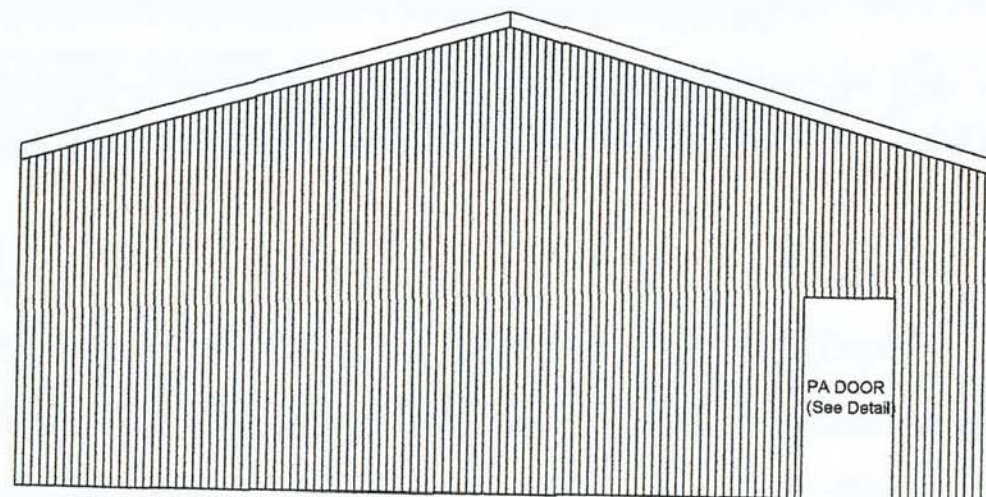
N.B. This design does not include any design or detail for flashing and/or drainage requirements.



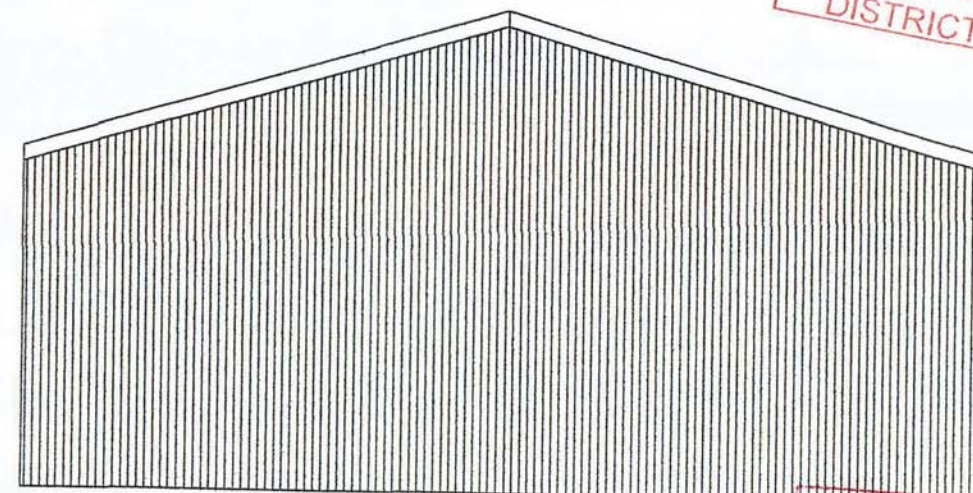
REAR ELEVATION



FRONT ELEVATION



LEFT END ELEVATION



RIGHT END ELEVATION

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15 NOV 2019
WHANGAREI
DISTRICT COUNCIL

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BC NUMBER JDAY IMTH
01293 2312
FB58614
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BCA



MiTek New Zealand Ltd.

