20 May 2025

Chris Caldwell – HomeSell
78C Bennett Road
Te Mata
THAMES

Attention: Phillip & Diane Pawley

Email: chris@homesell.co.nz

Dear Sir/Madam

Land Information Memorandum: 78C Bennett Road Te Mata
Client: Phillip & Diane Pawley

Attached is the land information memorandum as requested. This provides information held by Council relating to this site and is provided in relation to section 44A of the Local Government Official Information & Meetings Act 1987.

The memorandum comes from a search of the Council's records only. Your attention is drawn to the terms of the disclaimer attached to the memorandum.

If you have any further queries regarding this property, please contact Council's Customer Service Representatives.

Yours faithfully

Catherine McShane

Catherine McShane
Land Information Officer
LAND INFORMATION TEAM

THAMES-COROMANDEL DISTRICT COUNCIL
LAND INFORMATION MEMORANDUM

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of section 44A of the Local Government Official Information & Meetings Act 1987 and contains information found by the Council to be relevant to the land as described in section 44A (2). It is based on a search of Council records only and there may be other information relating to the land, which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is responsible for ensuring that the land is suitable for a particular purpose. The memorandum does not include information found or recorded on records of title and does not replace a search of the title or titles for the property or a physical inspection of the property. Council does not accept any responsibility for the accuracy or otherwise of information supplied by third parties whether that be way of reports, letters or other forms of communication.

PROPERTY IDENTIFICATION

Application Date:	9 May 2025
Property Number:	202486
Property Address:	78C Bennett Road Te Mata
Legal Description:	LOT 11 DP 319649, LOT 32 DP 319649 1/6 SH ACCESSWAY
Area (ha):	0.2506

SECTION A: RATES AND CHARGES

Current Annual Rates Assessed for July 2024 to 2025	3107.40**
Arrears Outstanding: (Any amount accrued prior to current rating year)	0.00

****** Information noted during the processing of this report indicates that there are two separately habitable units on this property.
Therefore, in future the rated amount could differ. Google the following web site for further information. "Rating Units Containing Two Separately Habitable Units".
http://docs.tcdc.govt.nz/store/default/**7418285**.pdf
Alternatively contact Thames Coromandel District Council, Rates Department for further information.

The current annual rates figure is the amount assessed and does not consider any payments made or penalties imposed during the current rating year.

REGIONAL COUNCIL RATES

This property ***will also be liable for rates from Waikato Regional Council***.
Refer to the web site for details. http://www.waikatoregion.govt.nz/Council/Rates/

SECTION B: PERMIT/CONSENT HISTORY

BUILDING INFORMATION

Permits listed below were issued prior to the Building Act 1991.
Prior to 1992 there was no legal requirement for a final inspection on permits issued.

YEAR	DESCRIPTION OF PERMIT
	No Information Located

Consents listed below were issued under either the Building Act 1991 or the Building Act 2004 shown in Council records and their status. Where the work is signed off as complete it is noted as YES, if not completed or no final inspection has been made then it is noted as NO.

Council issues a code compliance certificate "*CCC*" on any Building consents issued after 1 July 1992 when satisfied that all work complies with the Building Act (1991 or 2004) and any fees applicable have been paid.

A certificate of acceptance *"COA"* can be issued for certain work done after 1 July 1992.
A *COA* has some similarities to a Code Compliance Certificate in that it may provide some verification for a building owner or future owners that part or all certain building work complies with the Building Code.

Copies of any CCC's or COA's issued are attached.

YEAR	CONSENT No	DESCRIPTION OF CONSENT	CCC or COA ISSUED YES / NO
2004	ABA20040652	Garage	YES
2012	ABA20120544 & Amendment A	New Dwelling on Pile Foundations with 3 Bedrooms, Decks and Basement Garage. Add Bathroom to Existing Separate Garage. New Hynds Wastewater Treatment System and Retaining Walls.	YES
2018	ABA20185672	Addition of Garage, 2 bedrooms rumpus, bathroom and laundry to existing basement. Amendment 1: Delete garage and deck from plans. Amendment 2: Addition of Garage to existing basement.	YES
		No Further Information Located	

Any relevant (approved) permit/consent plans are attached at the rear of this report.
To view further information relating to building permits/consents for this property, please go to our website https://trackconsents.tcdc.govt.nz/ consent tracker - track your application using the property address.

EXEMPT WORK NOTIFICATION, REQUISITIONS, NOTICES OR REQUIREMENTS	
Exempt work notification	NO
Copy attached	N/A
Requisition/notice or requirement	NO
Copy attached	N/A

FILE COPY

THAMES COROMANDEL DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE
BUILDING CONSENT NO: ABA/2004/652
UNDER SECTION 43 (3), BUILDING ACT 1991

DETAILS OF OWNER(S)	
Name(s):	B R Smith and D L Smith and M G Buchanan
Address:	178 Bald Hill Rd R D 1 Pukeoware Waiuku 1852

SITE LOCATION	
Address:	78C Bennett Road TAPU/TE MATA
Legal Description:	LOT 11 DP 319649, LOT 32 DP 319649 1/6 SH ACCESSWAY

INTENDED USE(S):	INTENDED LIFE
Garage	Indefinite but not less than 50 Years

THIS IS:

[X] A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.

[ ] This Certificate is issued subject to the conditions specified in the attached page headed "Conditions of Code Compliance" (being this certificate).

SIGNED BY, OR ON BEHALF OF COUNCIL

Chris Newmarch
Building Control Team Leader
15 June 2005

District Office: 515 Mackay Street, Private Bag, Thames, New Zealand
Telephone: (07) 868 6025, Fax (07) 868 9027
Email: customer.services@tcdc.govt.nz Website: www.tcdc.govt.nz
OFFICES AT: COROMANDEL – WHITIANGA - WHANGAMATA

Code Compliance Certificate

Issued under section 95 of the Building Act 2004
Form 7
Application number: **ABA/2012/544**
Issued: 04-Jun-2014

Owner name:	C P Pawley and D N Pawley
Mailing address:	17 Loveridge Place Morrinsville 3300
Site street address:	78C Bennett Road Te Mata
Legal description:	LOT 11 DP 319649, LOT 32 DP 319649 1/6 SH ACCESSWAY
Current lawful use:	Dwelling
Building name:	No Name Applicable
Year first constructed:	2014
Number of levels:	One
Intended life:	Indefinite but not less than 50 years
Description of work:	New Dwelling on Pile Foundations with 3 Bedrooms, Decks and Basement Garage. Add Bathroom to Existing Separate Garage. New Hynds Waste Water Treatment System and Retaining Walls.
First point of contact:	The first point of contact with the building consent authority will be with Customer Services.

Thames-Coromandel District Council is satisfied on reasonable grounds, that:

✓	The building work complies with the building consent;
N/A	The specified systems in the building are capable of performing to the performance standards set out in the building consent.

John Kardas
Building Unit Manager
On behalf of the Thames-Coromandel District Council

District office: 515 Mackay Street, Private Bag, Thames, New Zealand
Telephone: (07) 868 0200 Fax: (07) 868 0234
Email: customer.services@tcdc.govt.nz Website: www.tcdc.govt.nz

2012544

EWRB 551

Electrical Certificate of Compliance

No. 3369298

No. of attachments 0

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an Inspection is required.

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Phill + Diane Pawley Phone: 0226075878

Address of installation: 78c Bennett Rd, Te Mata, Thames Coast

Postal address of customer (if not as above): 17 Loveridge Pl, Morrinsville

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN ☑ or attached other system ☐

WORK DETAILS

55 No. of lighting outlets

26 No. of socket outlets

2 No. of ranges

2 No. of water heaters

Was any installation work carried out by the homeowner? Yes ☐ No ✓

Please tick (✓) as appropriate where work includes:

✓ Mains

✓ Main earthing system

MEN Switchboard closest to point of supply

Electric lines

Description of work carried out (If necessary attach any pages with work done)

2nd Fix, Test + Liven house Sub Circuit from existing metering. Standard installation, with one outside power circuit to complete.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☑ has been installed in accordance with the design detailed in the Declaration of Conformity section above
- ☑ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
- ☑ has an earthing system that is correctly rated
- ☑ contains fittings which are safe to connect to a power supply
- ☑ is safe to connect to a power supply

Thames Coromandel District Council Documentation Reviewed and Approved
Signature.....
Date: 5/3/14

ELECTRICAL WORKER DETAILS

Name: Haydn Waide

Company:

Signature:

Registration No.: E243222

Contact Ph No.: 0274742175

Date: 20/1/2014

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Signature

Registration No.

Date

Contact Ph No.

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

2012544

EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

No. 3851962

No. of attachments 0

To be completed whether or not an Inspection is required.

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66 1000) for the purposes of the Electricity (Safety) Regulations 2010.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Phil Pawley Phone: 022 6075878

Address of installation: 78c Bennett Rd, Te Mata

Postal address of customer (if not as above): 17 Loveridge Pl, Morrinsville 3300

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN ☑ or attached other system ☐

WORK DETAILS

0 No. of lighting outlets

0 No. of ranges

2 No. of socket outlets

0 No. of water heaters

Was any installation work carried out by the homeowner? ☐ Yes ☒ No

Please tick (✓) as appropriate where work includes:

☑ Mains

☑ Main earthing system

☐ MEN Switchboard closest to point of supply

☐ Electric lines

Description of work carried out (If necessary attach any pages with work done)

Install BTS type arrangement at house site, also power Sewage System from BTS point.

500+ MΩ

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

☑ has been installed in accordance with the design detailed in the Declaration of Conformity section above

☑ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed

☑ has an earthing system that is correctly rated

☑ contains fittings which are safe to connect to a power supply

☑ is safe to connect to a power supply

Thames Coromandel District Council
Documentation Reviewed and Approved
Signature:
Date: 5/8/14

ELECTRICAL WORKER DETAILS

Name: Haydn Waide

Registration No.: E243222

Company:

Contact Ph No.: 0274742175

Signature:

Date: 26/11/2012

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name: Registration No.:

Signature: Date:

Contact Ph No.:

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

Form 7
Code compliance certificate
Section 95, Building Act 2004

The building

Street address of building:	78C BENNETT ROAD, TE MATA
Legal description of land where building is located:	LOT 11 DP 319649, LOT 32 DP 319649 1/6 SH ACCESSWAY
Building name:	N/A
Location of building within site/block number:	78c Bennett Road, Te Mata
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2014

The owner

Name of owner:	C P Pawley and D N Pawley
Contact person:	C P Pawley
Mailing address:	78c Bennett Road RD 5 Thames 3575
Street address/registered office:	78c Bennett Road RD 5 Thames 3575
Phone number:	Landline: N/A Mobile: 0226075878
Daytime:	Landline: N/A Mobile: 0226075878
After hours:	Landline: N/A Mobile: 0226075878
Facsimile number:	N/A
Email address:	philpawley@gmail.com
Website:	N/A

First point of contact for communications with the council/building consent authority:
C P Pawley and D N Pawley; Mailing Address: 78c Bennett Road RD 5 Thames 3575 ; Mobile: 0226075878; Email: philpawley@gmail.com

Building work

Building consent number:	ABA/2018/5672
Description:	Addition of Garage, 2 bedrooms rumpus, bathroom and laundry to existing basement Amendment 1: Delete garage and deck from plans. Amendment 2 : Addition of Garage to existing basement
Issued by:	Thames-Coromandel 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: Brian Carter
Position: Building Unit Team Leader - Inspections
On behalf of: Thames-Coromandel District Council
Date: 01 March 2021

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.: JOB#

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:	78C Bennett Road Te Mata
Contact Details: (Name and address)	Phil Pawley 78C Bennett Road Te Mata

Name of Electrical worker:	Brent Watts	**Registration/Practising licence number:**	E17096
Organisation/company:	Whitianga Electrical		
Phone & email:	021 406 774 brent@whitiangaelectrical.co.nz		
Name of person(s) supervised:			

CoC

Type of work: ☑ Additions ☐ Alterations ☐ New work

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

Reference Standards: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work (including date/s of work and type of supply system):

Run submain from existing MEN switchboard to submain board and wire downstairs area of house including:
22 light fittings
32 socket outlets
1 heated towel rail
1 inline extract fan

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 in that the installation, or part of the installation.

Select those that apply:

- ☑ Has been installed in accordance with the specified certified design[1]
- ☑ Has an earthing system that is correctly rated (where applicable)
- ☑ Contains fittings that are safe to connect to a power supply
- ☑ Relies on a supplier Declaration of Conformity[1]
- ☑ Relies on a manufacturer's instructions[1]
- ☑ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☑ Is safe to connect

Test Results	
Polarity (Independent earth):	235 volts
Insulation resistance:	>999 Meg ohm
Earth Continuity:	0.30 ohm
Bonding:	N/A
Fault Loop impedance	0.44 ohm 500 amps
Other (specify):	RCD 23 ms 21mA

Electronic/Other reference:

Certifier's signature: 

Date: 18/12/2020

[1] Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

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:		**Registration/Practising licence number:**	
Certifier's signature:		**Certificate Issue Date:**	**Connection Date:**

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

SWIMMING POOLS:

If the property has a swimming or spa pool, it must be fenced as required by the Building (Pools) Amendment Act 2016.

The Building (Pools) Amendment Act 2016 (the Act) includes an exemption for Small Heated Pools to be compliant without the need for a pool fence, or to be listed on a Council Register.
To qualify for this exemption, the Small Heated Pool must meet the requirements contained in the Act and/or in F9/AS2 "Covers for small, heated pools". Refer to the web site below for further information.

https://www.building.govt.nz/assets/Uploads/building-code-compliance/f-safety-of-users/f9-restricting-access-residential-pools/asvm/f9-restricting-access-to-residential-pools.pdf

POOL REGISTER NUMBER	
No Pool Recorded	

LICENCES & ENVIRONMENTAL HEALTH No Information Located

BUILDING COMPLIANCE SCHEDULE & WARRANT OF FITNESS

If you own a building that contains specified systems, the Building Act requires you to have a Compliance Schedule and you must ensure the effective operation of all the specified systems for the life of the building.

If this property has either Building Warrant of Fitness or Compliance schedule it will be noted as such and copies will be attached.
NOTE: Transfer of ownership MUST be notified to the Council within 14 days.

Refer to web site below for further information.
https://www.building.govt.nz/assets/Uploads/managing-buildings/bwof-guidance/bwof-guidance.pdf

Please Note:
There is ***no*** Compliance Schedule Registered on this property.

EARTHQUAKE–PRONE BUILDINGS

Under the Building (Earthquake–prone Buildings) Amendment Act 2016 Council will be contacting owners of properties that require an initial seismic assessment.

This property may be one of the properties affected.

*The Act applies to commercial buildings and **some** residential buildings.*

Residential buildings are **only** covered under the act if they comprise ***three or more household units being two or more storeys and or are used as hostels, boarding houses, or other types of specialised accommodation.***

POTENTIALLY EARTHQUAKE PRONE BUILDING (PEPB) No Information Located	
Details Attached	**NO**

Please contact Customer Services Thames Coromandel District Council for further details.

PLANNING CONSENTS

To View the Approved Decisions and Plans google the links below:

YEAR	FILE REF	DESCRIPTION OF CONSENT
2000	RMA20000017	Proposed 21 lot staged subdivision *(Decision, Consent Notice & Plans Attached)*
2004	RMA20040291	Proposed new garage in the Coastal Zone http://docs.tcdc.govt.nz/store/default/**3047097**.pdf http://docs.tcdc.govt.nz/store/default/**3047106**.pdf
2012	RMA20120143	To construct a new dwelling within the Coastal Zone (Outside All Policy Areas). http://docs.tcdc.govt.nz/store/default/**2723173**.pdf http://docs.tcdc.govt.nz/store/default/**2724320**.pdf
2019	RMA20190094	Alterations to an existing dwelling in the Coastal Zone (Outside All Policy Areas) under the Operative District Plan. http://docs.tcdc.govt.nz/store/default/**5853233**.pdf http://docs.tcdc.govt.nz/store/default/**5854794**.pdf

It is the responsibility of the property owner to ensure that all conditions of any land use consents listed above have been met.

Where a consent notice is registered on the Record of Title, any conditions imposed under that consent notice may be a minimum standard and may be superseded by more onerous standards such as The Thames - Coromandel District Plan or other legislative requirements that have come into force since the imposition of the consent notice.
Contact Thames Coromandel District Council Customer Service Representative if further detail is required.

Planning Consent Decisions, Approved Plans & associated documents can be viewed through our website. http://www.tcdc.govt.nz – select consent tracker - track your application using the file reference number.

The Waikato Regional Council may hold resource consent authorising certain activities on this land. Waikato Regional Council may also hold information pertaining to flooding and other environmental matters which fall within their responsibilities, under current legislation.

THAMES COROMANDEL DISTRICT COUNCIL

Te Mata Forestry Limited
9 Bennett Road, Te Mata

RMA20000017, P.5005.9

Section 94 Analysis:
That Council resolves, pursuant to section 94(2) of the Resource Management Act 1991, to dispense with public notification of the application.

Reasons for the Decision:
The changes are of a minor, technical nature affecting no other persons.

Decision
The Thames-Coromandel District Council **RESOLVES** pursuant to section 127 of the Resource Management Act 1991 to **AMEND THE CONDITIONS** of TCDC Consent No.RMA20000017 being the proposed subdivision of Lot 36 DPS 78052, creating 19 residential lots, to the following effect:

Exercise of Discretion

1. That seven lots be served off Access Lot 32, for which Council exercises its discretion to allow a reduction of legal width from 12 metres to 7 metres as a restricted discretionary activity, as the full legal width will not provide any additional improvement of access to these lots.

2. That staging of the road construction be permitted as follows:

   - Lots 2, 4, 5, 6 & 7 may be developed with the road shown as Lot 31, constructed to a lesser standard than that normally required by the Proposed District Plan, for a period up to three years only from the issue of the 224(c) certificate for those lots.

   This exercise of discretion is limited as follows: whether or not further development is undertaken in addition to Lots 2, 4, 5, 6, & 7, Lot 31 must be constructed as sealed road with a minimum carriageway width of 8 metres, constructed to a suitable standard to carry logging trucks, and with a formed berm suitable for constructing a footpath of 1200 mm width, within 3 years of the issue of the section 224(c) certificate for Lots 2, 4, 5, 6 & 7.

Conditions

A. Prior to the survey plan being signed pursuant to section 223 Resource Management Act 1991, the following conditions are to be complied with:

1. All easements are to be shown in a Memorandum of Easements.

2. Lots 1 and 3 are to be deleted from the plan as residential lots. Lot 1 is to become part of the reserve shown as Lots 29 and 30 to be vested in Thames-Coromandel District Council. Lot 3 or part thereof may be vested in Thames-Coromandel District Council as part of reserve Lot 30 or may become part of an evapotranspiration field system to serve Lots 2, 4 & 5. In such case and upon presentation of the plan for sealing, a revised amalgamation condition will be recommended to the District Land Registrar for approval. An area of 8000m^2 is to be vested in conjunction with the first stage of the subdivision.

3. The following amalgamation condition is to be shown on the plan as approved by the District Land Registrar:

   (a) That Lots 6 and 22 hereon be held in one certificate of title.

   (b) That Lots 1 and 10 hereon
   Lots 8 and 23 hereon
   Lots 12 and 24 hereon
   Lots 14 and 25 hereon
   Lots 16 and 26 hereon
   Lots 18 and 27 hereon
   Lots 20 and 28 hereon
   Be held in the same certificate of title.

   (c) That Lot 32 hereon be held in six undivided one sixth shares by the owners of Lots 7, 8, 9, 11, 13 and 15 and that individual certificates of title be issued in accordance therewith.

   See Request 170255.

4. For each applicable stage of the subdivision native forest covenant areas A to F, and archaeological covenant areas G to J, are to be defined on the survey plan.

5. Lots 1, 29, and 30 (and any agreed portion of Lot 3) are to be vested in Thames-Coromandel District Council as Scenic Reserve. The vesting of this land may be carried out in accordance with the staging of the subdivision, with an area of 800m^2 being vested in conjunction with the first stage.

6. Lot 31 is to be vested in Thames-Coromandel District Council as road. The vesting of this land may be carried out in accordance with the staging of the subdivision, with an area of 7826m^2 being vested in conjunction with the first stage.

7. For each applicable stage of the subdivision site specific geotechnical reports are to be submitted for approval, and approved by Manager, Regulatory Services, in respect to all residential lots prior to being defined on the survey plan. These assessments are to examine site suitability, recommend suitable foundation design, and stormwater management, and are to include certificates pursuant to NZS4404:1981, A and B.

   Note: Certificate B may be supplied prior to the issue of section 224(c) certificates.

8. For each applicable stage of the subdivision site specific effluent disposal reports are to be submitted for approval, and approved by Manager, Regulatory Services, in respect to Lots 21 to 28 serving Lots 6, 8, 12, 14, 16, 18 and 20, and to serve Lots 2, 4 and 5 within the Lot 3 area prior to those lots being defined on the survey plan. Suitable legal agreements are to be prepared for approval in respect to any of the effluent disposal systems being reticulated under the road to serve Lots 2, 4, 5, 6, 8, 12, 14, 16, 18 and 20.

B. Prior to the completion certificate being signed pursuant to section 224(c) Resource Management Act 1991, the following conditions are to be complied with:

1. An official representative is to be appointed in respect of all subdivision engineering works, with whom all correspondence relating to engineering and related matters, will be undertaken by Council.

   The construction of all physical works is to be supervised by a Registered Engineer or other suitably qualified person for whom Council's approval has been obtained. Plans and specifications are to be submitted for the approval of the Manager, Regulatory Services, for all earthworks, stormwater management, effluent disposal, roading, rights of way, private accesses, and infrastructure construction, and no work is to be undertaken on the site prior to the plans and specifications being approved.

   All completed works are to be certified by the official representative or their delegated agent to be in accordance with the approved plans and specifications, and NZS4401:1981 and all materials used therein are to be certified to be in accordance with the relevant New Zealand standards.

   As-built plans are to be submitted for approval, and are to be approved to the satisfaction of the Manager Regulatory Services and all fees for approvals and inspections are to be paid prior to the release of the 224(c) certificate.

No site works shall commence until Council has given written approval or a Quality Management Plan that shall be compiled to a level of sophistication appropriate to the nature and scale of the proposed works. In the case of minor works this may entail documentation of an inspection by a suitably qualified person. More extensive works will require an appropriate level of quality management.

Any variation to the approved quality management plan or non-compliance will need to be approved in writing by Council, and records shall be made available to Council on demand for auditing purposes.

The onus shall rest with the Developer to demonstrate that the completed works meet Council requirements and accepted engineering standards. To this end, developers are advised to employ suitably qualified and experienced contractors, and maintain records of the quality control process.

A works monitoring plan is to be prepared for the approval of Manager, Regulatory Services prior to any works being undertaken, and all monitoring is to be undertaken in terms of the approved monitoring plan.

2. Stormwater control is to be implemented during the construction phase in accordance with NZS 4404:1981, 205.6 – Erosion Control. Special measures to dissipate energy, and avoid siltation, are to be employed as deemed necessary to the satisfaction of the Manager, Regulatory Services and Waikato Regional Council. All material to be imported to the site is to be transported in a manner that causes no adverse effects either within or off the site. No adverse effects are to result to property outside of the subdivision, the Te Mata River, or water supply catchment area C28.

3. Any faces exposed during earthworks are to be stabilised and revegetated with grass and/or local endemic native species, in consultation with and to the satisfaction of the Manager, Regulatory Services. The engineering plans to be submitted for approval are to indicate which method is to be used in each earthwork area. All earthworks are to be carried out in accordance with the relevant provisions of NZS4431:1989, entitled "Code of Practice for Earth Fill for Residential Development".

4. All (if any) necessary consents are to be applied for, and acted upon in accordance with conditions imposed, if granted by the Waikato Regional Council.

5. That part of Bennett Road already vested in Council, is to be upgraded to the following standard, from the intersection with State Highway 25:

   (a) The intersection of State Highway 25 and Bennett Road is to be upgraded in accordance with the requirements of Transit New Zealand, being construction of an unmountable kerb and channel around the southern side of the entrance along the existing edge of seal suitably backfilled to provide a physical barrier. (See Transit New Zealand letter 9 November 2000 Mike Leslie to M. J. Dunwoodie Ltd Attn: Phil Green ref SH/G/25/1.)

(b) Bennett Road is to be repaired where uncontrolled stormwater has scoured the edge of the seal, and proper stormwater control be installed, subject to engineering approval, to the satisfaction of the Manager, Regulatory Services.

(c) Placement of anchored manuka slash, or undertaking of some other approved method, to stabilise the 15 metre high batter below Lot 15 DPS 74585, to the satisfaction of the Manager, Regulatory Services.

(d) Certification by a Registered Engineer that the stormwater protection works constructed within Lot 15 DPS 74585, above the vested road, have contained and will continue to prevent further gullying and scouring. Further approved works are to be undertaken if deemed necessary, subject to the approval of the owner of Lot 15 DPS 74585, and subject to approved engineering plans, to the satisfaction of the Manager, Regulatory Services.

(e) The parking area at the end of the vested Road is to be resurfaced to the satisfaction of the Manager, Regulatory Services.

Note: Compliance with Condition B5 (a), (b), (c) and (e) may be deferred until the second stage of the development or prior to March 2004, whichever is the sooner. Condition B5 (d) shall complied with prior to the release of the first stage.

6. The new road in Lot 31 is to be constructed to the Urban Roading Standard, with a minimum carriageway width of 8 metres, to a minimum standard for logging trucks and with a formed berm suitable for constructing a footpath 1200 mm wide, subject to engineering approvals. **Provided that** for the development of Lots 2, 4, 5, 6 & 7 only, and for a maximum time period of 3 years after the issue of the 224(c) certificate for those lots, the road may be constructed to the Rural Roading Standard of 50 – 150 vehicles per day (refer Variation #2 Decisions Version). Whether or not the subdivision proceeds beyond the development of Lots 2, 4, 5, 6 & 7, the road is to be constructed as described in sentence 1 of this condition within the 3 year period referred to in sentence 2. The completion of the road is to be bonded as described in condition 20 below.

7. In conjunction with that stage of the subdivision creating ~~Lot~~ Lot 10 as a separate residential lot, right of way O serving Lot 10 shall be sealed with a minimum carriageway width of 3.0 metres. The locations of the existing passing bays are accepted by Council.

8. Right of way L and M is to be constructed and sealed with a minimum carriageway width of 2.7 metres. Right of way K over Lot 32 is to be constructed and sealed to the Urban Roading Standard with a minimum carriageway width of 5.5 metres.

9. A stormwater management plan is to be submitted for the approval of Manager, Regulatory Services. All culverts constructed on the site or at the entrance to the subdivision are to have erosion protection placed at their inlets and outlets by way of rip-rap, reno mattress, concrete headwall structures, or approved alternative to the satisfaction of the Manager, Regulatory Services.

10. The effluent treatment and disposal recommendations contained in the report by Tonkin & Taylor Ltd, ref 18039, dated 8 May 2000, in conjunction with the original recommendations in the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, are to be constructed, subject to approved engineering plans, to the satisfaction of the Manager, Regulatory Services, as follows:

    (a) That the quality of treated effluent derived from Lots 2, 3, 4, and 5, (where required to be treated in any part of Lot 3), and Lots 6, 8, 12, 14, 16, 18 and 20 is to be enhanced by using a sand filter downstream of the anaerobic effluent treatment system prior to effluent irrigation on each lot. This should ensure that Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS) are less than 5 ppm before irrigation. As recommended in section 6.02 of the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, the irrigation fields are to be planted in transpirative trees such as native flax and other approved native species.

    (b) That the proposed subsoil seepage cut-off drains described in section 6.03 of the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, shall have a suitable surface collector channel to intercept surface flows and route them away from the irrigation field.

    (c) That a bunded wetland shall be constructed at the toe of the slope below the road where the irrigation fields for any balance of Lot 3 being used by Lots 2, 4 and 5, and Lots 11, 13, 15, 17 and 19 are located, to the satisfaction of Manager, Regulatory Services. This will further "polish" the irrigated effluent prior to discharge to the adjacent valley. The wetland shall be of shallow depth, planted with suitable wetland plants and flow through soakage pits for final filtering prior to discharge. It shall be separate from and unaffected by the ephemeral flood flows in the valley.

11. Separate underground telephone and electricity service connections shall be provided to each of lots 2, & 4 – 21 to a standard acceptable to the Manager, Regulatory, by way of a suitable easement or service connection located along the road frontage.

12. The kerb and channel on the south side of the road is to be of a "mountable" type to allow for kerb crossings to be constructed without damaging the existing kerb and channel, so as to allow for final positioning of kerb crossings after the dwellings have been sited.

13. All building platforms are to be constructed above the 2% storm and overland flow level.

14. Consent notices pursuant to section 221 Resource Management Act 1991 shall be registered against the certificates of title to issue for each lot. These notices shall specify the following conditions as relevant to each lot:

    (a) The indigenous vegetation plantings within covenant areas A to F are to actively maintained and enhanced subject to a memorandum of encumbrance to be entered into in respect to each of Lots 2, 4, 5, 7, 9 & 10.

    (b) The archaeological sites identified as covenant areas G to J in Lots 2, 4, 5 and 10 are to be protected in perpetuity. Fence posts are to be located around the sites to ensure that future owners know where they are so that earthworks are not undertaken and structures are not placed within those sites.

    (c) All buildings within Lots 2, 4 to 21 shall be designed, sited and constructed so as not to be visually obtrusive beyond the site, in accordance with the following requirements:

        (i) Non-reflective materials and surface coatings are to be used to minimise reflection and glare.

        (ii) All glazing is to be non-reflective or tinted glass and is not to be coated to the extent that it is reflective or mirror glass.

        (iii) Exterior building colours are to use darker colour ranges to assist with visual integration.

        (iv) Each lot is limited to one dwelling house.

        A controlled activity application must be undertaken for all proposed residential development of one house per lot and accessory buildings.

    (d) Stormwater disposal, including storage tank overflow, from proposed dwelling and building platforms shall be controlled as part of building consents, in respect to Lots 2, & 4 – 21.

(e) Foundation design shall be in accordance with the recommendations established in the reports required by condition A7 above, in respect to Lots 2, & 4 – 21.

(f) On-site effluent and disposal design and irrigation field locations shall be in accordance with the recommendations made in the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, with drawings dated, October 1999 (drawings 2, 3 & 4) & September 1999 (drawing 1), and the further report by Grant Crook, Registered Engineer, ref 2189 dated 11 May 2000, and the recommendations in the report by Tonkin & Taylor Ltd, ref 18039, dated 8 May 2000, and in accordance with any further recommendations established in the reports required by condition A8 above, in respect to Lots 2, & 4 – 21. All on-site sewage disposal systems are to comply with the requirements of Environment Waikato and the Thames-Coromandel District Council's "Guidelines for On-Site Domestic Wastewater Treatment and Disposal Systems" - April 1998.

