Tauranga City

Building Consent Residential Application Checklist

How to use this checklist

Use this checklist when finalising your building drawings plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing.

All items on this checklist must be circled to show that they are either provided or are not applicable to your project (N/A).

Later additional information may be requested during the processing of your building consent to confirm compliance with the Building Act, Building Code, District/City Plan and any other relevant legislation. Processing time will be suspended until information is received.

Your application will only be accepted if the information in this checklist is provided and the checklist completed.

General documentation required for building consent application

Customer Use					Council Use		
Circle as appropriate			Doc ref./ page #		Circle as appropriate		
Yes	No	N/A		Application form completed in full and signed	Yes	No	N/A
Yes	No	N/A		Two (2) complete sets of drawings/report/specification/plans and other relevant documents are required	Yes	No	N/A
Yes	No	N/A		All drawings must meet the minimum requirements of the technical drawings standard AS/NZS1100 with a minimum font size of Microsoft word text size 8	Yes	No	N/A
Yes	No	N/A		All plans to be to a recognised metric scale and drawn in black ink (not pencil or red pen)	Yes	No	N/A
Yes	No	N/A		All documents must have at least 10mm margin on all outer edges with no information in them	Yes	No	N/A
Yes	No	N/A		All documents including photocopies must be legible	Yes	No	N/A
Yes	No	N/A		All plans are to be titled and dated (ore version number)	Yes	No	N/A
Yes	No	N/A		Do not use grid or lined paper	Yes	No	N/A
Yes	No	N/A		Land undergoing subdivision – If the title has not yet been issued, the council may or may not accept your application. Refer to the Land Undergoing Subdivision Checklist form AC-6	Yes	No	N/A

Legal documentation required

Yes	No	N/A		Full Certificate of Title (which must be less than three months old) and survey plan *NB: If a cross lease, please provide a flats plan as well*	Yes	No	N/A
Yes	No	N/A		All consent notices, encumbrances and easement instruments	Yes	No	N/A
Yes	No	N/A		Sale and purchase agreement provided	Yes	No	N/A
Yes	No	N/A		Authorisation letter from owner for agent to submit application	Yes	No	N/A
Yes	No	N/A		Full copy of lease agreement	Yes	No	N/A

Comments – Council use only

Site/Location plan (scale 1:100 or 1:200) – a location plan can also be included for larger sites (scale 1:500 or 1:1000)

Customer Use					Council Use		
Circle as appropriate			Doc ref./ page #		Circle as appropriate		
Yes	No	N/A		North Point	Yes	No	N/A
Yes	No	N/A		Road frontage indicated and street named	Yes	No	N/A
Yes	No	N/A		Location of all existing and proposed buildings	Yes	No	N/A
Yes	No	N/A		Distance of buildings to boundaries and distance between existing and proposed buildings including eaves and gutters ***NB If encroaching into yard provisions, Affected Person forms need to be provided with signed and dated plans***	Yes	No	N/A
Yes	No	N/A		Site levels and finished floor levels relative to Moturiki Datum survey point	Yes	No	N/A
Yes	No	N/A		Existing contours	Yes	No	N/A
Yes	No	N/A		Building line restrictions and easements	Yes	No	N/A
Yes	No	N/A		Site boundaries/exclusive area boundaries for cross lease properties and common areas clearly shown	Yes	No	N/A
Yes	No	N/A		50m² continuous outdoor living area incorporating a 4x3m outdoor living court minimum dimension	Yes	No	N/A
Yes	No	N/A		Show calculations and percentage of nett site coverage	Yes	No	N/A
Yes	No	N/A		Labelled points on boundaries where overshadowing is taken from ***NB: If encroaching into overshadowing, Affected Person forms need to be provided with signed and dated plans***	Yes	No	N/A
Yes	No	N/A		Crossings/driveways also showing berms and footpaths. Crossings are to be clear of Council stormwater sumps (*Note: normally **one** crossing per site only)*	Yes	No	N/A
Yes	No	N/A		Street tree trunks and driplines indicating distance from vehicle crossing. Protected trees also indicated	Yes	No	N/A
Yes	No	N/A		Dimensions and location of parking spaces shown onsite	Yes	No	N/A
Yes	No	N/A		Existing and proposed access for vehicles	Yes	No	N/A
Yes	No	N/A		Access and manoeuvering areas demonstrated	Yes	No	N/A
Yes	No	N/A		Sediment control plan	Yes	No	N/A
Yes	No	N/A		Fire walls shown (*if applicable – please provide firewall design)*	Yes	No	N/A
Yes	No	N/A		If building under or near high voltage transmission lines, please show transmission plan area	Yes	No	N/A

Comments – Council Use Only

Foundation plan

Customer Use					Council Use		
Circle as appropriate			Doc ref./ page #		Circle as appropriate		
Yes	No	N/A		Foundation details	Yes	No	N/A
Yes	No	N/A		Engineer design, calculations and PS1 provided	Yes	No	N/A
Yes	No	N/A		For timber floors and decks, show the location of piles, pile type, sub-floor bracing calculations, foundation perimeter walls and internal piling system where applicable	Yes	No	N/A

Floor plan (scale 1:100 or 1:50)

Yes	No	N/A		Plan of all floors describing the function of each room	Yes	No	N/A
Yes	No	N/A		Show all doors, windows and ventilation including enclosed space ventilation	Yes	No	N/A
Yes	No	N/A		For additions and alterations, the existing shall be shown separately to the "proposed" and to the same scale for comparison	Yes	No	N/A
Yes	No	N/A		Stairs, handrails and decking shown showing dimensions and details	Yes	No	N/A
Yes	No	N/A		Smoke detectors shown on plan	Yes	No	N/A
Yes	No	N/A		Chimneys and solid fuel heaters	Yes	No	N/A
Yes	No	N/A		Square metre of floor plans	Yes	No	N/A
Yes	No	N/A		Lintel sizes/beam sizes and proprietary system design	Yes	No	N/A

Elevations

Yes	No	N/A		North, South, East and West elevations	Yes	No	N/A
Yes	No	N/A		Overshadowing labelled to correspond with points on site plan shown on all elevations	Yes	No	N/A
Yes	No	N/A		Height from ground level to apex of building	Yes	No	N/A
Yes	No	N/A		Show existing finished ground levels/floor levels and proposed finished ground levels/floor levels	Yes	No	N/A
Yes	No	N/A		Stairs, handrails and decking shown	Yes	No	N/A
Yes	No	N/A		Cladding systems, roofing type and any other relevant details	Yes	No	N/A
Yes	No	N/A		Window Schedule	Yes	No	N/A
Yes	No	N/A		Roof pitch and chimneys (show height of chimney in relation to ridge)	Yes	No	N/A
Yes	No	N/A		Alterations to land contour, retaining, cut and fill and batters	Yes	No	N/A

Weathertightness

Yes	No	N/A		Is a weathertight claim or a building surveyor's report involved with this application?	Yes	No	N/A
Yes	No	N/A		If project is subject to a weathertight homes claim, has an assessor's report been supplied?	Yes	No	N/A
Yes	No	N/A		Level of supervision proposed and by whom?	Yes	No	N/A

Comments – Council Use Only

Specifications and other Documentation

Customer Use					Council Use		
Circle as appropriate			Doc ref./ page #		Circle as appropriate		
Yes	No	N/A		Two sets of specifications that make reference to NZBC, which are relevant and to current NZ standards	Yes	No	N/A
Yes	No	N/A		The specification should be project specific and appropriate to the building construction. It should be laid out in easily followed sections covering methods and materials that are not included in the building plans, e.g. pipe work materials quoting up to date references	Yes	No	N/A
Yes	No	N/A		H1 calculations	Yes	No	N/A
Yes	No	N/A		E2 Risk Matrix	Yes	No	N/A
Cross section (1:50 or better)							
Yes	No	N/A		Drawings showing constructional details of foundations, floor systems, wall, ceiling, stud heights and stud sizes, roof construction, balustrades and barriers	Yes	No	N/A
Yes	No	N/A		Surface finishes to wet areas (walls and floor to laundry, kitchen and bathroom)	Yes	No	N/A
Framing plan/Bracing plan							
Yes	No	N/A		Bracing details – type and fixing	Yes	No	N/A
Yes	No	N/A		Bracing calculations	Yes	No	N/A
Yes	No	N/A		Framing Plan	Yes	No	N/A
Yes	No	N/A		Lintel fixing plan	Yes	No	N/A
Yes	No	N/A		Upper storey floor design if applicable	Yes	No	N/A
Yes	No	N/A		Floor joist layout for floors and decks	Yes	No	N/A
Roof plan							
Yes	No	N/A		Roof plan and roof bracing	Yes	No	N/A
Yes	No	N/A		Truss types/roof framing layout	Yes	No	N/A
Plumbing and drainage							
Yes	No	N/A		All existing SEWERS, sewer connections and sewer drains shown including Tauranga City Council services	Yes	No	N/A
Yes	No	N/A		All existing STORMWATER drains and connections shown including Tauranga City Council services	Yes	No	N/A
Yes	No	N/A		Proposed sewer and stormwater drains/soak holes shown	Yes	No	N/A
Yes	No	N/A		Existing and proposed potable water supply and water supply for firefighting shown (rural sites only)	Yes	No	N/A
Yes	No	N/A		All existing and proposed sanitary fittings including pipe sizes and gradients	Yes	No	N/A
Yes	No	N/A		Specifications moulded or tiled shower – supply waterproof membrane specifications for tiled showers	Yes	No	N/A
Yes	No	N/A		Standard BOPRC design system or BOPRC approved effluent disposal system	Yes	No	N/A