CHRISTCHURCH
Phone: (03) 348 8691
Fax: (03) 348 0314
www.mitek.nz
Emails to: farm.buildings@miteknz.co.nz

AUCKLAND
Phone: (09) 274 7109
Fax: (09) 274 7100

MITEK® LUMBERLOK® BOWMAC®

Job Name: BRECKON

Job Site: 20 Brenda Gardiner Way, Maunu

Client Name:
Karl Wolland

Drawn by:
Hester Huang

Date:
6 / 08 / 19

Scale:
drawings to scale

Sheet Number:
2

Elevations



Form 7

Code Compliance Certificate BC1901293

Section 95, Building Act 2004

Issued: 01 October 2020

The Building

Street address of building: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

Legal description of land where building is located: LOT 4 DP 481012

LLP: 127592

Building name: N/A

Location of building within site/block number: N/A

Level unit number: N/A

Current, lawfully established use: Outbuildings

Year first constructed: 2019

The Owner

S A G Breckon
G I Reid
20 Brenda Gardner Way (Pvt)
Whangarei 0179

Phone number: N/A

Mobile number: 0211417596

Facsimile number: N/A

Email address: seanbreckon@hotmail.com

Website: N/A

Street address/registered office: 20 Brenda Gardner Way (Pvt)
Whangarei 0179

First point of contact for communications with the building consent authority: Owner

Building Work

Building Consent Number:

Issued by:

New Shed

BC1901293

Whangarei District Council

Code Compliance

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

- (a) The building work complies with the building consent.



Enka Stephenson
Support Assistant – Building Processing
On behalf of Whangarei District Council

01 October 2020

Date

District Plan Environments



- Coastline
- Rescue Helicopter Flight Path
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line CEL-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Indicative Roads
- Road Hierarchy**
 - State Highway
 - Arterial
 - Collector
 - Local

- Multi Title Site
- Designation
- Papakainga
- Scheduled or Overlay Area
- Overlays**
 - Oil Refinery Overlay Area
 - Living Overlay Area
- Future Environments**
 - Future Marine Village
 - Future Environment
- Environs: Business, Living, etc**
 - Business 1
 - Business 2
 - Business 3
 - Business 4
 - Town Basin
 - Port Nikau

- Environs: Business, Living, etc contd.**
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Kamo Walkability
- Marsden Primary Centre
- Urban Transition
- Ruakaka Equine

- Rural (Urban Expansion)
- Rural Living
- Rural Production
- Rural Village Centre
- Rural Village Industry
- Rural Village Residential
- Strategic Rural Industry
- Fonterra Kauri Milk Processing SRIE
- Open Space

Friday, January 29, 2021

Scale: 1:1,000



The information displayed is schematic only and serves as a guide. It has been compiled from Whangarei District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS). CROWN COPYRIGHT RESERVED. © Copyright Whangarei District Council.

District Plan - Plan Change Decision



- Decision Strategic Road Protection Area
- Decision Indicative Roads
- Decision Road Hierarchy
 - National
 - Regional
 - Arterial
 - Primary Collector
 - Secondary Collector
 - Access
 - Low Volume
- Appeals ENV2020AKL
 - Appeals - NZTA and KiwiRail
 - Appeals - Kainga Ora
 - Appeals - Other

- Decision Zones
 - Large Lot Residential Zone
 - Low Density Residential Zone
 - General Residential Zone
 - Medium Density Residential Zone
 - Neighbourhood Centre Zone
 - Local Centre Zone
 - Commercial Zone
 - Shopping Centre Zone
 - Mixed Use Zone
 - Waterfront Zone
 - City Centre Zone
 - Light Industrial Zone
 - Heavy Industrial Zone
 - Airport Zone
 - Hospital Zone
 - Port Zone
 - Precinct

- Decision Zones Continued
 - Rural Production Zone
 - Rural Village Centre
 - Rural Village Industry
 - Rural Village Residential
 - Development Area

- Open Space Zone
- Sport and Active Recreation Zone
- Natural Open Space Zone

Friday, January 29, 2021

Scale: 1:1,000



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Notice of Decision

LU1900153 P127592

IN THE MATTER of the Resource Management Act 1991

and

IN THE MATTER of an application under Section 88 of the Resource Management Act 1991 by Sean Breckon

Section 104 and Section 221(3) of the Resource Management Act 1991 Decision – Discretionary Activity

1 Application Details

Landuse

To Construct a shed that will breach the 20 metre road setback requirement under the UTE.2.1(o), and Daylight angles infringement along the western boundary under U.T.E.2.1 (m).