(g) A complying vehicle crossing is to be constructed to each lot prior to the issue of a Building Act 1991 Code Compliance Certificate for a dwelling.

The consent notices shall be referred to in the 224(c) certificate.

16. Detailed landscape management plans for the native forest being planted, and wetland areas being constructed within Lots 2, 4, 5, 7, 9 and 10, and scenic reserve Lots 1, 29, 30 and any part thereof of Lot 3, the marginal strip along the Te Mata River, and the buffer land to the north of Lots 3 to 21, generally in accordance with the report by Jim Glenn ref 150 dated 15 December 1999, and the landscape concept plan submitted with the application (both described as Residential Development – Te Mata: Plan of Proposed Development and Amenity Areas), together with the type of planting to be used to enhance the evapotranspiration beds being utilised to serve Lots 2, 4 & 5, and Lots 21 – 28, are to be submitted for the approval of the Manager, Regulatory Services. The approved management plans are to be implemented over the period recommended in the plans, and approved by the Manager, Regulatory Services. With the exception of those to be established within the aforementioned evapotranspiration beds, all plantings will be subject to a bank bond as detailed in condition 20 below.

17. The walkway proposed within Lots 29 and 30 and the marginal strip of the Te Mata River shall be constructed to the satisfaction of the Manager, Regulatory Services, and the Department of Conservation. Weed species are to be controlled in consultation with the Manager, Regulatory Services, and the Department of Conservation prior to the land vesting in Council. The construction of the walkway is to be carried out in conjunction with the road construction associated with the second stage of the subdivision. The construction of the walkway on land vested in the first stage may be bonded in addition to the road construction.

18. No construction works involving machinery are to be undertaken outside of the hours of 7 am and 7 pm Monday to Saturday.

19. Council may in accordance with Section 128 Resource Management Act 1991, review the conditions B1, B4, B6 and B10 of this consent. Council may conduct the review to deal with any adverse effect on the environment which may arise from the implementation of the roading and right of way construction, stormwater management, effluent disposal, and indigenous vegetation planting in relation to the approved plans. A review may be undertaken, at the expense of the applicant no later than 2 years from the date of this decision, and further reviews may be undertaken at 3 yearly intervals to a maximum period of 11 years from the date of this consent.

20. A bank bond between Thames-Coromandel District Council, Te Mata Forestry Limited, and "the bank" shall be entered into for completion of conditions B6 B16 and B17 of this consent. The amount of the bond shall be set by agreement between Te Mata Forestry Limited and the Manager, Regulatory Services and shall be the assessed value of the works (plus a 25% contingency, plus GST), required for completion of all works required by conditions B6 B16 and B17. With the agreement of the Manager, Regulatory Services, the amount of the bond may be reduced commensurate with completed works being approved.

21. This consent shall not become operative unless and until all charges payable to the Council under section 36 of the Resource Management Act 1991 have been paid in full.

22. Should any archaeological site(s), remains, artefacts, taonga or koiwi be unearthed, dislodged, uncovered or otherwise found or discovered on the site, work shall cease immediately and the consent holder shall advise Te Ruunanga A Iwi O Ngati Tamatera, New Zealand Historic Places Trust and Council's Manager, Regulatory Services. Work may not recommence until Council has advised the consent holder in writing that the work may continue.

Advice Notes

1. All costs associated with creation and registration of the consent notices, encumbrances and bonds shall be to the wholly to the cost of the consent holder.

2. Water supply to each lot shall be by way of on-site storage supplied by rain water.

Reasons for the Decision

The changes are necessary to provide for the intended staging of the subdivision.

Thames Coromandel District Council

(Consent Notice Pursuant to Section 221 Resource Management Act 1991)

In the Matter of Deposited Plan 319649

and

In the Matter of Subdivision Consent of Plan pursuant to Sec. 105, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 221 (1) of the Resource Management Act 1991 the Thames Coromandel District Council by resolution passed on the 28 day of NOVEMBER 2000 imposed the following conditions on the subdivision consent for Deposited Plan 319649.

1. The effluent treatment and disposal recommendations contained in the report by Tonkin & Taylor Ltd, ref 18039, dated 8 May 2000, in conjunction with the original recommendations in the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, are to be constructed, subject to the approved engineering plans, to the satisfaction of the Manager, Regulatory Services, as follows:

   (a) That the quality of treated effluent derived from Lots 11, 13, 15, 17 and 19 is to be enhanced by using a sand filter downstream of the anaerobic effluent treatment system prior to effluent irrigation on each lot. This should ensure that Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS) are less that 5 ppm before irrigation. As recommended in section 6.02 of the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, the irrigation fields are to be planted in transpirative trees such as native flax and other approved native species.

   (b) That the proposed subsoil seepage cut-off drains described in section 6.03 of the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, shall have a suitable surface collector channel to intercept surface flows and route them away from the irrigation field.

2. (a) The indigenous vegetation plantings within covenant areas A to F are to be actively maintained and enhanced subject to a memorandum of encumbrance to be entered into in respect to each of Lots 2, 4, 5, 7, 9 & 10.

   (b) The archeological sites identified as covenant areas G to J in Lots 2, 4, 5 and 10 are to be protected in perpetuity. Fence posts are to be located around the sites to ensure that future owners know where they are so that earthworks are not under taken and structures are not placed within those

sites.

(c) All buildings within Lots 2, 4 to 21 shall be designed, sited and constructed so as not to be visually obtrusive beyond the site, in accordance with the following requirements:

(i) Non-reflective materials and surface coatings are to be used to minimise reflection and glare.

(ii) All glazing is to be non-reflective or tinted glass and is not to be coated to the extent that it is reflective or mirror glass.

(iii) Exterior building colours are to use darker colour ranges to assist with visual integration.

(iv) Each lot is limited to one dwelling house.

A controlled activity application must be undertaken for all proposed residential development of one house per lot and accessory buildings.

(d) Stormwater disposal, including storage tank overflow, from proposed dwelling and building platforms shall be controlled as part of building consents, in respect to Lots 2, & 4 - 21.

(e) Foundation design shall be in accordance with the recommendations established in the reports required by condition A7 of the Resource Consent, in respect to Lots 2, & 4 - 21.

(f) On-site effluent and disposal design and irrigation field locations shall be in accordance with the recommendations made in the report by Grant Crook, Registered Engineer, ref 2187, dated 7 October 1999, with drawings dated, October 1999 (drawings 2, 3 & 4) & September 1999 (drawing 1), and the further report by Grant Crook, Registered Engineer, ref 2189 dated 11 May 2000, and the recommendations in the report by Tonkin & Taylor Ltd, ref 18039, dated 8 May 2000, and in accordance with any further recommendations established in the reports required by condition A8 of the Resource Consent, in respect to Lots 2, & 4 - 21. All on-site sewage disposal systems are to comply with the requirements of Environment Waikato and the Thames-Coromandel District Council's "Guidelines for On-Site Domestic Wastewater Treatment and Disposal Systems" - April 1998.

(g) A complying vehicle crossing is to be constructed to each lot prior to the issue of a Building Act 1991 Code Compliance Certificate for a dwelling.

Dated this 11 day of JUNE 2003

Principal Administrative Officer/Authorised Officer

The Registrar General of Land
Department of Justice
Private Bag
HAMILTON

IN THE MATTER of Plan DP 319649

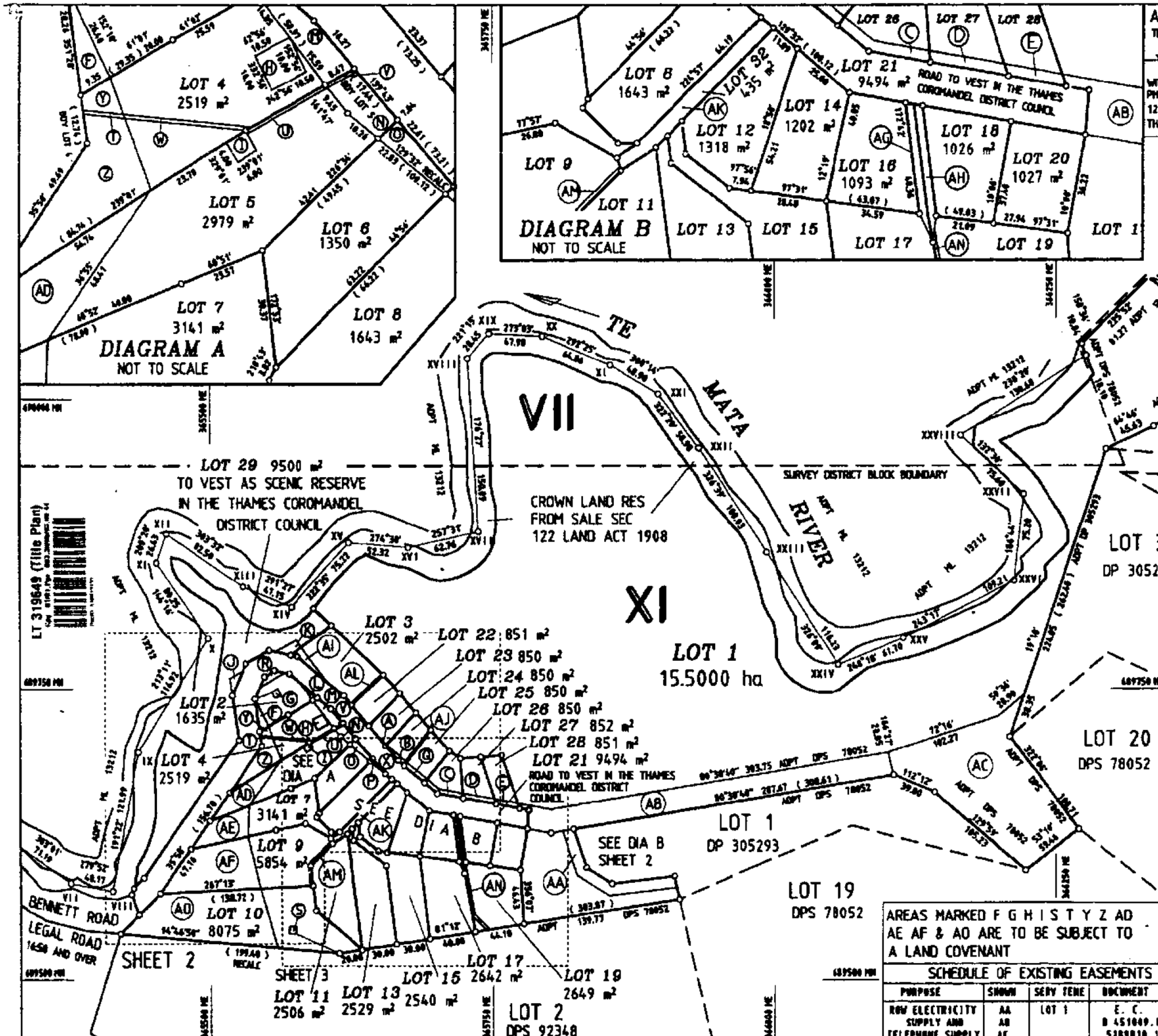
Pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Thames-Coromandel District Council and a bond has been entered into for those conditions that have not been complied with, or a Consent Notice has been issued in respect of those conditions that have not been complied with.

Dated at Thames this 11 day of JUNE 2003

.....

AUTHORISED OFFICER
RMA20000017

04910/02100



Approvals
TE MATA FORESTRY LTD
MANAGING DIRECTOR
WITNESSED BY
PHILIP JAMES GREEN
123 THE BOOMS AVENUE
THAMES

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE THAMES COROMANDEL DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 28 DAY OF APRIL 2003 SUBJECT TO THE AMALGAMATION CONDITIONS SET OUT HEREON AND SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON AND PURSUANT TO SECTION 321 (3) (C) LOCAL GOVERNMENT ACT 1974 THE SAID COUNCIL BY RESOLUTION PASSED ON THE 18 DAY OF DECEMBER 2002 IS SATISFIED THAT ADEQUATE ACCESS IS PROVIDED TO LOTS 11 13 15 17 & 19 BY WAY OF A RIGHT OF WAY AND THAT SECTION 321 (1) SHALL NOT APPLY
DATED THIS 23 DAY OF APRIL 2003

RMA 20000017
PRINCIPAL ADMINISTRATIVE OFFICER / AUTHORISED OFFICER

AMALGAMATION CONDITIONS

THAT LOTS 1 AND 10 HEREON
LOTS 6 AND 22 HEREON
LOTS 8 AND 23 HEREON
LOTS 12 AND 24 HEREON
LOTS 14 AND 25 HEREON
LOTS 16 AND 26 HEREON
LOTS 18 AND 27 HEREON
LOTS 20 AND 28 HEREON
BE HELD IN THE SAME CERTIFICATE OF TITLE

THAT LOT 32 HEREON BE HELD IN 6 UNDIVIDED 1/6TH SHARES BY THE OWNERS OF LOTS 7 8 9 11 13 AND 15 AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH SEE REQUEST 170255

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERV TENE	DOM TENE
ROW ELECTRICITY AND TELECOMM	AK	LOT 32	LOTS 7 8 9 11 13 & 15
	AG	LOT 17	LOTS 16 18 & 19
	AN	LOT 19	LOTS 16 - 18
ELECTRICITY AND TELECOMM	AK	LOT 32	LOT 12

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERV TENE	GRANTEE
ELECTRICITY	T & W	LOT 4	UNITEDNETWORKS
	U & V	LOT 5	
	AM	LOT 9	
	AK	LOT 32	
RIGHT TO DRAIN WATER	X & AJ	LOT 24	THAMES COROMANDEL DISTRICT COUNCIL
	AL	LOT 3	
	AG	LOT 17	
	AH & AN	LOT 19	

CLASS OF SURVEY LOT 1 = CLASS II
LOTS 2 - 29 & 32 = CLASS I

SHEET 1 OF 3

Total Area 22.8613 ha

Comprised in SA 21346

NEW C.T. ALLOCATED

LOT	REFERENCE
1 AND 10	77485
2	77486
3	77487
4	77488
5	77489
6 AND 22	77490
7	77491
8 AND 23	77492
9	77493
11	77494
12 AND 24	77495
13	77496
14 AND 25	77497
15	77498
16 AND 26	77499
17	77500
18 AND 27	77501
19	77502
20 AND 28	77503
21 ROAD TO VEST	
29 RESERVE	77504

AREAS MARKED F G H I S T Y Z AD AE AF & AO ARE TO BE SUBJECT TO A LAND COVENANT

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	SERV TENE	DOCUMENT
ROW ELECTRICITY SUPPLY AND TELEPHONE SUPPLY	AA AB AC	LOT 1	E. C. B 451009.1 S189010.1

(PHILIP JAMES GREEN OF THAMES being a person entitled to practise as a Licensed Cadastral Surveyor, certify that –
(a) The surveys to which this dataset relates are accurate and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/1;
(b) This dataset is accurate and has been created in accordance with that Act and those Regulation

Dated at THAMES this 5 TH day of NOVEMBER 2002 Signature

Field Book p. Traverse Book p.
Reference Plan
Examined Correct

Approved by Land Information NZ on 5/6 2003

Deposited by Land Information NZ on 01/07/ 2003

File DWGEOOTS
Received 01-05-03
Instructions
APPROVED LH 14/13

LAND DISTRICT	SOUTH AUCKLAND
SURVEY BLK. & DIST.	VI & XI HASTINGS
NZMS 261 SHT T 11	RECORD MAP No.

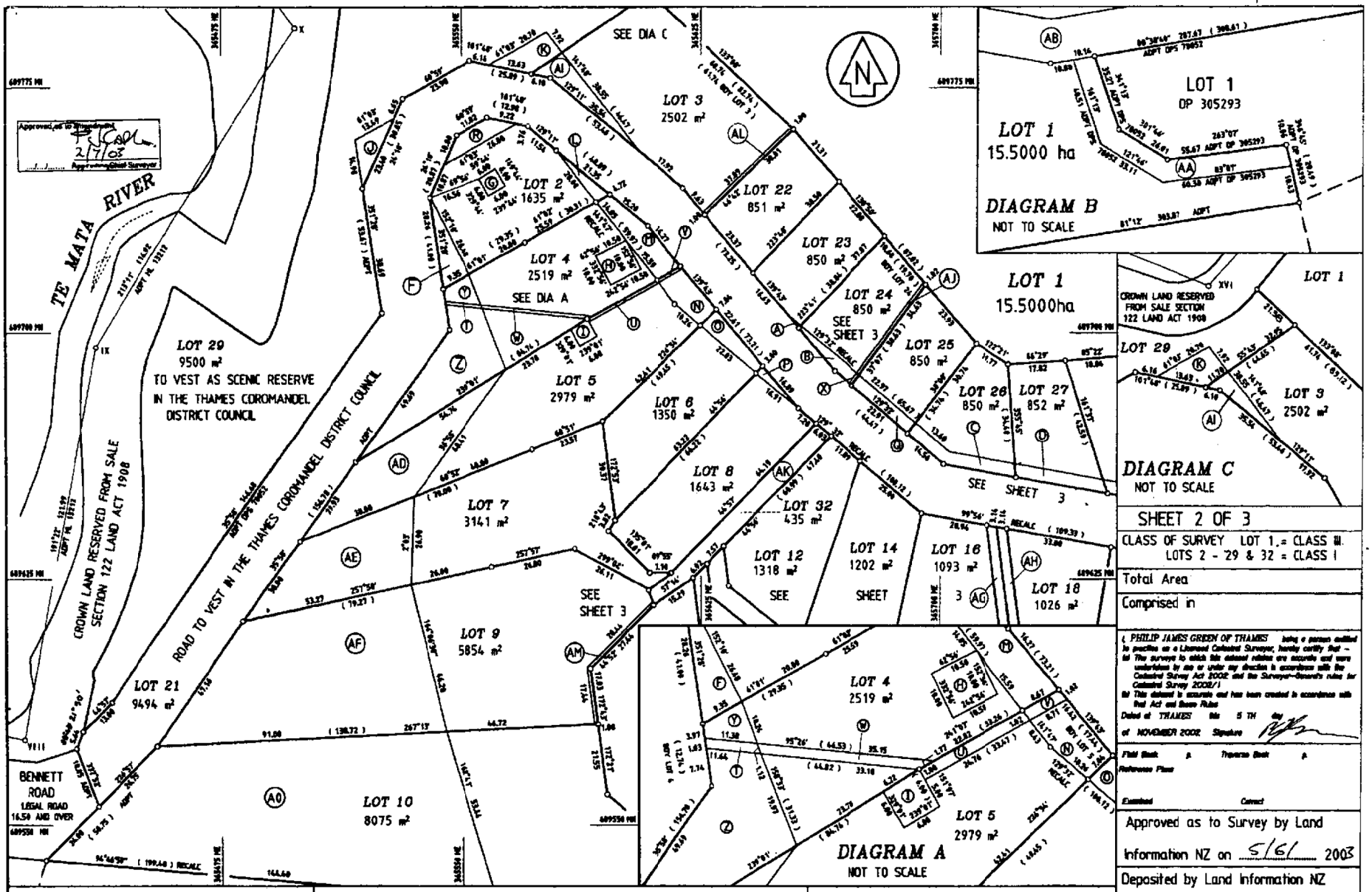
PLAN OF LOTS 1 - 29 AND 32 BEING SUBDIVISION OF LOT 2 DP 305293

TERRITORIAL AUTHORITY Thames Coromandel Dist
Surveyed by **M J DUNWOODIE LTD** (4200)
Scale 1 : 2500 Date OCTOBER 2002

DP 319649

5005-9

04910 / 02100



SHEET 2 OF 3

CLASS OF SURVEY LOT 1 = CLASS III.
LOTS 2 - 29 & 32 = CLASS I

Total Area

Comprised in

I, PHILIP JAMES GREEN OF THAMES being a person entitled to practice as a Licensed Cadastral Surveyor, hereby certify that –
(a) The surveys to which this dataset relates are accurate and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's rules for Cadastral Survey 2002/1
(b) This dataset is accurate and has been created in accordance with that Act and those Rules
Dated at THAMES this 5 TH day of NOVEMBER 2002 Signature

Field Book p Traverse Book p
Reference Plans
Examined Correct

Approved as to Survey by Land Information NZ on 5/6/ 2003

Deposited by Land Information NZ on 9/1/01 2003

File DWG20015
Received Instructions 9-05-03
APPROVED LH 9/7/13

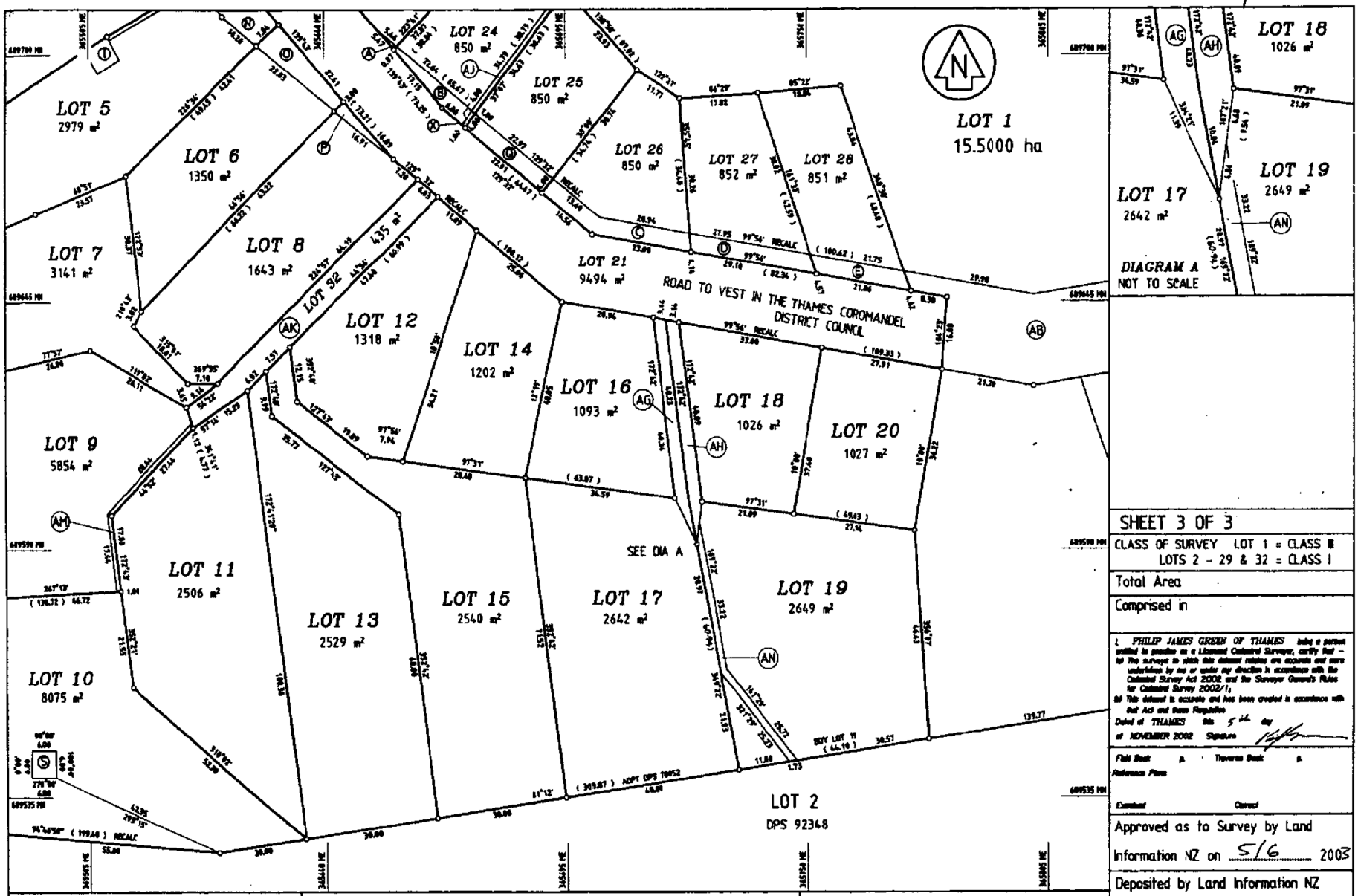
DP 319649

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. VII & XI HASTINGS
NZMS 261 SHT T 11 RECORD MAP No.

PLAN OF LOTS 1 - 29 AND 32
BEING SUBDIVISION OF LOT 2 DP 305293

TERRITORIAL AUTHORITY Thames Coromandel Dist
Surveyed by M J DUNWOODIE LTD (4200)
Scale 1 : 750 Date OCTOBER 2002

04910 / 02100



SHEET 3 OF 3

CLASS OF SURVEY LOT 1 = CLASS II
LOTS 2 - 29 & 32 = CLASS I

Total Area

Comprised in

I PHILIP JAMES GREEN OF THAMES being a person entitled to practice as a Licensed Cadastral Surveyor, certify that –
(a) This survey to which this dataset relates are accurate and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/1;
(b) This dataset is accurate and has been created in accordance with that Act and those Regulations
Dated at THAMES this 5th day of NOVEMBER 2002 Signature

Field Book p. Traverse Book p.
Reference Plans
Examined Cancel

Approved as to Survey by Land Information NZ on 5/6 2003

Deposited by Land Information NZ on 12/07/ 2003

File DWG2007 Received 01-06-03 Instructions APPROVED LH 14/11

DP 319649

LAND DISTRICT SOUTH AUCKLAND
SURVEY BLK. & DIST. VII & XI HASTINGS
NZMS 261 SHT T 1 1 RECORD MAP No.

PLAN OF LOTS 1 - 29 AND 32
BEING SUBDIVISION OF LOT 2 DP 305293

TERRITORIAL AUTHORITY Thames Coromandel Dist
Surveyed by M J DUNWOODIE LTD (4200)
Scale 1 : 550 Date OCTOBER 2002

SECTION C: LAND USE INFORMATION

THAMES-COROMANDEL DISTRICT PLAN - OPERATIVE IN PART

Thames-Coromandel District Council resolved to declare the Thames-Coromandel District Plan 'Operative in part' pursuant to clause 17(2) in Schedule 1 of the Resource Management Act 1991 at its meeting on 13 February 2024.

In accordance with clause 20(1) in Schedule 1 of the Resource Management Act 1991 the Thames-Coromandel District Plan became 'Operative in part' on 15 March 2024.

The Thames-Coromandel District Plan 'Operative in part' is available online at:
eplan.tcdc.govt.nz/pages/plan/Book.aspx?exhibit=TCDC_Appeals2016_External

The provisions in the Thames-Coromandel District Plan 'Operative in part' that remain under appeal are identified in red font in the link above. Where provisions are still under appeal, these provisions in both the Operative District Plan (2010) and the Operative in part District Plan (2024) will continue to have legal effect until the appeal has been settled.

