Land Information Memorandum

Application

Jacinda Pole	No.	L250585
129 Estuary Drive	Application date	9/10/2025
Mangawhai Heads	Issue date	17/10/2025
Mangawhai 0505	Phone	022 108 3056
	Fax	

Please Note: This LIM report contains information for the entire legal description below.

Property

Valuation No.	0122182602
Location	129 Estuary Drive, Mangawhai
Legal Description	Lot 3 DP 487158
Owner	Pole Jacinda Elana: Pole Rory Oliver
Area (hectares)	0.1295

Rates

Government Valuation	
Land	$800,000
Capital Value	$1,825,000
Improvements	$1,025,000
Current Rates Year 2025 to 2026	
Annual Rates	$5,623.36
Current Instalment	$1,405.84
Current Year - Outstanding Rates	$2,952.18
Arrears for Previous Years	$ 0.00
Next Instalment Due	20/11/2025

Note: Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year.

Mangawhai Wastewater Development Contribution paid.

Please refer to the Kaipara District Council Long Term Plan 2024/2027 and in particular to the Wastewater Targeted Rates and to the Kaipara District Council Development Contribution Policy 2024 which can be found at the Council website.

Planning/Resource Management

Zoning: **Kaipara District Plan 2013: Residential** – Mangawhai Harbour Overlay. See attached information regarding the District Plan.

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance can be found at the Council website.

10/03/20 **RESOURCE CONSENT 190256:** Lots 1-40 DP 487158 Proposed vary to clauses 1.4 and 1.5 of consent notice 11283811.3 Decision Notified 18/02/20: GRANTED BY LOCAL AUTHORITY OFFICER 18/02/20. **Copy of Decision attached.**

25/07/18 **RESOURCE CONSENT 160235B**: Proposed variation to RM160235A. **Created DP 487158**. Section 224 Issued 26/09/18: GRANTED UNDER DELEGATED AUTHORITY 4/07/18.

	RM160235B Consent Notices for Lots 1- 40 DP 487158 shall draw attention to and require compliance with respect to the following matters: 1.1 The Owner of each lot shall have earthworks, stormwater and wastewater disposal on a lot specifically designed by a suitably qualified Chartered Professional Engineer having regard to any soil and stability/saturation issues that may exist or arise as a result of development on a LOT ensuring that such design takes into account any of the Completion Report reference 13062 prepared by RS Eng dated 5 June 2018 and held by the Council. 1.2 The Owner shall make a vehicle crossing application prior to the construction of any vehicle crossing from a Lot onto a Council Road. **Copy of Report attached**
	RM160253B Consent Notice Continued 1.3 In respect of any lot where there is no connection to a public stormwater disposal system the Owner shall at its cost at the time of any development of a Lot construct stormwater detention devices specifically designed by an appropriately qualified competent engineer to the approval of the Council to ensure that the peak stormwater runoff from the Lot will be no greater than that which would have occurred prior to development. 1.4 At the time of applying for a building consent the Owner shall contact Environs Holdings Limited and arrange cultural monitoring for any earthworks to be carried out on the Lot. 1.5 When undertaking any building works on a lot the Owner shall comply with the Building and Landscape Design Guidelines in the Assessment of Landscape, Natural Character and Visual Effects dated January 2017 held by the Council. 1.6 When applying for any building consent in respect to a lot the Owner shall comply with the Revegetation/Enrichment Planting Schedule in the Assessment of Landscape, Natural of Landscape, Natural Character and Visual Effects dated January 2017 held by the Council. 1.7 The Owner of a lot is advised that the services provided to each Lot will be wireless. **Copy of Design Guidelines attached.**
	RM160253B Consent Notice In respect of Lots 1-6 (both inclusive) and 21-28 (both inclusive) on the Plan (each a lot) The Owner of each Lot shall have regard to the stormwater pond maintenance plan provided in connection with the subdivision consent RM160235B and held by the Council and the Owner of a Lot shall, at its cost, ensure ongoing compliance with the approved stormwater pond maintenance plan reference WH40955 prepared by Cato Bolam Consultants dated 12 June 2018. **Copy held on file and available via request.**
29/11/17	RESOURCE CONSENT 160235A: proposed variation of condition 4(i)(vi) on RM160235 Letter Sent 14/02/18: GRANTED UNDER DELEGATED AUTHORITY 8/11/17 (Found on parent property: 0122182600).
26/06/17	RESOURCE CONSENT 160235: Proposed 40 Lot Subdivision Letter Sent 22/01/21: GRANTED UNDER DELEGATED AUTHORITY 2/06/17 (Found on parent property: 0122182600).
No other information located.	

Building

8/10/21	BUILDING CONSENT 210620: Construct New 4 Bedroom Dwelling with Attached Double Garage: Code Compliance Certificate Issued 18/10/22.
No other information located.	

Sewer and Water

Sewer	Connected – Mangawhai Wastewater.
Stormwater	Existing – Note the Onsite stormwater pond is private and not maintained by Council.
Water	Not available
Copy of drainage plan attached.	
No other information located.	

Land and Building Classifications

Part within Areas of Significance to Māori. - If the subject site is within the area of significance to Maori, whenever the resource consent is triggered, the resource consent will be referred to the local Iwi.

There is a recorded archaeological site that may affect this property R08/200- Artefact - historic, Building foundations. For information contact Heritage New Zealand.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

No other information located.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

No information located.

Special Land Features

Coastal Flood Hazard Zone **– See map attached.**

This identification may affect any proposed building work on the property in relation to both resource consent and building consent. For further information you may want to visit the Natural Hazards website.

You may also wish to contact the Northland Regional Council on Freephone 0800 002 004 and ask to speak with the Natural Hazards Advisor.

Within Tsunami Hazard Evacuation Zone – **See map attached.**

For further information visit the Northland Regional Council Natural Hazard website.

No other information located.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

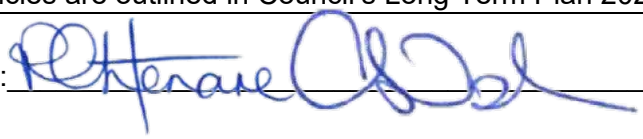
Other Information

No title search has been done on this property.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested of Council at any time, after paying the appropriate fee.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.

3. Please note that the property was neither inspected nor visited during the preparation of this Land Information Memorandum. Information is based on a search of Council records only and no inspection of the land or any building on it will be undertaken for the purpose of preparing the Report.
4. Other information may be held by other authorities, for example the Northland Regional Council or Heritage New Zealand.
5. This Land Information Memorandum is a disclosure of information (which may be historical) held by the Council at the time of application and is subject to change.
6. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive).
7. No Record of Title was supplied with this application for this Land Information Memorandum. The Council therefore does not warrant that the information supplied is related to the correct property.
8. Any Resource or Building consents run with the land; if the project is incomplete, there may be existing/additional charges to pay for which the new owner will be liable.
9. A Development Contribution and or Financial Contribution may be payable if development is carried out, the effect of which is to require new or additional assets or assets of increased capacity and as a consequence Council incurs capital expenditure to provide appropriately for those assets and that capital expenditure is not otherwise funded or provided for. Future rating policies are outlined in Council's Long Term Plan 2024-2027.

Name:  Date: 17/10/2025

Performance Standards of the Kaipara District Plan 2013

To view the performance standards (rules) for each zone please refer to the relevant chapter of the Kaipara District Plan 2013:

Rural - Chapter 12

Residential - Chapter 13

Business: Commercial and Industrial - Chapter 14

Māori Purposes: Māori Land – Chapter 15A

Māori Purposes: Treaty Settlement Land – Chapter 15B

Estuary Estates – Chapter 16

Estuary Estates - Chapter 16A – Trifecta Development Area

All Zones - Chapter 10 Network Utilities and Chapter 11 Transport Network

How can I view the Kaipara District Plan 2013?

If you have access to the internet and want access to the most up to date information, visit the website **www.kaipara.govt.nz**

If you do not have access to a computer, you can visit one of the following locations to view a hard copy of the Plan:

Venue	Opening Hours	
Kaipara District Council Office – Dargaville 32 Hokianga Road Dargaville Telephone 0800 727 059	Monday – Tuesday Wednesday Thursday - Friday	8.00am to 4.30pm 9.00am to 4.30pm 8.00am to 4.30pm
Kaipara District Council Office – Mangawhai Unit 5, The Hub 6 Molesworth Drive Telephone 0800 727 059	Monday – Friday	9.30am to 3.00pm
Dargaville Library Corner Poto and Normanby Streets Dargaville Telephone 0800 534 542	Monday – Wednesday Thursday Friday Saturday	9.30am to 5.00pm 9.30am to 6.00pm 9.30am to 5.00pm 9.30am to 12.30pm
Mangawhai Library 45 Moir Street Mangawhai Telephone 0800 532 542	Tuesday - Wednesday Thursday Friday Saturday	10.00am to 5.00pm 10.00am to 6.00pm 10.00am to 5.00pm 10.00am to 1.00pm
Kaiwaka Library Corner State Highway 1 and Kaiwaka Mangawhai Road Kaiwaka Telephone (09) 431 2539	Monday Tuesday Wednesday - Saturday	4.00pm to 6.00pm Closed 10.00am to 2.00pm
Maungaturoto Library Centennial Building Hurndall Street Maungaturoto Telephone (09) 431 8811	Monday – Tuesday Wednesday Thursday – Saturday Friday Terms 1 & 4 also	10.30am to 1.00pm 10.30am to 4.00pm 10.30am to 1.00pm 4.00pm to 6.00pm
Paparoa Library Brook House 1980 Paparoa Valley Road State Highway 12 Paparoa Telephone (09) 431 7555	Monday Tuesday Wednesday Thursday Friday Saturday	2.00pm to 4.30pm 10.00am to 1.00pm 2.00pm to 4.30pm 10.00am to 4.00pm 11.00am to 1.30pm 10.00am to 12.00pm

All Maps

- State Highway
- Railway
- Bridge or Causeway
- Unformed Road
- Sea, Lakes and Rivers
- Parcel Boundary

Map Series One - Land Use

- Estuary Estates
- Rural
- 8m Height Restriction
- Business: Commercial
- Business: Industrial
- Residential
- Maori Land
- Treaty Settlement
- Estuary Estates
- East Coast Overlay
- Harbour Overlay
- Kai Iwi Lakes Overlay
- West Coast Overlay

Map Series Two - Sites, Features and Units

- Heritage Resource
- Notable Tree
- Maungaturoto Dairy Factory Wastewater Pipeline
- 110-220 kV Electricity Transmission Line
- 50 kV Electricity Transmission Line
- Designation Areas
- Outstanding Natural Landscape
- Reserve Management Units
- Areas of Significance to Maori
- Maungaturoto Dairy Factory Noise Contour Boundary (45dBA leq)

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013

Map Legend

Date Updated:4/08/2021



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Cadastre from 19 March 2021.

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT PLAN - OPERATIVE NOVEMBER 2013

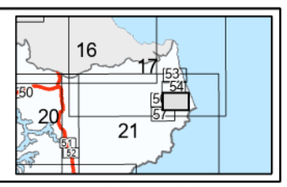
Map Series Two

Sites, Features and Units Mangawhai

N

0 10 20 Km

A3 Scale: 1:7,500



Date Updated:4/08/2021

Mangawhai River

Refer to Map 56A for further details

NAUTICAL HEIGHTS

QUAIL WAY

DEVON STREET

CHEVIOT STREET

SEABREEZE ROAD

THELMA ROAD SOUTH

MOLESWORTH DRIVE

JOHNSON DRIVE

TI TREE PLACE

CHEVIOT STREET

LINCOLN STREET

GROVE ROAD

ESTUARY DRIVE

MOIR POINT ROAD

JOHNSON STREET

MOLESWORTH DRIVE

BUNLEA LANE

Mangawhai Harbour

KAIPARA DISTRICT
Kaipara te Oranganui / Two Oceans Two Harbours

Scale: 1: 7,500 @ A3

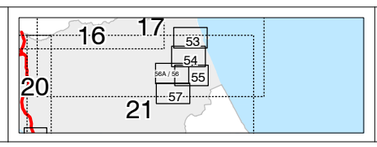
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KAIPARA DISTRICT PLAN - OPERATIVE VERSION - JULY 2013

Map Series One

Land Use : Mangawhai

Map 55 of 60



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Rates Information - 2025/26

Valuation ID	0122182602	Old Valuation ID	C:0122182600

Property Description

Location (GIS)	129 Estuary Drive, Mangawhai
	View in Google Maps
Legal Description	Lot 3 DP 487158
Certificate of Title	825229

Use	91 Residential: Single Unit (other than bach)	Category	RD202
TORAS	111000	Category Group	Residential Dwelling fully or semi detached
Tenure	Property is not leased. Owner is also occupier.	Ward	4
Ownership	Private: Individual	Region	1
Rateability	Rateable	Zone	9A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	0.1295	Land Value	800,000
Improvements	1,025,000	Capital Value	1,825,000
Nature of Improvements	DBLEGGE DECK DWG OI VERA		
Valuation Date	1/09/23		

Rates for Current Year - 2025/26

Type	Description (Basis)	Factor	Amount $
002	Uniform Annual General Charge - Rating Unit	1.00	725.00
012	Mangawhai Stormwater - (L)	800,000.00	470.32
081	Mangawhai Harbour Restoration (MHR) - Rating Unit	1.00	80.00
233	General Rate Residential & Small Sized Lifestyle - (L)	800,000.00	1,797.12
201	Mangawhai Wastewater Connected - SUIP	1.00	1,357.76
239	Parks and Libraries Targeted Rate - (U)	1.00	384.34
242	Museums Targeted Rate - (U)	1.00	14.00
	** Kaipara District Council Sub-Total		4,828.54
250	NRC Targeted Council Services Rate - (U)	1.00	262.32
253	NRC Pest Management Rate - (U)	1.00	125.86
254	NRC Targeted Flood Infrastructure Rate - (U)	1.00	41.66
255	NRC Targeted Emergency and Hazard Management Rate - (U)	1.00	77.38
256	NRC Targeted Regional Rescue Services Rate - (U)	1.00	8.87
257	NRC Targeted Regional Sporting Facilities Rate - (U)	1.00	16.09
259	NRC Targeted Land and Freshwater Management Rate - (L)	800,000.00	238.64
260	NRC Targeted Regional Economic Development Rate - (L)	800,000.00	24.00
	** Regional Council Sub-Total		794.82
	Total Rates Levied 2025/26		5,623.36
	(GST on Rates Levied)		733.48
	Rates Last Year 2024/25		5,256.63
	Last Year's Final Instalment		1,314.15

Rates Last Year 5,256.63 Instalments YTD 1,405.84 Current Instalment 1,405.84

History

Year	Land Value	Capital Value	Annual Rates
2024/25	800,000	1,825,000	5,256.63
2023/24	485,000	1,140,000	4,683.15
2022/23	485,000	485,000	4,088.32
2021/22	485,000	485,000	3,805.98
2020/21	430,000	430,000	2,856.13
2019/20	430,000	430,000	3,343.31
2018/19	3,950,000	3,950,000	

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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 made by Jessie Trust Holdings Limited*
File Reference:	*RM190256*

DECISION ON NON NOTIFIED RESOURCE CONSENT APPLICATION

Pursuant to Section 221(3) of the Resource Management Act 1991 ("RMA"), the Kaipara District Council ***approves*** *the application to vary Condition 1.4 and 1.5 of Consent Notice Consent Notice 11283811.3 as they relate to Lots 1- 40 DP 487158 (RT 825227, 825228 – 825261, 825264 – 825266 and 834068), such that they will now read:*

Clause 1.4

In respect of Lots 1, 5, 6, 7, 8, 9, 23, 24, 25, 26, 27, 30, 31, 32, 34, 35, 36 and 37

At the time of applying for a building consent ***for a new dwelling*** ~~*on a Lot*~~ *the owner shall contact Environs Holdings Limited and arrange* ***on-site*** *cultural monitoring for any earthworks to be carried out on the Lot* ***that involve the stripping back of topsoil****.*

1.4a In respect of Lots 1 to 40 of the subdivision

Attention is drawn to the cultural, spiritual and archaeological values of the subdivision as identified in the Cultural Impact Assessment Addendum report prepared by Environs Holdings on behalf of Te Uri O Hau dated August 2019.

Clause 1.5

When undertaking any building works on a Lot the owner shall comply with the Building and Landscape Design Guidelines in the ***Addendum to the*** *Assessment of Landscape, Natural Character and Visual Effects January 2017,* ***dated 28 January 2020****, held by the Council.*

CONDITIONS OF CONSENT

Pursuant to Section 108 of the Act, RM190256 is granted subject to the following conditions:

1. *The activity shall be carried out in accordance with the application formally received by Kaipara District Council ("Council") on 05 November 2019 and the further information received on 26 November 2019 and 28 January 2020.*
2. *This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:*

    a) *All fixed charges relating to the receiving, processing, granting and monitoring of this resource consent under section 36(1) of the RMA; and*

    b) *All additional charges imposed under section 36(5) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.*

3. *The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing, granting and monitoring of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(5) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.*
4. *A solicitor's undertaking shall be provided to Council confirming that the variation to the consent notice 11283811.3 will be duly registered against the titles of Lots 1- 40 DP 487158 (RT 825227, 825228 – 825261, 825264 – 825266 and 834068). The consent notice variation to be prepared for registration above shall be prepared by a solicitor at the Consent Holder's expense and shall be complied with on a continuing basis by the owners of the lot and subsequent owners.*

ADVICE NOTES

1. *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 the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practised.*
2. *If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Heritage New Zealand should be contacted.*
3. *In the event of koiwi (human remains) being uncovered, work should cease immediately and the tangata whenua of Te Uri O Hau shall be contacted so that appropriate arrangements can be made.*

RM190256 ASSESSMENT REPORT

Processing Details:

Date Formally Received	*05.11.19*	Date of Report	*07.02.20*
Section 92 Request(s)	*15.11.19*	Engineer Comments	*N/A*
Date Information Received	*26.11.19*	Date of Site Inspection	*13.11.20*
S37 Deferral	*Extension of timeframe, 7 working days* *Extension of timeframe to amend proposal, 15 to 28 January 2020* *Extension of timeframe, 20 working days* *Review conditions, 17 to 18 February 2020*		

External Distribution:

	Date Sent	Date Received	Comments
Northland Regional Council.	*05.11.19*	_	
Iwi	*05.11.19*	_	
DOC	*05.11.19*	_	*CIA addendum provided in support of the application*
Heritage New Zealand	*05.11.19*	_	

1. DESCRIPTION OF PROPOSAL

1.1 The Applicant seeks to vary clauses 1.4 and 1.5 of Consent Notice 11283811.3 as they relate to Lots 1-40 DP 487158. The variation to Clause 1.4 would make reference to a Cultural Impact Assessment Addendum report prepared by Environs Holdings Ltd which defines requirements for ongoing cultural monitoring by Te Uri O Hau during earthworks activities associated with individual site development within Lots 1 – 40 of DP 487158.

The variation to Clause 1.5 would allow for changes to building and design guidelines to have increased building heights for Lots 13, 14, 15, 16, 17, 26, 27, 28 and 29, and to make reference to an updated Northland Regional Council document on pest plants.

Clause 1.4 currently states:

In respect of Lots 1 – 40 on the Plan:

At the time of applying for a building consent on a Lot the owner shall contact Environs Holdings Limited and arrange cultural monitoring for any earthworks to be carried out on the Lot.

Clause 1.4 is proposed to read as follows (showing deletions in strikethrough and additions in bold and underlined);

In respect of Lots 1, 5, 6, 7, 8, 9, 23, 24, 25, 26, 27, 30, 31, 32, 34, 35, 36 and 37

At the time of applying for a building consent ***for a new dwelling*** ~~*on a Lot*~~ *the owner shall contact Environs Holdings Limited and arrange* ***on-site*** *cultural monitoring for any earthworks to be carried out on the Lot* ***that involve the stripping back of topsoil****.*

1.4a In respect of Lots 1 to 40 of the subdivision

Attention is drawn to the cultural, spiritual and archaeological values of the subdivision as identified in the Cultural Impact Assessment Addendum report prepared by Environs Holdings on behalf of Te Uri O Hau dated August 2019.

Clause 1.4 currently requires cultural monitoring for all lots within the subdivision/application sites. However the applicant states that *"only sites that require further cultural monitoring are those located near to the recorded archaeological sites, or within the Area of Significance to Maori*". In addition, cultural monitoring and individual CIA reports have already been prepared for Lots 28, 29 and 33 and as such, reference to these lots has been excluded from the proposed wording of clause 1.4.

Proposed Clause 1.4a includes specific reference to a Cultural Impact Assessment (CIA) addendum, prepared by Environs Holdings, which has been submitted in support of the application.

Clause 1.5 currently states;

When undertaking any building works on a Lot the owner shall comply with the Building and Landscape Design Guidelines in the Assessment of Landscape, Natural Character and Visual Effects January 2017 held by the Council.

Clause 1.5 is proposed to read as follows (showing deletions in strikethrough and additions in bold and underlined);

When undertaking any building works on a Lot the owner shall comply with the Building and Landscape Design Guidelines in the ***Addendum to the*** *Assessment of Landscape, Natural Character and Visual Effects January 2017,* ***dated 5 June 2019****, held by the Council.*

The assesment, dated 18 June 2019, was prepared by Mr Simon Cocker of Simon Cocker Landscape Architecture (SCLA) and submitted in support of the application. At time of lodgement, the report initially refered to a single-storey dwelling on Lots 13, 14, 15, 16, 17, 28 and 29 rather than offering a specific height limit. This was queried via a request for further information pursuant to Section 92 of the Act. Subequently, the applicant submitted as amended report from SCLA, which recommended a height limit of 5.5m. The report was dated 26 November 2019.

A comparison of the wording of the original Building and Landscape Design Guidelines from the report '*Assessment of Landscape, Natural Character and Visual Effects dated January 2017'* and the updated assessment is included below;

	'Appendix A:Building and Landscape Design Guidelines', (original version, prepared by SCLA, dated January 2017)	Appendix C: Building and Landscape Design Guidelines' (prepared by SCLA amended 26 November 2019)	Difference
Scale of building and structures	It is recommended that buildings and structures on Lots 13, 14, 15, 16, 17 have a maximum height of 4.5 metres above existing ground level, using the rolling height method for determining cut level and max building height. It is recommended that buildings and structures on Lots 26, 27, 28, and 29 shall have a maximum height of 5.5 metres above existing ground level, using the rolling height method for determining cut level and max building height.	It is recommended that buildings and structures on Lots 13, 14, 15, 16, 17**, 28 and 29 have a maximum height of 5.5 metres above existing ground level, using the rolling height method for determining cut level and max building height.** ~~It is recommended that buildings and structures on Lots 26, 27, 28, and 29 shall have a maximum height of 5.5 metres above existing ground level, using the rolling height method for determining cut level and max building height~~	1.5m increase in maximum building height for Lots 13-17. No change in maximum height for Lot 26, 27, 28 and 29.
Landscape planting	No plants listed in Table A5.2 of the Northland Conservation Management Strategy1 or in the	~~No plants listed in Table A5.2 of the Northland Conservation Management Strategy[1] or in the~~	Removing the reference to a superceded pest

	NRC publication: 'Environmental Weeds - Delightful But Destructive' shall be planted within any of the lots.	~~NRC publication: 'Environmental Weeds - Delightful But Destructive' shall be planted within any of the lots.~~ **No plants listed in Section 6 of the Northland Regional Pest and Marine Pathway Management Plan 2017- 2027 2 are permitted.**	management documents and providing reference to the correct NRC Plan i.e. Northland Regional Pest and Marine Pathway Management Plan 2017- 2027.

Council issued a Notification Decision pursuant on 14 January 2020 that required the proposal to be limited notified to the owners / occupiers of the following lots:

Lot 20 DP 487158	Lot 25 DP 487158
Lot 22 DP 487158	Lot 28 DP 487158
Lot 23 DP 487158	Lot 29 DP 487158

Subsequently, on 28 January 2020 the applicant amended the proposal so that the existing height limit of 5.5 for Lots 26 and 27 would be unchanged by the proposal. The proposal was not amended with respect to the proposed height restriction of 5.5m on Lots 13, 14, 15, 16 and 17 or any other aspect of the proposal. The applicant has submitted a Landscape and Visual Assessment from SCLA dated 28 January 2020 that gives consideration to the landscape and visual effects of the amended proposal.

2 SITE DESCRIPTION AND SURROUNDING ENVIRONMENT

2.1 The application sites (including Lots 1 – 40 DP 487158) are part of a recently completed residential subdivision located on Moir Point, Mangawai (RM160256 and subsequent variations A and B). Five recorded archaeological areas containing archaeological sites being R08/196, R08/197, R08/198, R08/199 and R08/200 are located within the subdivision.

The subdivision and application sites are accessed via Jordan Street to the north and Estuary Drive to the south. The subdivision is zoned 'Residential' and all of the lots within the subdivision are at least 1,000m^2 in area. All lots obtain access via Estuary Drive and Jointly Owned Access Lots (JOALs). The majority of the sites within the subdivision are retained in grass (with exception to the sites where building has been undertaken). A number of lots within the subdivision have already been sold and built upon or are subject to land use resource consent for the construction of residential dwellings. However, a large portion of the sites are yet to be developed.

A large reserve area in the centre of the subdivision is located on the east side of Estuary Drive which contains a recorded Pa site. An esplanade reserve area extends along the coastline to the eastern extent

of the subdivision. Mature Pohutukawa trees have been retained along the esplanade reserve, and a walking track links the reserve with the Mangawhai Harbour.

Larger landholdings including the Christian Camp are located to the west of the subdivision/application sites.



Figure 1. Archaeological areas containing R08/196, R08/197, R08/198, R08/199, R08/200.

A pocket of lower density, residential sites and a holiday park/campground are located to the south-west of the application sites. Immediately to the north-west is Jordan Street, which is characterized by higher-density residential development with smaller lot sizes (typically about 600m^2) and limited vegetation or landscaping. Development to the north of the site adjoining the coastal margin is characterised by existing residential development of similar composition and lot sizes to those included in the Moir Point Road subdivision.

Background

2.2 The application sites were created by subdivision consent RM160235 granted in November 2016 and later varied by RM160235A and RM160235B. Titles were released in November 2018. RM160235 included a range of supporting technical reports including a Landscape Visual Assessment prepared by Simon Cocker Landscape Architecture (SCLA), a Cultural Values Assessment prepared by Environs Holdings Ltd on behalf of Te Uri O Hau, and an Archaeological Assessment prepared by Geometria. These technical documents provided recommendations and mitigation measures with reference to

cultural, archaeological features and landscape values. The original consent RM160235 imposed conditions and Consent Notice 11283811.3 which included a number of development controls on all of the titles within the subdivision i.e., Lots 1 – 40 DP 487158.

The landscape and visual assessment by SCLA submitted in support of RM160235 provided recommendations through the 'Building and Design Guidelines' for the mitigation of the potential landscape, visual and visual amenity effects of the development. The Building and Design Guidelines were referenced within Clause 1.5 of consent notice 11283811.3 and provided building height restrictions and other methods to mitigate potential adverse effects. The Building and Design Guidelines specified a recommended maximum building height of 4.5 metres for Lots 13-17 and a recommended maximum building height of 5.5m for lots 26, 27, 28 and 29.

The Applicant now seeks to vary consent notice 11283811.3 to allow for an increase in building height for a number of lots within the subdivision. As discussed, the proposal includes amendment of the existing Building and Landscape Design Guidelines, including increasing the maximum building height to 5.5m for Lots 13-17. The proposal also includes an amendment to the consent notice to clearly define the ongoing requirement for cultural monitoring by Te Uri O Hau in association with earthworks undertaken on the site as well as to draw attention to the Cultural Impact Assessment Addendum (dated August 2019) prepared by Environs Holdings.

3 KAIPARA DISTRICT PLAN (OPERATIVE 2013) RULE ASSESSMENT

3.1 The following apply to the subject property:

Zoning: Residential
Overlays: Mangawhai Harbour Overlay
Rules: N/A
Status: Discretionary

3.2 District Plan

The applicant has provided an assessment of the current proposal against the relevant Performance Standards of the District Plan and concluded that no additional consents are required. This assessment has been accepted.

Section 221(3) – Variation of a Consent Notice

Section 221(3) of the Act provides for a consent holder to make an application to a territorial authority, at any time after the deposit of the survey plan, to vary or cancel any condition specified in a consent notice. Section 221(3A) requires that any such application is subject to sections 88 to 121 and 127(4) to 132 of the Act. Neither Section 221(3A) nor Section 127(4) address the matter of activity status, therefore the application is being considered as a discretionary activity due to it being an innominate activity under both the RMA and the District Plan.

4 NOTIFICATION ASSESSMENT

4.1 A decision was made under delegated authority to process the consent on a non-notified basis as per the Council's Notification Assessment Report dated 17 February 2020.

5 STATUTORY ACKNOWLEDGEMENTS

5.1 Relevant to this application, any statutory acknowledgement within the meaning of an Act specified in Schedule 11 would be contained within the Te Uri o Hau Claims Settlement Act 2002.There are features within the subject site that have been recognised by the Crown, through a statutory acknowledgment, as significant to Te Uri o Hau.

Environs Holdings Limited is a subsidiary of Te Uri o Hau Settlement Trust (caretaker of Te Uri o Hau Claims Settlement Act 2002) authorised to participate in the Resource Management Act 1991 proceedings. Environs Holdings have provided a Cultural Assessment Addendum in support of the application subject to the following conditions;

Cultural monitoring is required during any earthworks to be conducted on the following lots In respect of Lots 1, 5, 6, 7 , 8, 9, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37.

At least ten (10) working days prior to the commencement of any earthworks on the site, the Consent Holder shall engage, at their full expense, Te Uri o Hau Kaitiaki to undertake the following:

i. Attend a pre-construction/earthworks meeting with the Contractors/Consent Holder.

ii. Blessing by the monitoring Kaitiaki prior to earthworks commencing.

iii. Cultural monitoring of earthworks in the scraping back of top soil, and holes for the pile foundations and if applicable, earthworks for any drainage, accessory buildings, trenching for utility services and connection to Councils Reticulation scheme.

iv. The Consent Holder shall provide written confirmation of the above matters from Te Uri o Hau to the satisfaction of Council.

The proposed variations to the consent notices do not entirely reflect the conditions required by Te Uri o Hau above. However, correspondence submitted in support of the application along with the CIA between Te Uri o Hau and the applicant confirms that Te Uri o Hau have reviewed the proposed wording and have agreed to this wording.

6 STATUTORY CONSIDERATIONS

Section 104(1)(a) - Actual & Potential Effects on the Environment

6.1 Positive Effects

The proposal would allow for greater flexibility in dwelling design by providing a larger building envelope and would provide greater certainty on when cultural monitoring is required for both Iwi and property owners.

6.2 Adverse Effects

Landscape, visual and amenity

As discussed, the applicant seeks to relax the building and landscape design guidelines to allow for an increase in the maximum building height of various lots within the subdivision. The proposed variation includes Lots 13-17 for which a maximum height of 5.5 metres is proposed (an increase of 1m in height).

Lots 13-17 are located in an elevated position and form a cluster around a JOAL. Lots 15 and 16 are the most elevated of this cluster while Lots 13, 14 and 17 slope down towards Estuary Drive. Lot 17 has resource consent for the construction of a single storey residential dwelling and is currently under construction.

The following assessment associated with the proposed increase in height of these lots is separated into potentially affected parties:

Moir Point Christian Camp

Lots 13, 15 and 16 adjoin Lot 3 DP 502199 which is a large site owned and occupied by Moir Point Christian Camp. The site is predominately pasture or vegetation but contains an existing building in the south-west corner of the site approximately 70 metres from the boundary of the closest application site, being Lot 13. The building on this lot appears to be south facing (with primary views from this site towards the estuary to the south). The Moir Point Christian Camp also owns/occupies Lot 1 DP 60533, which is located to the south west of Lots 13-17.

The potential adverse effects associated with a change in character of the outlook (from open and coastal to residential) from the sites owned/occupied by the Moir Point Christian Camp and the potential loss of the sense of privacy for users of these lots was addressed during the processing of the original subdivision consent application RM160235 and the associated effects were considered less than minor at that point. It is considered that the effects associated with the proposal and the potential 1m height increase for lots 13-17 will result in negligible effects over and above that approved in subdivision RM 160235.

Lots to the south of Lots 13-17

Lots 10, 11 and 12 DP 487158 directly adjoin Lots 13 and 14 to the south. These sites slope away from Lots 13-17 and are currently vacant. Based on observations of the site visit, it is assumed that primary outlooks for future dwellings on these sites would be orientated to the south i.e. towards the Mangawhai Harbour. On the basis that Lots 13-17, would effectively be located to the rear of Lots 10, 11 and 12 and a potential increase of 1m in building height would not create any adverse visual effects for future owners/occupiers of these sites over and above the permitted baseline.

Lots to the north of Lots 13-17

Lots 18, 38 and 39 DP 487158 are located to the north of Lots 13-17. These sites are elevated above Lots 13-17 and it is assumed that future dwellings on these lots would be orientated to the east to take advantage of the outlook towards the Mangawhai Harbour rather than to the south towards Lots 13-17. In the unlikely event that a dwelling were to be oriented to the south, due to the elevation above lots 13-17, it considered that the potential 1m increase in the height would not result in a discernible impact upon the outlook or amenity values for future owners/occupiers of these sites.

Lots located to the east of Lots 13-17

Lots 13-17 are elevated above lots located to the east. Lots located to the east are also separated from lots 13-17 by Estuary Drive. It considered that there is sufficient separation distance and that the 1m height increase will not have a discernible impact upon the outlook of owners and occupiers of these sites.

Conclusion on visual amenity effects associated with Lots 13-17

Overall, it is considered that adverse effects associated with the 1m increase in building height for Lots 13-17 will have a less than minor adverse effect on the owners and occupiers of adjacent and adjoining sites.

Cultural

Relevant to this application, any statutory acknowledgement within the meaning of an Act specified in Schedule 11 would be contained within the Te Uri o Hau Claims Settlement Act 2002.There are features within the subject site that have been recognised by the Crown, through a statutory acknowledgment, as significant to Te Uri o Hau.

Environs Holdings Limited is a subsidiary of Te Uri o Hau Settlement Trust (caretaker of Te Uri o Hau Claims Settlement Act 2002) authorised to participate in the Resource Management Act 1991 proceedings. Environs Holdings have provided a Cultural Assessment Addendum in support of the application subject to the following conditions;

Cultural monitoring is required during any earthworks to be conducted on the following lots In respect of Lots 1, 5, 6, 7 , 8, 9, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37.

At least ten (10) working days prior to the commencement of any earthworks on the site, the Consent Holder shall engage, at their full expense, Te Uri o Hau Kaitiaki to undertake the following:

i. Attend a pre-construction/earthworks meeting with the Contractors/Consent Holder.

ii. Blessing by the monitoring Kaitiaki prior to earthworks commencing.

iii. Cultural monitoring of earthworks in the scraping back of top soil, and holes for the pile foundations and if applicable, earthworks for any drainage, accessory buildings, trenching for utility services and connection to Councils Reticulation scheme.

iv. The Consent Holder shall provide written confirmation of the above matters from Te Uri o Hau to the satisfaction of Council.

The proposed variations to the consent notices do not entirely reflect the conditions required by Te Uri o Hau above. However, correspondence submitted in support of the application along with the CIA between Te Uri o Hau and the applicant confirms that Te Uri o Hau have reviewed the proposed wording and have agreed to this wording.

Conclusion

6.2 In summary, having assessed the effects of the activity, subject to compliance with conditions, it is considered that the activity would have less than minor adverse effects on the environment.

Section 104(1)(b) - Provisions of Policy Statements and Plans

6.3 RM160235 was assessed and considered to be consistent with the following policy statements and plans;

- New Zealand Coastal Policy Statement
- Northland Regional Policy Statement
- Kaipara District Plan 2013

The proposed changes would result in an increased height limit of 1m on lots 13 – 17 that would have less than minor effects and would result in altered cultural monitoring of earthworks that has the support of relevant Iwi, being Te Uri o Hau.

Consequently, the proposal is considered to remain consistent with the relevant objectives and policies of the above documents.

Section 104(1)(c) - Other Matters

6.4 Conditions of Consent

To ensure the proposal is implemented in a manner consistent with the proposal presented to Council and to ensure any adverse effects arising from the proposal are adequately addressed, relevant conditions of consent have been proposed pursuant to Section 108 of the Act.

7 REASONS FOR THE DECISION

7.1 In terms of Section 104(1)(a) of the Act, the adverse effects of the activity will be appropriately avoided, remedied or mitigated as discussed in Section 6 of this report.

7.2 In terms of Section 104(1)(b) of the Act it is considered that the proposal is consistent with the relevant objectives and policies of the Kaipara District Plan 2013, Northland Regional Policy Statement and New Zealand Coastal Policy Statement as discussed in Section 6 of this report.

7.3 In terms of Section 104(1)(c) of the Act, other relevant matters, including conditions of consent and monitoring have been considered in the determination of the application.

7.4 The application would allow for greater flexibility in dwelling design and greater certainty for Iwi and property owners on the need for cultural monitoring.

