

Box 192

SCANNED



WHANGAREI
DISTRICT COUNCIL

**Code Compliance Certificate: 95818
Section 95, Building Act 2004**

Issued: 02 Oct 07

The Building

Street Address of building: 3 SCOTIA PL, WHANGAREI 0112

Legal Description of land where building is located:
LOT 74 DP 368590
LLP 117848

Current, lawfully established use: NEW BUILDING

Year first constructed: 2 OCTOBER 2007

The Owner

Name of owner: LAURIE WOODING PROPERTIES LTD
Mailing Address: PO BOX 1393
WHANGAREI 0140

Contact Person: WOODING CONSTRUCTION 2006 LTD
Mailing Address: P O BOX 1393
WHANGAREI

Street address/registered office: 3 SCOTIA PL
WHANGAREI 0112

Building Work

NEW DWELLING

Building Consent number: 95818

Issued by: WHANGAREI DISTRICT COUNCIL

*Creating the ultimate
living environment*

Forum North, Private Bag 9023
Whangarei, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

Code Compliance

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

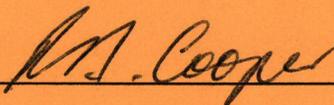
(a) the building work complies with the building consent.

Council Charges

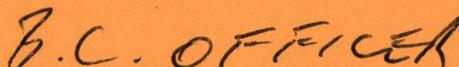
The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signature



Position



On behalf of: WHANGAREI DISTRICT COUNCIL

Date: 02 Oct 2007

Final Code Compliance Certificate 95818

95818



WHANGAREI
DISTRICT COUNCIL

**BUILDING CONSENT No:95818
Section 51, Building Act 2004**

**Issued:13Jan07
Project Information Memorandum No. 95437**

The Building

Street Address of building:

3 SCOTIA PL, WHANGAREI 0112

Legal Description of land where building is located:

LOT 74 DP 368590

LLP 117848

The Owner

Name of owner: LAURIE WOODING PROPERTIES LTD

Mailing Address: P O BOX 1393
WHANGAREI 0115

Contact Person: WOODING CONSTRUCTION 2006 LTD

Mailing Address: PO BOX 1393
WHANGAREI

Street address/registered office:

3 SCOTIA PL
WHANGAREI 0112

Building Work

The following building work is authorised by this consent:

Project: New Building

Intended Use: **NEW DWELLING**

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Whangarei, New Zealand
Telephone: +64 9 430 4200
Facsimile: +64 9 438 7632
Email: mailroom@wdc.govt.nz
Website: www.wdc.govt.nz

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:

1: General

Compacted hardfill more than 600mm deep to be tested by an Engineer and a Producer Statement, Construction Review is to be issued prior to floor slab inspection.

2: Dust Nuisance

The applicant must control dust nuisance created by any site or building works.

3: Toilet Facilities

Toilet facilities must be provided within reasonable distance of the construction site. Ground discharge is no longer acceptable.

4: Smoke Alarms

Smoke alarms are to be installed in compliance with the building code.

Compliance Schedule

A compliance schedule is not required for the building.


Signature

(G Byers)

TEAM LEADER – BUILDING ADMINISTRATION

Position

On behalf of: Whangarei District Council

Date: 15 January 2007

BUILDING CONSENT NO 95818



Issue Document

PROJECT INFORMATION MEMORANDUM No:95437
Section 34, Building Act 2004
Received:27Oct06
Issued:31Oct06

Applicant

LAURIE WOODING PROPERTIES LTD
P O BOX 1393
WHANGAREI 0115

Agent

WOODING CONSTRUCTION 2006 LTD
PO BOX 1393
WHANGAREI

Site Information

PROPERTY ID: 117848
STREET ADDRESS: 3 SCOTIA PL, WHANGAREI 0112
LEGAL DESCRIPTION: LOT 74 DP 368590

Project Information

PROJECT IS FOR: New Building
INTENDED USE(S): NEW DWELLING
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$205,700.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM
ARE: \$185.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 3367306 Date: 27Oct06 Amount: \$185.00

A PROJECT INFORMATION MEMORANDUM IS NOT A BUILDING CONSENT, NOR A RESOURCE CONSENT, NOR IS IT AN EXEMPTION FROM ANY OF THE REQUIREMENTS OF THE DISTRICT PLAN.

1: THIS PROJECT INFORMATION MEMORANDUM IS:

Confirmation that the proposed building work may be undertaken, when your Building Consent has been issued, subject to the provisions of the Building Act 1991 or the Building Act 2004 (after 31st March 2005) and any requirements of the building consent.

2: INFORMATION CONCERNING ANY SPECIAL FEATURES RELATING TO THE LAND RELEVANT TO THIS PROJECT:

This property is subject to a Geotechnical Report. (Information attached).

3: DETAILS OF PRIVATE AND PUBLIC STORMWATER, SEWAGE, AND WATER UTILITY SYSTEMS ON THIS SITE AND/OR ADJACENT SITES RELEVANT TO THIS PROJECT:

Information relating to Council Utility Services for this property is attached.

4: ANY OTHER AUTHORISATIONS REQUIRED BY THE WHANGAREI DISTRICT COUNCIL BEFORE THE PROPOSED BUILDING WORK MAY BE UNDERTAKEN:

Based on the plans and other information submitted, the proposal appears to comply with the requirements of the Transitional Whangarei District Plan and the Proposed Whangarei District Plan.

5: OTHER INFORMATION REQUIRED:

An as-built plan is to be given to the Council Officer at final inspection of completed drainage work.

6: ADDITIONAL INFORMATION:

Copy of Deposited Plan attached.

A copy of As Built Plan 9082 showing final contours is attached.

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

GENERAL NOTES

PLEASE NOTE: This Project Information Memorandum will expire two years from the date of issue, unless application is made prior to expiry, for an extension as set out in the Building Regulations Act 1992.

DEVELOPMENT CONTRIBUTION NOTICE:

Section 198(1) of the Local Government Act 2002 states that a territorial authority may require a development contribution to be made to the territorial authority before, -

a) a resource consent is granted under the Resource Management Act 1991.

*b) a building consent is granted under the Building Act 2004 for building work.

c) an authorisation for a service connection is granted.

* Whangarei District Council requires payment of any development contributions relating to a building consent to be made prior to issue of a Code Compliance Certificate.

PLEASE NOTE: Under Section 363 of the Building Act 2004, it is an offence to permit public use of a building, or part of a building, for which no Building Consent or Code Compliance Certificate has been granted, unless a Certificate For Public Use (Application Form 15) has been issued.

The WDC recommends every applicant/agent to check the title deeds of their property for any encumbrances or restrictions which may exist on the land or building; such as building line restrictions, covenants, right of way, etc. If there is any doubt or concern, we strongly suggest that you contact your solicitor for clarification.

It is the responsibility of the applicant to ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP34:2001), and if necessary to contact the line owner to determine whether the proposed building or structure will comply, prior to commencing any site activity or construction.

FOUNDATIONS: Northland contains widespread areas of expansive

soils which do not meet the "good ground" definition of foundations in order to comply with clause 3.1.1(a) of NZ 3604. Your attention is drawn to the requirement for foundations in these soils to be subject to specific design.

The information supplied is based on Councils existing records relating to the property. In producing this report the property was not inspected by Council.

The applicant is solely responsible for ensuring that the land is suitable for any particular project.

If an owner or person undertaking building work believes that a PIM is incorrect or incomplete, they should advise the Whangarei District Council in writing, giving relevant details.

Unless confidentiality is specifically requested for reason of security, information contained in your application for Building Consent may be disclosed to parties other than the Whangarei District Council (Section 27 of the Building Act).

The Historic Places Act 1993 provides for the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.

"Except pursuant to an authority granted under Section 14 of this Act, it shall not be lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or part of any archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site." (Section 10, Historic Places Act 1993)

For initial advice, contact: The Department of Conservation P O Box 842, Whangarei. Ph: (09) 430-2470.

Should any artifact, taonga, koiwi, or cultural or archaeological material be unearthed or otherwise discovered during development work, the party undertaking the development (in the case of private work), or the party responsible for letting the contract (in the case of commercial work), i.e. the employer, the contractor, and/or any other party, shall undertake the following actions:

(i) All development work shall cease immediately around the affected area until all the following actions have been taken.

(ii) The Whangarei District Council shall be notified immediately by the developer or other appropriate party.

(iii) The New Zealand Historic Places Trust shall be notified immediately by the developer or appropriate party.

(iv) The relevant iwi authorities shall be notified immediately by the developer or appropriate party. The relevant authorities can be obtained from the Council's Resource Consents Division.

(v) Consultation shall be undertaken with the Whangarei District Council, the New Zealand Historic Places Trust, and the relevant iwi authorities concerning the most appropriate manner for dealing with the material at issue. Consideration will be given to the cultural and spiritual values of iwi, the historical and archaeological values of the material, and the needs of the developer and the development work in question.

The requirements outlined in this note are in addition to any obligation imposed by statute with regard to objects or places of a historical or cultural nature.

signed for and on behalf of the Council





Email: engineers@richardsonstevens.co.nz



Grant Stevens
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

Steve Turner
B.E., M.I.P.E.N.Z. (Civil, Structural)
Chartered Professional Engineer

CIVIL & STRUCTURAL ENGINEERS, 2 SEAVIEW RD, WHANGAREI. PH: 09 438 3273, FAX: 09 438 5734

File: 6509

9 December 05)

ENGINEERING SUITABILITY REPORT

**Gillingham Park Country Estate
Marua Properties Subdivision – Stage 7
Bush Haven Drive Kamo**

Introduction

An assessment has been made of the above property, Part Lot 1 DP319035, where it is proposed to subdivide the land into eighteen Lots.