THAMES-COROMANDEL DISTRICT PLAN 'OPERATIVE IN PART'

ZONING: Coastal Living

** The relevant rules can be viewed refer Part VIII Section**: 41**

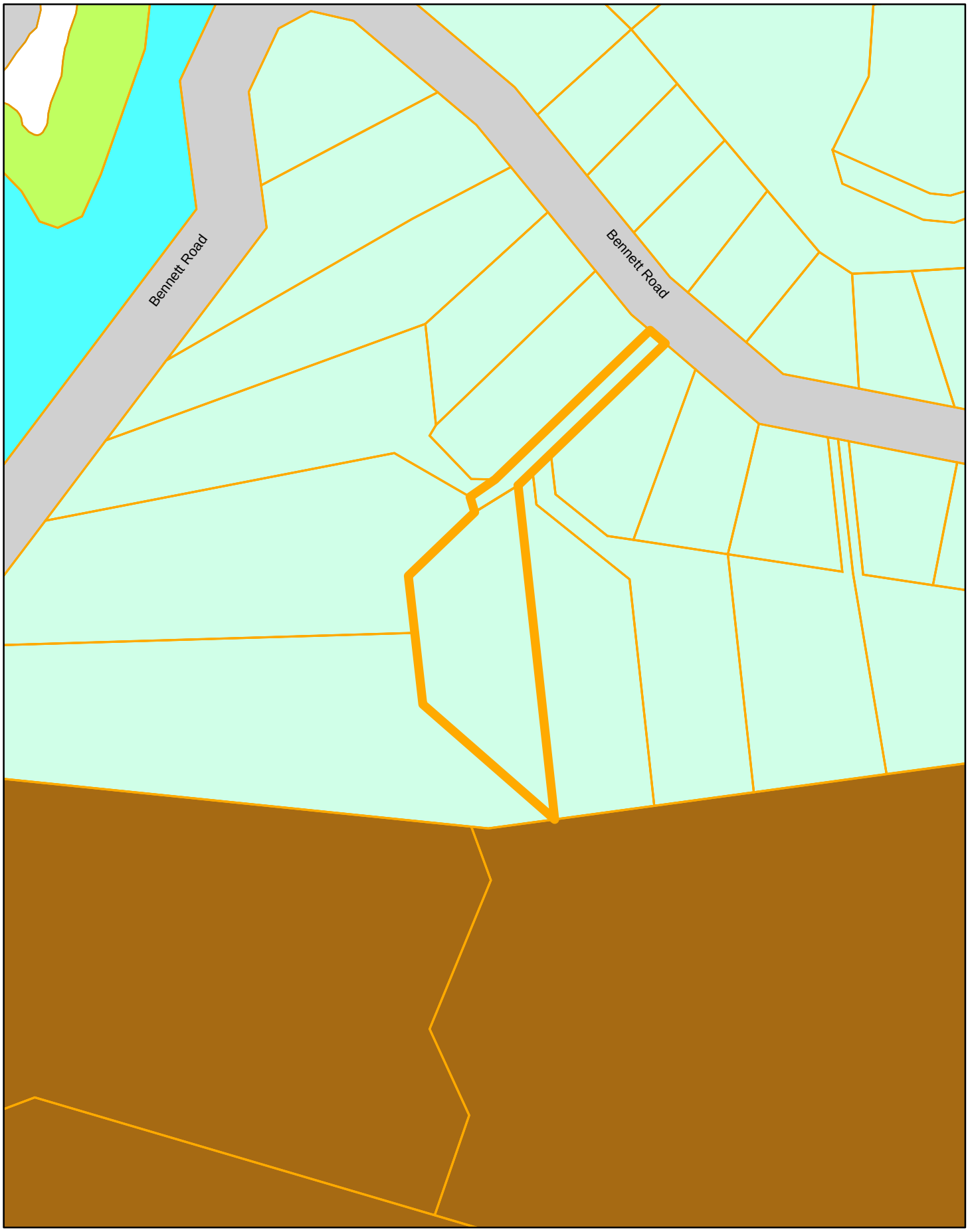
OVERLAY(S), SPECIAL PURPOSE PROVISIONS:
DP Overlay - Coastal Environment Line

The relevant rules for any overlays and/or special purpose provisions that apply to part or all of the property can be viewed (refer Part V - Special Purpose Provisions & Part II & VI - Overlay Rules). Where these rules conflict with zone rules, the overlay rules or special purpose provision rules take precedence, to the extent of any conflict.
(Refer attached Plan Structure Key)

** The rules, objectives and policies that support them can all be viewed online.

Notified Change Affecting Zone, Standards, Criteria or Activities: NO**

** Unless under Appeal, refer explanation above



78C Bennett Road
Te Mata

Date:	16/05/2025
Authored:	catherinef
Projection:	NZTM

ZONING: Coastal Living
Legend Attached

Legend

N
W E
S

1:1,500

0 10 20 30 40 (m)

THAMES COROMANDEL DISTRICT COUNCIL

PLANNING MAP LEGEND

Overlay Maps

Special Purpose Provisions

- Site Development Plan
- Site Specific Activity
- Structure Plan

Overlays

- Airfield Height
- Airfield Noise
- Archaeological Site
- Coastal Environment
- Current Coastal Erosion Line
- Designation
- Future Coastal Process Line
- National Grid
- High Natural Character
- Historic Heritage Area
- Historic Heritage Curtilage
- Historic Heritage Item
- Outstanding Natural Character
- Outstanding Natural Features and Landscapes
- Residual Risk Area
- Significant Tree
- Site of Significance to Maori

Zone Maps

Zones

- Airfield
- Coastal Living
- Commercial
- Conservation
- Extra Density Residential
- Gateway
- Industrial
- Light Industrial
- Low Density Residential
- Marine Service
- Open Space
- Pedestrian Core
- Recreation Active
- Recreation Passive
- Road
- Rural
- Rural Lifestyle
- Residential
- Unformed Road
- Village
- Waterfront

Other Provisions

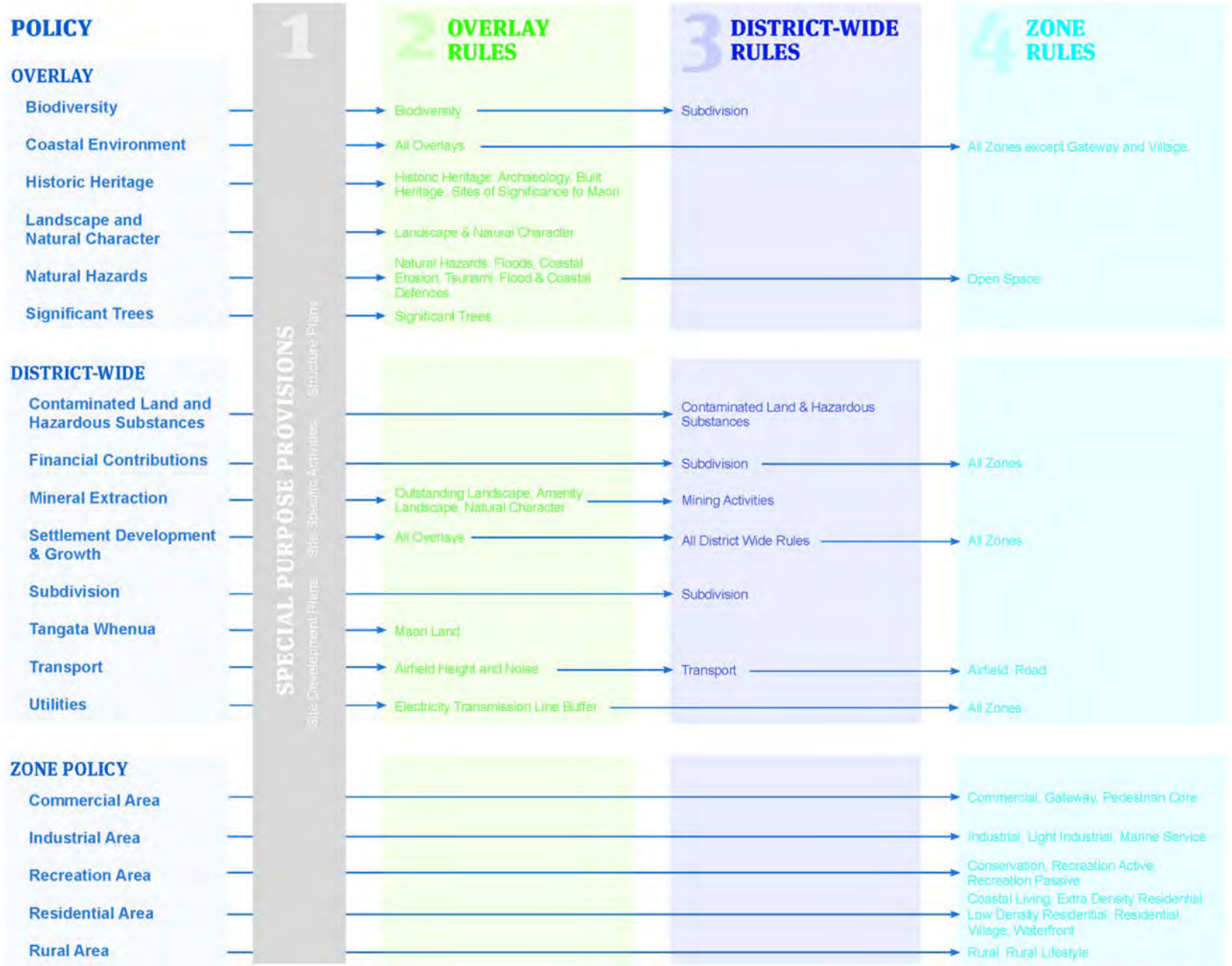
- Beach Amenity
- Beachfront Yard
- Coastal Environment
- Cooks Beach Wall Amenity Line
- Quarry

All Maps

- Parcel Boundary
- Sea or Harbour or Estuary

THAMES COROMANDEL DISTRICT COUNCIL

MAP PRINTED
March 2024



PLAN STRUCTURE KEY

SPECIAL PURPOSE PROVISIONS

↓

OVERLAY RULES

↓ ↓

DISTRICT-WIDE RULES | ZONE RULES

RULE HIERARCHY

The key above illustrates the rule hierarchy. The RULES above take precedence over the RULES below to the extent of any conflict.

For any conflict between rules at the same level, the more stringent rule or standard applies to the extent of the conflict.

SECTION D: LAND FEATURES

SPECIAL FEATURES

This includes information on any special feature or characteristic of the land that ***is known to Thames Coromandel District Council*** including, but not limited to potential erosion, avulsion, falling debris, subsidence, alluvion, or inundation, or likely presence of hazardous contaminants, is recorded below. This information relates only to details held on Council files and may not reflect the onsite situation.

Special Feature or Characteristic of the land known to Council	NO

Waikato Regional Council may also hold further information on natural hazards that may affect this property.
Please visit the Waikato Regional Hazards Portal at waikatoregion.govt.nz/regional-hazards-portal.
If you have any questions on the content of the portal or require further information, please contact the Regional Resilience Team at Waikato Regional Council using the online request form or via phone on 0800 800 401.

SPECIAL REPORTS

In some circumstances special technical reports have been prepared to support applications relating to land.

Reports Exist: *Listed Below & Copies Attached*
1999 Grant Crook – Site Investigation Report (Ref 2187)
2000 Grant Crook – Further Engineers Information
2000 Tonkin & Taylor – Geotechnical & Effluent Disposal Aspects of Subdivision
2003 Grant Crook – Site Specific Investigation Report Lot 11

INVESTIGATIONS

Any issues investigated under either the Resource Management Act 1991 or the Building Acts 1991 & 2004.

	NO

HISTORIC PLACES

The Council holds Heritage New Zealand's (Pouhere Taonga) - Register (Rarangi Korero) where the property may be affected by the presence of a registered historical site, building, or Wahi Tapu Area. Information can be found on the following web site. http://www.heritage.org.nz/the-list

Register Item:	NO

ARCHAEOLOGICAL SITES

Attached is information compiled and supplied by the NZ Archaeological Association as a historical record of identified archaeological sites for the general area of this property.
The location of sites is usually only recorded to within about the nearest 100 metres.
While the Thames-Coromandel District Council believes reasonable care has been taken in compiling this information it makes no warranty or representation express or implied regarding accuracy, completeness, or utility of the data.

For affected properties refer to attached interpretation sheet and if further detail is required refer to the following website, ArchSite for contact details or contact The File Keeper, for Coromandel Area, Neville Ritchie Ph. 07 8581027 or email nevritchie@outlook.co.nz .

GRANT CROOK
CONSULTING ENGINEERS LTD

541 POLLEN STREET, THAMES
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604 PORT ROAD, WHANGAMATA
Phone and Fax 07 865-7199
Mobile Phone 025 728-695
P.O. Box 228
WHANGAMATA

7 October 1999

Te Mata Forest Co. Ltd.
541 Pollen Street
THAMES

Our Ref: 2187

OCT 1999

Attention: Jim Glenn

Dear Sir

Re: Proposed 21 Lot Subdivision, Woolshed Block, Te Mata Forest Co. Ltd, Bennett Road, Te Mata

1.00 Introduction

Further to your instructions we have visited the site of the proposed subdivision, made inspections including a walk over survey and taken photographs. We have also carried out investigations including excavating trial pits with an hydraulic excavator and hand auger boreholes.

You have requested that we report to you on possible building sites for the proposed lots and effluent treatment and disposal options.

2.00 Site Description

It is proposed to subdivide an area of land around the existing woolshed into 21 Lots ranging in size from 1000 - 8000m². The lots are generally situated on flat to moderately sloping land adjacent to the woolshed or sited along a broad north west oriented ridge parallel to the existing road. Lot 1 is situated below the existing road on a sloping hillside (15°) above the Te Mata River. Likewise Lots, 9, 11 and 13 rise more steeply (up to 25°) towards the right of way that serves house sites above them.

Lot 10 is a site with limited space for development as the proposed house site occupies a narrow north west oriented ridge line with side slopes up to 35°.

Lot 21 is situated on a broad flat ridge to the north of the existing road and the Lot 3 house site is situated on the north flanks of the ridge upon which the majority of the sites are located.

All of the sites are grass covered and visual features are easily recognised.

3.00 Subsurface Conditions

According to published geological information andestic rocks of the Beeson Island Volcanic formation underlie the site.

Principal:
GRANT CROOK
NZCE, BE(Civil), MIPENZ
Regd. Civil and Structural Engineer

MEMBER OF
THAMES PROPERTY CONSULTANTS

ACENZ

The proposed subdivision subsurface ground conditions have been characterised by an extensive trial pit and hand auger borehole investigation. Detailed trial pit and borehole logs are attached to this report. The subsoils generally consist of stiff residual clay soils overlying bedrock regolith at depths 0.8 - 2.5m.

Groundwater was discovered in some of the trial pits especially on the sloping sites at the base of the hillside and in the fill area associated with Lot 6 and 8. It was noted that the groundwater seepage was concentrated at the interface between the completely weathered clay subsoils and the less weathered bedrock regolith.

4.00 *Fieldwork*

Sixteen trial pits were excavated generally to depth 1.8 - 2.2m or to the clay/weathered rock interface, whichever was less. Soil in-situ strengths were measured at regular intervals throughout the trial pit using a 19mm Pilcon Shear Vane and the uncorrected test results are provided on the trail pit logs.

Boreholes 17 and 18 were carried out using a 50mm handauger and regular in-situ strength tests were taken during the boring. The results of these tests are described on borelogs 17 and 18.

A walk over survey of the lots was carried out and features were noted.

It was obvious that shallow superficial creep is evident on the steeper lots with slopes over 15° and that shallow surface failure of old fill material associated with roading has affected the rear parts of Lots 11, 13 and 15.

A fill site was obvious on Lots 6 and 8 where material associated with earlier roading works has been deposited. This filling is uncertified and as such is not suitable for the support of house foundations.

5.00 *Building Sites*

5.01 - General

We consider that the proposed lots contain suitable building platforms for development but specific design of foundations will be required for lots where slopes exceed 15° or where house sites encroach within 5 metres of a slope in excess of this. Piled foundations would be required for the house site on Lot 8 if building was to encroach upon the uncertified fill. Specific foundation design would be required for Lots 1, 10 and 3. If cuts and fills are to exceed 500mm they require a review of stability of the site. We recommend that foundations with the exception of Lots 2, 4, 5, 6, 7, 9, 12, 14, 16, 18, 20 and 21 be subject to design review and inspection during construction. Specific investigation based on the chosen house type and position is required to determine the most appropriate foundation design and depth to rock.

5.02 Lots 1, 3 and 10

These lots contain sloping land in proximity to the proposed building platform greater than 15° and, therefore, any proposed building would require specific engineering design for the foundations. Buildings should be founded on piles embedded at least 1.2m into the underlying weathered bedrock. These piles should be designed to withstand lateral earth pressure loads unless specific measures are undertaken to control groundwater levels.

Buildings on Lot 10 should not be constructed within 3 metres of the steep slopes to the west and southwest.

5.03 Lot 8

This lot contains a large area of uncertified fill which is unsuitable for the support of dwelling structures. We recommend that any dwelling positioned within this fill zone be supported on poles that are embedded into firm natural ground and that specific measures are taken to reduce likely fill settlement loads impacting on the pile system.

Alternatively the uncertified fill may be re-excavated and removed from site. The platform can then be reformed using compacted hardfill in thin layers.

5.04 Lots 11, 13, 15, 17 and 19

These lots have adequate slope stability, however, lumpy ground associated with slippage of old fill material was noted particularly on the upper sections of Lots 11 and 13. The surface of these lots was wet indicating poor soakage and is most likely due to overland stormwater flows from the slopes above.

It was noted that a culvert pipe discharges across these lots from the right of way above them and this should be controlled by piping or an open drain through the effected lot to the main road.

Soft clay subsoils were discovered in TP9 and TP10 to depth 1.0m. From this we recommend that foundations for these lots may be constructed in accordance with NZS3604:1999 "Light Timber Frame Dwellings Not Requiring Specific Design" but they should be at least 1.5m deep. An allowable bearing capacity of 100 Kpa is available at this depth.

5.05 Lots 2, 4, 5, 6, 7, 9, 12, 14, 16, 18, 20 and 21

These lots contain flat to gently sloping land with stiff soils at approximately 0.6m below the surface. 300 - 400mm deep layers of topsoil were discovered

The subsoils are therefore considered suitable for shallow strip or pad foundations constructed in accordance with NZS3604:1999 "Code of Practice for Light Timber Frame Dwellings Not Requiring Specific Design". A minimum foundation depth of 600mm below final ground level is recommended to ensure that the foundations are beneath the zone affected by seasonal soil moisture changes.

6.00 *Effluent Treatment and Disposal*

6.01 General

The trial pits have revealed 150 - 200mm deep layers of topsoil over weathered clay subsoils which are known to have poor long term acceptance rates for treated effluent. It is, therefore, critical for the smaller lots that wastewater be treated to a high standard and then distributed via irrigation technology with low distribution rates. The advantage of this method is that the treated wastewater can also be utilised for irrigation of fruit trees or garden areas during dry summer periods.

6.02 Lots 2, 6, 8, 12, 14, 16, 18 and 20

These lots range in size from 1000 - 1640m² and are situated on flat to moderately sloping land.

We recommend that the proposed dwellings on these lots have their wastewater treated in an Aerobic Wastewater Treatment System (AWTS) prior to irrigation via Raam drop lines to garden areas or orchards. Recent literature suggests that sustainable land use involving this type of land disposal requires at least 1200 - 1400m² of appropriate space area with a similar sized reserve area.

Thus it is intended to create an additional dedicated area below the road for each of the lots which can be planted in native vegetation or orchard.

Overall lot sizes will then range from 1640m² for Lot 2 to approximately 1900m² for lots 16, 18 and 20. Although these lot sizes are less than 2400 - 2800m² they still give a significant space for irrigation fields that can be managed in a sustainable manner. Generally irrigation rates of 5mm/day are acceptable for effluent quality similar to that from AWT Systems.

Thus minimum areas for disposal and reserve of 200m² each are acceptable. This would allow for daily flows of 1000 litres from a three bedroom dwelling.

6.03 Lots 1, 3, 4, 5, 7, 9, 10, 11, 13, 15, 17, 19 and 21

These lots range in size from 2500m² - 8000m² and are situated on flat to steeply sloping ground.

We recommend similar effluent treatment and disposal systems to those described in Section 6.02. However, because of the large lot sizes, anaerobic treatment and disc filtration prior to irrigation is suitable for disposal. If dripper technology is not favoured on these lots then standard aerobic seepage beds are suitable. These may be dose loaded by pump or syphon. However, because of the poor subsoil soakage noted on lots 9, 13, 15, 17 and 19, we recommend that irrigation technology be installed.

These lots may also required subsoil drainage at dedicated irrigation fields. We suggest 150mm wide x 1000mm deep subsoil trenches installed around the irrigation field on three sides. These will be metal filled and have a 100ø perforated PVC pipe installed in the base of them. Again daily application rates of 5mm would require a 200m² (15m x 15m) dedicated space with a similar size reserve area.

The area of unstable ground on Lots 11 and 13 should be avoided when siting irrigation fields.

7.00 *Stormwater*

Stormwater from the proposed dwellings should be discharged via sealed pipes to the roadside table drains or to gully features away from house sites and effluent irrigation areas.

8.00 *Executive Summary*

We have carried out an engineering assessment of the proposed subdivision to investigate the suitability of the proposed building sites with respect to slope stability and foundation requirements. We have also assessed effluent treatment and disposal options for the lots and made recommendations on stormwater disposal.

Foundation requirements are detailed for each of the lots in Section 5.00 and likewise effluent treatment and disposal options in Section 6.00. Specific engineering of foundations is required on some lots while others are suitable for foundations in accordance with NZS3604:1999 "Code of Practice for Light Timber Frame Buildings Not Requiring Specific Design". Generally foundations are required to be in excess of 600mm deep beneath final ground level to ensure that foundations are beneath the zone affected by seasonal soil moisture changes.

9.00 *Applicability*

This report has been prepared solely for the benefit of Te Mata Forest Co. Ltd with respect to the particular brief given to us, and data or opinions contained in it may not be used in other contexts or for any other purpose without prior review and agreement. Recommendations and opinions in this report are based on the data from the boreholes drilled on site and testing carried out.

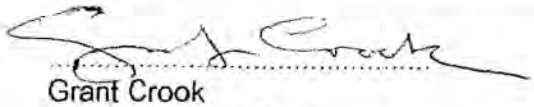
The nature and continuity of subsoil conditions away from boreholes are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model. During excavation and construction the site should be examined by an Engineer competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation and the modification of the design based on this report.

We would be pleased to provide this service to you or prospective purchasers and believe that the project would benefit from such continuity. In any event it is essential that we are contacted if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended in the report.

We trust this is sufficient for your purposes at present.

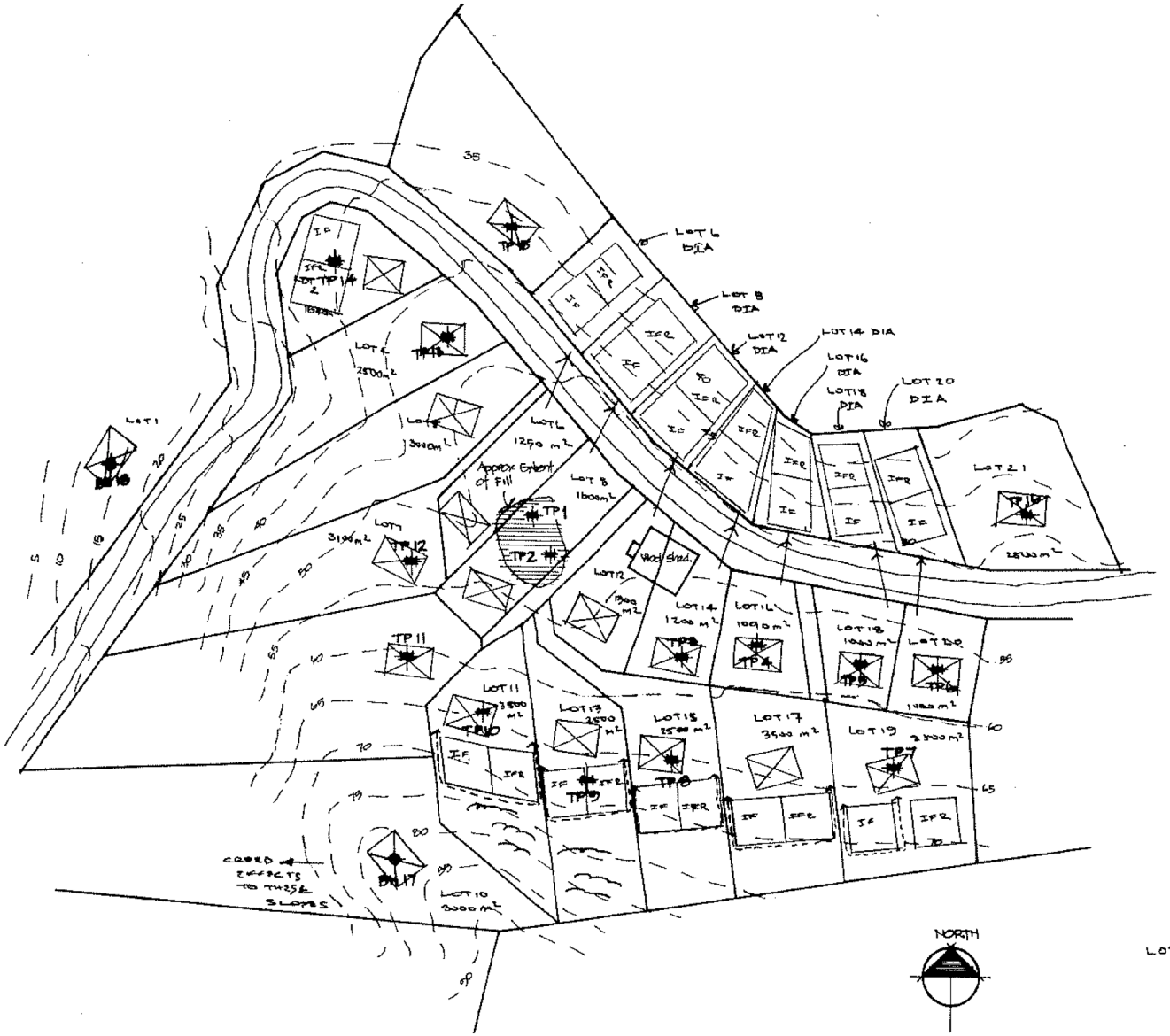
Should you require further advice please phone this office directly.

Yours faithfully
GRANT CROOK CONSULTING ENGINEERS LTD



Grant Crook
Registered Engineer

Enclosures
- Borelogs
- Site Plan
- Trial Pit Logs
- Details for Effluent Treatment and Disposal



SITE PLAN 1:1000

LOT 6 DIA = LOT 6 DEDICATED EFFLUENT IRRIGATION AREA TO BE PLANTED IN ORCHARD OR NATIVE REVEGETATION

→ = PUMPED TREATED EFFLUENT TO DIA'S.

TP — TEST PIT

BH — BOREHOLE

SHALLOW SURFACE SLUMPING.

POSSIBLE HOUSE SITE

= SUBSOIL DRAINAGE (DEEP) 1000 mm x (WIDE) 150 mm.

IF = IRRIGATION FIELD (15m x 15m)

IFR = IRRIGATION FIELD RESERVE AREA (15m x 15m)

AMND	DATE	REVISION	SIGNED

JOB No. 2187

SITE INVESTIGATION FOR TE MATA FOREST CO. LTD. AT TE MATA

SITE PLAN

SCALES: 1:1000

DESIGN: GDC CHECKED: GDC
DRAWN: JD DATE: Sept. 1999

SHEET No: 1 OF 4

GRANT CROOK
CONSULTING ENGINEERS LTD

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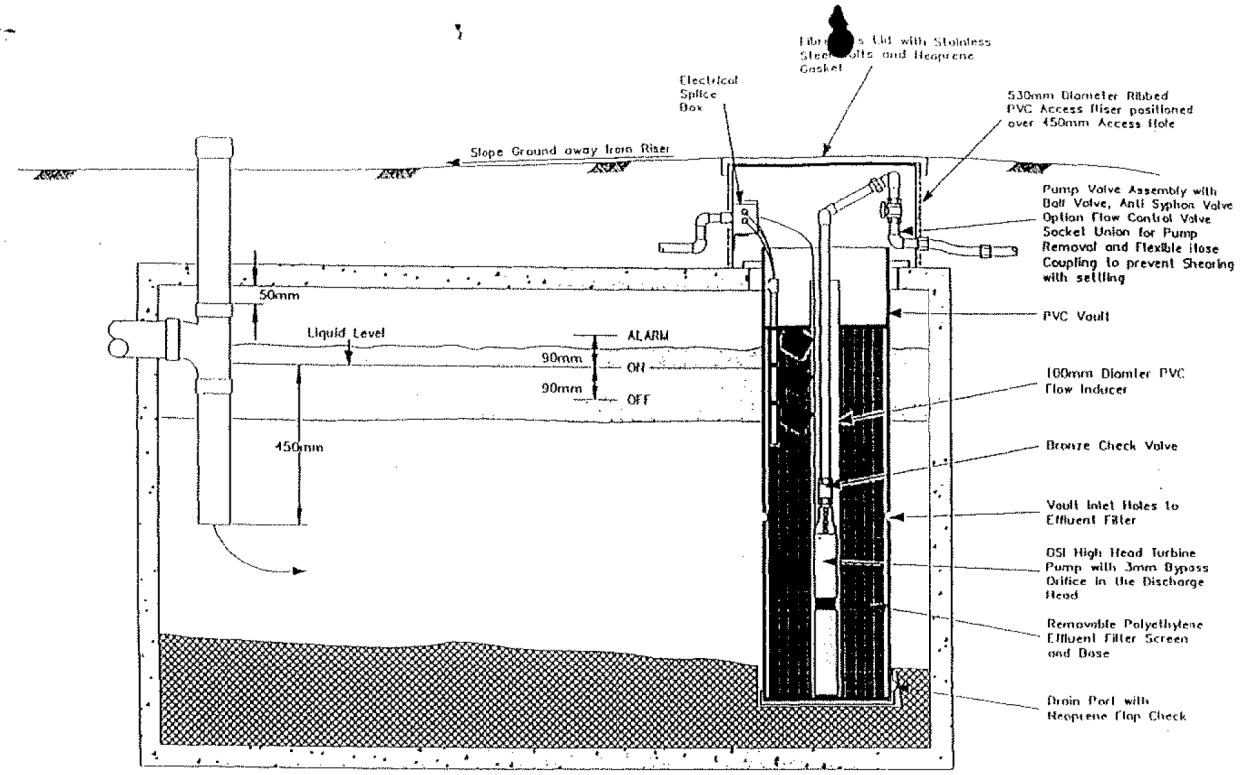
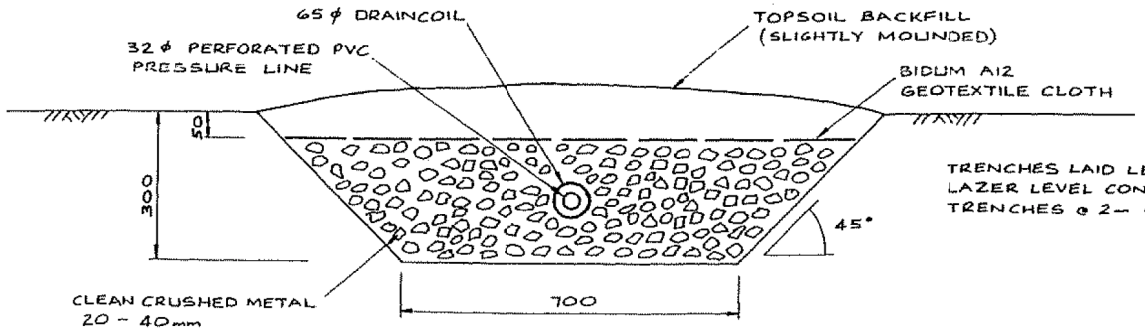


Septic Tank with Pumped Discharge using an OSI Screened Pump Vault and Turbine Pump Assembly

(N.T.S.)



TRENCHES LAID LEVEL ON LAND CONTOUR. LAZER LEVEL CONTROL MUST BE USED. TRENCHES @ 2m CRS. x 16m AV. LONG.

DETAIL OF LOW PRESSURE EFFLUENT DOSING BED

(1:10)

AMND	DATE	REVISION	SIGNED

JOB No. 2187

TE MATA FOREST CO. LTD
PROPOSED SUBDIVISION
TE MATA

TREATMENT & DISPOSAL DETAILS FOR EFFLUENT.

SCALES: 1:10 N.T.S.