Comments – Council Use Only

Specific design engineering							
Customer Use					Council Use		
Circle as appropriate			Doc ref./ page #		Circle as appropriate		
Yes	No	N/A		Engineering calculations and scope of works	Yes	No	N/A
Yes	No	N/A		Producer statements fully completed, signed and dated	Yes	No	N/A
Yes	No	N/A		Engineered plans or Architectural plans with engineer's details to be signed, dated and stamped	Yes	No	N/A
Retaining walls/Site works							
Yes	No	N/A		Site Plan indicating position and height of retaining walls and drainage points	Yes	No	N/A
Yes	No	N/A		Elevations showing original ground level, cut and fill	Yes	No	N/A
Yes	No	N/A		Cross sections/details (cut, fill, height of retained ground, waterproof membrane and drainage) and height of wall indicated	Yes	No	N/A
Yes	No	N/A		Engineering design and barrier details where required	Yes	No	N/A
Yes	No	N/A		Show cuts battered to a safe angle	Yes	No	N/A
Swimming pool/Spa pool							
Yes	No	N/A		Site plan (refer site plan section of checklist)	Yes	No	N/A
Yes	No	N/A		Fences/Gates with dimensions, show access restrictions to pool area from all doors and windows	Yes	No	N/A
Yes	No	N/A		Pool manufacturer's specifications	Yes	No	N/A
Yes	No	N/A		Elevations/Cross section showing all construction details	Yes	No	N/A
Yes	No	N/A		Location of backwash indicating connection to nearest gulley trap	Yes	No	N/A
Yes	No	N/A		Backflow preventer shown – type and location	Yes	No	N/A
Solid fuel heaters							
Yes	No	N/A		Make/Model	Yes	No	N/A
Yes	No	N/A		Type of roof (e.g. tile, coloursteel, etc)	Yes	No	N/A
Yes	No	N/A		Flashing details	Yes	No	N/A
Yes	No	N/A		Indicate inbuilt or freestanding – including wetbacks	Yes	No	N/A
Yes	No	N/A		Floor plan showing position of SFH and location of all smoke alarms	Yes	No	N/A
Yes	No	N/A		Seismic restraints provided	Yes	No	N/A
Yes	No	N/A		Specifications	Yes	No	N/A
Solar heating							
Yes	No	N/A		Location of solar panels/tubes on roof plan	Yes	No	N/A
Yes	No	N/A		Location of hot water cylinder and size	Yes	No	N/A
Yes	No	N/A		Specifications and flashing details	Yes	No	N/A
Yes	No	N/A		Show location on elevations and compliance with overshadowing	Yes	No	N/A

Outcome of decisions	Officer	Date
☐ This application was not accepted for lodgment because documentation was incomplete	.....	.....
☐ This application needs to be re-vetted	.....	.....
☑ Documentation is now complete and the application is accepted for lodgment	Deb	15·2·12
☐ Application will now proceed for compliance checking	.....	.....

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**330019**
Land Registration District	**South Auckland**
Date Issued	05 April 2007

Prior References
313636

Estate	Fee Simple
Area	630 square metres more or less
Legal Description	Lot 132 Deposited Plan 382533

Proprietors
Leo John Ryan and Courtney Jane Ruth Faass

Interests

7309930.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.4.2007 at 9:00 am
Land Covenant in Easement Instrument 7309930.5 - 5.4.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7309930.5 - 5.4.2007 at 9:00 am
8822903.3 Mortgage to ASB Bank Limited - 27.7.2011 at 8:53 am

TAURANGA CITY COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

TCC Reference: RC1375
Surveyor's Reference: 17726-1D

IN THE MATTER OF Plan 382533

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 104, 108, 220 & 221 of the Resource Management Act 1991

I, **REBECCA THERESE PERRETT,** Acting Manager Environmental Planning of the Tauranga City Council, hereby certify that, by way of resolution passed under delegated authority on 24 May 2004, the following condition was imposed on the subdivision consent for Part Lot 1 DP 33245 and Part Lot 2 DP 11654.

That a consent notice be registered on the Certificate of Title for:

Lots 1-12, 18-33, 40-50, 119-124 and 131-148 requiring that:

a) *The owners of such lots acknowledge that permitted farming activities are undertaken on other land in the vicinity and that any lawful management practices (including the spraying of horticultural crops) associated with the farming activities concerned may continue to be undertaken in accordance with any relevant New Zealand standards and codes of practice.*

b) *The design and construction of any structures requiring a building consent in accordance with the Building Act 2004 shall comply fully with the recommendations contained in the geotechnical report complied by S & L Consultants Ltd dated January 2007, reference 17726-1D. Any development of the property shall also be undertaken in accordance with the above report.*

c) *All domestic stormwater from roofs, accessway, parking and manoeuvring areas and landscaped areas shall be collected and piped to the stormwater connection provided on these lots or is directed off site in an appropriate manner to ensure minimal overland water flows between properties.*

Lots 5-12 requiring that:

a) *The owners of Lots 5-12 are required to meet the full cost of any fencing along the common boundary between the lot and adjoining land that is intended to be vested in Tauranga City Council as Reserve.*

DATED at Tauranga this 26 day of March 2007

.....

Rebecca Therese Perrett
Acting Manager: Environmental Planning

GoGet Processing Summary Report

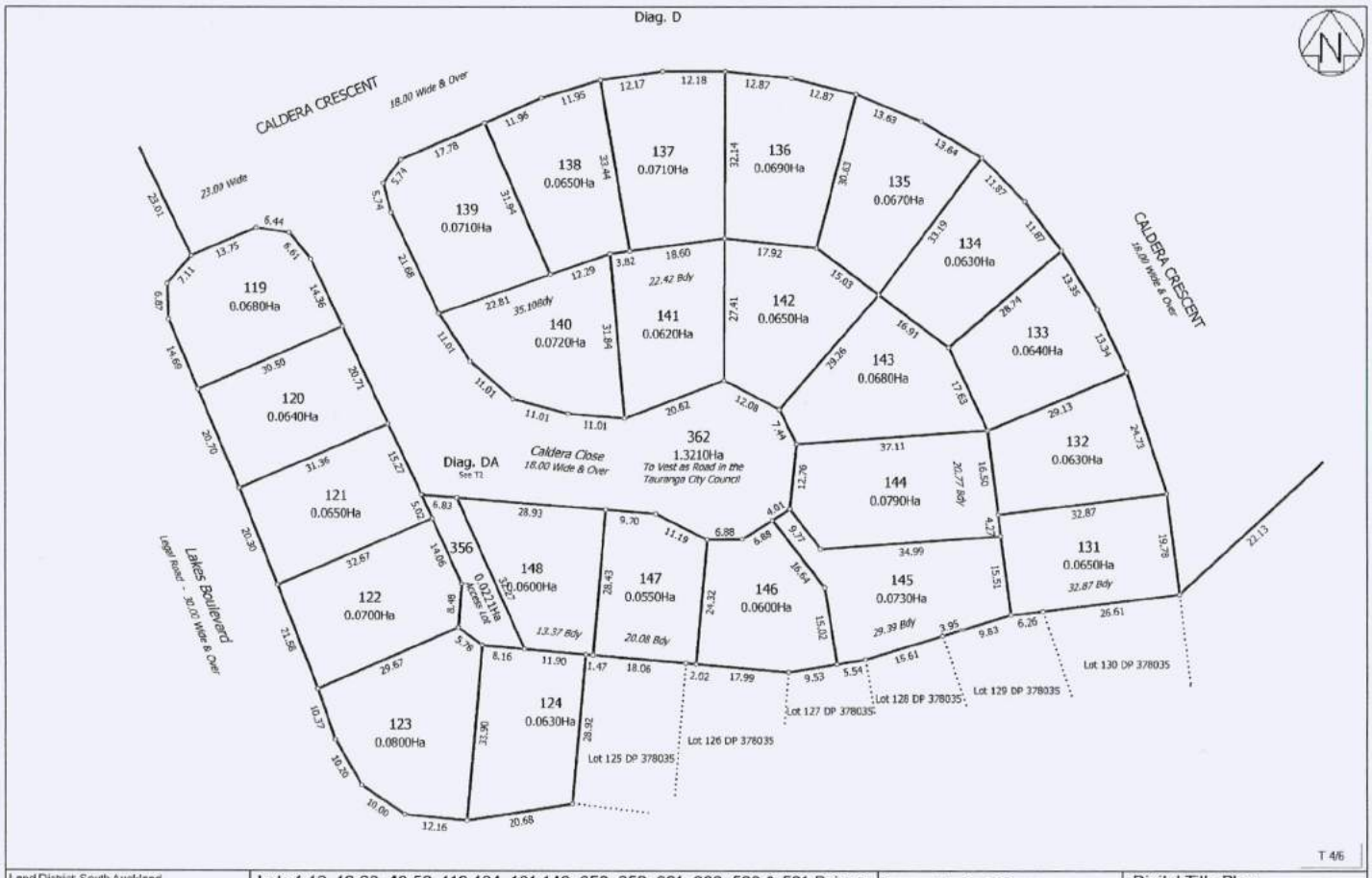
Consent No: 36577

Checklist/Elements	Status	Notes
Retaining Walls	Pass	
Timber Pole/Rail Walls	Pass	
Alternative Solution	Pass	Engineers design for a retaining wall 1.8 m . PSI provided from Engineer R G G illard CPE. As the retaining walls are over 1 metre in height please provide details to show how compliance with NZBC F4 will be met for councils consideration. Plans have been noted re barriers to comply with NZBC F4/AS1
Hole size/depth	Pass	400mm dia holes at 1m centres
Pole size for relevant height	Pass	SED 200 mm
Rail size	Pass	200x45 planks
Drainage	Pass	on plan

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 29 February 2012

Lex Plato



Land District: South Auckland Digitally Generated Plan Generated on: 26/04/2007 1:20pm Page 9 of 11	Lots 1-12, 18-33, 40-50, 119-124, 131-148, 356, 359, 361, 362, 500 & 501 Being a Subdivision of Lot 1 DP 378035	Surveyor: John David Barnes Firm: S & L Consultants Ltd	Digital Title Plan DP 382533 Deposited on: 05/04/2007

Tauranga City Council 15/02/2012

To Whom It May Concern:

I give permission for A1 homes to submit my plans for a building permit for a retaining wall at my property- 30 Caldera Crescent, The Lakes-Tauranga.