Section 221

To amend condition 6 of consent notice 9909402.4 currently registered on DP 48102 to allow the proposed shed to be built outside the defined building area 'X'.

Overall resource consent is required for a Discretionary Activity. In addition, the application site and the surrounding environment and the reasons for consent have been referenced in Sections 4 and 5 respectively of the Notification Decision.

2 District Plan Zoning/Environment and other Notations

The District Plan zoning/environment and other notations affecting the site are as indicated in Section 1 of the Notification Decision.

3 Statutory Context

Section 104 of the Resource Management Act 1991 sets out those matters that, subject to Part 2, a consent authority must have regard to when considering an application for resource consent. These matters include any actual or potential effects on the environment of allowing the activity, any relevant provisions of a plan or proposed plan and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Pursuant to Section 104B of the Act, after considering the application for resource consent, a consent authority may grant or refuse the application, and if it grants the application, may impose conditions under Section 108 of the Act.

4 Actual or Potential Effects on the Environment (Section 104(1)(a))

When forming an opinion for the purposes of s104(1)(a) section 104(2) allows the consent authority to disregard an adverse effect of the activity on the environment if the Plan permits an activity with that effect (i.e. the permitted baseline principle). This matter has been addressed in Section 8 of the Notification Decision and also applies to this consideration.

Section 104(3)(a)(i) of the Act requires that a consent authority must not have regard to trade competition; nor, under section 104(3)(a)(ii), can any consideration be had of any effect on a person who has provided their written approval to the application. Those persons who have provided their written approval to the application are detailed in Section 9 of the Notification Decision. Therefore any effect on these persons have been disregarded in undertaking this consideration.

Any actual or potential effects on the environment of allowing the activity have been addressed in section 9 of the Notification Decision. This assessment also applies to this consideration.

For the purpose of section 104(1)(ab) regard must be had to any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity. Therefore based on this, and to avoid, remedy or mitigate adverse effects conditions of consent relating to the following matters are recommended:

1. General Accordance Condition – in order to ensure the effects considered within this application are consistent with those that result, a condition shall require the proposal to be given effect to in accordance with the information and details provided in support of the application.
2. Applicant Offered Conditions –
 - To protection of the existing vegetation shelterbelt along the Southern Boundary
 - To provide an amendment to the existing consent notice, including a new scheme plan showing show the extension of area X to include the proposed building and an additional area of a minimum 100m² to be retained as open space.

The wording of Condition 6 of the consent notice registered against Lot 4 DP 481012 shall be amended to read as follows:

- *All buildings (including water tanks) constructed on Lot 4 are to be within area marker X on the attached scheme plan.*

5 Relevant Provisions (Section 104(1)(b)(i)-(v))

When considering an application, pursuant to section 104 and subject to Part 2, regard must be had to any relevant provisions of:

- a national environmental standard;
- other regulations;
- a national policy statement;
- a New Zealand coastal policy statement; and
- a regional policy statement (including proposed).