7.5 Positive effects include social and economic gains for the owners.

7.6 The Council has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as set out in Section 5

Reporting Planner *7 February 2020*

Dwayne Daly *Date*

Signed:

Vishal Chandra *Date: 18 February 2020*

Planning Manager

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

Title Plan - LT 487158

Survey Number	LT 487158
Surveyor Reference	40955
Surveyor	Dwayne Simon Reiher
Survey Firm	Cato Bolam Consultants Ltd (Auckland)
Surveyor Declaration	

Survey Details

Dataset Description	LOTS 1 - 40, 100, 101, 200, 201, 203, & 204 BEING A SUBDIVISION OF SECTIONS 6 & 7 SO 501331 & SECTIONS 1- 3 SO 493330		
Status	Initiated		
Land District	North Auckland	**Survey Class**	Class A
Submitted Date		**Survey Approval Date**	
		Deposit Date	

Territorial Authorities

Kaipara District

Comprised In

CT 807033 Ltd

CT 807032

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 487158	Fee Simple Title	0.2097 Ha	825227
Lot 2 Deposited Plan 487158	Fee Simple Title	0.1173 Ha	825228
Lot 3 Deposited Plan 487158	Fee Simple Title	0.1295 Ha	825229
Lot 4 Deposited Plan 487158	Fee Simple Title	0.1215 Ha	825230
Lot 5 Deposited Plan 487158	Fee Simple Title	0.1214 Ha	825231
Lot 6 Deposited Plan 487158	Fee Simple Title	0.1612 Ha	825232
Lot 7 Deposited Plan 487158	Fee Simple Title	0.1199 Ha	825233
Lot 8 Deposited Plan 487158	Fee Simple Title	0.1220 Ha	825234
Lot 9 Deposited Plan 487158	Fee Simple Title	0.1237 Ha	825235
Lot 10 Deposited Plan 487158	Fee Simple Title	0.1628 Ha	825236
Lot 11 Deposited Plan 487158	Fee Simple Title	0.1445 Ha	825237
Lot 12 Deposited Plan 487158	Fee Simple Title	0.1441 Ha	825238
Lot 13 Deposited Plan 487158	Fee Simple Title	0.1615 Ha	825239
Lot 14 Deposited Plan 487158	Fee Simple Title	0.1982 Ha	825240
Lot 15 Deposited Plan 487158	Fee Simple Title	0.1194 Ha	825241
Lot 16 Deposited Plan 487158	Fee Simple Title	0.1237 Ha	825242
Lot 17 Deposited Plan 487158	Fee Simple Title	0.2006 Ha	825243
Lot 18 Deposited Plan 487158	Fee Simple Title	0.1527 Ha	825244
Lot 19 Deposited Plan 487158	Fee Simple Title	0.1220 Ha	825245
Lot 20 Deposited Plan 487158	Fee Simple Title	0.1478 Ha	825246
Lot 22 Deposited Plan 487158	Fee Simple Title	0.1448 Ha	825248
Lot 23 Deposited Plan 487158	Fee Simple Title	0.1321 Ha	825249

Title Plan - LT 487158

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 24 Deposited Plan 487158	Fee Simple Title	0.1785 Ha	825250
Lot 25 Deposited Plan 487158	Fee Simple Title	0.1398 Ha	825251
Lot 26 Deposited Plan 487158	Fee Simple Title	0.1381 Ha	825252
Lot 27 Deposited Plan 487158	Fee Simple Title	0.1525 Ha	825253
Lot 28 Deposited Plan 487158	Fee Simple Title	0.1865 Ha	834070
Lot 29 Deposited Plan 487158	Fee Simple Title	0.2063 Ha	834068
Lot 30 Deposited Plan 487158	Fee Simple Title	0.9140 Ha	825254
Lot 31 Deposited Plan 487158	Fee Simple Title	0.1705 Ha	825255
Lot 32 Deposited Plan 487158	Fee Simple Title	0.1369 Ha	825256
Lot 33 Deposited Plan 487158	Fee Simple Title	0.1803 Ha	825257
Lot 34 Deposited Plan 487158	Fee Simple Title	0.1708 Ha	825258
Lot 35 Deposited Plan 487158	Fee Simple Title	0.1277 Ha	825259
Lot 36 Deposited Plan 487158	Fee Simple Title	0.1104 Ha	825260
Lot 37 Deposited Plan 487158	Fee Simple Title	0.1800 Ha	825261
Lot 101 Deposited Plan 487158	Vesting on Deposit for Historic Reserve (Territorial Authority)	0.3353 Ha	825262
Lot 38 Deposited Plan 487158	Fee Simple Title	0.1122 Ha	825264
Lot 39 Deposited Plan 487158	Fee Simple Title	0.1102 Ha	825265
Lot 40 Deposited Plan 487158	Fee Simple Title	0.1073 Ha	825266
Lot 200 Deposited Plan 487158	Fee Simple Title	0.0976 Ha	Multiple
Lot 201 Deposited Plan 487158	Fee Simple Title	0.0913 Ha	Multiple
Lot 203 Deposited Plan 487158	Fee Simple Title	0.0812 Ha	Multiple
Lot 204 Deposited Plan 487158	Fee Simple Title	0.0533 Ha	Multiple
Lot 100 Deposited Plan 487158	Vesting on Deposit for Local Purpose Reserve	1.1170 Ha	825263
Lot 21 Deposited Plan 487158	Fee Simple Title	0.1506 Ha	825247
Area Q Deposited Plan 487158	Easement		
Area P Deposited Plan 487158	Easement		
Area O Deposited Plan 487158	Easement		
Area N Deposited Plan 487158	Easement		
Area M Deposited Plan 487158	Easement		
Area L Deposited Plan 487158	Easement		
Area AH Deposited Plan 487158	Easement		
Area AG Deposited Plan 487158	Easement		
Area AF Deposited Plan 487158	Easement		
Area I Deposited Plan 487158	Easement		
Area E Deposited Plan 487158	Easement		
Area J Deposited Plan 487158	Easement		
Area X Deposited Plan 487158	Easement		
Area AE Deposited Plan 487158	Easement		
Area D Deposited Plan 487158	Easement		
Area AD Deposited Plan 487158	Easement		
Area AC Deposited Plan 487158	Easement		

Title Plan - LT 487158

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area AB Deposited Plan 487158	Easement		
Area AA Deposited Plan 487158	Easement		
Area B Deposited Plan 487158	Easement		
Area H Deposited Plan 487158	Easement		
Area Z Deposited Plan 487158	Land Covenant		
Area Y Deposited Plan 487158	Land Covenant		
Area F Deposited Plan 487158	Easement		
Area A Deposited Plan 487158	Easement		
Area V Deposited Plan 487158	Easement		
Area G Deposited Plan 487158	Easement		
Area T Deposited Plan 487158	Easement		
Area S Deposited Plan 487158	Easement		
Area U Deposited Plan 487158	Easement		
Area R Deposited Plan 487158	Easement		
CSC Parcel Number: 83	Hydro		
CSC Parcel Number: 84	Hydro		
CSC Parcel Number: 85	Hydro		
Area AI Deposited Plan 487158	Easement		
Total Area		8.4287 Ha	

Our Ref: 40955

KDC Ref: RM 160235

Easement Schedule for DP 487158

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to convey Electricity Telecommunication & Computer Media Right to drain water	A	Lot 200	Lots 19-28
	B	Lot 201	Lots 13-17
	D	Lot 203	Lot 7-12
	E	Lot 204	Lot 32, 35-37
	V	Lot 20	Lot 19 & 21
Right to drain water	L	Lot 2	Lots 1-17 Lots 31-37
	M	Lot 3	
	N	Lot 4	
	O	Lot 5	
	P	Lot 6	
	Q	Lot 1	
	R	Lot 24	Lots 17-29 Lots 38-40
	S	Lot 22	
	U	Lot 21	
	V	Lot 20	
Right to Convey Water (Fire Fighting)	F	Lot 27 Hereon	Lot 1 - 40 Hereon
	G	Lot 20 Hereon	
	H	Lot 14 Hereon	
	I	Lot 8 Hereon	
	J	Lot 32 Hereon	
Schedule of Easements			
Right to drain water	AA	**Lot 13**	Lot 14
	AB	**Lot 14**	Lot 13
	AC	**Lot 12**	Lot 13
	AD	**Lot 11**	Lot 13 Lot 14
	AI	**Lot 10**	Lot 14

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to convey Electricity Telecommunication & Computer Media	A	Lot 200	Northpower Ltd Northpower Fibre Ltd
	B	Lot 201	
	D	Lot 203	
	E	Lot 204	
Pedestrian Right of Way	X	Lot 30	Kaipara District Council
Right to drain water	L	Lot 2	Kaipara District Council
	M	Lot 3	
	N	Lot 4	
	O	Lot 5	
	P	Lot 6	
	AF	Lot 7	
	AG	Lot 8	
	AH	Lot 9	
	AE	Lot 12	
	Q	Lot 1	
	R	Lot 24	
	S	Lot 22	
	T & U	Lot 21	
	V	Lot 20	
Right to drain sewage & water	A	Lot 200	Kaipara District Council
	B	Lot 201	
	D	Lot 203	
	E	Lot 204	

AMALGAMATION CONDITIONS
(Pursuant to 220(1)(b)(iv) of the RMA 1991)

Lot 200 hereon to be held as to 9 undivided 1/9 shares by the owners of Lots 19-21, 23-28 hereon as tenants in common in the said shares and that individual Computer Freehold Register be issued be issued in accordance therewith

Lot 201 hereon to be held as to 5 undivided 1/5 shares by the owners of Lots 13-17 hereon as tenants in common in the said shares and that individual Computer Freehold Register be issued be issued in accordance therewith

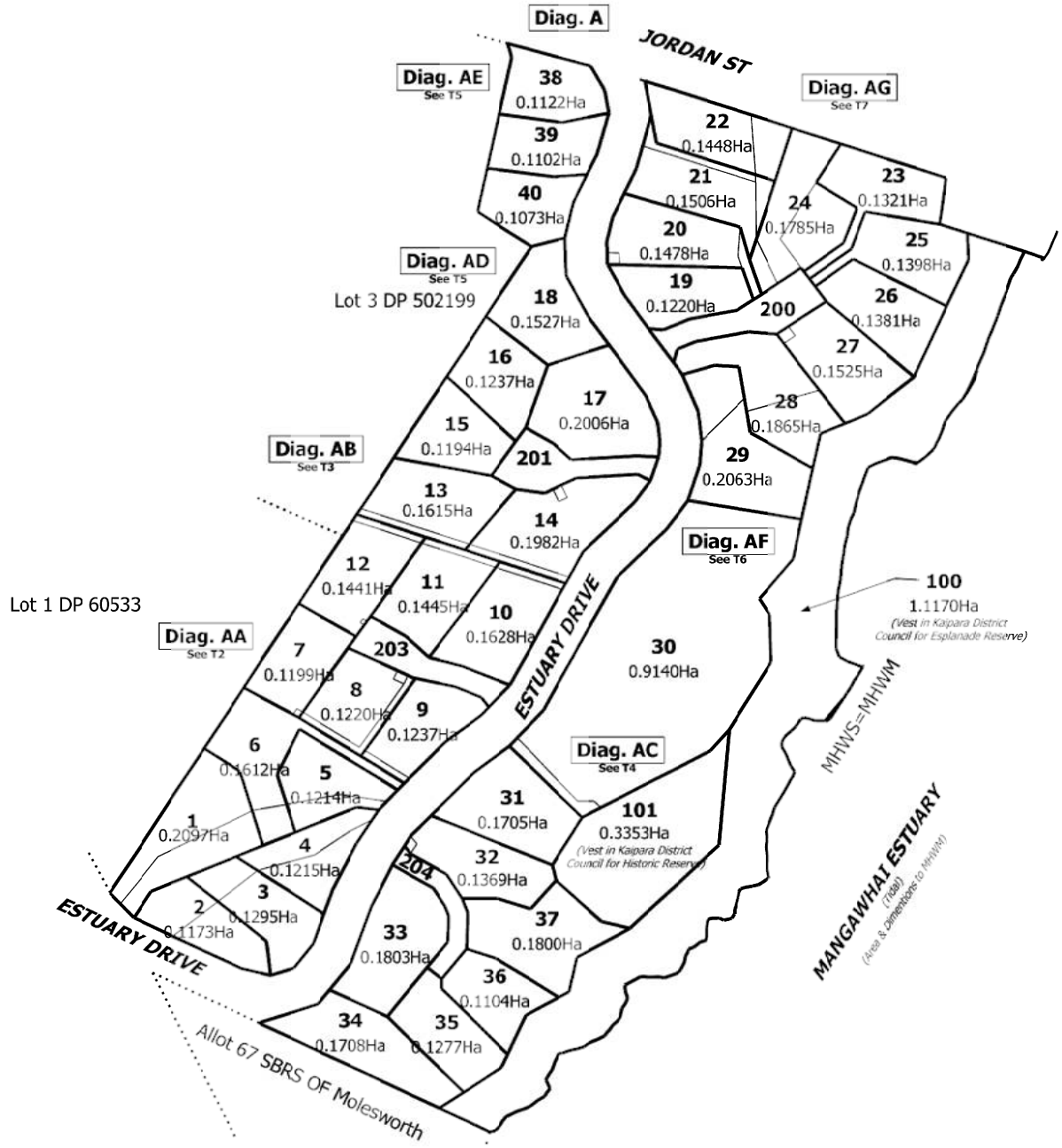
Lot 203 hereon to be held as to six undivided 1/6 shares by the owners of Lots 7-12 hereon as tenants in common in the said shares and that individual Computer Freehold Register be issued be issued in accordance therewith

Lot 204 hereon to be held as to four undivided 1/4 shares by the owners of Lots 32 & 35-37 hereon as tenants in common in the said shares and that individual Computer Freehold Register be issued be issued in accordance therewith

See LINZ reference – 1416538

Schedule / Memorandum

PROPOSED COVENANTS
Areas shown as Y & Z are subject to a restrictive covenant (No Build)
EXISTING AMALGAMATION COVENANTS TO BE CANCELLED (Pursuant to 240(4) of the RMA 1991)
Sections 1-3 SO 493330 & Sections 6 & 7 SO 501331 created by 10671217.4



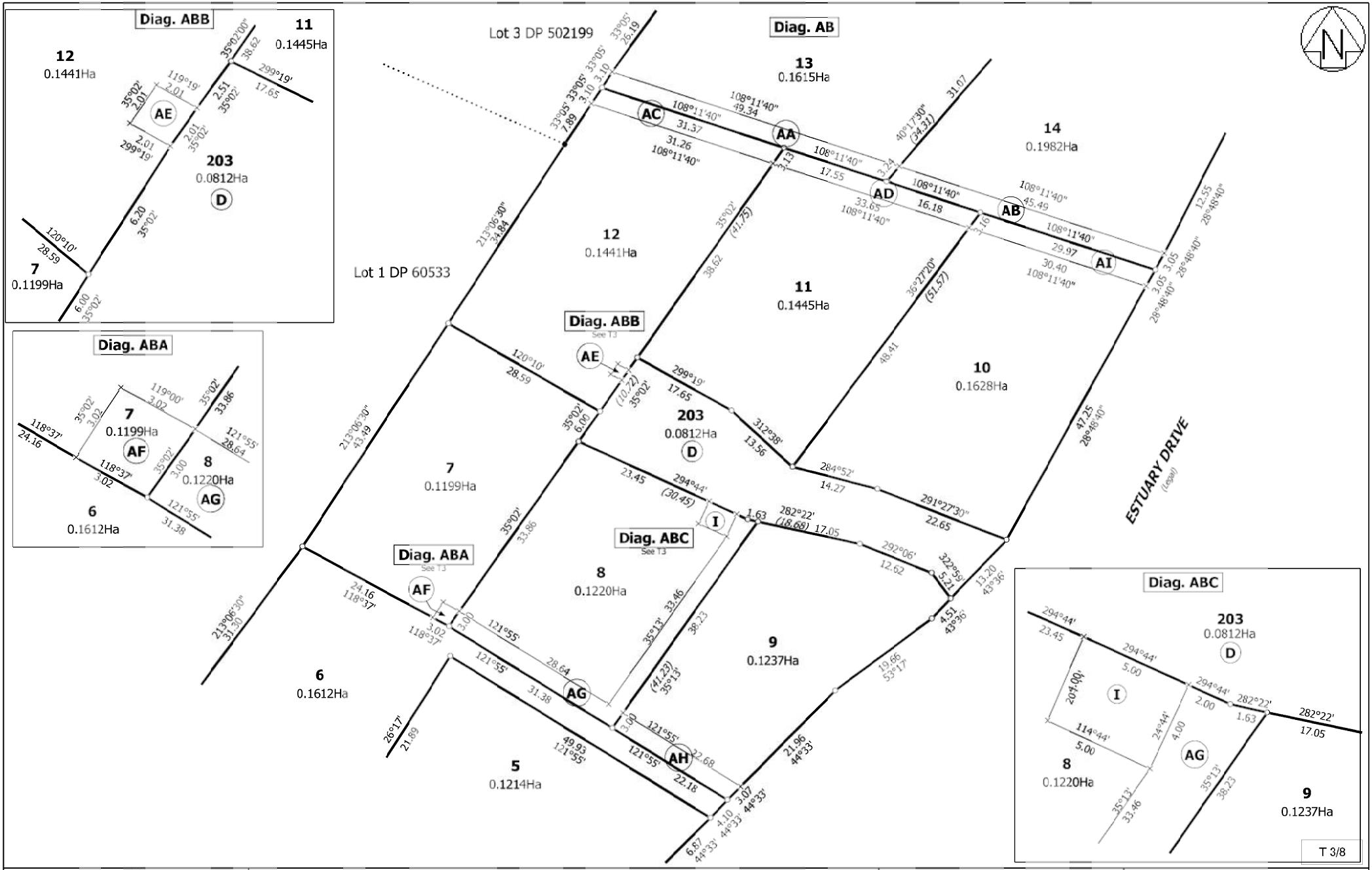
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Land District: North Auckland Digitally Generated Plan Generated on: 31/08/2018 4:12pm Page 7 of 14	LOTS 1 - 40, 100, 101, 200, 201, 203, & 204 BEING A SUBDIVISION OF SECTIONS 6 & 7 SO 501331 & SECTIONS 1- 3 SO 493330	Surveyor: Dwayne Simon Reiher Firm: Cato Bolam Consultants Ltd (Auckla	Title Plan LT 487158 DRAFT



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Land District: North Auckland Digitally Generated Plan Generated on: 31/08/2018 4:12pm Page 8 of 14	LOTS 1 - 40, 100, 101, 200, 201, 203, & 204 BEING A SUBDIVISION OF SECTIONS 6 & 7 SO 501331 & SECTIONS 1- 3 SO 493330	Surveyor: Dwayne Simon Reiher Firm: Cato Bolam Consultants Ltd (Auckla	Title Plan LT 487158 DRAFT



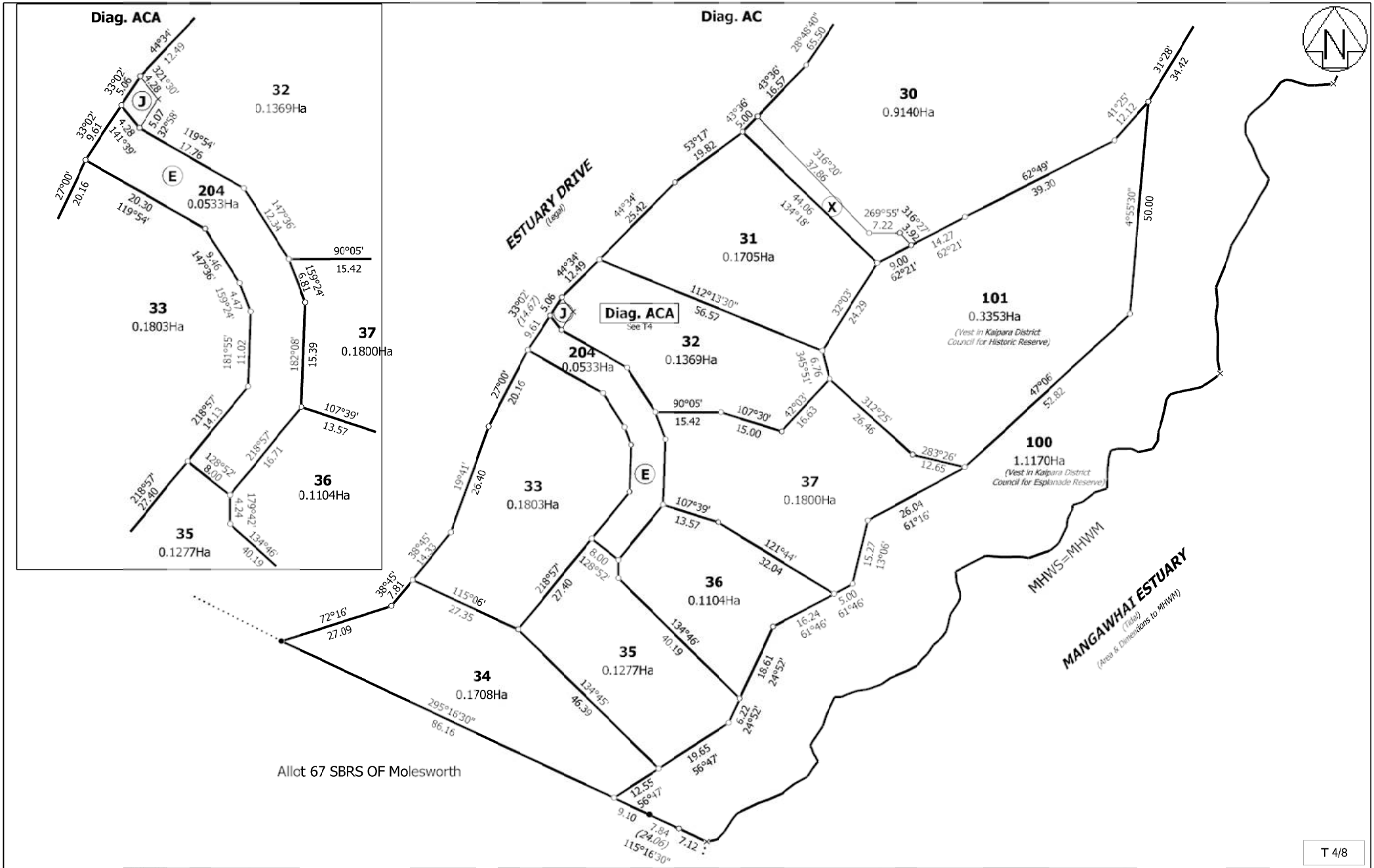
Land District: North Auckland

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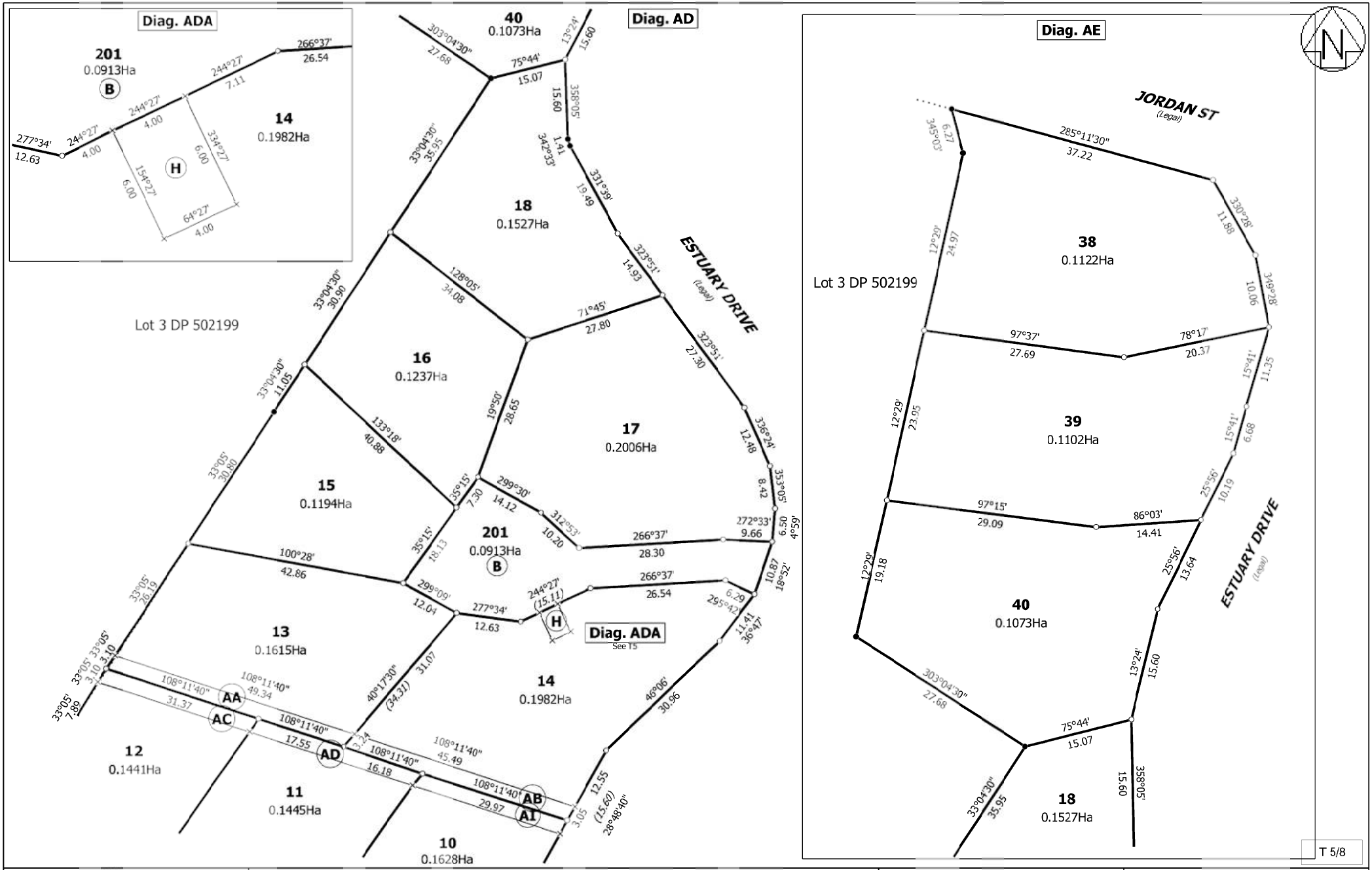
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Land District: North Auckland Digitally Generated Plan Generated on: 31/08/2018 4:12pm Page 10 of 14	LOTS 1 - 40, 100, 101, 200, 201, 203, & 204 BEING A SUBDIVISION OF SECTIONS 6 & 7 SO 501331 & SECTIONS 1- 3 SO 493330	Surveyor: Dwayne Simon Reiher Firm: Cato Bolam Consultants Ltd (Auckla	Title Plan LT 487158 DRAFT



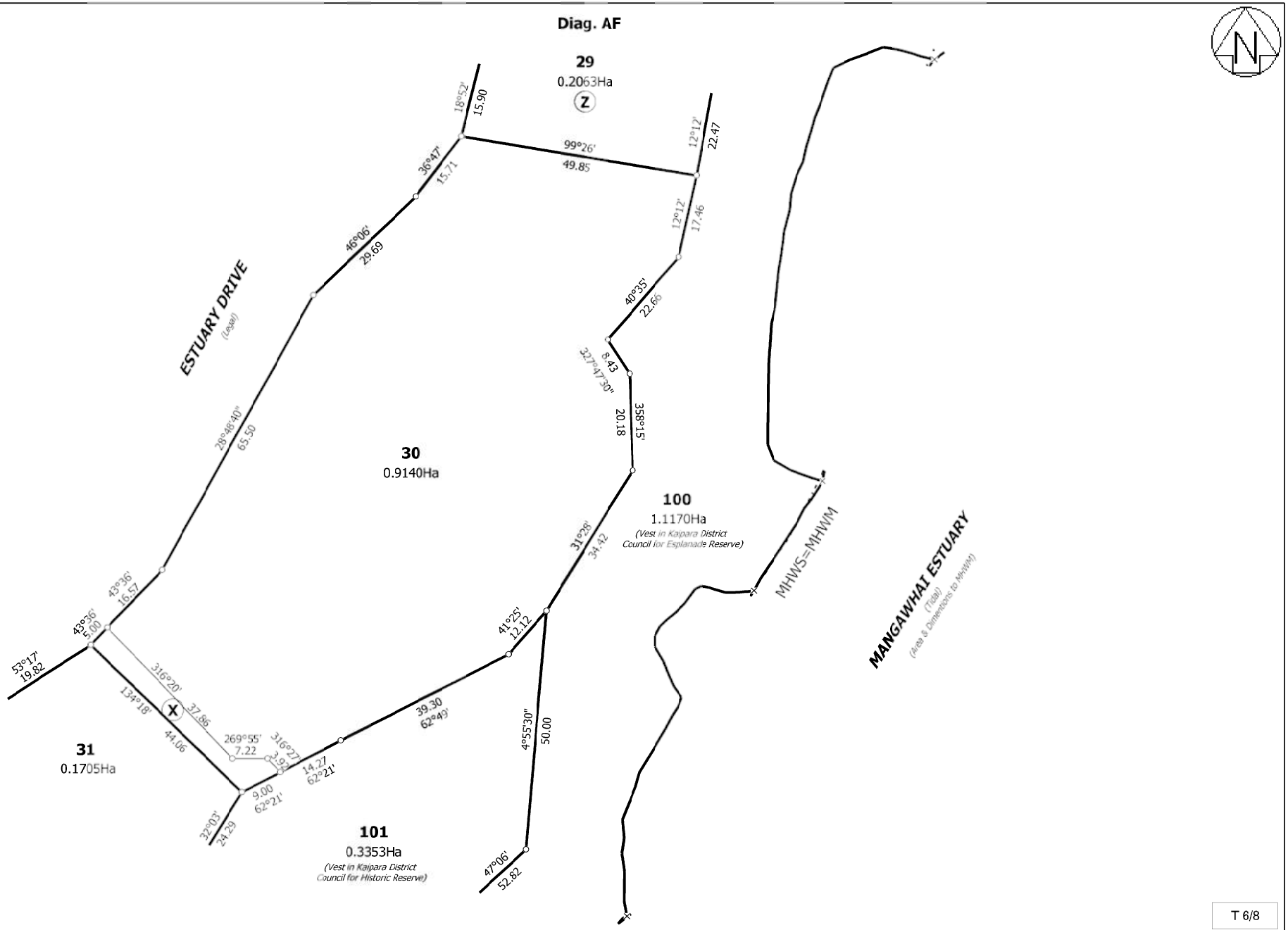
Land District: North Auckland

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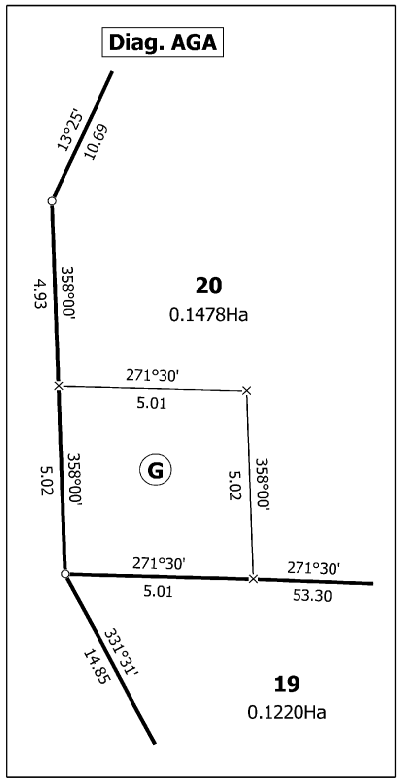
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Firm: Cato Bolam Consultants Ltd (Auckla

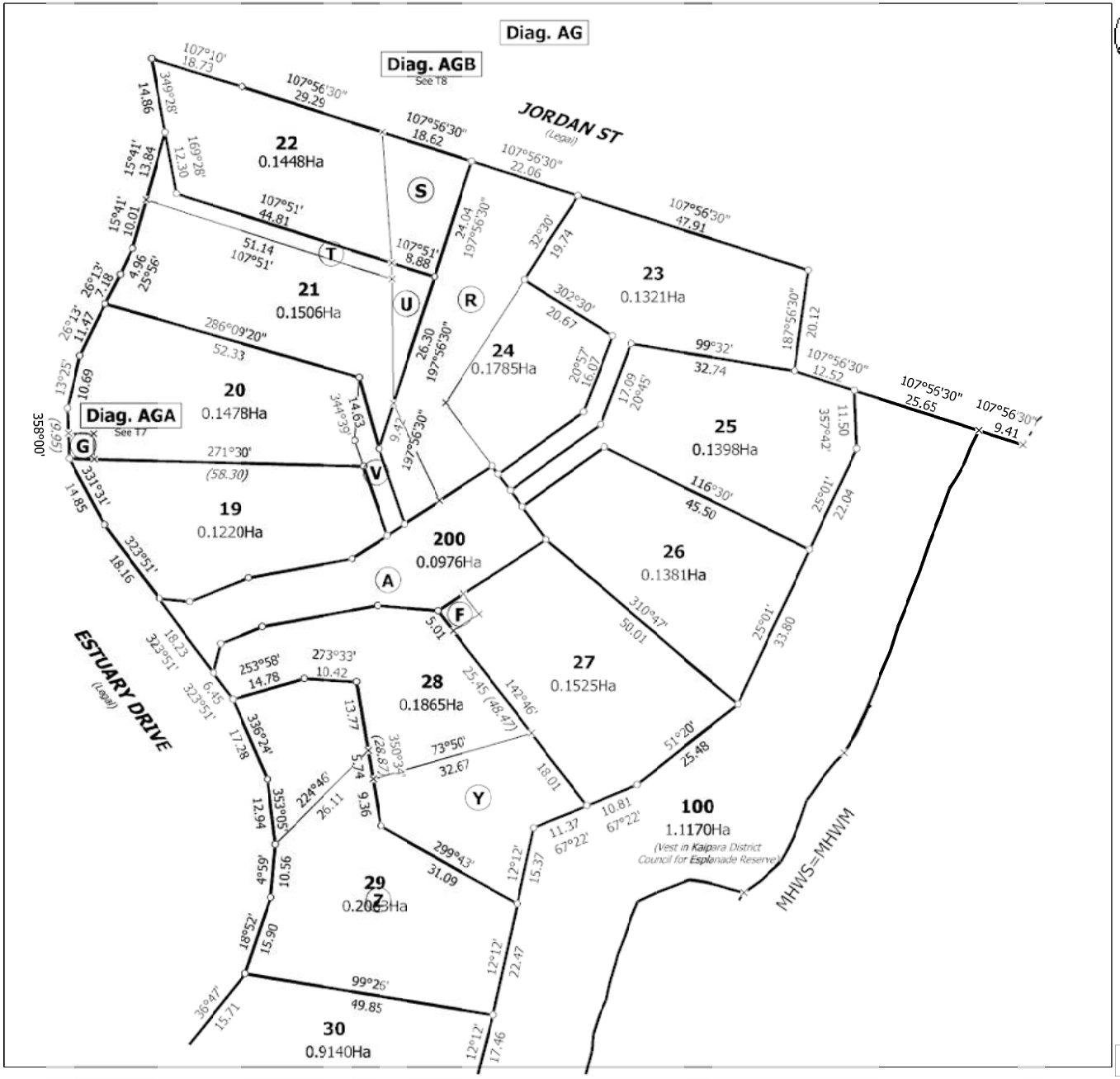
Title Plan
LT 487158
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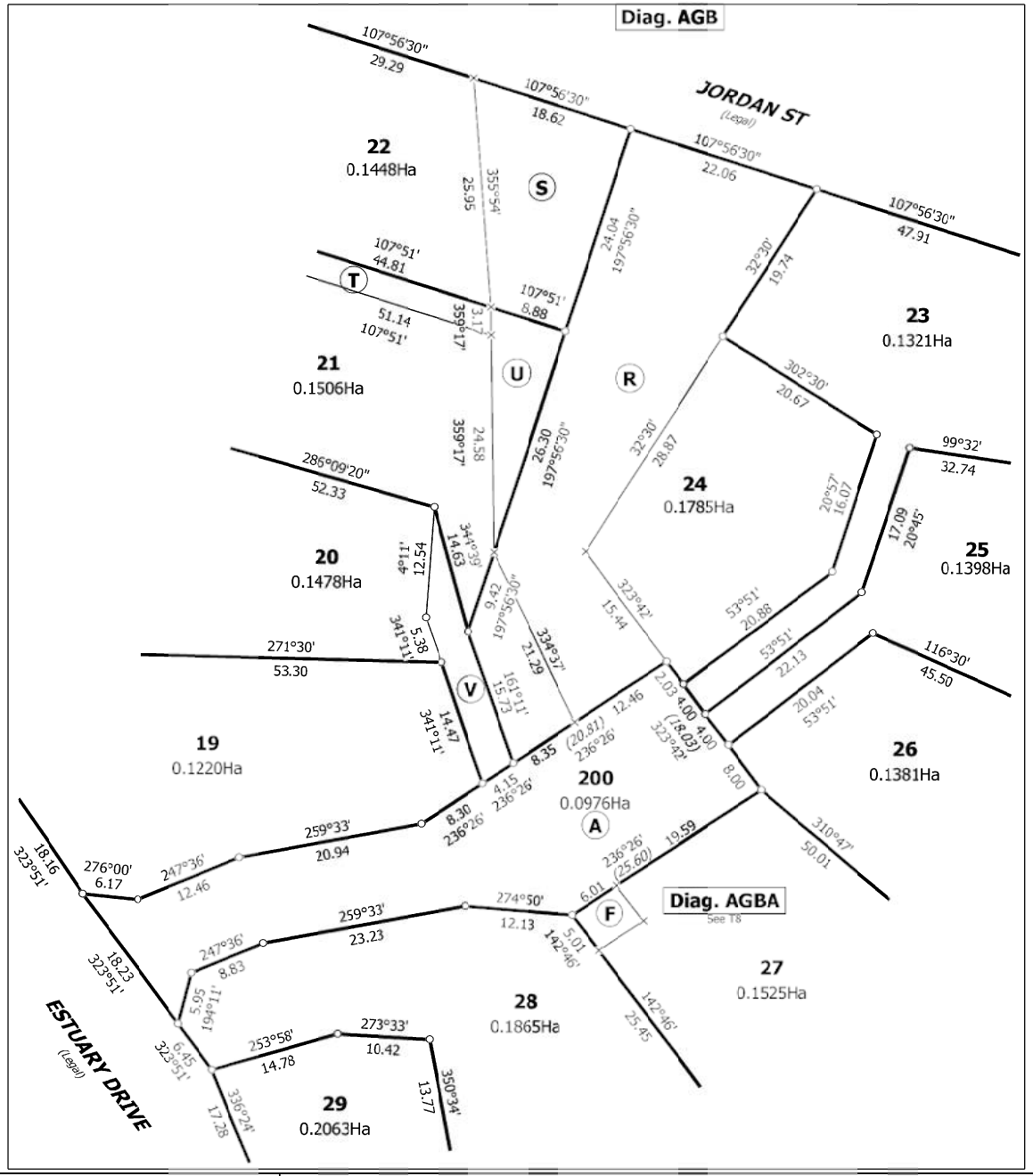
Land District: North Auckland Digitally Generated Plan Generated on: 31/08/2018 4:12pm Page 12 of 14	LOTS 1 - 40, 100, 101, 200, 201, 203, & 204 BEING A SUBDIVISION OF SECTIONS 6 & 7 SO 501331 & SECTIONS 1- 3 SO 493330	Surveyor: Dwayne Simon Reiher Firm: Cato Bolam Consultants Ltd (Auckla	Title Plan LT 487158 DRAFT





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Land District: North Auckland Digitally Generated Plan Generated on: 31/08/2018 4:12pm Page 13 of 14	LOTS 1 - 40, 100, 101, 200, 201, 203, & 204 BEING A SUBDIVISION OF SECTIONS 6 & 7 SO 501331 & SECTIONS 1- 3 SO 493330	Surveyor: Dwayne Simon Reiher Firm: Cato Bolam Consultants Ltd (Auckla	Title Plan LT 487158 DRAFT



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Land District: North Auckland

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LOTS 1 - 40, 100, 101, 200, 201, 203, & 204 BEING A SUBDIVISION OF SECTIONS 6 & 7 SO 501331 & SECTIONS 1- 3 SO 493330

Surveyor: Dwayne Simon Reiher
Firm: Cato Bolam Consultants Ltd (Auckla

Title Plan
LT 487158
DRAFT

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

A N D

IN THE MATTER of the subdivision of land shown in Deposited Plan 487158 (North Auckland Land Registration District) ("**Plan**")

CONSENT NOTICE
(Section 221 of the Act)

KAIPARA DISTRICT COUNCIL ("**Council**") being the territorial authority of the district within which the land described in the First Schedule below ("**Land**") is located has consented to the subdivision of the Land as shown in the Plan subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

FIRST SCHEDULE
(Land)

ALL that land being sections 6 & 7 SO501331 & sections 1-3 SO493330 described in Computer Freehold Registers 807033 (limited as to parcels) and 807032.

SECOND SCHEDULE
(Conditions)

The Owner (as defined in the Act) must, on a continuing basis, to the satisfaction of the Council, comply with the following conditions of the Council's Subdivision Consent RM160235B, namely:

1. In respect of Lots 1 to 40 on the Plan (each a "Lot")

1.1 The Owner of each Lot shall have earthworks, location of buildings, building foundations and stormwater and wastewater disposal on a Lot specifically designed

by a suitably qualified Chartered Professional Engineer having regard to any soil and stability/saturation issues that may exist or arise as a result of development on a LOT ensuring that such design takes into account any of the recommendations identified in the Subdivision Completion Report reference 13062 prepared by RS Eng dated 5 June 2018 and held by the Council.

1.2 The Owner shall make a vehicle crossing permit application prior to the construction of any vehicle crossing from a Lot onto a Council road.

1.3 In respect of any Lot where there is no stormwater connection to a public stormwater disposal system the Owner shall at its cost at the time of any development of a Lot construct stormwater detention devices specifically designed by an appropriately qualified competent engineer to the approval of the Council to ensure that the peak stormwater runoff from the Lot will be no greater than that which would have occurred prior to development.

1.4 At the time of applying for a building consent on a Lot the Owner shall contact Environs Holdings Limited and arrange cultural monitoring for any earthworks to be carried out on the Lot.

1.5 When undertaking any building works on a Lot the Owner shall comply with the Building and Landscape Design Guidelines in the Assessment of Landscape, Natural Character and Visual Effects dated January 2017 held by the Council.

1.6 When applying for a building consent in respect of a Lot the Owner shall comply with the Revegetation/Enrichment Planting Schedule in the Assessment of Landscape, Natural Character and Visual Effects dated January 2017 held by the Council.

1.7 The Owner of each Lot is advised that telecommunications services provider to each Lot will be wireless.

2. In respect of Lots 36 and 37 on the Plan (each a "Lot")

2.1 The Owner of each Lot is advised that buildings constructed on a Lot have been consented to be constructed within 30 metres of the Coastal Marine Area ("CMA") under Rule 13.10.7 of the Kaipara District Plan 2013 and the minimum distance of a building on a Lot from the CMA is 25 metres.

3. In respect of Lots 1 to 6 (both inclusive) and 21 to 28 (both inclusive) on the Plan (each a "Lot")

3.1 The Owner of each Lot shall have regard to the stormwater pond maintaince plan provided in connection with the subdivision consent RM160235B and held by the Council and the Owner of a Lot shall, at its cost, ensure ongoing compliance with the approved stormwater pond maintenance plan reference WH40955 prepared by Cato Bolam Consultants dated 12 June 2018.

4. In respect of Lots 18, 22, 38, 39 and 40 on the Plan (each a "Lot")

4.1 The Owner of each Lot shall provide three on-site carparking spaces on the Lot.

DATED the 16th day of October 2018

SIGNED by the Council)
by its authorised signatory)

D Tetzner

Our Ref: WH40955

20 August 2018

Kaipara District Council
Private Bag 1001
DARGAVILLE 0340

Email: council@kaipara.govt.nz

CONDITION 4(N) APPROVAL REQUEST
Applicant: The Jessie Trust
Location: ,Estuary Drive Moirs Point, Mangawhai
Council Ref: RM160235B

Please find enclosed Subdivision Completion Report for approval subject to condition 4(n) of the above consent.

We look forward to confirmation the above condition has been met.

If you require further information, please contact me at simonr@catobolam.co.nz or telephone (09) 438 1684.

Yours faithfully
CATO BOLAM CONSULTANTS LTD



Simon Reiher
DIRECTOR
Kdc-request condition 4(r) approval

cc: Prasad Sappa - Email: psappa@kaipara.govt.nz

File: 13062
5 June 2018
Issue: 1

SUBDIVISION COMPLETION REPORT

Moirs Point, Estuary Drive, Mangawhai

(Allot 68 to 71 SBRS of Molesworth)

1.0 Introduction

RS Eng Ltd has been engaged by the client to supervise, test and provide geotechnical review of the 40 lot subdivision at Moirs Point, Estuary Drive, Mangawhai.

A Subdivision Report prepared by this consultancy for titled *"Subdivision Suitability Report, Jessie Trust Holdings, Estuary Drive, Mangawhai"* dated 30 May 2016, has been reviewed.

2.0 Field Investigations

A number of site inspections of the subdivision construction were completed between August 2017 and May 2018. The inspections included supervision of earthworks operations, testing of fill and overall stability supervision of the subdivision.

RS Eng Ltd has previously completed subsoil testing over the development for the subdivision suitability report. The subdivision report outlined recommendations for the subdivision construction. These recommendations outlined the following;

"6.1 Residential Allotments. All filling over 0.5m and cuts over 1.0m on slopes over 14° (1V:4H) should be specifically designed by a Chartered Professional Engineer to prevent stability being compromised.

6.2 Access Roads. To provide stable cut and fill batters we recommend that a maximum slope of 26° (1V:2H) be used. After construction of these batters they should be vegetated as soon as reasonably possible to prevent erosion. If the above slope batters cannot be meet, then retaining walls may be required."

The earthworks for the subdivision has generally been undertaken in accordance with our suitability report. Some areas of the main accessway for the subdivision has slopes over that recommended, however adequate slope protection by means of mass rock walls and erosion protection has been implemented (refer attached plans). Earthfilling has been undertaken to form the main access for the subdivision and to provide levels areas for the new allotments. This filling has generally been undertaken in low lying areas. Overall, the filling over the subdivision presents no stability issues. Some filling on the steeper slopes of Lot 28 and 29 has been undertaken. These areas will need additional stability measures to make them suitable to construct on.

Recommendations outlined in our subdivision report relating to the residential allotments should be included in consent conditions for the development as follows;

- All filling deeper than 0.5m and cuts higher than 1.0m on slopes over 14° (1V:4H) should be specifically designed by a Chartered Professional Engineer to prevent stability being compromised.
- Additional stability measures will need to be implemented for construction to take place on the areas marked Y and Z on Lot 28 and Lot 29.
- RS Eng Ltd concludes that the proposed lots are suitable for residential development subject to specific foundation design by a Chartered Professional Engineer. This design should also include an assessment of proposed earthworks and access for each allotment.

3.0 Conclusions

Based on the site inspections and investigations described and subject to the recommendations in this report it is the conclusion of RS Eng Ltd that there is a suitable building sites on each of the proposed lots.

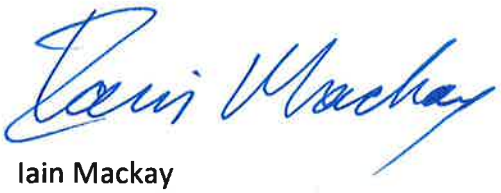
4.0 Limitations

This report has been prepared solely for the benefit of our client and the Whangarei District Council. The reliance by other parties on the information or opinions contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Iain Mackay
Senior Engineering Technician
NZDE(Civil), NZCE(Mech)

Reviewed by:



Max Haag
Chartered Professional Engineer
BE(Civil), CPEng, IntPE(NZ), CMEngNZ

RS Eng Ltd

Appendix A

Form B, Site Contour Plans and Cut and Fill Plans

Masterspec (1078074) subscribers are licensed to temporarily download this document and may print it but not more than 10% of the documents subscribed to may be held in printed form at any one time.