Should you have any queries please do not hesitate to make contact with me.

Kind Regards,

Leo Ryan

APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
TAURANGA CITY COUNCIL

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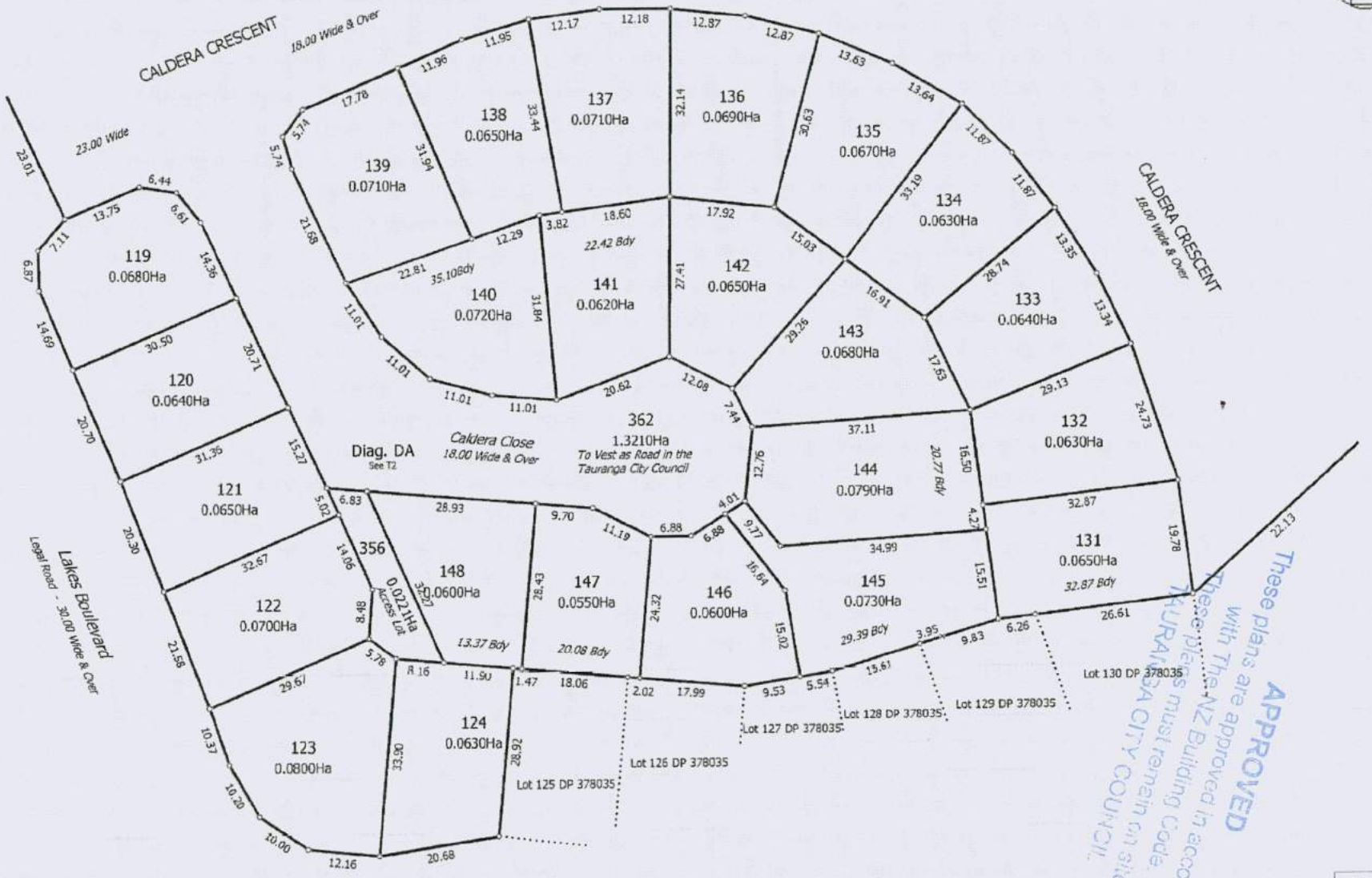

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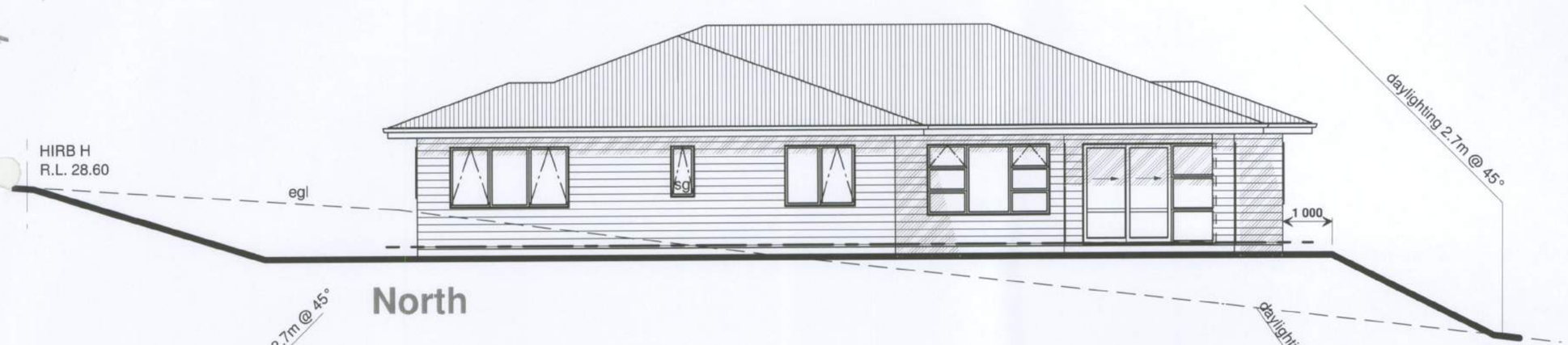
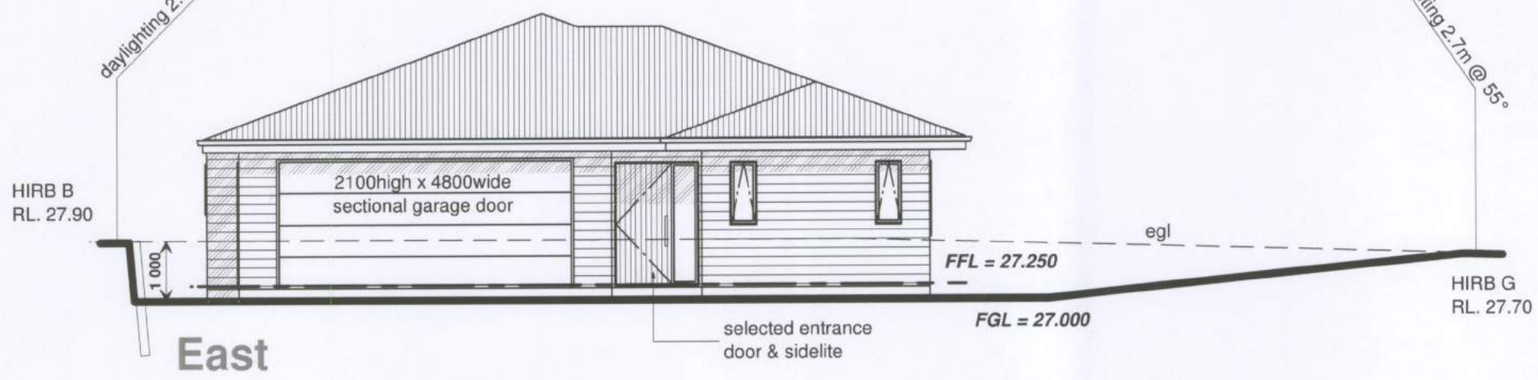
Land District: South Auckland Digitally Generated Plan Generated on: 26/04/2007 1:20pm Page 9 of 11	Lots 1-12, 18-33, 40-50, 119-124, 131-148, 356, 359, 361, 362, 500 & 501 Being a Subdivision of Lot 1 DP 378035	Surveyor: John David Barnes Firm: S & L Consultants Ltd	Digital Title Plan DP 382533 Deposited on: 05/04/2007



North



East

South

West

Essential Homes

Notes:

Glazing in accordance with NZS 4223 & 2008 amendments
sg = Safety glass, joinery manufacturer to confirm
All glazing grey tint float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery excluding garage

Aluminium joinery head heights to be 2.0m (excludes entry box unit). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1 Access
Concrete or H5 timber step to all access points (owners care)
- min 100mm below FFL

**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.**

Engineered fill to Kirk Roberts Consulting Engineers design - engineer design to take precidence if any discrepancies occur.