Operative District Plan

The relevant objectives and policies in the Operative Whangarei District Plan ('the plan') for the proposed subdivision are located in Chapter 5 – Amenity Values, Chapter 6 – Built Form and Development. The overall intent of these provisions are to ensure that the character and amenity of the respective environments are protected from the adverse effects of development, and that development is appropriately located by:

- The characteristic amenity values of each Environment are maintained and, where appropriate enhanced
- Further developing within existing built up areas, so as to avoid sporadic subdivision and ribbon development;
- Adverse effects on amenity values do not result in a reduction of amenity value below that which is desirable for people's health and safety
- To ensure that activities do not produce, beyond the boundaries of the site, adverse effects that are not compatible with the amenity values characteristic of the surrounding and/or adjacent environment

The proposal is considered to be consistent with the direction provided by the above district-wide objectives and policies on the basis that the proposed shed is an accessory building located in an area near existing built residential development. The shed is not excessive in scale, occupying 8% of the site and with a maximum height of 4.8 metres. This scale of development is in keeping with the wider environment. The

proposed colour scheme for the proposed shed will be iron sand, which has a light reflectance value (LRV) of 8%. The recessive colour and the partial screening due to the existing vegetation will result in a recessive structure when viewed from the wider environment. A condition of consent has been offered by the applicant to protect the existing vegetation. As such it is considered that the proposal will not reduce the current amenity values of the site or produce adverse amenity effects beyond the boundaries of the site.

Chapter UTE- Urban Transition Environment

The Urban Transition Environment seeks to ensure development results in a clustered residential enclave pattern, with uninhabited areas being preserved for their recreational or conservation potential. As reflected in UTE 1.3, the objectives of the Urban Transition Environment seek to ensure that:

1. Opportunities are provided for people to live in close proximity to urban areas and associated amenities, in a manner that safeguards rural character and ecological and productive values.
2. Building sites are grouped together to maximise the extent of openness and rural outlook between clusters, and are sensitively located to achieve the maximum available privacy.
3. Allotment sizes are no larger than necessary to provide sufficient area for dwellings, accessory buildings and curtilage.
4. The uninhabited spaces between residential clusters are retained indefinitely, whilst providing for flexibility regarding their ownership, ongoing management, and productive uses.
5. Provision is made for addressing reverse sensitivity issues, where the uninhabited spaces around clusters are, or can be, used for productive agricultural or horticultural activities.
6. Small scale non-residential activities are provided for where their effects are compatible with a residential lifestyle environment.

In assessing the proposal against the relevant objectives and policies of the Plan it is considered that there are some inconsistencies with the proposal and the objectives and policies, however, the proposal is not considered to be contrary to the objectives and policies. The proposed shed is located in the south western corner of the property, which retains the majority of the open space. As a result of the proposal the existing building envelope will include the location of the proposed shed, while also excluding approximately 100m² from the area marked 'X'. The buildings meet the required setbacks to adjoining property boundaries and vegetation provides partial screening between the sites to achieve privacy within the site and adjoining properties. The original subdivision is understood to be designed to meet the intent of the UTE provision. The proposed location of the shed has been sensitively located to avoid effects on openness and rural outlook, while retaining clustering of buildings on the site. Given the minor scale of the daylight infringement and provision of the written approval, the proposed building will not have any adverse effect on loss of access to sunlight, loss of privacy, or undue building dominance.

It is considered that the reduced setback of the storage shed is sufficient to allow a sense of space and does not result in any road safety effects.

Conclusion (Operative District Plan provisions)

Having considered the proposal in terms of the relevant objectives and policies of the Operative District Plan including those specific to the UTE, it is considered that the proposal is consistent with these provisions since the characteristic amenity values of the UTE will be maintained; the outlook and privacy of adjoining properties will not be unduly compromised and the level of development is of an intensity appropriate to the locality.

Proposed District Plan

This application has been lodged following the notification of the Urban Plan Changes 115, therefore regard must be had to the objectives and policies of the Low Density Residential Zone of relevance to this application.

Weighting only becomes relevant in the event different outcomes arise from assessments of objectives and policies under the operative and proposed plans.

It is established below that with specific regard to the proposed construction of the accessory building, that the proposal is consistent with the objectives and policies of the Low Density Residential Zone. Nonetheless an assessment is given below against the proposed plan provisions.

Low Density Residential Zone.