The purpose of this report is to present the results of our investigation and to confirm that the site of the proposed Stage 7 of the subdivision is suitable with regard to slope stability, earthfills, foundation conditions and road construction.

Site Description

The irregular shaped property is situated at the eastern end of Bush Haven Drive, Kamo. The land extends up at a moderate slope (average 10°) from the Waitaua Stream to a ridge at the southern side. Most of the land is in pasture except for a grove of mature totara trees near the centre of the property. Springs are evident in a previously excavated cutting through the centre of the property.

Proposed Development

Stage 7 of the subdivision comprises 16 residential Lots and 2 Lots to vest in Whangarei District Council (Esplanade Reserve and Drainage Reserve). Bush Haven Drive will be extended as part of the subdivision development and a cul-de-sac will be formed to provide access to the Lots at the upper part of the property.

The layout of the proposed subdivision is shown on the Reyburn and Bryant drawings titled "Marua Properties – Bush Haven Drive Extension, Stage 7 Engineering Works" plan No. E9077 dated October 2005.

Investigation Procedures

Topographical detail of the site has been surveyed by Reyburn and Bryant and is shown on their drawing E9077 Sheet 13.

Document 676806

The site was inspected by a Chartered Professional Engineer from Richardson Stevens Consultants (1996) Ltd and four machine dug test pits were excavated to a maximum depth of 4.8m. In-situ undrained shear strengths were measured, generally at 0.5m intervals, to the base of the pits.

Test pit locations are shown on plan 6509 attached.

Geology and Soil Conditions

The geological map NZMS290 Sheet Q06/07 shows the upper part of the site to be "basalt weathered to soft brown clay to depths of 20m" and the lower part to be "mudstone with blocks weathered to soft brown clays to depths of 10m (Northland Allochthon).

Geological map 26 for the Whangarei Urban Area denotes the property to be "Basaltic Lava in ridge top remnants and flows constrained by modern topography, scoria cones.

Test pits 1 and 2 at the lower area revealed plastic silty clays with undrained shear strengths ranging from 62kPa to 123kPa with ground water at 2.0m – 2.5m depth. Test pits 3 and 4 are at elevated locations towards the ridge line. Test pit 3 has volcanically derived clay loam overlying the plastic silty clay (mudstone derived). Test pit 4 revealed volcanically derived clays for the full depth. Undrained shear strengths were in the range 95kPa to 150kPa at test pits 3 and 4 and no groundwater was observed in these holes.

Slope Stability

The ground contours at the lower part of the area suggest an ancient landslip. The combination of Northland Allochthon soils, moderate ground slope and presence of springs are factors contributing to the potential instability of this lower area. Slope stability analysis indicates that the ground water levels must be maintained at least 2.0m below ground level to achieve the required level of stability. It is therefore recommended that 7No counterfort (subsoil) drains are installed, to a maximum depth of 3.0m. These drains will grade out to discharge to the stormwater system near the base of the slope. The locations and typical counterfort drain detail are shown on drawing 6509/1 attached.

The counterfort drains will ensure a Factor of Safety in excess of 1.5 is maintained at all times.

A further recommendation is that the uphill side of Bush Haven Drive, along the proposed scenic reserve boundary is retained by a wall designed by a Chartered Professional Engineer.

Earthfills

Significant earth fills, up to 2.6m depth are required to form the Bush Haven Drive extension. These fills will extend on to Lots 3, 70, and 71. Filling must be carried out in accordance with the earthworks specification, including regular inspections and testing.

It is recommended that fill batter slopes are restricted to a maximum of 1 in 3 (18°) and cut batter slopes restricted to 1 in 4 (14°).

House Foundations

At Lots 73 – 84 the ground conditions are suitable for the support of foundations for dwellings constructed in accordance with NZS360/4:1999 timber Framed Buildings based on the soils encountered in test pits 3 and 4.

Foundation requirements for dwellings at Lots 69 – 71 will be reviewed following further site investigations after the counterfort drains are installed. Foundations at these Lots will require specific design by a Chartered Professional Engineer.

Services

The subdivision will be fully serviced with sewer, stormwater, and power and telecommunication reticulation. Refer to Reyburn and Bryant plan E9077 Sheet 15 for sewer and stormwater layout.

Road Construction

Bush Haven Drive extension will involve cut and fill earthworks for the road formation.

The southern cul-de-sac already partly excavated for obtaining fill for a previous stage will involve cut earthworks only. The right-of-way on the north side will be formed by filling to a maximum depth of 1.8m.

Tests will be carried out on the finished sub grades to confirm final pavement design.

All roading will be in accordance with the Whangarei District Council Environmental Engineering Standards.

Conclusion and Recommendations

The land designated for Stage 7 of the Gillingham Park Country Estate is considered suitable for the 18 Lot subdivision, subject to the following recommendations:

- i) that counterfort drains are constructed at the locations shown on the attached plan.
- ii) that a retaining wall is constructed along the southern side of Bush Haven Drive at the Scenic Reserve boundary.
- iii) that earthfills are constructed in accordance with the Earthworks Specification.
- iv) that house foundations at Lots 69 – 71 are subject to specific design by a Chartered Professional Engineer.

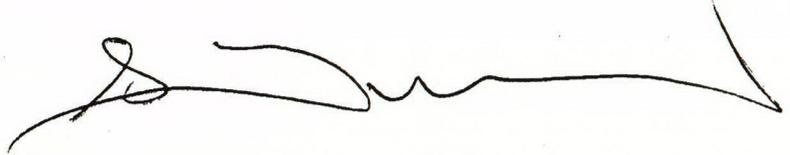
In terms of Section 106 of the Resource Management Act the land recommended for building development will not be subject to material damage by slippage provided the above recommendations are carried out.

Prepared by:



M J Beazley
Senior Design Engineer

Approved by:



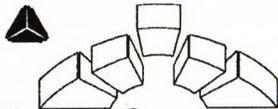
S Turner
Chartered Professional Engineer

Richardson Stevens Consultants (1996) Ltd

Gillingham Park Country Estate Subdivision – Stage 7

APPENDIX

- 1 Testpit Borelogs 1 – 4
- 2 Testpit Locations
- 3 Retaining Walls – calculations and sketch detail
- 4 Whangarei District Council Form A
- 5 Counterfort Drain details, drawing 6509/1



2 Seaview Road, Whangarei.
 Ph. (09)4383273. Fax. (09) 4385734.
 Email: engineers@richardsonstevens.co.nz

Richardson Stevens Consultants (1996) Ltd CIVIL & STRUCTURAL ENGINEERS

BOREHOLE LOG

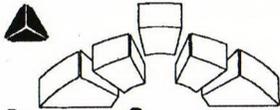
Drill method: HAND AUGER	Borehole no: 1
Logged by: PM	Drill size: 75mm
Co-ordinates: Em Nm	Dated:
	Ground datum level:
	Job no: 6509

Project: Marua Properties

Location: Bush Haven Drive

SYMBOL	STRATA DESCRIPTION	DEPTH (mm)	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (KPa)										WATER CONTENT %	OTHER TESTING AND COMMENTS	
				Vane readings corrected as per												
				GEO 167					GEO 200							
	yellow orange CLAY moderately plastic	200														Su 69
		400														Su 85
	becoming more silty	800														
	red/brown mottled grey silty CLAY: moderately plastic	1000														Su 77
		1600														Su 92
	saturated at 2m	2000														Su 54
		2600														Su 54
	silty clay, completely weathered sandstone	3000														Su 62
		3200														Su 105
	end of Pit, winter groundwater estimated at 1.5m	3400														
		3600														
		3800														
		4000														

COMMENTS:



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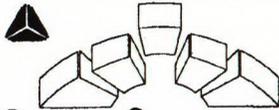
BOREHOLE LOG		Borehole no: 2
Drill method: HAND AUGER		Drill size: 75mm
Logged by: PM		Dated:
Co-ordinates: Em Nm		Ground datum level:
		Job no: 6509

Project: Marua Properties

Location: Bush Haven Drive

SYMBOL	STRATA DESCRIPTION	DEPTH (mm)	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (KPa)										WATER CONTENT %	OTHER TESTING AND COMMENTS
				Vane readings corrected as per GEO 167 GEO 200											
				20	40	60	80	100	120	140	160	180			
x x	dark brown topsoil	0-200													
x x x x	yellow/orange/brown silty CLAY. Volcanic derived clay loam	200-600						φ							Su 92
	becoming pale yellow orange at 0.9m, moderately plastic	600-1600							φ						Su 123
		1600-2000							φ						Su 99
	pale grey silty CLAY—completely weathered sandstone, becoming silty	2000-2600													Su 69
	saturated at 2.5m	2600-3600													
		3000-3200						φ							Su 62
		3200-3400							φ						Su 92
		3400-3600								φ					Su 108
	end of Pit, winter groundwater estimated at 1.6m	3600-4000													

COMMENTS:



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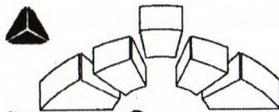
BOREHOLE LOG		Borehole no: 3
Drill method: HAND AUGER		Drill size: 75mm
Logged by: PM		Dated:
Co-ordinates: Em Nm		Ground datum level:
		Job no: 6509

Project: Marua Propoerties

Location: Estimated to be 2m below original ground

SYMBOL	STRATA DESCRIPTION	DEPTH (mm)	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (KPa)								WATER CONTENT %	OTHER TESTING AND COMMENTS	
				Vane readings corrected as per GEO 167				GEO 200						
				20	40	60	80	100	120	140	160	180		
	reddy pink mottled white silty CLAY moist, Highly Plastic	2200												
		2400							⊕					Su 108
		2600												
		2800												
		3000								⊕				Su 100
		3200												
		3400												
		3600								⊕				Su 108
		3800												
		4000								⊕				Su 114
	4200													
	4400													
	4600								⊕				Su 108	
	4800								⊕				Su 95	
	end of Pit, no groundwater observed	5000												
		5200												
		5400												
		5600												
		5800												
		6000												

COMMENTS:



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BOREHOLE LOG

Borehole no: 4

Drill method: HAND AUGER

Drill size: 75mm

Logged by: PM

Dated:

Co-ordinates: Em Nm

Ground datum level:

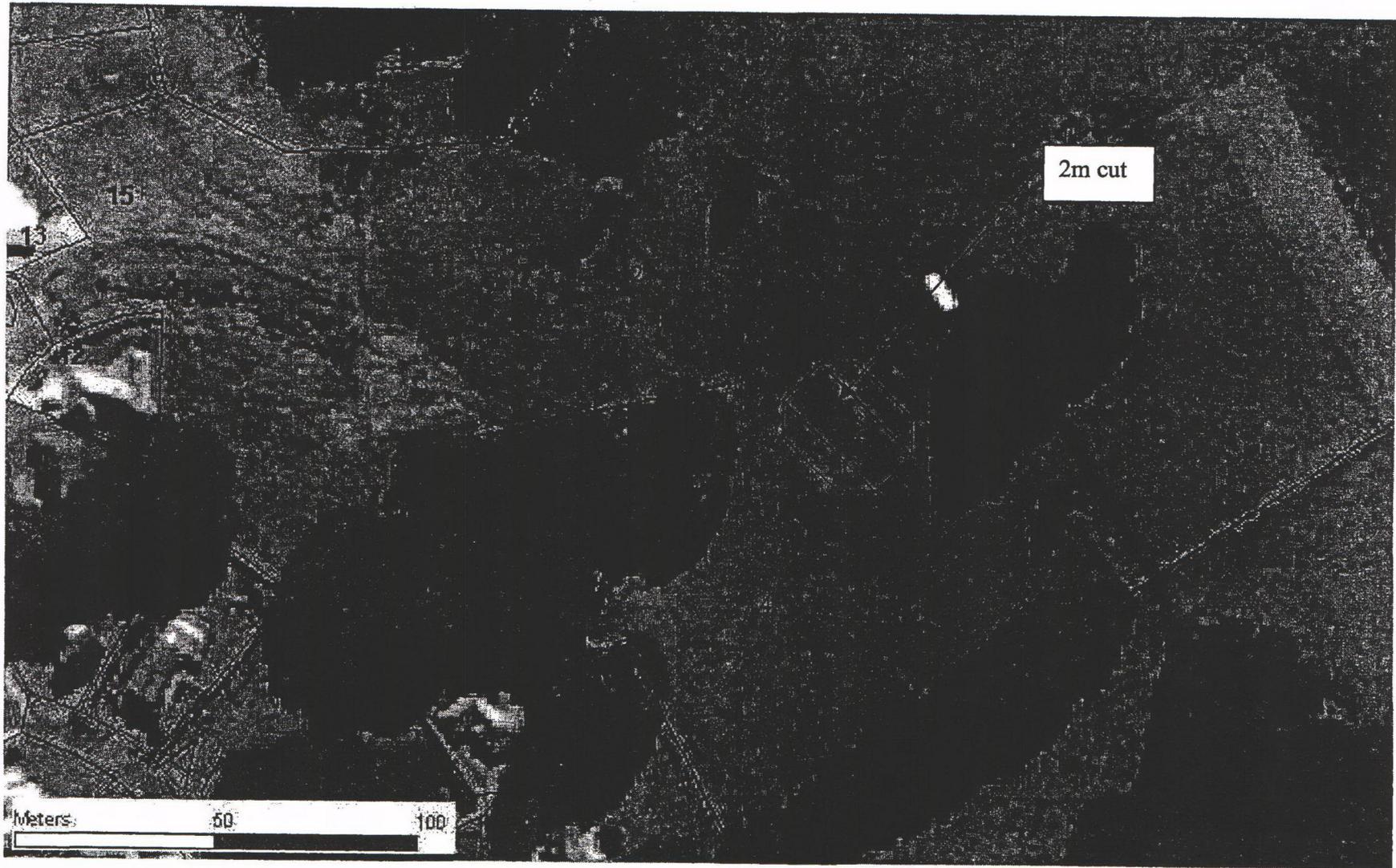
Job no: 6509

Project: Marua Properties

Location: Bush Haven Drive

SYMBOL	STRATA DESCRIPTION	DEPTH (mm)	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (KPa)						WATER CONTENT %	OTHER TESTING AND COMMENTS	
				Vane readings corrected as per								
				20	40	60	80	100	120			140
x	dark brown topsoil	0 - 200										
x												
x	red silty CLAY slightly/ Moderately plastic. Volcanic derived clay loam	200										
x		400										Su 108
x		600										
x		800										
x		1000										Su 139
x		1200										
x		1400										
x		1600										Su 123
x		1800										
x		2000										Su 146
x		2200										
x		2400										
x		2600										Su 150
x		2800										
x	3000											
		3200										
		3400										
		3600										
		3800										
		4000										

COMMENTS:

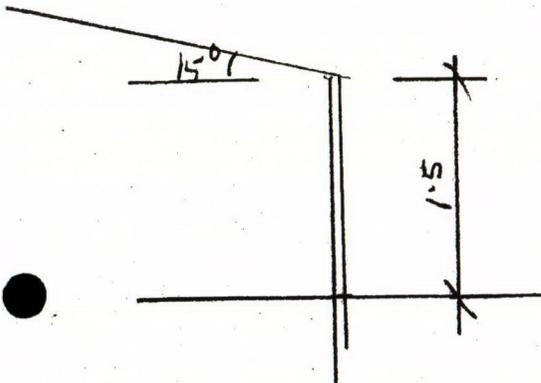


6509 Pit Location Plan, Marua Properties, Bush Haven Drive

Project Gillingham Park Country Estate
 Client Marna Properties

Retaining Wall.

1.5m maximum height



$$w = 18$$

$$\omega = 15^\circ$$

$$k_A = 0.5$$

Poles @ 1.2m centres

$$P_A = \frac{1}{2} \times 0.5 \times 18 \times 1.5^2 \cdot \cos 15^\circ$$

$$= 9.78 \text{ kN}$$

$$P_A^* = 9.78 \times 1.2 \times 1.6$$

$$= 18.78 \text{ kN}$$

$$M^* = 18.78 \times \frac{1.5}{3}$$

$$= 9.40 \text{ kNm}$$

Use 175 SED poles @ 1.2m centres.

Embedment.

$$\text{Spacing factor} = \left(\frac{1.2 - 0.45}{3 \times 0.45} \right)^{0.75} + 0.25$$

$$= 0.67$$

$$P^* = \frac{18.78}{0.67} = 28.03 \text{ kN}$$

$$\beta = \frac{28.03}{9 \times 25 \times 0.45}$$

$$= 0.2768$$

$$L' = 0.2768 \left(1 + \sqrt{2 \sqrt{1 + \frac{2 \times 0.75}{0.2768}}} \right)$$

$$= 1.27 \text{ m}$$

Richardson Stevens Consultants (1996) Ltd.