TAURANGA CITY COUNCIL
PROJECT INFORMATION MEMORANDA
35842.
Refer to accompanying documentation

APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
TAURANGA CITY COUNCIL

TCC495407

Floor
Concrete floor (see notes & details)

Cladding
180mm James Hardie Linea weatherboard cladding

Roof
20° pitch. NZS Colorsteel Endura
- corrugated profile

Fascia & Spouting
Colorsteel fascia & spouting with MARLEY downpipe system

Joinery
ASL Residential suite aluminium joinery

A1homes

Client Details :
Leo Ryan
Address:
30 Caldera Crescent,
Pyes Pa, Tauranga

ELEVATIONS

Wind: high	Date: 24.08.11	Scale: 1:100	
Earthq: B	Rev: A: 31.08.11	Drawn: RG	
Corrosion: C	acdarchitecture.com		

Plan : EH170alt/rev | Project No: CC1048 | Sheet no : 01 of 19

Call 0800 A1homes
214663
www.A1homes.co.nz

Tauranga City

Drainage and/or Water Services Application

CUSTOMER SERVICE
9 SEP 2011
COUNTER
TAURANGA CITY COUNCIL

Direct all enquiries to: City Waters Team, Tauranga City Council
Ph: (07)577-7000. Email: citywatersadmin@tauranga.govt.nz

Owner Details

Name: MR PATRICK CALLAGHER

Postal Address: C/- 58A JUDEA ROAD, TAURANGA Post Code: 3110

Phone: 579 9133 Mobile: 021066 8498 Fax: Email

Applicant Details (if different from the Owner)

Name: CAVALIER HOMES BOP LTD - AARON THOMAS

Postal Address: PO BOX 6061, BROOKFIELD, TAURANGA Post Code: 3110

Phone: 579 9187 Mobile: 021 252 812 Fax: 579 9188 Email athomas@cavalierhomes.co.nz

Note: The Approval will be sent to the Owner and a copy to the Applicant, if listed above.

Location of Work

Street Address: 489A OTUMOETAI ROAD TAURANGA

Legal Description: LOT 2 DP 422944 Valuation Number:

Phone: Mobile: Fax: Email

If this Application relates to a Tauranga City Council Resource Consent (RC) or Building Consent (BC) please advise the RC/BC Number.

(RC)/ BC # 15665

Drainage Services Work (proposed plan MUST be attached)

Note: A Minor Works Building Consent may also be required for any internal pipe works being undertaken.

☑ Residential ☐ Commercial / Industrial

☑ New Connection ☐ Upgrade ☐ Relocation ☐ Disconnection ☐ Alteration/Diversion

☐ New _____mm Wastewater Connection out of ☐ Manhole ☐ Line ☐ Junction off Existing Connection

☐ New _____mm Stormwater Connection out of ☐ Manhole ☐ Line ☐ Kerb Connection

Water Services Work

☐ New Connection ☐ Upgrade ☐ Relocation ☑ Use an Existing Connection ☐ Disconnection

Complete either the **Ordinary Water Supply** or **Extraordinary Water Supply** Section

Definitions:

Ordinary Water Supply is the supply of water for domestic purposes. This includes such activities as using a hose to wash a car or boat, water the garden by hand or with a portable sprinkler, etc. This excludes such activities as spa pools, swimming pools, installed sprinkler system and the like. Where a new multiple tenancy with a body corporate ownership is being constructed, the developer can choose to install one connection for each dwelling unit or one connection for the whole development.

Extraordinary Water Supply is the supply of water for all purposes other than Ordinary Water Supply. Backflow protection must be provided for all Extraordinary Water Supplies.

Ordinary Water Supply

☑ Single Dwelling ☐ Body Corporate ☐ Multiple Dwellings ☐ Separate Connections ☐ Infill Subdivision

☐ Other, please specify.....

Extraordinary Water Supply

☐ Domestic spa or swimming pool ☐ Fixed Garden Irrigation System ☐ Commercial / Industrial

☐ Rural / Out of District ☐ New domestic fire sprinkle system ☐ Commercial/Industrial Fire Protection Supply

☐ Greenfield Subdivision ☐ Temporary

☐ Home based industry – please specify.....

☐ Other – please specify.....

Water Consumption Estimation

Average litres per second..... Peak litres per second.....

Connection Size Requested (internal Diameter) ☐ 20mm ☐ 25mm ☐ 50mm ☐ 100mm ☐ 150mm ☐ 200mm

Fees and Bonds

☑ **Part of a Building Consent Application** - All Fees and Bonds will be invoiced at a later date in conjunction with the Building Consent Application.

☐ **NOT part of a Building Consent Application**

☐ Application Fee (per Application) (includes Water Supply and/or Stormwater and/or Wastewater Connection to the same site) **$ 75.00**

☐ Processing & Inspection Fee (per Application) **$ 220.00**

☐ Asset Protection Bond (Refundable) **Only ONE Bond payable per Application** Either:

- ☐ Residential Asset Protection Bond $ 770.00 **OR** $_____
- ☐ Commercial / Industrial Asset Protection Bond $1,550 **OR** $_____
- ☐ Water Services Alteration or Diversion Bond (where applicable) applies $1,550.00 $_____

Fees and Bond charges effective 01/07/2011 – 30/06/2012 **TOTAL FEE** $_____

Information to accompany this Application

☐ **Application Fee and Bond** for Applications **NOT** part of a Building Consent Application.

☐ **Fire Flow Test** completed by an approved Fire Protection Agent for Commercial/Industrial Fire Protection Supply.

☐ **Fire Sprinkle design** for a new Domestic Fire Sprinkler System.

☐ **Site Plan** showing existing services (if any), preferred location and detail drawings of proposed work.

Declaration

1. I am the owner of the property **OR** I am authorised to make this declaration by the owner (delete whichever is not applicable).
2. I acknowledge that this Application is subject to, and I agree to comply with, the conditions of Tauranga City Council's Water Supply Bylaw 2007 ("the Bylaw") and Infrastructure Development Code.
3. I shall notify Tauranga City Council in writing of any change of use of the premises and I understand that failure to comply with this requirement is an offence under Section 114 of the Building Act 2004 and is subject to a fine of up to $5,000.
4. All information provided on this form is true and correct.

Name..Aaron Thomas Signature..... Date..9../..9...../20..11.....

Office Use Only

Application Number: BC..358857.....

Receipt Number:..... .Total Paid $..... Date Paid: ...../...../20.....

(Receipt as a lodgement type in BC module)

Existing Water Meter No: (to be completed by City Waters):..10MC156945

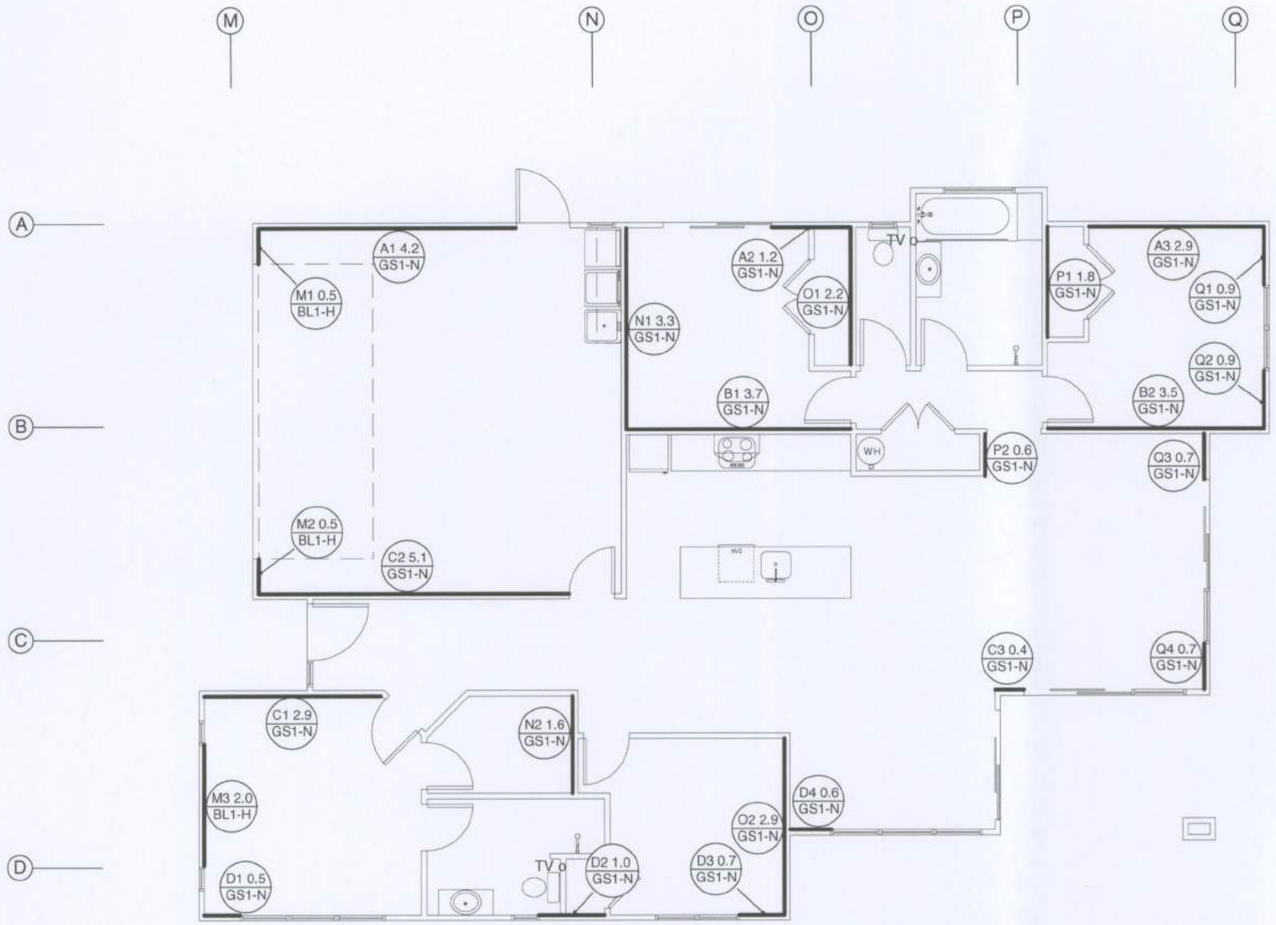
Privacy Act 1993: The personal information requested on this form is being collected by Tauranga City Council so that we can process your Application. It will be held by the Council and, to the extent that it is permitted by law, may be made available to Council agents, contractors, consultants and/or other persons. You are entitled to access and seek correction of the personal information Council holds about you. All enquiries relating to your personal information may be forwarded in writing to: The Privacy Officer, Tauranga City Council, Private Bag 12022, Tauranga 3143.