DESIGN: WDC CHECKED:
DRAWN: DATE: OCT 99

SHEET No: 2 OF 4

GRANT CROOK
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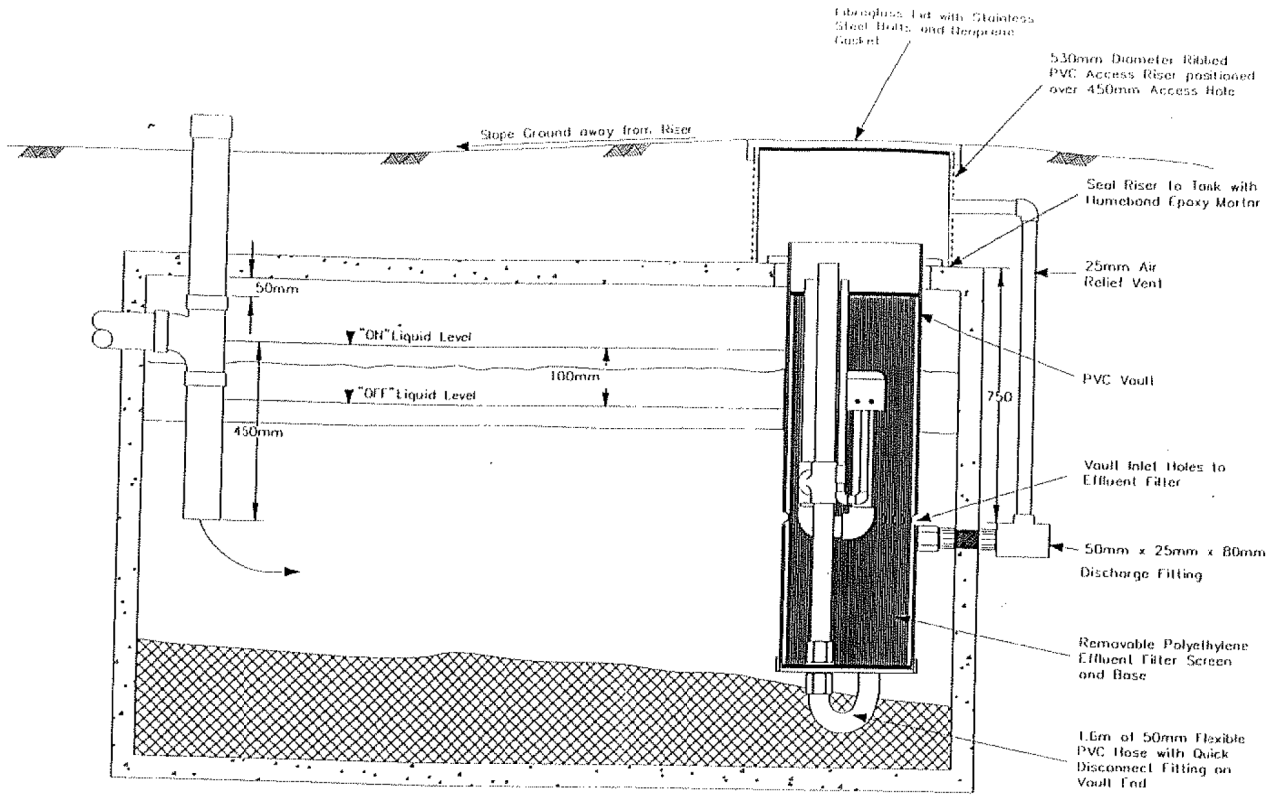
ACENZ



AMND	DATE	REVISION	SIGNED

JOB No. 2187

TE MATA FOREST CO. LTD

PROPOSED SUBDIVISION

TE MATA

4500 ℓ SINGLE STAGE SEPTIC TANK & ORENCO SIPHON

SCALES: 1:10

DESIGN: UDC CHECKED:
DRAWN: DATE: OCT 99

SHEET No: 3 OF 4

GRANT CROOK
CONSULTING ENGINEERS LTD

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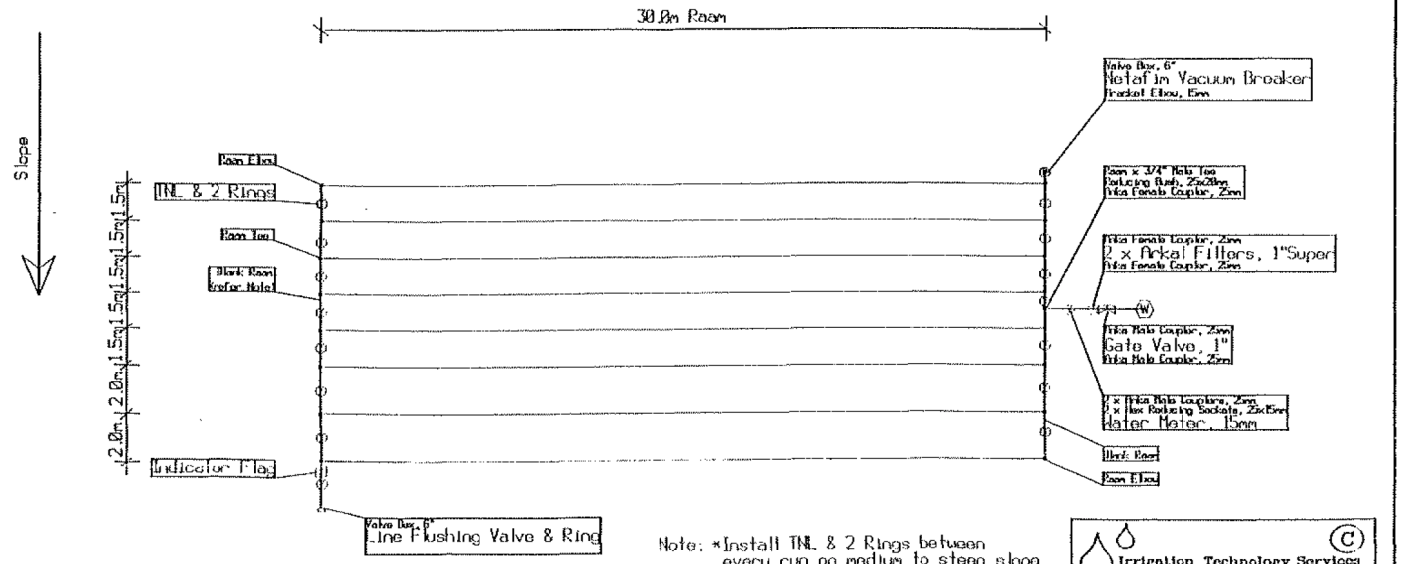
ACENZ

SUGGESTED LAYOUT OF RAAM SITE

(not to scale)



Note: *Install TNL & 2 Rings between every run on medium to steep slope
*Install air release valve at the highest point
*use net plugging ring to make Blank Raam
*Vary length of 25mm LDPE to suit site and pump connection

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—— 25 mm Low Density Polythene
—— RAM 17, Blank Pipe
—— Raam 17, 3.5 l/h, 1.00m spacing

25mm Arkal Filter
Netafim LinoFlushing Valve with Fast Con
SOCAN 418PC15 WATER METER, 15mm
Netafim Air/Vacuum Release Valve
Net TNL (high) & 2 Rings
Net Indicator Flag
25mm Brass G/Valve
(W) Water Supply

Irrigation Technology Services

Sample Drawing

Designer: ujh
Date: 17 September 1998
Scale:
Design No. 2181

AMND	DATE	REVISION	SIGNED

JOB No. 2187

TE MATA FOREST CO. LTD
PROPOSED SUBDIVISION
TE MATA

RAAM DISTRIBUTION OF TREATED EFFLUENT FROM ANAEROBIC OR AWT SYSTEMS

SCALES: NTS

DESIGN: UPC CHECKED:
DRAWN: DATE: OCT 99

SHEET No: 4 OF 4

GRANT CROOK
CONSULTING ENGINEERS LTD

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ACENZ

GRANT CROOK

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WHANGAMATA

11 May 2000

Te Mata Forestry Ltd
541 Pollen Street
THAMES

Our Ref: 2189

Attention: Jim Glenn

Dear Jim

Re: Proposed Subdivision, Bennett Road, Te Mata - Request for further Information

Herewith, information to be provided to Montgomery Watson in reply to their fax message of 28th April 2000. The numbering system relates to the Montgomery referencing.

1 Cross Section of Irrigation Fields Below Bennett Road
The original contour plan prepared by M J Dunwoodie Ltd shows the maximum slope on this land as 1:2.4 (23°), the length of this slope is 43m.

2 Stability of Effluent Trenches and Stability of Slopes in Dedicated Irrigation Area.
The proposed low pressure effluent dosing beds have side slopes of 45° and these are 300mm deep. The soils are supported by drainage metal and accordingly cannot fail. The stability of the slopes below Bennett Road have been assessed by Tonkin and Taylor Ltd in Section 2.0 of their report 18037, which you requested for a second opinion.

A Factor of Safety of 1.5 under saturated conditions is available.

3 Borelogs and Test Pit Data
Now supplied.

4 Permeability of Soils
It is not considered necessary to conduct soil permeability soakage tests at the site. Our understanding of the soakage characteristics of the Te Mata soils are good and no further benefit can be gained from these tests.

The Tonkin and Taylor Ltd report makes further assessment of the proposed systems based on the available soils data.

Principal:
GRANT CROOK
NZCE, BE(Civil), MIPENZ
Regd. Civil and Structural Engineer

MEMBER OF
THAMES PROPERTY CONSULTANTS

ACENZ

5 Dosing of Irrigation Beds

Daily wastewater flows from a three bedroom dwelling are unlikely on average to exceed 1000L/day which is the basis for calculating daily distribution to irrigation fields.

Thus daily distribution rates of 5mm/day require -

$$\frac{1000}{5} = 200m^2 \text{ of land for dedicated irrigation.}$$

The standard referenced is a draft for comment. We note that Table TSD 2.3 (Page 53) recommends 5mm/day for highly pedal light clays for basic septic tank effluent. We confirm that a loading rate of 5mm/day is appropriate for treated effluent to Aerobic Wastewater Treatment Standard or better and that 200m² per dedicated area is conservative and also used extensively within the profession and industry.

6 Peak Flows

TP58 recommends a design wastewater volume per person within the dwelling of 140L/day for on site water supply (rainwater).

We have assessed the requirements for wastewater treatment and disposal at 200L per person which is conservative.

Short duration peak loads exceeding 1000L/dwelling/day can be sustained by the type of treatment and disposal systems recommended.

7 Stormwater Control

Stormwater management and control adjacent to the proposed irrigation fields are recommended in our report 2187 and discussed further in the Tonkin and Taylor report, Section 3.0.

8 Stormwater Management

It is proposed that all culverts that currently discharge to the proposed new lots will be piped or flumed to the Bennett Road water table or to the wetland below Bennett Road. Grassed open channels are satisfactory below a grade of 1:10.

9 Wastewater Treatment and Disposal Management/ Maintenance Requirements:

Those lots requiring aerobic wastewater treatment or sand contactor and drip irrigation disposal will have signed agreements on maintenance between the owner and the supplier and installer of the plant. This is common practice at present in the industry. The larger lots which have less sophisticated methods of treatment and disposal require a maintenance regime based on yearly septic tank and filter cleaning. The in-ground low pressure effluent dosing beds are generally maintenance free over their design life.

10 Communal Wastewater Scheme

It is not proposed to install a communal system for this development as the proposed methods of treatment and disposal offer sound environmental self management which is sustainable in the long term. We believe that the option for on site management through lot holder responsibility is appropriate given the problems associated with communal management and associated adverse effects in a number of communal systems throughout the Coromandel.

On site management also allows the use of the wastewater resource for irrigation of gardens or orchards throughout the dedicated area. This is desirable and is an effective and sustainable use of the rainwater resource.

11 Irrigation Field Failure

The maintenance requirements for modern systems are effective in providing a safety factor for the dedicated irrigation area.

We also recommend reserve disposal areas equivalent in size to the dedicated area thus a failure of the entire system leading to the lots becoming uninhabitable is extremely unlikely.

12 Consequences of Failure

See 11 above.

13 Environmental Effects

Our reports describe proposed methods for treatment and disposal of wastewater on the proposed lots which are considered to be appropriate following current best practice and which should not result in adverse effects to the receiving environment.

The proposed wetland mitigation at the base of the dedicated irrigation areas below Bennett Road is an effective means of polishing and treated effluent that may seep down slope. The discharge from the constructed wetland to the existing gully will be of a very high quality.

Yours faithfully
GRANT CROOK CONSULTING ENGINEERS LTD.

Grant Crook
Registered Engineer

Copy to: M J Dunwoodie Ltd
541 Pollen Street
THAMES

Tonkin and Taylor Ltd
19 Morgan Street
NEWMARKET

TONKIN & TAYLOR LTD. ENVIRONMENTAL & ENGINEERING CONSULTANTS
19 MORGAN STREET NEWMARKET AUCKLAND NEW ZEALAND
PO BOX 5271 WELLESLEY STREET AUCKLAND 1036 NEW ZEALAND
PH 64-9-355 6000 FAX 64-9-307 0265

Our Ref: 18039
08 May 2000

Te Mata Forest Co Ltd
541 Pollen St
Thames

Attention: Mr Jim Glenn

Dear Sir

Proposed 21 Lot Subdivision, Woolshed Block
Te Mata Forest Co Ltd, Bennett Road, Te Mata

1.0 Introduction

As requested, we have carried out an independent review of the report ref. no. 2187, dated 7/10/99, by Grant Crook Consulting Engineers Ltd (GC) on the above proposed subdivision. The objective of our review was specifically to assess the geotechnical and effluent disposal aspects of the proposal. The work carried out comprised a detailed walkover of the site by a senior geotechnical engineer, a desk study of available information and stability analyses as required. Our findings are presented in the following sections.

2.0 Geotechnical / Foundation Aspects

On the basis of our review, we concur with the findings on land stability and building foundations presented in the report. In our opinion, it fulfills the required geotechnical objectives of characterising the site conditions and confirming the engineering feasibility of the proposed development are confirmed.

With respect to the proposed installation of the effluent irrigation fields above the house sites on Lots 11, 13, 15, 17 and 19, it is possible that the near-surface soils will become saturated for short periods of time. Accordingly, we have carried out a stability assessment for this area of the subdivision using assumed effective stress strength parameters inferred from strength testing carried out in the trial pits. Even under full saturation of the slope, the minimum factor of safety exceeds 1.5, which is considered adequate. This is as expected, given the relatively gentle slopes and shallow depth to weathered rock beneath both the house sites and effluent irrigation fields in this area.

In addition, the stability of the land below Bennett Road, to be used for effluent disposal from Lots 6, 8, 12, 14, 16, 18 and 20, was assessed making similar soil type and strength assumptions based on the results from nearby trial pits. Again, the stability was found to be adequate (i.e. FOS >1.5) even under saturated conditions.

Accordingly and on the basis of our knowledge of subsurface conditions in the area, we concur with the requirements for foundation design and construction presented in Section 5.00 of GC's report.

3.0 Effluent Treatment and Disposal

We have reviewed GC's report with regard to technical Publication μ 58 "On-Site Wastewater Disposal From Households and Institutions" - Ian Gunn, November 1994. We conclude that the proposed effluent treatment and disposal systems comply with the requirements of this code of practice and are adequate for the subsoil conditions at the site. The system can be expected to produce residual effluent of acceptable quality.

However, we understand that objectors have raised concerns with respect to effluent quality. Accordingly it would be appropriate to maximise protection of the environment and it is recommended that the following improvements be implemented:

i) That the effluent quality from Lots 11, 13, 15, 17 and 19 be enhanced by using a sand filter downstream of the anaerobic effluent treatment system prior to effluent irrigation on each lot. This should ensure that Biological Oxygen demand (BOD) and Total Suspended solids (TSS) are less than 5 ppm before irrigation. It is also recommended that the irrigation fields be planted with suitable tree species to maximise effluent transpiration.

ii) That the proposed subsoil seepage cut-offs described in Section 6.03 of GC's report have a suitable surface collector channel to intercept surface flows and route them away from the irrigation fields.

iii) That a bunded wetland be constructed at the toe of the slope below the road where the irrigation fields for Lots 6, 8, 12, 14, 16, 18 and 20 are located. This will further "polish" the irrigated effluent prior to discharge to the adjacent valley. The wetland should be of shallow depth, planted with suitable wetland plants and flow through soakage pits for final filtering prior to discharge. It should be separate from and unaffected by the ephemeral flood flows in the valley. As recommended in Section 6.02 of GC's report, the irrigation fields should be planted in transpirative trees.

4.0 Stormwater Flows

We understand that GC will be providing further information on stormwater flows and accordingly, we will not comment on the general stormwater flow system. As an overview, the walkover survey indicates a large catchment above the site and significant concentration of stormwater runoff near Lots 11 and 13 due to the adjacent access road.

This road services land above the subdivision and has a long straight above a sharp bend which currently channels runoff directly towards Lots 11 and 13. The bend should have a low (about 300 mm high) bund constructed on the outside to direct the runoff down the road. The road has an inside table drain which discharges to a silt pond that appears to function adequately. This bunding would significantly reduce the amount of stormwater flowing over the site and enhance it's shallow stability.

5.0 Summary

In summary and on the basis of the assessment carried out and our knowledge of the subsurface conditions in the area, we concur with the findings presented in the GC report which confirms the engineering feasibility of the proposed development. We recommend an enhanced level of effluent treatment and control of surface runoff to mitigate the risk of adverse environmental effects of the development.

If you have any queries, please contact Grant Loney.

Yours faithfully
TONKIN & TAYLOR LTD

C J Freer
PROJECT CO-ORDINATOR

GAL:MCS
J:\18039\gal080500 k1.doc
08 May 2000

BS005.14D

GRANT CROOK

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WHANGAMATA

24 March 2003

Te Mata Forestry Co
541 Pollen Street
Thames
Attn: Jim Glenn

Our ref: 2187

Dear Sirs,

Re: Lot 11 Bennett Road
Te Mata

1.0 Introduction

This report presents a brief summary of the construction requirements for the above Lot. The attached site plan shows ground levels and a recommended location for the building site and effluent disposal field and the constructed stormwater discharge point location. A summary of the relevant details is presented below; for greater detail refer to Grant Crook Consulting Engineers Ltd Report 2187 dated 7 October 1999 and Tonkin and Taylor Ltd Report 18039 dated 8 March 2000.

2.0 Construction Requirements

2.01 Building Foundations

Soft clay subsoils were discovered in TP9 and TP10 to depth 1.0 m. From this we recommend that foundations for this lot may be constructed in accordance with NZS 3604:1999 "Light Timber Frame Dwellings Not Requiring Specific Design" but they should be at least 1.5 m deep. An allowable bearing capacity of 100 Kpa is available at this depth.

2.02 Effluent Disposal

On site wastewater shall be treated to not less than secondary standard with BOD5 / SS levels of 20 / 20 g/m3 or better and discharged through irrigation tubing placed at 1000 mm c/c. A possible disposal area for the Lot is identified on the site plan. Raam self compensating drippers should be placed 1000 mm c/c generally within the irrigation tubing in accordance with Appendix 4.5 C and 4.2 A10 of AS / NZS 1547:2000. All irrigation should be placed 100 mm below the surface into the topsoil, not less than 200 m2 of irrigation is required with a similar area set aside for reserve based on a conservative Design Irrigation Rate (D.I.R.) of 5 mm / day. Operational and maintenance guidelines should be prepared by the Treatment System Manufacturer and Supplier for both the Treatment and the Irrigation Systems. These should be provided to the

Principal:
GRANT CROOK
NZCE, BE(Civil), MIPENZ
Regd. Civil and Structural Engineer

MEMBER OF
THAMES PROPERTY CONSULTANTS

ACENZ

householder in accordance with Appendix 3 A of AS/ NZS 1547:2000. Subsoil drainage is required above the Irrigation Field in accordance with the details and position shown on the site plan. Avoid the area of instability above the proposed house site and irrigation field.

2.03 Stormwater

Stormwater from roof and hardstand areas shall be collected and discharged in a sealed pipe to either the adjacent road / R.O.W, cesspit or kerb.

3.0 Applicability

This report has been prepared for the benefit of Te Mata Forest Co. with respect to the particular brief given to us, and data or opinions contained in it may not be used in other contexts or for any other purpose without prior review and agreement. Recommendations and opinions in this report are based on the data from the boreholes drilled on site and testing carried out.

The nature and continuity of subsoil conditions away from boreholes are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model. During excavation and construction the site should be examined by an Engineer competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation and the modification of the design based on this.

We would be pleased to provide this service to you and believe that the project would benefit from such continuity. In any event it is essential that we are contacted if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended.

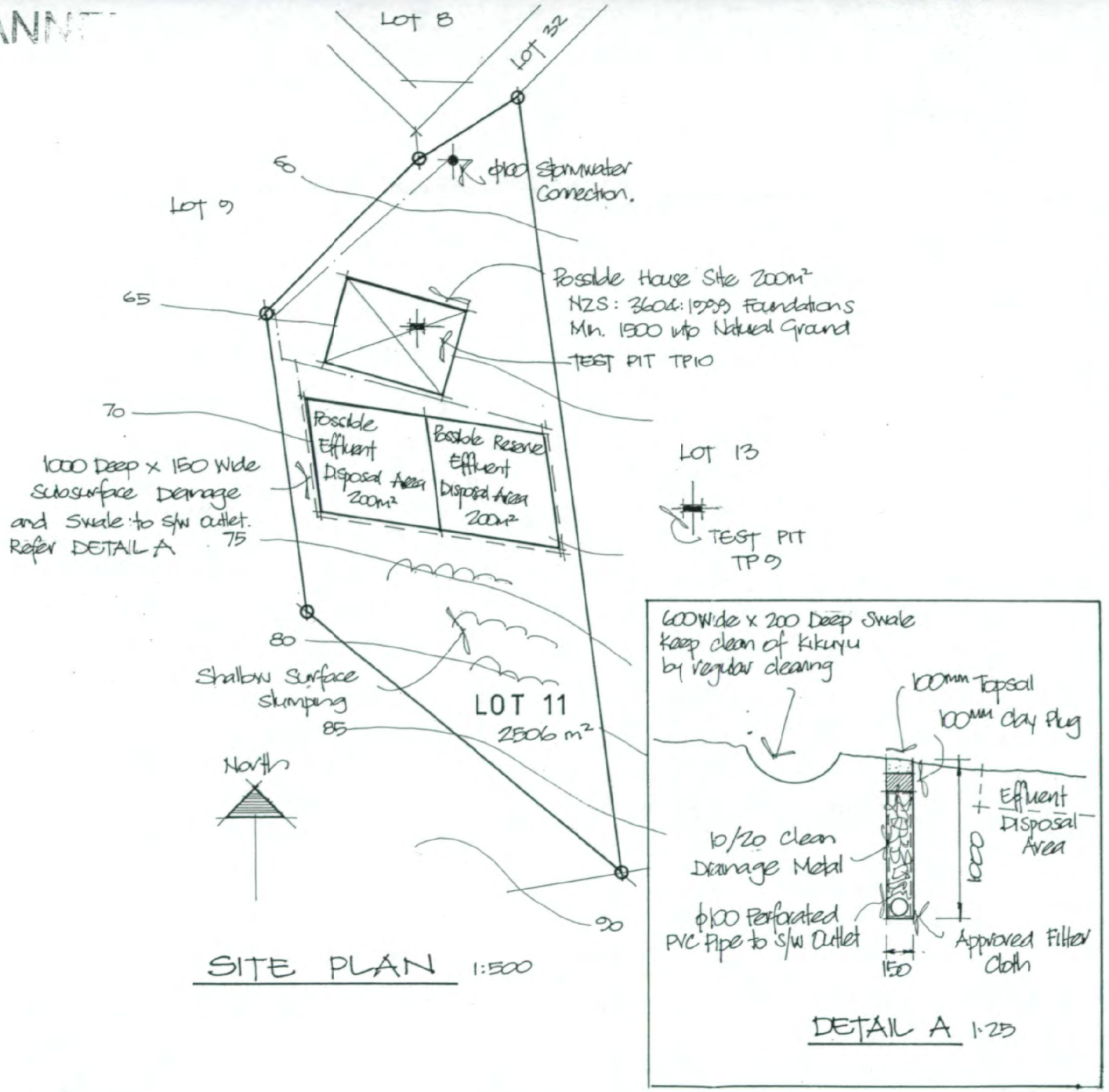
We trust this is sufficient for your purposes at present.

Should you require further advice please phone this office directly.

Yours faithfully,
GRANT CROOK CONSULTING ENGINEERS LTD

Grant Crook
Registered Engineer

Enclosures: Site Plan



AMND	DATE	REVISION	SIGNED

JOB No. 2187

PROPOSED SITE DEVELOPMENT
LOT 11
BENNETT RD
TE MATA

SITE PLAN
DETAIL A

SCALES: 1:500 1:25

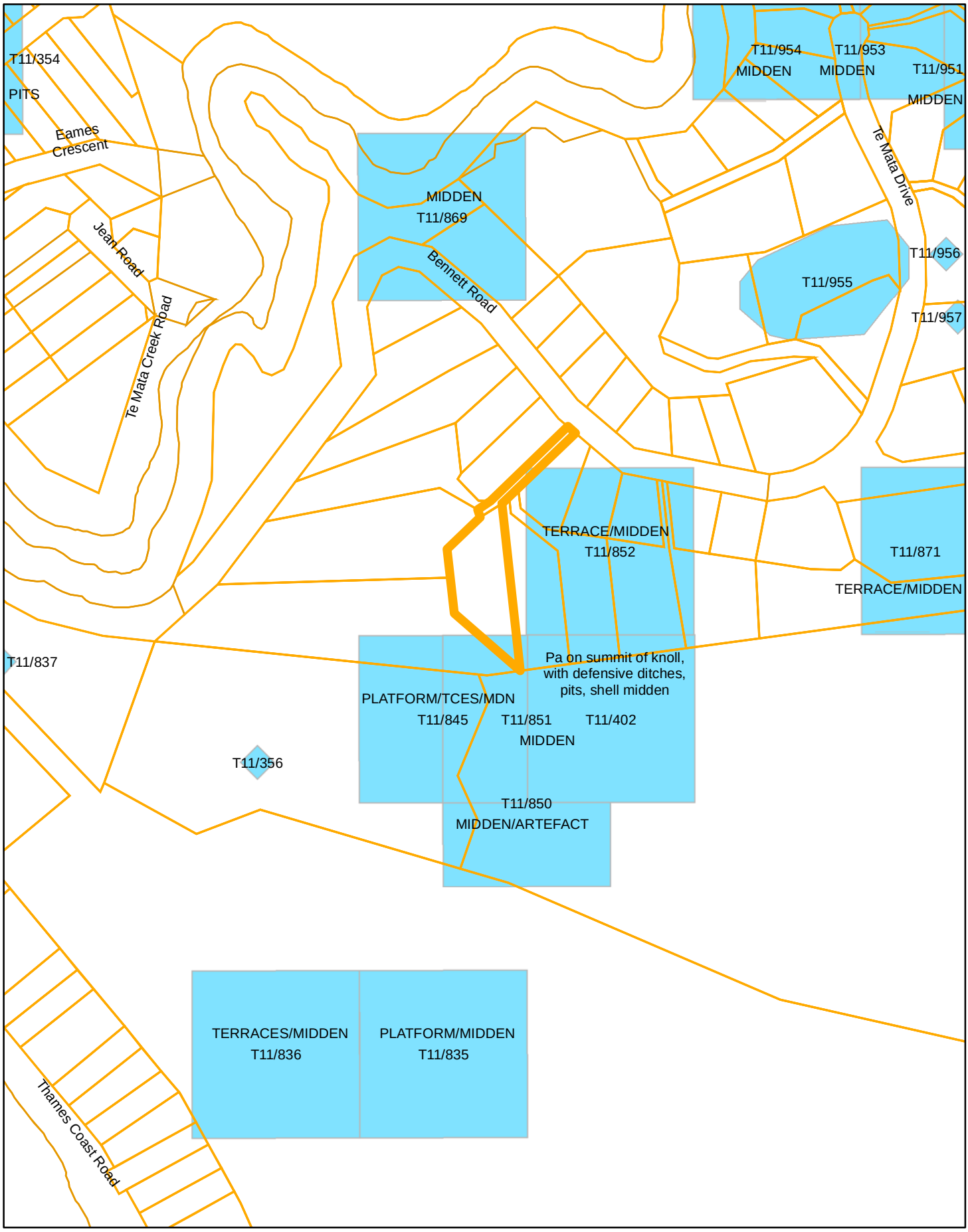
DESIGN: GDC CHECKED: GDC
DRAWN: JD DATE: APRIL 2003

SHEET No: 1

GRANT CROOK
CONSULTING ENGINEERS LTD

P.O. BOX 228 WHANGAMATA
PH. and FAX : 07-8657199
MOBILE : 025-728 695
Thames PH : 07-8689800
Thames FAX : 07-8688252

ACENZ



78C Bennett Road
Te Mata

Date:	16/05/2025
Authored:	catherinef
Projection:	NZTM

Heritage and Historical

Legend

- Historic Heritage Item
- Heritage Sites
- Archaeological Sites
- Significant Tree

N W E S

1:3,000

0 25 50 75 100 (m)

THAMES COROMANDEL DISTRICT COUNCIL

Department of Conservation
Te Papa Atawhai

INTERPRETATION OF DATA FROM NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORDING SCHEME

The New Zealand Archaeological Association (NZAA) Site Recording Scheme was established in 1958 to encourage the recording of information about archaeological sites. It is a paper-based record system that may contain plans, section drawings, photographs, artefact drawings, and field notes. CINZAS (Central Index of New Zealand Archaeological Sites) is an electronic index to the paper records. The New Zealand Historic Places Trust and the Department of Conservation endorse the Site Recording Scheme as the national record system for archaeological sites. The Site Recording Scheme currently contains over 56,000 records.

Information from the Site Recording Scheme is available to members of the public. A fee may be charged for searching the files, extracting relevant information, and photocopying. All information is provided on the strict understanding that the New Zealand Archaeological Association and any person or organisation associated with the Site Recording Scheme shall not be held liable in respect of any errors or omissions from, or in, the data provided.

Records have been contributed by many different individuals and agencies over many years and so vary in quality and in the level of detail offered. *While reasonable care has been taken in compiling the information, the Department of Conservation and New Zealand Archaeological Association make no warranty or representation, express or implied, with regard to the accuracy, completeness, or utility of the data. The Department of Conservation and New Zealand Archaeological Association explicitly disclaim any responsibility for any loss or damage incurred due to any use made of the information.*

The following features of the data should be noted:

- A grid reference gives the location of a site, but it does not delimit its extent. The location of sites is usually only recorded to within about the nearest 100 metres. A more precise location may be given if a handheld GPS was used, but all such measurements have a standard error.
- *The absence of data for any particular area should not be taken to mean that it contains no archaeological sites.* It may mean that no archaeological survey has been carried out, or that sites were obscured at the time the survey was done. In any given area there may be any number of undiscovered or unrecorded sites.
- Some recorded sites may no longer exist. (They may, for example, have been destroyed since they were recorded.)
- Historical (Post-European contact period) archaeological sites, in particular, are currently under-represented in the Site Recording Scheme.
- Not all sites recorded in the Site Recording Scheme are archaeological sites in terms of the Historic Places Act 1993. They may, for example, post-date 1900 or no longer be able, through investigation by archaeological methods, to provide evidence relating to the history of New Zealand.
- The formal evaluation of site significance is not a function of the Site Recording Scheme.
- While some archaeological sites may also be considered wahi tapu, the Site Recording Scheme is not specifically concerned with such places. If information about wahi tapu is required, it should be obtained from the relevant iwi.
- Information about vulnerable burial sites will, in some circumstances, be withheld.

For many purposes, an inspection by a qualified archaeologist will be required. Information from the Site Recording Scheme is not a substitute for this.

Science and Technical Centre
P.O. Box 10-420, 65 Victoria Street, Wellington, New Zealand
Telephone 04-471 0726 Fax 04-471 3279

SECTION E: AS-LAID DRAINAGE PLANS

Where applicable, plans of public and private storm water and wastewater drains as shown on Council's records are attached.

Please note that the location of all services shown on the plans are indicative only.
Location of services should always be confirmed on site.