CONSULTING CIVIL & STRUCTURAL ENGINEERS
2 SEAVIEW ROAD, WHANGAREI. PH (09) 438 3273. FAX (09) 438 5734.
EMAIL engineers@richardsonstevens.co.nz

Page No. 2

File No. 6509

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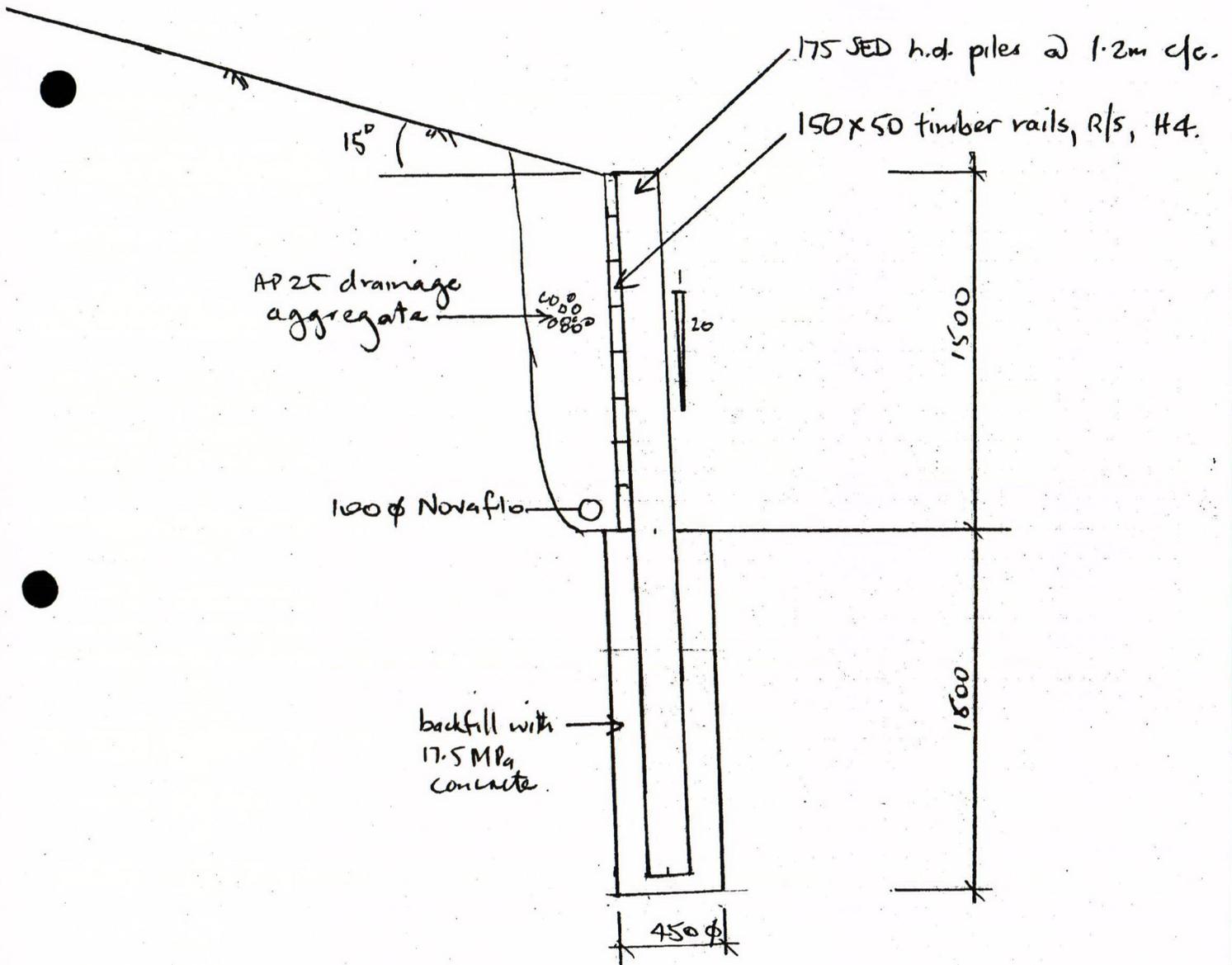
Checked by [Signature]

Date 1/12/05

Project Gillingham Park Subdivision, Kamohi
Client Manna Properties

$$L = 1.27 + 0.25$$
$$= 1.52 \text{ m}$$

Embed piles 1.6m in 450 ϕ
augered holes, back filled with concrete





FORM A

To: Whangarei District Council
Private Bag 9023
Whangarei

S.D. /
P.I.D.

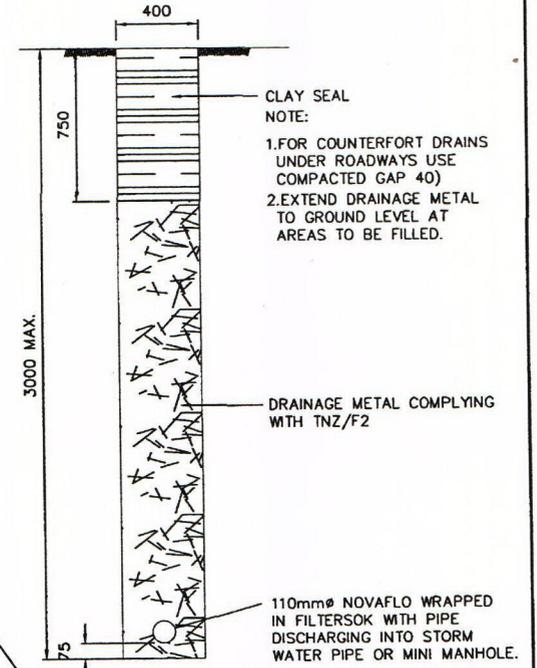
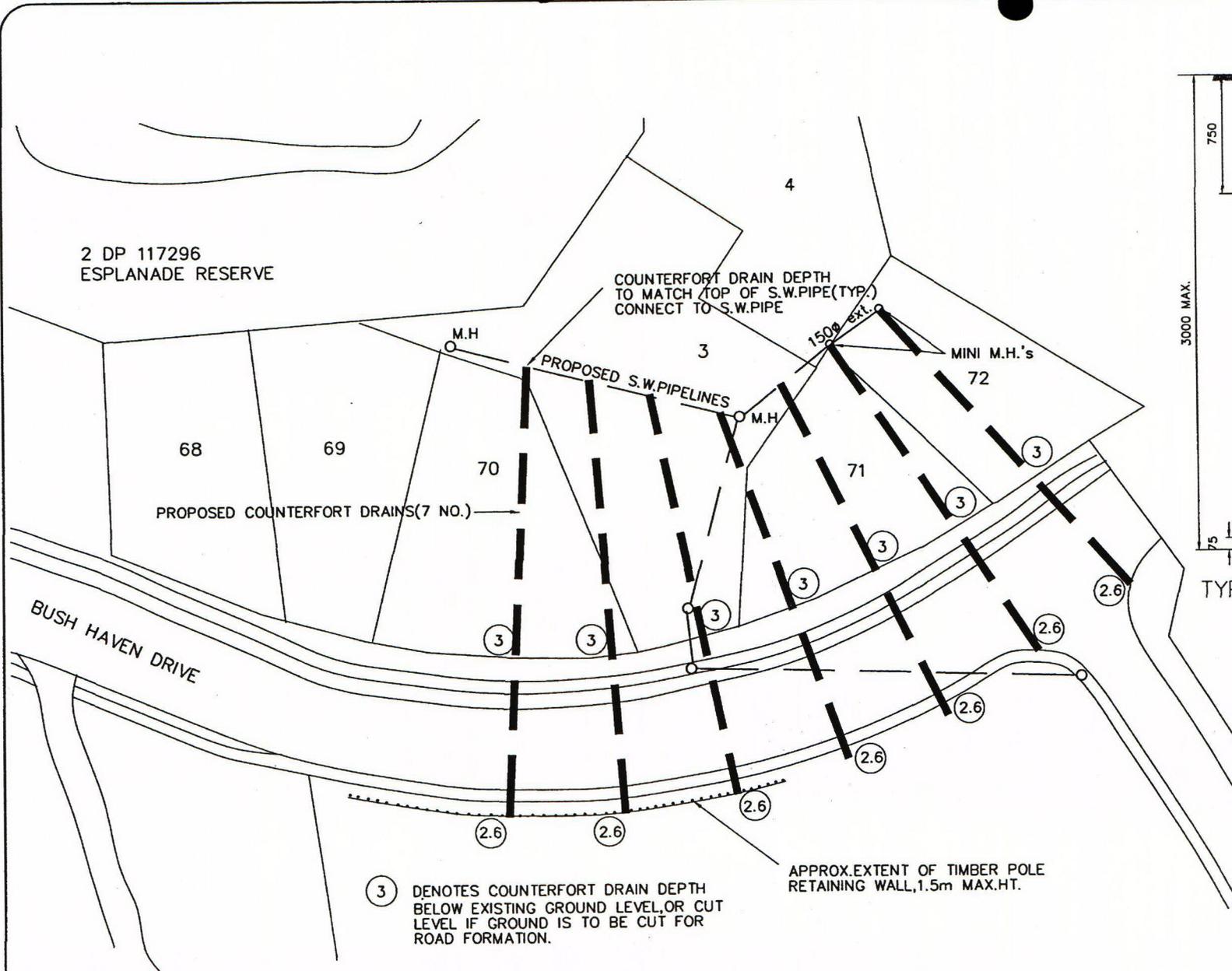
STATEMENT OF PROFESSIONAL OPINION AS TO
SUITABILITY OF LAND FOR SUBDIVISION

Subdivision Gillingham Park Country Estate - Stage 1
Owner Marua Properties Ltd.
Location Bush Haven Drive, Kamo
I Steven Turner
(Full Name)
Richardson Stevens Consultants Ltd, 2 Seaview Rd, Whangarei
(Name and Address of Firm)

Hereby confirm that:

1. I am a ^{Chartered Professional} Registered Engineer/Engineering Geologist experienced in the field of soils engineering and more particularly land slope and foundation stability as applicable and have been retained as the Soils Engineer on the above subdivision.
2. Site investigations have been carried out under my direction and are described in my report dated 1 December 2005
3. I am aware of the details of the proposed scheme of subdivision, and of the general nature of proposed engineering works as shown on the following drawings:
Reykurn and Bryant drawings, No. E 9077, Sheets 1-14
(Insert references to all drawings including dates of latest amendments)
4. In my professional opinion, not to be construed as a guarantee, I consider that the proposed works give due regard to land slope and foundation stability considerations and that the land is suitable for the proposed subdivision providing that:
 - (a) Counterfort drains are constructed at the locations shown on the attached plan.
 - (b) A retaining wall is constructed at the south side of Bush Haven Drive.
 - (c)
5. This professional opinion is furnished to the Council and the subdividing owner for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for further inspection during the course of the works.