SCHEDULE 2A

STATEMENT OF PROFESSIONAL OPINION ON SUITABILITY OF LAND FOR BUILDING CONSTRUCTION

Development Moirs Point, Mangawhai

Developer Jessie Trust Ltd

Location Estuary Drive, Mangawhai

I Max Haag (Full name) of RS Eng Ltd (Name and address of firm)

Hereby confirm that:

1. I am a geo-professional as defined in clause 1.2.2 of NZS 4404:2010 and was retained by the developer as the geo-professional on the above development.

2. The extent of my preliminary investigations are described in my Report(s) number 13062, dated 30/5/16, and the conclusions and recommendations of that/those document(s) have been re-evaluated in the preparation of this report. The extent of my inspections during construction, and the results of all tests and/or re-evaluations carried out are as described in my geotechnical completion report dated 5/6/18

3. In my professional opinion, not to be construed as a guarantee, I consider that (delete as appropriate):

~~(a) The earth fills shown on the attached Plan No. ..... have been placed in compliance with the requirements of the ..... Council and my specification.~~

(b) The completed works take into account land slope and foundation stability considerations, subject to the appended foundation recommendations and earthworks restrictions, (which should be read in conjunction with the appended final site contour plan) & completion report.

(c) Subject to 3(a) and 3(b) of this Schedule, the original ground not affected by filling is suitable for the erection of buildings designed according to NZS 3604 provided that:

(i) Foundations are specifically designed by a CPEng

(ii) .....

(d) Subject to 3(a) and 3(b) of this Schedule, the filled ground is suitable for the erection of buildings designed according to NZS 3604 provided that:

(i) Foundations are specifically designed by a CPEng

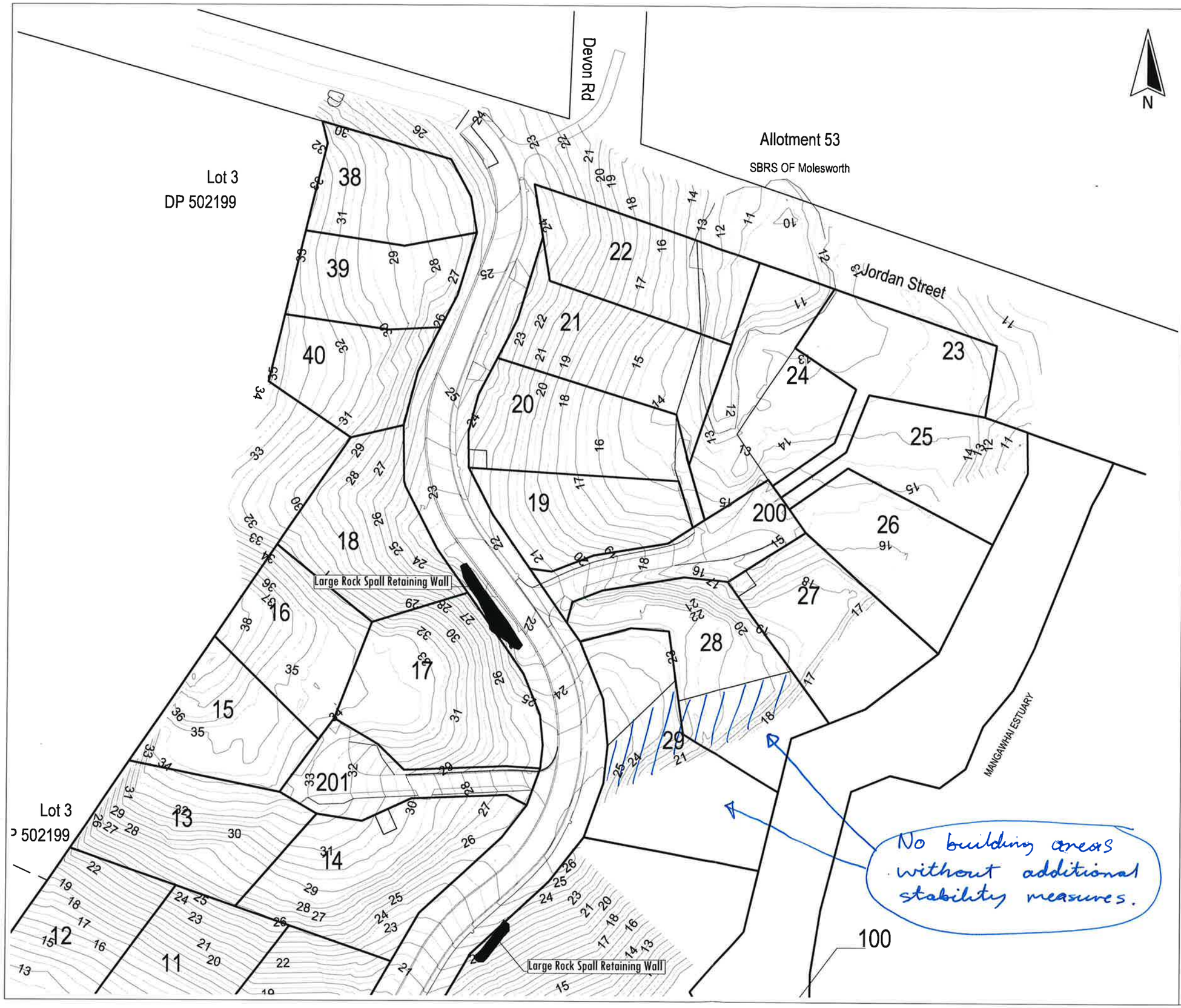
(ii) Specific geotechnical assessment is undertaken

(e) ~~The original ground not affected by filling and the filled ground are not subject to erosion, subsidence, or slippage in accordance with the provisions of section 106 of the Resource Management Act 1991 provided that:~~

(i) —

(ii) —

NOTE – These subclauses may be deleted or added to as appropriate, to include such considerations as expansive soils where excluded from NZS 3604, and site seismic characteristics as covered in clause 3.1.3 of NZS 1170.5.



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I, Dwayne Simon Reiher, Registered Professional Surveyor, hereby certify that these ASBUILT PLANS are an accurate record of the works undertaken and that the coordinates of (X,Y) are in terms of NZTM on NZGD(2000) and are within ± 50mm.
The levels (Z) are in terms of the One Tree Point Datum 1964 (MSL) LINZ datum (DOSLI datum) and are within ±10mm

.....
.....

Dwayne Simon Reiher
Date
Registered Professional Surveyor

Phone: 09 438 1684

Email: simonr@catobolam.co.nz

LEGEND

Minor Contours — 0.5m
Major Contours — 1.0m

CATO BOLAM CONSULTANTS
PLANNERS | SURVEYORS | ENGINEERS | ENVIRONMENTAL

PROJECT

JESSIE TRUST LTD
MOIRS POINT
ESTUARY DRIVE, MANGAWHAI

DRAWING TITLE

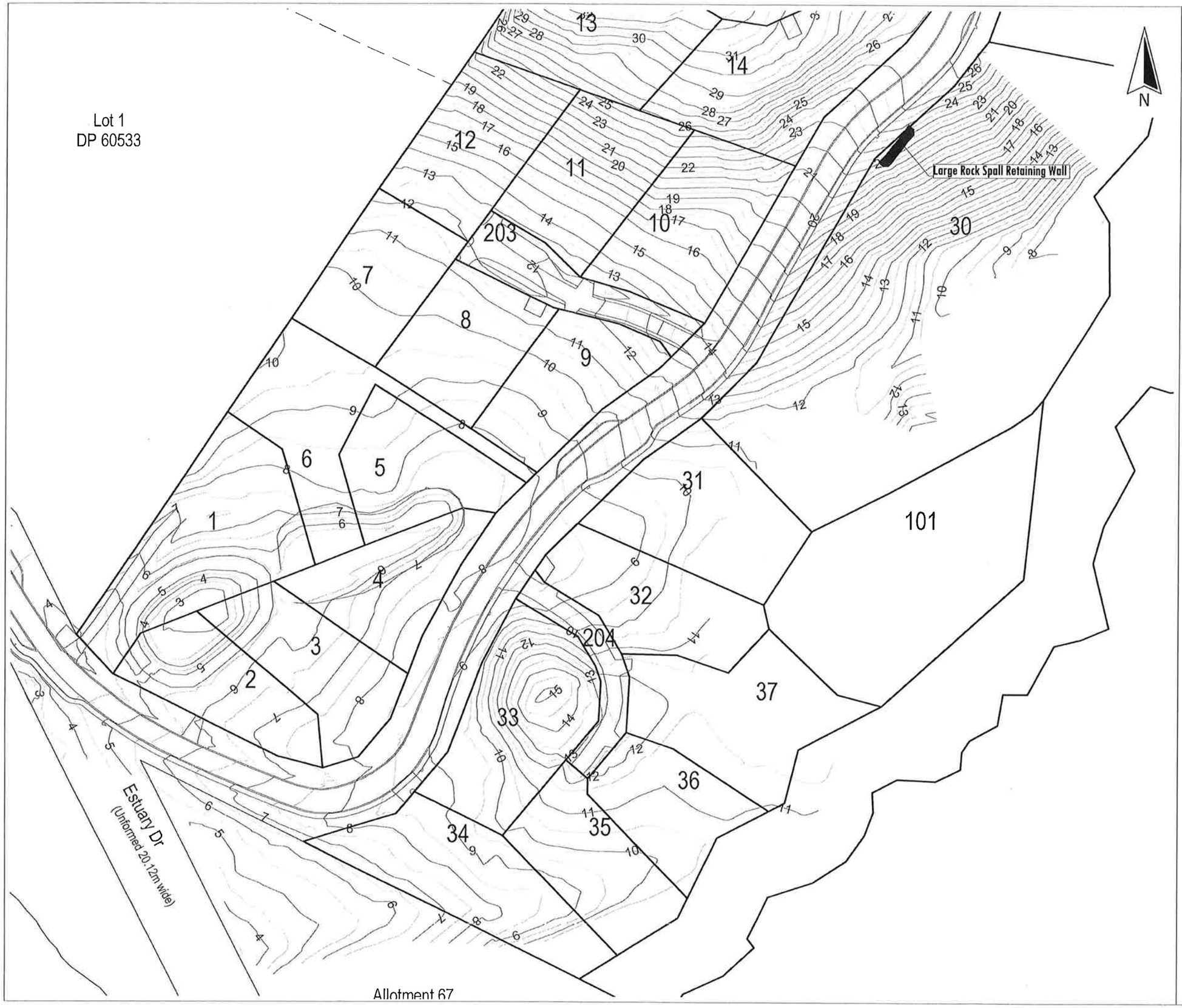
ROCK RETAINING WALLS

FOR DISCUSSION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
R1	COVENANTS LOT 28 & 29	WJM	05/2018
	SURVEYED	PS, NH, WJM	03-05/2018
	DESIGNED		
	DRAWN	MM	05/2018

DATE	ORIGINAL SCALE	ORIGINAL SIZE
15/05/2018	1:1000	A3

DRAWING NO.	REVISION
40955-DR-SU-9012	R1



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I, Dwayne Simon Reiher, Registered Professional Surveyor, hereby certify that these ASBUILT PLANS are an accurate record of the works undertaken and that the coordinates of (X,Y) are in terms of NZTM on NZGD(2000) and are within ± 50mm.
The levels (Z) are in terms of the One Tree Point Datum 1964 (MSL) LINZ datum (DOSLI datum) and are within ±10mm

.....
.....

Dwayne Simon Reiher
Date
Registered Professional Surveyor

Phone: 09 438 1684

Email: simonr@catobolam.co.nz

LEGEND

Minor Contours ——0.5m——
Major Contours ——1.0m——

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PROJECT

JESSIE TRUST LTD
MOIRS POINT
ESTUARY DRIVE, MANGAWHAI

DRAWING TITLE

ROCK RETAINING WALLS

FOR DISCUSSION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
SURVEYED		PS, NH, WJM	03-05/2018
DESIGNED			
DRAWN		MM	05/2018

DATE	ORIGINAL SCALE	ORIGINAL SIZE
15/05/2018	1:1000	A3

DRAWING NO.	REVISION
40955-DR-SU-9011	R0



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Cut to Fill Legend

- Cut Contours & Area
- Fill Contours & Area

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PROJECT

JESSIE TRUST LTD
MOIRS POINT
ESTUARY DRIVE, MANGAWHAI

DRAWING TITLE

CUT FILL CONTOURS

FOR INFORMATION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
SURVEYED		PS, NH, WJM	03/2018
DESIGNED			
DRAWN		MM	04/2018

DATE	ORIGINAL SCALE	ORIGINAL SIZE
19/04/2018	1:1000	A3

DRAWING NO.	REVISION
40955-DR-SU-9904	



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Cut to Fill Legend

- Cut Contours & Area
- Fill Contours & Area

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PROJECT

JESSIE TRUST LTD
MOIRS POINT
ESTUARY DRIVE, MANGAWHAI

DRAWING TITLE

CUT FILL CONTOURS

FOR INFORMATION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
SURVEYED		PS, NH, WJM	03/2018
DESIGNED			
DRAWN		MM	04/2018

DATE	ORIGINAL SCALE	ORIGINAL SIZE
19/04/2018	1:1000	A3

DRAWING NO.	REVISION
40955-DR-SU-9905	

Jessie Trust Limited.
Moir Point,
Estuary Drive,
Mangawhai.

Proposed subdivision of Allotment 68-71 Molesworth Subs Blk Mangawhai SD (NA1826/30) and Lot 3 DP 105271 (171738)

Assessment of landscape, natural character and visual effects



January 2017

Simon Cocker
Landscape Architecture

Simon Cocker
Landscape Architecture

1 INTRODUCTION

Simon Cocker Landscape Architecture has been engaged by the applicant, to undertake a landscape, and visual assessment for a proposed subdivision on Moir Point in Mangawhai.

This following assessment will focus upon a description of the site, the characteristics of the proposal and an analysis of the landscape, identification of any affected parties or individuals, an assessment of the landscape and visual effects of the activity and recommendations for mitigation of potential effects.

The assessment has been prepared by a Registered Landscape Architect with reference to the Quality Planning Guidelines Note[1] and its signposts to examples of best practice[2]. An outline of the effects ratings and definitions used are provided in Table 1 in section 6.4 as is a comparison to the Resource Management Act (1991) terminology of 'minor' and 'less than minor' and how these 'translate' with regard to the effects ratings used in this assessment.

In addition, this report has been prepared in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct[3].

The subdivision has been designed comprehensively, with a focus on acknowledging and enhancing the features and character of the site. It will create a total of 46 lots, consisting of 40 residential allotments ranging in size from 1107m^2 to 9929m^2, a historic reserve to vest (Lot 101), an esplanade reserve to vest (Lot 100) and four jointly owned access lots (Lots 200 to 203).

The site is zoned Residential, and is subject to the Mangawhai Harbour overlay. The application is considered to be a Discretionary activity.

2 CONTEXT OF THE SITE

The site is located at the southern tip of the Molesworth peninsula overlooking the Mangawhai Harbour. The peninsula extends for some 3 kilometres south from the entrance to the Mangawhai Harbour and is surrounded on three sides by the Mangawhai Harbour. It comprises remnant sand dunes generally rising to a height of some 40 metres, although a lookout has been constructed adjacent to the golf course at a high point of some 53 metres in height. The landform of the peninsula reflects the coastal processes that affected its development, with an undulating landform that is highest in the centre of the peninsula and shelves gently to its eastern and western sides. The coastal margins along its south eastern edge – along the south eastern edge of the site – are more precipitous.

Within the wider context, sand drifts along the eastern coast and alluvium carried by rivers have dammed off valleys leading to the formation of peat basins. The sand deposits range in age from recent drifts of dune sand through to strongly podzolised old dunes and estuarine deposits. This is evident on the southern side of the Mangawhai Harbour where the pastoral land between Black Swamp Road and the Harbour edge is low-lying and open, and on the Harbour margins to the west on the low-lying land occupies by the Mangawhai settlement.

The eastern edge of the Harbour is contained by the Mangawhai sandspit, a landscape feature that dominates views to the east from within the Mangawhai Heads settlement. The sandspit has been identified as an Outstanding Natural Landscape within the Kaipara District Plan and within the draft Regional Policy Statement.

Whilst much of the peninsula's eastern edge, northern end and to some extent, an area to the south of The Causeway of the peninsula has now been developed, the balance is relatively devoid of built structures. Where vegetation has not been cleared for pasture, or recreational uses such as the golf course, the sand dune landform is predominantly vegetated with manuka / kanuka. In confined areas this vegetation type also includes mamaku, kumarahou, sedges, gorse, banksia, tanekaha, hangehange, ti kouka, pohutukawa, pampas, woolly nightshade, prickly hakea, and emergent pine. Elsewhere, weed tree and shrub species including various forms of wattle, hakea, eucalypts and pine.

[1] http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape
[2] Including Guidelines for Landscape and Visual Assessment ("GLVIA") 3rd Edition. Landscape Institute (UK) and IEMA 2013
[3] Contained in Appendix 1 of: http://www.nzila.co.nz/media/50906/registered_membership_guide_final.pdf

Within the site, the vegetation was, until recently dominated by the weed species identified above. Clearance of the weed species has revealed the complex landform and remnant vegetation, including stands of kanuka, and large pohutukawa and puriri on the coastal margin.

In Mangawhai Harbour, mangroves are the dominant species. Along the southern margin of the harbour, mangroves grade into sea rush, oioi, saltmarsh ribbonwood, Austrostipa stipoides and glasswort, with local exotic iceplant and saltwater paspalum.

As is illustrated in Figure 1, the Mangawhai Heads settlement has established along the eastern edge of the peninsula, fronting onto the Harbour where it runs southwards and parallel to the coast. Historically focused at the southern end of the peninsula, nearest the Harbour mouth the parts of the settlement have retained a 'bach settlement' character, with small and modest sized dwellings of varying eclectic characters have been constructed in relatively close proximity, served by roads with limited kerb and channel. More recent development has been of a larger scale and whilst these are evident within the body of the settlement, they are more frequently found in elevated locations on its margins. Recent residential development has also occurred within subdivisions at the north end of the settlement – off Mangawhai Heads Road, and within its southern portion to the south of The Causeway. The scale of development within these areas has tended to reflect the scale of development within the older settlement. In situations where existing vegetation has not been retained, such as along Jordan Street, Norfolk Drive and Quail Way the 'rawness' of, and lack of contextual vegetation within these recent sections has resulted in a dominance of built development which is mitigated only when vegetation is established within gardens.

As can be seen in Figure 2, some portions of the southern end of the peninsula – such as along Estuary Drive (on its western side) and Moir Point Road retain a rural or rural residential character, with pockets of pasture within a dense structure of native and exotic vegetation. At the southern end of Estuary Drive, this vegetative structure creates an enclosed landscape, which limits views from the road and separates a number of rural residential properties, and a caravan park from the site.

Adjoining much of the north western boundary of the site, the Mangawhai Christian Camp occupies Lot 1 DP 60533 and Lot 3 DP 106271. It comprises a cluster of white painted buildings, which are located close to the northern boundary of Lot 1 DP 60533. These buildings, located some 40 metres from the boundary of the site overlook the southern portion of the site. In addition, two newly constructed white finished single storey residential buildings are located on the high point within Lot 3 DP 106271, orientated to the north west so that they overlook the northern portion of the site. The southern-most of these buildings is situated some 10 metres from the boundary of the site.

Views to the subject site from adjoining residential areas tend to be restricted by landform and vegetation, and are limited to views of the northern portion of the site. Thus, properties at the southern end of Jordan Street (numbers 7, 8, 11, 13, 15 and 19), on Moir Point Road to the north (in the vicinity of number 101), and properties at the southern end of Lincoln Street (numbers 67 and 67a) have the potential to offer views. Refer to Photos 1 and 2.

Settlement on the southern edge of the Mangawhai Harbour is relatively sparse, although to the south east, the Tern Point subdivision occupies low-lying land at the southern end of the sand spit with a number of the dwellings within this development offering views across the Harbour to the site (refer to Photos 3, and 4).

Further to the south, some 2500m from the site, a number of dwellings have been constructed along Coal Hill Road. This road ascends the low hills that form the southern backdrop to the Harbour and the dwellings offer long views to the Harbour, and sandspit (refer to Photo 5).

As mentioned previously, the Mangawhai settlement is situated on the Harbour margins to the south west of the site. Views to the site are possible from the eastern edge of the settlement (refer to Photos 6, and 7) and from elevated locations within the settlement (refer to Photos 8).

The Harbour offers good views of the site from the south east, south, south west and west, either from recreational vessels, or from the Harbour margins and mudflats at low tide. Walks are promoted along both the northern and southern edges of the Harbour. The northern walk traces the edge of the site between Moir Point Road and Lincoln Reserve, whilst the southern walk – called 'estuary to ocean' extends between Raymond Bull Road and the sand spit. Representative views from the southern side of the Harbour are included as Photos 9, 10, 11 and 12.

3 THE SITE AND ITS IMMEDIATE CONTEXT.

The subject site has a total area of 8.062 Ha, and is comprised in Allotment 68-71 Molesworth Subs Blk Mangawhai SD (NA1826/30) and Lot 3 DP 105271 (171738).

Roughly rectangular in shape, it is bounded on its south eastern edge by the Harbour, with steep cliffs defining the southern half of this edge (refer to Figure 3). Reflecting its geological origins as an area of remnant sand dunes, the site displays a complex undulating landform, which promotes a number of distinct character areas. These character areas are illustrated in Figure 4. Although prepared by other consultants associated with the project, the author is in general agreement with the principles that are illustrated in this figure. For the purpose of clarity, the terminology used in the figure is retained in this discussion:

1. Hillside / Dune view zone: The northern portion of the site is contained characterised by a 'bowl' shaped landform, contained by steep slopes, the 'bowl' opens out to the north eastern boundary (refer to Photo 2);
2. Hilltop zone: The high point of the site, immediately to the south west of the previous character area, forms a separate character zone which is exposed and open with expansive views to the north east, east, south east, south and south west;
3. To the south west of the previous character zone, the Harbour / Lake View zone has a south western focus, being contained on its northern and north eastern sides by the rising dune landform and a remnant stand of kanuka and tree ferns. The zone is also contained on its eastern and south eastern sides by landform and existing pohutukawa trees and consequently displays a sheltered and enclosed character. Views are available across the Harbour to the south west, including the distant Mangawhai settlement (refer to Photos 6 and 7).
4. Special Character zone: Occupying the south western corner of the site, this character area displays a varied character, with an undulating landform, predominantly vegetated by scattered mature pohutukawa. The western edge of this zone is visually and physically separated from the eastern edge by landform, and the observer has to ascend the steep remnant dune features to gain views of the precipitous coastal edge and Harbour. This zone also includes a pa site – a flat topped feature with steep sides, vegetated on its coastal edge with dense native vegetation including pohutukawa and puriri.

The Harbour / lake view zone and the Special character zone adjoin each other and retain a strong level of visual connection. These two zones are however both visually and physically separate from the Hillside / dune view zone to the north due to the buffer of vegetation and steep dune landform.

4 THE APPLICATION

The proposal is described in detail in the application report[4]. The applicant seeks to create a total of 46 lots, consisting of 40 residential allotments ranging in size from 1107m^2 to 9929m^2, a historic reserve to vest (Lot 101), an esplanade reserve to vest (Lot 100) and four jointly owned access lots (Lots 200 to 203). The Pa site, identified above, has been defined in consultation with local iwi and will be formally protected by way of a land covenant being located within both the proposed historic reverse to vest with the Council and proposed Lot 30.

The subdivision design has been developed with a focus on urban design considerations and involved preliminary survey and analysis of the site's landform, character, vegetation and cultural values. The design seeks to integrate and retain the site's unique characteristics, whilst providing for a range of residential development sites.

In keeping with best practice urban design principles, the access road will provide strong linkages through the site, running between Estuary Drive and Jordan Street.

Wherever possible, the existing native vegetation has been retained and will be integrated into the structural mitigation planting design. The planting proposal will utilize locally appropriate native coastal species to reflect and strengthen the landscape structure thereby providing a framework of vegetation into which the future dwellings will be integrated. Planting will be undertaken around the proposed stormwater ponds and within the esplanade reserve to enhance the amenity and ecological values of this area, and planting will also be undertaken on and around the margins of the Pa site. The planting of the Pa site has been guided by advice from local iwi representative and NZHPT.

---

4 Cato Bolam Consultants Application for resource consent – for Jessie Trust Ltd. at Estuary Drive, Mangawhai Heads. 2016

Built development within the site will be subject to a carefully crafted suite of recommended development controls – including height controls and colour restrictions – set out in Appendix 1 of this assessment.

5 STATUTORY MATTERS

A summary of the relevant national and district landscape planning provisions applicable to the site and proposal has been outlined below. A full outline of the relevant statutory planning provisions are included in the applicant's planning report and Assessment of Environmental Effects.

Resource Management Act 1991
The Fourth Schedule of the RMA specifies the matters that should be considered when preparing an assessment of effects on the environment, including:

2(b) Any physical effect on the locality, including any landscape and visual effects.

Matters relating to landscape and visual effects that are also required to be considered under Part II of the RMA include the following:

5(2) (c) Purpose of the Act

.....Avoiding, remedying, or mitigating any adverse effects of activities on the environment

7 Matters to be given regard to:

7(c) The maintenance and enhancement of amenity values

7(f) Maintenance and enhancement of the quality of the environment

This report addresses matters specified in the Fourth Schedule. With regard to Part II of the Act, it is considered that the proposal will be able to comply with the intent of Section 5(2) (c) and Sections 7(c) and 7(f).

New Zealand Coastal Policy Statement
The New Zealand Coastal Policy Statement (NZCPS) is considered to be relevant to this application. The NZCPS (2010) sets out policies on coastal issues including protection of outstanding natural features and landscapes, planning for subdivision, use, and development, protection of biodiversity and water quality, and management of coastal hazard risks.

The application site has been zoned for residential development under the district plan and the proposed development will not dominate the landscape or diminish its visual values. The proposal includes for the retention of native vegetation particularly around the coastal margin of the site, and proposes additional revegetation to supplement this vegetation and to establish a robust vegetative framework.

Landscape Assessments undertaken by the District and Regional Councils have not identified outstanding natural features or landscapes within the site or immediate surrounding environment.

Kaipara District Plan

The following objectives and policies of the District Plan are within the scope of this report:

Chapter 4: Overlay Area
Objective 4.4.2 To enable subdivision, land use and development in the Overlays, where it recognises and provides for: the protection of natural character; and maintenance or enhancement of the water quality of receiving environments; and maintenance or enhancement of amenity values; and any other specific values identified in an Overlay.

Policy 4.5.2 By managing the location, scale and design of subdivision, use and development to minimise the potential adverse effects on the natural character of the coastal environment.

Policy 4.5.17 By managing the scale, location and design of activities in the Mangawhai Harbour Overlay.

Policy 4.5.20 By protecting those areas identified as valued natural environments from inappropriate use and

Chapter 13: Residential
13.5.1 To maintain and where appropriate enhance the amenity values of the residential environment.

13.5.4 By managing the effects of those activities which have the potential to adversely affect residential amenity (e.g. building location, earthworks and vegetation clearance).

13.6.1 By requiring subdivision and development to avoid adverse effects on the outlook and privacy of adjoining properties, while being compatible with the character and amenity of the surrounding environment.

13.6.2 By requiring activities in residential areas to be sited, designed and operated in such a way that avoids, remedies or mitigates adverse noise and traffic effects on health, safety and amenity values.

13.6.6 By directing residential development to appropriate locations adjacent to existing settlements, rather than allowing sporadic development throughout the rural environment

13.6.7 By requiring subdivision and development to demonstrate how the effects of earthworks and vegetation clearance can be avoided, remedied or mitigated.

Comment: The proposal has been designed and developed following detailed analysis of the site and its landscape and natural values. This has resulted in the retention of existing native vegetation, and the retention of the broad site features, both of which contribute to the character of the site and the area. It is the opinion of the author that the proposal will avoid or mitigate potential effects, taking into account the residential character of the area and that the proposal will result in a more sensitive outcome than is provided for under the provisions of the Residential zone.

It is the opinion of the author that the proposal is consistent with the relevant provisions of the Kaipara District Plan.

5.3 Performance Standards for the Residential zone

The site adjoins an area zoned Residential (with the Mangawhai Harbour overlay). Rule 13.10.3a sets out the Permitted Activity Performance Standards for the Residential zone and provides for a minimum net site area associated with each dwelling of 1,000m^2 for a serviced site, and 3,000m^2 for an unserviced site in an Overlay Area.

Rule 13.10.5 states that the maximum permitted height of a building in an Overlay Area is 8.0 metres.

Rule 13.10.13 states that an activity is permitted if the building coverage is less than 35% of the net site area.

6 ASSESSMENT OF LANDSCAPE, AND VISUAL EFFECTS

6.1 Background

Preceding sections describe the characteristics of the property and site, its setting and the proposal (including mitigation). The purpose of this section is to define the effects of the application upon the site and setting, to consider how the proposal would impact upon the experience of people viewing the development from outside of the site, and to comment upon the level of landscape, and visual effects.

6.2 Landscape effects

Landscape change can, but does not necessarily result in adverse visual effects. Natural and human induced change is a constant within the landscape. The key is to manage this in such a way that any adverse visual effects are avoided,

remedied or mitigated.

Landscape is defined in the NZILA landscape practice note[5] thus:

Landscape is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations

A number of terms are used to refer to various components of landscape in the District Plan. These are both quantitative and qualitative and include rural character, rural amenity values, landscape values. In addition, terms such as visual amenity values, and natural character are used to describe the perceptual value of landscape. The site currently displays a moderate level of rural character and rural amenity, however since the site is zoned Residential it is assumed that it is accepted that these rural character values will be compromised by built development. For this reason, the discussion of landscape character is deemed to exclude rural character as a consideration.

Landscape character is generally considered to comprise a number of components – being

- the elements that make up the landscape. These include:
  - Physical influences – geology, soils, landform, drainage and water bodies;
  - Land cover including different types of vegetation and patterns and types of tree cover;
  - The influence of human activity, including land use and management, the character of settlements and buildings, and patterns and types of fields and enclosures;
- the aesthetic and perceptual aspects of the landscape – such as its scale and complexity, openness, tranquility or wildness;

Landscape effects take into consideration physical effects to the landscape and the potential changes in landscape values, and landscape character, which can affect amenity values, as well as natural character.

Direct (physical) effects of the proposal on the landscape may result from:

- Vegetation removal;
- construction earthworks, and / or;
- modification of water courses

Physical effects on the landscape have the potential to affect the character and quality of the landscape.

Landscape value is a relative value that is attached to different landscapes by the community. A landscape may be valued by different stakeholders for a whole variety of different reasons, and or people's perception of the biophysical environment and includes considerations such as naturalness, vividness, memorability, and rarity. It may also be influenced by patterns of landscape elements and activities, which together make an area distinctive. This includes built and natural elements, landuse and other more intangible qualities

Landscape effects are dependent on the landscape sensitivity of a site and its surrounds and can occur in the absence of potential viewers.

The site occupies a locally prominent location; being elevated and surrounded on three sides by the Mangawhai Harbour and its vegetated margins, with large pohutukawa contributing to the amenity and natural character of the Harbour.

Works undertaken on site to date have included the clearance of weed trees and shrub species including pine, and wattle, gorse and ginger. These works have been undertaken as a permitted activity, but have resulted in a change in the landscape character of the site. Photo 4 was taken from the northern edge of the Tern Point subdivision and illustrates the site in 2014 prior to clearance of the weed tree and shrub species. In this image, the prominence and significance of the high point within the site is exaggerated by a grove of mature pine trees, whilst the coastal margin is densely vegetated

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5 *New Zealand Institute of Landscape Architects.* Best Practice Guide - Landscape Assessment and Sustainable Management 10.1. 02.11.10

with a ribbon of vegetation. This lends the site, and the southern tip of the peninsula a vegetated and apparently natural character – albeit predominantly comprising exotic weed species.

Photo 3 was taken more recently, from south of the Tern Point Estate subdivision and illustrates the appearance of the site following clearance of the exotic vegetation. The prominence of the high point seems diminished, with the landform now visible, but the coastal margin retains its vegetated character. Whilst modified, it is evident that parts of the site present the appearance of being denuded of vegetation and this has resulted in a change in the landscape character. It must be recognised however that the vegetation that has been cleared comprised entirely exotic weed species, and that the native vegetation within the site has been retained.

In addition, earthworks have been carried out within the site (under a separate consent) to enable the formation of accessways and stormwater ponds. These works have sought to respect and 'work with' the existing topography of the site so that they have only resulted in a limited change in its landscape character.

Whilst the site occupies a 'sensitive' location – forming a key backdrop to the Harbour, its natural values have been degraded in the past by historic vegetation clearance, and the subsequent revegetation with weed species. It does however retain an unbuilt character, whilst the remaining native vegetation – on the coastal edge and on the steeper slopes within the site – serve to strengthen the landscape pattern of the site, and 'tie' the landscape of the site into the wider landscape.

Implementation of the subdivision, and the construction of dwellings within 40 residential allotments will result in a further change in the character of the site, both as a result of earthworks for the construction of access ways and building platforms, and as a result of the dwellings themselves. The activity will change the character of the site from one that is open and undeveloped, to one that presents a built, urban appearance.

The proposal has been developed with a view to minimizing change on the topography of the site. Although the direct physical effects of the proposal resulting from construction earthworks will result in a level of modification to the landform of the site, generally the broad character of the site's topography will be retained. The alignment of the accessways and location of building sites has been influenced by an analysis of the topography of the site, the location and extent of existing native vegetation, and by an analysis of the existing character areas – as depicted in Figure 4. This approach seeks to minimize the need for landform modification, retain and enhance the existing vegetation and respond to the existing character zones within the site

In addition, no additional vegetation clearance of any significance will be undertaken, and no further modification to the hydrological pattern will be undertaken.

Turning to the landscape value component of landscape effects. The site is set within a moderately expensive visual catchment, which includes the Harbour. The change in the character of the site from unbuilt and 'natural' in appearance, to a 'built' character will be readily apparent from within this catchment. The existing vegetation, and proposed mitigation planting will, however serve to soften the appearance of the built form, and separate the overall development into a series of clusters, thereby screening of parts of the development when viewed from certain locations, including when viewed from the Harbour or ocean.

Furthermore, the proposal recommends design guidelines which provide recommendations for building heights and methods to mitigate the effect of the height and buildings, structures and associated infrastructure within the site

It is the opinion of the author that the proposal will result in a moderate potential adverse landscape effects. This assessed level of effect must be placed in the context of development that could occur under the permitted baseline. As noted previously however, as a permitted activity up to 78 dwellings could be constructed on the application site (one dwelling per 1000m^2), to a height of 8.0 metres, provided that all other development controls had been met. In addition, a permitted development would not necessarily include the proposed level of planting mitigation. Such a 'permitted' development has the potential to generate at least a similar level of effect, but also a greater level of landscape effects.

6.3 Natural character effects

Section 6(a) of the Resource Management Act (1991) states that the following matter of national importance shall be recognised and provided for:

"The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins and the protection of them from inappropriate subdivision, use and development."

A working definition of natural character is derived from research undertaken for the Ministry of the Environment in relation to Environmental Performance Indicators.[6] This states that:

"Natural character is a term used to describe the naturalness of all coastal environments.
The degree or level of natural character within an area depends on:

- *The extent to which natural elements, patterns and processes occur; and*
- *The nature and extent of modifications to the ecosystems and landscape / seascape.*
- *The highest degree of natural character (greatest naturalness) occurs where there is least modification.*

The effect of different types of modification upon the natural character of an area varies with the context, and may be perceived differently by different parts of the community."

The document also notes that natural character exists on a continuum, from totally modified at one extreme, to entirely natural at the other.

Although displaying some modification, the site retains clear evidence of its natural elements – being the topographical characteristics that evidence its coastal formative process – and, to a lesser degree its natural patterns and natural processes. Historic vegetation clearance, presumably for agricultural purposes, and subsequent revegetation with weed species have degraded the natural patterns and processes however the retention of a 'swathe' of native vegetation around the coastal margin, including large pohutukawa does contribute to natural character values.

The proposal will result in a diminishing of the natural character values since the character of the site will include a greater density and dominance of built development.

The site is zoned Residential and this zoning provides for, and anticipates a loss of natural character values. The proposal will result in, in the opinion of the author, adverse effects on natural character that are, at worst commensurate with the adverse effects that would be anticipated from a permitted land use development. In addition, in the opinion of the author, retention of the native vegetation, and revegetation of areas of the site as proposed will offset the loss of natural character to some degree.

6.4 Visual Effects

This section considers adverse effects on visual amenity values. The RMA defines amenity values as:

a. *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes"*

Section 7 of the RMA specifically requires those with functions and powers under the RMA to have particular regard to *"the maintenance and enhancement of amenity values"*. Amenity, as a resource management issue, is comprised of two components. First, amenity *attributes* – these are the tangible and measurable matters such as noise, odour, and density of development, shading, and landscape that together contribute to the amenity character of an area. The second component is *perceptions and expectations* that people hold about amenity. Visual effects are, thus a subset of amenity values.

Visual *impacts* are considered to constitute an intrusion into, or change to an existing view, with the significance of the impacts –the *effects* – measured as the bearing of that impact upon identified viewing audiences.

The assessment of visual effects analyses the perceptual (visual) response that any of the identified changes to the landscape may evoke. Visual sensitivity is influenced by a number of factors including its visibility, the nature and extent of the viewing audience, the visual qualities of the proposal, and the ability to integrate any change within the landscape setting where applicable. Other matters such as the attitude of the individual to an activity can affect the response of that individual to the activity.

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[6] *Ministry of the Environment in relation to Environmental Performance Indicators* (2002) Boffa Miskell Ltd.

The nature and extent of visual effects is determined by a systematic analysis of the visual intrusion and qualitative change that a proposal may bring, specifically in relation to aesthetic considerations and visual character and amenity. Visual effects can be positive, negative or benign.

The degree of adverse visual effect generated by the proposal depends upon the character of the surrounding landscape (the context), existing levels of development on the application site, the contour of the land, the presence or absence of screening and/or backdrop vegetation, and the characteristics of the future activities facilitated by the application.

For the purposes of explaining the gradation of effects used in the assessment, a table setting out the classification used is included below.

Note: Shaded cells potentially represent more than minor effects under the RMA.

Report descriptor	*RMA equivalent*	*Explanation*
No Effect	No effects.	*No part of the proposal is discernable.*
Low Effect	Less than minor effect under RMA.	*The proposal constitutes only a minor component of, or change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene.*
Low – Moderate Effect	Minor effect under RMA	*The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but which does not detract from the overall quality of the scene.*
Moderate Effect	Effects of some significance.	*The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene.*
High Effect	Significant effect.	*The proposal forms a significant and immediately apparent part of, or change to the scene that affects and changes its overall character.*
Very High Effect	Very significant effects	*The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character.*

Table 1. Ranking of effects

6.4.1 Visual catchment

Due to location of the site at the southern end of the Molesworth peninsula, the visual catchment of the site is primarily focused within an area to the south west, south, south east, east and north east of the site. With the exception of proximate neighbouring properties to the north, views from further to the north are blocked by landform or vegetation. These neighbouring properties are visible in Photos 1 and 2 and include dwellings located on Jordan Street (numbers 7, 8, 11, 13, 15 and 19), on Moir Point Road to the north (in the vicinity of number 101), and properties at the southern end of Lincoln Street (numbers 67 and 67a).

The Mangawhai Harbour envelops the western, southern and eastern sides of the peninsula, and therefore views of the site are possible from within the Harbour to the south west, south, north east and east – as represented by Photos 6, 7, 9, 10, 11, and 12. Views to the site are also available from the margins of the Harbour from these directions, as illustrated in Photos 3, 4 and 8. To the south, a number of properties located within the Tern Point Estate subdivision offer views to the north and include the site within those views. To the south west, numerous dwellings within the Mangawhai township seek views towards the Harbour. Between the township and Tern Point Estate, settlement on the Harbour margin is sparse.

More distant views are possible from elevated viewpoints such as Coal Hill Road (refer to Photo 5).

6.4.2 Assessment

Three broad viewer groups have been identified in relation to the proposal. These are:

- Visitors to the Mangawhai Christian camp, and occupants of dwellings to the north of the site, accessed off Jordan Street;

- Occupants of water craft on the Mangawhai Harbour, and walkers on the Harbour margins, occupants of dwellings, and users of vehicles close to or on the Harbour margins, to the south west, south, south east and east of the site, and;
- Occupants of dwelling and users of roads to the south east, south and south west of the site.

Visitors to the Mangawhai Christian Camp, and occupants of dwellings to the north of the site, accessed off Jordan Street.

Existing environment
Represented by photos 1, 2, 3 and 4, this group includes dwellings located on the sealed portion of Jordan Street, at numbers 11, 13, 15, and 17, a dwelling at a lower elevation and further to the east at number 19 Jordan Street and a small cluster at numbers 67 and 67A Lincoln Street.

Dwellings within these properties tend to focus their view toward the sand spit and ocean, and place less significance on views to the south in the direction of the site. For most of the individuals associated with this viewer group, where views of the site are possible, these tend to be restricted to glimpses of the northern portion of the site and this outlook comprises a complex mix of vegetation and built development in the foreground. Beyond, glimpses of the Harbour are possible, with the rural landscape and Tern Point Estate in the background. The site is relatively close and appears to be closely associated with the foreground built development.

Number 19 Jordan Street is situated some 120 metres from the northern boundary of the site and is accessed via a long driveway off Jordan Street which runs approximately parallel to the boundary. The dwelling is elevated slightly above the level of the adjoining site, and offers views across manicured gardens towards the site which currently has an unbuilt and rural / coastal character.

The Mangawhai Christian Camp shares the majority of the site's north western boundary. The cluster of buildings within Lot 1 DP 60533, and the area of grassed open space between the buildings and shared boundary offers an elevated outlook across the southern portion of the site through the scattered pohutukawa to the Harbour. The character of this foreground is open and coastal. The newly constructed building within and Lot 3 DP 106271 is to the north of the aforementioned cluster of buildings and is orientated to the north west, benefiting from views to the sand spit and ocean with the northern portion of the site in the foreground and midground (refer to Photo 12).

Potential effects
For the majority of views on Jordan Street, Moir Point Road and Lincoln Street, the proposal will represent a small change in the character of their outlook. They are located within a residential setting, and the addition of a pocket of new housing within an area which is not part of the main focus of their attention, which does not interrupt or obscure views and which will not directly affect the character of their outlook will be of minimal concern to these individuals.