- Preserve rural character and amenity whilst enabling low density residential development.
- Provide opportunities for people to live in close proximity to Whangarei City and associated amenities, in a manner that safeguards rural character and ecological and productive values.
- To preserve rural character and amenity whilst enabling low density residential development in a transitional zone and maintaining factors that contribute to rural character including:
 - Dominance of natural landforms with built features and roading subservient to and cohesive with these.
 - A sense of spaciousness.
 - Low night time light levels.
 - Dominance of natural features including landforms, watercourses, and vegetation

The proposal is considered to be consistent with the direction provided by the above proposed district plan objectives and policies. The proposed storage shed will be ancillary to the existing residential unit on the subject site. The proposed storage shed is located within the south western corner of the subject site, which allows for the preservation of the rural outlook. The subject site contains an existing shelterbelt along the road frontage (State Highway 14), the applicant has offered to retain the existing hedge to provide partial screening of the proposed shed. The proposal is considered to be consistent with the character of the area, and not considered to be contrary to the proposed Objectives and Policies of the Low density Environment.

Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) which became operative on 9 May 2016 addresses the management of natural and physical resources across the Northland region in terms of significant regional issues. There are no significant conflicts between the proposal and the provisions of the RPS (particularly policy 5.1.1) which seek that subdivision, use and development should be located, designed and built in a planned and co-ordinated manner, recognising a number of factors such as cumulative effects, adequate information for assessment, avoidance of reverse sensitivity effects, and maintenance and enhancement of sense of place and character of surrounding areas.

7 Other Relevant Matters (Section 104(1)(c))

I find no other matters relevant and reasonably necessary in determining this application.

8 Part 2 Matters

Part 2 of the RMA 1991 promotes the sustainable management of natural and physical resources while avoiding, remedying or mitigating adverse effects on the environment. As its adverse effects are minor or less the application does not offend the Purpose and Principles of section 5.

Section 6 of the Act requires recognition and provision for matters of national importance, such matters as preservation of natural character; protection of outstanding natural features, landscapes, and significant indigenous vegetation; relationship of Maori; protection of historic heritage; and management of significant risks from natural hazards. This application is considered to be consistent with Section 6 of the Act.

Section 7 of the Act requires, in achieving the purpose of the Act, particular regard be given to various other matters. These other matters include:

- Kaitiakitanga
- Ethic of stewardship
- The efficient use and development of resources, and any finite characteristics
- Maintenance and enhancement of amenity values, and the quality of the environment
- Values of ecosystems
- Effects of climate change
- Benefits from renewable energy

Particular to this application it is considered that the proposal will maintain the amenity values of the environment. No other matters are relevant to the application.

9 Decision and Reasons

Pursuant to Sections 104, 104B and s221 of the Resource Management Act 1991, and in accordance with delegated authority under section 34A, the land use resource consent application LU1900153 and SD1300076.01) by Sean Breckon to construct a 92.16m² storage shed, located 8.2m from the road frontage outside of the designated building envelope at 20 Brenda Gardner Way (Lot 4 DP 481012) is granted subject to the conditions below and for the following summary reasons:

1. Any actual or potential effects on the environment are considered to be less than minor...
 - The setback proposed will ensure there is no effect on traffic safety by compromised visibility within the road reserve or the entrance to the subject site.
 - The integrity of the underlying subdivision consent covenanting 50% of open space associated with the subdivision is maintained
 - The applicant has offered a condition of consent to protect the existing shelterbelt along the southern boundary which provides partial screening of the subject site.
2. The written approval of all persons adversely affected by the activity has been provided.
3. The proposal is consistent with the relevant provisions of the Operative District Plan as the proposal creates residential development within an established residential area, and is of a scale that is not contrary to the character of the environment.
4. There is no reason under Part 2 of the RMA not to grant consent.
5. There are no other relevant matters relevant to the consideration of this application.