Signed [Signature] Reg. No. 87465 Date 8-12-05



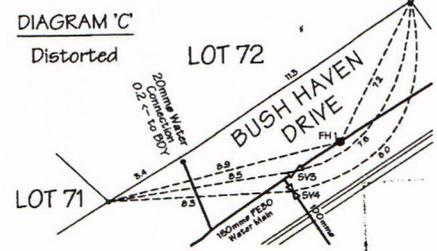
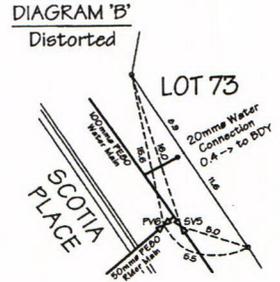
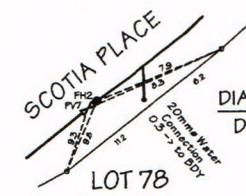
TYPICAL COUNTERFORT DRAIN
SCALE 1/25

- NOTES:
1. TRENCHES TO BE CONSTRUCTED IN LOCATIONS SHOWN ON SITE PLAN
 2. TRENCH DEPTH TO BE EXCAVATED TO DEPTHS SHOWN ON SITE PLAN.
 3. TRENCH TO BE GRADED TO OUTLET SO NO PONDING CAN OCCUR.
MINIMUM GRADIENT = 1:60
 4. TRENCHES TO BE CONSTRUCTED BEFORE EARTH FILLS ARE PLACED.

APPROX. EXTENT OF TIMBER POLE RETAINING WALL, 1.5m MAX. HT.

3 DENOTES COUNTERFORT DRAIN DEPTH BELOW EXISTING GROUND LEVEL OR CUT LEVEL IF GROUND IS TO BE CUT FOR ROAD FORMATION.

COORDINATES IN TERMS OF NZ MAPPING GRID
LEVELS IN TERMS OF ONE TREE POINT (1964) DATUM
ALL SERVICE CONNECTIONS ARE 20mm ID PE80B PIPES



AS BUILT
Received By *m.s.h.*
Date *28-8-06*

Schedule of Fittings

I.D.	mN	mE	Lid Lev.
Ex. FH	661 3335.69	262 9653.92	98.69
Ex. SV	661 3335.71	262 9654.33	98.68
FH 1	661 3353.66	262 9653.69	97.51
FH 2	661 3250.97	262 9671.37	105.06
SV 3	661 3353.40	262 9653.34	97.51
SV 4	661 3352.94	262 9653.24	97.49
SV 5	661 3319.69	262 9673.80	99.56
PV 6	661 3319.93	262 9673.30	99.57
PV 7	661 3250.70	262 9671.03	105.07

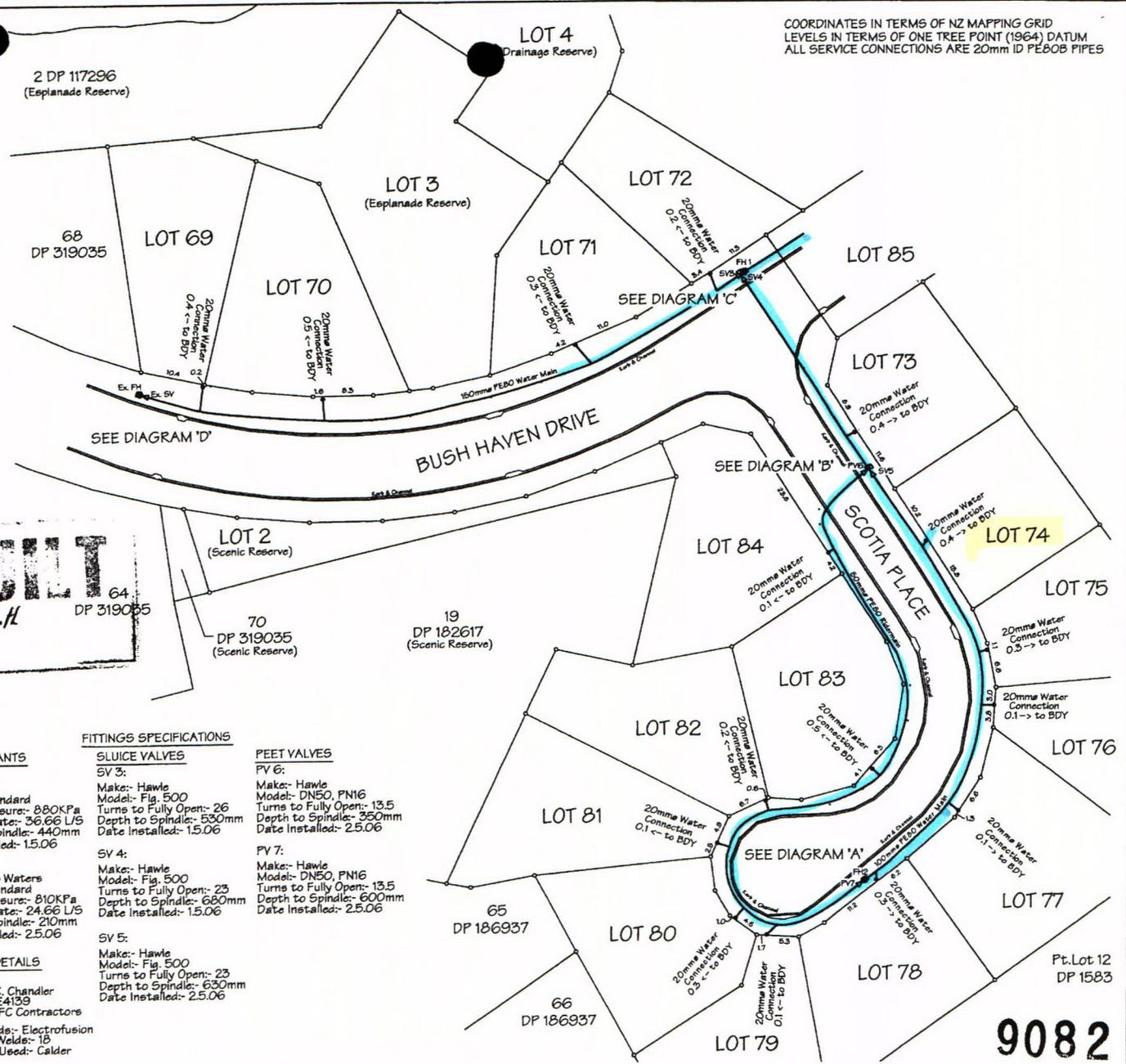
PIPE DETAILS:
WATER MAIN (Bush Haven Drive)
Type:- 180mm OD PE80B
Class:- PN12.5
Wall Thickness:- 17.3mm
WATER MAIN (Scotia Place)
Type:- 125mm OD PE80B
Class:- PN12.5
Wall Thickness:- 12.1mm
RIDER MAIN
Type:- 63mm OD PE80B
Class:- PN12.5
Wall Thickness:- 6.2mm

FIRE HYDRANTS
FH 1:
Make:- Tyco
Model:- Standard
Static Pressure:- 880KPa
Max Flow Rate:- 36.66 L/S
Depth to Spindle:- 440mm
Date Installed:- 15.06
FH 2:
Make:- Tyco Waters
Model:- Standard
Static Pressure:- 810KPa
Max Flow Rate:- 24.66 L/S
Depth to Spindle:- 210mm
Date Installed:- 2.5.06

FITTINGS SPECIFICATIONS
SLUICE VALVES
SV 3:
Make:- Hawle
Model:- Fig. 500
Turns to Fully Open:- 26
Depth to Spindle:- 530mm
Date Installed:- 15.06
SV 4:
Make:- Hawle
Model:- Fig. 500
Turns to Fully Open:- 23
Depth to Spindle:- 680mm
Date Installed:- 15.06
SV 5:
Make:- Hawle
Model:- Fig. 500
Turns to Fully Open:- 23
Depth to Spindle:- 630mm
Date Installed:- 2.5.06

PEET VALVES
PV 6:
Make:- Hawle
Model:- DNSO, PN16
Turns to Fully Open:- 13.5
Depth to Spindle:- 350mm
Date Installed:- 2.5.06
PV 7:
Make:- Hawle
Model:- DNSO, PN16
Turns to Fully Open:- 13.5
Depth to Spindle:- 600mm
Date Installed:- 2.5.06

WELDING DETAILS
WELDING:
Welder:- F.C. Chandler
Regn. No:- E4139
Company:- FC Contractors
Type of Welds:- Electrofusion
Number of Welds:- 18
Equipment Used:- Calder



CD/REV	Date	Amendments

'AS BUILT' PLAN - WATER RETICULATION
Lots 1-4 & 69-85 DP 368590 (Being a Subdivision of Lot 1 DP 319035)
Marua Properties Ltd - Bush Haven Drive - Kamo

REYBURN & BRYANT 1999 Ltd
SURVEYORS, PLANNERS & PROJECT MANAGERS
7, Belvoir Avenue, PO Box 181, Waiwaka - 31 (03) 436 3650
Fax (03) 436 0281, E-Mail: reynbrun@reynbrun.co.nz
1 Neville Street, Warkworth - Ph (03) 420 2277 Fax (03) 420 4773