The change in the outlook for occupants of number 19 Jordan Street is of greater importance, since the existing outlook to the south includes the site as the main midground element. The proposal will result in a change in the character of that outlook from open and coastal to one that is strongly influenced by built development, thus reducing the perception of openness.

Viewers situated within the cluster of buildings on within Lot 1 DP 60533 (the christian camp), and the grassed open space between the buildings and the shared boundary of the site will recognise a change in the character of the outlook - from open and coastal to built and residential. Although views to the Harbour will be maintained, the perception of and privacy currently enjoyed by visitors to the camp will be lost. The proposed planting on the shared boundary will, however provide a buffer between the camp and the site, becoming quickly established to screen activities within properties within the site immediately adjoining the boundary. It is noted however, that these individuals will only experience the change on a temporary basis, being visitors to the camp.

The character of the outlook from the two newly constructed buildings within Lot 3 DP 106271 (the christian camp) will also change markedly, with foreground and midground views assuming a built and residential character. Views to the north east from the southern-most of the two buildings may be slightly impeded by the future dwelling within proposed Lot 16, but for the most part, views from these two buildings will be unaffected. Again it is noted however, that these individuals will only experience the change on a temporary basis, being visitors to the camp.

It is the opinion of the author that the potential visual and visual amenity effect for the occupants of number 19 Jordan Street will be moderate, that the potential visual and visual amenity effect experienced by visitors to the cluster of buildings within Lot 1 DP 60533 (the christian camp), and the grassed open space between the buildings and the shared boundary of the site will be moderate, and the potential visual and visual amenity effect experienced by visitors to the two buildings within Lot 3 DP 106271 (the christian camp) will be moderate.

The potential visual and visual amenity effect for all other members of this viewer group will be low.

Whilst acknowledging the moderate potential adverse effect that would be experienced by occupants of number 19 Jordan Street, and visitors to the Christian camp, it must be recognised that the land occupied by the subject site is zoned Residential. As such, the occupants would reasonably be expected to have an expectation that residential development will occur within the site, within the parameters set out for development within the residential zone in the Mangawhai Harbour Overlay.

In the opinion of the author, the development provided for under the provisions of the District Plan would result in, at best a similar change in the character of the landscape, a similar outlook from this neighbouring dwelling and neighbouring activity, and a similar level of effect. It is the opinion of the author therefore, that this negates the level of potential effect identified above.

Occupants of water craft on the Mangawhai Harbour, walkers on the Harbour margins, occupants of dwellings, and users of vehicles close to or on the Harbour margins, to the south west, south, south east and east of the site.

Existing environment

Photos 6, 7, and 9 – 12 show views of the site from varying locations around the Harbour to the west south and east of the site. From more proximate locations it is evident that the site is largely devoid of built development – with the exception of the white building located on the high point, visible in Photo 10 (in actuality, this building is located within the adjoining property to the north of the site). From these proximate locations, such as is represented by Photos 10 and 11, the site contributes both to the perception of naturalness, and amenity values due to its lack of development, and the presence of native vegetation, including pohutukawa particularly along its coastal margins. The site forms a buffer between visible development which – to the north, on the eastern side of the Molesworth peninsula, detracts from the naturalness of the Harbour edge (refer to Photo 12).

From more distant viewpoints, such as those represented by Photos 6 and 7, the site assumes a lesser significance when seen as a component of the wider coastline, although as is demonstrated by Photo 7, when looking at a coastal view the eye tends to be naturally drawn towards the point where the land 'ends' – e.g. the end of a headland or peninsula. As such, the attention is drawn towards the site.

Potential effects

Viewed from distant viewpoints, the development associated with the proposal will be evident, but will not be prominent. The existing vegetation and proposed mitigation planting will ensure that a robust vegetative framework integrates the buildings, providing separation, and filtering of views – particularly where those buildings are located on lower-lying parts of the site. In addition, the recommended design guidelines will assist with reducing the potential prominence of buildings and structures and assist with their integration into the landscape.

It is the opinion of the author that the resulting visual and visual amenity effect experienced by these individuals will be low.

From more proximate locations, the detail of the future built development will be clearer, and although the existing 'belt' of coastal edge vegetation will be retained and supplemented, glimpses of buildings through the vegetation will provide sufficient visual cues to detract from the perception of 'naturalness'. Buildings on the elevated slopes, and elevated locations will be readily visible and the buffer function of the site – separating existing areas of settlement will be lost.

This is not to say that development within the site will be similar in appearance and character to built development as represented by Photo 10. Rather, the built development within the site will be more effectively integrated into its setting and will be less prominent.

It is the opinion of the author that the resulting visual and visual amenity effect experienced by these individuals will be moderate.

As noted above, residential development has occurred on the coastal margin adjoining the site to the north. The appearance and character of this development reflects the character and appearance of development, which is provided for under the Residential zoning, and a similar character of development may also be anticipated within the site given its residential zoning. As such the potential adverse 'moderate' visual and visual amenity effects assessed for this latter group should be seen in the context of what could occur under the District Plan zoning. It is the opinion of the author that the level of potential effects that would occur as a result of the proposal is likely to be lower than the level of effect that could occur from permitted development.

Occupants of dwellings and users of roads to the wider landscape context.

Existing environment

Photographs 3, 4, 5 and 8 provide representative view locations, which demonstrate the visibility of the site from the wider landscape context. From such distant locations, the site forms a small component of the, usually expansive panorama. This said, the observer's eye tends to be drawn to the Harbour, and in doing so, traces the Harbour edge. In this context, the site appears notable doe to its apparent lack of built development, but at the distances involved, it appears to share this attribute with a more extensive length of adjoining coastline.

Potential effects

It is likely that, with scrutiny, the future built development will be visible from these more distant locations, and that a change in the character of the site will be evident, however the change will be slight, and the built development will be well integrated into its setting.

It is the opinion of the author that the resulting visual and visual amenity effect experienced by these individuals will be nil - low.

7 CONCLUSIONS

The application is for the subdivision of a property at the southern tip of the Molesworth Peninsula. The site and its context is zoned Residential in the District Plan and is subject to the Mangawhai Harbour Overlay.

The proposal seeks to create a total of 46 lots, consisting of 40 residential allotments ranging in size from 1107m^2 to 9929m^2, a historic reserve to vest (Lot 101), an esplanade reserve to vest (Lot 100) and four jointly owned access lots (Lots 200 to 203). The subdivision design has been developed with a view to reflecting and enhancing its character, and maintaining its natural and coastal values. It includes substantial areas of planting, and proposes pedestrian connections along the coastal margin, linking with a historic Pa site, for the use of both residents and the public.

Design guidelines provide recommendations for building heights and methods to mitigate the effect of the height and buildings, structures and associated infrastructure within the site.

When considered in the context of its Residential zoning, the proposal will maintain the character of the area and will not detract from landscape character and visual amenity values and is consistent with the policy framework of the Operative District Plan.

The potential adverse landscape effects are assessed as being moderate (more than minor). The visual amenity and visual effects have been assessed as being, for the most part low (less than minor) but moderate for an adjoining residential property, for visitors to the Christian camp, and moderate for viewers in proximate locations on the Harbour.

The level of landscape effect and visual and visual amenity effect must be seen in the context of the potential effects that could rise from the permitted baseline. Since the site is zoned Residential, as a permitted activity up to 78 dwellings could be constructed on the application site (one dwelling per 1000m^2) provided that all other development controls had been met. The dwellings could be constructed to the maximum permitted height of a building in an Overlay Area which is 8.0 metres and with a building coverage of equal to, or less than 35% of the net site area. As noted above, the proposal has endeavoured to create a subdivision that will be integrated with its setting, and development will be guided by design controls which will reduce the prominence of buildings and structures. It is the opinion of the author that the level of

potential adverse landscape, visual and visual amenity effects assessed for the proposal will be lower than those provided for under the Residential zoning.

Simon Cocker

12 January 2017



Appendix 1: Building and landscape design guidelines:

The Design Guidelines are intended to give assurance to the regulatory authorities and future owners that the proposed development is sympathetic to the landscape; the landscape character of the area and that integration between the building and the immediate landscape is achieved in keeping with the landscape. Whilst recognizing that the Residential zoning provides for built development, the guidelines are crafted to allow a degree of flexibility and individuality without compromising the overall character of the development.

Building site	All building construction within residential Lots 1 – 40 shall be contained within the proposed building sites identified on the Scheme Plan (33426_06 S4).
Scale of buildings and structures	It is recommended that buildings and structures on Lots 13, 14, 15, 16, 17 have a maximum height of 4.5 metres above existing ground level, using the rolling height method for determining cut level and max building height. It is recommended that buildings and structures on Lots 26, 27, 28, and 29 shall have a maximum height of 5.5 metres above existing ground level, using the rolling height method for determining cut level and max building height.
Building form and design	It is considered that building forms such as stepped structures, irregular rooflines and modulated front elevations are most appropriate, particularly where buildings are located on or close to the ridge crest. Larger split or multilevel buildings are best articulated into smaller built masses and it is recommended that they incorporate single storey elements or low eaves at the perimeter to reduce their apparent bulk and scale. Advantage will be gained from incorporating details such as pergolas, extended eaves, decks or loggias into tall prominent elevations to break up the verticality of the building face. It is recommended that building materials be natural such as unpainted natural timber, stone, or materials with recessive colours that are appropriate to the setting. Roofs in particular should be non-reflective and painted or coloured in a recessive colour.
Earthworks	It is suggested that the maximum height of exposed batter faces be 2.0m with a finished angle of repose no steeper than 1 in 3. The best outcome with regard to cut and fill batters can be achieved where these are shaped to feather naturally into the natural angle of slope. All cut and fill batters should be grassed or otherwise vegetated to ensure complete coverage of exposed soils. Timber, stained a dark colour and / or screened with vegetation are more appropriate and less intrusive within the coastal environment.
Infrastructure Utilities and water tanks Fencing	 It is recommended that all services and utilities, including tanks are to be either located below ground or screened. External service areas should be integrated within the building area so that rubbish, storage and similar items are not visible from outside the house site. The use of fencing is discouraged, but where fences are necessary, it is preferred if these be constructed from timber and it shall be either left unpainted or stained a recessive colour. Is is recommended that solid timber fences or walls other than within five metres of the dwelling not be constructed.
Exterior lighting	Lighting can detract from the coastal environment and it is suggested that lighting be confined to the built sites. Pole lights and floodlights mounted on any side of any structure are discouraged.
Landscape Planting	No plants listed in Table A5.2 of the Northland Conservation Management Strategy[7] or in the NRC publication: *'Environmental Weeds - Delightful But Destructive'* shall be planted within any of the lots.

[7] Department of Conservation. *Conservation Management Strategy: Northland 2014 – 2024*. September 2014.

Appendix 2: Proposed Mitigation Planting:

Mitigation planting is proposed at two separate stages within the development of the subdivision. The first will be undertaken by the applicant prior to 224(c). This will comprise:

- revegetation planting which will focus of the enhancement of the existing native vegetation within the site and the creation of a preliminary landscape framework / structure, and;
- the planting of specimen trees within the road reserve.

Scope

The scope is as follows:

- preparation of planting areas;
- timing of planting;
- plant material;
- siting of plants in accordance with the planting plan;
- planting;
- watering in newly planted shrubs, and;
- general maintenance, and;
- weed pest and disease control.

Preparation of planting areas

Undertake clearance of any exotic weed species. No native vegetation will be removed.

The initial weed control should be carried out during the autumn months prior to the winter planting, when plants are still active and therefore more susceptible to herbicides.

Blanket spray planting areas three weeks before planting. A follow up spray should be applied if required.

The number of potential weed species may occur, and are present within the wider property. For gorse the following is recommended:

- Spray with 5g metsulfuron-methyl (600g/kg e.g. Escort®) + 10 ml penetrant per 10 litres water; or
- Gun and hose at a rate of 35g metsulfuron-methyl + 100ml penetrant per 100 litres water.

For climbing asparagus fern and jasmine, the following is recommended:

- Pull the plant out of any trees it has climbed and bundle them on the ground and then:
- Weed-wipe 300mls glyphosate per litre water. Total coverage is not required; or
- Spray with 200mls glyphosate (360g/l e.g. Round-up®) per 10 litres water. Do not add penetrant if spraying against tree trunks

For ginger, the following is recommended:

- Cut the stem and paint the stump with 1g metsulfuron-methyl (600g/kg e.g. Escort®) per 1 litre

water; or

- Spray 5g metsulfuron-methyl + 10ml penetrant (e.g. organosilicone) per 10 litres water.

Timing of planting

Planting shall only be undertaking between the months of April to September. If planting is undertaken early or late in the season, plants should be irrigated during dry periods.

Plant material

All species are to be eco-sourced from seeds collected from the Rodney Ecological District. Plants shall be purchased from a reputable local indigenous nursery or otherwise sourced locally.

All plants shall be best nursery stock, being healthy and vigorous. Root systems shall be well developed and in balance with the amount of foliage growth of the plant. Root-bound plants or those with badly spiraling root systems shall not be acceptable. Plants should have a rootball of fine, fresh root growth. This should be sliced through vertically with a sharp knife when removing the planter bag.

Plant size is largely specified by planter bag size. Plants are expected to be of typical size for specimens typically sold in the specified container size, being neither excessively large nor particularly small.

Plants are to be planted as soon as possible after delivery and no later than 3 days after delivery.

All necessary pruning shall be done at time of planting.

Siting of plants

Planting is to be in the areas shown on Figure 6 and to the densities listed below. Planting shall be undertaken within the gaps between existing native vegetation. Layout and spacing is to be confirmed with the owner or his representative.

Planting

Holes for the larger (pb3) plants should be dug approximately 1.5 times wider that the root ball, so that the roots are not cramped. Some loose soil should be left in the bottom of the hole to aid root growth and drainage.

Approximately one tablespoon of good quality eighteen to twenty-four month slow–release fertiliser should be placed in the bottom of the plant hole, and mixed in with the loose soil, ensuring that the fertiliser is not sitting directly on the roots (as it may burn them). This will help to kick start the plants for a couple of years.

Soil returned around the roots should be firmed with the foot, with a small amount of loose soil left at the top of the hole.

Plants should be well watered in their containers prior to planting.

Holes for large plants may exceed the depth of topsoil. In these cases the subsoil is to be thoroughly broken and well mixed with compost, which has been added as a 100mm layer to the bottom of the planting hole. Any compacted soil pan is to be thoroughly broken by relevant measures ensuring good root penetration and drainage.

The base of the planting hole is to be filled and firmed with backfilling material to a level where the top of the plant root ball is level with surrounding ground

All care shall be taken to keep the root ball of the plant intact during placement.

Watering in

Immediately after planting all plants are to be thoroughly watered until the planting hole is saturated. The foliage of plants is also to be thoroughly wetted. This is to be done even if soil conditions are already wet.

General maintenance

Maintenance weed control should commence within three months following the planting, and then twice annually (Spring and Autumn). Maintenance shall be undertaken for a minimum period of 36 calendar months following practical completion in accordance with this specification and the accompanying plan.

Care should be taken to identify and control any weeds that may have been introduced to the property in potting mix associated with the new plants.

All weeds should be cleared from the site by appropriate physical and chemical control. The majority of weeds growing close to the plant can be pulled by hand (taking care not to damage the roots of the plant) or, if appropriate, sprayed with herbicide by an experienced operator.

During this three-year maintenance programme, any dead plants will need to be replaced.

Weed, pest and disease control

Maintenance shall include such watering, weed control, cultivating, and the control of insects, fungus and other diseases by means of spraying of an approved herbicide, insecticide or fungicide, as is required to maintain plants in optimal health.

All spraying (including site preparation work) shall be carried out in cool, still, dry conditions in accordance with recognised trade practice, as documented by the User Safety and Application sections of the New Zealand Agrichemical Manual. Particular care shall be taken to avoid drift onto desirable plants, waterways and adjacent properties.

Revegetation planting

Common name	Species	Grade	% mix	Comments
karamu	*Coprosma macrocarpa*	0.5l	10	Plant throughout at 1200mm centres
Cabbage tree	*Cordyline australis*	0.5l	10	Plant throughout at 1200mm centres in groups of 5 – 7
koromiko	*Hebe stricta*	0.5l	10	Plant on margins at 1200mm centres
kanuka	*Kunzea ericoides*	0.5l	50	Plant throughout at 1200mm centres
manuka	*Leptospermum scoparium*	0.5l	15	Plant throughout at 1200mm centres
totara	*Podocarpus totara*	1l	5	Plant throughout at minimum 5.0m centres

Supplementary planting associated with existing vegetation (within site)

Common name	Species	Grade	% mix	Comments
karamu	*Coprosma macrocarpa*	0.5l	15	Plant throughout at 1200mm centres
Cabbage tree	*Cordyline australis*	0.5l	10	Plant throughout at 1200mm centres in groups of 5 – 7
koromiko	*Hebe stricta*	0.5l	10	Plant on margins at 1200mm centres
hangehange	*Geniostoma ligustrifolium*	0.5l	10	Plant throughout at 1200mm centres
kanuka	*Kunzea ericoides*	0.5l	30	Plant on margins and in gaps at 1200mm centres
kawakawa	*Macropiper excelsor*	0.5l	10	Plant throughout at 1200mm centres
Mahoe	*Melicytus ramiflorus*	0.5l	10	
pohutukawa	*Metrosideros excelsa*	1l	5	Plant throughout in light wells at minimum 5.0m centres

Supplementary planting associated with existing vegetation (coastal edge)

Common name	Species	Grade	% mix	Comments
oioi	*Apodasmia similis*	0.5l	5	Plant at 1200mm centres in wet seeps and gullies
kowharawhara	*Astelia banksii*	0.5l	5	Plant throughout at 1200mm centres
karamu	*Coprosma macrocarpa*	0.5l	10	Plant throughout at 1200mm centres
Cabbage tree	*Cordyline australis*	0.5l	10	Plant throughout at 1200mm centres in groups of 5 – 7

kanuka	*Kunzea ericoides*	0.5l	20	Plant on margins and in gaps at 1200mm centres
Mahoe	*Melicytus ramiflorus*	0.5l	10	Plant in light wells and gaps at 1200mm centres
pohutukawa	*Metrosideros excelsa*	1l	10	Plant throughout in light wells at minimum 5.0m centres
pohuehue	*Muehlenbeckia complexa*	0.5l	10	Plant at 1200mm centres on steep banks
whaririki	*Phormium cookianum*	0.5l	10	Plant at 600mm centres around rocky outcrops
harakeke	*Phormium tenax*	0.5l	5	Plant at 1200mm centres in wet seeps and gullies
houpara	*Pseudopanax lessonii*	0.5l	5	Plant in light wells and gaps at 1200mm centres

Wetland / pond planting

Common name	Species	Grade	% mix	Comments
giant umbrella sedge	*Cyperus ustulatus*	rt	10	Plant on pond margins at 500mm centres
Jointed twig rush	*Baumea articulata*	rt	10	Plant on pond margins 500mm centres
kukaraho	*Bolboschoenus fluviatilis*	rt	10	Plant on pond margins 500mm centres
Purei	*Carex virgata*	0.5l	10	Plant on moist margins at 1000mm centres
Ti kouka	*Cordyline australis*	0.5l	10	Plant on dry margins at 1000mm centres
	Juncus gregiflorus	rt	10	Plant on moist margins at 500mm centres
manuka	*Leptospermum scoparium*	0.5l	20	Plant on margins and in gaps at 1200mm centres
harakeke	*Phormium tenax*	0.5l	10	Plant on moist margins at 1000mm centres
raupo	*Typha orientalis*	rt	5	Plant in standing water at 1000mm centres
kowhai	*Sophora microphylla*	1l	5	Plant on dry margins at 5000mm min centres

North western boundary planting

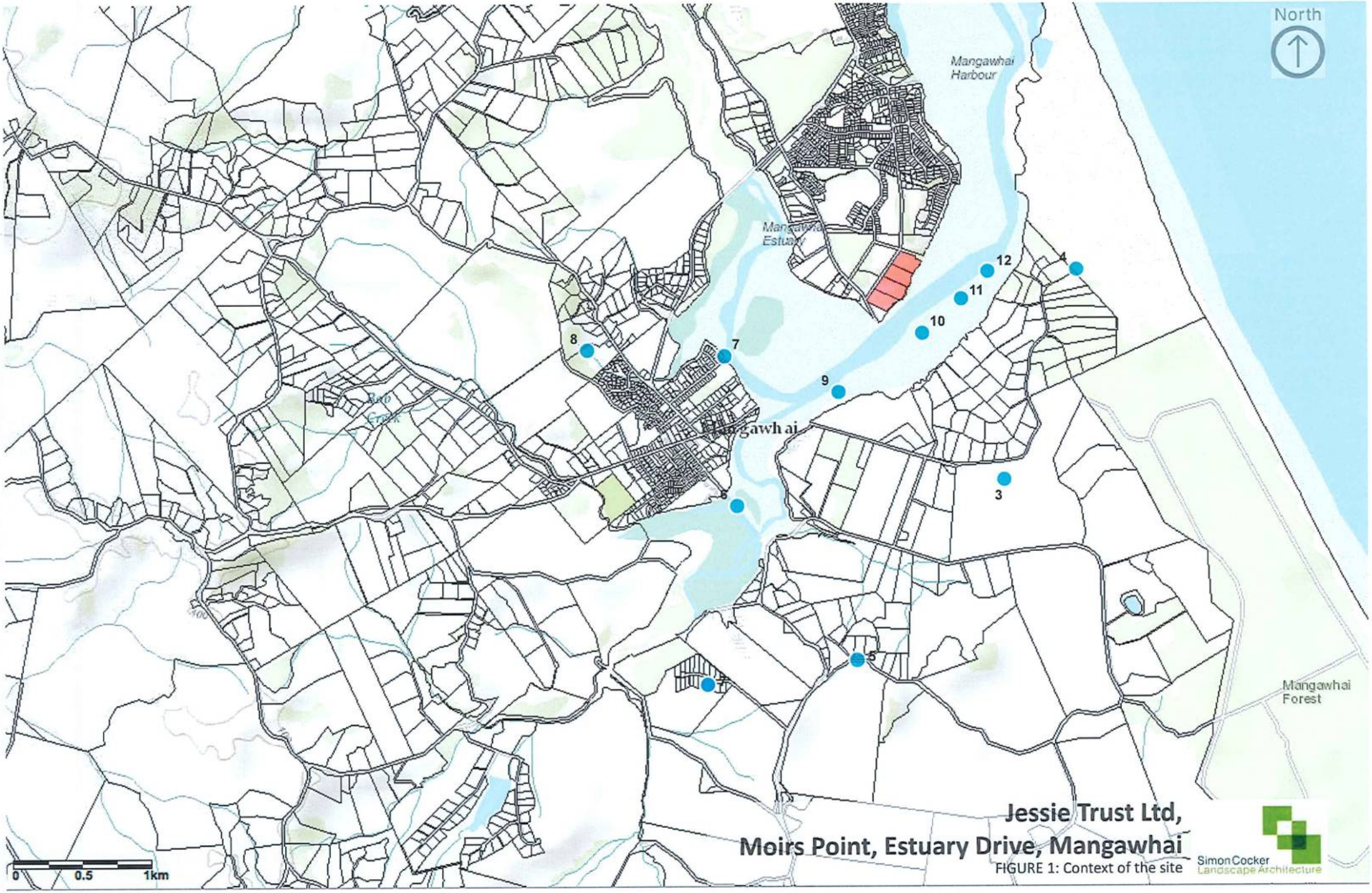
Common name	Species	Grade	% mix	Comments
kapuka	*Griselinia littoralis*	0.5l	20	Plant as mixed screen, 2.0 metres wide along boundary
manuka	*Leptospermum scoparium*	0.5l	20	Plant as mixed screen, 2.0 metres wide along boundary
	Olearia solandri	0.5l	20	Plant as mixed screen, 2.0 metres wide along boundary
harakeke	*Phormium tenax*	0.5l	20	Plant as mixed screen, 2.0 metres wide along boundary

Jessie Trust Limited
Moir Point
Estuary Drive, Mangawhai

Appendix 3 - Figures

Simon Cocker
Landscape Architecture

July 2016


North
Mangawhai Harbour
Mangawhai Estuary
Mangawhai Forest
0
0.5
1km
Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai
FIGURE 1: Context of the site
Simon Cocker Landscape Architecture



Aerial of site showing situation pre-vegetation clearance

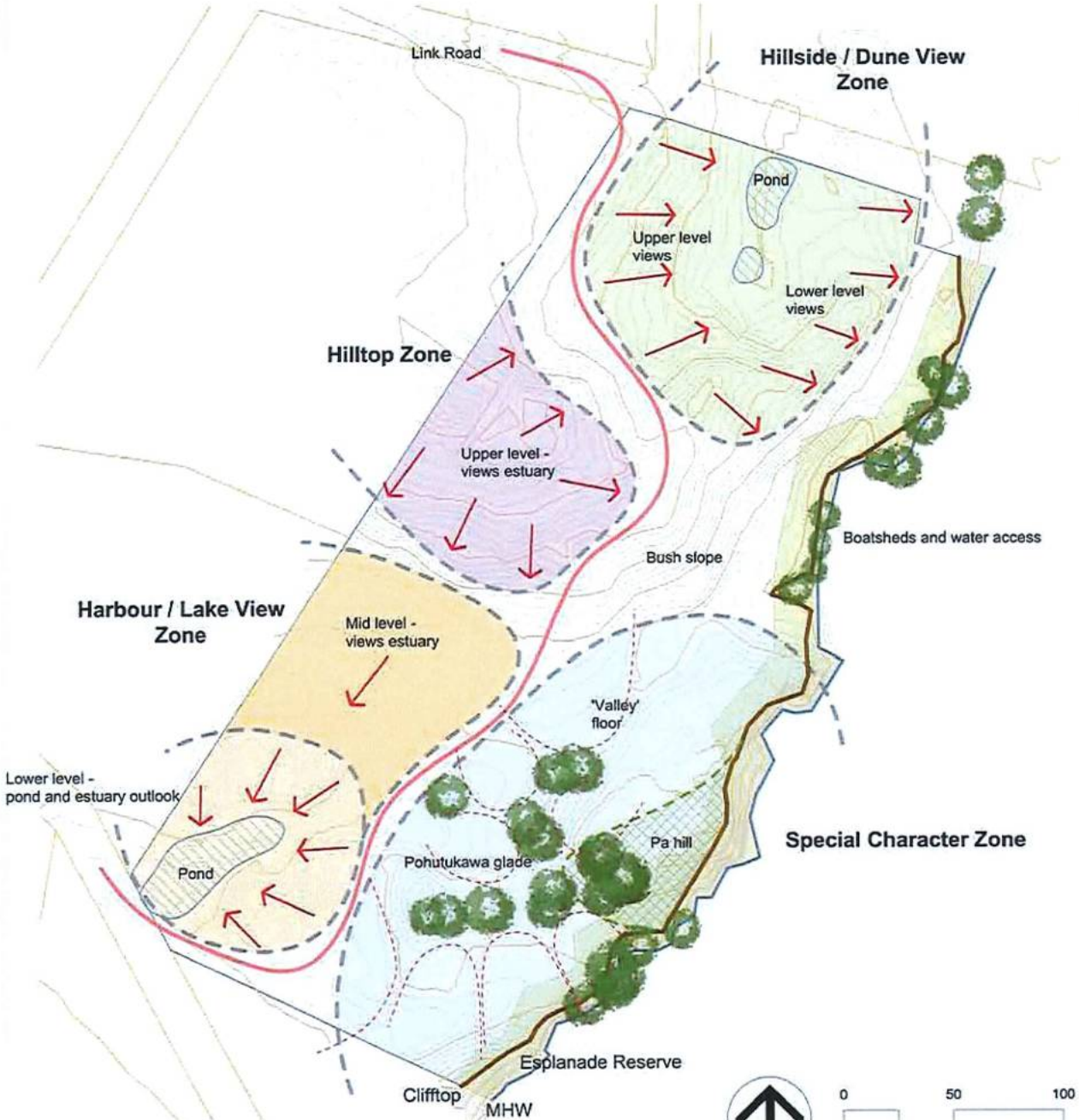
Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai
FIGURE 2: The site

Simon Cocker
Landscape Architecture


Jordan Street
Moir Point Rd
Moir Point Rd
Moir Point Rd
North
Shed on #19 Jordan Street
1
Campground
Location of the two new buildings within the christian camp on Lot 3 DP 106271
2
Native vegetation on steep remnant dune slopes
Cluster of buildings within the christian camp on Lot 1 DP 60533
Mangawhai Harbour
Pa site
Cluster of pohutukawa
100 m
Google
Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai
FIGURE 3: The proposal
Simon Cocker
Landscape Architecture

Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai

FIGURE 4: The proposal



commonground studio

Jessie Trust Holdings

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Disclaimer
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scale 1:2,000 size A3

drawn TK checked DW date 3/6/15

project Harbour Point

name 01 Character Zones

Base:vwx | 15001 | 1 | CON 1 | A



Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai

FIGURE 5: The proposal

Simon Cocker
Landscape Architecture



Photo 1:

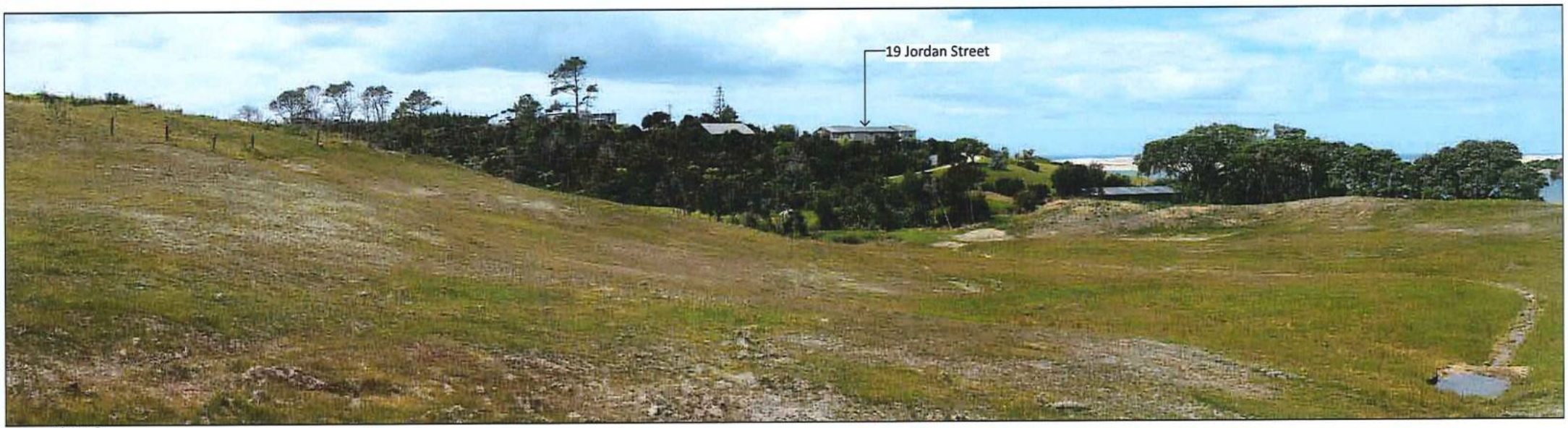


Photo 2:

Jessie Trust Ltd,

Moirs Point, Estuary Drive, Mangawhai

Photographs 2 (taken with digital equivelant of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

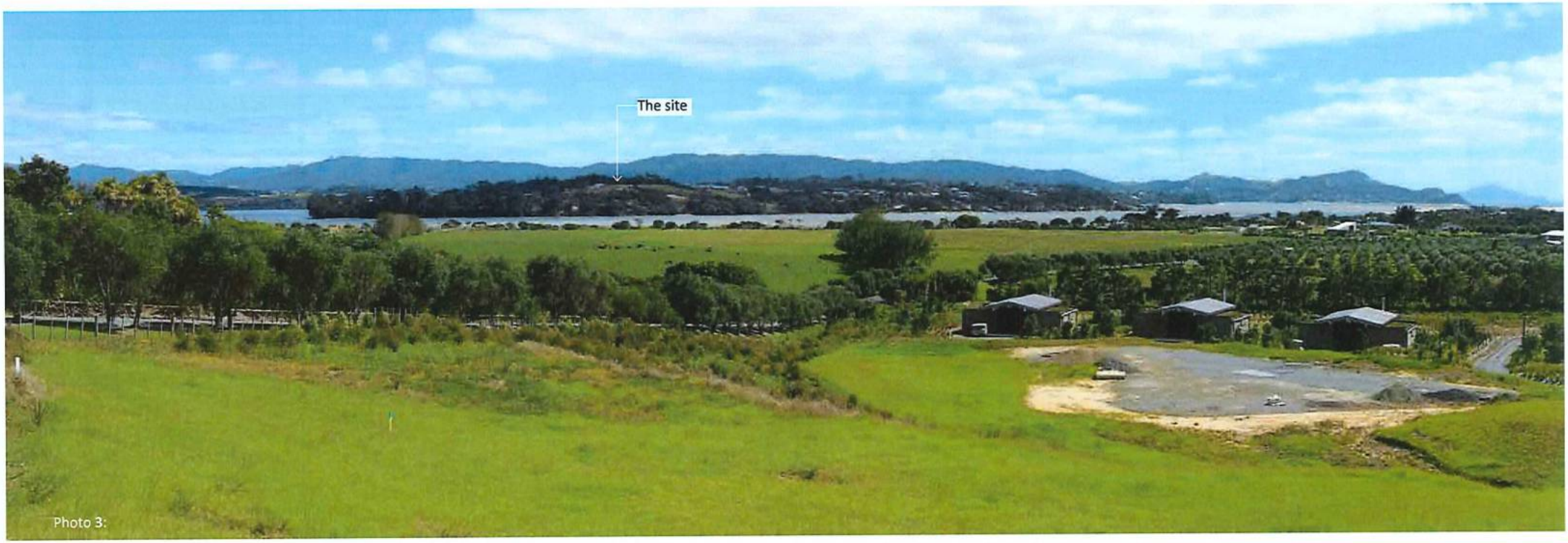


Photo 3:

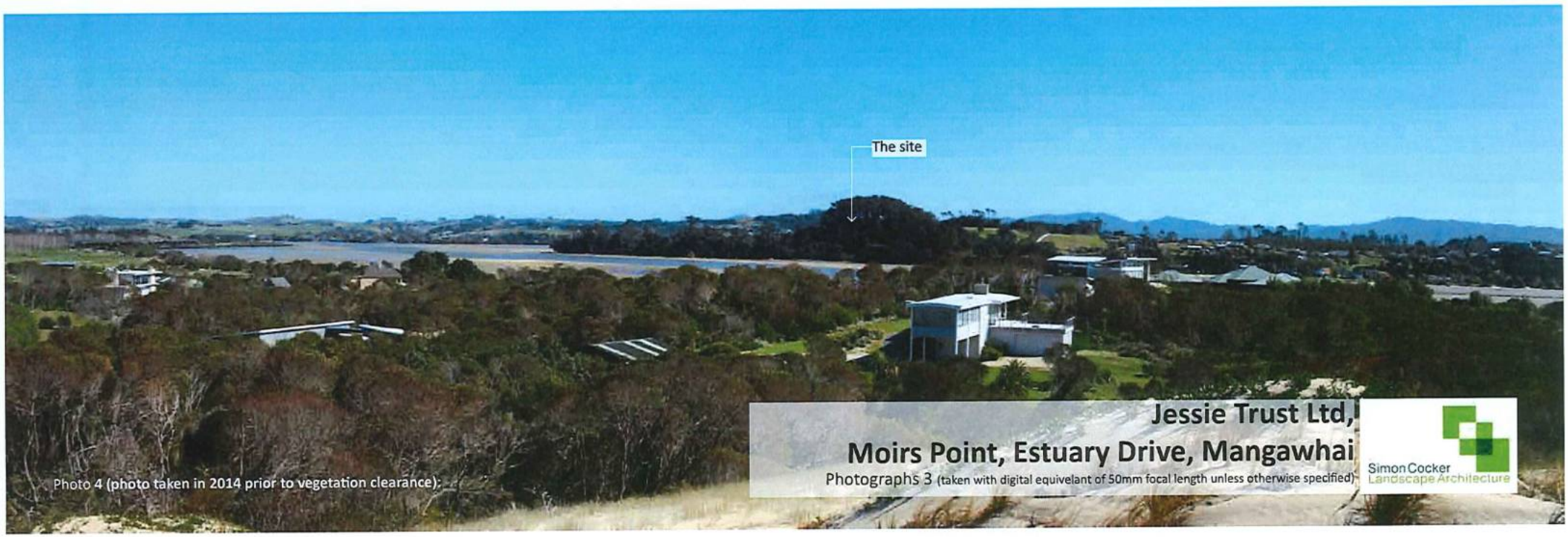


Photo 4 (photo taken in 2014 prior to vegetation clearance):

Jessie Trust Ltd,

Moirs Point, Estuary Drive, Mangawhai

Photographs 3 (taken with digital equivelant of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

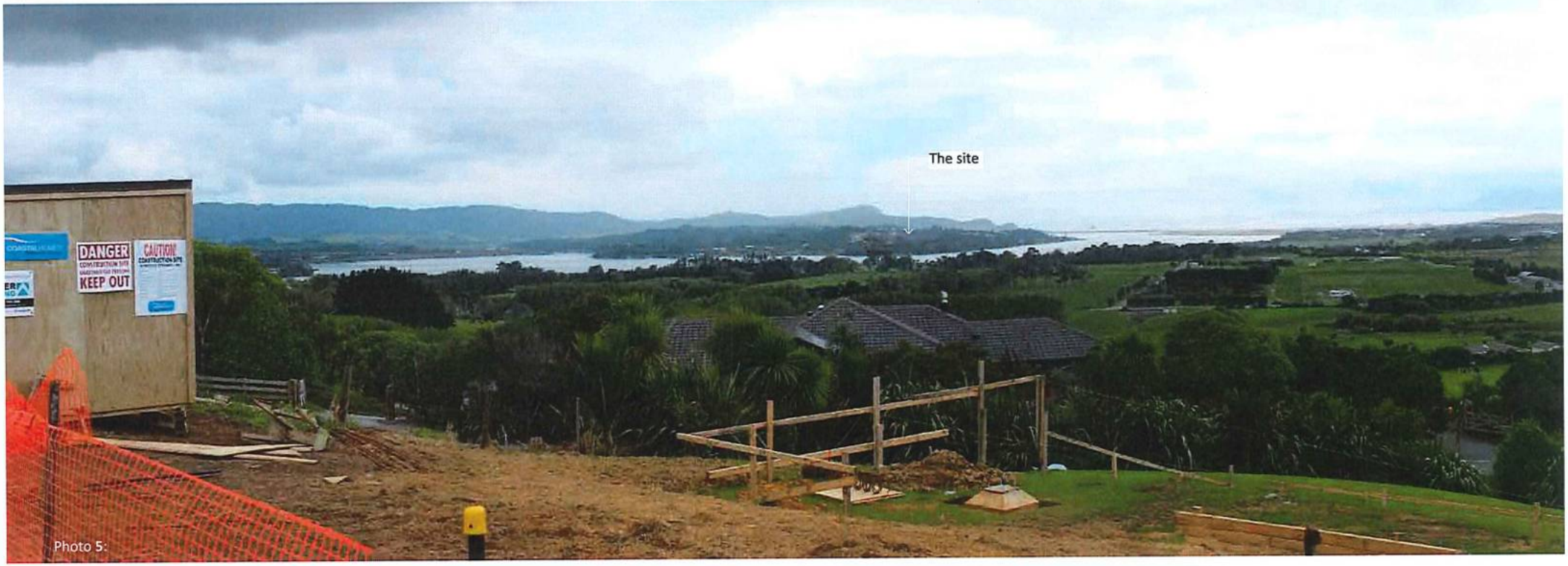


Photo 5:

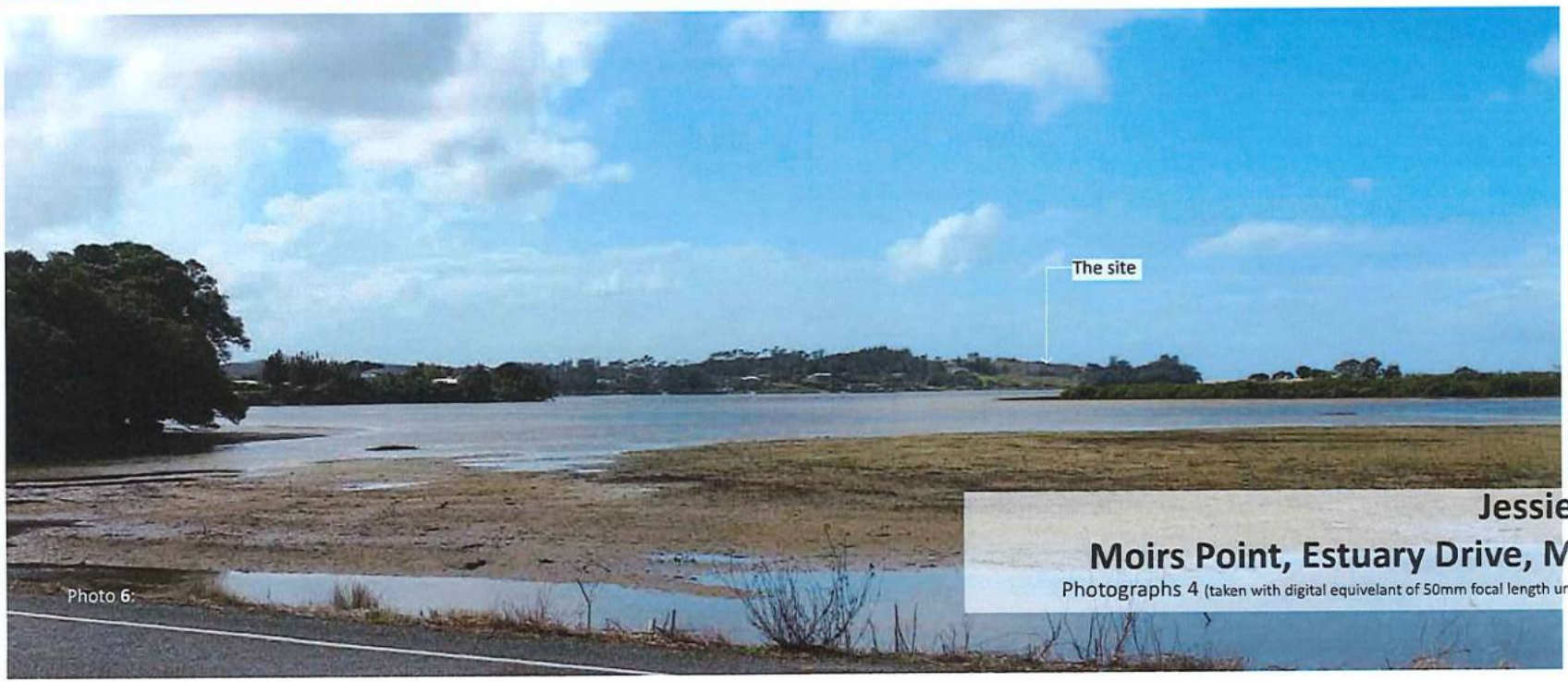


Photo 6:

Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai

Photographs 4 (taken with digital equivelant of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

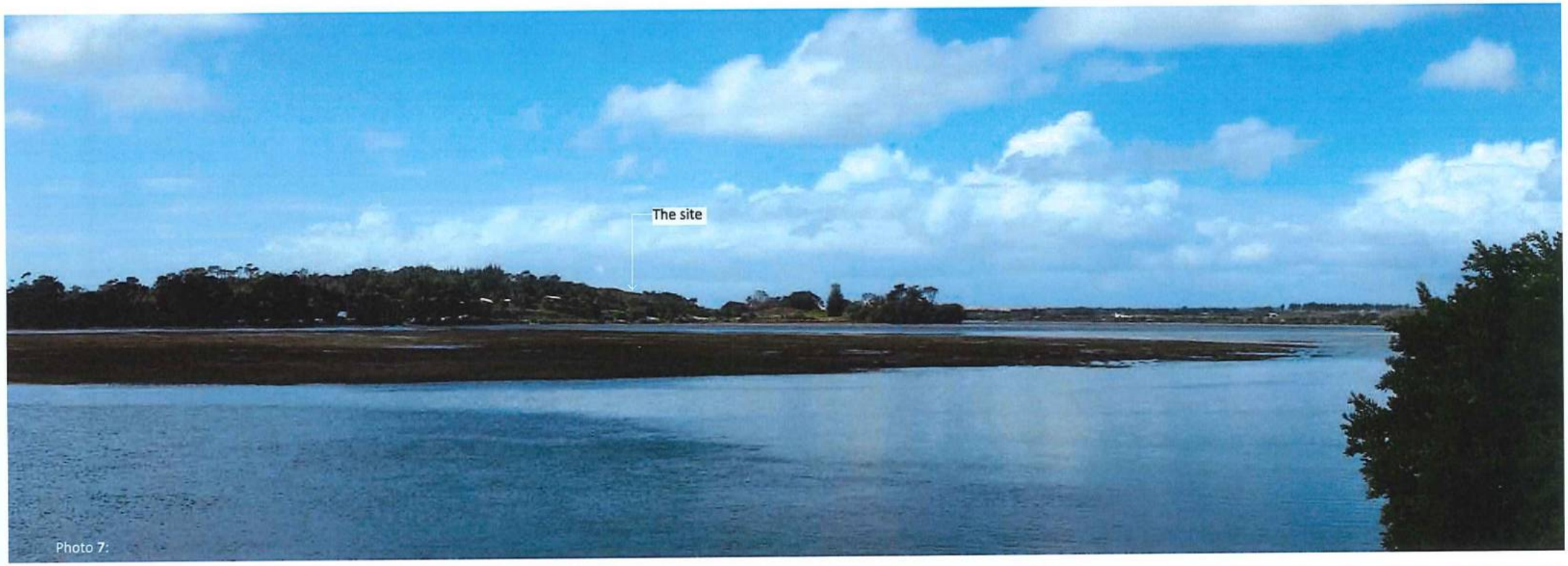


Photo 7:

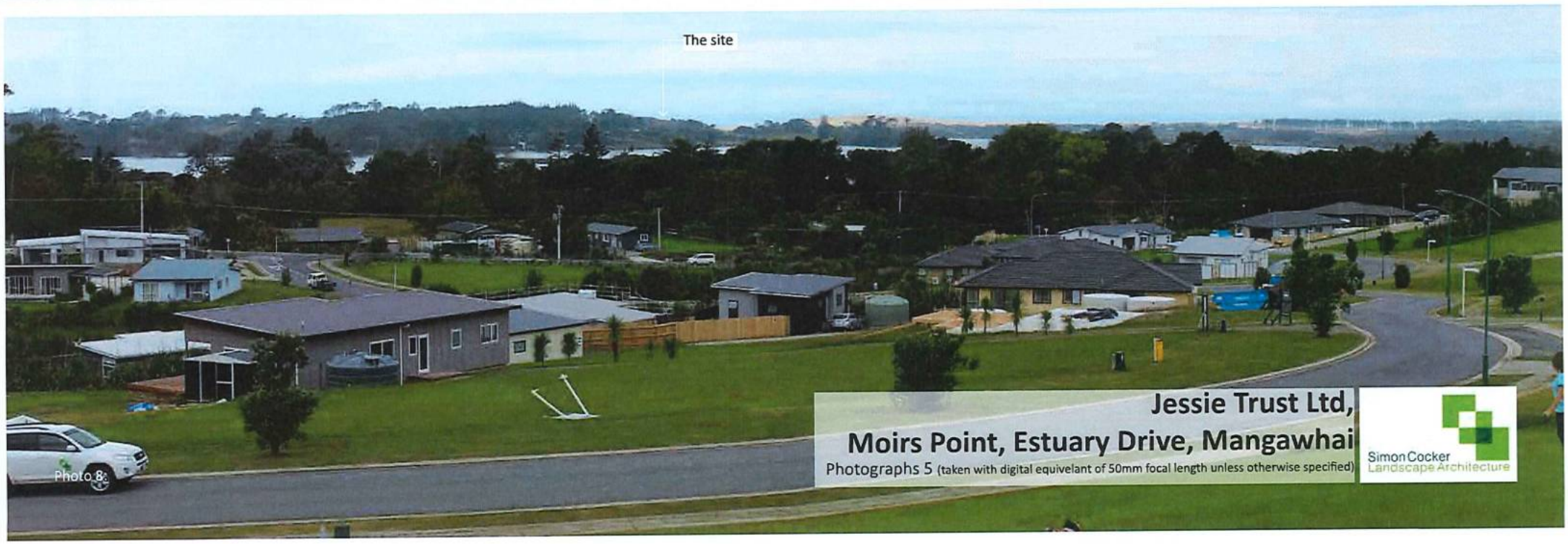


Photo 8:

Jessie Trust Ltd,

Moirs Point, Estuary Drive, Mangawhai

Photographs 5 (taken with digital equivelant of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture



Photo 9:

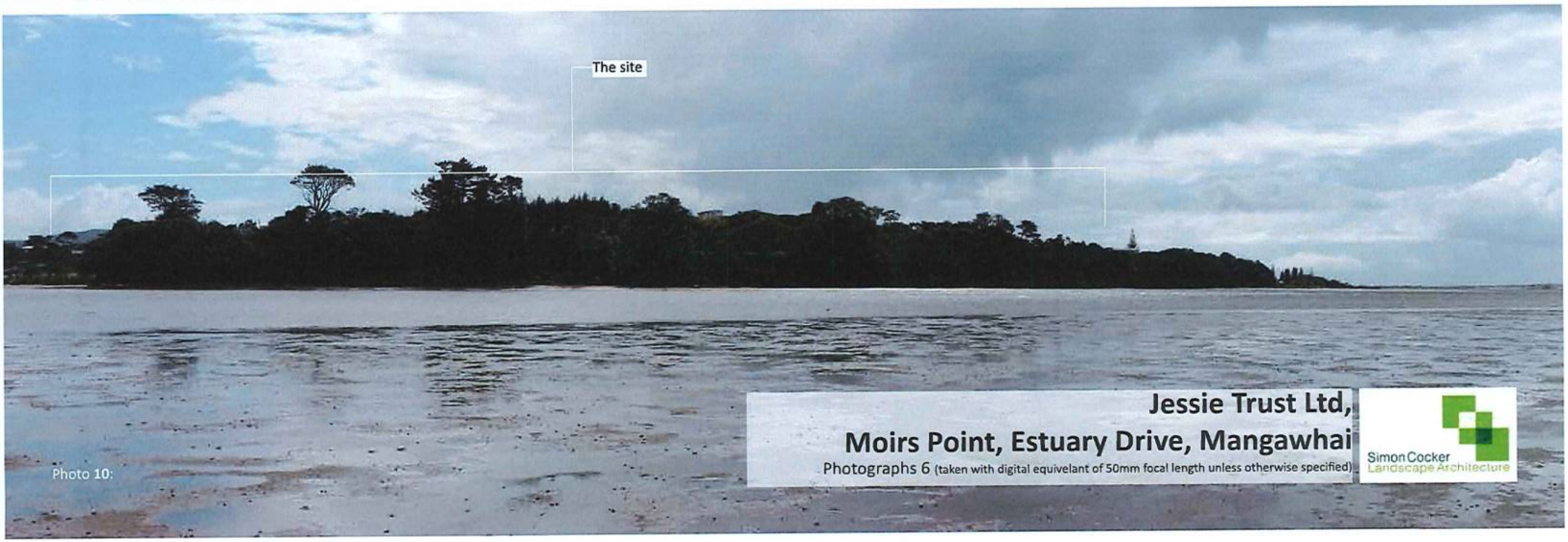


Photo 10:

Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai
Photographs 6 (taken with digital equivelant of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture



Photo 11:

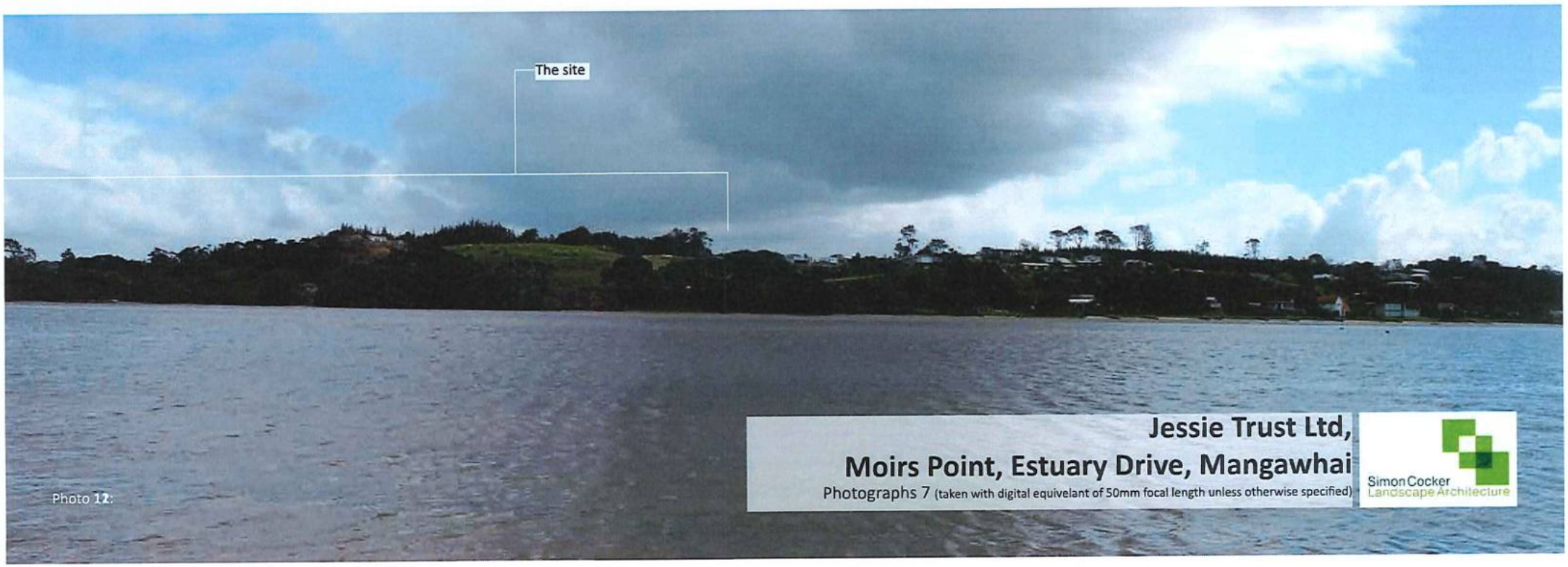


Photo 12:

Jessie Trust Ltd,
Moirs Point, Estuary Drive, Mangawhai
Photographs 7 (taken with digital equivelant of 50mm focal length unless otherwise specified)

Simon Cocker
Landscape Architecture

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	129 Estuary Drive, Mangawhai Heads, Mangawhai
Legal description of land where building is located:	Lot 3 DP487158
Building name:	N/A
Location of building within site/block number:	129 Estuary Drive Mangawhai Heads Mangawhai
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling with 7 occupants
Year first constructed:	2021

The owner

Name of owner:	Jacinda and Rory Pole
Contact person:	Willie Hewitt
Mailing address:	2 Jack Boyd Drive, Mangawhai Heads, Mangawhai
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0221093056
Daytime:	Landline: N/A Mobile: 0221093056
After hours:	Landline: N/A Mobile: 0221093056
Facsimile number:	No information provided
Email address:	hello@sanctuaryinteriors.co.nz
Website:	No information provided

First point of contact for communications with the council/building consent authority:
Aimee Roscoe (WESTMORELAND HOMES LIMITED); Mailing Address: 20 Old Waipu Road Mangawhai 0505; Phone: 094313313; Email: council@westmoreland.co.nz

Building work

Building consent number:	BC210620
Description:	Construct New 4 Bedroom Dwelling with Attached Double Garage
Issued by:	Kaipara District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.



Signature: John Dowden
Position: Building Services Officer
On behalf of: Kaipara District Council
Date: 18 October 2022

LEGAL DESCRIPTION
LOT 3, DP 487158
SITE AREA 1295M²

SITE COVERAGE CALCULATION

HOUSE	210.36M²
COVERAGE	16.24%
DECK	38.49M²

IMPERMEABLE AREA CALCULATION

ROOF	265.99M²
NON ROOF	68.77M²
TOTAL	334.76M²
COVERAGE	25.85%

CUT / FILL VOLUME CALCULATION
15M³ CUT
20M³ FILL TOTAL M² = 324.44M²

A

FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
TIMBER FLOOR - TOP OF FLOORING

FINISHED GROUND LEVEL (F.G.L.)
MEANS THE LEVEL AFTER ALL BACKFILLING, LANDSCAPING AND SURFACE PAVING HAS BEEN COMPLETED

CLEARED GROUND LEVEL (C.G.L.)
MEANS THE LEVEL AFTER THE SITE EXCAVATION HAS BEEN COMPLETED BUT BEFORE BUILDING FOUNDATIONS HAVE BEEN EXCAVATED AND THE AREA OF THE SITE TO BE COVERED BY THE BUILDING IS FREE OF ALL DELETERIOUS MATERIAL

SET OUT
SITE SETOUT IS RECOMMENDED BY A SURVEYOR TO ENSURE THE POSITION OF BUILDING, CONFIRM SITE DATUM, FLOOR LEVELS, GROUND CONTOURS AND FENCES ARE SHOWN CORRECTLY. WHERE A SURVEY PLAN HAS NOT BEEN PROVIDED OR UNDERTAKEN PRIOR TO CONSTRUCTION, THEN IT BECOMES THE CLIENTS RESPONSIBLITY AND MAY INCUR FURTHER COSTS. DISCREPANCIES MAY AFFECT TOWN PLANNING RULES AND REQUIRE RESOURCE CONSENT.

CUT & FILL EXCAVATION NOTES
OUR MEASUREMENTS AND VOLUMES ARE NOT TO BE USED IN ANY WAY FOR QUANTITY SURVEY, OR COSTING PURPOSES, AS THE ACCURACY OF THE SURVEY & TOPOGRAPHICAL INFORMATION CONTAIN A MARGIN OF ERROR THAT INFLUENCES SUCH MEASUREMENTS & VOLUMES. EARTHWORKS VOLUMES ARE AFFECTED BY:

CUT VOLUMES
- 'BULKING' DUE TO EXCAVATED MATERIAL TAKING UP MORE SPACE ON A TRUCK.
- WHETHER ALLOWANCE HAS BEEN MADE FOR EXCAVATION OF SERVICE TRENCHES, REMOVAL OF VEGETATION, FOOTINGS, PADS AND PILE HOLES, DRIVEWAYS AND FOOTPATHS.
- ACTUAL DEPTHS OF TOPSOIL & STAINED CLAY THAT MAY GET REMOVED.
- REMOVAL OF MATERIAL FOUND TO BE 'UNSUITABLE' FOR FILL.

FILL VOLUMES REQUIRED
THESE CAN BE AFFECTED BY:
THE AMOUNT OF 'UNDERCUT' MADE DURING EXCAVATION.
- THE SLOPE OF THE BATTER AS RECOMMENDED IN THE GEOTEC REPORT.
- THE SUITABILITY OF THE CUT MATERIAL FOR COMPACTION PURPOSES.

HOUSE
DECK
DRIVEWAY
IMPERMEABLE

ISSUED - Pg 3 of 3 - 8/10/21
For Approval Only
Not to be used for Construction

4
DP 487158

SITE DATUM = WWHH (8,860 LL)
SITE DATUM TO BE CONFIRMED BY SURVEYOR AT SET OUT. SURVEYOR TO CONFIRM HEIGHT TO BOUNDARY COMPLIANCE ALSO AT SET OUT

LEVEL ACCESS WALKING ROUTE TO HAVE A SURFACE SLIP RESISTANT FINISH OF A MEAN COEFFICIENT OF NO LESS THAN 0.4.

WWMH
8.86 LL Datum

WW Bdy kit

NATIVE SHELTER BELT

3M SETBACK

5M SETBACK

PROPOSED RESIDENCE
LOT 3 - 1295M2
FOOTPRINT 210.36M²
FGL - 7,700
FFL - 7,925

Lot 3 DP 487158
0.1295 Ha

+7,700 FGL
+7,925 FFL

4.50 m²
15.21 m²
19.78 m²
75.45 m²
68.77 m²

150.98 m² FILL
173.46 m² CUT

OUTDOOR LIVING
5.000

8M TURNING CIRCLE

dripline of tree on Lot 4

blue stake

POOL FENCE

top of bank

Land Covenant
M DP 487158

PROVIDE A SILT RETENTION FENCE UNTILL ALL EXCAVATIONS ARE COMPLETE AND GRASS HAS GROWN

flowpath

ROCKS

Concrete crossing

Estuary Drive

NIKAUS

FERN

flush kerb

CONSTRUCTION & DEMOLITION HAZARDS TEMPORARY GATE AND FENCING (INCLUDING SIGNS) PROVIDED IN COMPLIANCE WITH F5.3.3 RESTRICT UNAUTHORISED CHILDREN FROM ENTERING THIS SITE DURING CONSTRUCTION OF THE DWELLING.

1
P 487158

2
DP 487158

REV A - FILL ADDED & NOTE UPDATED TO SUIT - 7.10.21

REV A

Westmoreland HOMES

MAKING PLANS LTD
ARCHITECTURAL : DESIGN

47 Forge Road, Silverdale
PO Box 88 Waiwera
Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title
PROPOSED DWELLING
At
129 ESTUARY DRIVE
MANGAWHAI
For
JACINDA POLE

Drawing Title
SITE PLAN

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.
1:200

SHEET NUMBER
102
OF: 38

WIND ZONE	VERY HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	HARBOUR OVERLAY
Checked	MAKING PLANS
Drawn	DRAWN BY NAME
Plot Date	7/10/2021

Job # 20069

Topographical Survey of Lot 3 DP 487158

PROVIDE SILT RUN OFF PROTECTION
TAKE APPROPRIATE MEASURES TO PREVENT OR MINIMISE SEDIMENT GENERATION AND SILT RUN OFF. COMPLY WITH TERRITORIAL AND OTHER AUTHORITIES REQUIREMENTS RELATING TO CARYING OUT EARTHWORKS. PUMP WATER FROM TRENCHES AND OTHER AREAS OF SITE USING METHODS TO PREVENT SEDIMENT ENTERING ANY DRAIN OR WATERCOURSE. FILTER DIRTY WATER BEFORE DISCHARGING INTO ANY DRAINAGE SYSTEM

PLUMBING AND DRAINAGE:
1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION AS/NZS 3500 PART 2.2
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1
3. SANITARY PLUMBING MUST BE RUN IN PVC, AND WATER RETICULATION IN POLYBUTYLENE.
4. COLD WATER SUPPLY PIPE TO HAVE A NON-RETURN VALVE FITTED BEFORE THE FIRST OUTLET.
5. ALL EXISTING SERVICES MUST BE LOCATED AND PEGGED BEFORE COMMENCING WORK.

MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES AND DRAINS:
1. **AS/NZS 3500 PART 2** DISCHARGE PIPES AND DRAINS.

DRAIN GRADIENTS	TABLE 3.2
DISCHARGE PIPES	TABLE 6.1
DISCHARGE GRADIENTS	TABLE 7.1

TABLES ARE PROVIDED AT BACK OF DRAWINGS

DN65 - 2.50% DN80 - 1.65% DN100 - 1.65%
DN125 - 1.25% DN150 - 1.65% DN225 - 0.65%

MINIMUM GRADIENT RATIO OF STORMWATER DRAINS: NZBC E1/AS1
DN100 MAX MODIFIED CATCHMENT AREA: 200M - 1:120
DN150 MAX. MODIFIED CATCHMENT AREA: 400M2 - 1:200

PLUMBING NOTE (SUBFLOOR)
ALL FIXTURE PIPES INTO MIN DN100 BRANCHES UNDER SUBFLOOR

STRAP SW DRAIN TO UNDERSIDE OF SUBFLOOR

PLUMBING NOTE (SLAB)
ALL FIXTURE PIPES INTO MIN DN65 (DN100 PREFERRED) BRANCHES UNDER SLAB. PLUMBER TO CONFIRM UNDERSLAB WASTE PIPE LOCATIONS WITH SITE MANAGER BEFORE THE SLAB IS POURED

REFER ALSO - FOUNDATION PLAN

HOUSE | DECK | DRIVEWAY

PROVIDE TREVOLI PUMP OR SIMILAR APPROVED PUMP MODEL TO BE SELECTED FOR REQUIRED DEMAND WITH PUMP COVER & 20 MICRON FILTER TO BE FITTED WITHIN THE WATER SUPPLY SYSTEM **- REFER ALSO PAGE 319 FOR TYPICAL POTABLE RAINWATER COLLECTION SYSTEM DETAIL & THE MANUFACTURERS LITERATURE FOR THE PRODUCT DESCRIPTIONS**

2X 22,500L ABSOLUTE CONCRETE WATER TANKS PARTLY BURIED (1.2M EXPOSED)

E-ONE ECOFLOW GRINDER PUMP STATION

40Ø TO BK

WWMH
8.86 LL Datum

NW Bdy kit

100Ø SS DRAIN

GAS BOTTLES

+7,700 FGL

INFINITY DP CP (TYPE 2)

TU DN50

SW CONNECTION

blue stake

Land Covenant M DP 487158

4
DP 487158

2
DP 487158

87158

15.21 m²
210.36 m²
4.50 m²
19.78 m²
75.45 m²
68.77 m²

+7,925 FFL

TVDN50 IN WALL
PAN DN100
SH DN50
HB DN50
BA DN50
SK DN50 +AAV
+AAV

ORG
DP

Concrete crossing

flowpath

232°06' 21.81 CB

123°06'30" 11.04

123°06'30" 34.38

67°44' 22.92

129°02' 17.06

129°02' 27.30

173°13' 14.78

72°16' 10.48

38°45' 13.70

19°41' 13.37m

Peg

Power

flush kerb

PLUMBING LEGEND

	SS DRAIN
	SW DRAIN
	CP DRAIN
AJ	ACCESS JUNCTION
IP	INSPECTION POINT
FWG	FLOOR WASTE GULLY
GT	GULLY TRAP
TV	TERMINAL VENT
AAV	AIR ADMITTANCE VALVE
CP	CESSPIT
DP	DOWN PIPE
ORG	OVERFLOW RELIEF GULLY
BA	BATH
DW	DISHWASHER
SH	SHOWER
SK	SINK
TU	LAUNDRY TUB
PAN	TOILET
HB	HAND BASIN
HWC	HOT WATER CYLINDER
ST	STACK

KDC - Approved Building Consent Document - BC21362 (ISSUED 30 September 2021)

FOR BC

Westmoreland HOMES

MAKING PLANS LTD
ARCHITECTURAL : DESIGN
47 Forge Road, Silverdale
PO Box 88 Waiwera
Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title
PROPOSED DWELLING
At
129 ESTUARY DRIVE MANGAWHAI
For
JACINDA POLE

Drawing Title
DRAINAGE PLAN

SCALE @ A3.
1:200

SHEET NUMBER
103
OF: 38

WIND ZONE	VERY HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	HARBOUR OVERLAY
Checked	MAKING PLANS
Drawn	DRAWN BY NAME
Plot Date	14/09/2021

Job # 20069

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FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
TIMBER FLOOR - TOP OF FLOORING

FINISHED GROUND LEVEL (F.G.L.)
MEANS THE LEVEL AFTER ALL BACKFILLING, LANDSCAPING AND SURFACE PAVING HAS BEEN COMPLETED

CLEARED GROUND LEVEL (C.G.L.)
MEANS THE LEVEL AFTER THE SITE EXCAVATION HAS BEEN COMPLETED BUT BEFORE BUILDING FOUNDATIONS HAVE BEEN EXCAVATED AND THE AREA OF THE SITE TO BE COVERED BY THE BUILDING IS FREE OF ALL DELETERIOUS MATERIAL

(S) DOMESTIC SMOKE ALARMS.
SMOKE ALARMS SHALL COMPLY WITH APPROVED DOCUMENT F7 WARNING SYSTEMS. SMOKE ALARMS MAY BE BATTERY POWERED, HAVE A HUSH FACILITY HAVING A MIN. 60 SECOND DURATION, HAVE A TEST FACILITY AND BE APPROVED BY A RECOGNIZED AUTHORITY

(F) EXTRACTOR FAN.
ICON 30 AIR FLOW EXTRACTOR FAN - REFER LITERATURE FOR MORE DETAILED INFORMATION

GLAZING SCREENS
ALL GLASS SCREENS ARE TO BE CODE COMPLIANT TO ALL RELEVANT SAFETY GLASS STANDARDS AND ARE TO BE INSTALLED TO COMPLY WITH NZBC E3

WET AREAS WATERPROOFING SYSTEM OPTIONS
PROVIDE AN IMPERVIOUS AND EASILY CLEANABLE SURFACE TO ALL WALL AREAS LIKELY TO BE SPLASHED AND TO ALL BATHROOM, TOILET, LAUNDRY, KITCHEN AND MAIN ENTRANCE FLOORS.
USE GIB AQUALINE ON BATHROOM, TOILET, LAUNDRY AND KITCHEN WALLS AND BATHROOM AND LAUNDRY CEILINGS.

TILING / WET AREAS SPECIFICATIONS
INSTALL ALL WET AREA LININGS, MEMBRANES AND TILING WORK IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, STANDARDS AND MANUFACTURERS LITERATURE:

NZBC E3/AS1 - INTERNAL MOISTURE
SPECIFICATION SECTIONS 6221A
GIB AQUALINE WET AREA SYSTEMS AND DETAILS
TECHNOKOLLA RASOGUM LITERATURE
FLOORING INSTALLATION MANUAL
AS/NZS 4858 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS
AS 3958.2 CERAMIC TILE GROUTS AND ADHESIVES
AS 3958.1 CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES

WALLS
• FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WPM OVER GIB AQUALINE SHEETS. FOR APPLICATIONS OF TILES 6MM OR LESS - STUDS @ 600CRS & NOGS @ 600CRS. 6MM OR MORE - STUDS @ 400CRS & NOGS @ 600CRS
• APPROVED PAINT SYSTEM. E.G. 1 COAT ALKYD SEALER AND 2 COATS WATER BASED ENAMEL

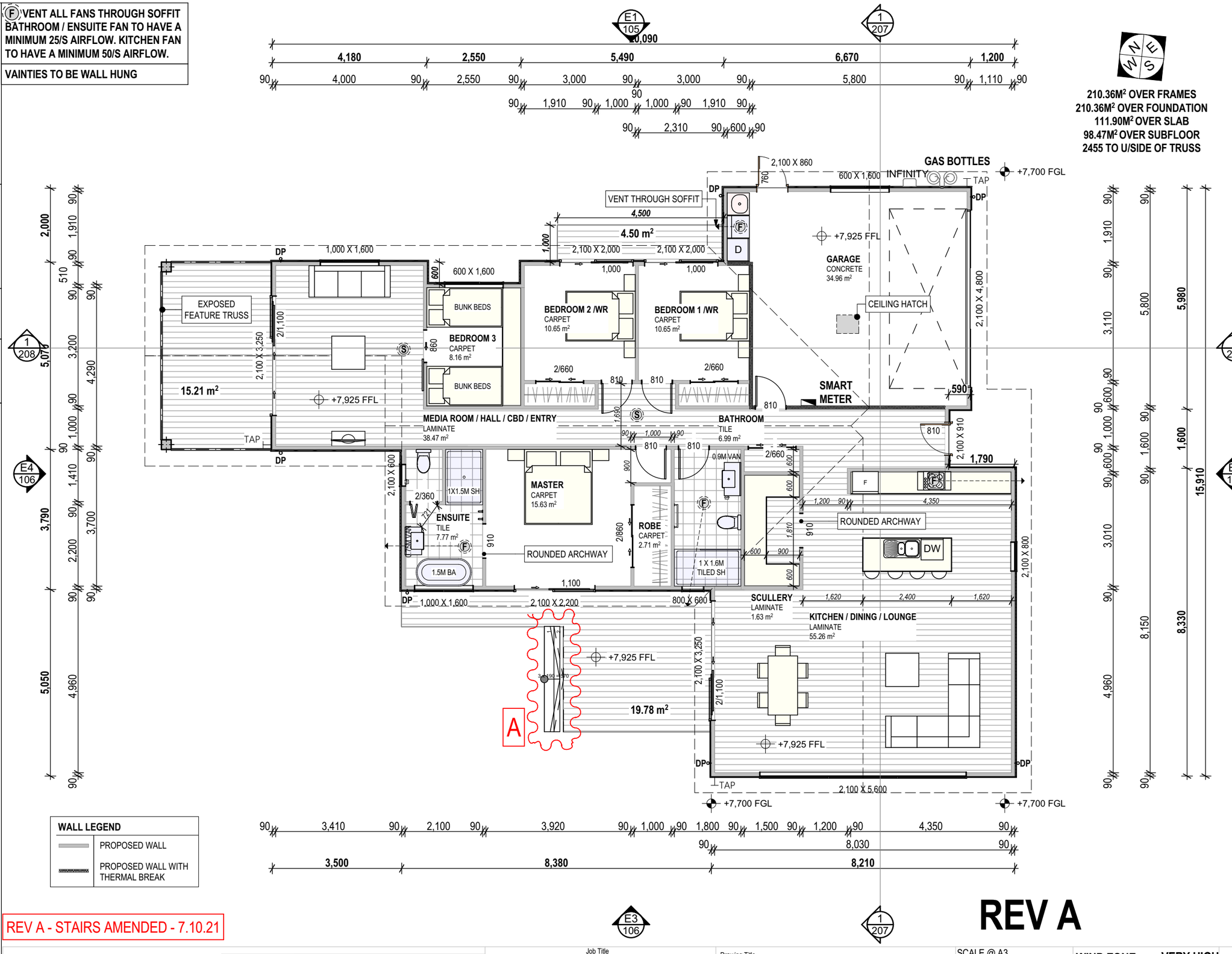
FLOORING
• TILING OVER CONCRETE FLOOR
FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WATERPROOFING SYSTEM. ENSURE CONCRETE HAS HAD ADEQUATE CURING TIME

FLOORING
• VINYL OVER CONCRETE OR TIMBER FLOOR
FIX VINYL WITH APPROVED AND COMPATIBLE ADHESIVE OVER CONCRETE OR 19MM H3 PLYWOOD FLOOR.
REFER SPECIFICATION SECTION 6411.

(F) VENT ALL FANS THROUGH SOFFIT BATHROOM / ENSUITE FAN TO HAVE A MINIMUM 25/S AIRFLOW. KITCHEN FAN TO HAVE A MINIMUM 50/S AIRFLOW.

VAINTIES TO BE WALL HUNG

210.36M² OVER FRAMES
210.36M² OVER FOUNDATION
111.90M² OVER SLAB
98.47M² OVER SUBFLOOR
2455 TO U/SIDE OF TRUSS



WALL LEGEND

	PROPOSED WALL
	PROPOSED WALL WITH THERMAL BREAK

REV A - STAIRS AMENDED - 7.10.21

REV A

Westmoreland HOMES

MAKING PLANS LTD
ARCHITECTURAL : DESIGN
LICENSED BUILDING PRACTITIONER www.dbh.govt.nz BUILDING CONFIDENCE

47 Forge Road, Silverdale
PO Box 88 Waiwera
Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title
PROPOSED DWELLING
At
129 ESTUARY DRIVE MANGAWHAI
For
JACINDA POLE

Drawing Title
GROUND FLOOR PLAN

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.
1:100

SHEET NUMBER
104
OF: 38

WIND ZONE	VERY HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	HARBOUR OVERLAY
Checked	MAKING PLANS
Drawn	DRAWN BY NAME
Plot Date	7/10/2021

Job # 20069

Approved Building Consent Document - Building Act 2004 - s.51 - 8/02/2022 - ksingh

ALUMINIUM JOINERY NOTES:
JOINERY MANUFACTURER TO CHECK AND VERIFY THE FOLLOWING PRIOR TO COMMENCING MANUFACTURE OF JOINERY UNITS.
ALL DIMENSIONS SHOWN ARE ROUGH OPENINGS.
ANY STRUCTURAL SUPPORTS WHERE REQUIRED.
REFER TO ENGINEERS DESIGNS WHERE REQUIRED.

1. **ALL JOINERY FAIRVIEW RESIDENTIAL / EVOLUTION SUITE GENERALLY AS REQUIRED FOR OPENING SIZES - UNLESS REQUESTED OTHER BY OWNER**
2. **ALL FRAMES DOUBLE GLAZED.**
3. **CONFIRM PANELS / GLAZING FOR FRONT DOOR WITH OWNER.**
4. **CONFIRM OPAQUE GLAZING WITH OWNER.**
5. **ALL SAFETY GLAZING SHALL BE SUPPLIED & INSTALLED TO THE REQUIREMENTS OF NZBC B1/AS1 & NZS 4223.3.**

GLAZING TO COMPLY WITH THE FOLLOWING STANDARDS
NZS 3504: SPECIFICATION FOR ALUMINIUM WINDOWS
NZS 4223: CODE OF PRACTISE FOR GLAZING IN BUILDINGS
NZS 4211: SPECIFICATION FOR THE PERFORMANCE OF WINDOWS
CLEAR FLOAT GLASS, TOUGHENED AS REQUIRED FOR PANE SIZE.
OPAQUE GLASS - ACID TECH OR LAMINATED WITH OBSCURE INTER LAYER.
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS DETAILS AND SPECIFICATIONS.
INSTALL WITH THERMAKRAFT WINDOW WORM AND ALUBAND FLASHING TAPE SYSTEM TO WRAP MANUFACTURERS SPECIFICATIONS AND DETAILS.
FINISHES TO ALL SILL TRAYS AND FLASHINGS TO MATCH JOINERY FRAMES.
ALL HINGES FOR EXTERIOR JOINERY TO BE MARINE GRADE 316 STAINLESS STEEL.
ALL HARDWARE TO OWNERS SPECIFICATION

REFER FLOOR PLANS / ELEVATIONS FOR HANGING ORIENTATIONS.
ALL INTERIOR DOORS TO BE SEMI GLOSS PAINT FINISH.
ALL INTERIOR DOOR HEIGHTS AS SHOWN AND HOLLOW CORE UNLESS SPECIFIED OTHER.
SOLID SLASH ALL EDGES.

BUILDING ENVELOPE RISK MATRIX
ALL WALLS

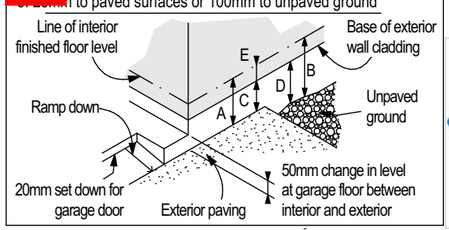
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		7

LEVELS AND CLADDING CLEARENCES TO COMPLY WITH E2/AS1 fig.65 / table 18

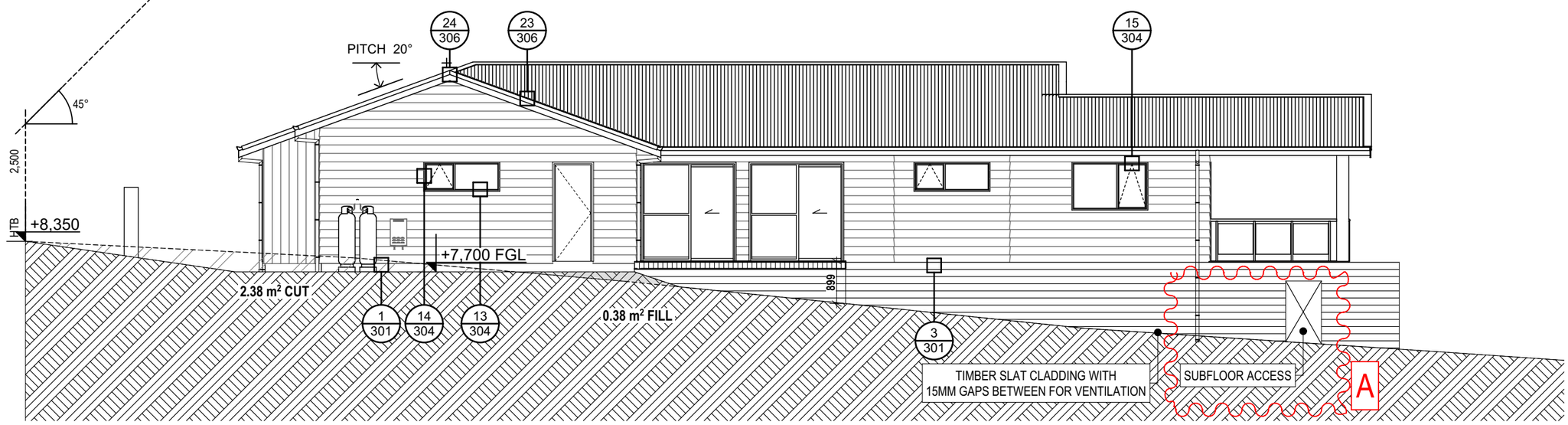
Min clearance	Masonry Veneer	Other claddings				
	A B	A	B	C	D	E
CONCRETE SLAB	100 150	150	225	100	175	50
TIMBER FLOOR	refer note			100	175	50

NOTE: refer to NZS3604 for Req.

Brick veneer requires additional clearance under slab rebate of 25mm to paved surfaces or 100mm to unpaved ground

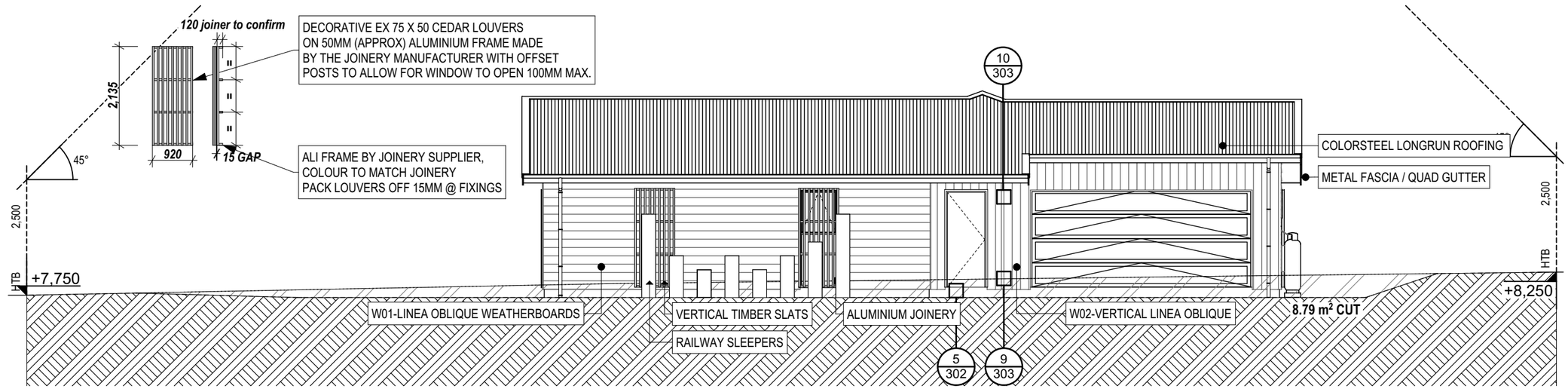


EXTERIOR COLOURS
W01-LINEA OBLIQUE WEATHERBOARDS IN THE COLOUR
SNOWY MOUNTAINS QUARTER
W02-VERTICAL LINEA OBLIQUE IN THE COLOUR
SNOWY MOUNTAINS QUARTER
COLORSTEEL LONGRUN ROOFING IN THE COLOUR
WINDSOR GREY
GUTTERS - WINDSOR GREY
FASCIA'S - WINDSOR GREY
GARAGE DOOR - WINDSOR GREY



E1 / 104 NORTH ELEVATION 1:100

REV A - SUBFLOOR ACCESS ADDED - 6.10.21



E2 / 104 EAST ELEVATION 1:100

REV A

DRAFT - Not for Building Consent Document
Approved 6/10/2021 Issued 6/10/2021 RCC

Westmoreland HOMES
MAKING PLANS LTD
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Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title
PROPOSED DWELLING
At
129 ESTUARY DRIVE MANGAWHAI
For
JACINDA POLE

Drawing Title
ELEVATIONS

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SCALE @ A3.
1:100
SHEET NUMBER
105
OF: 38

WIND ZONE	VERY HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	HARBOUR OVERLAY
Checked	MAKING PLANS
Drawn	DRAWN BY NAME
Plot Date	7/10/2021

Job # 20069

ALUMINIUM JOINERY NOTES:
JOINERY MANUFACTURER TO CHECK AND VERIFY THE FOLLOWING PRIOR TO COMMENCING MANUFACTURE OF JOINERY UNITS.
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REFER TO ENGINEERS DESIGNS WHERE REQUIRED.

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SOLID SLASH ALL EDGES.