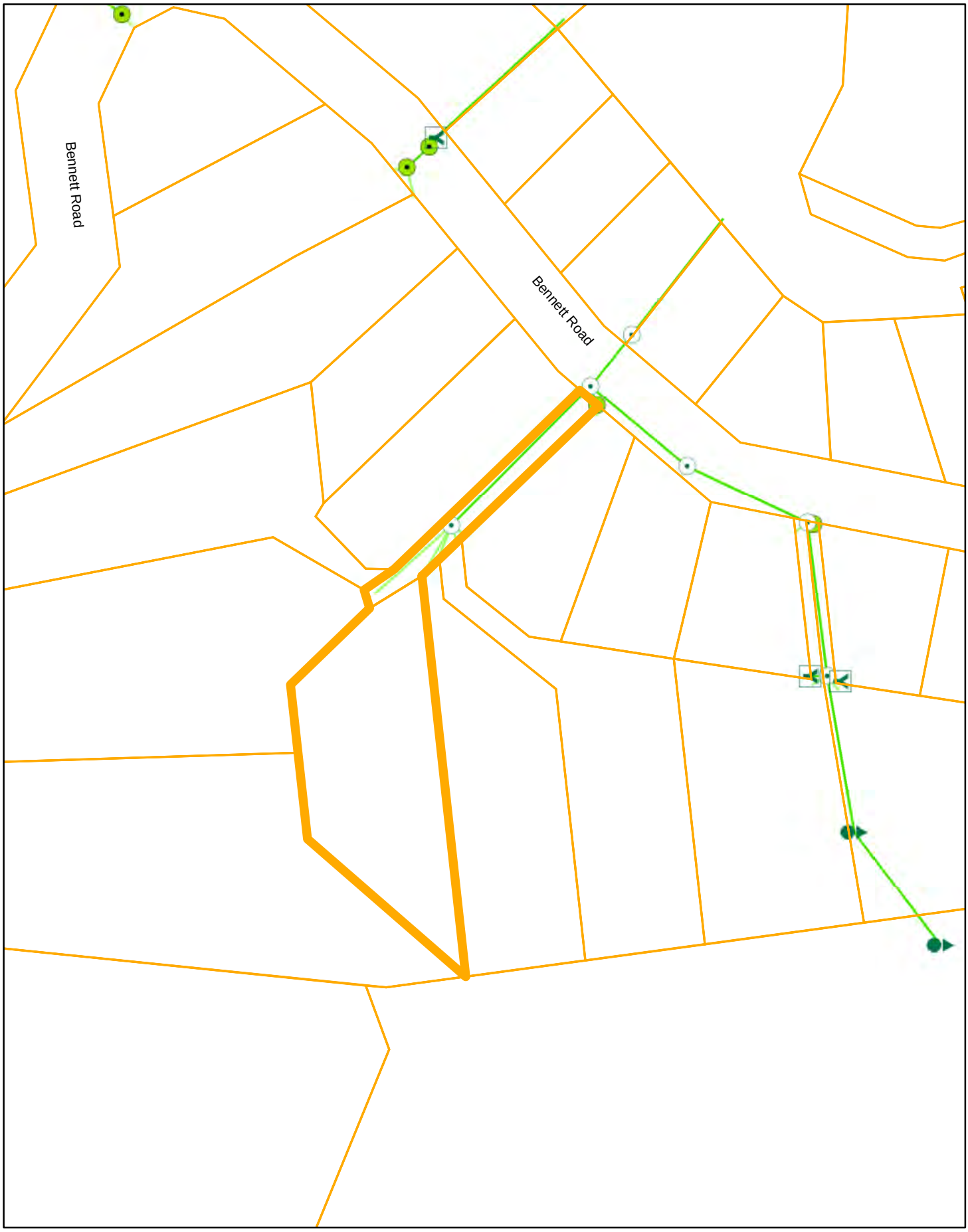
If you require further information, please contact the Thames Office.

WARNING: Private drainage plans have been provided to Council by contractors undertaking the work for the owner. Exact locations of pipes have not been verified by Council and the plans may contain errors or omissions.

Building Over or Near A Public Pipe

If building near or over a public pipe or drain this may reduce TCDC's ability to maintain it. There are some rules around being able to build close to or over public pipes.

Please refer to the site below for further details.
https://www.tcdc.govt.nz/our-services/resource-consents/building-over-or-near-a-public-pipe/



78C Bennett Road
Te Mata

Date:	16/05/2025
Authored:	catherinef
Projection:	NZTM

UTILITIES

LEGEND ATTACHED

Legend

N
W E
S

1:1,250

0 10 20 30 40 (m)

THAMES COROMANDEL DISTRICT COUNCIL

Thames Coromandel District Council - Three Waters
Utilities Map Legend

TCDC Assets:

- Asset Plants

TCDC Water Supply Points:

- Fire Hydrant
- Water Meter
- Node
- Valve
- Other

TCDC Waste Water Points:

- Blankcap
- Inspection Chamber
- Junction
- Magflow Meter
- Manhole
- Node
- Pump Station
- Rodding Eye
- Valve
- Other

TCDC Storm Water Points:

- Blankcap
- Inlet
- Outlet
- Manhole
- Node
- Catch Pit
- Pump Station
- Rodding Eye
- Soak Pit
- Valve
- Wingwall
- Other

TCDC Water Supply Lines:

- Water Main
- Water Connection
- South Eastern WARD
- Thames WARD
- None

TCDC Waste Water Lines:

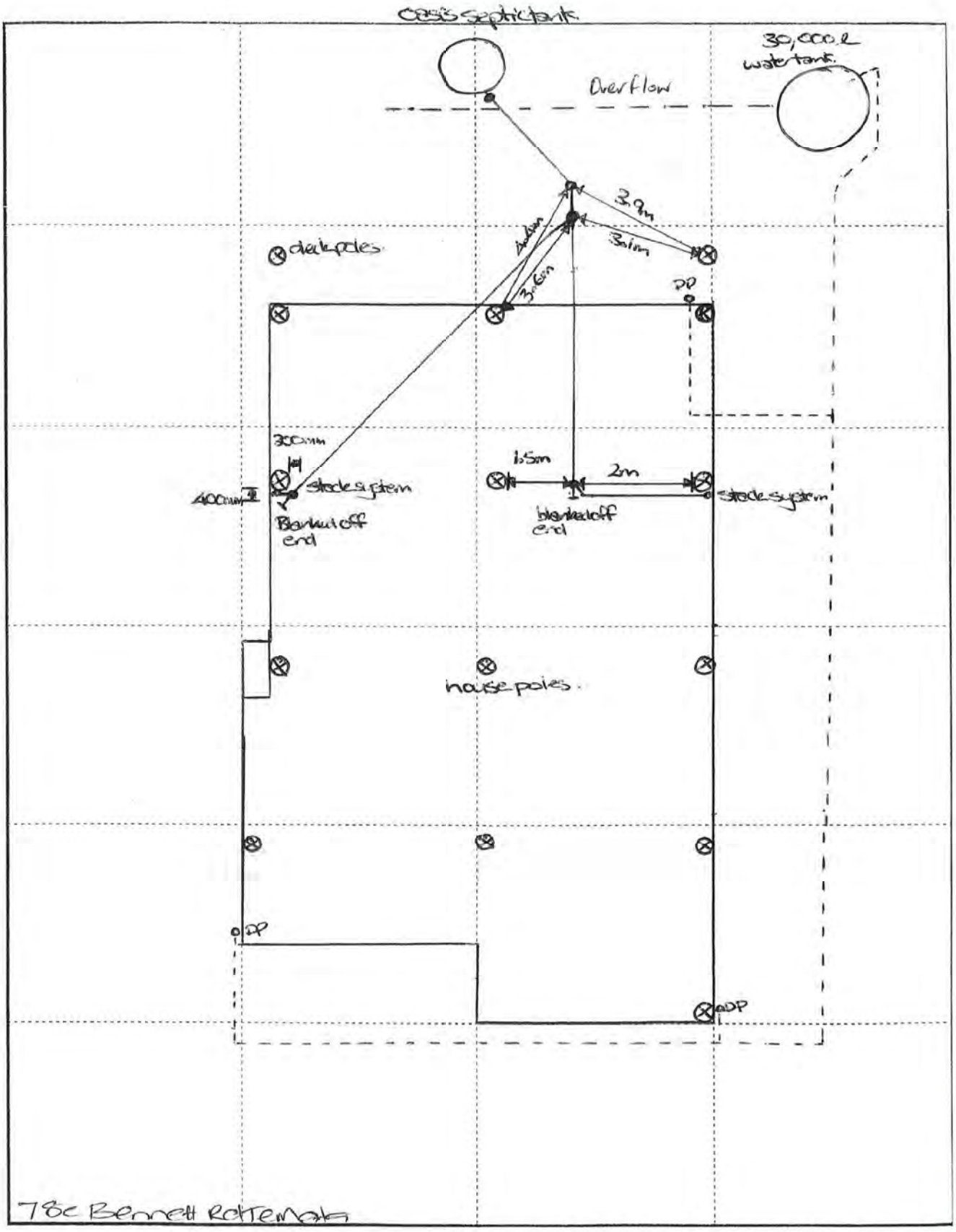
- Wastewater Connection
- Wastewater Main
- None
- South Eastern WARD
- Thames WARD

TCDC Storm Water Lines:

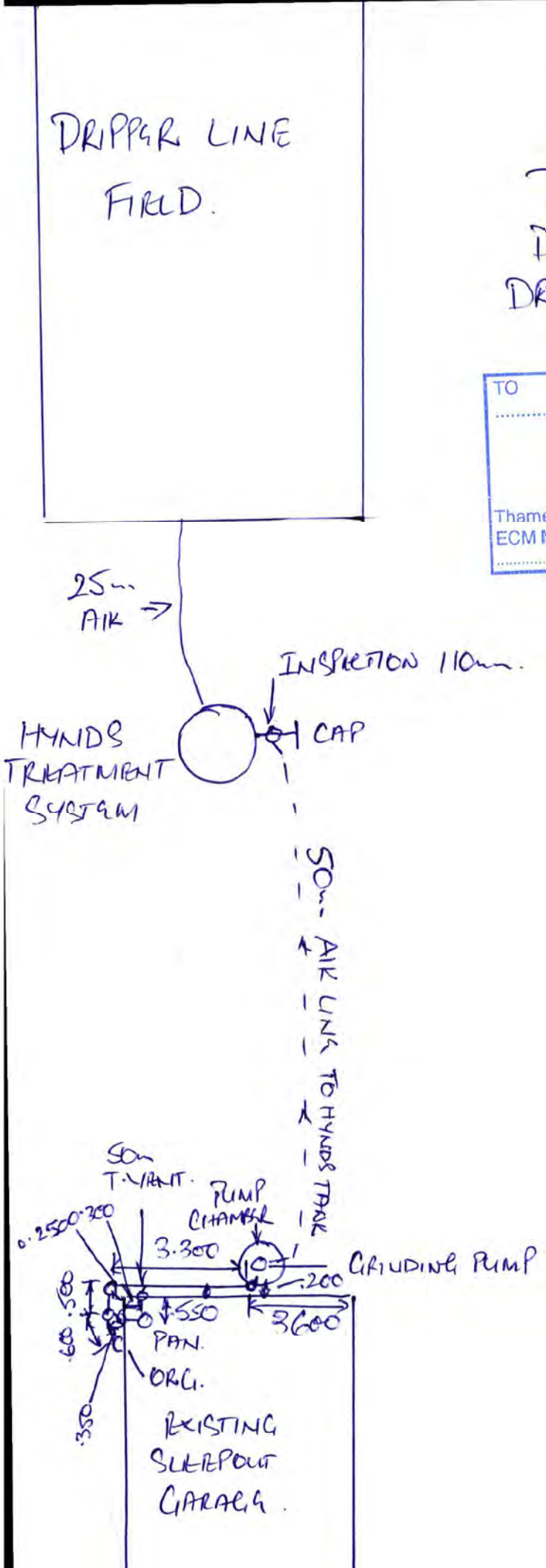
- Stormwater Connection
- Stormwater Main

THAMES COROMANDEL DISTRICT COUNCIL

***Legend Updated**: July 2023*


CESS septic tank.
30,000 L water tank.
Overflow
3.9m
4.4m
3.1m
3.6m
deck poles
DP
300mm
400mm
1.5m
2m
stack system
stack system
Blanket off end
blanket off end
house poles.
DP
DP
78c Bennett Rd Tenants

PHIL PANLEY.
BENNETT RD.
TAMATA
THAMES COAST.
DATE 25.3.2013.
DRAINLAYER P.J DONNELLY
REG NO 10272.



COUNCIL COPY

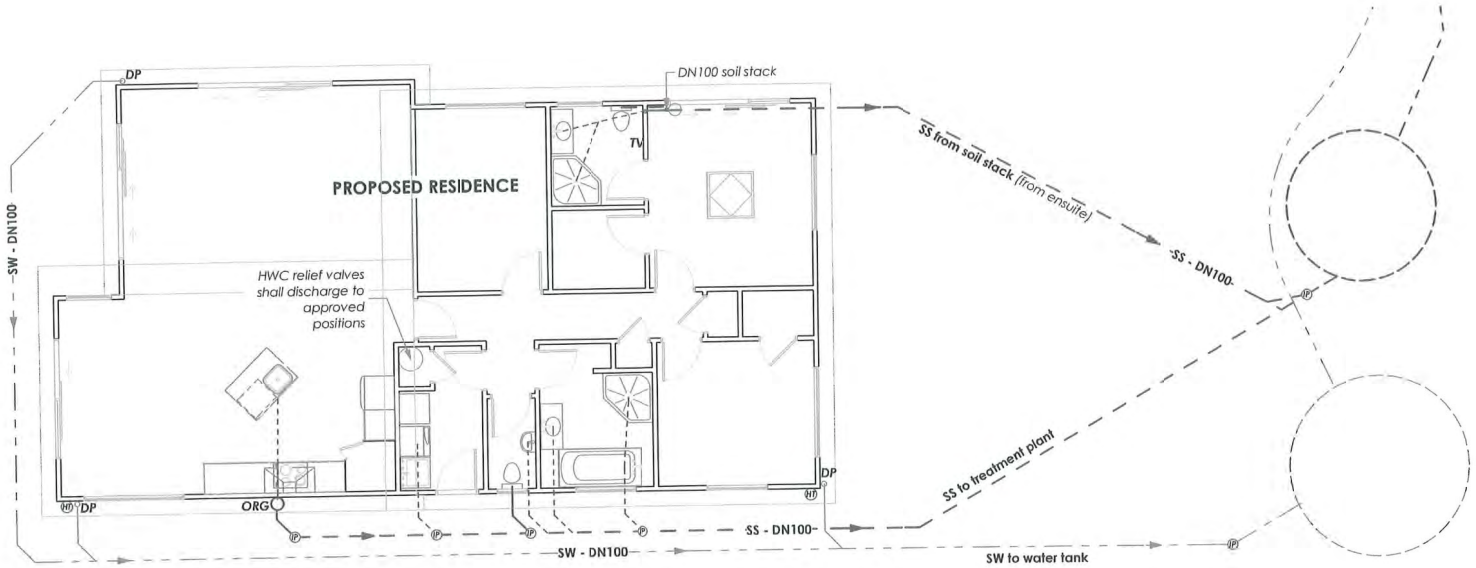
Construction notes:

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman. Use 75mm ø uPVC downpipes.
Contractor locate all service connections on site prior to earthworks confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations.
All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc on site prior to any excavation

Downpipe calculations:

Plan area of roof served by a single downpipe for roof pitch 0 - 25° = 85m² of roof area for 74mm ø downpipe

APPROVED
ARA
№ . 2012054 4
09 OCT 2012
Thames-Coromandel District Council



AS/NZ: 3500.2.2 Legend	
Symbol	**Item**
———	DN100 PVC SS pipe, DN100 min, water closets (ref specs) min 1:60 gradient
- - - - - -	DN100 PVC SW pipe, min 1:120 gradient
- - - - - -	min PVC fixture waste pipe sizes: DN32 basins, DN40 single head showers, baths, sinks & ldy tubs, DN50 multiple heads showers, DN65 unvented branch drains min 1:40 gradient. 20mm HWC vent drain (copper) DN65 to all wastes discharging directly into drain under slab
✦	shower floor waste with clean-out
IP	inspection point
RP	rodding point
TV	DN50 terminal vent & cap to roof, weatherproofed by plumber with compatible flashing sealed to roof
DP	75mm ø upvc downpipe
org	overflow relief gully (150min below lowest fixture invert level)
AAV	Air admittance valve
HT	Hose Tap

All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, boundarys, floor heights & building restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT: All drawings remain the property of A1 HOMES Ltd and are for use as described above and may not be used or re-produced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional.

A1homes

Client Details:
Phil Pawley
Address:
78c Bennett Road
Te Mata

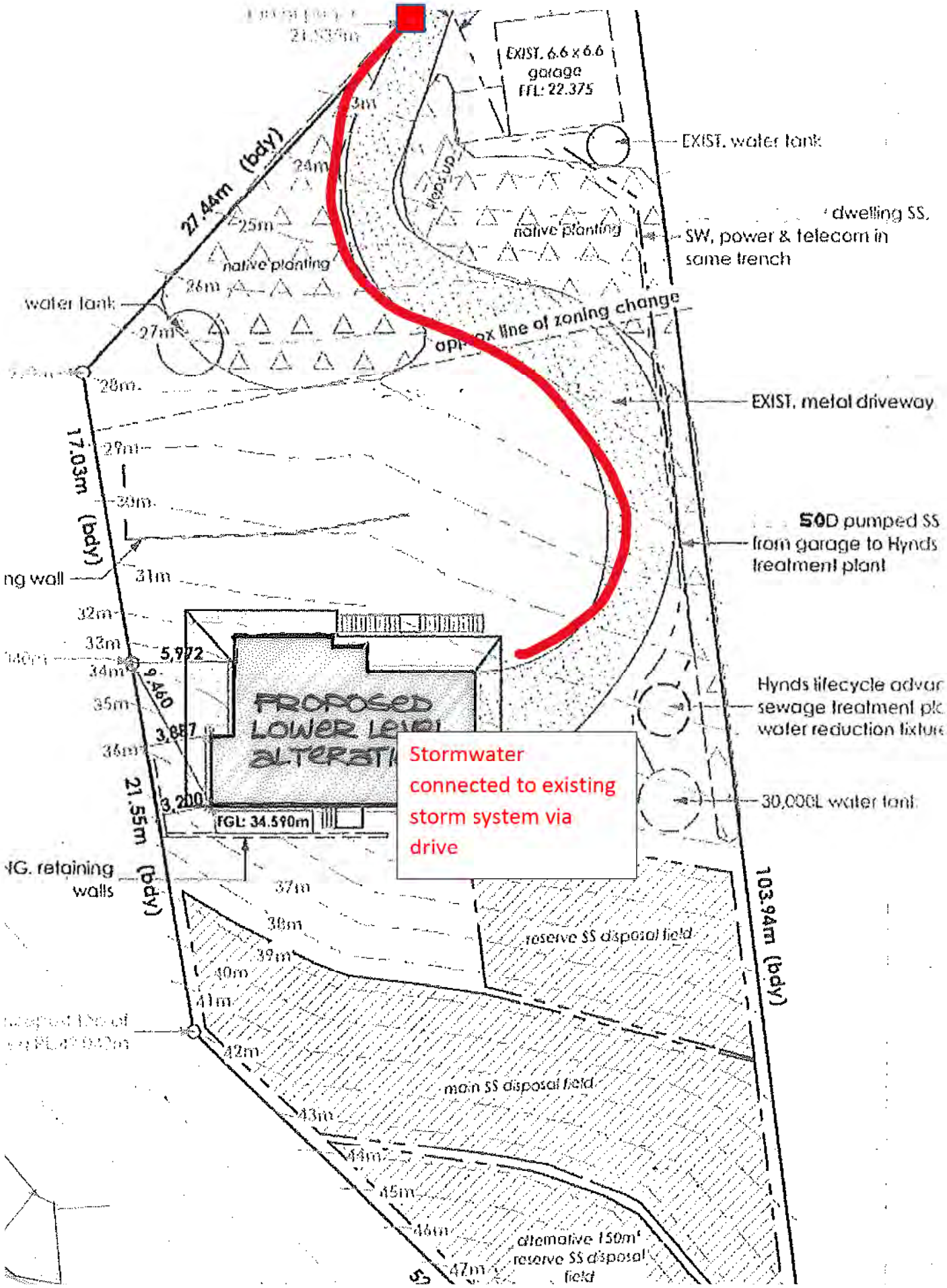
Plumbing Plan

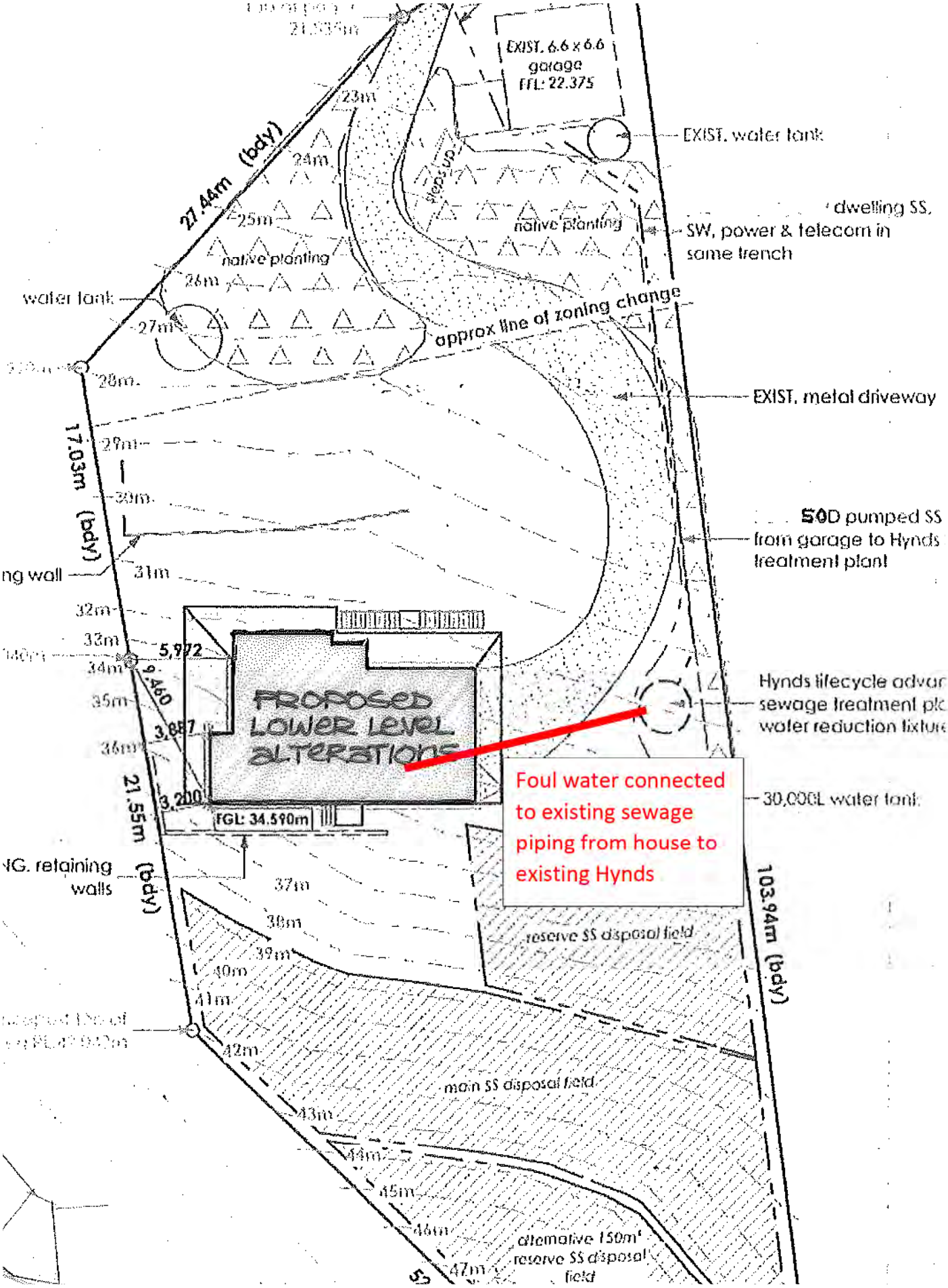
Plan:	Project No:	Sheet No:
BH110 alt	C0117	4

Wind:	Date:	Scale:
V.High	25.07.12	1:100
Eartha: 1	Rev:	Drawn: SA Check: NN
Corrosion: B		

ACD ARCHITECTURE ltd

Call 0800 A1homes 214663
www.A1homes.co.nz


EXIST. 6.6 x 6.6 garage FFL: 22.375
EXIST. water tank
dwelling SS, SW, power & telecom in same trench
native planting
native planting
27.44m (bdy)
water tank
approx line of zoning change
EXIST. metal driveway
17.03m (bdy)
50D pumped SS from garage to Hynds treatment plant
ng wall
Hynds lifecycle advar sewage treatment plc water reduction fixture
PROPOSED LOWER LEVEL ALTERATI
5,972
9,460
3,887
3,200
FGL: 34.590m
30,000L water tank
Stormwater connected to existing storm system via drive
21.55m (bdy)
NG. retaining walls
103.94m (bdy)
reserve SS disposal field
main SS disposal field
alternative 150m² reserve SS disposal field


EXIST. 6.6 x 6.6 garage FFL: 22.375
EXIST. water tank
dwelling SS, SW, power & telecom in same trench
native planting
native planting
steps up
27.44m (bdy)
water tank
approx line of zoning change
EXIST. metal driveway
17.03m (bdy)
50D pumped SS from garage to Hynds treatment plant
ng wall
PROPOSED LOWER LEVEL ALTERATIONS
5,972
9,460
3,887
3,200
FGL: 34.590m
Hynds lifecycle advar sewage treatment plc water reduction fixture
Foul water connected to existing sewage piping from house to existing Hynds
30,000L water tank
21.55m (bdy)
NG. retaining walls
103.94m (bdy)
reserve SS disposal field
main SS disposal field
alternative 150m² reserve SS disposal field
23m
24m
25m
26m
27m
28m
29m
30m
31m
32m
33m
34m
35m
36m
37m
38m
39m
40m
41m
42m
43m
44m
45m
46m
47m

ADDITIONAL INFORMATION

In addition to the previous information provided pursuant to section 44A (3) of the Local Government Official Information and Meetings Act 1987, the following information is provided at the discretion of Council.

THAMES-COROMANDEL DISTRICT COUNCIL SERVICES

This property is being *rated* for the following services. This information is for rating purposes only and does not establish actual service availability. If you would like verification of these connections, a site visit can be arranged at additional cost. Please contact Council for further information.

SERVICE	CONNECTED	AVAILABLE	NOT AVAILABLE
Water			√**
Wastewater			√

**There is no Council water reticulation in this area and Council holds no information as to the source or quality of the water supply for this property.
You are advised to clarify the drinking water supply with the current landowner.

Also refer to following link being Taumata Arowai – General advice for residents regarding action to take following weather events.
Community and Self-Managed Water Supply | TCDC

TARGETED RATES AND LUMP SUM SCHEMES INCLUDED IN RATES 2024/25

DESCRIPTION	YEAR	AMOUNT FOR 2024/25	PAYMENT DETAILS
NO SCHEMES PAYABLE			

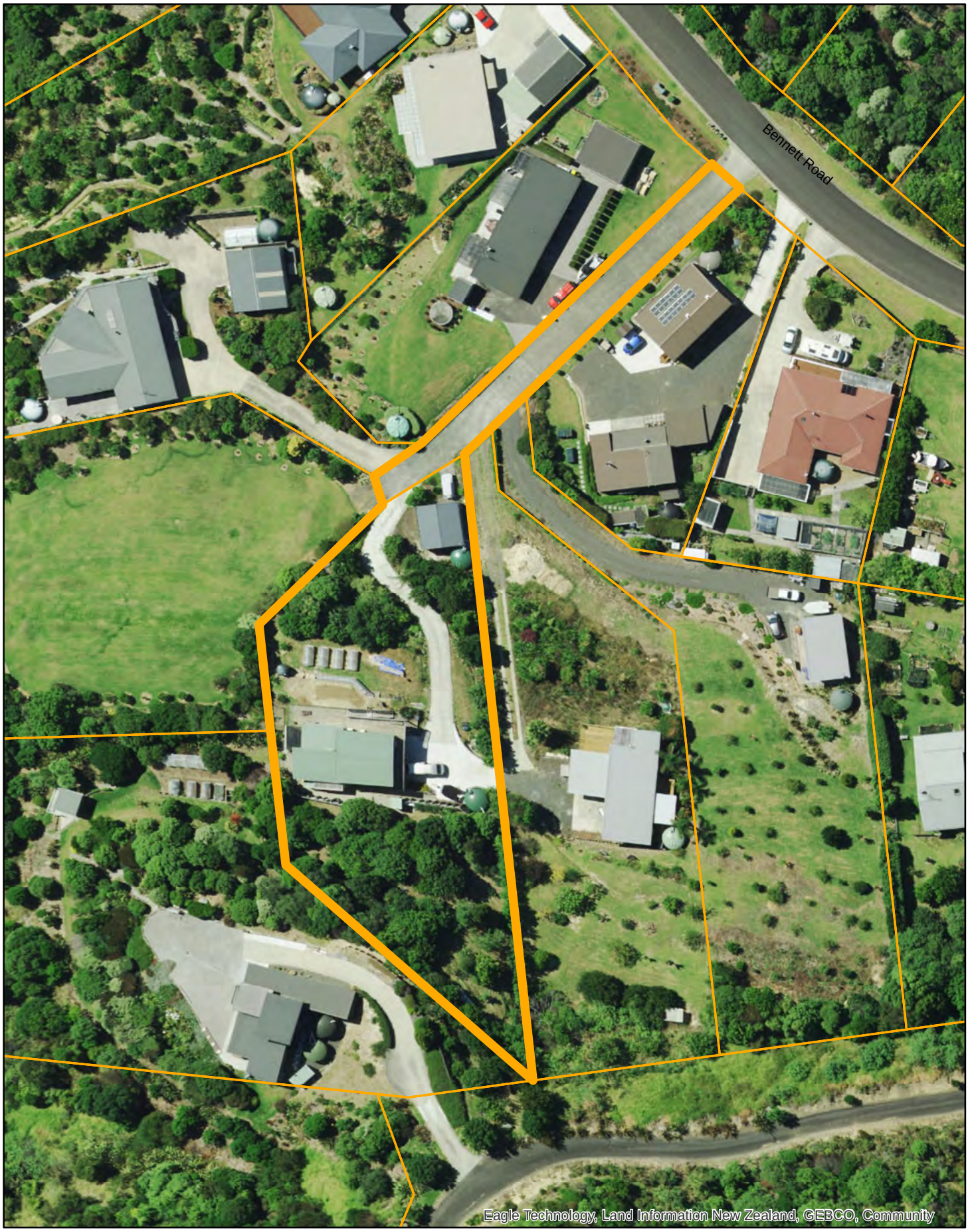
CURRENT RATING VALUATION EFFECTIVE JULY 2023

Rating Valuation No:	04910-02139
Land Value:	560,000
Improvement Value:	740,000
Capital Value:	1,300,000

COPIES OF THE LATEST SITE AND FLOOR PLAN (WHEN AVAILABLE) ARE ATTACHED.

The Council recommends that where any doubt exists, applicants should compare the buildings on the property with plans held in Council's files.

If this property is a cross lease it may be subject to a flats plan. Refer to the record of title for the latest flats plan registered.