JOB No: **E9077**
SHEET 8 OF 11 SHEETS
ORIGINAL SCALE: (A2) 1:500
(A3) 1:750

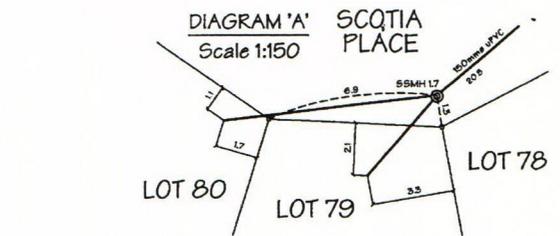
9082

Notes:
 COORDINATES IN TERMS OF NZ MAPPING GRID
 LEVELS IN TERMS OF ONE TREE POINT (1964) DATUM
 ALL SEWER MAINS BETWEEN LAMPHOLES, MANHOLES
 ARE 150mm uPVC SANITARY SEWER PIPES
 ALL SERVICE CONNECTIONS ARE 100mm uPVC G.S. PIPES

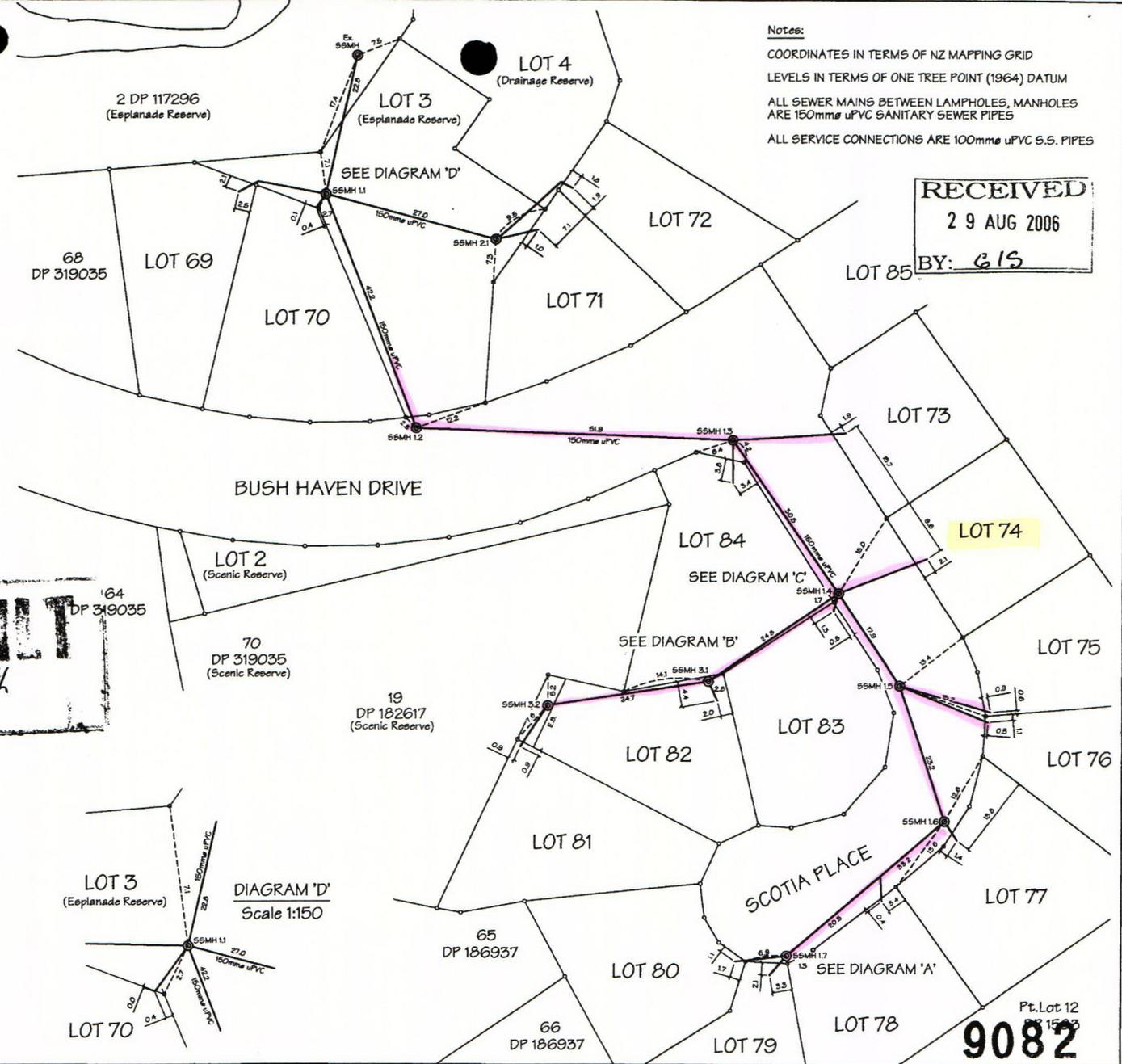
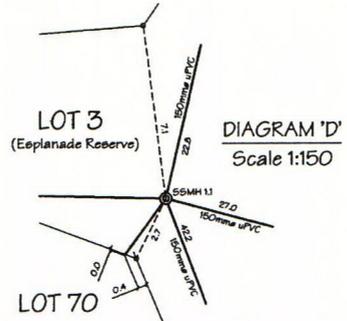
Schedule of Fittings

I.D.	mN	mE	Lid Lev.	Invert Level	(in)	(out)
Ex. SSMH	661 3396.12	262 9591.47	89.90	88.33	-	-
SSMH 1.1	661 3372.85	262 9585.77	92.52	90.12 (1.2)	-	-
				89.39 (2.1)	89.23	
SSMH 2.1	661 3364.71	262 9613.73	91.77	-	90.40	
SSMH 1.2	661 3333.24	262 9599.95	96.96	95.09	94.99	
SSMH 1.3	661 3330.26	262 9652.42	97.96	96.40	96.38	
SSMH 1.4	661 3303.99	262 9669.65	100.65	98.68 (1.5)	-	-
				98.68 (3.1)	98.67	
SSMH 3.1	661 3289.43	262 9647.71	103.01	99.69	99.71	
SSMH 3.2	661 3285.80	262 9620.96	102.41	-	100.79	
SSMH 1.5	661 3288.15	262 9679.50	102.31	100.14	100.11	
SSMH 1.6	661 3265.24	262 9686.66	104.03	102.51	102.48	
SSMH 1.7	661 3243.09	262 9660.06	105.68	-	103.84	

RECEIVED
 29 AUG 2006
 BY: GIS



AS BUILT
 Received By M. Smith
 Date 28-8-06



LOUIS REP	Date	Amendment
CRD REP: T:\LIC\CAD\DATA\Projects\As Built Plan\8977		
TITLE:		
Designed By:		
DATE July 2006		
LEVEL: SANITARY Sewer		
COORDINATOR: J. de Broux		
SCALE:		

'AS BUILT' PLAN - SANITARY SEWER
 Lots 1-4 & 69-85 DP 368590 (Being a Subdivision of Lot 1 DP 319035)
 Marua Properties Ltd - Bush Haven Drive - Kamo

REYBURN & BRYANT 1999 Ltd
 SURVEYORS, PLANNERS & PROJECT MANAGERS
 7 Spring Avenue, Pt. Ew. 181 - Whangarei - PH (09) 428 5000
 Fax (09) 428 5263 - E-Mail: rbg@reymburnandbryant.co.nz
 1 Neville Street - Warkworth - PH (09) 426 2277 Fax (09) 426 2278

Pt. Lot 12
 9082

JOB No: E9077
 SHEET 1 OF 11 SHEETS
 ORIGINAL SCALE: (A2) 1:500
 (A3) 1:750

LT 368590 (Title Plan)

City - 01/03.Ppt - 002.18/08/06.16:12



DocID: 31812181

519 900mE

519 900mE

519 900mE

519 900mE



APPROVALS

DD REYBURN
 JR REYBURN
 PN SALMON
 RO SALMON
 HK SALMON
 BN CAMPBELL
 JN TANNER

JR GOING
 BY THEIR AUTHORISED ATTORNEY
 SEE PLAN COPY ON FILE

REGISTERED OWNER(S) DD REYBURN

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE WHANGAREI DISTRICT DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 19th DAY OF AUGUST 2006, SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT ON THE MEMORANDUM HEREON.

AUTHORISED OFFICER
 (RC 38563 - PI 0107604)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO DRAIN SEWAGE	(A)	LOT 82 HEREON	LOT 81 HEREON

NEW GST ALLOCATED:

LOT 1 CT	ROAD	LOT 76 CT	278641
LOT 2 CT	278631	LOT 77 CT	278642
LOT 3 CT	278632	LOT 78 CT	278643
LOT 4 CT	278633	LOT 79 CT	278644
LOT 69 CT	278634	LOT 80 CT	278645
LOT 70 CT	278635	LOT 81 CT	278646
LOT 71 CT	278636	LOT 82 CT	278647
LOT 72 CT	278637	LOT 83 CT	278648
LOT 73 CT	278638	LOT 84 CT	278649
LOT 74 CT	278639	LOT 85 CT	278650
LOT 75 CT	278640		

CLASS OF SURVEY: LOTS 1 - 4 & 69 - 84 CLASS I LOT 85 CLASS II

Total Area 7.5232ha

Comprised in CT 74481 (ALL)

I, LESLIE WARNER SIMPSON OF WHANGAREI being a person entitled to practise as a licensed cadastral surveyor, certify that—
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1;
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Dated at Whangarei this 19th day of August 2006

Signature _____

Field Book.....p..... Reverse Book.....p.....
 Reference Plans

Examined..... Correct.....