BUILDING ENVELOPE RISK MATRIX
ALL WALLS

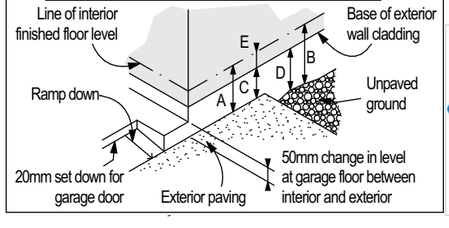
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**7**

LEVELS AND CLADDING CLEARENCES TO COMPLY WITH E2/AS1 fig.65 / table 18

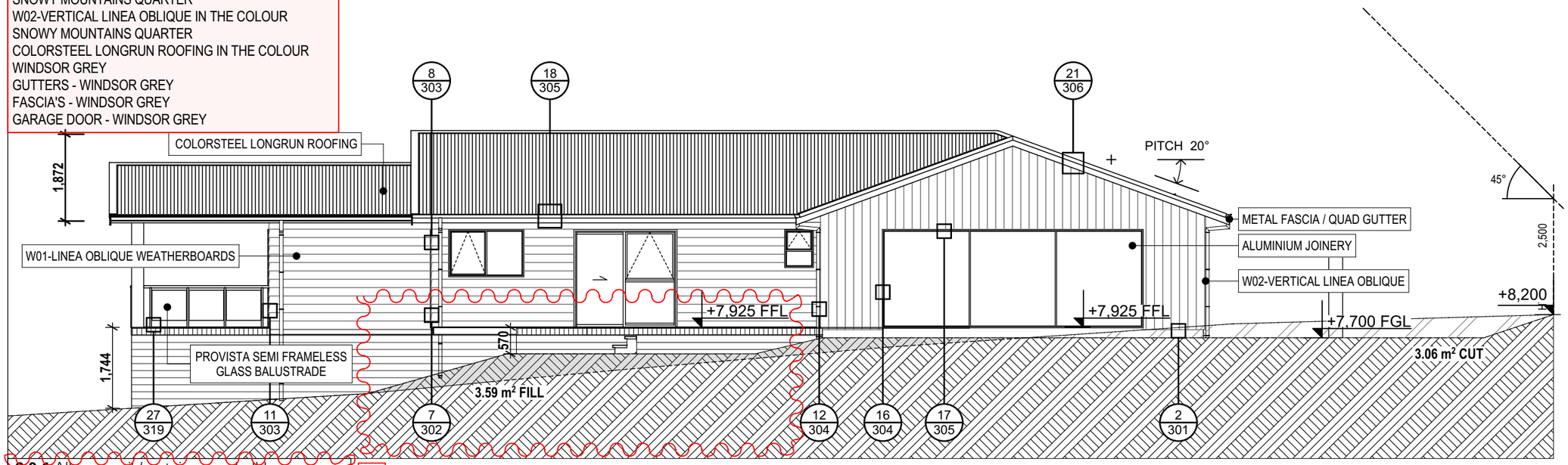
Min clearance	Masonry Veneer		Other claddings				
	A	B	A	B	C	D	E
CONCRETE SLAB	100	150	150	225	100	175	50
TIMBER FLOOR	refer note				100	175	50

NOTE: refer to NZS3604 for Req.

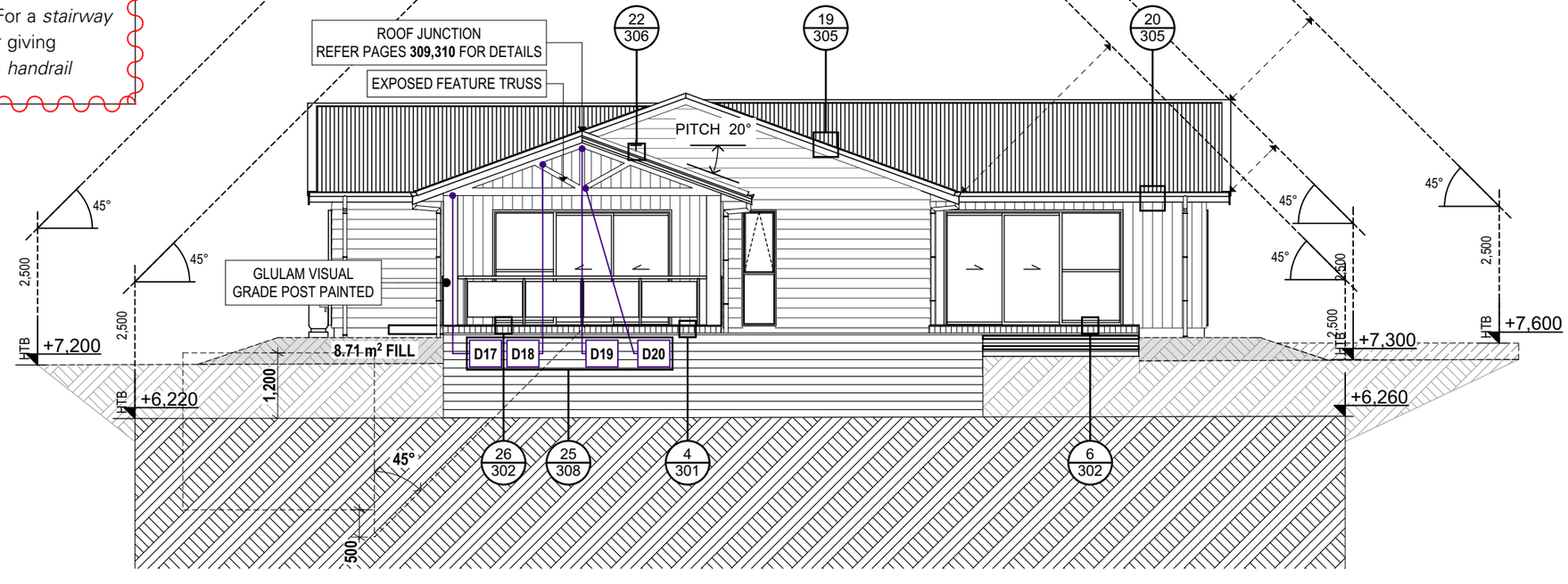
Brick veneer requires additional clearance under slab rebate of 25mm to paved surfaces or 100mm to unpaved ground



EXTERIOR COLOURS
W01-LINEA OBLIQUE WEATHERBOARDS IN THE COLOUR
SNOWY MOUNTAINS QUARTER
W02-VERTICAL LINEA OBLIQUE IN THE COLOUR
SNOWY MOUNTAINS QUARTER
COLORSTEEL LONGRUN ROOFING IN THE COLOUR
WINDSOR GREY
GUTTERS - WINDSOR GREY
FASCIA'S - WINDSOR GREY
GARAGE DOOR - WINDSOR GREY



E3 104 SOUTH ELEVATION 1:100



E4 104 WEST ELEVATION 1:100

This review is limited to the structural design only as outlined in our calculations and other documentation. We have not reviewed any drawing dimensions. For any discrepancies please contact the undersigned.
Signed
Kevin Burrows (CPEng: 189748)
GRAYSON DESIGN & DEVELOPMENTS LTD

REV A - FILL ADDED & STAIRS AMENDED / NOTE ADDED - 7.10.21

REV A

6.0.1 All *accessible stairways* shall have *handrails* on both sides (see Paragraph 6.0.3). All other *stairways* with a width of 2.0 m or less and having two or more risers, shall have *handrails* on at least one side. For a *stairway* of two or three risers within, or giving access to a *household unit*, the *handrail* may be omitted.

A

Approved Building Consent Document - BC20069 - 18/08/2021

Westmoreland HOMES

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Job Title
PROPOSED DWELLING
At
129 ESTUARY DRIVE MANGAWHAI
For
JACINDA POLE

Drawing Title
ELEVATIONS

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.
1:100, 1:1
SHEET NUMBER
106
OF: 38

WIND ZONE	VERY HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	HARBOUR OVERLAY
Checked	MAKING PLANS
Drawn	DRAWN BY NAME
Plot Date	7/10/2021

Job # 20069

Wilton Joubert Limited
Tel: 021 080 12351
shaun@wjl.co.nz

KDC - Approved Building Consent Document - BC210620_SP_ISSUED - Pg 22 of 182 - 8/10/2021 - vsingh

SITE	Lot 3 DP 487158, 129 Estuary Drive, Mangawhai Heads
PROJECT	New Residential Dwelling
CLIENT	Westmoreland Homes
REFERENCE NO.	110164
DOCUMENT	Geotechnical Investigation Report
STATUS/REVISION No.	FINAL
DATE OF ISSUE	10 August 2021

Authored by

S. Page

Engineering Technician

Reviewed and Approved by

D. Soric (BE, CPEng, CMEngNZ)

Senior Geotechnical Engineer

Report Prepared For	Email
Westmoreland Homes	willie@westmorelandco.nz

KDC - Approved Building Consent Document - BC210620_SP_ISSUED - Pg 23 of 182 - 8/10/2021 - vsingh

1. EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

Legal Description:	Lot 3 DP 487158.
Development Type:	Residential dwelling (assumed NZS3604 type loads).
Development Proposals Supplied:	Yes – Preliminary development drawings (6 pages total).
Geology Encountered:	Karioitahi Group: OIS5 (Late Pleistocene) Parabolic Dune deposits.
Overall Site Gradient in Proximity to Development:	The property is located on a west facing flank, which essentially slopes at gentle grades averaging less than 5°. The surrounding land also displays a similar topographical profile.
Natural Hazard Risk:	Overall Low Risk of Global Instability provided the recommendations and guidance of this report are adhered to.
Suitable Foundation Type(s):	Stiffened raft type slab and standard NZS3604 bored, concrete encased tanalised timber pile type foundations accounting for expansive soils (mitigated deepening).
NZBC B1 Expansive Soil Classification:	CLASS H - Highly Expansive (ys= 78mm). Alternatively, to aid in mitigating the effects of expansive soils at the garage building site for raft slab construction, the following minimum thickness layers of compacted hardfill, which should extend a minimum horizontal distance of 1.0m beyond the edge of the raft slab foundation system, can be placed to allow for the raft slab to be designed for lesser ys values: • >250mm thick layer for a ys=60mm (Class H – Mitigated Highly Expansive Soils). • >450mm thick layer for a ys=44mm (Class M – Moderately Expansive Soils).
Minimum NZS3604 Footing Depths:	**Ordinary Piles:** 900mm below finished ground levels and a minimum of 300mm into natural ground, and **Anchor Piles:** 1.2m below finished ground levels and a minimum of 300mm into natural ground.
NZS1170.5 Site Subsoil Classification:	Class C – Shallow Soil stratigraphy.
Earthworks:	Only a minor engineered cut/fill earthworks operation will be required across the upslope garage area, to create a suitable level building platform (envisaged less than 600mm vertical crossfall) for raft slab construction. All cuts up to a vertical height of 1.0m should be battered back at gradients no steeper than 1V:4H, as well as being appropriately dressed in geotextile fabric and planted. Appropriate cut-off and swale drains should be respectively installed above and at the toe of all unretained cuts. All cuts outside the imposed limits noted above should be referred to a Chartered Geotechnical Engineer for advice and/or design. All fills up to a vertical height of 300mm should be battered back at grades no steeper than 1V:3H. Any fills that exceed a vertical height of 300mm and up to a vertical height of 600mm should be appropriately laterally constrained (i.e., deepened edge beam, foundation wall, appropriate toe protection, etc). All fills outside the imposed limits noted above should be referred to a Chartered Geotechnical Engineer for advice and/or design. Imported hardfill (GAP40 recommended) compacted in accordance with NZS4431 should be utilised for all fills beneath the garage footprint, which should extend a minimum horizontal distance of 1.0m beyond the edge of any proposed raft slab foundation system.
Further Geotechnical Review of Development Proposals Required:	Not anticipated unless development proposals are revised.

KDC - Approved Building Consent Document - BC210620_SP_ISSUED - Pg 24 of 182 - 8/10/2021 - vsingh

2. SCOPE OF WORK

Wilton Joubert Ltd (WJL) were engaged by Westmoreland Homes, to undertake a geotechnical assessment of ground conditions at the above site where we understand it is proposed to construct a new single-level lightweight residential dwelling across the upslope eastern half of the property.

It is our understanding that the development is to be generally designed and constructed in keeping with the expectations of NZS3604. At the time of preparing this report, the client has supplied preliminary development drawings (6 pages total) dated 31 May. The drawings include site, floor, elevation, and section plans of the proposed development.

In reviewing the drawings, we note it is proposed for the dwelling to be founded on a combination of a stiffened raft type slab and timber floor suspended on timber pile type foundations, supporting lightweight framing, weatherboard cladding, and a longrun Colorsteel roof.

Any revision of these drawings and/or development proposals with geotechnical implications should be referred to us for review.

3. SITE DESCRIPTION

The 1,295m² subject property is located off the western side of Estuary Drive, accessed 1.4km southwest of the Molesworth Drive intersection, within the suburb of Mangawhai Heads.



Screenshot aerial view of the subject site and surrounding land from the Kaipara District Council (KDC) GIS Property Boundaries Map. Subject site is highlighted in light blue.

Topographically speaking, the property is located on a west facing flank, which essentially slopes at gentle grades averaging less than 5°. The surrounding land also displays a similar topographical profile. The bulk eastern area of the site is covered in lawn with a singular mature tree present at the north-eastern boundary. A wetland area covers the western boundary area, as well as the area of land immediately beyond the boundary. A paved vehicle crossing is present at the eastern roadside entrance to the property.

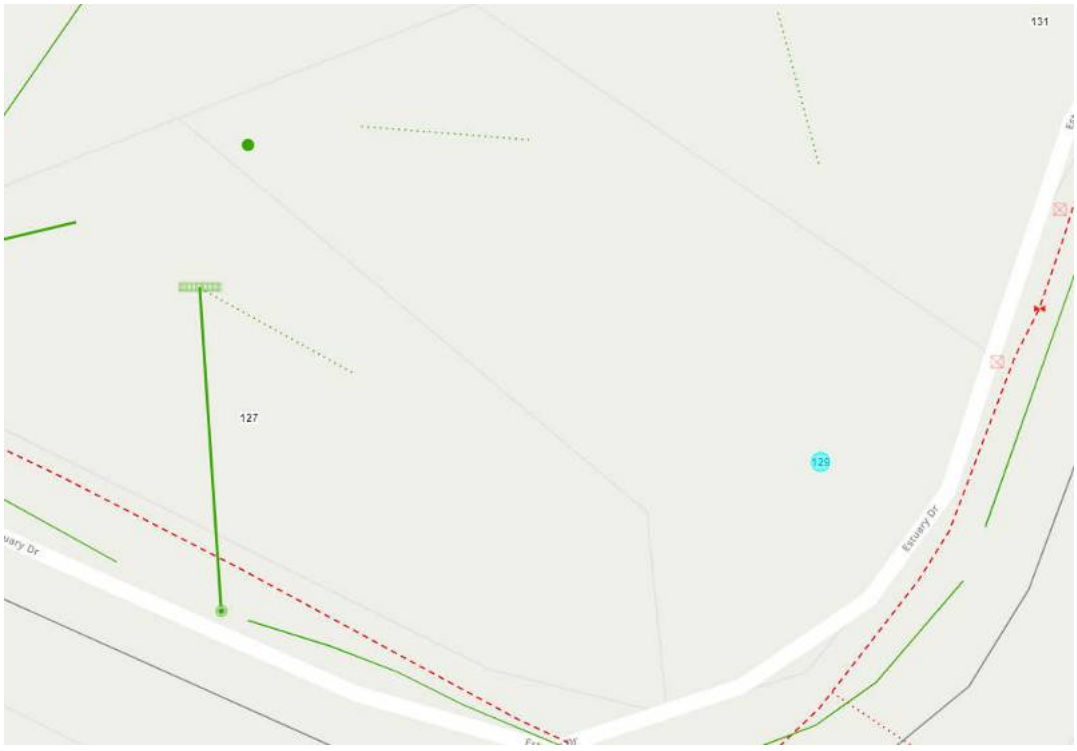
KDC - Approved Building Consent Document - BC210620_SP_ISSUED - Pg 25 of 182 - 8/10/2021 - vsingh



Site photograph of the proposed development area (west direction).

At the time of preparing this report, we note that the KDC GIS Utility Services Map indicates the following:

- Public wastewater and stormwater service lines border the upslope eastern roadside boundary. A wastewater service connection is present at the north-eastern boundary corner, and
- A public stormwater service connection is present towards the north-western end of the property.



Screenshot of the subject site from the KDC GIS Utility Services Map.

KDC - Approved Building Consent Document - BC210620_SP_ISSUED - Pg 26 of 182 - 8/10/2021 - vsingh

4. PREVIOUS GEOTECHNICAL REPORT

At the time of preparing this report, we have reviewed the following Geotechnical Report, which we understand was prepared for the greater development area:

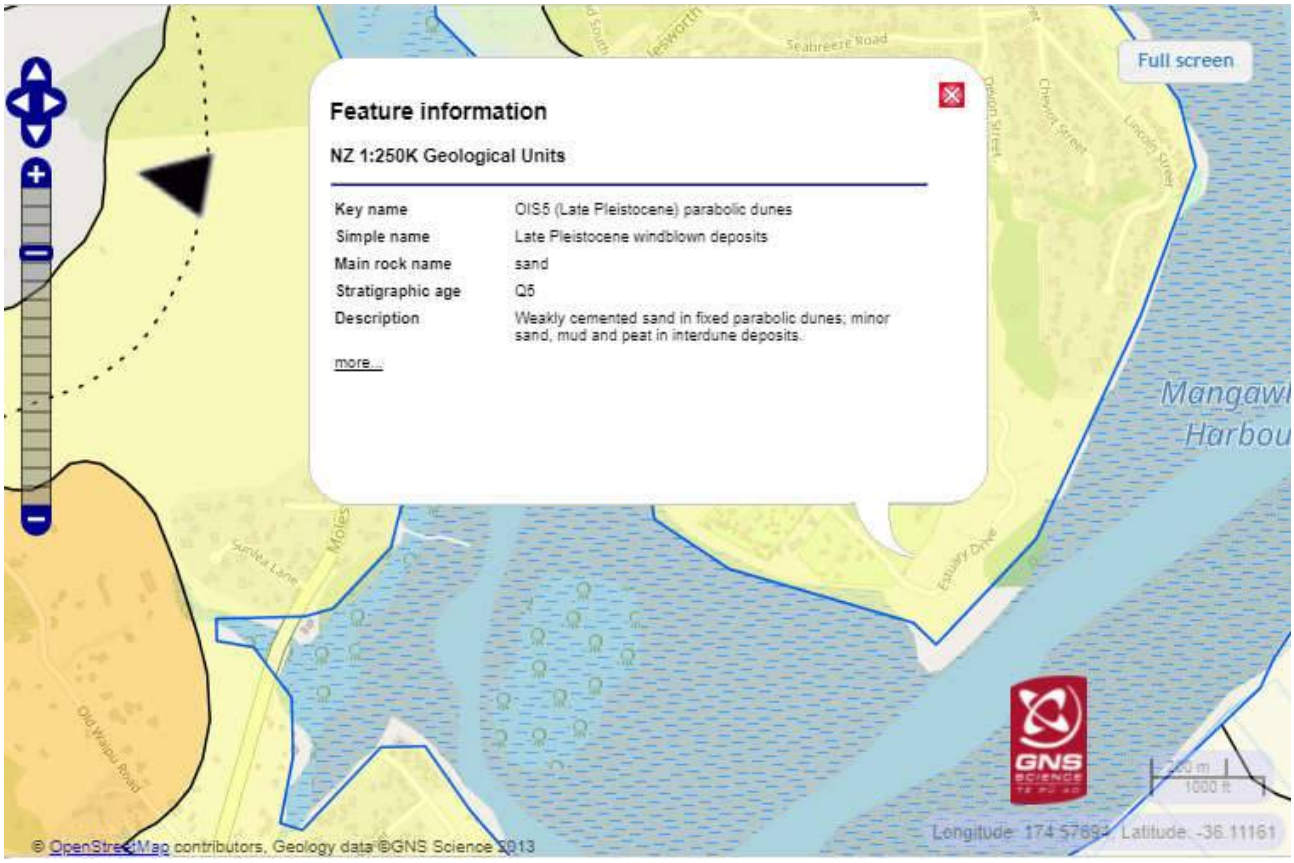
- Subdivision Completion Report (SCR), Moirs Point, Estuary Drive, Mangawhai (ref: 13062), dated 5 June 2018, by RS Eng Ltd.

In reviewing the SCR, we note the following relevant summarised conclusions and recommendations regarding future residential development at the property:

- All filling deeper than 500mm and cuts higher than 1.0m on slopes over 14° (1V:4H) should be specifically designed by a Chartered Professional Engineer (CPEng), to prevent stability being compromised, and
- RS Eng Ltd concludes that the proposed Lots are suitable for residential development subject to specific foundation design by CPEng. This design should also include and assessment of proposed earthworks and access for each allotment.

5. MAPPED GEOLOGY

Local geology at the property is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; Karioitahi Group: OIS5 (Late Pleistocene) Parabolic Dunes – Weakly cemented sand in fixed parabolic dunes, minor sand, mud, and peat in interdune deposits.



Screenshot of the subject site from the GNS Science New Zealand Geology Web Map. Subject site is speech bubbled.

KDC - Approved Building Consent Document - BC210620_SP_ISSUED - Pg 27 of 182 - 8/10/2021 - vsingh

6. EXPANSIVE SOILS

Naturally occurring, seasonal moisture variations are a strong characteristic of most Upper North Island soils, which typically results in plastic soil masses swelling during winter months and then shrinking during summer months. Such volumetric changes in foundation soils (broadly termed 'Expansive Soils) vary according to clay mineralogy and geology and are a significant risk to buildings.

Therefore, the usual industry practice is to mitigate those effects to a tolerable level by appropriate engineering design. We also highlight those changes in soil volume can be exacerbated by other mechanisms such as high-water demand trees and shrubs differentially drying out the soils, or conversely, leaking pipes which differentially hydrate the soils. In extreme cases, the resulting soil volume changes can damage buildings on light strip footings or unstiffened rafts, resulting in distortion of building frames causing doors and windows to jam, and cracking in concrete floors, as well as brittle cladding materials or masonry.

The New Zealand Standard NZS3604:2011 "Timber-framed buildings" defines "good ground" as excluding (but not limited to):

- *"(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 NZS4402 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 land instability, ground creep, subsidence, seasonal swelling and shrinking, frost heave, changing groundwater level, erosion, dissolution of soil in water and effects of tree roots."*

The November 2019 Amendment 19 of NZBC Structure B1/AS1, clause 3.2 "slab-on-ground in expansive soils" introduced several new requirements into NZS3604, including (amongst others) clause 7.5.13.1.2, defining expansive soil classes based on a 500-year return period drought, as follows:

Class	Iss Range	Characteristic Surface Movement (y_s)
Slightly 'S'	0–1.9%	22 mm
Moderately 'M'	2.0–3.7%	44 mm
Highly 'H'	3.8–6.5%	78 mm
Extremely 'E'	6.6–7.5%	90 mm

The same amendment also came with the following commentary:

Design Constraints:

a) *The characteristic surface movements and the corresponding expansivity classifications have been calculated based on design for ultimate limit state (ULS) conditions for a 1 in 1000 year "extreme" drought event, and the serviceability limit state (SLS) conditions for a 1 in 500-year drought event,*

b) *Maximum soil movements are calculated to be based on a 500-year return period for SLS, and a 1000-year return period for ULS* **(*NB: This differed from the recommendations contained within BRANZ Study Report 120A (BSR120A) which used a 300-year return period for the design level drought conditions)**,*

c) *Climate parameters adopted from BSR120A of Δu = 1.2 pF, Hs = 1.5 m, and a crack depth of 0.5 Hs,*

d) *The Iss (soil stability index) ranges attributed to the expansivity classifications as defined in 3.2.4 above have been calculated using the parameters presented in BSR120A and Equation 2.3.1 of AS 2870:2011,*

e) *Sites subject to parameters that differ from those mentioned above, in particular sites where the crack depth is less than 0.75m, such as cut natural ground or clay backfill, require specific engineering assessment to confirm their appropriate site classification, and*

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f) The effects of nearby trees (whether existing, recently removed, or future planting) are not considered in these solutions. It is recommended that specific geotechnical engineering advice be obtained where a tree is within a lateral distance of 1.5 times its mature height of the foundations.

Maintenance of Foundations in Expansive Soils

Normal maintenance is that work generally recognised as necessary to achieve the expected performance over time of the foundation located on expansive soils. Unless otherwise specified by the designer and noted on the drawings, basic normal maintenance tasks should ensure that:

a) The drainage and wetting of the site is controlled so that extremes of wetting and drying of the soils are prevented,

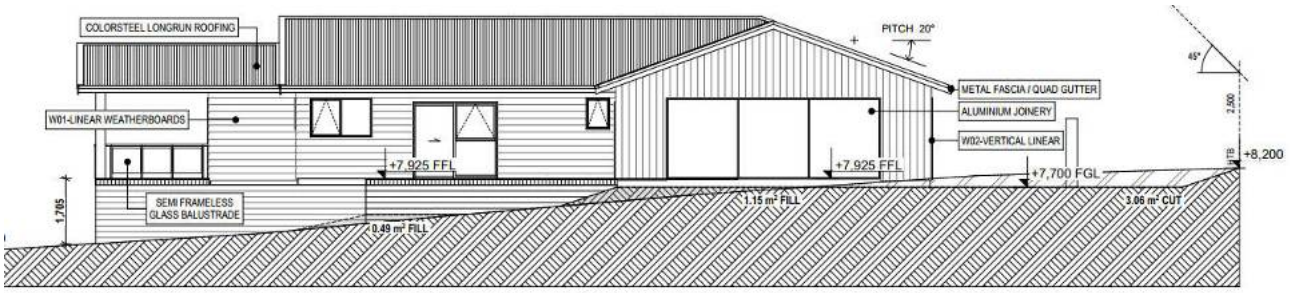
b) The position and operation of gardens adjacent to the dwelling are controlled, and the planting of trees near to foundations is suitably restricted, and

c) Any leaks which develop in plumbing, stormwater or sanitary sewage systems are repaired promptly.

7. DEVELOPMENT PROPOSALS

In reviewing the concept development drawings, we note that it is proposed for a new 206m² single-level residential dwelling to be constructed across the upslope eastern half of the property. The drawings indicate that the dwelling is to generally comprise of the following parameters:

- A garage area across the eastern end of the structure, which is to be founded on a stiffened raft type slab. Only a minor engineered cut/fill earthworks operation will be required to create a suitable level building platform (envisaged less than 600mm vertical crossfall),
- The remaining dwelling area is to be founded on a timber floor suspended on bored, concrete encased tanalised timber pile type foundations. Timber decking areas totalling 40m² are also to be constructed off the western and southern ends of the floor, and
- The dwelling is to be cladded in lightweight weatherboards and contain a longrun Colorsteel roof.



Screenshot of the supplied South Elevation Plan.

As a result, the principal objectives of our investigation were to investigate the soil profile, variability, relative density, and strength of soils together with any observed groundwater levels within the proposed building site area. We have then assessed the suitability of the foundation options for the site subsoils, not only primarily in terms of bearing capacity, but also for differential foundation movement due to soil expansivity.

8. FIELDWORK INVESTIGATION

We carried out a walkover inspection of the property and surrounding land, and shallow ground investigation across the proposed building site on 6 August 2021. Subsoil testing comprised of the excavation of two hand auger boreholes (HA) of 75mm diameter, both extending to a depth of 3.0m below ground level (bgl) at the eastern (HA1) and western (HA2) ends of the building site.

The approximate locations of the HA's are shown on the appended Site Plan and the logged results are appended to this report.

We logged the soil samples arising from the HA's in accordance with the "Field Description of Soil and Rock", NZGS, December 2005. Furthermore, in-situ undrained vane shear strength tests were measured at appropriate depth intervals and then adjusted in accordance with the New Zealand Geotechnical Society (NZGS); Guidelines for Handheld Shear Vane Testing, August 2001, with strengths classified in accordance with the NZGS Field Classification Guidelines; Table 2.10, December 2005. The materials identified are described in detail on the appended records, together with the results of the various tests undertaken, plus the groundwater conditions as determined during time on site.

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9. FIELDWORK FINDINGS

The ground conditions encountered during the shallow ground investigation have been interpreted from the appended HA records undertaken across the proposed building site. In general terms, the area was found to be underlain with the following soils:

9.1 TOPSOIL

Surficial topsoil layers of 200mm thickness were overlying both our HA testing locations.

It should also be noted that an approximate 300mm thick layer of organic clayey silt was encountered at our HA1 testing location below surficial fill. Any similar material encountered directly below surficial topsoil should not be relied upon as suitable founding material for foundations and should also be completely removed from the proposed garage slab building site.

9.2 NATURAL GROUND

The underlying natural deposits encountered were consistent with our expectations of the published geological description noted in Section 5 above, generally comprising of very stiff silty clay, sandy clay, and sandy silt until termination of both HA's.

9.3 SOIL STRENGTHS

Measured vane shear strength tests (dial readings adjusted to BS1377) ranged between 141kPa (22kPa remoulded) to in excess of 210kPa to a minimum tested depth of 3.0m bgl.

9.4 GROUNDWATER

Groundwater was not encountered at either of our HA testing locations, which were extended to a maximum tested depth of 3.0m bgl during the winter period. Based on the above, we generally conclude that groundwater levels will not be significantly elevated at the property.

10. STABILITY ASSESSMENT

At the time of preparing this report, we note that the ENGEO Ltd Geotechnical Assessment Report for the Mangawhai District, undertaken on behalf of the KDC, indicates that the property and greater surrounding area lies within a Low Slope Instability Potential area. Such areas within Karioitahi Group geological settings are assessed as slopes of less than 14°.

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We consider that the risk of moderate to deep-seated slope instability impacting on the proposed development within the site to be significantly low, based on the following:

- No obvious evidence of instability at the property or in the surrounding area,
- Gently sloping nature of the property and surrounding area, which essentially averages less than 5°,
- Very stiff underlying subsoil deposits encountered to a maximum tested depth of 3.0m bgl, which contained adequate vane shear strengths for shallow type foundations,
- Lack of groundwater at our HA testing locations, and
- The Lot has been encompassed within previous geotechnical investigations and reporting which did not identify the site as being at unsatisfactory stability risk.

Provided the recommendations and guidance of this report are adhered to, with regard to the Building Act 2004; Sections 71-72, we believe on reasonable grounds that:

i. The current proposed site development and associated building work to which an application of Building Consent (BC) must be made to KDC, should not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

ii. The land beneath the building footprint and surrounding immediate amenity area is neither subject nor likely to be subject to slippage or subsidence.

11. CONCLUSIONS & RECOMMENDATIONS

On the basis of our observations, site survey, record research, HA investigation and in-situ testing as described herein, we confirm that we have considered both foundation and ground stability risks, and are of the Professional Opinion that the subject development as described above should not be exposed to unsatisfactory Geotechnical Risk, subject to the following requirements:

11.1 SITE EARTHWORKS

Only a minor engineered cut/fill earthworks operation will be required across the upslope garage area, to create a suitable level building platform (envisaged less than 600mm vertical crossfall) for raft slab construction.

11.1.1 Site Clearance and Preparation

Beneath the garage footprint, as well as for a minimum horizontal distance of 1.0m beyond the edge of the raft slab foundation system, we recommend the stripping of all vegetation topsoil (includes any organic deposits immediately below), which should be followed by a careful geo-professional inspection of the stripped ground to confirm that the underlying natural subgrade conditions are in keeping with our expectations.

Once a competent natural subgrade has been exposed and inspected by a geo-professional, we recommend the prompt placement of a minimum of 100mm depth of compacted GAP40 hardfill on top of the stripped subgrade to protect it from the elements.

11.1.2 Temporary and Permanent Earthworks

We recommend that earthworks are only undertaken during periods of fine weather. During times of inclement weather, earthworks should be contoured to assist in stormwater run-off. Saturating site soils could result in a reduction of bearing capacities.

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All cuts up to a vertical height of 1.0m should be battered back at gradients no steeper than 1V:4H, as well as being appropriately dressed in geotextile fabric and planted. Appropriate cut-off and swale drains should be respectively installed above and at the toe of all unretained cuts. All cuts outside the imposed limits noted above should be referred to a Chartered Geotechnical Engineer for advice and/or design.

All fills up to a vertical height of 300mm should be battered back at grades no steeper than 1V:3H. Any fills that exceed a vertical height of 300mm and up to a vertical height of 600mm should be appropriately laterally constrained (i.e., deepened edge beam, foundation wall, appropriate toe protection, etc). All fills outside the imposed limits noted above should be referred to a Chartered Geotechnical Engineer for advice and/or design.

Imported hardfill (GAP40 recommended) compacted in accordance with NZS4431 should be utilised for all fills beneath the garage footprint, which should extend a minimum horizontal distance of 1.0m beyond the edge of any proposed raft slab foundation system. The compaction of fill should be undertaken using either a heavy plate compactor or a steel wheeled roller with low frequency dynamic compaction. Fill layers should not exceed 150mm at a time.

Finally, all exposed soils should be re-grassed and/or planted as soon as practicable to aid in stabilising the building site areas.

11.1.3 General Site Works

We stress that all works should be undertaken in a careful and safe manner so that Health & Safety is not compromised, and that suitable Erosion & Sediment control measures should be put in place. Any stockpiles should be placed in an appropriate manner so that land stability and/or adjacent structures are not compromised.

Furthermore:

- All works must be undertaken in accordance with the Health and Safety at Work Act 2015,
- Any open excavations should be fenced off or covered, and/or access restricted as appropriate,
- The location of all services should be verified at the site prior to the commencement of construction,
- The Contractor is always responsible for ensuring that all necessary precautions are taken to protect all aspects of the works, adjacent buildings, and services, and
- Should the contractor require any site-specific assistance with safe construction methodologies, please contact WJL for further assistance.

11.2 FOUNDATIONS

11.2.1 Shallow Foundation Bearing Capacity

The following bearing capacity values are considered to be appropriate for the design of shallow foundations that bear on or within competent natural ground and/or engineered hardfill, for which a careful geo-professional inspection of the subgrade should be undertaken to check that underlying ground conditions are in keeping with our expectations:

Geotechnical Ultimate Bearing Capacity	300 kPa
ULS Dependable Bearing Capacity (Φ=0.5)	150 kPa

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11.2.2 Shallow Foundations on Expansive Soils

We have used visual-tactile identification and extensive knowledge of the soil profile to estimate a primary classification of:

- NZBC B1 Expansive Soil Class H
- Upper Limit of Characteristic surface movement (y_s) 78mm

Therefore, given that the soils are not considered to lie within the definition of 'Good Ground' in accordance with NZS3604, the design of shallow foundations are no longer covered by NZS3604, and care must be taken to mitigate against the potential seasonal shrinkage and swelling effects of expansive foundation soils on both superstructures and floors. SED should be undertaken by a qualified engineer experienced in the design of footing systems for dwellings.

One such option for raft slab construction is the use of Firth RibRaft XPod stiffened raft designed for Class H soils while founded on a minimum thickness of 100mm of hardfill, which should extend a minimum horizontal distance of 1.0m beyond the edge of the raft slab foundation systems.

Alternatively, to aid in mitigating the effects of expansive soils at the garage building site for raft slab construction, the following minimum thickness layers of compacted hardfill, which should extend a minimum horizontal distance of 1.0m beyond the edge of the raft slab foundation system, can be placed to allow for the raft slab to be designed for lesser ys values:

- >250mm thick layer for a ys=60mm (Class H – Mitigated Highly Expansive Soils).
- >450mm thick layer for a ys=44mm (Class M – Moderately Expansive Soils).

Standard NZS3604 bored, concrete encased tanalised timber pile type foundations will be suitable provided

- Ordinary piles are embedded a minimum of 900mm below finished ground levels and a minimum of 300mm into natural ground, and
- Anchor piles are embedded a minimum of 1.2m below finished ground levels and a minimum of 300mm into natural ground.

11.2.3 Seismic Subsoil Classification

In accordance with NZS1170.5 Section 3.1.1, the site subsoil site classification is determined to be Category C – Shallow soils.

11.2.4 Subgrade Preparation/Protection

The subgrade should not be exposed for any prolonged period but should be covered with either polythene, geotextile or 100mm of granular fill such as GAP40 basecourse, as soon as possible.

Likewise, pile/pier inverts should be poured as soon as possible once inspected by a geo-professional or covered with a protective layer of site concrete.

If subgrade degradation occurs by either:

- Excessive drying out resulting in desiccation shrinkage cracking, or
- Subgrade softening after a period of wet weather,

it will be necessary to either re-hydrate the subgrade or allow it to dry out as appropriate or undercut the degraded material.

11.2.5 Foundation Care & Maintenance

The recommendations given above to mitigate the risk of expansive soils, do not necessarily remove the risk of external influences affecting the moisture in the subgrade supporting the foundations.

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All owners should also be aware of the detrimental effects that significant trees can have on building foundation soils, viz:

- Their presence can induce differential consolidation settlements beneath foundations through localised soil water deprivation, or conversely
- Foundation construction too soon after their removal can result in soil swelling and raising foundations as the soils rehydrate.

To this end, care should be taken to avoid:

- Having significant trees positioned where their roots could migrate beneath the house foundations, and
- Constructing foundations on soils that have been differentially excessively desiccated by nearby trees, whether still existing, or recently removed.

We recommend that homeowners make themselves familiar with the appended Homeowners' Guide published by CSIRO, with particular emphasis on maintenance of drains, water pipes, gutters, and downpipes.

11.3 STORMWATER AND SURFACE WATER CONTROL

Stormwater run-off from the development should be appropriately controlled and managed on-site in accordance with the NZBC and KDC requirements. The Development Designer should confirm compliance with all the above.

Overland flows from above the building site must be appropriately collected and discharged to the public stormwater connection located towards the north-western end of the property. Likewise, all stormwater run-off from driveways, roofed and paved areas, as well as tank overflows, must be collected and carried in sealed pipes or drains and discharged in accordance with the above.

Under no circumstances should concentrated overflows from any source discharge into or onto the ground in an uncontrolled fashion.

12. FUTURE CONSTRUCTION MONITORING

The foregoing statements are Professional Opinion, based on a limited collection of information, some of which is factual, and some of which is inferred. Because soils are not a homogeneous, manufactured building component, there always exists a level of risk that inferences about soil conditions across the greater site, which have been drawn from isolated "pin-prick" locations, may be subject to localized variations. Generally, any investigation is deemed less complete until the applicability of its inferences and the Professional Opinions arising out of those are checked and confirmed during the construction phase, to an appropriate level.

It is increasingly common for the Building Consent Authorities (BCA) to require a Producer Statement – Construction (PS4) which is an important document. The purpose of the PS4 is to confirm the Engineers' Professional Opinion to the BCA that specific elements of construction, such as the verification of design assumptions and soil parameters (NZBC clause B1/VM4 2.0.8), are in accordance with the approved BC and its related documents, which should include the subject Geotechnical Report. Where site works will involve the placement of fill, the PS4 should reference NZBC clause B1/VM1 10.1.

For WJL to issue a PS4 to meet the above clauses of the NZBC, we will need to carry out the site inspections in accordance with the BC and KDC requirements. We require at least 48 hours' notice for site inspections. Site inspections should be undertaken by a Chartered Professional Geotechnical Engineer or their Agent, who is familiar with both this site and the contents of this geotechnical report. Prior to works commencement, the above Engineer should be contacted to confirm the construction methodologies, inspection, and testing frequency.

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The primary purpose of the site inspections is to check that the conditions encountered are consistent with those expected from the investigations and adopted for the design as discussed herein. If anomalies or uncertainties are identified, then further Professional advice should be sought from the geo-professional, which will allow the timely provision of solutions and recommendations should any engineering problems arise.

Upon satisfactory completion of the above work aspects, WJL would then be able to issue the PS4 as required by Council. At this time, the following geotechnical site inspections and testing should include but not be limited to the following:

- Subgrade stripping, and
- Hardfill compaction testing.

13. LIMITATIONS

We anticipate that this report is to be submitted to KDC in support of a BC application. This report has been prepared solely for the use of our client with respect to both the brief and specific purpose provided to WJL, regarding the specific project described herein. Both no liability or any duty of care is acknowledged or accepted for the use of any part of this report in any other context or for any other purpose, or by any other person, other party, or entity.

This document is both the property and copyright © of WJL. Any unauthorised employment or reproduction, in full or part is forbidden. This report may not be read or reproduced other than in its entirety. This report does not address matters relating to the National Environmental Standard for Contaminated Sites. The opinions, recommendations and comments given in this report are the result from the application of accepted industry methods of site investigation.

As factual evidence has been obtained solely from HA's and vane shear strength tests which by their nature only provide information about a relatively small volume of subsoils at that exact location, there may be special conditions pertaining to this site which have not been disclosed by the investigation and which have not been considered in our report.

Inferences are made about the nature and continuity of subsoils away from and beyond the testing locations but cannot be guaranteed. The descriptions detailed on the exploratory HA logs are based on the field descriptions of the soils encountered. In determination of expansive soils, WJL has based this on visual inspection, should local council or client require specific testing, this can be undertaken on request.

During construction, an Engineer competent to judge whether the conditions are compatible with the assumptions made in this report should examine the site. In all circumstances, if variations in the subsoil occur which differ from that described or assumed to exist, and then the matter should be referred to WJL immediately.

The performance behaviour outlined by this report is dependent on the construction activity and actions of the builder/contractor. Inappropriate actions before or during the construction phase may cause behaviour outside the limits given in this report.

All future owners of this property should seek professional geotechnical advice to satisfy themselves as to its ongoing suitability for their intended use.

Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,
Wilton Joubert Ltd.

S. Page
Engineering Technician

D. Soric
BE, CPEng, CMEngNZ

REPORT ATTACHMENTS

- Site Plan (1 sheet)
- HA Logs (2 sheets)
- 'Foundation Maintenance & Footing Performance' sheet BTF18: A Homeowner's Guide, published by CSIRO (4 sheets)
- Construction Monitoring (1 sheet)

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Ref: Kaipara District Council RFI dated 05 Oct 2021.
Site considerations
We do not fine Geotech report identify site is susceptible for liquefaction. Further Pl note Ref report comments regarding Slippage and Subsidence as follows in Paragraph 10

i. The current proposed site development and associated building work to which an application of Building Consent (BC) must be made to KDC, should not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

ii. The land beneath the building footprint and surrounding immediate amenity area is neither subject nor likely to be subject to slippage or subsidence.