78C Bennett Road
Te Mata

Date:	16/05/2025
Authored:	catherinef
Projection:	NZTM

NO LEGEND

Legend

N
W E
S

1:800

0 7 14 21 28 (m)

THAMES COROMANDEL DISTRICT COUNCIL

2004 GARAGE

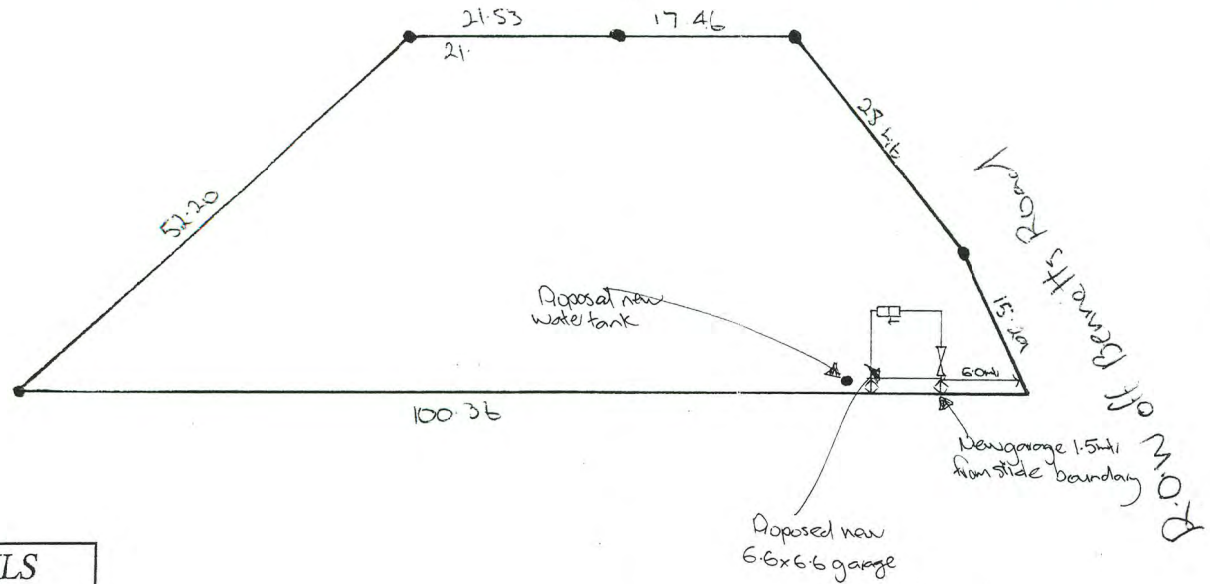
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

THAMES-COROMANDEL DISTRICT COUNCIL
APPROVED
Subject to any condition endorsed on any building Consent issued for this work and any requirement endorsed hereon.
SIGNED: M. Stuart
BUILDING OFFICER DATE: 10/5/04

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 16/06/04
Signed

THAMES COROMANDEL DISTRICT COUNCIL
IMPORTANT
The Light Timber Frame Construction of this Building must comply with the requirements of NZS 3604 1999.
WIND ZONE very high
DURABILITY ZONE ONE

THAMES-COROMANDEL DISTRICT COUNCIL
STORMWATER DISPOSAL
Spouling and downpipes to be fitted and all roof and stormwater must be taken to approved disposal system.



All aspects of this project, once completed, must comply with all the relevant provisions of the New Zealand Building Code irrespective of whether or not detailed in these plans and specifications.

No Code Compliance Certificate will be issued until this is achieved.

FILE COPY

SITE DETAILS
LOT: 11
DP: 319649
CT:

Note: Construction to comply with NZS 3604 (1999) and the New Zealand Building Code 1992
REFER TO PRODUCER STATEMENT VB2000

VERSATILE BUILDINGS
HEAD OFFICE: 112 WATERLOO ROAD
PH: (03) 349-2555
FAX: (03) 349-1286

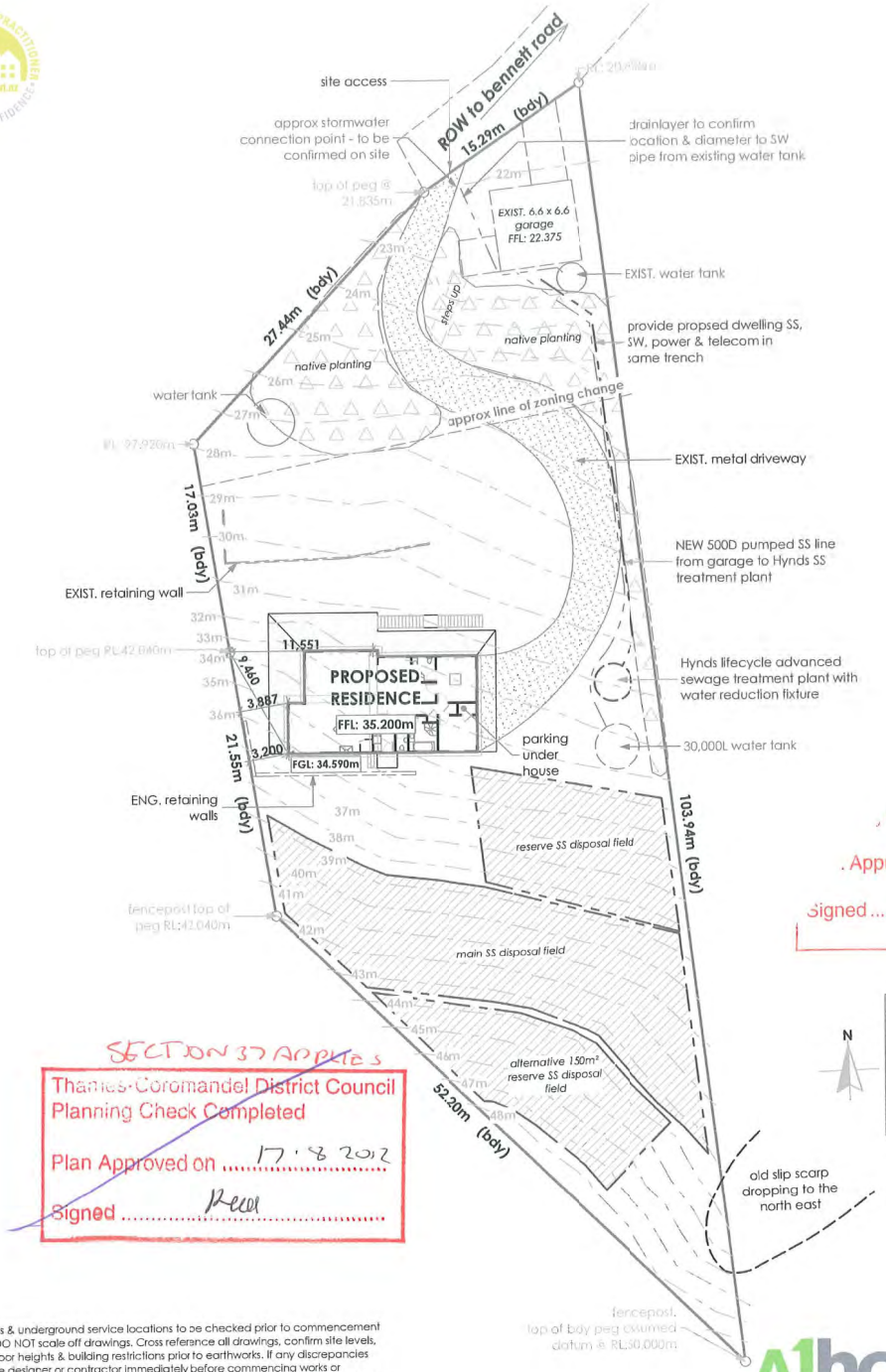
PROJECT TITLE: Proposed Building for: 78c Bennetts Road Te Mata

DRAWING TITLE: SITE PLAN

SCALE: 1:500 DATE: 9.5.04
DRAWN: FILE:

SHEET: 1 OF:

2012 NEW DWELLING



SECTION 37 APPLIES

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 17/8/2012
Signed

APPROVED
ABA
№. 20120544
09 OCT 2012
Thames-Coromandel District Council

COUNCIL COPY

Thames-Coromandel District Council
Check Completed
Approved on 07/09/12
Signed

Site Info:
LOT : 11
DP : 319649
Site Area : 2506sqm

Site Coverage:
Coverage = 118.02sqm (4.7%)
Total Coverage = 236.72sqm (9.5%)

Cautionary notes:

Building contractor to assess site to ensure daylighting & building restrictons are complied with. No liability for encroachment shall be held by designer if site is not surveyed by a registered surveyor prior to commencement of foundations

Construction notes:

Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building.
In suspended timber construction firm turf and close-cut grass may remain provided that cleared ground level (CGL) be taken as the underside of soil containing organic matter.
Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor.
Any fill to be dry & approved by engineer & compacted down in accordance with NZS.3604.2011

Contractor to confirm ground has adequate bearing to comply with NZS 3604: 2011

Contractor to locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes.

Contractor to confirm plumbing route and fixture positions on site prior to commencement of works.

Location of electrical and water services to be located on site.

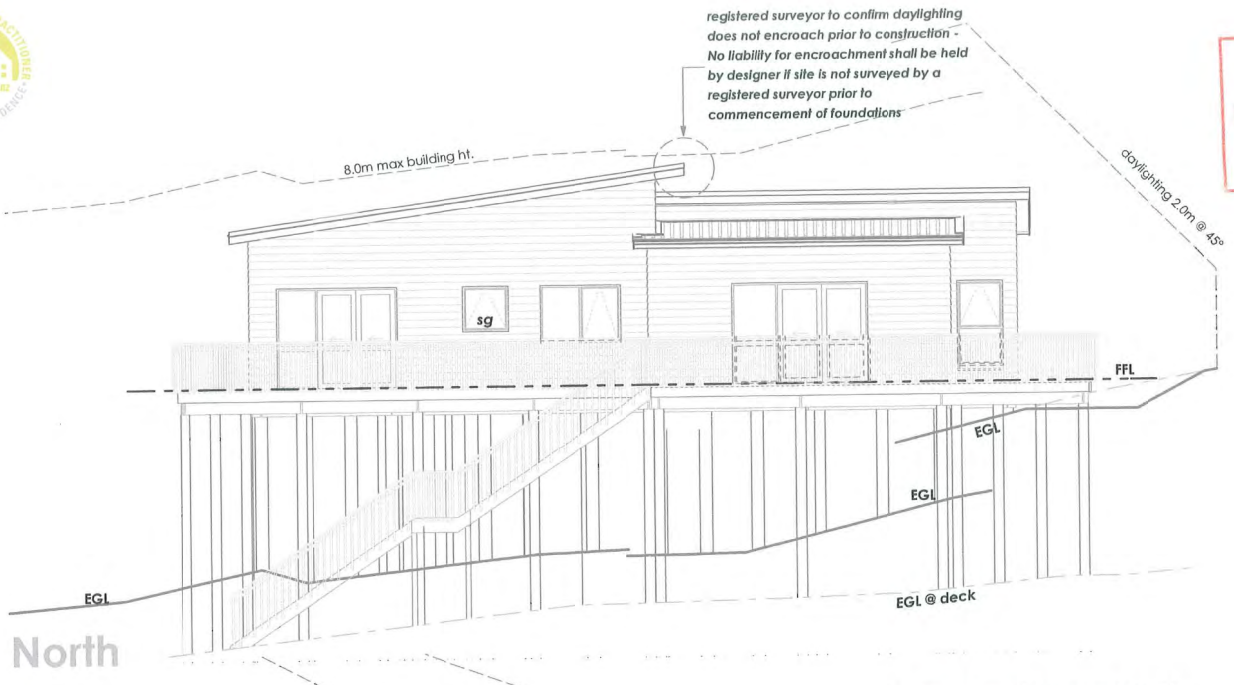
Contractor to confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

Client Details:
Phil Pawley
Address:
78c Bennett Road
Te Mata

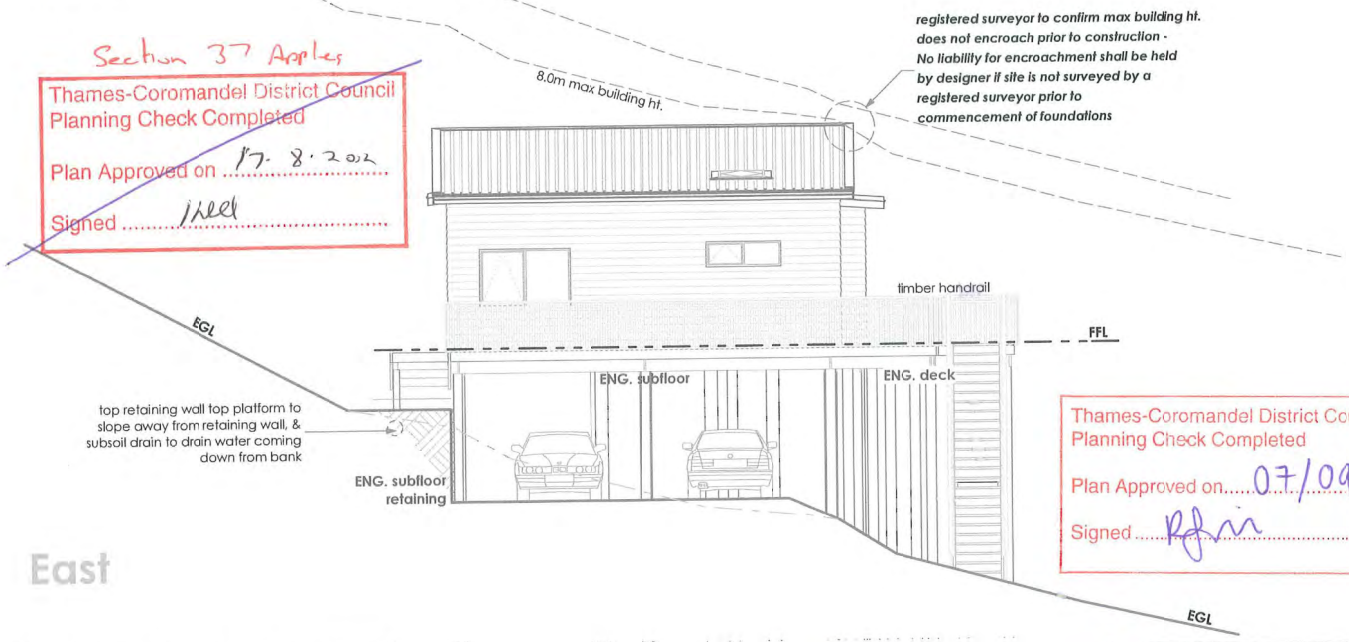
Site Plan

Plan: BH110 alt | Project No: CO117 | Sheet No: 3
Wind: V.High | Date: 25.07.12 | Scale: 1:400
Eartha: 1 | Rev: | Drawn: SA | Check: NN
Corrosion: B

ACD ARCHITECTURE



North



East

Section 37 Apples

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 17.8.2012
Signed

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 07/09/12
Signed

Caution/Key notes:
Building contractor to assess site to ensure daylighting & building restrictions are complied with. No liability for encroachment shall be held by designer if site is not surveyed by a registered surveyor prior to commencement of foundations

Construction notes:
Glazing in accordance with NZS 4223 & 2008 amendments
sg = Safety glass as required by standards, joinery manufacturer to confirm
ss = Safety stays
All glazing clear float except for obscure glass to bathrooms & wc's
Double glazing to all window and door joinery excluding garage

Aluminium joinery head heights to be 2.1m (excludes entry box unit). Refer to floor plan for door & wincow sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufactura

Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1
Access
H3.2 timber steps and landing H5 timber to ground (owners care)
Concrete or H5 timber step to all access points, min. 150mm below FFL (owners care)

Cautionary notes:
Building contractor to assess site to ensure daylighting & building restrictons are complied with. No liability for encroachment shall be held by designer if site is not surveyed by a registered surveyor prior to commencement of foundations

Floor
Timber floor- Engineered floor (see engineeres design notes & details - in case of discrepencies engineers report shall take precedence)

Cladding
James Hardie 180mm Linea weatherboard cladding

Roof
4°, 8° pitch. NZS Colorsteel Endura - *trapezoidal profile*

Fascia & Spouting
200x25pp fascia, MARLEY Classic spouting & downpipe system

Joinery
APL Vantage Residential suite aluminum joinery

Engineering:
Plans are to be read in conjunction with 'Ian Smith Project Services Ltd' engineering report and details. Reference: 120427

NOTE TO DETAILER:
All floor plan items and fixtures to be allowed for at detailing and pre-nail design and manufacturers stage. ACD to be notified on 07 541 3133 or info@acdarchitecture.com immediately of any discrepancies or unclear information are found in drawings.

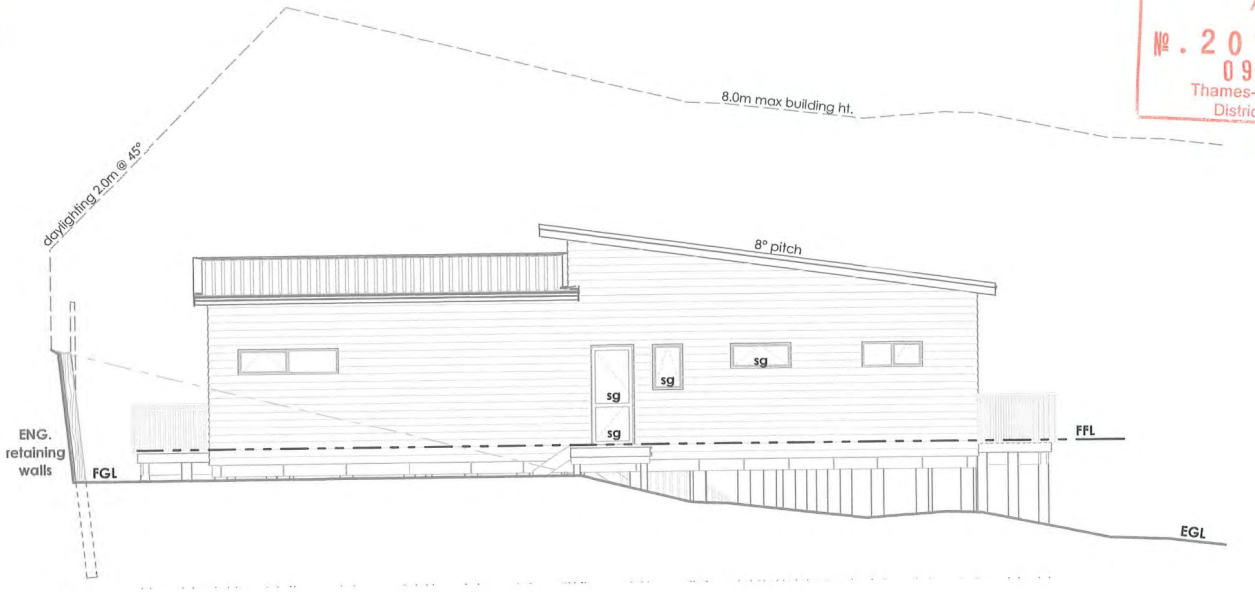
All dimensions & underground service locations to be checked prior to commencement of all works. DO NOT scale off drawings. Cross reference all drawings, confirm site levels, boundarys, floor heights & building restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. COPYRIGHT; All drawings remain the property of A1 HOMES Ltd and are for use as described above and may not be used or re-produced in whole or part without written permission. Any site/construction works are not to commence until Building Consent becomes unconditional.

Client Details:
Phil Pawley
Address:
78c Bennett Road
Te Mata

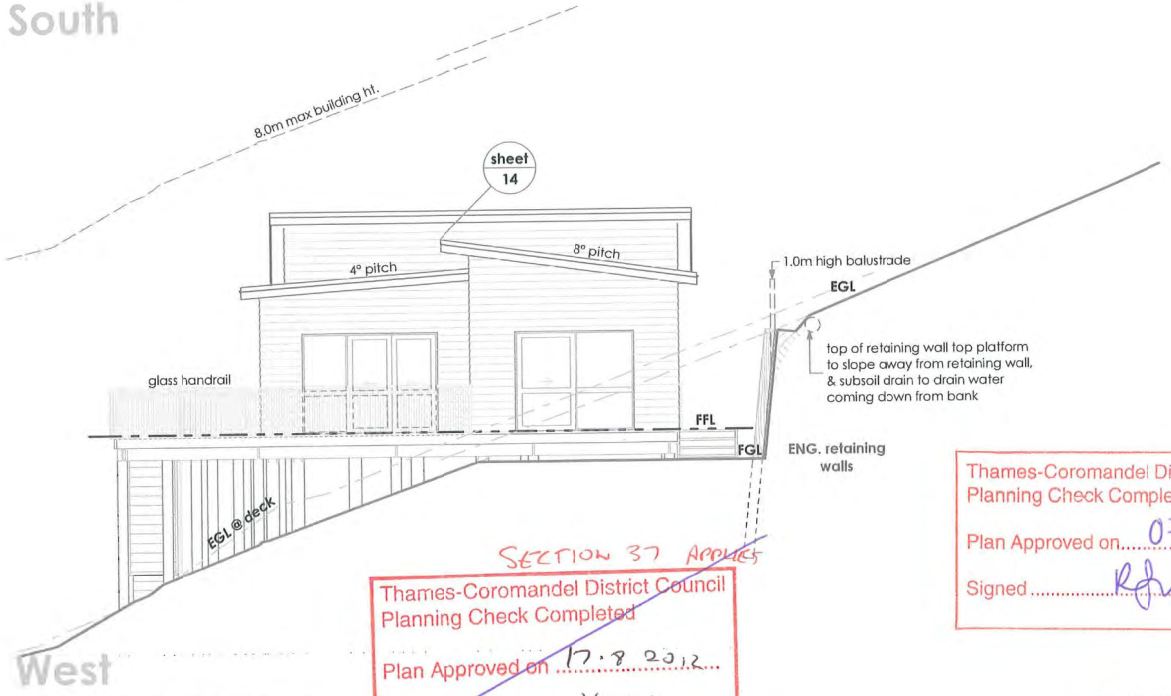
Elevations				Plan:	Project No:	Sheet No:
Wind: V.High	Date: 25.07.12	Scale: 1:100		BH110 alt	CO117	1
Earthq: 1	Rev:	Drawn: SA	Check: NN			
Corrosion: B	ACDARCHITECTURE.com					

APPROVED
ABA
№. 20120544
09 OCT 2012
Thames-Coromandel
District Council

COUNCIL COPY



South



West

SECTION 37 APPLIES

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 17.8.2012
Signed

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 07/09/12
Signed

Cautionary notes:
Building contractor to assess site to ensure daylighting & building restrictons are complied with. No liability for encroachment shall be held by designer if site is not surveyed by a registered surveyor prior to commencement of foundations

Construction notes:
Glazing in accordance with NZS 4223 & 2008 amendments
sg = Safety glass as required by standards, joinery manufacturer to confirm
ss = Safety stays
All glazing clear float except for obscure glass to bathrooms & wc's
Double glazing to all window and door joinery excluding garage

Aluminium joinery head heights to be 2.1m (excludes entry box unit). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1
Access
H3.2 timber steps and landing H5 timber to ground (owners care)
Concrete or H5 timber step to all access points, min. 150mm below FFL (owners care)

Cautionary notes:
Building contractor to assess site to ensure daylighting & building restrictons are complied with. No liability for encroachment shall be held by designer if site is not surveyed by a registered surveyor prior to commencement of foundations

Floor
Timber floor- Engineered floor (see engineeres design notes & details - in case of discrepencies engineers report shall take precedence)

Cladding
James Hardie 180mm Linea weatherboard cladding

Roof
4°, 8° pitch. NZS Colorsteel Endura - *trapezoidal profile*

Fascia & Spouting
200x25pp fascia, MARLEY Classic spouting & downpipe system

Joinery
APL Vantage Residential suite aluminum joinery

Engineering:
Plans are to be read in conjunction with 'Ian Smith Project Services Ltd' engineering report and details. Reference: 120427

NOTE TO DETAILER:
All floor plan items and fixtures to be allowed for at detailing and pre-nail design and manufacturers stage. ACD to be notified on 07 541 3133 or info@acdarchitecture.com immediately of any discrepancies or unclear information are found in drawings.

Client Details:
Phil Pawley
Address:
78c Bennett Road
Te Mata

Elevations

Wind: V.High	Date: 25.07.12	Scale: 1:100	Plan: BH110 alt	Project No: CO117	Sheet No: 2
Eartha: 1	Rev:	Drawn: SA Check: NN			
Corrosion: B	ACDARCHITECTURE.com				

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

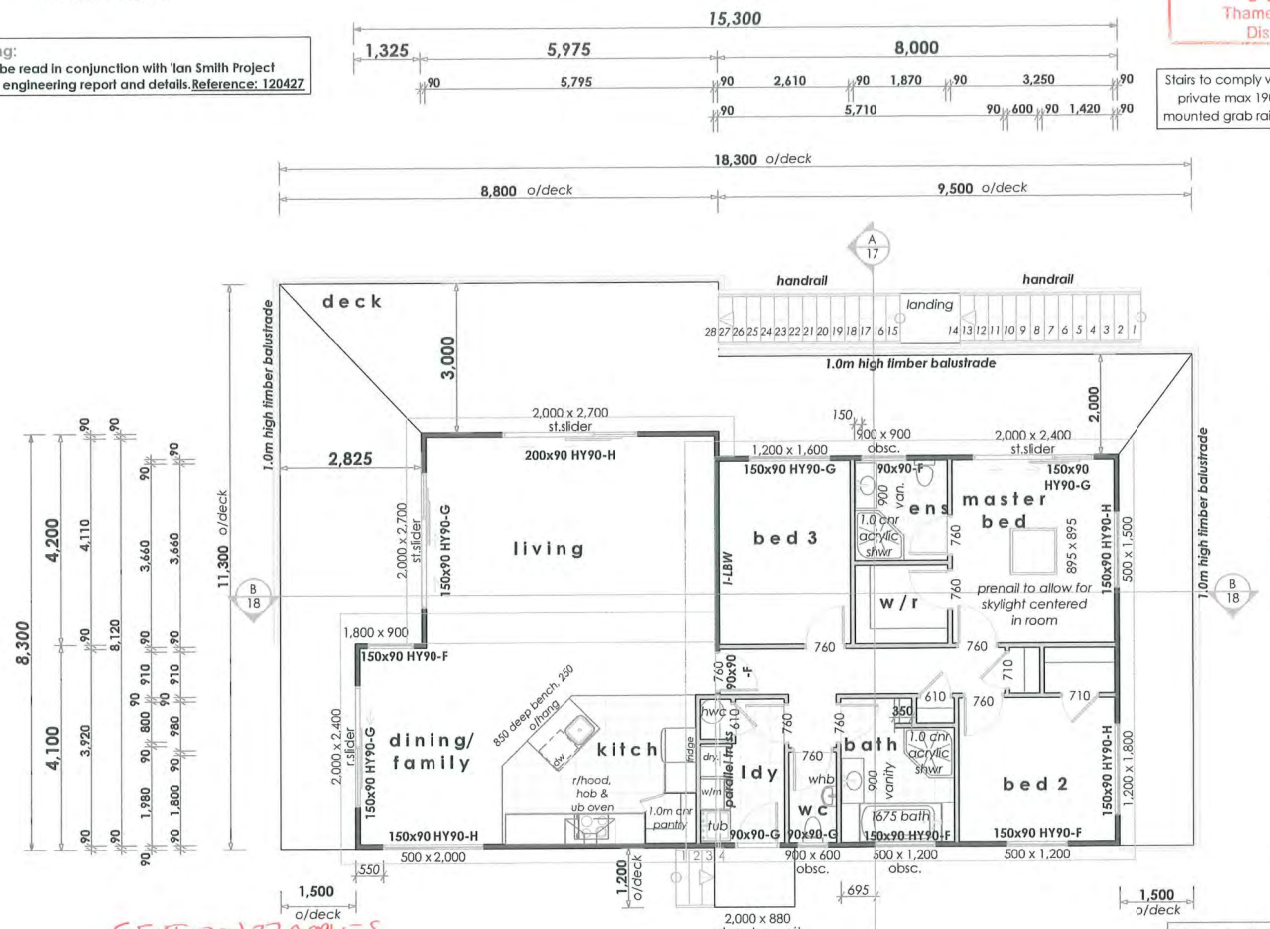
Elevation Guide

APPROVED
ABA
№. 20120544
09 OCT 2012
Thames-Coromandel
District Council

COUNCIL COPY

Engineering:
Plans are to be read in conjunction with 'Ian Smith Project Services Ltd' engineering report and details. Reference: 120427

Stairs to comply with NZBC:D1 access; main private max 190rise, min 280 tread. Wall mounted grab rail @900ht from tread nosing



Floor Area: 118.02sqm

Cautionary notes:

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

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

Refer to attachec pre-cut design & documents for all lintel sizes, truss & top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing / slab thickenings that may be required to support roof loads.. This layout is preliminary. Read in conjunction with final PS1 & pre-cut design & documents.
If a discrepancy occurs contact pre-cut manufacturer or, contact acd architecture immediately on 07 541 3133

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

Construction notes:

Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
Electric hobs with vented r/hood. Polybutylene water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0

Where there are more than 3 tapered gib ceiling sheet joins the third join shall be back blocked using gib off-cuts & GIB-Cove Bond not gib-fix glue, in accordance with latest winstones gib fixing site guide

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

Confirm shower tray size before commencing wall framing

When lintel requirements exceed 2/90x45 SG8 to NZS 3604: 2011 refer 'CHH Woodproducts' span charts or Design IT certificate & producer statement

Wet Areas:

BATHROOM / LAUNDRY / KITCHEN / ENSUITE / WC
floor finishes

Non-slip vinyl lining over sealed floor. Minimum slip resistance co-efficient for level surface between 0.25 - 0.50 acceptable in accordance with NZBC: D1/AS1 Access.
Option 1 - Cove vinyl up wall 100mm, fix skirting or vinyl smooth edge to wall junction
Option 2 - Waterproof seal vinyl to edge of painted skirting, contractor to comply with NZBC: E3/AS1 Internal Moisture.

LAUNDRY
wall finishes

10mm GIB Aqualine to wall behind tub only, std GIB to ceiling and all other walls

BATHROOM / ENSUITE
wall & ceiling finishes

10mm GIB Aqualine to walls & 10mm GIB Aqualine to ceilings, 1/coat GIB Sealer with 2/coats semi-gloss or gloss, acrylic enamel paint

NOTE TO DETAILER:
All floor plan items and fixtures to be allowed for at detailing and pre-nail design and manufacturers stage. ACD to be notified on 07 541 3133 or info@acdarchitecture.com immediately of any discrepancies or unclear information are found in drawings.