10 Conditions

Pursuant to Section 108 of the Resource Management Act 1991 resource consent is granted subject to the following conditions:

Determination 1 – Section 88E and 37 Extension

The working days between 4 November 2019 and 6 November 2019 are hereby excluded from the overall working days pursuant to section 88E to allow the applicant time to obtain the written approval of the affected party.

Pursuant to section 37 of the Act Council extends the number of working days in which to make a decision on the consent, with the final required decision date now being 08 November 2019. The extension has been agreed to by the applicant's agent.

Determination 2 - Section 221 Resolution

NOTE: Text in **bold** and underlined has been added to the condition.

Pursuant to Section 221 of the Resource Management Act 1991, Condition 6 of Consent Notice **9909402.4** is hereby amended as follows:

6. *All buildings (including water tanks) constructed within Lots 2 through 5 and Lots 7 and 8 on the plan are to be located within the areas marked as follows:*
 - Lot 2 within that part marked on the plan with the letter "V";*
 - Lot 3 within that part marked on the plan with the letter "W";*
 - Lot 4 within that part marked on the plan with the letter "X" As shown on the Record of Title plan and as amended by way of the survey submitted as part of consent LU1900153*
 - Lot 5 within that part marked on the plan with the letter "Y";*
 - Lot 7 within that part marked on the plan with the letter "Z";*
 - Lot 8 with n that part marked on the plan with the letters "AB".*
9. **For the purposes of visual screening between the proposed shed and neighbouring properties, a strip of vegetation with a minimum width of 2m to be located parallel with the Southern boundary of the allotment shall be retained in perpetuity. The strip shall comprise the existing**

planted hedge row and can be enhanced by planted species. The strip shall be maintained to achieve a dense vegetative screen with a minimum of height of not less than 2 metres.

Periodic trimming is permitted – provided that such trimming ensures that the trees retain a dense, well branched canopy and an overall height following trimming of not less than two metres. In the event of the loss of these trees to disease, wind throw or some other unforeseen event, replacement planting shall be installed as follows:

Note: If any plant specimens become diseased, or in the event of any plant specimens dying, they must be replaced by the same or similar dense evergreen species capable of achieving a height and depth of not less than 2 metres. Where such replacement plants are required, they shall have a minimum size of PB12 at the time of planting and such replacement planting shall occur immediately within the next available planting season, and maintained in perpetuity.

Determination 3 – Land Use Approval

Pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, resource consent is granted subject to the following conditions:

1. The proposed activity shall proceed in general accordance with the site plan, elevations and accompanying details submitted with the application as referenced below:-
 - Land use Consent Application By Set Consulting title Resource Consents Application for S Breckon at the property 20 Brenda Gardner Way, Maunu, dated 2019.
 - Title ' Building site plan for S Breckon, 20 Brenda Gardner Way, Maunu, received 6/11/19
 - Title ' Elevations' Drawing number FB58614, Sheet Number 2, dated 6/08/19
 - Title ' Section A' Drawing number FB58614, Sheet Number 3, dated 6/08/19
 - Title ' Section A' Drawing number FB58614, Sheet Number 4, dated 6/08/19
 - Title ' Section C' Drawing number FB58614, Sheet Number 5, dated 6/08/19
2. Within 3 months of the date of this consent the consent holder shall provide to the council a scheme plan drawn to survey standard illustrating an amendment to restricted building Area 'X' (as currently defined in Consent Notice **9909402.4** registered on Record of Title 673452). The amended Area 'X' shall –
 - Have its extent increased to include the building platform of the proposed shed (the subject of this consent); and
 - Show a minimum of 100m² being removed from existing Area 'X' to now be retained as open space and clear of built development.

The plan shall be supplied to the satisfaction of the Team Leader RMA Approvals & Compliance.