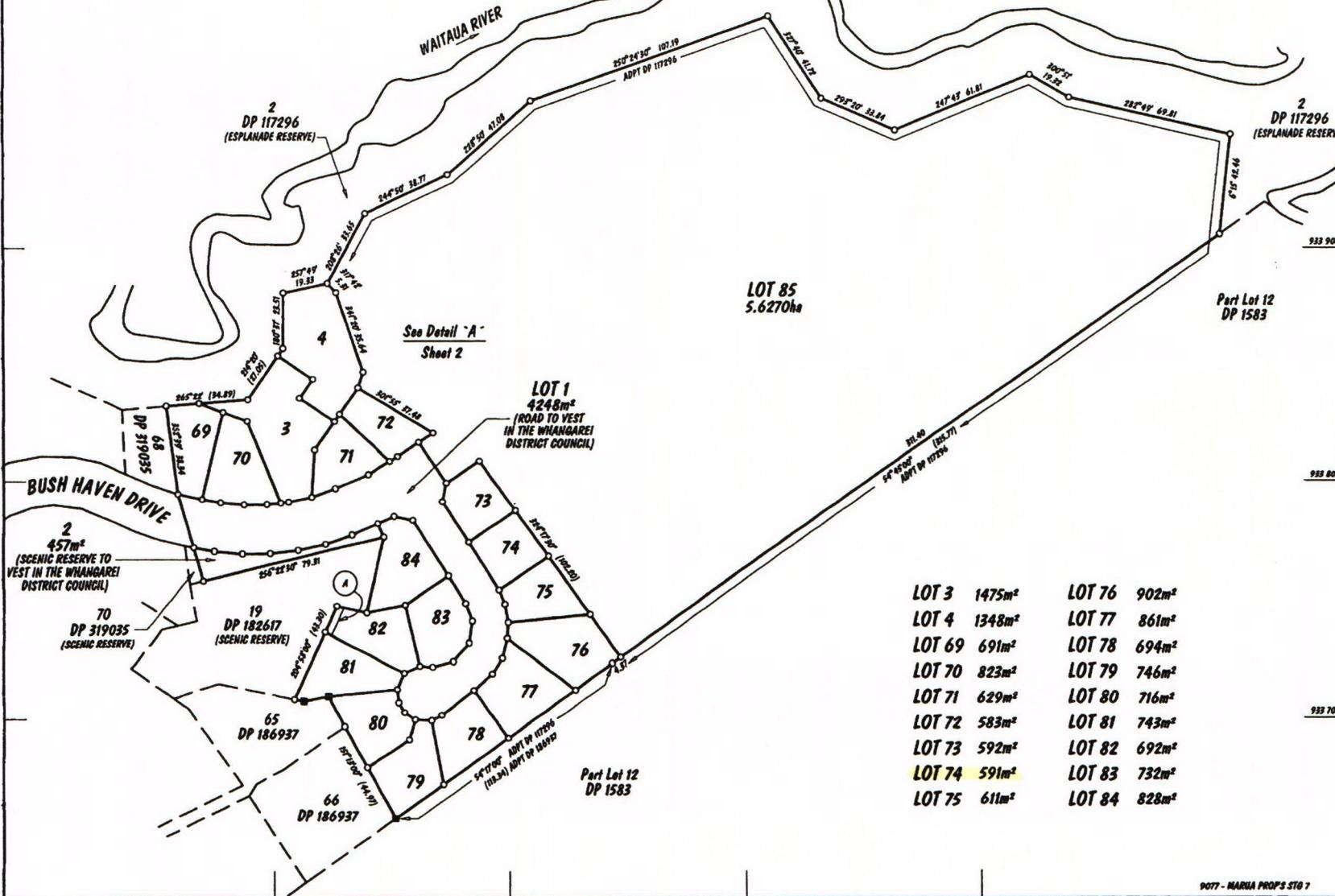
Approved as to Survey by Land Information NZ on

8/9/2006

Deposited by Land Information NZ on

21/0/2006

File Received 6 AUG 2006
 Instructions DP 368590
 Approved AKLM 00/4



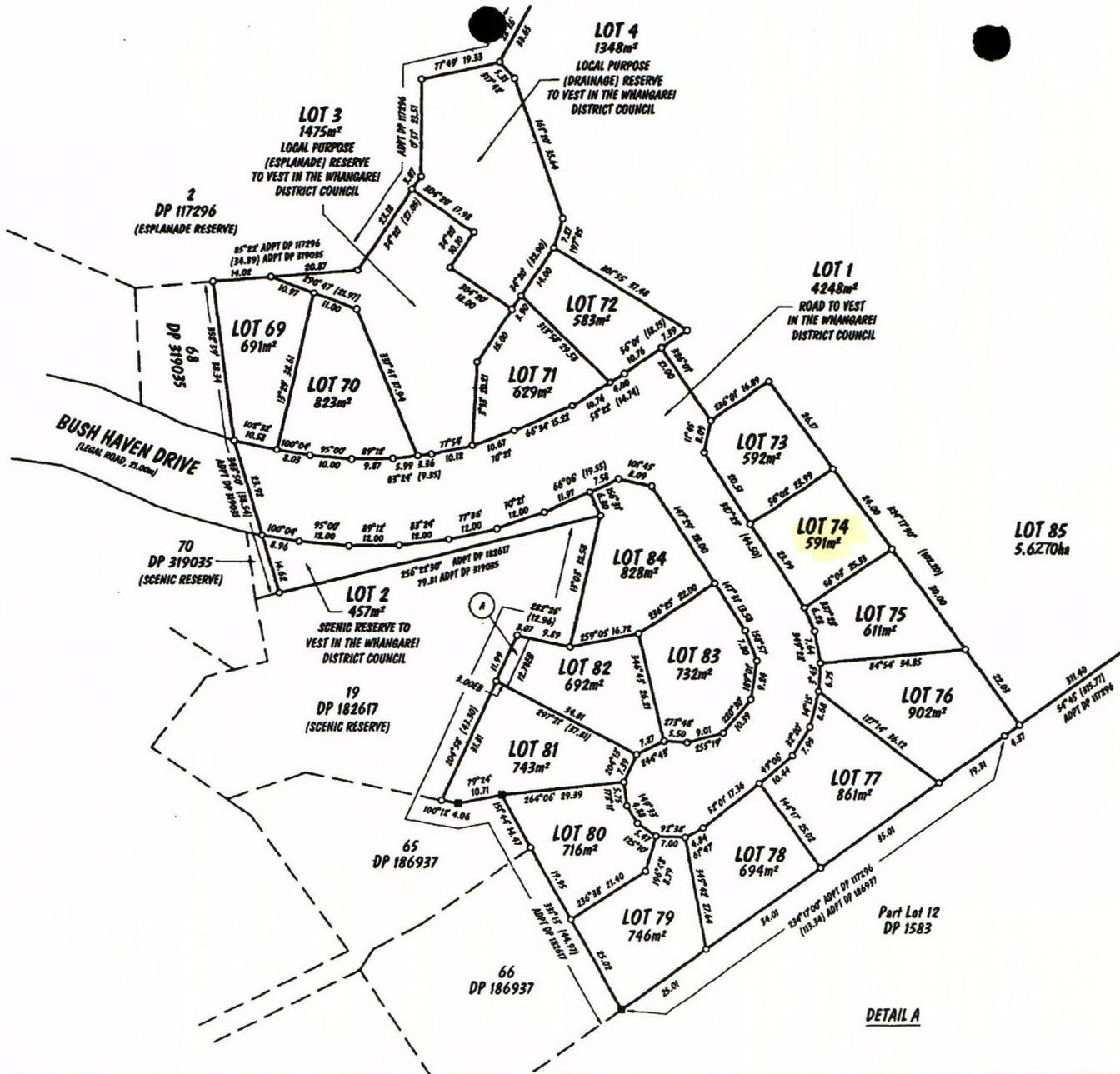
LOT 3	1475m ²	LOT 76	902m ²
LOT 4	1348m ²	LOT 77	861m ²
LOT 69	691m ²	LOT 78	694m ²
LOT 70	823m ²	LOT 79	746m ²
LOT 71	629m ²	LOT 80	716m ²
LOT 72	583m ²	LOT 81	743m ²
LOT 73	592m ²	LOT 82	692m ²
LOT 74	591m ²	LOT 83	732m ²
LOT 75	611m ²	LOT 84	828m ²

Land District NORTH AUCKLAND
 SHEET 1 OF 2 SHEETS

PLAN OF LOTS 1 - 4 & 69 - 85 BEING
 A SUBDIVISION OF LOT 1 DP 319035

Territorial Authority WHANGAREI DISTRICT
 Surveyed By REYBURN & BRYANT 1999
 Scale 1:1250 Date MARCH 2006

9077 - MARIA PROPS STO 7



APPROVALS

DD REYBURN JA GOING

JR REYBURN
 PN SALMON
 RO SALMON
 HK SALMON
 BN CAMPBELL
 JN TAMMER

BY THEIR AUTHORISED ATTORNEY

REGISTERED OWNER(S) DD REYBURN

CLASS OF SURVEY: LOTS 1 - 4 & 69 - 84 CLASS I LOT 85 CLASS II

Total Area 7.5232ha

Comprised in CT 74481 (ALL)

I, LESLIE WARNER SIMPSON OF WHANGAREI
 being a person entitled to practise as a licensed
 cadastral surveyor, certify that—
 (a) The surveys to which this dataset relates are
 accurate, and were undertaken by me or under
 my direction in accordance with the Cadastral Survey
 Act 2002 and the Surveyor-General's Rules for
 Cadastral Survey 2002/1;
 (b) This dataset is accurate, and has been created
 in accordance with that Act and those Rules.