SECTION 37 APPLIES

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 7.8.2012
Signed

Thames-Coromandel District Council
Planning Check Completed
Plan Approved on 07/09/12
Signed

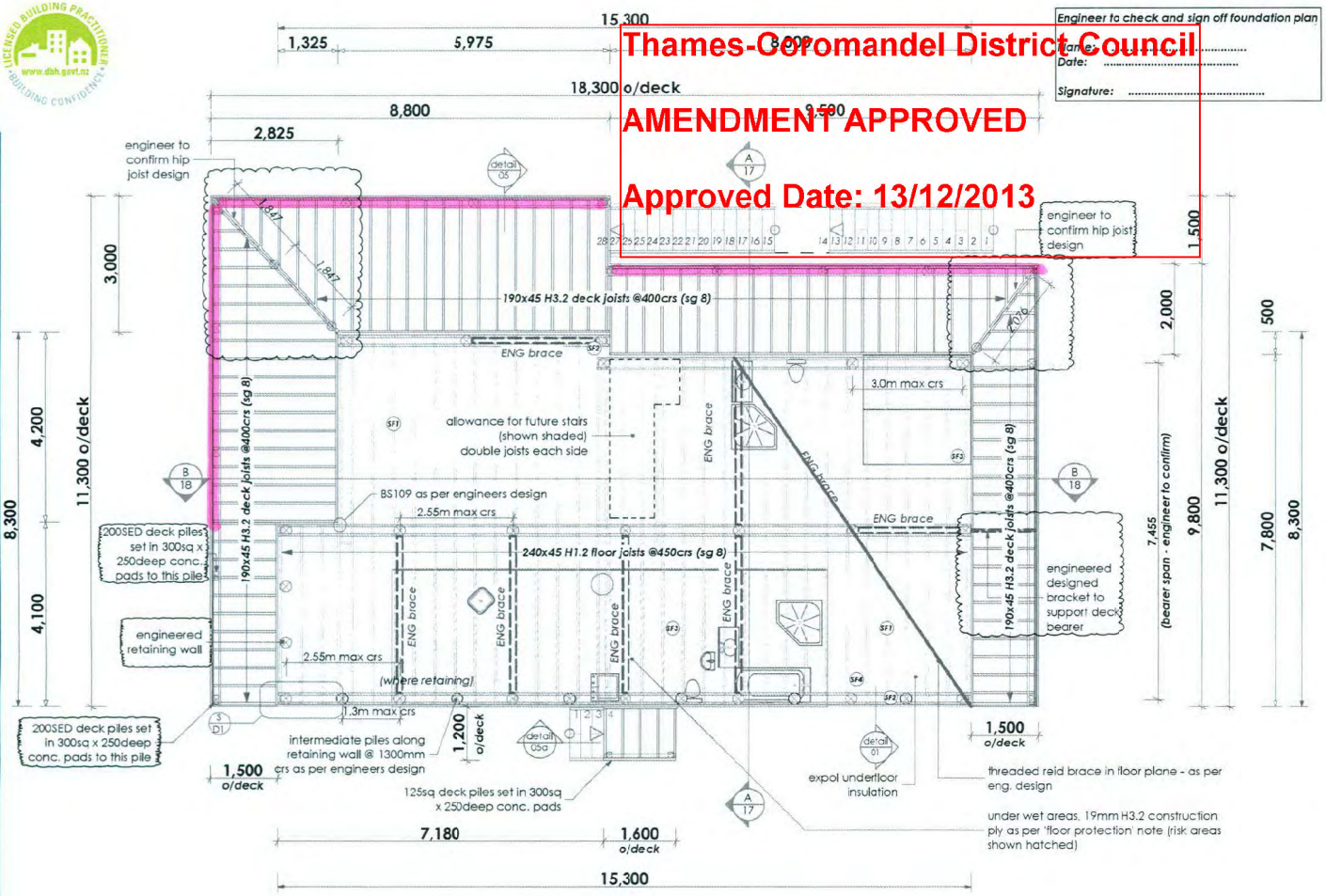
Client Details:
Phil Pawley
Address:
78c Bennett Road
Te Mata

Floor Plan

Plan:	Project No:	Sheet No:
BH110 alt	CO117	8

Wind: V.High | Date: 25.07.12 | Scale: 1:100
Earthq: 1 | Rev: | Drawn: SA | Check: NN
Corrosion: B

Engineer to check and sign off foundation plan
Name: .....
Date: .....
Signature: .....



Subfloor framing: - *in accordance with engineers design and specifications*
(SG 8)

SF1 - 240x45 H1.2 floor joists @ 450crs max, min300 long flitch block nailed to side of joist @ joints (min 150 lap each way), joints supported over bearer. Joist/Bearer connection - 2/100x3.75 skewed nails or 3/90 x 3.15 power driven skewed nails. 60mm EXPOL underfloor insulation between joists.

SF2 - *Engineered* 250SED H5 piles @ 1650 max span. ***Engineered*** 2/290x45 bearers (H3.2 if exposed to exterior weather conditions) - fixing as per engineers design. ordinary/driven pile to bearer fixing 2 wire dogs + 2/100mm skew nails (cantilever piles use 6kN kit) (anchor/braced piles use 12kN kit).

SF3 - 3.6m x 1.2m 20mm KOPINE particleboard flooring (19mm H3.2 construction ply in wet areas), keep edge of sheet in from exterior frame 10mm. Nail sheet perimeters @ 150mm crs, nail centres @ 300mm crs

SF4 - 6.0mm Hardies lining to underside of joists, exposed subfloor design

Timber deck: - *in accordance with engineers design and specifications*
(SG8)
Finished Deck Level (FDL) set equal to or lower than FFL, free-draining away from building.

SF5 - *Engineered* 200SED H5 piles

SF6 - *Engineered* 2/240x45 H3.2 bearers - fixing as per engineers design

SF7 - 190x45 H3.2 stringer fixed to wall with M12 coach bolts @ 800crs, MS bedded, shaped H3.2 spacers at fixing points.

SF8 - 190x45 H3.2 deck joists @ 400crs max supported in 120x47 galv. joist hangers at wall + 2/100mm galv. skew nails to stringer

SF9 - 90x40 H3.2 griptred deck boards nailed to joists with 90mm deck nails. Space a 5mm gap between boards if dry, crank boards tight together if wet.

Cautionary notes:

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

The minimum pile height is to be 150mm above the finished ground level and where located within 300mm, DPC is required to the top of the piles.

Contractor to refer to truss manufacturers producer statements for any further load bearing piles or bearer lines that may be required to support roof loads

The contractor shall accurately locate the position of all public drains on site prior to starting work. If any discrepancies are found in these drawings then the contractor must contact A1 Homes before proceeding with any further works.

Construction notes:

ENGINEERED SUBFLOOR DESIGN - refer to engineers design, details and calculations

Joints in bearers shall be made only over supports but shall not occur where the bearer is fixed directly to an anchor pile or braced pile. anchor piles max 600mm out of the ground all piling in accordance with NZS.3604.2011 & Engineers design

- braced piles located in min 400sq x 1700deep 17.5 MPa conc. footing, 100mm pad under pile
- anchor piles under load bearing walls located in min 460dia or 400sq x 1700deep conc. footing, 100mm pad under pile
- anchor piles under non-load bearing walls located in min 400dia or 350sq x 1700deep conc. footing, 100mm pad under pile
- ordinary piles under external walls located in min 400sq x 1700deep conc. footing, 100mm pad under pile
- ordinary piles under non-load bearing walls located in min 250sq x 1700deep conc. footing, 100mm pad under pile

Ensure blocking between joists @ 1.8m crs over subfloor lines of support.

240x45 solid blocking between joists at 1.2m max crs beneath braced walls, also walls offset further than 150mm from joist crs, applicable to joists parallel with wall above and at each side of door openings

Confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Builder to ensure that positioning of joists will not conflict with shower and wc waste pipes.

NZS 3602:2003 Protection of Interior Flooring.
110.3.1 Floor coverings in "wet areas" such as laundries, bathrooms, kitchens & toilets shall be set out in E3/AS1. Where maintenance of an impervious coating cannot be assured in wet areas ie: under vanities, baths, showers, sinks etc. plywood or timber flooring that has been treated to a minimum of H3.1 shall be used. Areas in question have been highlighted with cross hatch, exact locations to be confirmed on site

Subfloor Engineered Designed - refer to engineers design, details and calculations for:

- ***Engineered House & Deck Bearers***
- ***Engineered House & Deck Piles***
- ***Engineered Subfloor House & Deck Bracing***

Engineering:
Plans are to be read in conjunction with 'Ian Smith Project Services Ltd' engineering report and details. Reference: 120427

Client Details: **Phil Pawley**
Address: 78c Bennett Road, Te Mata

Foundation

Wind: V.High	Date: 20.02.13	Scale: 1:100
Earthq: 1	Revs: Revs. 09.10.12	Drawn: SA Check: NN
Corrosion: B	ACDARCHITECTURE.com	

Plan: BH110 alt | Project No: CO117 | Sheet No: 5

2012 GARAGE

PAWLEY STAGE 1.

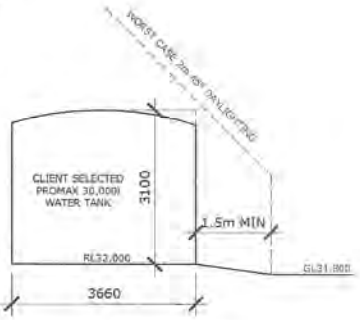
DL3. WATER TANK DAYLIGHTING.
1:100

NOT PART OF BUILDING CONSENT.

BENNETT ROAD

LOT 8

ROW ACCESS



DL4 WATER TANK DAYLIGHTING.
1:100

LOT 7

LOT 9

LOT 13

LOT 10

PROPOSED BOAT CARPORT (CLOUDED) ON HOLD. NOT PART OF BUILDING CONSENT OR RESOURCE CONSENT.

500D PUMPED WATER PIPE FROM GARAGE WATER TANK. RUN 100ID PVC TANK OVERFLOW IN SAME TRENCH & CONNECT TO SW LINE SHOWN.

30,000L PROMAX CORRUGATED KARAKA GREEN PLASTIC WATER TANK (3.66dx3.1m HIGH) TAKING ROOF WATER. PROVIDE FILTRATION & DISINFECTION TO TCDC REQUIREMENTS. TRIM PLANTING & EXCAVATE/FILL MINOR PLATFORM TO RL27.00 TO SUIT.

80ID PVC DP. CONNECT TO WATER TANK WITH 100ID PVC.

ELECTRICIAN TO PROVIDE POWER FEED & TELEPHONE CABLE TO GARAGE.

WORST CASE DAYLIGHTING POINTS @ 2m 45 DEGREES.

NOM 1.6m HIGH SED TIMBER RETAINING WALL(EXTENT CHAIN DOTTED) TO DETAILS. CONNECT DRAINCOIL TO SW OVERFLOW TO DISPOSAL.

APPROX STORMWATER CONNECTION POINT LOCATION. DRAINLAYER TO CONFIRM ON SITE.

TOP OF PEG @ RL21.835

G.Gr0.Gm EXIST GARAGE FL22.375

EXIST METAL DRIVEWAY UP

NATIVE PLANTING.

PROPOSED BOAT CARPORT. 7.2x9.2m (66.24m²) CUT & FILL TO RL29.000

STORE

PT4/BH4

PROPOSED FUTURE HOUSE APPROX LOCATION. PLATFORM EXCAVATION EXEMPT FROM RESOURCE CONSENT.

APPROX LINE OF CHANGE IN SLOPE FROM 15° TO 25°, DOTTED.

FUTURE HOUSE DRIVEWAY UP.

POST & RAIL FENCE

FENCEPOST TOP OF PEG RL42.040

RESERVE SS DISPOSAL FIELD

PT2/SV3/BH3

MAIN SS DISPOSAL FIELD

PT2/SV2/BH2

ALTERNATIVE 150m² RESERVE SS DISPOSAL FIELD. (SHADED - DOTTED PERIMETER)

RESERVE SS DISPOSAL FIELD

PT1/SV1/BH1

RL49.010 FENCEPOST

DRAINLAYER TO CONFIRM LOCATION & DIAMETER OF SW PIPE FROM EXISTING WATER TANK. ALSO CONFIRM LOCATION OF SW CONNECTION AS NO DIMENSIONED AS-BUILT EXISTS.

A BATHROOM IS TO BE INSTALLED IN THE GARAGE. FIT A HOLDING TANK & CUTTER PUMP TO PUMP EFFLUENT UP 50OD LINE TO THE HYNDS SEWAGE TREATMENT PLANT.

EXIST CONSENTED WATER TANK. OVERFLOW ASSUMED TO SW CONNECTION. NO AS-LAID EXISTS. PLUMBER/DRAINLAYER TO CONFIRM.

PROVIDE PROPOSED DWELLING SS, SW, POWER & TELECOM IN SAME TRENCH.

COASTAL RESIDENTIAL PA ZONE

COASTAL OAPA ZONE

HOLD NOT PART OF BC.

EXCAVATE (CUT & FILL) DRIVEWAY, EXTENT HATCHED. 149m² SURFACE AREA AFFECTED IN ORDER TO FORM DRIVEWAY. COMPLIES WITH 150m² MAX. AVERAGE EXCAVATION CUT & FILL = 300mm OVER ENTIRE DRIVEWAY SURFACE = 45m³ (COMPLIES WITH MAX 50m³)

NEW 50OD PUMPED SS LINE FROM GARAGE TO HYNDS SS TREATMENT PLANT.

HYNDS LIFECYCLE ADVANCED SEWAGE TREATMENT PLANT. CONFIRM BEST LOCATION ON SITE. ELECTRICIAN TO PROVIDE POWER FEED AS REQUIRED.

100ø PVC SS PIPE INTO SS PLANT

TAKE DETENTION OVERFLOW & CONNECT IT TO MAIN 100ID OVERFLOW & RUN IT TO THE SW CONNECTION IN 100ID NOVAFLOW.

100ø PVC SW PIPE INTO SW TANK

30,000l PROMAX CORRUGATED PLASTIC WATER TANK, COLOUR - KARAKA. TANK IS 3.66dx3.1m HIGH. CUT TI RL32.000 & BURY 1m INTO GROUND IN ACCORDANCE WITH PROMAX TECH SPECS. POSITION ATLEAST 1.5m FROM BDY & ENSURE COMPLIANCE TO 2m45° DAYLIGHTING. FIT 30ID DETENTION OUTLET 440mm DOWN FROM TOP OF WATER TANK. FOR DAYLIGHTING REF DL4 ABOVE.

25ø RISING PUMP DELIVER LINE FROM HYNDS SS TREATMENT PLANT TO DISPOSAL FIELD.

150m² RESERVE SS DISPOSAL FIELD. (SHADED - DOTTED PERIMETER)

300m² PUMPED PCDI SURFACE DRIPPER DISPOSAL FIELD, SHADED. APPLICATION RATE = 2.3 l/m²/DAY. RUN DRIPPER LINES @ 1m CTRS WITH THE CONTOURS & INSTALL TO HYNDS SPECS & NZS1547, 2000/2012. NOTE THAT THIS AREA HAS BEEN PLANTED OUT EXTENSIVELY SOME YEARS AGO WITH POHUTUKAWAS ETC.

DRAINLAYER TO PROVIDE PS3 PRODUCER STATEMENT & LEGIBLE AS-LAID TO TCDC INSPECTOR & ACTIONPLANS LTD.

OLD SLIP SCARP DROPPING TO THE NORTH EAST.

FENCEPOST. TOP OF BDY PEG ASSUMED DATUM @ RL 50.000

OWNERS: PHIL & DIANE PAWLEY.
76C BENNETT ROAD
TE MATA, THAMES COAST.
LOT 11 & PART 32(1/6TH SHARE ROW) , DPS319649
SITE AREA: 2506m²
PLANNING ZONES: COASTAL - RESIDENTIAL P.A.
THAMES TO WAIKAWAU EXCLUSION ZONE &
COASTAL - O.A.P.A. ***(REAR LOT)***
COASTAL OAPA GOVERNS AS THIS IS WHERE THE DWELLING IS BEING CONSTRUCTED.
WIND ZONE: VERY HIGH
DURABILITY ZONE: SEA SPRAY - SS REQ'D.
MAX EARTHWORKS SURFACE AREA: MUCH<2500m² MAX
MAX EARTHWORKS EXCAVATION VOLUME: MUCH<1000m³ MAX
EXCAVATION UNDER BLDG FOOTPRINTS EXEMPT.

EXISTING GARAGE AREA: 36m²
PROPOSED BOAT CARPORT AREA: 66.24m² *ON HOLD*
BOAT CARPORT WATER TANK AREA: 10.5m² *ON HOLD*
HOUSE WATER TANK AREA: 10.5m²
PROPOSED DWELLING FLOOR AREA: 110m²
SITE COVERAGE RPA: 156.5m² ÷ 2506m² = 6.1%(<30%)
SITE COVERAGE OAPA: 6.1%(<10%)

NOTES.

- A STORMWATER CONNECTION EXISTS. DETENTION WILL BE REQUIRED FOR THE NEW DWELLING & CARPORT. DESIGN BY ACTIONPLANS LTD.
- ON SITE SEWAGE DISPOSAL DESIGN BY ACTIONPLANS LTD.
- LEVELS SHOT & CONTOURS PREPARED BY ACTIONPLANS LTD.
- SCALA PENETROMETER, SHEAR VANE & BOREHOLE TESTING BY ACTIONPLANS LTD AS ISPS LTD ENGINEERS AGENT. (MARKED PT / SV / BH)
- DAYLIGHTING REQUIREMENT IS ***2m 45°***.
- SITE COVERAGE FOR CRPA IS ***30%*** MAX.
- SITE COVERAGE FOR COAPA IS ***10%*** MAX.
- ***CONTROLLED ACTIVITY RESOURCE CONSENT REQUIRED FOR PROPOSED DWELLING FOR COLOURS/REFLECTIVITY DUE TO CONSENT NOTICE AGAINST TITLE. REFER ACTIONPLAS LTD REPORT & APPLICATION.***
- EXCAVATION FOR DRIVEWAY FORMATION IS WELL UNDER MAX 1000m³ VOLUME & 2500m² AFFECTED AREA. EXCAVATION FOR THE HOUSE FOOTPRINT IS EXEMPT FROM THESE RULES. HOWEVER CUTS WILL BE <3m HIGH.

APPROVED ARA
Thames-Coromandel District Council
19 OCT 2012
20120544

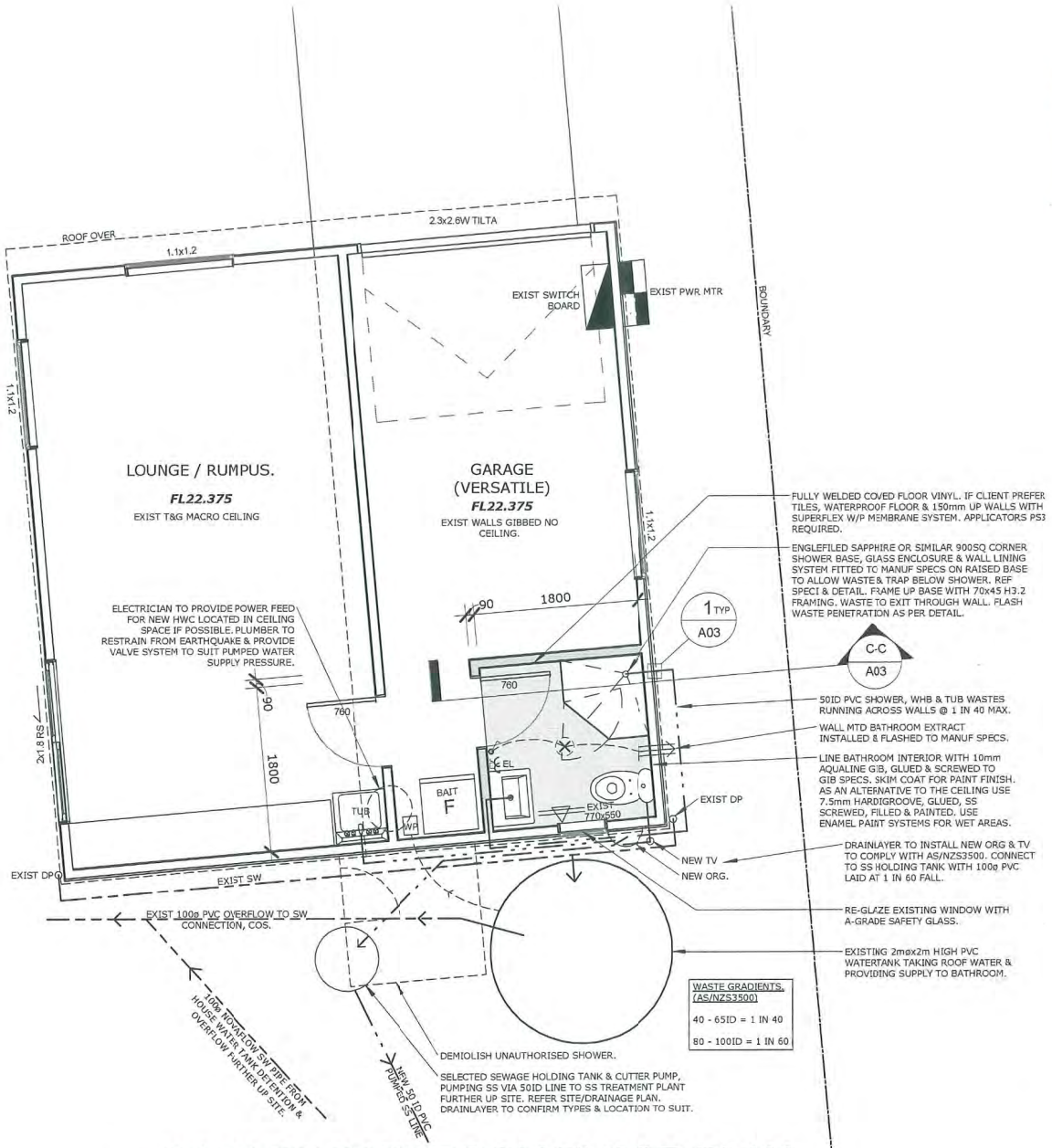
ISSUE 3 12/3/12 ISSUED APPROVAL & FOR PIM & BLDG CONSENT.
REV B 12/03/12 SS DISPOSAL AMENDMENTS. BOAT CARPORT ON HOLD, NOT IN BC.
REV A 12/12/11 SITES NOTES & NEW WATER TANK AMENDMENTS.
ISSUE 2 7/11/11 ISSUED FOR CARPORT CONCEPT APPROVAL.
ISSUE 1 31/8/11 ISSUED FOR SOILS REPORT & ON SITE SS DISPOSAL DESIGN REPORT.

REFS	DRAWN BY JON	DWG # A01	SHEET # 1 OF 3
SPECI	DATE 24/8/11		JOB # 20110728
CHECKED			

CRITICAL NOTES.
CONTRACTORS TO CHECK & VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. ALL CONSTRUCTION TO COMPLY WITH THE SPECIFICATION, NZS3604-1999, DBH BUILDING CODE & LOCAL AUTHORITY REQUIREMENTS. ***IF IN DOUBT ASK!***

ACTIONPLANS
CREATIVE PLANS YOU AND YOUR BUILDER WILL LOVE
ACTIONPLANS LTD
JON SHORT - PRINCIPAL / DESIGNER
93 GALLAGHER DRIVE, TAIRUA, NZ.
PH/FAX: 07-864-9988 MOB: 021-0274-7354
E-MAIL: jon@actionplans.co.nz
www.actionplans.co.nz
DBH DESIGN 2 LBP
ADNZ ARCHITECTURAL DESIGNERS BY NZ

1 SITE / DRAINAGE PLAN
1 : 400



1 GARAGE BATHROOM FLOOR PLAN.

1 : 50

NOTES: NEW WALLS SHADED. FRAMING TYP 90x45 H1.2 KD SG8, STUDS @ 600 CTRS, NOGS @ 800 CTRS. BTM PL TO BE H3.2. NEW WALL BTM PL HOLD DOWN TO BE D12120 DYNABOLT PLUS @ MAX 1.2m CTRS C/W 50SQ WASHERS.

ALL PLUMBING & DRAINAGE TO COMPLY WITH AS/NZS3500.

PAWLEY STAGE 1.

APPROVED
ABA
No. 20120544
09 OCT 2012
Thames-Coromandel District Council

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ACTIONPLANS LTD
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www.actionplans.co.nz
DBH DESIGN 2 LBP
A D N Z ARCHITECTURAL DESIGNERS NZ INC

ISSUE 3 12/3/12 ISSUED APPROVAL & FOR PIM & BLDG CONSENT.
REV B 12/03/12 SS DISPOSAL AMENDMENTS. BOAT CARPORT ON HOLD, NOT IN BC.

CRITICAL NOTES.
CONTRACTORS TO CHECK & VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. ALL CONSTRUCTION TO COMPLY WITH THE SPECIFICATION, NZS3604-1999, DBH BUILDING CODE & LOCAL AUTHORITY REQUIREMENTS.
IF IN DOUBT ASK!

DWG # **A02**	SHEET # 2 OF 3
	JOB # 20110728
DRAWN BY JON	DATE 24/11/11
REFS SPECI	CHECKED

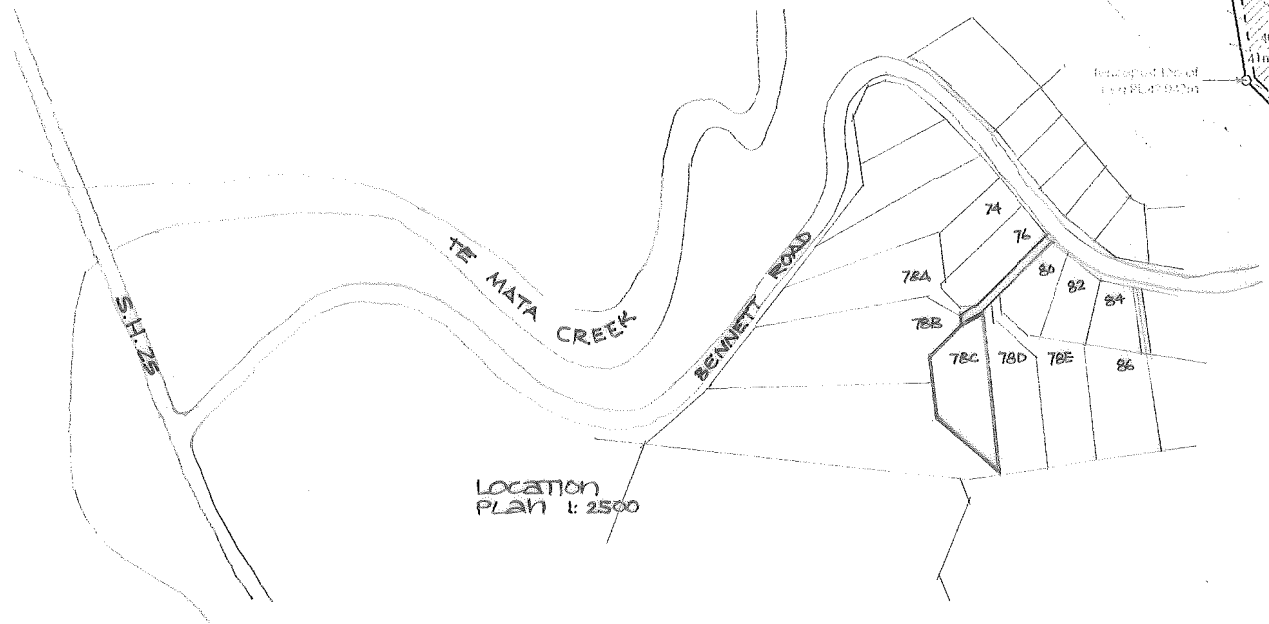
Reviewed By NP. 25/02/2019 National Processing Ltd

2018 GARAGE ADDITION

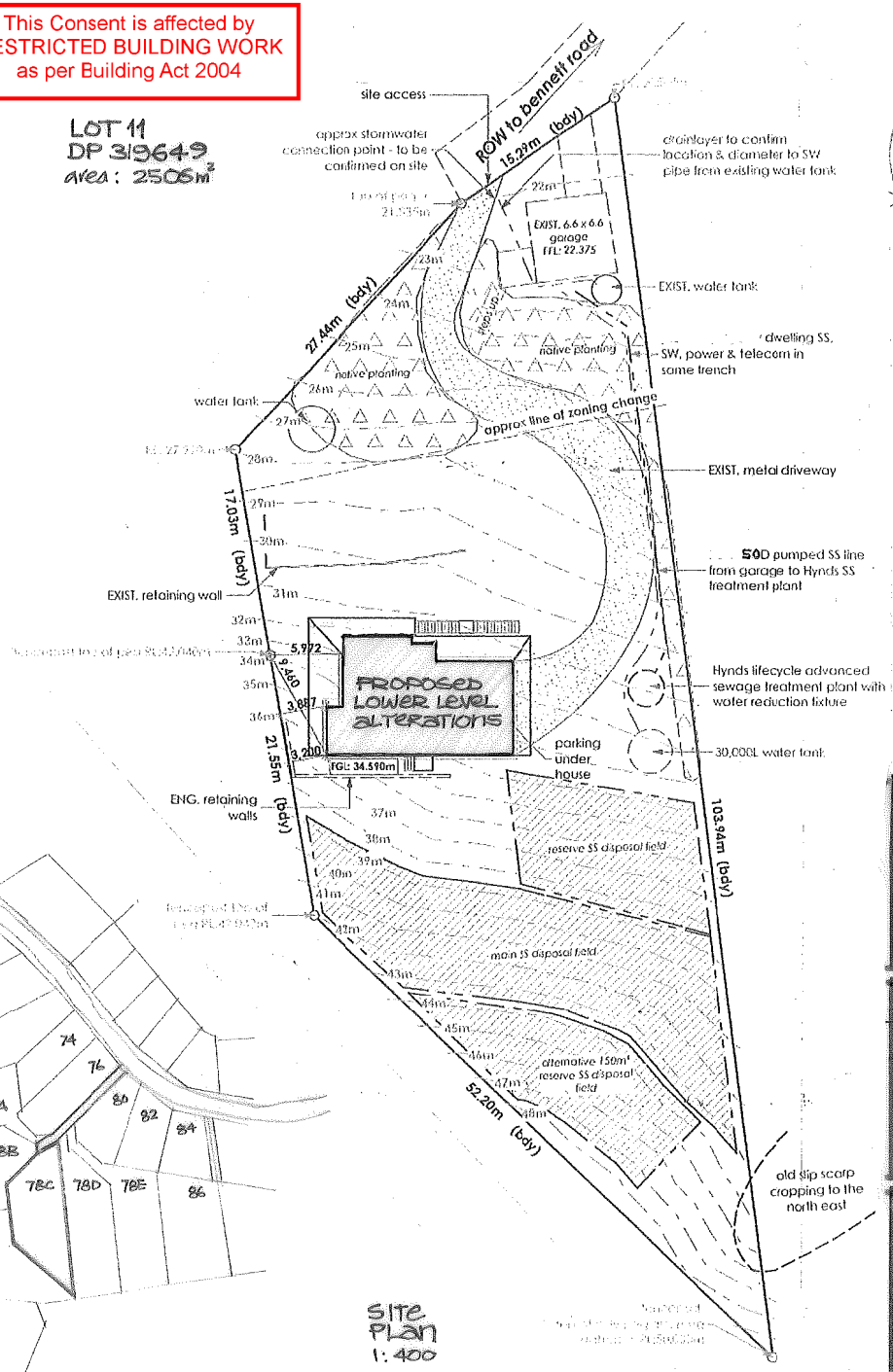
This Consent is affected by RESTRICTED BUILDING WORK as per Building Act 2004