3. Prior to commencement of construction the applicant shall provide evidence that the plan required by condition 2 above and the amendment to Consent Notice **9909402.4** has been completed and registered against Record of Title 673452 to the satisfaction of the Team Leader RMA Approvals & Compliance
4. For the purposes of visual screening between the proposed shed and neighbouring properties, a strip of vegetation with a minimum width of 2m to be located parallel with the Southern boundary of the allotment shall be retained in perpetuity. The strip shall comprise the existing planted hedge row and can be enhanced by planted species. The strip shall be maintained to achieve a dense vegetative screen with a minimum of height of not less than 2 metres. Periodic trimming is permitted – provided that such trimming ensures that the trees retain a dense, well branched canopy and an overall height following trimming of not less than two metres. In the event of the loss of these trees to disease, wind throw or some other unforeseen event, replacement planting shall be installed as follows:
 - If any plant specimens become diseased, or in the event of any plant specimens dying, they must be replaced by the same or similar dense evergreen species capable of achieving a height and depth of not less than 2 metres. Where such replacement plants are required, they shall have a minimum size of PB12 at the time of planting and such replacement planting shall occur immediately within the next available planting season, and maintained in perpetuity.

Advice Notes

- 1 This resource consent will lapse five years after the date of commencement of this consent (being the date of this decision) unless:
 - It is given effect to before the end of that period; or
 - An application is made to Council to extend the period after which the consent lapses, and such application is granted prior to the lapse of consent. The statutory considerations which apply to extensions are set out in Section 125 of the Resource Management Act 1991.
- 2 Section 357A of the Resource Management Act 1991 provides a right of objection to this decision. An objection must be in writing, setting out the reasons for the objection and delivered to Council within 15 working days of the decision being notified to you. A fee may be payable to cover the costs of processing any objection.
- 3 A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
- 4 All archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practised.
- 5 The consent holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The applicant will be advised of the charges as they fall.
- 6 To help fund additional assets or assets of increased capacity, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure. The Whangarei District Council has prepared and adopted a Development Contributions Assessment Policy. Under this policy, the activity to which this consent related is subject to Development Contributions Assessment. You will be advised of the assessment of the Development Contributions payable (if any) under separate cover in the near future. It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which consent relates or, in the case of a subdivision, prior to the issue of a Section 224(c) Certificate. Further information regarding Councils Development Contributions Policy may be obtained from the Long Term Plan (LTP) or Council's web page at www.wdc.govt.nz.
- 7 Under section 120 an applicant/consent holder can appeal to the Environment Court against the whole or any part of the decision of a consent authority for a resource consent. The scope of appeal within s120(1A) states if the consent was for a boundary activity, and/or a subdivision consent or a residential activity then the decision cannot be appealed (unless the proposal was for a non-complying activity). Therefore there are no rights of appeal to the Environment Court in relation to this decision.
- 8 The Team Leader RMA Approvals and Compliance shall be notified at least five (5) working days prior to activities commencing on the subject site.



Whitney Peat
Consultant Planner (WSP Opus)