Ananda De Alwis

For Kevin Burrows (CPEng)

GRAYSON DESIGN & DEVELOPMENTS LTD

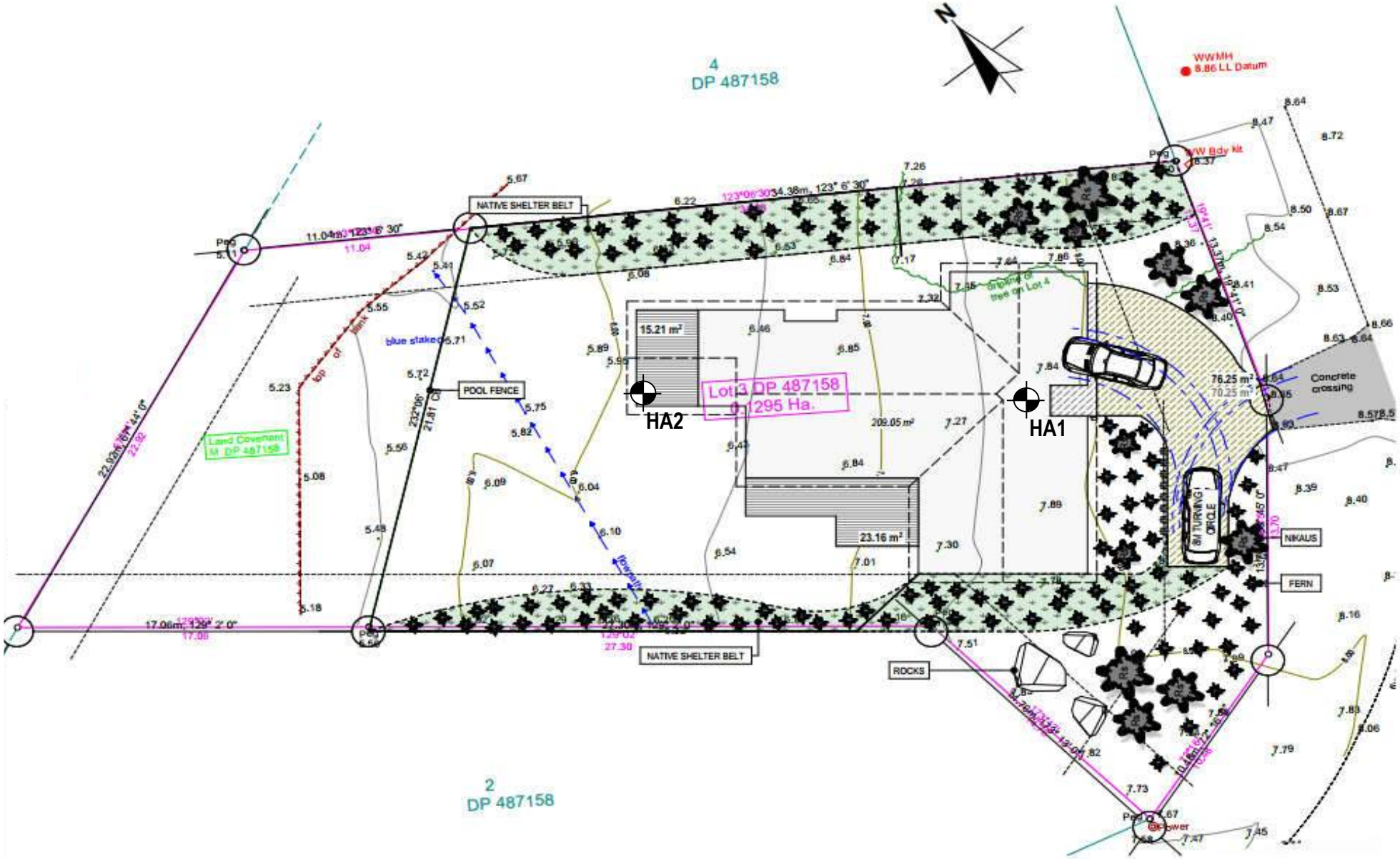
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GEOTEK SOLUTIONS

WILTON JOUBERT Consulting Engineers

jobs@wjl.co.nz

DATE:	August 2021
DRAWN:	SP
SCALE:	NTS
CAD REF:	110164

SITE PLAN
New Residential Dwelling
129 Estuary Drive,
Mangawhai Heads

DRAWING NO:

110164

SHEET 1 OF 1

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WILTON JOUBERT
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BOREHOLE LOG No. 1

JOB No. 110164

Hole Location: Refer to Site Plan

Client:	Westmoreland Homes	**Site:**	129 Estuary Drive, Mangawhai Heads		
Date Started:	6/08/2021	**Drilling Method:**	Hand Auger	**JSA No's:**	1
Date Completed:	6/08/2021	**Hole Diameter (mm):**	75mm	**Location:**	Eastern of Building Site
H&S 'Take 5':	Completed	**Logged By:**	SP	**Slope Angle:**	<5°

Soil Description	Depth (m)	Graphic Log	Water Level	Sensitivity	Recovery	Vane Shear Strength (kPa)	Scala Penetrometer (blows/100mm drop)
Organic Sandy Silty **TOPSOIL**, dark brown, moist							
Organic Slightly Clayey **SILT**, dark brown occasioanlly mottled brown, stiff, moist, low plasticity	0.5			6.3		141 / 22	
Slight Sandy & Silty **CLAY**, brownish grey & grey mottled orange, very stiff, moist, high plasticity	1.0			1.8		180 / 97	
Slightly Silty Sandy **CLAY**, brownish grey & grey mottled orange, very stiff, moist, moderate plasticity	1.5			2.4		144 / 60	
Slightly Sandy Silty **CLAY**, grey occasionally mottled brownish orange, very stiff, moist, moderate plasticity Occasional brownish orange silt inclusions	2.0		Groundwater not Encountered			210+	
Frequent brownish orange silt inclusions	2.5					210+	
END OF BOREHOLE **Target Depth Reached at 3.0m**	3.0					210+	
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

In situ shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Average Scala Blows	N/A
Average Soil Sensitivity	3.5

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BOREHOLE LOG No. 2

JOB No. 110164

Hole Location: Refer to Site Plan

Client:	Westmoreland Homes	**Site:**	129 Estuary Drive, Mangawhai Heads		
Date Started:	6/08/2021	**Drilling Method:**	Hand Auger	**JSA No's:**	1
Date Completed:	6/08/2021	**Hole Diameter (mm):**	75mm	**Location:**	Western of Building Site
H&S 'Take 5':	Completed	**Logged By:**	BL	**Slope Angle:**	<5°

Soil Description	Depth (m)	Graphic Log	Water Level	Sensitivity	Recovery	Vane Shear Strength (kPa)	Scala Penetrometer (blows/100mm drop)
TOPSOIL							
Sandy **SILT**, light brown & orange, very stiff, moist, low plasticity	0.5					202+	
Slightly Sandy Silty **CLAY**, light brown/orange & grey, very stiff, moist, moderate plasticity Becoming light orange & grey	1.0					202+	
	1.5		Groundwater not Encountered			202+	
Silty **CLAY**, light brown & orange, very stiff, moist, moderate plasticity, occasional limonite staining	2.0					202+	
Becoming grey & light brown	2.5					202+	
END OF BOREHOLE **Target Depth Reached at 3.0m**	3.0					202+	
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL | CLAY | SILT | SAND | GRAVEL | FILL

In situ shear vane reading
Remoulded shear vane reading
Scala Penetrometer

Average Scala Blows	N/A
Average Soil Sensitivity	N/A

SITE INSPECTION RECORD

54747

WILTON JOUBERT
Consulting Engineers

TYPE OF INSPECTION	TIMBER PILING		
WJL JOB NO. & REV.	BY OTHERS		
CIVIL ☐		CONSENT No.	BC210670
GEOTECH ☑		DATE & TIME	21/1/22 12:00
STRUCTURAL ☐		INSPECTOR	BL
ADDRESS	L3, 129 STUART DRIVE WAIKANAE		
H & S 'Take 5'	✓	JSA No.	6
Initials	BL		

- 9/450 DIA x 1.2m DEEP CONCRETE PILES AS PER DESIGN
- 21/450 DIA x 0.9m DEEP CONCRETE PILES AS PER DESIGN
* CLEAN CUT AND PLACE 125x125 HS PEGS BEFORE PILING
- GW CU >100 ACROSS SITE
- OK TO POUR

SITE CONTACT	REN	COUNCIL INSPECTOR	
PASS ☑			
PENDING ☒	* SEE ABOVE		
FAIL ☐			

13 December 2021 Our Ref: 9817

Westmoreland Homes Ltd
7 Molesworth Dr
Mangawhai
Kaipara 0505
Northland

Re: BC 210620 – J Pole, 129 Estuary Dr – Mangawhai.
Proposed House Setout

Please find attached our drawing (ref 9817), which shows the exact location of the proposed house as per our set out completed 29/11/21, as per consented plans.

I certify that the set out survey and plan are correct.
PI certificate Policy # 6000016864 /2020

Yours faithfully

Bruce Smith
Director
BOUNDARY HUNTER LTD

58 Scott Rd
Tamaterau
0272260665

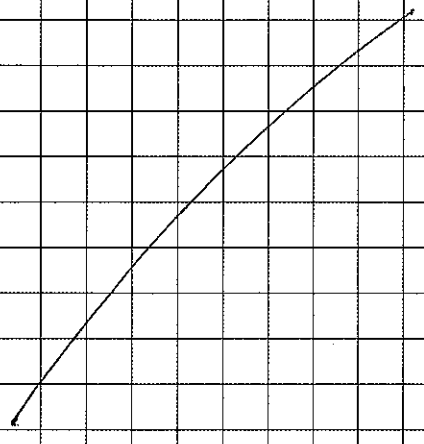
SITE INSPECTION RECORD

WILTON JOUBERT
Consulting Engineers

53869

TYPE OF INSPECTION	SITE CUT		
WJL JOB NO. & REV.	BY OTHERS		
CIVIL ☐		CONSENT No.	BC210620
GEOTECH ☑		DATE & TIME	24/11/21 2:00
STRUCTURAL ☐		INSPECTOR	BLL
ADDRESS	L3, 129 ESTUARY DRIVE MAUNGATAPU		
H & S 'Take 5'	✓	JSA No.	3
Initials	BLL		

- ALL UNSUITABLE MATERIAL REMOVED FROM BUILDING SITE
- UNDERLYING SOILS AS PER REPORT
- SHEAR VANE TESTING ACROSS SITE CONFIRMS 300KPa ULTIMATE BEARING CAPACITY



SITE CONTACT	RORY / SAM	COUNCIL INSPECTOR	
PASS ☑			
PENDING ☐			
FAIL ☐			

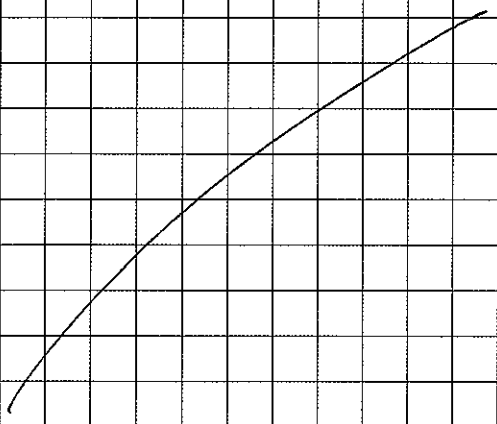
SITE INSPECTION RECORD

WILTON JOUBERT
Consulting Engineers

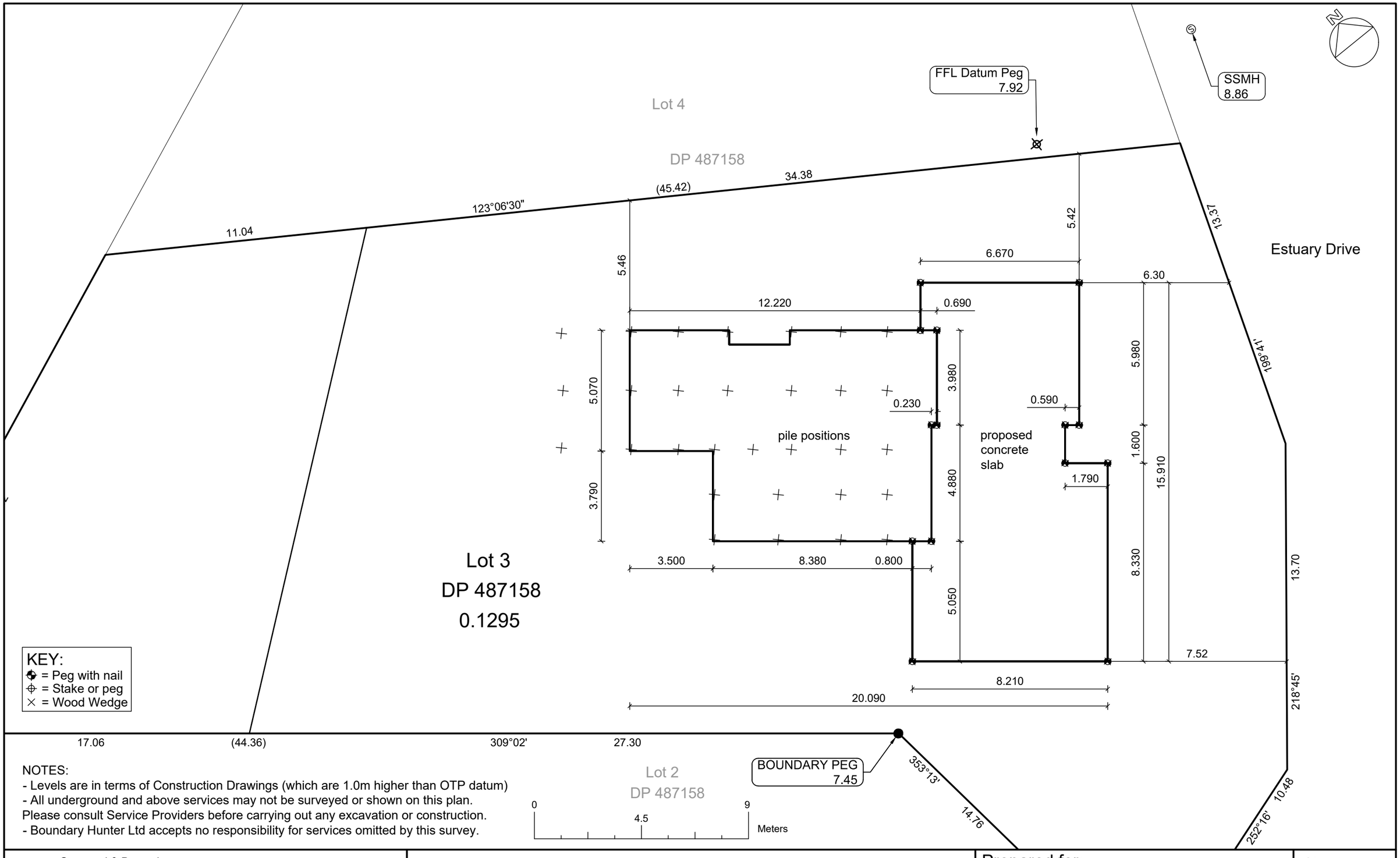
53872

TYPE OF INSPECTION	HARDFILL COMPACTION		
WJL JOB NO. & REV.	BY OTHERS		
CIVIL ☐		CONSENT No.	BC210620
GEOTECH ☑		DATE & TIME	25/11/21 2:00
STRUCTURAL ☐		INSPECTOR	BLL
ADDRESS	L3, 129 ESTUARY DRIVE MANGAWHAI		
H & S 'Take 5'	✓	JSA No.	4
Initials	BLL		

- SCALA PENETROMETER TESTING CONFIRMS 300kPa ULTIMATE BEARING CAPACITY (450mm DEEP HARDFILL)
- HARDFILL EXTENDS MIN 1.0m BEYOND BUILDING ENVELOPE



SITE CONTACT	CORY / SAM	COUNCIL INSPECTOR	
PASS ☑			
PENDING ☐			
FAIL ☐			



NOTES:
- Levels are in terms of Construction Drawings (which are 1.0m higher than OTP datum)
- All underground and above services may not be surveyed or shown on this plan.
Please consult Service Providers before carrying out any excavation or construction.
- Boundary Hunter Ltd accepts no responsibility for services omitted by this survey.

Surveyed & Drawn by:
BOUNDARY HUNTER LTD
Ph. 09 435 5387
Email. bruce@boundaryhunter.co.nz

BC210620 - J Pole, 129 Estuary Drive, Mangawhai
Lot 3 DP 487158
Setout of Proposed House

Prepared for: Westmoreland Homes

Sheet: 1 of 1

Surveyed: B Kidd	Checked. B Smith	
Date: 29/11/21	Scale: 1:150 @ A3	Ref: 9817

This drawing shall not be reproduced or copied in whole or in part,or used for any purpose other than originally intended, without the permission of Boundary Hunter Ltd.

NORTHERN FOUNDATIONS LTD.

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.
If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: BUILDING CONSENT 210620 : Construct New 4 Bedroom Dwelling with At	
Suburb:	
Town/City: Mangawhai	Postcode:

THE PROJECT

Building consent number: 210620

THE OWNER(S)

Name(s): Jacinda Pole	
Mailing address:	
Suburb:	PO Box/Private Bag:
Town/City:	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☑	Foundations as per engineers specs.	☑ Carried out ☑ Supervised
Walls ☐		◯ Carried out ◯ Supervised
Roof ☐		◯ Carried out ◯ Supervised
Columns and beams ☐		◯ Carried out ◯ Supervised
Bracing ☐		◯ Carried out ◯ Supervised
Other ☐		◯ Carried out ◯ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☑	Polythene underneath slab	☑ Carried out ☑ Supervised
Roof cladding or roof cladding system ☐		◯ Carried out ◯ Supervised
Ventilation system (for example, subfloor or cavity) ☐		◯ Carried out ◯ Supervised
Wall cladding or wall cladding system ☐		◯ Carried out ◯ Supervised
Waterproofing ☐		◯ Carried out ◯ Supervised
Other ☐		◯ Carried out ◯ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Jason Wright	LBP number: 126479
Class(es) licensed in:	
Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office:	
Suburb:	Town/City:
PO Box/Private Bag	Postcode:
Phone number:	Mobile: 021975279
After hours:	Fax:
Email address: sales@northernfoundations.co.nz	Website:

DECLARATION

I Jason Wright carried out or supervised the restricted building work recorded on this form.

Signature: 

Date: 14/01/2022

Building Code Clause(s)……

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: Wilton Joubert Ltd.
(Construction Review Firm)

TO: Westmoreland Homes Ltd
(Owner/Developer)

TO BE SUPPLIED TO: Kaipara District Council
(Building Consent Authority)

IN RESPECT OF: Site Cut Check; Hardfill Check; Bored concrete piles; Raft Floor
(Description of Building Work)

AT: Lot 3, 129 Estuary Drive, Mangawhai, Northland
(Address)
LOT 3 **DP** 487158 **SO** ……

Wilton Joubert Ltd. has been engaged by Westmoreland Homes Ltd
(Construction Review Firm)

To provide ☐CM1 ☑CM2 ☐CM3 ☐CM4 ☐CM5 *(Engineering Categories)* or ☐ observation as per agreement with owner/developer

or ☐other ……services
(Extent of Engagement)

in respect of clause(s) B1,B2 - excludes material supply/testing/installation of the Building Code for the building work described in documents relating to Building Consent No. BC210620 …… and those relating to Building Consent Amendment(s) Nos. ……issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / variations(s) No. …… (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On by the basis of ☐this ☑these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds** that ☐All ☑Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) B1 / VM1 ……of the Building Code.

I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, Andrew Wilton ……am: ☑CPEng No. 176859 ……
(Name of Construction Review Professional)

☐Reg Arch No. ……

I am a Member of : ☑IPENZ ☐NZIA and hold the following qualifications: BE CMEngNZ CPEng IntPE DipMS ……

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.

The Construction Review Firm is a member of ACENZ : ☐

SIGNED BY Andrew Wilton …… **ON BEHALF OF** Wilton Joubert Ltd. ……

Date: 01 Mar 2022 …… Signature: ……

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

SITE INSPECTION RECORD

54747

WILTON JOUBERT
Consulting Engineers

TYPE OF INSPECTION	TIMBER PILING		
WJL JOB NO. & REV.	BY OTHERS		
CIVIL ☐		CONSENT No.	BC210670
GEOTECH ☑		DATE & TIME	21/1/22 12:00
STRUCTURAL ☐		INSPECTOR	BL
ADDRESS	L3, 129 STUART DRIVE WAIKANAE		
H & S 'Take 5'	✓	JSA No.	6
Initials	BL		

- 9/450 DIA x 1.2m DEEP CONCRETE PILES AS PER DESIGN
- 21/450 DIA x 0.9m DEEP CONCRETE PILES AS PER DESIGN
* CLEAN CUT AND PLACE 125x125 HS PEGS BEFORE PILING
- GW CU >100 ACROSS SITE
- OK TO POUR

SITE CONTACT	REN	COUNCIL INSPECTOR	
PASS ☑			
PENDING ☒	* SEE ABOVE		
FAIL ☐			

SITE INSPECTION RECORD

WILTON JOUBERT
Consulting Engineers

53816

TYPE OF INSPECTION	RAFT FLOOR		
WJL JOB NO. & REV.	BY OTHERS		
CIVIL ☐		CONSENT No.	BC210620
GEOTECH ☐		DATE & TIME	9/12/21 1:30
STRUCTURAL ☑		INSPECTOR	BLL
ADDRESS	129 ESTUARY DRIVE MANGAWHAI		
H & S 'Take 5'	✓	JSA No.	7
Initials	BLL		

- ALL MESH + REINFORCEMENT IN PLACE AS PER DESIGN
- CONTROL JOINT AS PER DESIGN
- SLAB THICKNESS > 90mm
* INSTALL CORNER CRACK BARS FOR PASS

SITE CONTACT	SAM / JASON	COUNCIL INSPECTOR	
PASS ☑			
PENDING ☑	*SEE ABOVE		
FAIL ☐			

KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Producer Statement Water Proof Construction (PS3B)

Water Proof Construction

ISSUED BUILDING CONSENT NUMBER……BC…210620

……..……

THIS PS3b IS ISSUED BY: …Tim Peters……..……

TO: **KAIPARA DISTRICT COUNCIL**

IN RESPECT OF Jacinda and Rory Pole

……

AT (Address) 129 Estuary Drive Mangawhai Heads

……

……..

LEGAL DESCRIPTION – LOT3….DP DP487158

FROM: ……Tim Peters…….. (Water Proof membrane Applicator),

LICENSED BY…Technokolla……Reg./License No: ……200……

engaged by……Jacinda and Rory Pole

…….(Owner/Builder)

In respect of clause(s) E2 and E3 and B2 of the Building Regulations 1992 for the building work described by the drawings and specifications prepared by the design firm titled;

……

……

……

numbered……..…

File: 3117.03

KAIPARA DISTRICT

……

I have sighted the issued building consent and sighted the waterproofing details and have inspected the substrate to which the membrane is to be applied and found it to be satisfactory. As a licensed water proof membrane applicator I can confirm that the application of the membrane has been carried out in accordance with the requirements of the New Zealand Building Code, the manufacturer's specifications and requirements.

I understand that if this producer statement is accepted, that it may be used to verify that the building work All / Part only as specified in the attached particulars, the subject of this building consent meets, the requirements of this building consent and the requirements of the Building Code in respect to clauses E2 and E3 and B2 of the Building Regulations 1992.

Name:……Bulletproof Waterproofing……..Signature :……
……..…….Date10/10//2022 ……
Address: ……3 Kohu Street ……
Orewa……
Contractor/Applicator:…Bulletproof
Waterproofing……..……
Phone: …0211920018……..(bus.) ……..(home) Fax ……

Manufacturing Statement

This statement,supplied to the Carters customer listed below, has been provided to assist a Building Consent Authority in determining compliance with the NZ Building Code and is issued subject to Carters Standard Terms and Conditions of Sale. (available at www.carters.co.nz)

22-November-2021

WESTMORELAND HOMES LIMITED | 20 OLD WAIPU ROAD
129 ESTUARY DRIVE, MANGAWHAI HEADS
MW1339574M1 **(Mitek Job Ref: 339574M1)**

Roof Trusses

Roof trusses supplied by Carters to the above project have been manufactured as per any Producer Statement Design issued by MiTek for consent purposes on the above project using verified timber grades that meet the requirements of NZS3603 and NZS3622. Any laminated veneer lumber that has been supplied as part of a roof truss meets the requirements of AS/NZS4357 and NZS3603. Carters is a licensed MiTek fabricator.

Pre Nailed Wall Frames

Pre-nailed Wall frames supplied by Carters to the above project have been manufactured using verified timber grades, where required, that meet the requirements of NZS3603 and NZS3622. Any Laminated veneer lumber lintels that have been supplied as part of a pre-nailed wall frame meet the requirements of AS/NZS4357 and NZS3603.

MiTek Flitch Beams

MiTek Flitch Beams supplied by Carters for the above project have been manufactured in accordance to the plans, MiTek fabrication details and/or engineering details supplied.
Flitch steel is sourced from MiTek NZ as per MiTek fabricator requirements
Any timbers used for structural purposes are verified grades that meet the requirements of NZS3603 and NZS3622.

Floor Systems

Floor Systems supplied by Carters for the above project have been manufactured in accordance to the plans and/or engineering details supplied.
Any timbers used for structural purposes are verified grades that meet the requirements of NZS3603 and NZS3622.

Timber Treatment

All treated timber and engineered wood products used in any items manufactured by Carters in the above project, are not less than the minimum levels specified in the plans, specifications and information supplied by the customer.

NZ Standards

NZ Standards listed in this statement are cited as acceptable solutions in the approved documents NZBC B1/AS1 Structure or B2/AS1 Durability as a means of complying with the NZ Building Code.



Mark Wati
MANUFACTURING MANAGER
WHANGAREI

Carters Building Supplies Limited

Technokolla NZ, 30 Porana Road, North Shore, Auckland, Ph: 09 441 6292

Technokolla RASOGUM Waterproofing Warranty

Client:	Jacinda and Rory Pole
Address:	129 Estuary Drive Mangawhai Heads
Installer:	Bulletproof Waterproofing
Council Author Number: 3154	Date: 10/10/2022
Technokolla NZ Applicator Number:	200
Areas Waterproofed:	Perimeters,Shower Walls

To Whom It May Concern,

The Single part waterproofing membrane RASOGUM is guaranteed by the manufacturer Technokolla NZ for a period of 15 years, when used in accordance with the technical brief produced by the manufacturer and installed by an approved Technokolla NZ applicator.

Technokolla NZ are the New Zealand agent for Technokolla AG and will stand by the manufacturer's warranty.

Limitations:

This warranty is limited to the conditions of the supplier. Branz appraisal number 542 (0213)

Technokolla assumes no liability or responsibility for the workmanship associated with the installation of Rasogum.

Dave Boyes



Tiling Trade Supplies Ltd
Managing Director
dave@technokolla.co.nz
0275635891
www.technokolla.co.nz

BRANZ
Appraisal No.542 [2013]

BRANZ Appraisals

Technical Assessments of products for building and construction

Technokolla NZ, 30 Porana Road, North Shore, Auckland, Ph: 09 441 6292

Technokolla RASOLASTIK Waterproofing Warranty

Client:	Jacinda and Rory Pole
Address:	129 Estuary Drive Mangawhai Heads
Installer:	Bulletproof Waterproofing
Council Author Number: 3154	Date: 10/10/2022
Technokolla NZ Applicator Number:	200
Areas Waterproofed:	Bathroom & Shower Floors

To Whom It May Concern,

The 2 Part waterproofing membrane RASOLASTIK is guaranteed by the manufacturer Technokolla NZ for a period of 15 years, when used in accordance with the technical brief produced by the manufacturer and installed by an approved Technokolla NZ applicator.

Technokolla NZ are the New Zealand agent for Technokolla AG and will stand by the manufacturer's warranty.

Limitations:

This warranty is limited to the conditions of the supplier. Branz appraisal number 542 (0213)

Technokolla assumes no liability or responsibility for the workmanship associated with the installation of RASOLASTIK.

Dave Boyes

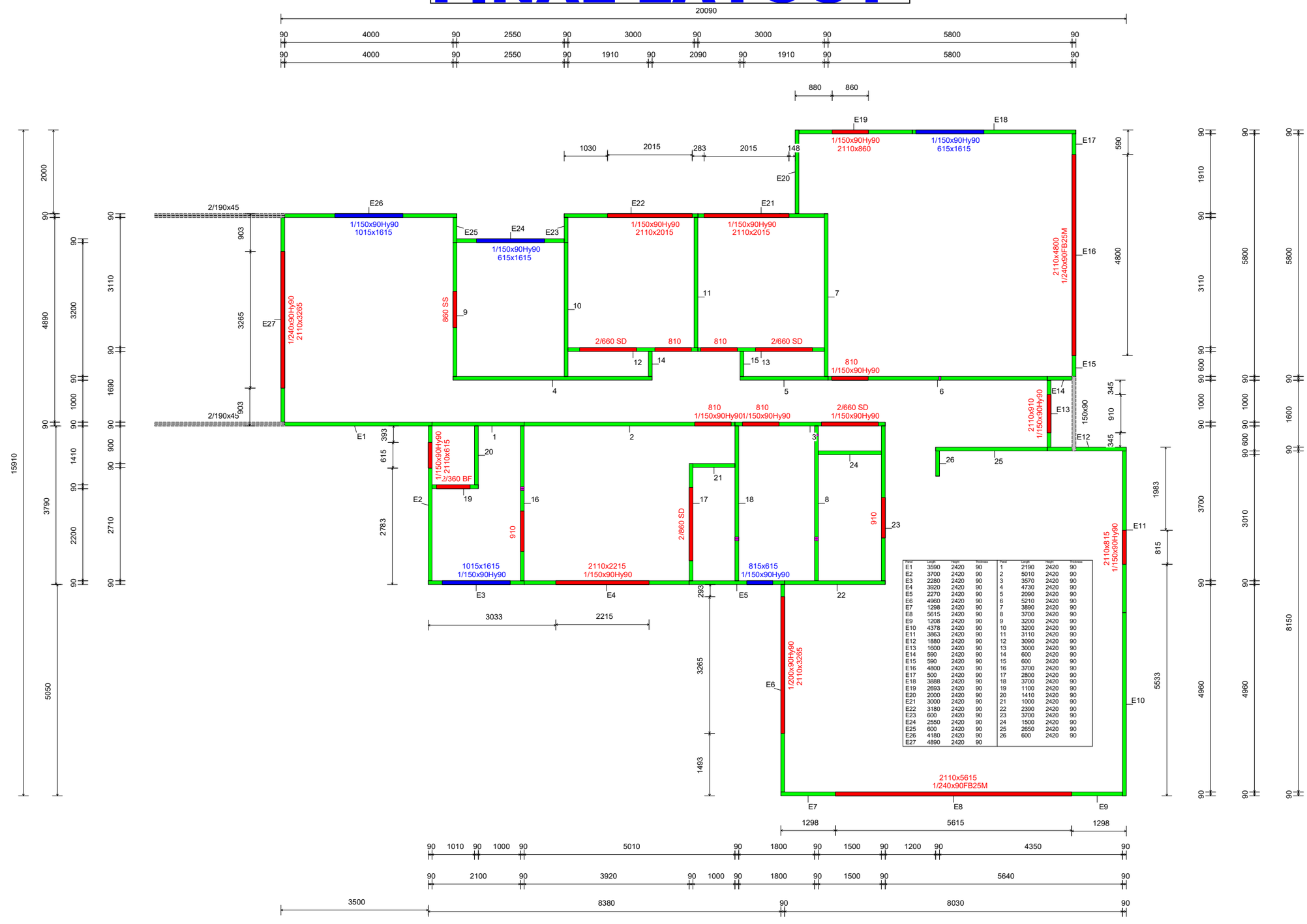
Tiling Trade Supplies Ltd
Managing Director
dave@technokolla.co.nz
0275635891
www.technokolla.co.nz

BRANZ
Appraisal No.542 [2013]

BRANZ Appraisals

Technical Assessments of products for building and construction

FINAL LAYOUT



Panel	Length	Height	Thickness
E1	3590	2420	90
E2	3700	2420	90
E3	2280	2420	90
E4	3920	2420	90
E5	2270	2420	90
E6	4960	2420	90
E7	1298	2420	90
E8	5615	2420	90
E9	1208	2420	90
E10	4378	2420	90
E11	3863	2420	90
E12	1880	2420	90
E13	1600	2420	90
E14	590	2420	90
E15	590	2420	90
E16	4800	2420	90
E17	500	2420	90
E18	3888	2420	90
E19	2693	2420	90
E20	2000	2420	90
E21	3000	2420	90
E22	3180	2420	90
E23	600	2420	90
E24	2550	2420	90
E25	600	2420	90
E26	4180	2420	90
E27	4890	2420	90

	Length	Height	Thickness
1	2190	2420	90
2	5010	2420	90
3	3570	2420	90
4	4730	2420	90
5	2090	2420	90
6	5210	2420	90
7	3890	2420	90
8	3700	2420	90
9	3200	2420	90
10	3200	2420	90
11	3110	2420	90
12	3090	2420	90
13	3000	2420	90
14	600	2420	90
15	600	2420	90
16	3700	2420	90
17	2800	2420	90
18	3700	2420	90
19	1100	2420	90
20	1410	2420	90
21	1000	2420	90
22	2390	2420	90
23	3700	2420	90
24	1500	2420	90
25	2650	2420	90
26	600	2420	90

"NOTE"
Check all window and door sizes and location before lining .When linings are on you have accepted sizes are right

CARTERS

339574M1

22/11/21
Level 1

Westmoreland Homes

Pole

129 Estuary Drive, Mangawhai

Drawn by
Steve Tacon **(09)430 7714 DDI**

WIND ZONE **Very High**
50 m/s

This layout to be read in conjunction with the Architectural plans ,check all openings prior to lining

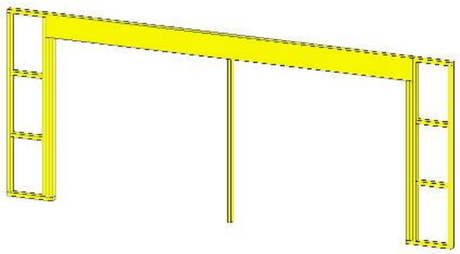
These lintels have been sized as per the GANGLAM 04/2008 and FLITCH BEAM V1.10 June 2011 selection manuals as provided by MiTek NZ Ltd.

HYSPAN and HY90 lintels have been sized using designIT v 6.3.19 NZ software or selection manuals, HYSPAN Edition 3 and HY90 E08/2006 as provided by CHH futurebuild.

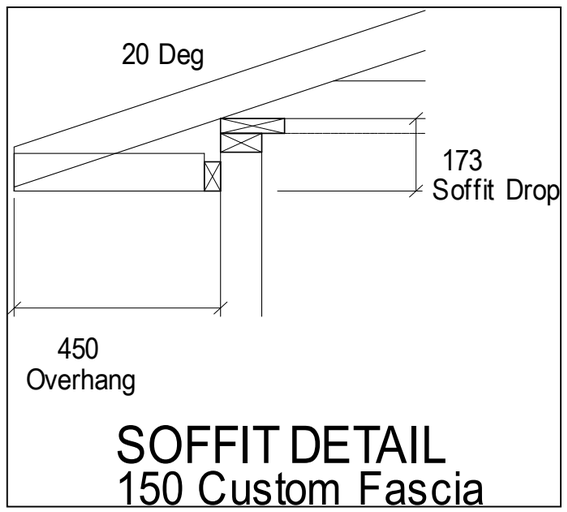
Unless otherwise stated all lintels are to be selected as per NZS3604 2011.

All walls shown on this layout are considered to be load bearing.

Project Number **0**
Building Consent **0**



RECOMMENDATION
Prop hy90 and hyONE lintels spanning over 3 meters at mid-span until the building is closed in and the lintel is dry and protected from the weather



SOFFIT DETAIL
150 Custom Fascia

339574M1

COLORSTEEL® MAXX®

Residential Warranty and Maintenance Requirements

SUPPLY DATE: MARCH 2022	
PROPERTY OWNER	Jacinda Pole
SITE ADDRESS	129 Estuary Drive, Mangawhai Heads, Mangawhai 0505, New Zealand
SITE ENVIRONMENT	Severe
BUILDING TYPE	Residential
ROLLFORMER	Steel & Tube Roofing Whangarei

WARRANTY THAT PRODUCT:	ROOFING	WALL CLADDING	GUTTERS/DOWNPIPES	FLASHINGS	FASCIA
Paint will not flake, peel or excessively fade	15 Years	-	-	-	-
Will not perforate through corrosion	20 Years	-	-	-	-

The product manufactured from **COLORSTEEL® MAXX®** is subject to normal wear and tear, which may include uniform fading, chalking and dirt collection. Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of **COLORSTEEL® MAXX®** and does not constitute a failure of the coating system. Testing to determine coating performance will be in accordance with the methods described in Australian Standard AS1580.

This warranty is issued by New Zealand Steel Limited and is subject to the following terms and conditions:
(Note: all New Zealand Steel literature referred to in this warranty is that which is current at the time of installation and is available from the rollformer or www.colorsteel.co.nz)

1. The maintenance programme specified on the reverse **BEING STRICTLY ADHERED TO and documented.**
2. The warranty periods stated above start from the date the material is supplied to site.
3. The installed pitch of the roof is equal to or greater than 3°, or the minimum recommended for the profile, whichever is greater.
4. The product is only used in the environments and applications as recommended in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure (or on-line *Guidelines for Use*).
5. The product is designed, formed, stored, handled and installed in accordance with recommendations given in *Specifiers and Builders Guide* (on-line *Guidelines for Use*), Information Bulletins and *NZ Metal Roof and Wall Cladding Code of Practice.*
6. This warranty covers the **COLORSTEEL® MAXX®** material only and no accessories supplied which include, without limitation, fasteners, soft edge and building wrap.
7. All warranties, conditions, liabilities and obligations other than those specified in this warranty are excluded to the fullest extent allowed in law. In particular, where the product is supplied for the purpose of business, the guarantees contained in the Consumer Guarantees Act 1993 do not apply.
8. Failure of the material or the coating partially or wholly due to one or more of the following causes is not covered by this warranty:
   - Use of the product within 25m of the high water mark on the East Coast or 50m of the high water mark on the West Coast.
   - Physical damage during or after installation, including scratching, contact with other metal items, incorrect installation of external objects such as air-conditioning units, PV/Solar energy systems, and failure to remove swarf.
   - Contact or immersion in soil, ash, fertilizer, moisture retaining substances, sunscreen or water (of any type).
   - Contact with or runoff from lead or copper and other dissimilar metals, chemical agents, green or wet timber or treated timber.
   - Water entrapment or ponding for any reason.
   - Mechanical damage, chemical attack, corrosion or other damage sustained during transport, handling, storage, installation or subsequent to installation.
   - Attack from chemical or other agents, fumes, solids or liquids other than direct rain or run-off falling onto the product under warranty.
   - Application of post paint treatments or systems.
   - Failure to install, use and maintain the product in accordance with NZ Steel's guidelines and applicable industry standards.
   - Underside corrosion as a result of high humidity, condensation or pollution generated within a building.
   - Failure to replace corroded fasteners, or use of incorrect fasteners.
   - Corrosion arising from lapped areas of end-lapped sheets.
   - The product having been inappropriately stored prior to installation.
   - Causes beyond the control of New Zealand Steel or the roofing manufacturer, including earthquakes, fires, cyclones, tornadoes, storms, hurricanes, lightning, hail, volcanic activity and other similar extreme "Acts of God".
   - Actions by other persons.

If **COLORSTEEL® MAXX®** pre-painted steel has failed to perform as warranted, then a claim, in writing, specifying in what respect the **COLORSTEEL® MAXX®** has failed to perform, must be made within the applicable warranty period, to New Zealand Steel who will at its sole option repair or replace (including labour) the affected material or provide a refund equal to the cash value based on New Zealand Steel's estimate of the cost of the then current New Zealand Steel equivalent product. All claims must be accompanied by this original warranty document. A new warranty will be issued to cover the balance of the original warranty offer for both the paint coating and perforation protection where repair or replacement is made, this period is not extended in case of replacement. Neither the roofing manufacturer named below nor New Zealand Steel will be liable for any consequential loss or damage except as may be required under any mandatory statutory provisions. Nothing in this warranty is intended to exclude or limit any rights consumers may have under the Consumer Guarantees Act 1993.

New Zealand Steel and/or the roofing manufacturer reserve the right to inspect a building prior to issuing of the warranty and/or to inspect and conduct tests as necessary at any time after a claim is made under this warranty and accordingly have access to the property.

Warranty ID: 80169
For information relating to your warranty certificate please call 0800 697 833,
or you can write to us at nzs.warranty@bluescopesteel.com

New Zealand Steel

PRODUCT USAGES

Roofing with a Plumbdek profile and a pitch of 20 degrees
- Paint will not flake, peel or excessively fade for **15 years**
- Will not perforate through corrosion for **20 years**

Coil References: P710608: Windsor Grey, 0.4mm - P721714: Windsor Grey, 0.4mm

SIGNATURES

Installed by Apex Roof and Clad .

This Warranty is issued by (the manufacturer): Steel & Tube Roofing Whangarei

Signed: H. Robertson Position: CSO Date: 24.05.2022

MAINTENANCE PROGRAMME

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits. Normal rain-washing will remove accumulated atmospheric contaminants from roofs. Gutters must be regularly inspected to remove debris, which may cause ponding.

ENVIRONMENT	MODERATE ISO CATEGORY 3	SEVERE ISO CATEGORY 4	VERY SEVERE ISO CATEGORY 5
Roof	Rain washing	Rain washing	Rain washing
Wall Cladding	Manual washing every year	Manual washing every 6 months	Manual washing every 3 months
Gutters, fascias and unwashed or **high risk** areas	Manual washing every 6 months	Manual washing every 3 months	Manual washing every month

Environment zones are described in detail in the *Environmental Categories, Warranty & Product Maintenance Recommendations* brochure. If your building is within 1000 metres of the sea or in an area with a corrosive environment you should check these Categories.

Regular washing of **COLORSTEEL® MAXX®** products increases the durability by reducing attack from airborne salts and pollutants. **COLORSTEEL® MAXX®** surfaces should be manually washed with water and a sponge or a soft nylon-bristled brush. For large areas it may be appropriate to use water blasting at pressures up to 20 MPa. Regular inspection for, and removal of lichen should be carried out as per Information Bulletin - *Removal of Lichen*.

Note: **high risk** areas include areas around flues, chimneys and extractor vents, under television aerials and trees and sites prone to mould, lichen, bird droppings or debris. External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems, all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof areas affected is required as highlighted in the above table.

COLORSTEEL® and **COLORSTEEL® MAXX®** are registered trademarks of New Zealand Steel Limited.

KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

Private Utility Service As-Built Record

(Section 216, Building Act 2004)

Part A Consent Details (to be completed in all cases)

Building Consent Number 210620

Applicants Name J & R Pole

Applicants Mailing Address

Site Address 129 Estuary Drive

Part B As Built Services Information (to be completed in relation to service provided, ticking each box as appropriate)

Wastewater - Pressure (Pump Make/Model) E-One

Connection Diameter		Pipe Material		Connection Type	
✓	40mm		uPVC	✓	Public Utility Service Connection
	50mm		Vitrified Clay		Septic Tank
	80mm		Concrete		Other
	Other ____ mm	✓	Other PJ 16 PG.		

Wastewater - Gravity

Connection Diameter		Pipe Material		Connection Type	
	65mm	✓	uPVC		Public Utility Service Connection
	80mm		Vitrified Clay		Soak Hole
✓	100mm		Concrete		Stream
	Other ____ mm		Other	✓	Other E one

Wastewater - Disposal System Description

Septic Tank

Size: ____ litres

Type
- ☐ Septic tank DECOMMISSIONED
- ☐ Ecotank
- ☐ Biocycle

Effluent Field
- Trench ____ m
- ☐ Deep Soakhole
  - Depth ____ m
  - Number of holes ____ m
- ☐ Other ____

Sanitary Facilities

✓	Toilet	Number	2
	Bidet	Number	
	Urinal	Number	

Waste Disposal Unit
- ✓ No
- ☐ Yes Type ____

Certification

I Mark Whale being

- ☐ Owner
- ☐ Occupier
- ☐ Craftsman plumber
- ✓ Registered drainlayer

Registration Number ____

Registration Number 17721

certify that this Private Utility Service As-Built Record is an accurate representation of the work carried out.

Signature

10/22

Date

Stormwater

Pipe Diameter		Pipe Material		Connection Type	
	80mm	✓	uPVC	✓	Public Utility Service Connection
✓	100mm		Vitrified Clay		Soak Hole
	150mm		Ductile Iron		Stream
	225mm		Concrete		Drain
	Other ____ mm		Other ____	✓	Other 2 x soaktanks

Water Supply

Pipe Material - Cold
- ☐ uPVC
- ☐ Copper
- ☐ Polybutylene
- ☐ Other ____

Hot Water Cylinder
- ☐ High Pressure ____ Litre
- ☐ Low Pressure ____ Litre

Meter Type

Make ____ Model ____

Pipe Material - Hot
- ☐ uPVC
- ☐ Copper
- ☐ Polybutylene
- ☐ Other ____

Diameter ____

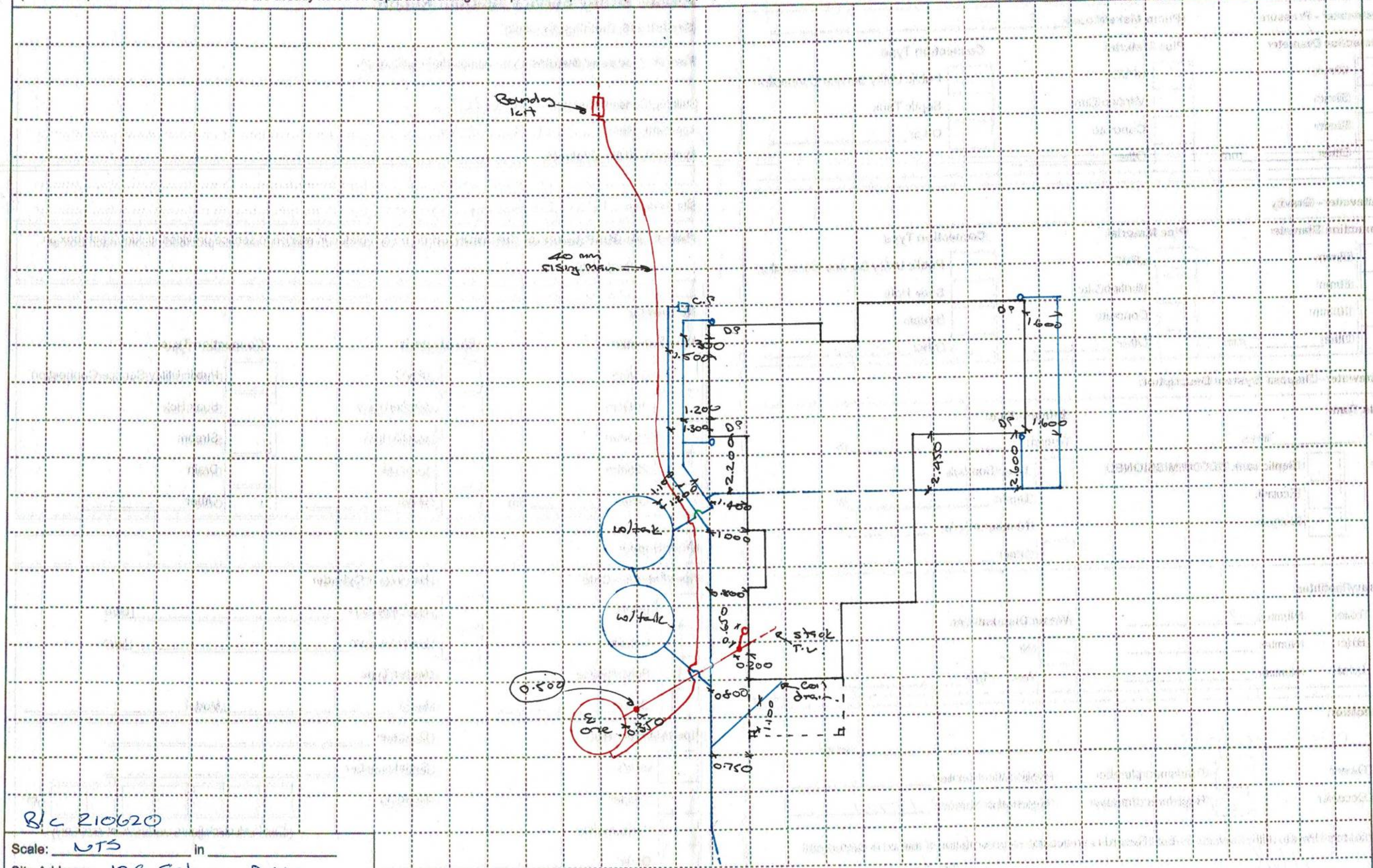
Serial Number ____

Reading ☐☐☐☐☐☐☐ m³

(Quote all black figures inclusive of zeros only)

Note Part B As Built Services Information

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, are noted below.)



B/c 210620

Scale: NTS in

Site Address: 129 Estuary Drive,

Please provide at least two measurements for each access point for future location

KAIPARA DISTRICT

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KAIPARA DISTRICT COUNCIL

Commissioning Statement (PS3) – ~~AS/NZS 1547~~ E-one.

Issued by: Mark Wharfe being a Registered Drainlayer.

In respect of installation and commissioning report for the ~~onsite wastewater~~ disposal for: E-one.

(Owner) J & R Pole

At (Address) 129 Estuary Drive

Legal Description: Lot 3 DP 487158 Valuation

I have sighted the issued building consent (BC 210620) and have tested the ~~onsite wastewater~~ E-one system including the pipes and fittings in accordance with the ~~AS/ NZS 1547 clause 4.5.6,~~ the New Zealand Building Code, and the manufacturers specifications and requirements.

I have tested and checked the ~~onsite waste water~~ E-one. system and installed the system as follows:

(✓) Tested the ~~onsite effluent disposal system in accordance with AS/NZS 1547:2000~~ E-one and provide a schedule to the owner for the systems maintenance.

( ) Has been installed in accordance with G13 (Foul Water) and G14 (Industrial Liquid Waste) and B2 (durability 15 years) of the Building Regulations 1992.

I believe on reasonable grounds that the work complies with the Building Consent issued.

I also understand that Kaipara District Council in accepting this commissioning report (PS3), will be relying on it to establish compliance at the completion of the building work.

Signature of Registered Drainlayer:

Drainlayer's Registration Number: 17721

Registration Expiry Date: 3/23

Date: 10/22

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE

Certificate of Compliance:

Client Name: Jacinda and Rory Pole

Reference / Job #: | **ICP (if known):**

Address of work: 129 Estuary Drive

Suburb: Mangawhai Heads | **Town / City:**

Description of gasfitting work: (If different gasfitting work was done by different people, state who did what gasfitting.)

install A26 infinity on the eastern wall of house 8 Kg auto change regulator installed

hob in kitchen only

Gas supply pressure 2.8 kPa **Risk classification** (tick one) ☐ Low-Risk ☐ General ☐ High-risk

Gas type (tick one) ☐ Natural gas ☒ LPG ☐ Biogas ☐ Other (specify)

The work has been done in accordance with a certified design: ☐ Yes ☒ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on manufacturer's instructions: ☒ No ☐ Yes:

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with means of compliance (specify):

☐ Yes – AS/NZS 5601.1 sections 3 to 6 ☒ Yes – AS/NZS 5601.2 sections 3 to 9 ☐ No

Were any other standards or gas code of practice required for compliance?

☐ Yes (specify) ☒ No

Parts of the gas installation to which this certificate relates that are safe to connect to a gas supply?

☒ All ☐ Parts (specify)

Date(s) on which the work was done: 10/10/22

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name: Michael Cuff **Registration number:** 24356

Certifier Signature: M Cuff. **Date:** 14/10/2022

Gas Safety Certificate:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

Name of person authorised to certify the connection: Michael Cuff

Registration number: 24356 **Date of completion or connection** 14/10/2022

Certifier Signature: M Cuff. **Date:** 14/10/2022

This Gas Safety Certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.: WAI #1822

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details: 129 ESTUARY DRIVE, MANGAWHAI HEADS.

Contact Details: (Name and address) WESTMORELAND HOMES LTD 09431-3313
willie@westmoreland.co.nz

Name of Electrical worker: JONATHAN BENNETT **Registration/Practising licence number:** E16244

Phone & email: 0274507365 waiwerneelectrical@gmail.com

Name and registration number of person(s) supervised: J. BRILL T. COLLINSON

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☑ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☑ High-risk (Specify):

Means of compliance: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required: ☑ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken: 2021 - sept 2022

Contains fittings that are safe to connect to a power supply? ☑ Yes ☐ No

Specify type of supply system: 1Ø MEN 230V

The installation has an earthing system that is correctly rated (where applicable) ☑ Yes ☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☑ All ☐ Parts (specify)

The work relies on manufacturers instructions: ☐ Yes ☑ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with a certified design: ☐ Yes ☑ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on a Supplier Declaration of Conformity (SDoC): ☑ Yes ☐ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link: WWW.scott.co.nz

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 ☐ No ☐ Yes

Description of Work: Wire & Finish new house, Install 25 mm² 1Ø u/ground Power Supply, 1x Meter Box, 1x 40 WAY MEN DB. 1x 6mm² main E under MBox 38x LTS 25x PPS. 1x GAS/ELECTRIC Range, 1x EI Power, 2x o/s PPS (Pump + GAS CALIFONT) 2x Exhaust FANS, 2x Towel Rails. 2x MIRROR LTS over Vanity.

Test Results (provide values)		
Polarity (Independent earth):	✓	
Insulation resistance:	>500	Ohms
Earth Continuity:	.07	Ohms
Bonding:	✓	Ohms
Fault Loop impedance	.38	Ohms
Other (specify):	PSCC = 623 Amps	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct. VOLTS = 236V

Certifier's signature: J Bennett **Date:** 19/9/22

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

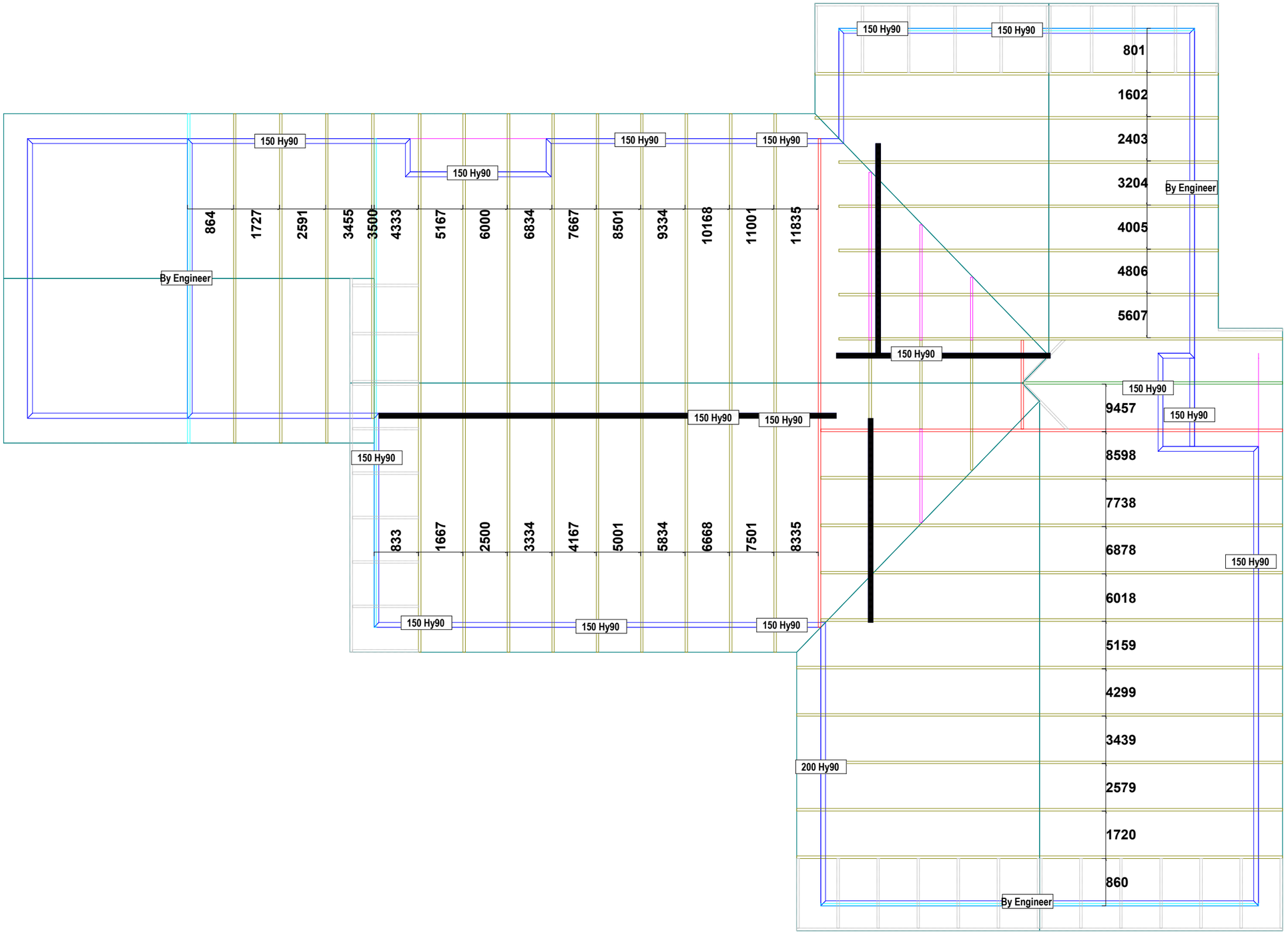
Certifier's name: Jonathon Bennett **Registration/Practising licence number:** E16244

Certifier's signature: J Bennett **Certificate Issue Date:** 19/9/22 **Connection Date:** 19/9/22

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

FINAL LAYOUT



NOTIFICATION OF POINT LOADS TO INTERNAL WALLS
IN EXCESS OF 10kN
Ref.Mitek structural fixings on-site guide for building code compliance
01/ 2018 edition {Revised for NZS 3604:2011}

_kn down
_kn uplift
_no of studs under truss

Internal Loadbearing wall

CARTERS

32 Commerce St
Whangarei
Ph (09) 430 7714
Fax (09) 430 7720

JOB No 339574M1

Client: Westmoreland Homes
Job Name: Pole
Address: 129 Estuary Drive
Mangawhai

Pitch: 20
Roof Material: Longrun
Soffit Overhang: 450
Wind Area: Very High
Ceiling: Gib
B/chord restraints: 600crs
Drawn by: Steve Tacon
Date : 19/11/21

Trusses And Rafters At 900 Centres Unless Stated Otherwise.
This layout is to be read in conjunction with the Architectural plans.

"Note"
if metal ceiling battens on clips are use,bottom chord restraints required @ 1800crs

PAGE 2 of 2

These lintels have been sized as per the GANGLAM 04/2008 and FLITCH BEAM V1.10 June 2011 selection manuals as provided by MiTek NZ Ltd.

HYSPAN and HY90 lintels have been sized using designIT v 6.3.19 NZ software or selection manuals, HYSPAN Edition 3 and HY90 E08/2006 as provided by CHH futurebuild.

Unless otherwise stated all lintels are to be selected as per NZS3604 2011.

All walls shown on this layout are considered to be load bearing.

All lintels under 1000 are2x90x45 Msg in load bearing walls and patio beams design by others unless other wise stated

See Page 1 for Truss Layout and Fixings

KAIPARA DISTRICT

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Producer Statement Construction (PS3) - Plumbing

Issued by: Andrew Whitehead being a Registered Certifying Plumber.

In respect of the testing of water pipework prior to concealment for:

(Owner) Jacinda and Rory Pole

At (Address) 129 Estuary DriveMangawhai Heads

129 Estuary DriveMangawhai Heads

Legal Description: Lot 3 DP 3 DP487158 Valuation

I have sighted the issued building consent (BC BC210620) and have constructed the plumbing pipes and fitting in accordance with the approved building consent, the New Zealand Building Code, and the manufacturers specifications and requirements.

I have tested the water supply system as follows:

☑ By pressurising the water supply system by subjecting the hot and cold system to a pressure of 1500kPa for a period of not less that 15 minutes and inspecting the system to ensure that there are no leaks, in accordance with NZBC G12/AS1 Clause 7.5.1

☑ By pressurising the UPVC water piping systems to 1.5 times the working pressure for a period not less than 15 minutes and checking that there are no leaks, as given in section 9 of NZS 7643, in accordance with NZBC G12/AS1 clause 7.5.2

I believe on reasonable grounds that the pipework has passed that test.

I also understand that Kaipara District Council in accepting this producer statement construction (PS3), will be relying on it to establish compliance at the completion of the building work.

☑ I understand and accept that Council may rely on this document, for the purposes of establishing compliance with the above building consent and that the content including the signature, whether electronic or not, is truly representative and authoritative of the information contained.

Signature of Registered Certifying Plumber:

Registration Number: 25378 Reg Expiry Date: 31/3/23

Date: 14/10/2022

File: 3117.03

Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING	
Street address: 129 Estuary Drive	
Suburb:	
Town/City: Mangawhai	Postcode:

THE PROJECT
Building consent number: BC210620

THE OWNER(S)	
Name(s): J & R Pole	
Mailing address: 2 Jack Boyd drive	
Suburb:	PO Box/Private Bag:
Town/City: Mangawhai	Postcode:
Phone number:	Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ✓	Subfloor framing only as per plan	✓ Carried out ○ Supervised
Walls ✓	Installed as per plan all fixings, lintels & hold downs as per plan	✓ Carried out ○ Supervised
Roof ✓	Trusses, rafters & purlins installed as per plan	✓ Carried out ○ Supervised
Columns and beams ✓	Exposed truss installed as per plan	✓ Carried out ○ Supervised
Bracing ✓	Gib bracing as per plan	✓ Carried out ○ Supervised
Other ✓	Sub floor bracing as per plan	✓ Carried out ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ○		○ Carried out ○ Supervised
Roof cladding or roof cladding system ○		○ Carried out ○ Supervised
Ventilation system (for example, subfloor or cavity) ✓	Cavity system installed as per plan	✓ Carried out ○ Supervised
Wall cladding or wall cladding system ✓	Oblique weatherboards installed as per plan joinery installed	✓ Carried out ○ Supervised
Waterproofing ○		○ Carried out ○ Supervised
Other ○		○ Carried out ○ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: David Marshall	LBP number: 110422
Class(es) licensed in: Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 30 Mafai Drive	
Suburb:	Town/City: Maungaturoto
PO Box/Private Bag	Postcode: 0520
Phone number:	Mobile: 021 840085
After hours:	Fax:
Email address:	Website:

DECLARATION

I David Marshall carried out or supervised the restricted building work recorded on this form.

Signature: D Marshall

Date: 13/10/2022

Code of Compliance Certificate – Producer Statement

Applicant's Details

Install Date: 19th May 2022

Issued by: **Natural Insulation Northland Ltd**

Issued to: **Carters – Westmoreland Homes**

Consent Number: **BC210620**

Site Address: **129 Estuary Drive**
Mangawhai Heads
Mangawhai

Products Supplied and Installed –

Exterior Walls: **Eco Insulation R2.2 – 90mm Wall Segments**
Ceiling: **Eco Insulation R3.2 – 160mm Ceiling Segments**

I (constructor) **Natural Insulation Northland Ltd** have been engaged by the building consent applicant to construct as specified in the attached particulars of the building work the subject of the consent number **BC210620** and the attached conditions of the building consent and am satisfied on reasonable grounds that the work specified above has been completed to the extent required by that building consent and complies with NZS 4246. I understand that this producer statement, if accepted, will be relied on by council for the purposes of establishing compliance with the building consent.

Signed (Issuer) Shantee Palmer Date: **13/10/2022**

Address: **15e Gumdigger Place, PO Box 144, Maungatapere, Whangarei**

Telephone (work): **0800 111 002**

Email: **shantee@naturalinsulation.co.nz**

Record of Inspection of High Risk Prescribed Electrical Work (RoI)

Pursuant to the Electricity (Safety) Regulations 2010

Location of installation

Location details	129 Estuary Drive, Mangawhai Heads, Mangawhai 0505	ICP	0000573742NR8FA
Inspection Date	19. 9. 22	Reference	7365231
Location type	☑ Domestic ☐ Educational ☐ Commercial ☐ Other:		

High Risk Category

Category ☑ Mains work - 6A(2)(b) ☐ Photovoltaic system - 6A(2)(a)(iv)
☐ NOT to AS/NZS 3000 Part 2 - 6A(2)(a)(i)

Certificate of Compliance details

Electrical worker	Jonathan Bennett
Registration #	E16244
CoC Reference	☐ CoC(s) attached

Work Inspected

☑ **Limited** to New/(re) connection at above address – Main Earthing, Service main/Mains, Polarity of mains, MEN connection at the switchboard closest to the point of supply. NB No inspection undertaken beyond MEN switchboard closest to the Point of Supply ESR 2010 70 (3) (a) & (b) – AS/NZS 2007 8.3.3 (a),(b),(c),(d),(e).

Other ☐

Test Results

	M Ω P-N	M Ω P-P	Voltage P-N	Voltage P-P	EFLI R Ω P-N	EFLI R Ω P-P	PSCC P-N (from meter)	PSCC P-P (from meter)	R Ω L-PE (3 wire)
Meter Board									
RED (RW)	☑>999 Ω	☐>999 Ω							
WHT (RB)	☐>999 Ω	☐>999 Ω							
BLU (WB)	☐>999 Ω	☐>999 Ω							
Distribution (MEN) Board									
RED (RW)	☑>999 Ω	☐>999 Ω	236		.32		718		
WHT (RB)	☐>999 Ω	☐>999 Ω							
BLU (WB)	☐>999 Ω	☐>999 Ω							

Mains

Size 16 mm Phases 1

Route length 40

Polarity – Independent Earth ☑ R ☐ W ☐ B

Earthing

Counductor size 6 mm Resistance ≤.09 Ω

☑ Peg connecton secure ☑ Identified at MEN
☐ Warning label at peg ☑ MEN connection secure
☑ MEN link

Main Earth location Behind house

Issuer (Inspector) details and declaration

I hereby confirm that the work described above has been done in accordance with the regulations and the installation or part thereof on which the work has been done is and will be, when livened, electrically safe.

Certifier's Signature		Registration #	I259249
Name	Adrian Sparks	Contact Phone	02102554830
Date	19. 9. 22	Contact Email	adrian@easl.co.nz

FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
TIMBER FLOOR - TOP OF FLOORING

FINISHED GROUND LEVEL (F.G.L.)
MEANS THE LEVEL AFTER ALL BACKFILLING, LANDSCAPING AND SURFACE PAVING HAS BEEN COMPLETED

CLEARED GROUND LEVEL (C.G.L.)
MEANS THE LEVEL AFTER THE SITE EXCAVATION HAS BEEN COMPLETED BUT BEFORE BUILDING FOUNDATIONS HAVE BEEN EXCAVATED AND THE AREA OF THE SITE TO BE COVERED BY THE BUILDING IS FREE OF ALL DELETERIOUS MATERIAL

(S) DOMESTIC SMOKE ALARMS.
SMOKE ALARMS SHALL COMPLY WITH APPROVED DOCUMENT F7 WARNING SYSTEMS. SMOKE ALARMS MAY BE BATTERY POWERED, HAVE A HUSH FACILITY HAVING A MIN. 60 SECOND DURATION, HAVE A TEST FACILITY AND BE APPROVED BY A RECOGNIZED AUTHORITY

(F) EXTRACTOR FAN.
100CM2 AIR FLOW EXTRACTOR FAN - REFER LITERATURE FOR MORE DETAILED INFORMATION

GLAZING SCREENS
ALL GLASS SCREENS ARE TO BE CODE COMPLIANT TO ALL RELEVANT SAFETY GLASS STANDARDS AND ARE TO BE INSTALLED TO COMPLY WITH NZBC E3

WET AREAS WATERPROOFING SYSTEM OPTIONS
PROVIDE AN IMPERVIOUS AND EASILY CLEANABLE SURFACE TO ALL WALL AREAS LIKELY TO BE SPLASHED AND TO ALL BATHROOM, TOILET, LAUNDRY, KITCHEN AND MAIN ENTRANCE FLOORS.
USE GIB AQUALINE ON BATHROOM, TOILET, LAUNDRY AND KITCHEN WALLS AND BATHROOM AND LAUNDRY CEILINGS.

TILING / WET AREAS SPECIFICATIONS
INSTALL ALL WET AREA LININGS, MEMBRANES AND TILING WORK IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, STANDARDS AND MANUFACTURERS LITERATURE:

NZBC E3/AS1 - INTERNAL MOISTURE
SPECIFICATION SECTIONS 6221A
GIB AQUALINE WET AREA SYSTEMS AND DETAILS
TECHNOKOLLA RASOGUM LITERATURE
FLOORING INSTALLATION MANUAL
AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS
AS4992.2 CERAMIC TILE GROUTS AND ADHESIVES
AS3958.1 CERAMIC TILES - GUIDE TO THE INSTALLATION OF CERAMIC TILES

WALLS
• FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WPM OVER GIB AQUALINE SHEETS. FOR APPLICATIONS OF TILES 6MM OR LESS - STUDS @ 600CRS & NOGS @ 600CRS. 6MM OR MORE - STUDS @ 400CRS & NOGS @ 600CRS
• APPROVED PAINT SYSTEM. E.G. 1 COAT ALKYD SEALER AND 2 COATS WATER BASED ENAMEL

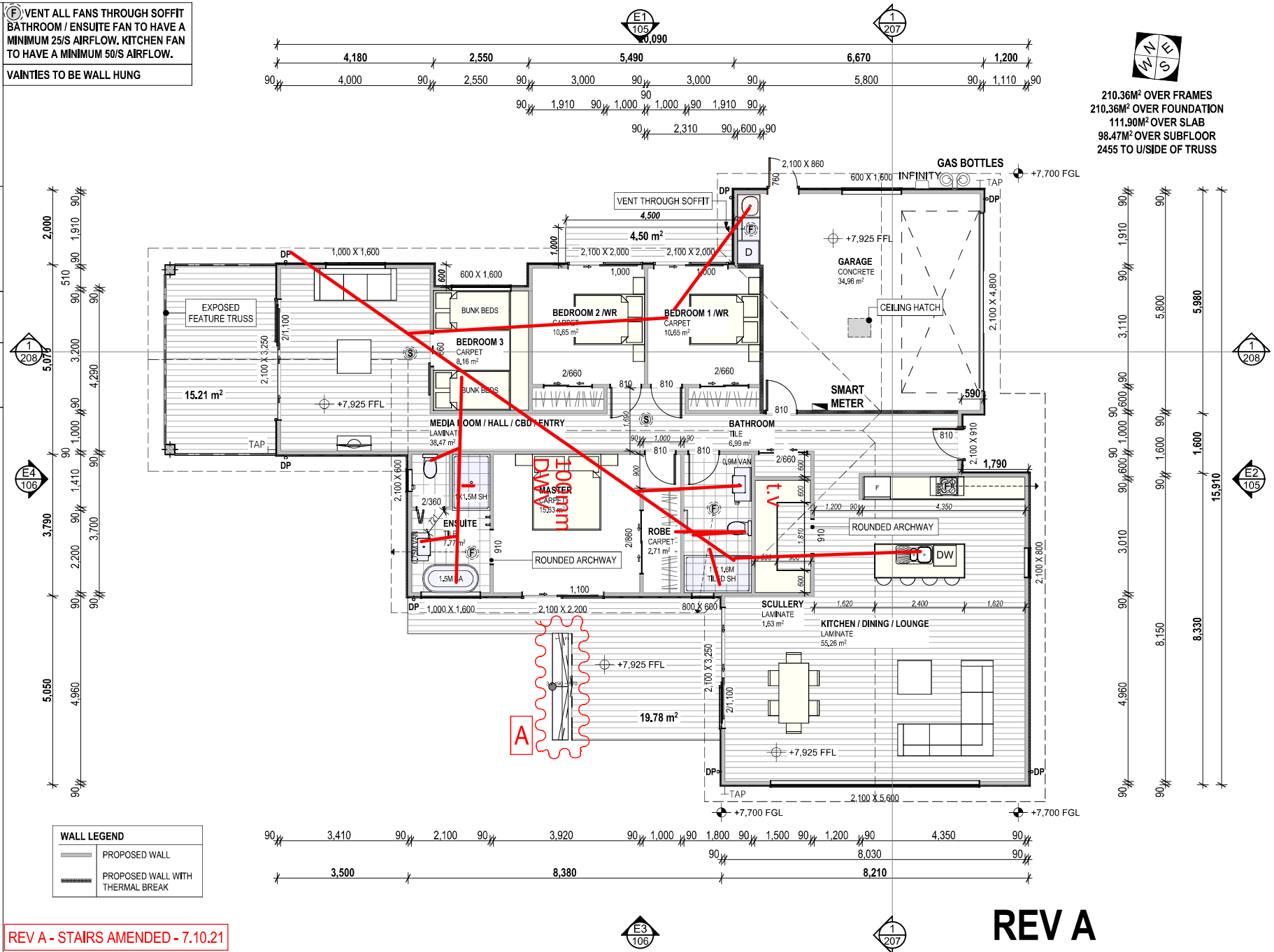
FLOORING
• TILING OVER CONCRETE FLOOR
FIX TILES WITH APPROVED AND COMPATIBLE TILE ADHESIVE OVER TECHNOKOLLA RASOGUM WATERPROOFING SYSTEM. ENSURE CONCRETE HAS HAD ADEQUATE CURING TIME

FLOORING
• VINYL OVER CONCRETE OR TIMBER FLOOR
FIX VINYL WITH APPROVED AND COMPATIBLE ADHESIVE OVER CONCRETE OR 19MM H3 PLYWOOD FLOOR.
REFER SPECIFICATION SECTION 6411.

(F) VENT ALL FANS THROUGH SOFFIT BATHROOM / ENSUITE FAN TO HAVE A MINIMUM 25/S AIRFLOW. KITCHEN FAN TO HAVE A MINIMUM 50/S AIRFLOW.

VAINTIES TO BE WALL HUNG

210.36M² OVER FRAMES
210.36M² OVER FOUNDATION
111.90M² OVER SLAB
98.47M² OVER SUBFLOOR
2455 TO U/SIDE OF TRUSS



WALL LEGEND

	PROPOSED WALL
	PROPOSED WALL WITH THERMAL BREAK

REV A - STAIRS AMENDED - 7.10.21

REV A

Westmoreland HOMES

MAKING PLANS LTD
ARCHITECTURAL : DESIGN

47 Forge Road, Silverdale
PO Box 88 Waiwera

Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title
PROPOSED DWELLING
At
129 ESTUARY DRIVE
MANGAWHAI
For
JACINDA POLE

Drawing Title
GROUND FLOOR PLAN

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.
1:100

SHEET NUMBER
104
OF: 38

WIND ZONE	VERY HIGH
EXPOSURE ZONE	D
EQ ZONE	1
ZONE	HARBOUR OVERLAY
Checked	MAKING PLANS
Drawn	DRAWN BY NAME
Plot Date	7/10/2021

Job # 20069

Approved Building Consent Drawings

Disclaimer

Coastal hazard maps

Northland Regional Council
REGIONAL COUNCIL
Te Kaunihera ā rohe o Te Taitokerau

Northland Regional Council's coastal hazard maps have been compiled using best practice, and in accordance with policy #24 of the New Zealand Coastal Policy Statement (2010). These maps have been created from analysis of information using modern techniques and based on the best information currently available. However, they do not necessarily show the greatest extent of coastal flooding or erosion suffered in the past, or likely to be suffered in the future.

The coastal hazard maps indicate the extent of land that has been assessed as likely or potentially at risk of flooding or erosion by the sea, currently and over the next 50 and 100 years, taking into account coastal processes and potential sea level rise. The maps cover a number of sites along the Northland coastline where survey information is available. Outside of these surveyed areas, coastal hazard has not been assessed or mapped. For areas where only one type of coastal hazard (flooding / erosion) has been mapped, it should be assumed that any unmapped coastal hazard has not been assessed. For instance, the mapping of coastal erosion hazard is limited to open coast sites. Where only coastal flood risk has been mapped it should not be assumed that no coastal erosion hazard exists, and vice versa.

The extent of coastal flooding and wave run-up shown in the maps is based on the coastal topography at the time of survey. Changes in coastal landform that have occurred since the date of survey, as well as potential future landform change are not reflected in the coastal flood mapping. It is anticipated that if shorelines retreat, then wave run-up will extend further inland than the run-up extents shown in the maps.

The maps reflect flooding and erosion associated with coastal processes, and as such do not represent flooding and erosion caused by storm rainfall, including: surface run off, storm water network overflow, and river flooding. Furthermore, the coastal flood maps are based on an assessment of current and future storm surge risk, and do not show potential coastal inundation from tsunami.

While the maps have been quality controlled, their accuracy cannot be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential coastal hazard risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

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Legend

Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 3 (100 years + Rapid Sea Level Rise Scenario)

Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

LINZ NZ Property Boundaries

Coastal Erosion Hazard Zones

Baseline Shoreline 2019

Coastal Erosion Hazard Zone 3 (100 years + Rapid Sea Level Rise Scenario)

CEHZ 3 - uncertain

CEHZ 3

Coastal Erosion Hazard Zone 2 (100 years)

CEHZ 2 - uncertain

CEHZ 2

Coastal Erosion Hazard Zone 1 (50 years)

CEHZ 1 - uncertain

CEHZ 1

Northland Regional Council

Natural Hazards

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N

0 0.01 0.03 0.05 0.08 km

October 17 2025



Northland REGIONAL COUNCIL

Natural Hazards

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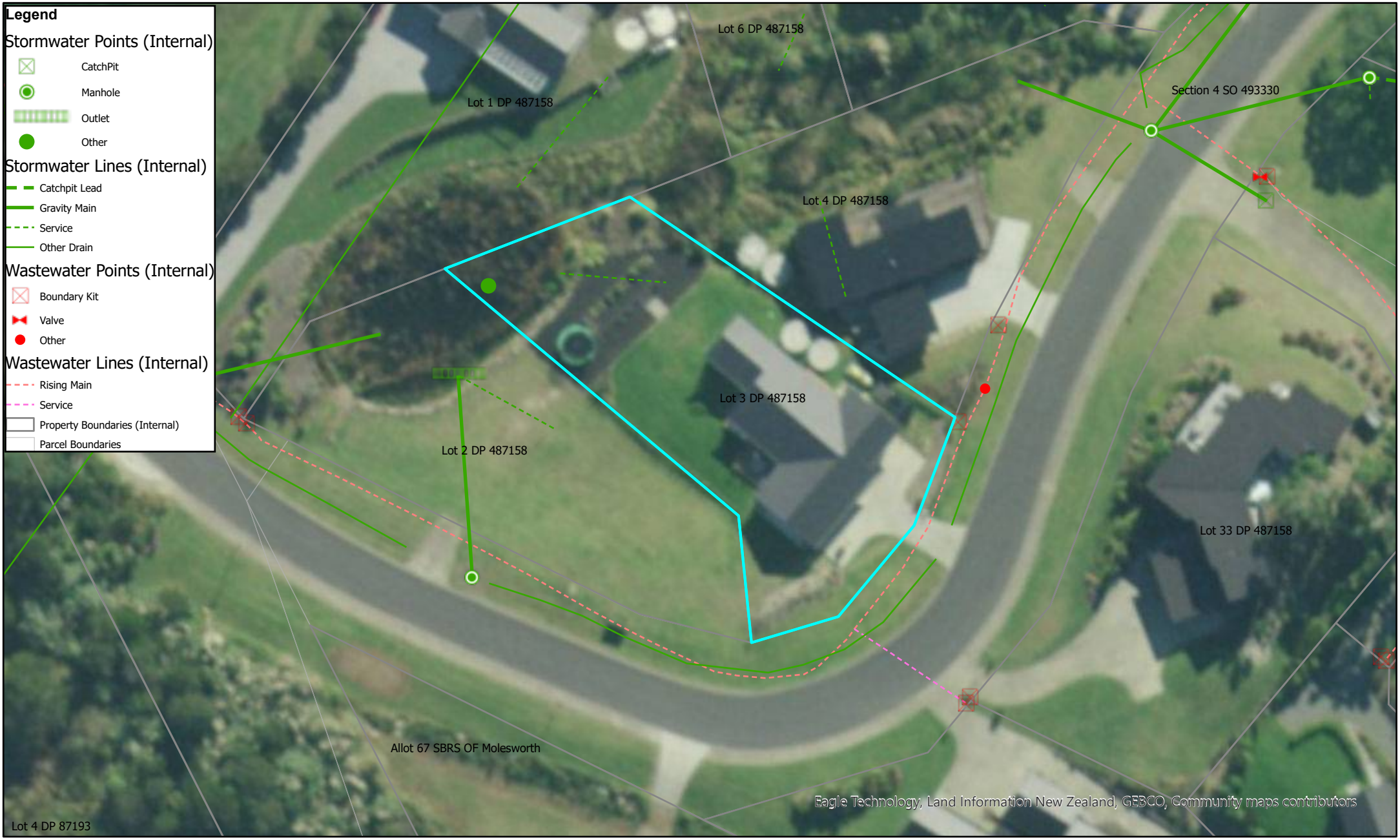
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km

October 17 2025

Print Date: 10/9/2025
Print Time: 12:02 PM

Asset Map 0122182602

KAIPARA DISTRICT
Kaipara te Oranganui • Two Oceans Two Harbours



Scale: 1:564
Original Sheet Size: A4

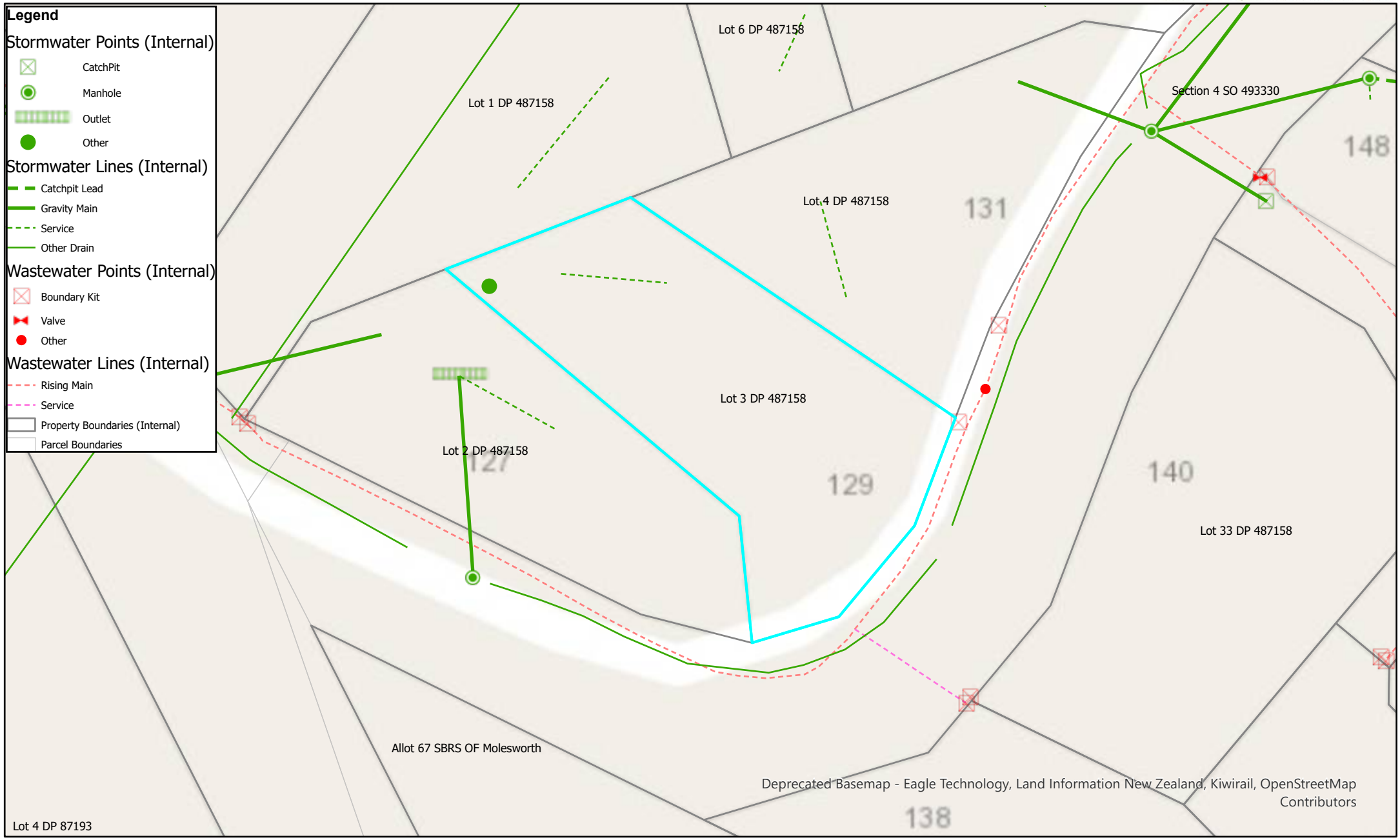
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1743165.856847E 6001898.586624N

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