GIS RECORDED

TAURANGA CITY COUNCIL
APPROVED "AS BUILT" PLAN
08/02/2007 – TERESA MCDONNELL

12340

SUB 5748
RC 1375

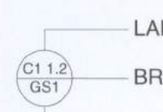


Essential Homes

Notes:

ALL GIB® BRACES FIXED IN ACCORDANCE WITH THE LATEST WINSTONES GIB BRACING MANUAL

BRACING ELEMENT TABLE		
BRACE TYPE	PRIMARY BRACE	SECONDARY BRACE/S
GS1 - N	10mm GIB std plasterboard on one side minimum length 0.4m	N/A
BL1-H	10mm GIB BRACELINE on one side minimum length 0.4m	hold down straps + 1/M12 bolt ea. end



LABEL No.

BRACE ELEMENT LENGTH

BRACE TYPE AS TABLE

APPROVED

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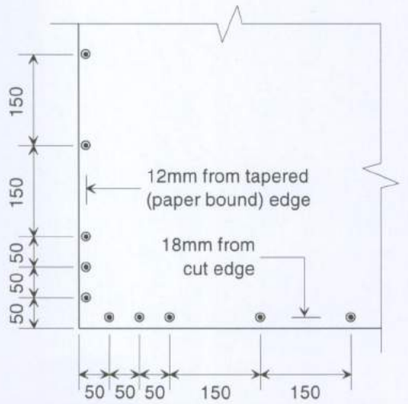
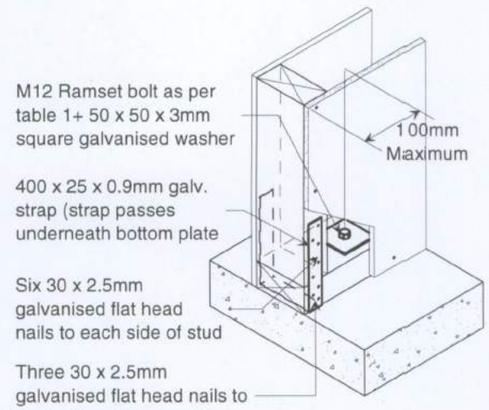
These plans must remain on site.
TAURANGA CITY COUNCIL



*Fastening pattern for GIB bracing elements



detail - Concrete Floor Internal / External Walls

Openings in Bracing Elements

(as per GIB Ezybrace System)

Openings are allowed within the middle third of a wall bracing element's length and height. Neither opening dimension shall be more than one third of the element height. Wall linings are fixed to opening trimmers at 150mm centres. Small openings (e.g., power outlets) of 90 x 90mm or less may be placed no closer than 90mm to the edge of the braced element.

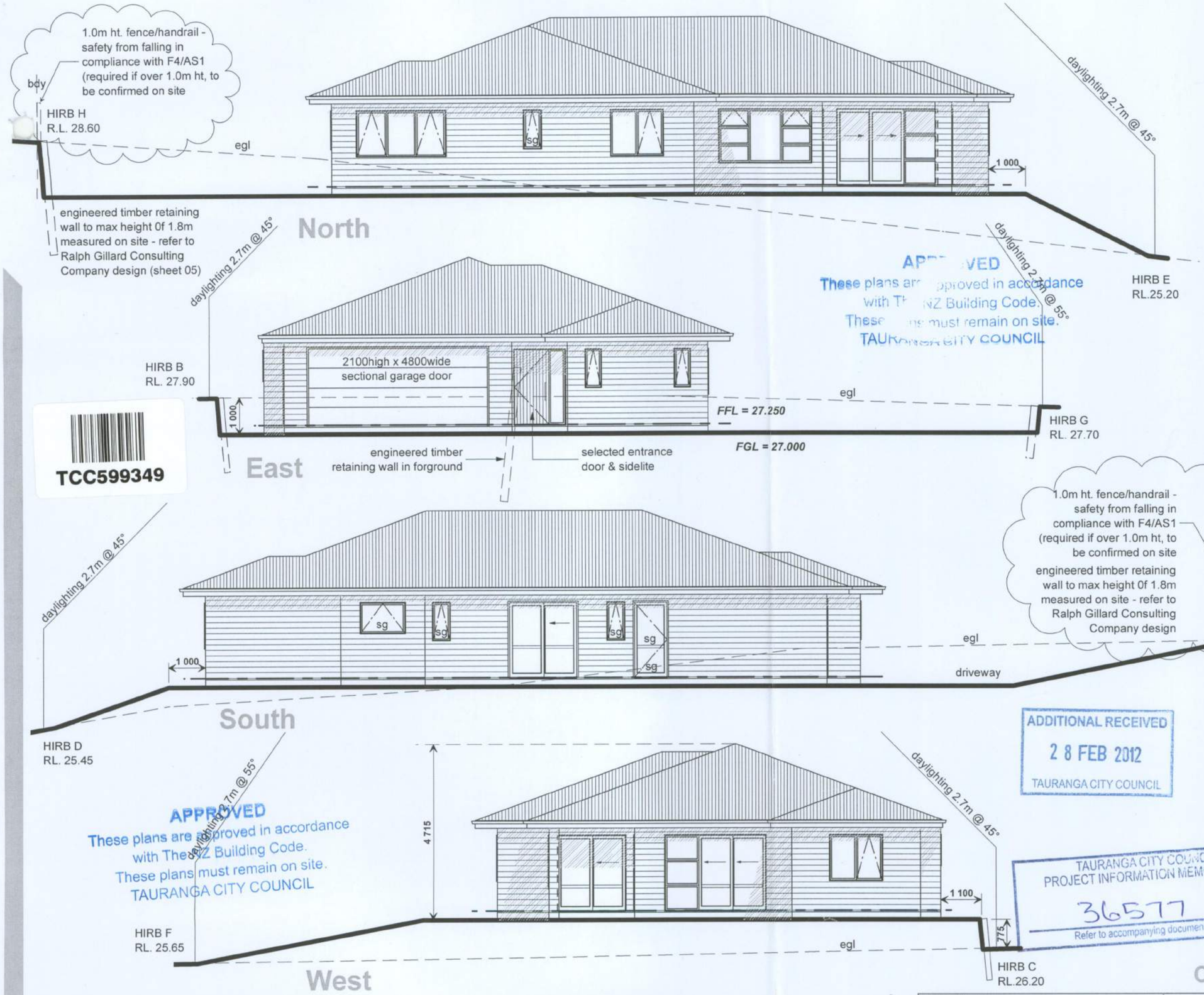
TCC495416

Client Details :
Leo Ryan
Address:
30 Caldera Crescent,
Pyes Pa, Tauranga

BRACING PLAN

Wind: high | Date: 24.08.11 | Scale: 1:100
Earthq: B | Rev: | Drawn: RG
Corrosion: C

Plan : EH170all/rev | Project No: CC1048 | Sheet no : 10 of 19



TCC599349

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ADDITIONAL RECEIVED
2 8 FEB 2012
TAURANGA CITY COUNCIL

TAURANGA CITY COUNCIL
PROJECT INFORMATION MEMORANDUM
36577
Refer to accompanying documentation

Essential Homes

Notes:

Glazing in accordance with NZS 4223 & 2008 amendments
sg = Safety glass, joinery manufacturer to confirm
All glazing grey tint float except for obscure glass to bathrooms & wc
Double glazing to all window and door joinery excluding garage

Aluminium joinery head heights to be 2.0m (excludes entry box unit). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1 Access
Concrete or H5 timber step to all access points (owners care)
- min 100mm below FFL

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.

Engineered fill to Kirk Roberts Consulting Engineers design - engineer design to take precidence if any discrepancies occur.

Timber retaining walls over 1.8m high to Ralph Gillard Consulting Company LTD design - engineer design to take precidence if any discrepancies occur.

Floor
Concrete floor (see notes & details)