07 November 2019

Date

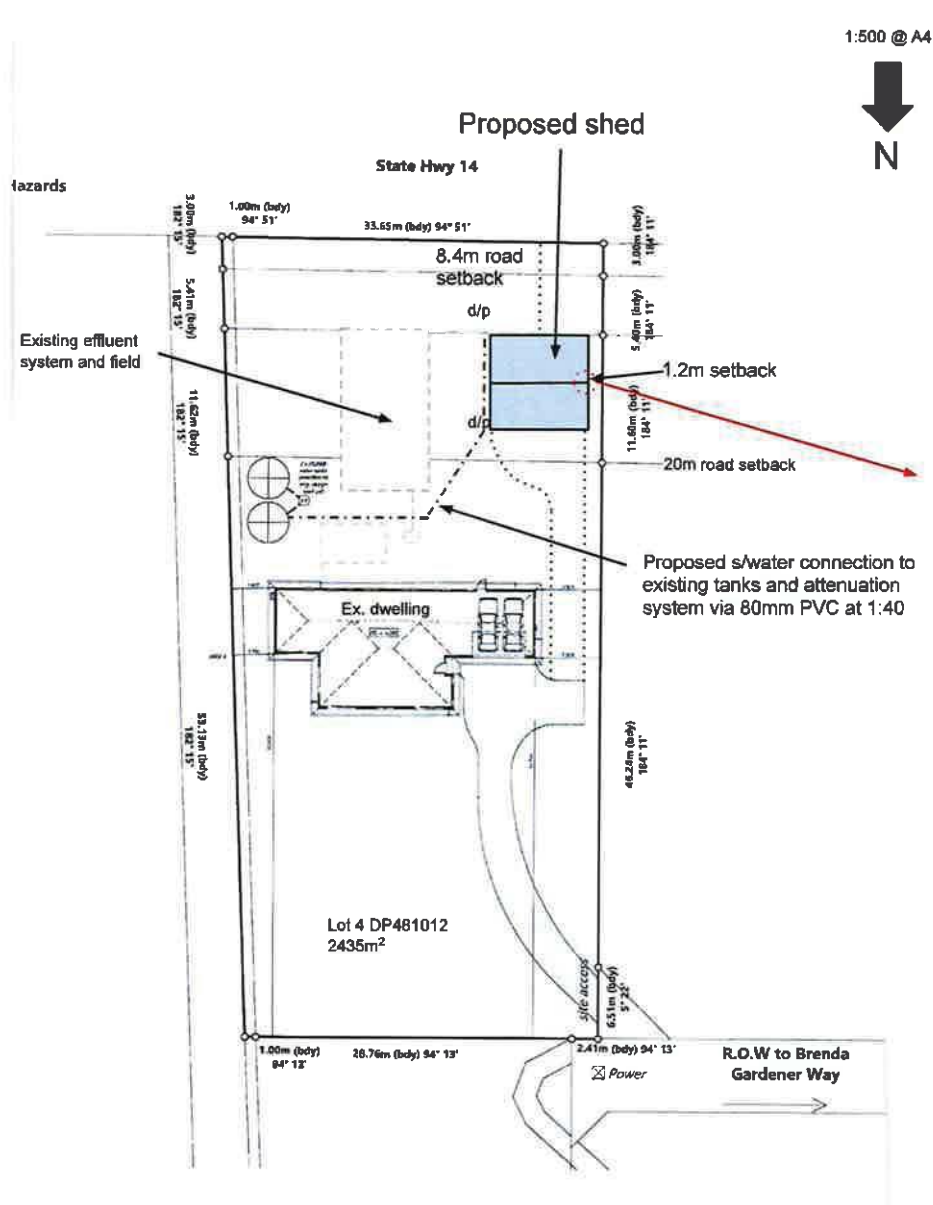


Katie Martin
Team Leader (RMA Consents)

08 November 2019

Date

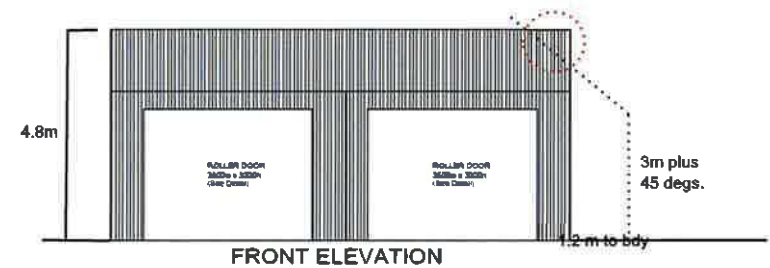
Building site plan for S Breckon, 20 Brenda Gardner Way, Maunu
 - Construct a 92.16m² storage shed



NOTES

- Subject to resource consent
- Distances to boundaries to be verified before works commence
- Location of all underground services and easement boundaries to be verified before works commence
- Building site is level

Extent of daylight infringement on western boundary with Lot 3 DP 481012



APPROVED
 LU1900153 KJM 8/11/19