Dated at Whangarei this 8th day of August 2006
 Signature *[Signature]*

Field Book.....p..... Traverse Book.....p.....
 Reference Plans

Examined..... Correct.....

Approved as to Survey by Land Information NZ on

8/9/2006

Deposited by Land Information NZ on

2/10/2006

File Received 6 AUG 2006 DP 368590
 instructions Approved AKLM 00/4

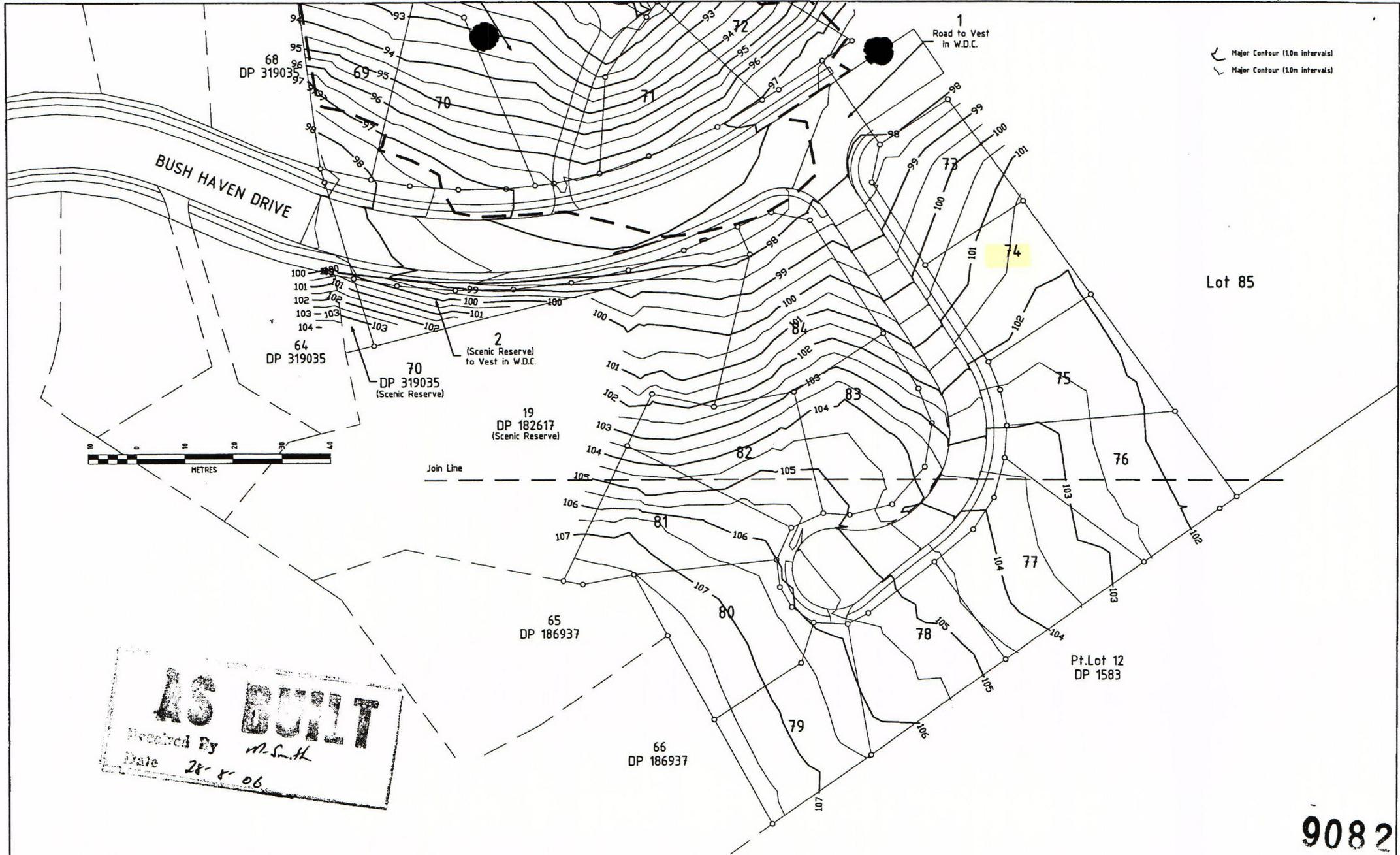
Land District NORTH AUCKLAND
 SHEET 2 OF 2 SHEETS

**PLAN OF LOTS 1 - 4 & 69 - 85 BEING
 A SUBDIVISION OF LOT 1 DP 319035**

Territorial Authority WHANGAREI DISTRICT
 Surveyed By REYBURN & BRYANT 1999
 Scale 1:750 Date MARCH 2006

9077 - MARIA PROPS STG 7

DETAIL A



AS BUILT
 Received By *M. Smith*
 Date *28.8.06*

9082

CD PLAN REF.	Date	Amendment
CD PLAN REF. T:\MISC\CDATA\PA\AS BUILT Plan 9077		
DATE:		
DESIGNED BY:		
DATE:		
CHECKED BY:		
DATE:		
APPROVED BY:		
DATE:		

'AS BUILT' PLAN - FINAL CONTOURS - SHEET ONE
 Lots 1-4 & 69-85 DP 368590 (Being a Subdivision of Lot 1 DP 319035)
 Marua Properties Ltd - Bush Haven Drive - Kamo

REYBURN & BRYANT 1999 Ltd
 SURVEYORS, PLANNERS & PROJECT MANAGERS
 7 Selwyn Avenue - PO Box 191 - Whangarei - Ph (09) 438 3963
 Fax (09) 438 0251 - E-Mail: rayburn@reyburnandbryant.co.nz
 1 Neville Street - Warkworth - Ph (09) 422 2277 Fax (09) 422 2276

JOB No: **E9077**
 SHEET 10 OF 11 SHEETS
 ORIGINAL (A2) 1:500
 SCALE (A3) 1:750



PIM CHECKLIST

Application Details

Applicant: Lawrie Wooding

PIM Number: 95637

General Tasks

- | | |
|---|--|
| <input checked="" type="checkbox"/> Check against District Plan | <input type="checkbox"/> Check Engineering form (orange form) |
| <input checked="" type="checkbox"/> Check Property Database under both LLP & assessment # | <input checked="" type="checkbox"/> Write explanation on white sheet |
| <input type="checkbox"/> Request further information & suspend in computer | <input checked="" type="checkbox"/> Sign legibly & date white sheet |
| <input type="checkbox"/> Information received & suspension released | <input checked="" type="checkbox"/> Enter explanation into computer |
| <input type="checkbox"/> Complete Outline Plan waiver (blue form) | <input checked="" type="checkbox"/> Put PIM back together in correct order |

(Tick box if task was completed. If task was not applicable leave box blank)

Additional tasks if Land Use or Outline Plan is required

- Check Property Database or Access Database to see if consent already applied for and/or granted.
- If consent has been granted, check if conditions complied with.
- Stamp plans, application form (both sets) and white sheet with the green stamp if LU not applied for or still in progress
- Enter reason into free text and enter 6 (a) and 6 (h) (and fill in white sheet)
- Include copy of necessary application pack
- Fill out and include 3 copies of resource consent required form (yellow form) *PIMBC only*

(Tick box if task was completed. If task was not applicable leave box blank)

Notes

Living 1
Net side coverage 3.6% ✓
Parking - double garage
height 3950 ✓
Daylight - styles ✓
Set backs ✓

Application No: 95437 Date Received: 27/10/06
Related: Application No: Area: CENTRAL

Name: LAURIE WOODING PROPERTIES LTD
Address: 3 SCOTIA PL
WHANGAREI 0112

Lot: 74
DP: 368590

Assessment:

Property ID:117848

Action No	Action	Estab	Date Returned
1	Login Application	ES SUPPORT	

2	INFORMATION SEARCH	LAND INFO	<i>h 2h 5b 9g 10g</i> } <i>RS 30-10-06</i>
---	--------------------	-----------	--

map 33 living 1

Note: Consents to erect new Dwellings please check with the GIS section for street numbering. eg crosslease/second unit etc

3	building	BUILDING	
4	PLANNING	EP(C)	<i>RS 31-10-06 MSP 31-10-06</i>

Complies

11	Quality Assuance	LAND INFO	<i>0/CS - no, 1st dwelling</i> <i>RS 30-10-06</i>
----	------------------	-----------	---

13	Pim Issue	LAND INFO	
----	-----------	-----------	--

E=N=D==O=F==R=E=P=O=R=T====E=N=D==O=F==R=E=P=O=R=T=E=N=D==O=F==R=E=P=O=R=T====

*VC 95654 } not issued yet
PC 95653 }*