Cladding
180mm James Hardie Linea weatherboard cladding

Roof
20° pitch. NZS Colorsteel Endura
- corrugated profile

Fascia & Spouting
Colorsteel fascia & spouting with MARLEY downpipe system

Joinery
ASL Residential suite aluminium joinery

A1homes

Client Details :
Leo Ryan
Address:
30 Caldera Crescent,
Pyes Pa, Tauranga

ELEVATIONS

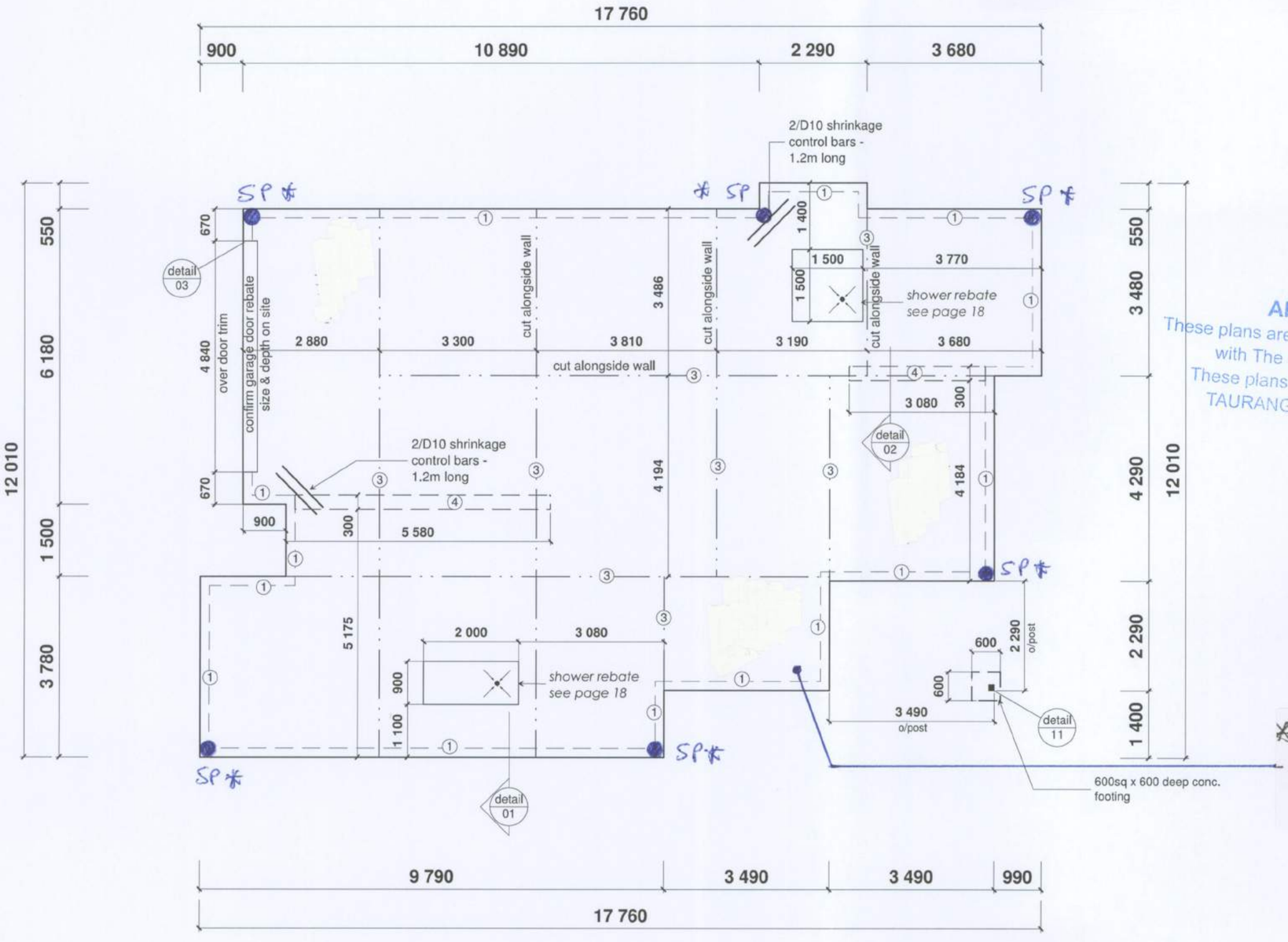
Wind: high	Date: 24.08.11	Scale: 1:100	
Earthq: B	Rev: C: 28.02.12	Drawn: RG	
Corrosion: C	acdarchitecture....		

Plan : EH170all/rev | Project No: CC1048 | Sheet no : 01 of 19

Call 0800 A1homes
214663
www.A1homes.co.nz

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

Confirm thickenings to load bearing walls with Truss manufacturer prior to construction



Notes:

Ensure granular hardfill is evenly compacted down in max. 150mm layers to form a solid base with bearing capacity greater than 300kPa. Min. 5mm - 25mm max. sand blinding to cover hardfill to ensure the vapour barrier is protected from any granular protrusions. 450x450x300 deep conc. pads may be required under girder pointload areas - 300widex200deep slab thickenings may be required under load bearing walls - see final roof truss layout plan to confirm location conc. floor to comply with NZS.3109, surface tolerances, & NZS.3114, maximum deviations of 3mm

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

Note, direct fix claddings require frame to overhang slab foundation by 6mm

NZS3604:1999 -
Section 7: floors 7.5.8.6.4

The bay dimensions formed by either construction or shrinkage control joints shall be limited to a maximum length:width ratio of 2:1. Maximum bay dimensions in exposed concrete, vinyl or tiled areas to be 6m x 6m.

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Engineered fill to Kirk Roberts Consulting design to take surcharge.

Legend: S.P denotes 300mm dia. x 900mm deep shear pile. Refer Kirk Roberts Consulting Engineers Ltd Drawings and Details..

100mm thk READY FLOOR steel fibre reinforced concrete floor system on 0.25mm polythene. Refer Kirk Roberts Consulting Engineers Ltd Drawings & Details.

DESIGN ENGINEER

The structural elements designated * on this drawing have been designed by Kirk Roberts Consulting Engineers Ltd.

Job No. 112234 Signed 15/9/11

TCC495410

A1homes

Client Details :
Leo Ryan
Address:
30 Caldera Crescent,
Pyes Pa, Tauranga

FOUNDATION

Wind: high	Date: 24.08.11	Scale: 1:100	
Earthq: B	Rev: A: 31.08.11	Drawn: RG	
Corrosion: C	acdarchitecture.com		

Plan : EH170alt/rev | Project No: CC1048 | Sheet no : 04 of 19

Call 0800 A1homes 214663
www.A1homes.co.nz

TAURANGA CITY COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

TCC Reference: RC1375
Surveyor's Reference: 17726-1D

IN THE MATTER OF Plan 382533

AND

IN THE MATTER OF Subdivision Consent pursuant to Sections 104, 108, 220 & 221 of the Resource Management Act 1991

I, **REBECCA THERESE PERRETT,** Acting Manager Environmental Planning of the Tauranga City Council, hereby certify that, by way of resolution passed under delegated authority on 24 May 2004, the following condition was imposed on the subdivision consent for Part Lot 1 DP 33245 and Part Lot 2 DP 11654.

That a consent notice be registered on the Certificate of Title for:

Lots 1-12, 18-33, 40-50, 119-124 and 131-148 requiring that:

a) *The owners of such lots acknowledge that permitted farming activities are undertaken on other land in the vicinity and that any lawful management practices (including the spraying of horticultural crops) associated with the farming activities concerned may continue to be undertaken in accordance with any relevant New Zealand standards and codes of practice.*

b) *The design and construction of any structures requiring a building consent in accordance with the Building Act 2004 shall comply fully with the recommendations contained in the geotechnical report complied by S & L Consultants Ltd dated January 2007, reference 17726-1D. Any development of the property shall also be undertaken in accordance with the above report.*

c) *All domestic stormwater from roofs, accessway, parking and manoeuvring areas and landscaped areas shall be collected and piped to the stormwater connection provided on these lots or is directed off site in an appropriate manner to ensure minimal overland water flows between properties.*

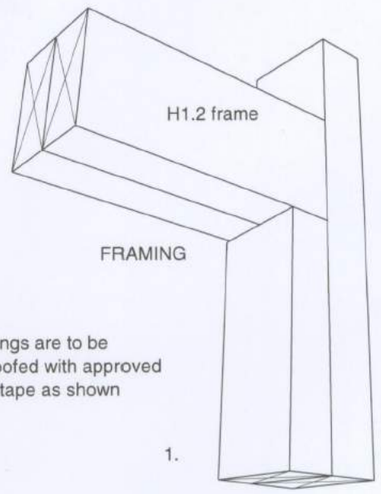
Lots 5-12 requiring that:

a) *The owners of Lots 5-12 are required to meet the full cost of any fencing along the common boundary between the lot and adjoining land that is intended to be vested in Tauranga City Council as Reserve.*

DATED at Tauranga this 26 day of March 2007

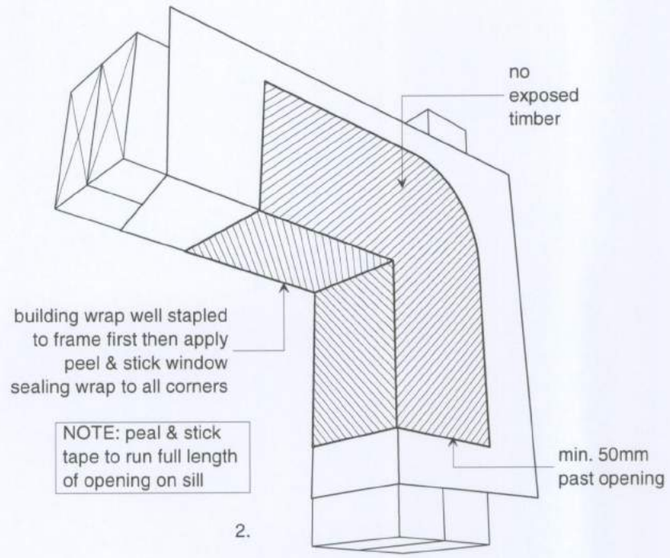
.....

Rebecca Therese Perrett
Acting Manager: Environmental Planning



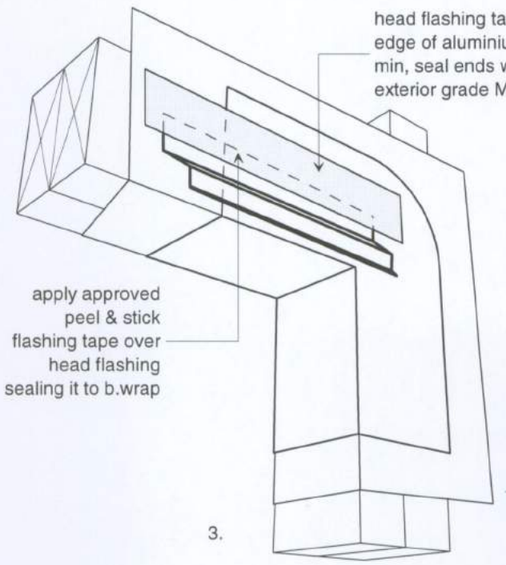
NOTE :
all openings are to be waterproofed with approved flashing tape as shown

1.



NOTE: peal & stick tape to run full length of opening on sill

2.



3.