APPROVED
ABA-20185672
Thames-Coromandel District Council

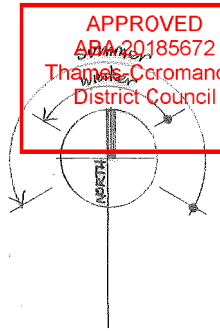
LOT 11
DP 319649
area : 2506m²



LOCATION PLAN 1: 2500



SITE PLAN 1: 400



RH DESIGN LTD
0274 905 104
rkhannah@rhdesign.co.nz

DWELLING ALTERATIONS at 78C Bennett Rd Te Mata
For P+D. PAWLEY

project no: P08818
date: SEP 18
scale: 1:100
sheet title: SITE PLAN LOCATION PLAN
sheet no: 01

This Consent is affected by
RESTRICTED BUILDING WORK
as per Building Act 2004

Thames-Coromandel District Council

PLANNING CHECK COMPLETED

Approved Date: 22/11/2019

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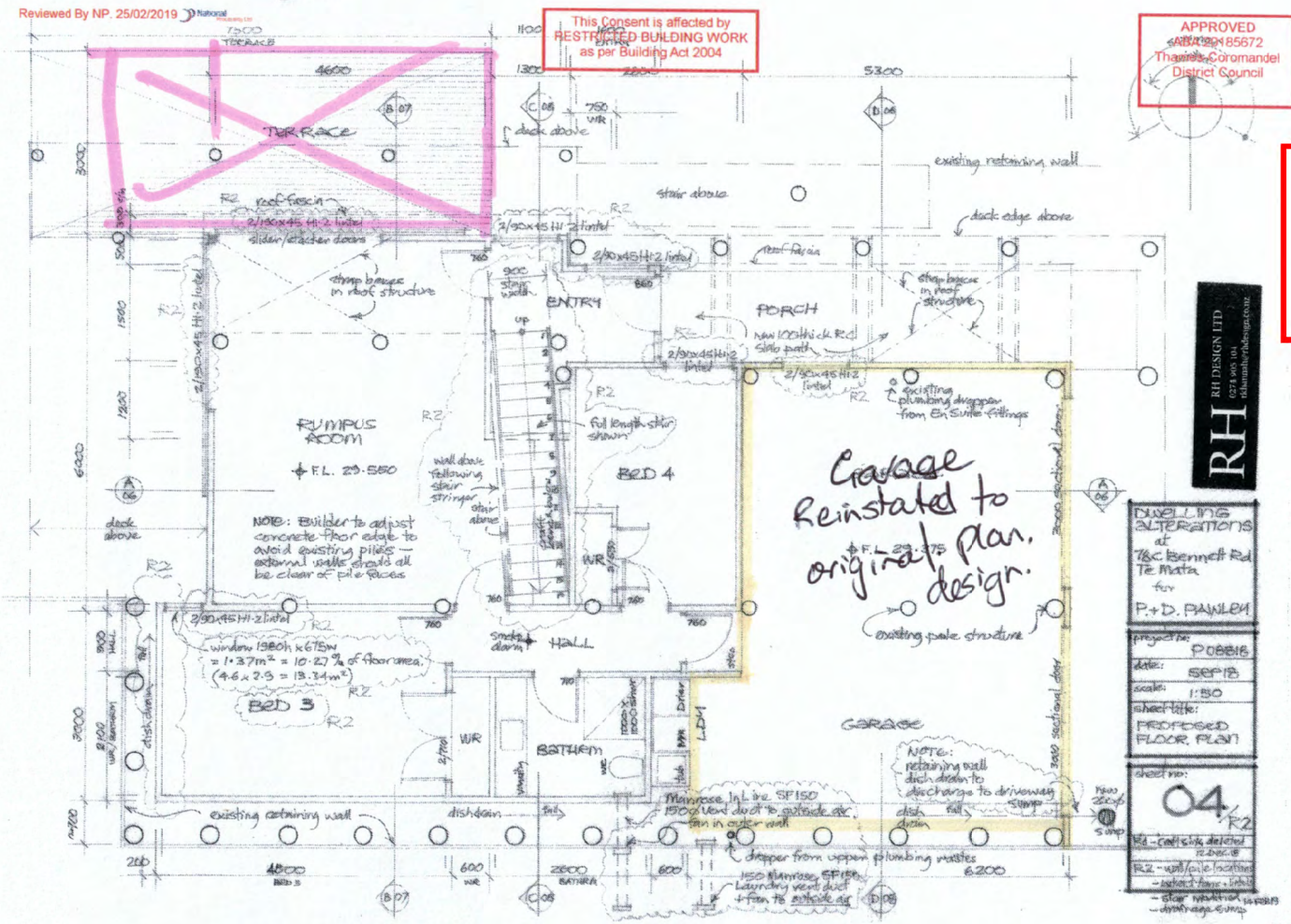
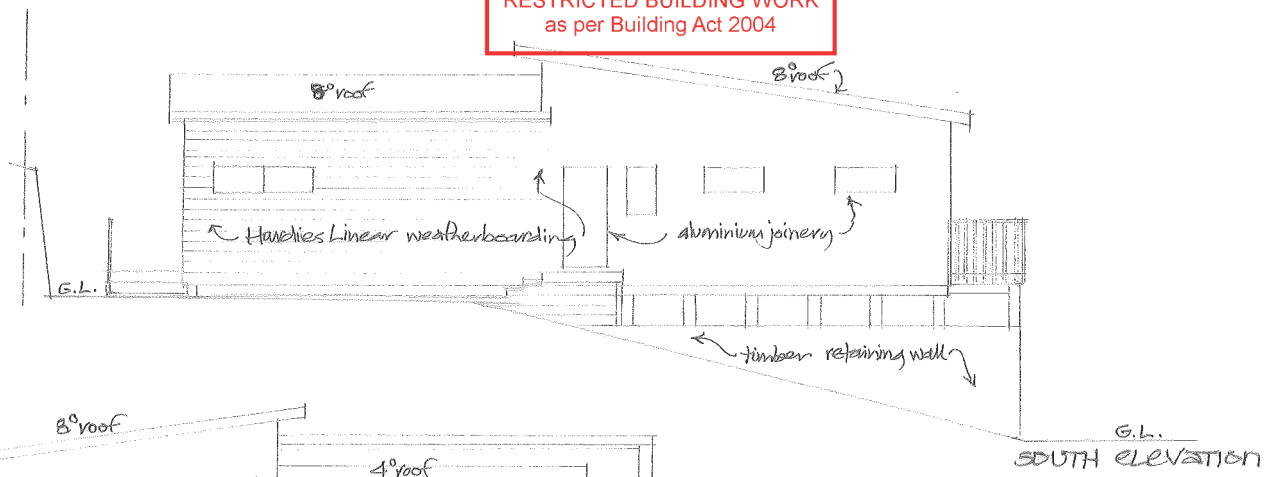
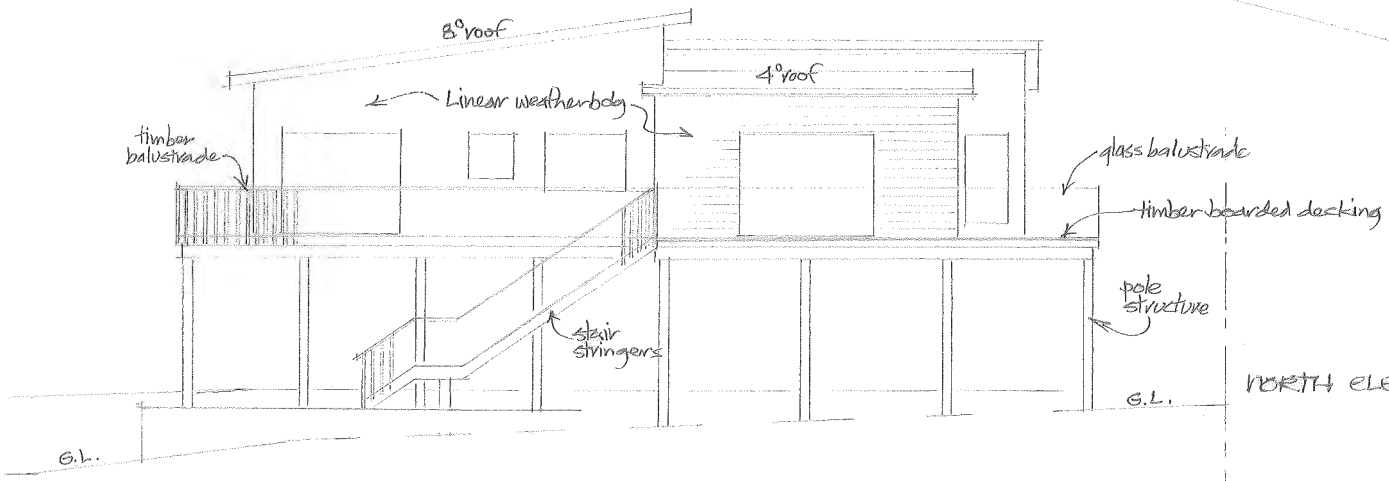


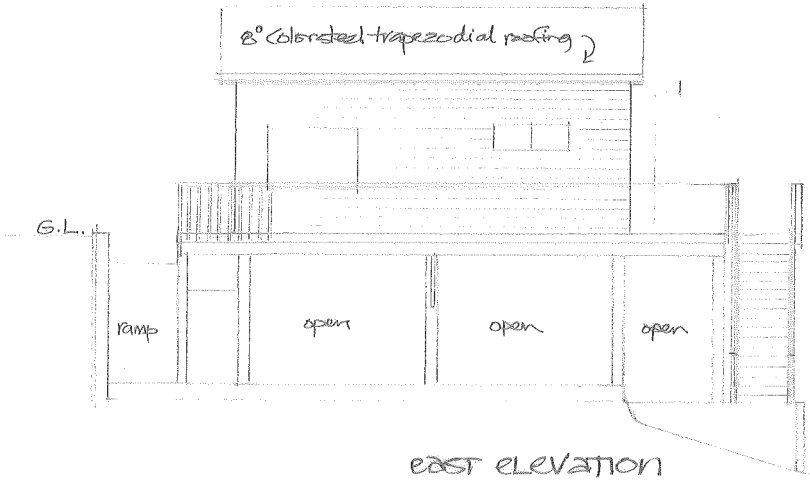
AMENDMENT
APPROVED
ABA20185672A2
Thames-Coromandel
District Council



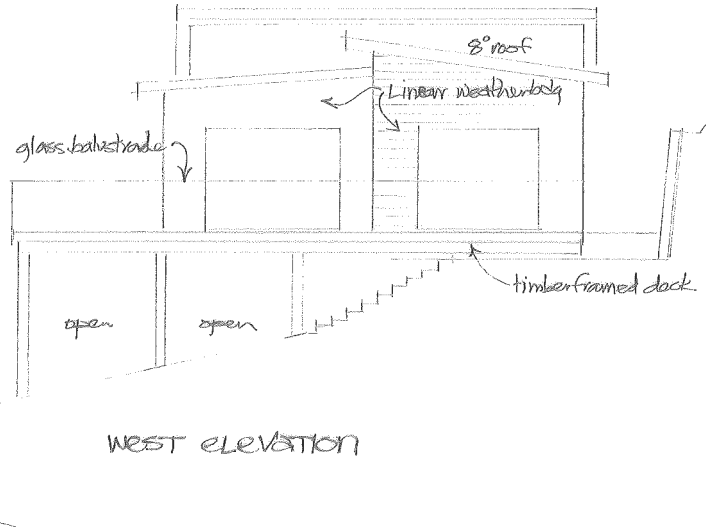
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

RH DESIGN LTD
0274 905 104
rkhannah@rhdesign.co.nz

DWELLING ALTERATIONS
at
78C Bennett Rd
Te Mata
for
P.+D. PAWLEY

project no: P08818
date: SEP 18
scale: 1:100
sheet title: EXISTING ELEVATIONS

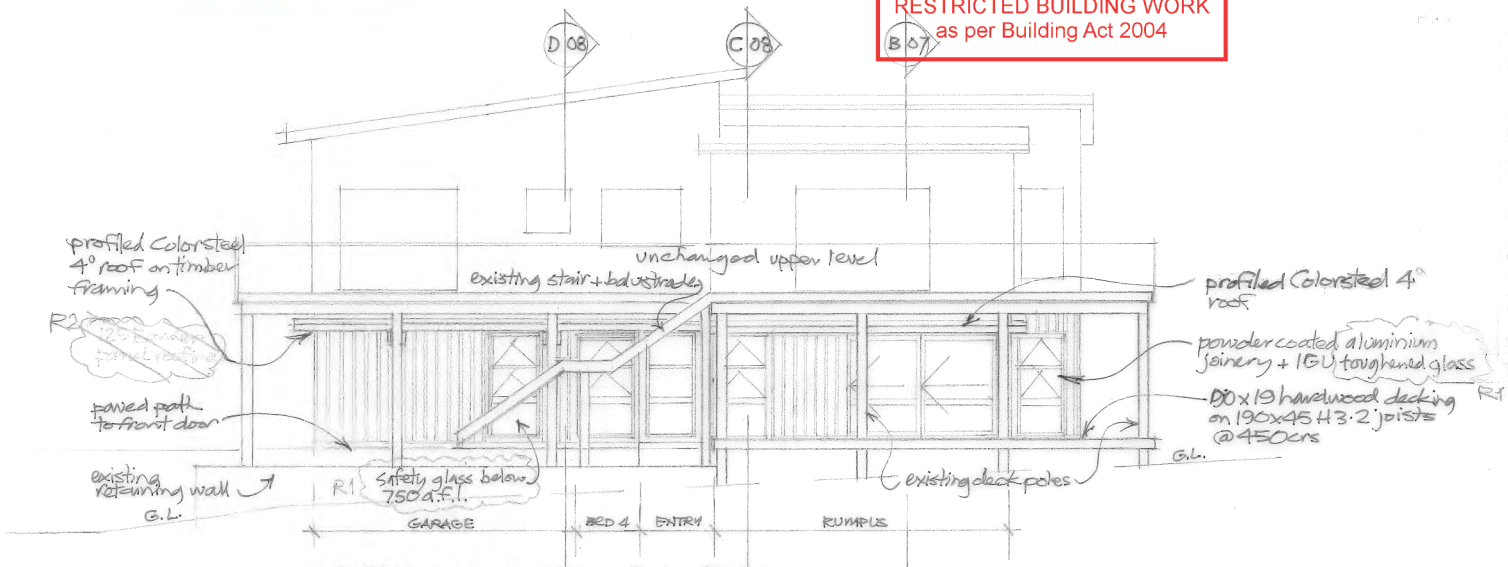
sheet no: 03

Reviewed By NP. 25/02/2019 National Processing Ltd

This Consent is affected by RESTRICTED BUILDING WORK as per Building Act 2004

APPROVED
ABA 20185672
Thames-Coromandel District Council

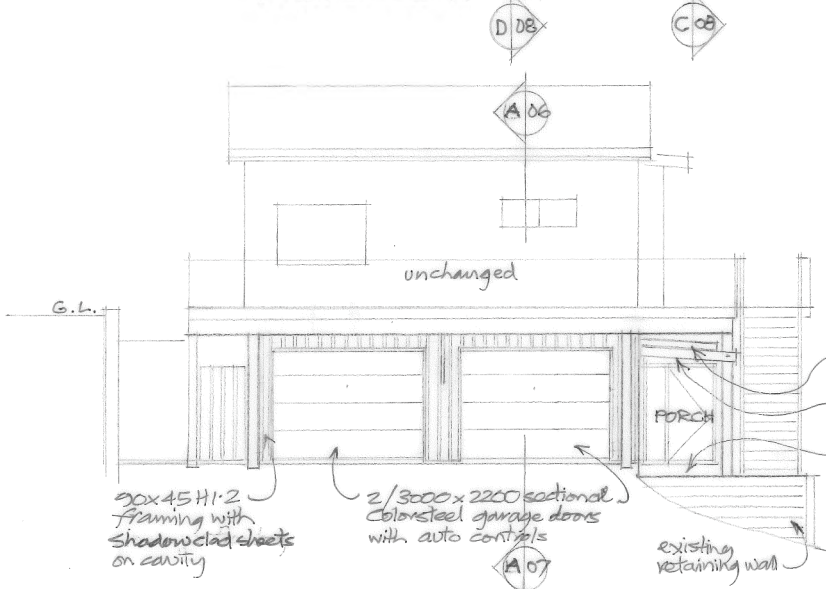
RISK MATRIX				
ELEVATION	SOUTH	WEST	NORTH	EAST
WIND ZONE	Very High 2	Very High 2	Very High 2	Very High 2
NO.OF STOREYS	High 2	High 2	High 2	High 2
ROOF/WALL INTERSECTIONS	Medium 1	Medium 1	Medium 1	Medium 1
EAVES WIDTH	Very High 5	Very High 5	Very High 5	Very High 5
ENVELOPE COMPLEXITY	Medium 1	Medium 1	Medium 1	Medium 1
DECK DESIGN	Low 0	Medium 2	Medium 2	Medium 2
TOTAL RISK SCORE	11	13	13	13



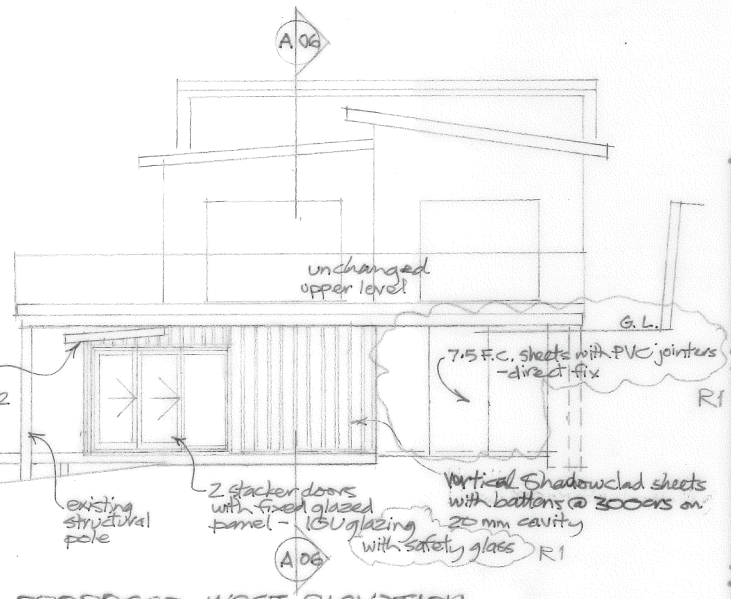
PROPOSED NORTH ELEVATION

* ply cladding on 20mm cavity

SOUTH ELEVATION
- unchanged



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

RH DESIGN LTD
0274 915 104
rkhannah@rhdesign.co.nz

DWELLING ALTERATIONS
at
78 C Bennett Rd
Te Mata
for
P+D. PAWLEY

project no: P08818
date: SEP 18
scale: 1:100
sheet title: PROPOSED ELEVATIONS

sheet no: 05/R2
R1 - safety glass + F.C. sheeting 23 JAN 19
R2 - Bond roof deleted 14 FEB 19

ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS
This property is not serviced by a public wastewater main and will therefore be reliant upon an on-site system such as a septic tank.

Attention is drawn to the need for such systems to be properly operated and maintained. Regular cleaning of the tank is required, and attention should be paid to protect and ensure correct functioning of the associated drainage fields. If any doubt exists as to the current system effectiveness, Council strongly recommends that an inspection is carried out by an independent suitably qualified person.

To avoid the likelihood of prosecution, it is the owner's responsibility to ensure that the system is maintained to work effectively and will not contaminate your own or neighbouring properties or waterways.
General guidelines for the operation and maintenance of on-site systems are available from the council or from Environment Waikato.

GENERAL PLANNING AND PROPERTY INFORMATION

The information below is offered to inform potential property owners of the general provisions of the Council's District Plan and of the existence of other information and rules which affects property within the Thames-Coromandel District.

DISTRICT PLAN

Full copies of the Council's District Plan are available at any Council Office or on our website. The following have been chosen to bring to your attention because they have in the past, been overlooked by property purchasers.

Bush Cover: Bush cover covenants affect some properties. Please consult the District Plan and your Record of Title. Please note that not all bush cover protection measures are noted on the Title.

Indigenous Vegetation, Dune Indigenous Vegetation and Wetland Indigenous Vegetation: The District Plan provides some protection for Indigenous Vegetation. Please check the plan.

OTHER AGENCIES

The following agencies also take actions, which may impact on the property.

Powerco Ltd: Provides and maintains reticulated electricity services throughout the district. Up-to-date and accurate service plans are held by Powerco Ltd. Powerco Ltd has special rules where high tension (11,000 kv and 22,000 kv) lines close on, or cross, privately owned land. Please enquire direct or contact your provider.

Chorus: Provides and maintains reticulated telecommunications services throughout the District. Up-to-date and accurate service plans are held by them. Please enquire direct or contact your provider.

Biosecurity (Noxious weeds or pests): Waikato Regional Council is responsible for this activity. Please enquire direct.

Land Information NZ: Further information may be recorded on the record of title for the property.

NZ Transport Agency: Manages and maintains the state highway network.

Coastal Inundation: **The Waikato Regional Council** holds and administers a 'Coastal Inundation Tool' for the Waikato region. The stated purpose of the Coastal Inundation Tool is to attempt to identify those areas in the Waikato region that may be subject to coastal inundation, and to identify those areas where a better understanding of the extent of the effects of inundation is desirable.

The tool is developed, held and administered by the Waikato Regional Council. The Thames-Coromandel District Council does not hold any information on the design, processes, methodology or functionality of the Coastal Inundation Tool. The Thames-Coromandel District Council makes no representation as to the completeness, accuracy or otherwise of any information or data provided by the Coastal Inundation Tool, or its use.

The tool should be read alongside its Disclaimer. Both are available for viewing at the following website: https://waikatoregion.govt.nz/services/regional-services/regional-hazards-and-emergency-management/coastal-hazards/coastal-flooding/coastal-inundation-tool

TSUNAMI

New Zealand’s entire coast is at risk of tsunami including the Coromandel Peninsula. A large tsunami can violently flood coastlines, causing property damage and injuries. Most of our larger east coast settlements have evacuation plans and a copy is attached if available. More detailed modeling reports have been completed for some areas and are available from the Waikato Regional Council website, namely "Numerical Modelling of Tsunami Effects at Two Sites on the Coromandel Peninsula, Whitianga and Tairua Pauanui"

Natural warning signals may be the only warnings for local and regional source tsunami. Examples of natural warnings may include, a strong earthquake, weak or rolling earthquake of long duration, out of ordinary sea behaviour or the sea making loud or unusual noises.

When experiencing any of the above go immediately to high ground or if the surrounding area is flat go as far inland as possible, evacuating all coastal areas or, where present all evacuation zones.

TE MATA
community guide to emergencies

GET READY

STORMS AND FLOODS/SLIPS

Storms and severe weather can happen at any time of the year, even in the middle of summer. This includes strong winds, heavy rain, and thunderstorms.
Storms often bring localised flooding and they can block access to or from your home or bach.

WHAT TO DO

- Charge all devices while you still have power.
- Secure anything that could cause damage in strong winds (such as outoor furniture).
- Stay inside and bring your pets inside. If you have to leave, take them with you.
- Take measures to reduce potential flood damage and make sure your insurance policy covers you for flood damage.
- Don't drive through flood waters – your car is not a submarine.
- Don't walk through floodwaters they could be contaminated with raw sewerage or contain dangerous debris.
- Check the tide times. Flooding often happens at high tide and recedes at low tide.
- Listen to the radio and follow the instructions of emergency services.
- Check metservice.com for real-time updates.
- Check TCDC's Facebook page to see what other people around the Coromandel are reporting.
- Have a household emergency plan.

EARTHQUAKE AND TSUNAMI

An earthquake could cause a tsunami. Know the natural warning signs:
» **Experience an earthquake that makes it hard to stand up or lasts longer than a minute**
» **Notice sudden tidal changes at the beach or harbour**
» **Hear loud or unusual sounds from the ocean**

WHAT TO DO

- Drop. Cover. Hold - during the earthquake
- If you live in a coastal area, evacuate immediately as far up or inland as you can. Do not wait for an official warning.
- Wait for the official 'all clear'
- Have an emergency plan and go bag ready
- Listen to the local radio and follow instructions of Emergency Services
- Download the Red Cross Hazards App
- A distant source tsunami allows ample time to notify and prepare

FIRE

Fire can start from natural causes like floods and earthquakes (causing electical shorts), volcanic activity, lightning strikes and high wind. Low rainfall and drought can also cause an increase in the number of fires started.

WHAT TO DO

- Have an escape plan.
- Decide WHEN you need to escape.
- Make sure your home has smoke alarms.
- Apply for a permit if you want to light open fires in a restricted season.
- Minimise wildfire risk by maintaining "3m" of cleared space, no trees, around your home.
- Drop to the floor and get out of the building or away from the fire.
- Call 111.

Communities on the Coromandel Peninsula have a history of being cut off for **3 DAYS** or more.

You may need to take care of yourself before help arrives visit **www.getready.govt.nz** to help you get ready.

AM I PREPARED?

Do I have an emergency plan for the hazards in my area? getready.govt.nz

Do I have 3 days of emergency supplies? (including medicine)

Do I have an evacuation plan?
- Is my Go Bag packed?
- Do I require assistance – Identify a friend or neighbour that can help you.

Visit **www.getready.govt.nz** to help you get ready

BE INFORMED.

RECEIVE MOBILE ALERTS
National Emergency Management Agency: **getready.govt.nz/prepared/stay-informed/emergency-mobile-alert/**

RECEIVE E-MAIL ALERTS
Visit **tcdc.govt.nz/subscribe** to sign up

UPDATES VIA FACEBOOK
/thamescoromandeldistrictcouncil

DOWNLOAD HAZARD APP
Red Cross Hazard App
GeoNet Geological Hazard App

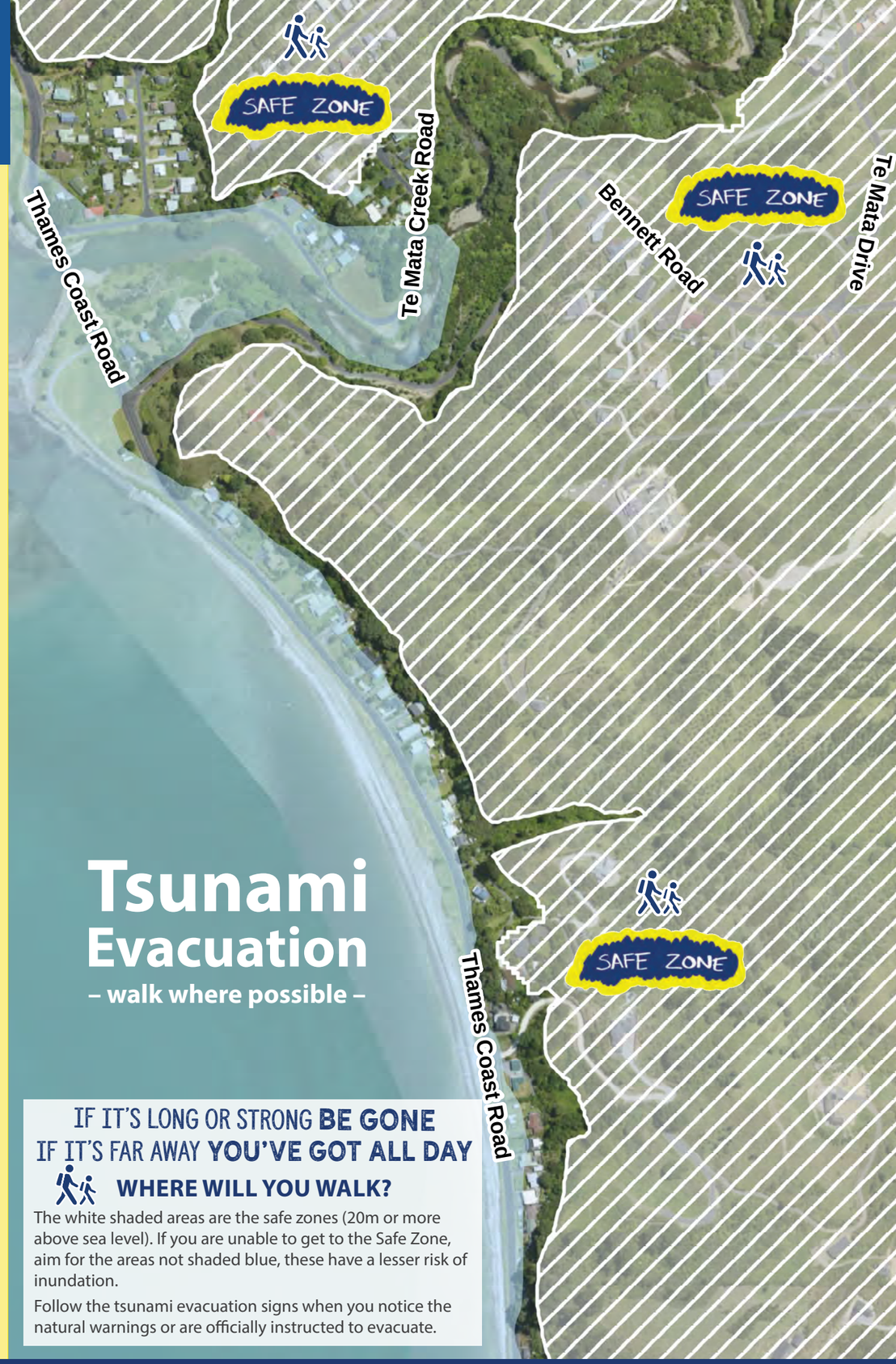
RADIO STATIONS

More FM	97.2
The Breeze	90.8
Radio NZ National	756AM/ 101.4FM
Newstalk ZB	1080AM/ 89.4FM/97FM
C95FM	94FM

CHECK YOUR LOCAL COMMUNITY NOTICEBOARD
Tapu School
Tapu General Store

To report issues that are non life or property threatening contact Thames-Coromandel District Council at 07 868 0200.

If at any stage you consider life or property in danger phone 111 immediately



Tsunami Evacuation
– walk where possible –

IF IT'S LONG OR STRONG **BE GONE**
IF IT'S FAR AWAY **YOU'VE GOT ALL DAY**

WHERE WILL YOU WALK?

The white shaded areas are the safe zones (20m or more above sea level). If you are unable to get to the Safe Zone, aim for the areas not shaded blue, these have a lesser risk of inundation.

Follow the tsunami evacuation signs when you notice the natural warnings or are officially instructed to evacuate.

Visit www.getready.govt.nz

For more detailed information see www.waikatoregion.govt.nz/tsunamistrategy

THAMES-COROMANDEL DC EMERGENCY MANAGEMENT