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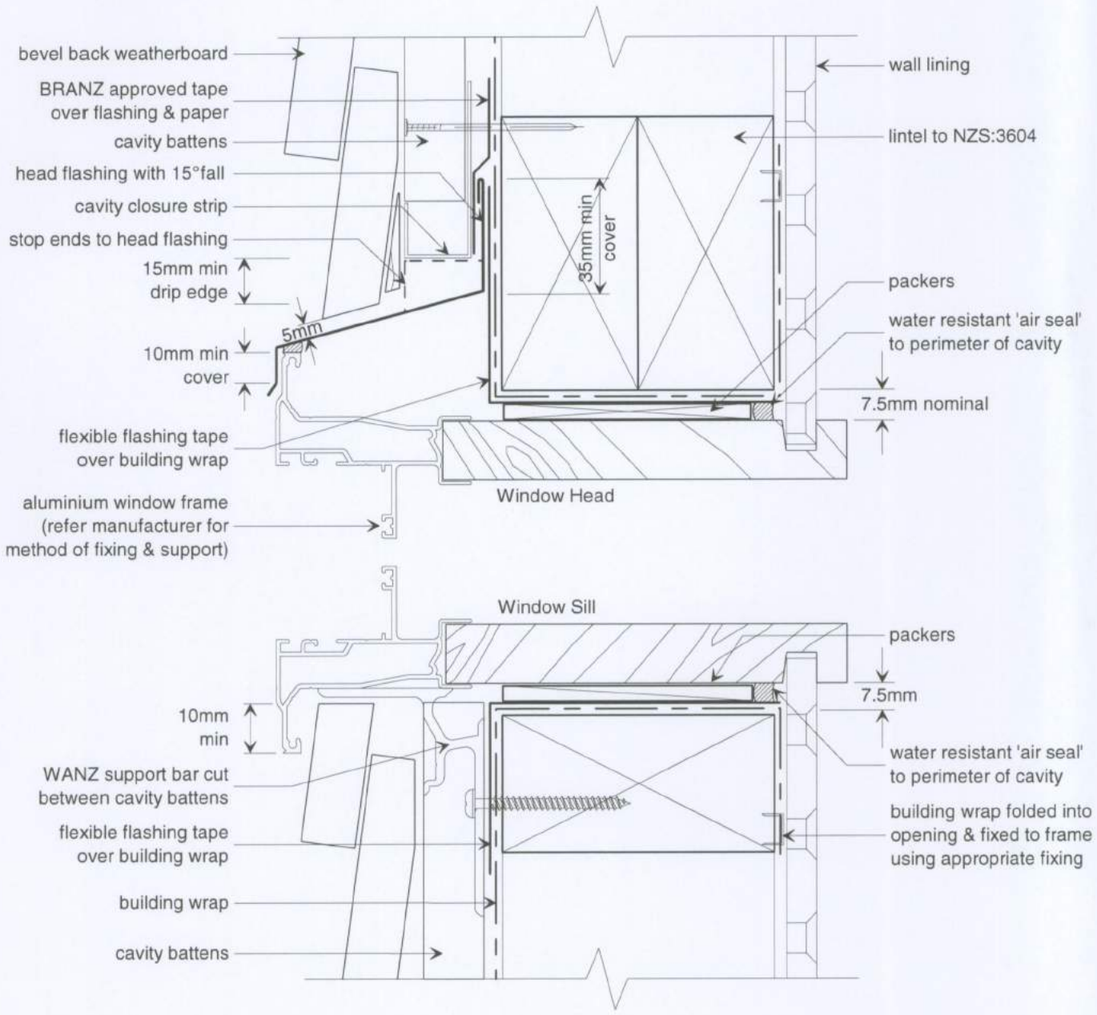
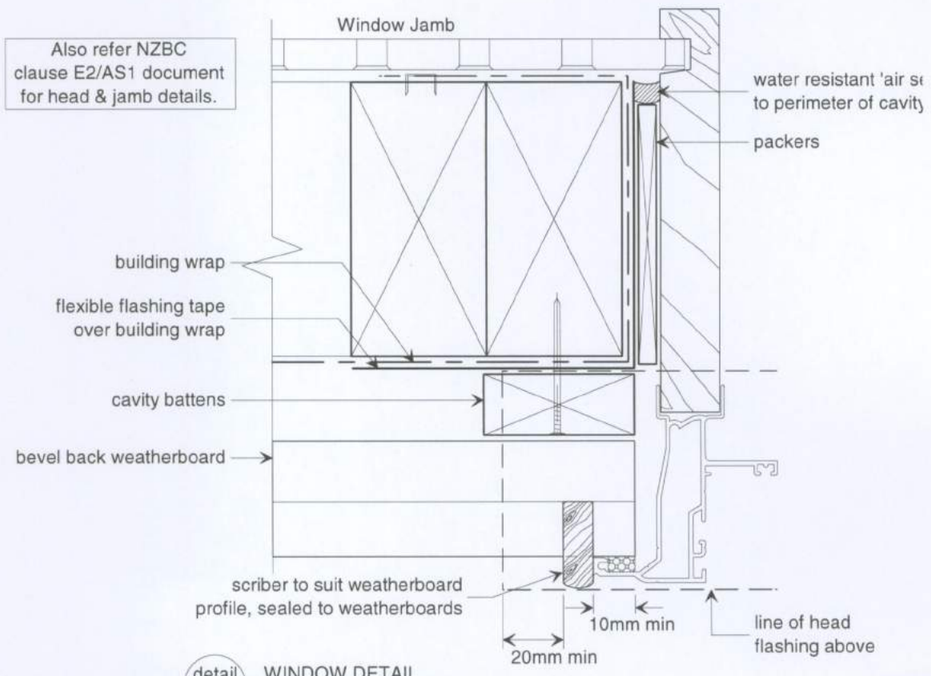
These plans must remain on site.
TAURANGA CITY COUNCIL



Also refer NZBC clause E2/AS1 document for head & jamb details.



detail - WINDOW DETAIL
Scale 1:2

TCC495422

A1homes

Client Details :
Leo Ryan
Address:
30 Caldera Crescent,
Pyes Pa, Tauranga

WINDOW DETAILS

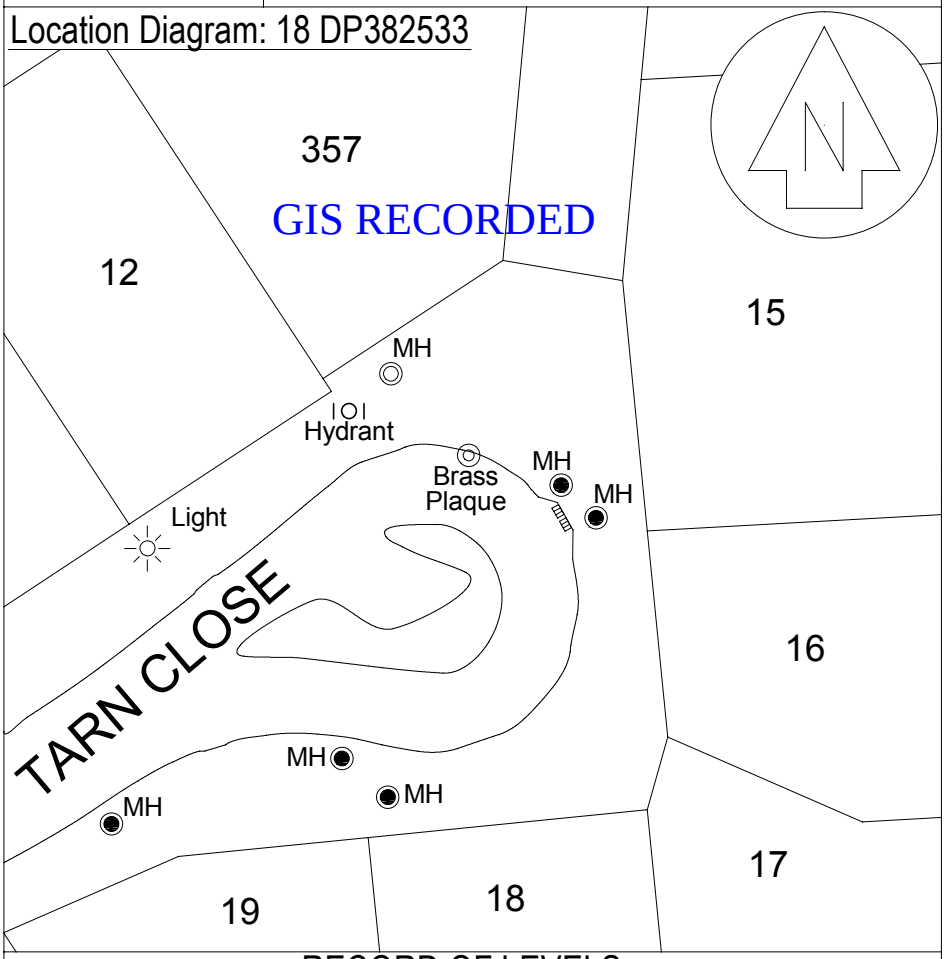
Wind: high	Date: 24.08.11	Scale: as shown	Plan : EH170alt/rev
Earthq: B	Rev:	Drawn: RG	Project No: CC1048
Corrosion: C			Sheet no : 16 of 19

TAURANGA CITY COUNCIL

BENCHMARK N° 1011

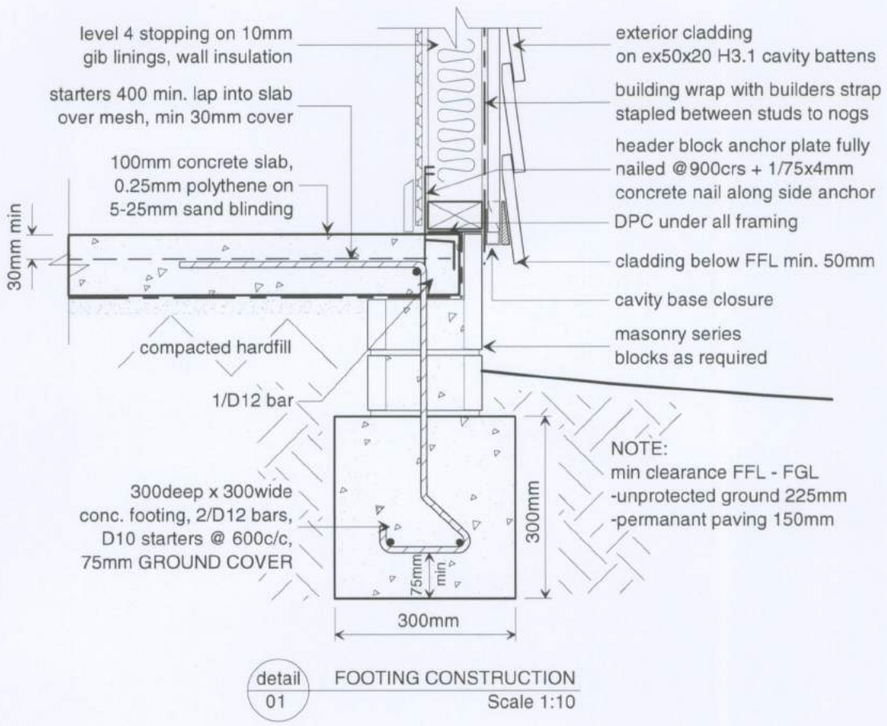
STREET TARN CLOSE

Location Diagram: 18 DP382533

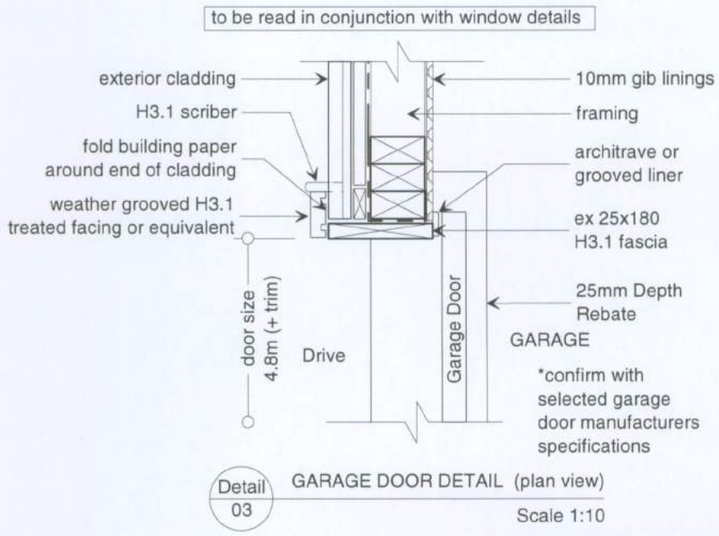


RECORD OF LEVELS

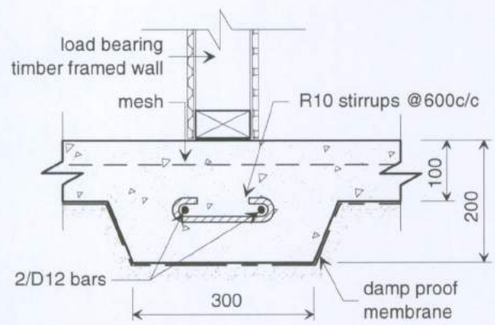
R.L.	DATE	BY			
7.55	12/06	BW			
802417.25 mN	368665.45 mE				



detail 01 FOOTING CONSTRUCTION Scale 1:10



Detail 03 GARAGE DOOR DETAIL (plan view) Scale 1:10



detail 02 SLAB THICKENING DETAIL Scale 1:10
(refer final truss design for varied location if required)

Engineered fill to Kirk Roberts Consulting Engineers design - engineer design to take precidence if any discrepancies occur.

Essential Homes

APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
TAURANGA CITY COUNCIL

TCC495411

A1homes

Client Details : Leo Ryan
Address: 30 Caldera Crescent, Pyes Pa, Tauranga

FOUNDATION DETAILS

Wind: high	Date: 24.08.11	Scale: 1:10
Earthq: B	Rev:	Drawn: RG
Corrosion: C		

Plan : EH170alt/rev | Project No: CC1048 | Sheet no : 05 of 19

Call 0800 A1homes 214663
www.A1homes.co.nz

GIS RECORDED

TAURANGA CITY COUNCIL
APPROVED "AS BUILT" PLAN
08/02/2007 – TERESA MCDONNELL

SUB 5748
RC 1375

12340

71007 71008 71009 71010 71011 71012 71013 71014 71015 71017 71019

SWMH T4 SWMH T5 SWMH T6 SWMH T7
SWMH U1 SWMH U1A SWMH U1B SWMH U1C SWMH U2 SWMH U3 SWMH U4
SWMH W1 SWMH W2
SWMH V5 SWMH V5A SWMH V6 SWMH V7 SWMH V8
SWMH Z1
SWMH CC1 SWMH CC2 SWMH CC3 SWMH CC4 SWMH CC5
SWMH BB1
SWMH DD1 SWMH DD2 SWMH DD3

1 2 3 4 5 6 7 8 9 10 11 12 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 64 65 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148

SHRIMPTON & LIPINSKI

THE LAKES DEVELOPMENT
STAGE 1D
PYES PA, TAURANGA

Report on Subdivision Earthworks
And Recommendations for Building

Our ref: 17726
January 2007

S&L CONSULTANTS LTD - SURVEYORS - ENGINEERS - PLANNERS
111 Cameron Road PO Box 231 Tauranga New Zealand Phone 07 577 6069 Fax 07 577 6065 Email slconsultant@sltga.co.nz

CONTENTS

Appendices

1.0 Introduction

The earthworks, roading construction and services installation have been completed for Stage 1D of the Lakes Subdivision in Pyes Pa.

63 residential lots have been formed and serviced within the Stage 1D area. These lots are accessed from the internal construction of Lakes Boulevard from the roundabout intersection with the Route K expressway which had been constructed previously as part of the Stage 1 development.

Internal subdivision roads that have been formed are Caldera Crescent, Tarn Close, Caldera Close and Gyle Place.

The locations and sizes of the 63 lots are shown on DP 382533 which has been prepared by E Survey. This document should be consulted for lot dimensions and areas.

Approval for the Lakes development was initially granted jointly by the Tauranga City Council and the Western Bay of Plenty District Council on 24 May 2004 based on the subdivision plan 16916 dated 20 April 2004 prepared by S&L Consultants Ltd.

Conditions (24) to (27) inclusive of that approval related to the geotechnical issues to be addressed during and at the completion of the subdivision or at the completion of specific stages. These conditions are listed on table 1 on page 3 of this report. Since this approval five variations to this approval have been granted. No changes to original conditions (24) to (27) inclusive of 24 May 2004 were required in the granting of these later variations. The scheme plan that was subsequently approved and current at the time of completion of Stage 1 was 120669-1-RC04a prepared by Harrison Grierson Consultants. A copy of the scheme plan is included in Appendix 1.

This report describes the earthworks undertaken in the formation of this stage of subdivision including the relevant standards adopted for the placement of filling to support residential buildings and recommendations for developing sites on sloping ground including building restrictions where relevant.

During the report reference is made to drawings 17726-AB20 and AB21 which are included in Appendix 1.

Drawing AB20 shows the road and lot locations and the positions of pre and post construction borehole positions, filling compaction test positions, subsoil drains and building restriction lines. Drawing AB21 shows the depths of cut and fill achieved during the subdivision earthworks.

Table 1: Geotechnical Related Conditions of Subdivision Approval – 24 May 2004

Condition (24) *The Consent Holder shall undertake earthworks and/or works, as necessary, so that each lot contains a building platform suitable for the intended purpose of the District Plan zone.*

The suitable building platforms shall possess a minimum factor of safety against slope failure of 1.5 and shall comply with minimum settlement criteria stated in Appendix B of Section B1/VM4 of the New Zealand Building Code.

At the completion of the earthworks the Soils Engineer shall provide Council with an Opinion of Suitability for Building for the building platforms in the "geotechnical completion report" required by Condition (25).

Condition (25) *The Consent Holder shall, prior to the release of the 224 certificate for the subdivision, provide to Council a "geotechnical completion report" compiled by a Category 1 Registered Engineer.*

This report shall:

- *Comply with the requirements of and supply the information set down in Section 2.F of the Code of Practice.*
- *Display the position of all designated building platforms and building restriction lines (where applicable).*
- *Provide recommendations for the ongoing development of the properties (i.e advice on maximum cut/fill heights, how to manage steep slopes, methods of earthfill that should be adopted for basement style homes etc).*
- *Confirm that any earthfills and/or building platforms that have been constructed, comply in all respects with the requirements set down in Section B1 of the New Zealand Building Code and*
- *The building platforms shall possess a minimum factor of safety against slope failure of 1.5 and comply with minimum settlement criteria stated in Appendix B of Section B1/VM4 of the New Zealand Building Code.*

Condition (26) *Pursuant to Section 128 of the Resource Management Act 1991, the Council may review the conditions of this consent following receipt of the geotechnical completion report and/or Statement of Professional Opinion recommends Conditions, requiring that any application for building consent and or ongoing development on the lot be in accordance with the Conditions given in the geotechnical completion report and/ or Statement of Professional Opinion.*

Condition (27) *All building line restrictions or designated building platforms shall be clearly identified and dimensioned on the subdivision survey plan.*

2.0 Original Landform and Geology

The landform prior to the commencement of the subdivision construction comprised:

- Elevated areas along the eastern side as a central plateau described locally as the Te Ranga Tablelands. These areas have been variously used for farming and horticultural cropping. The existing Pyes Pa residential area further to the east has been established on similar level areas of the same elevation.
- Lower lying areas mainly along and adjacent to the Kopurererua Stream to the west and extending eastwards.
- Transitional slopes of varying steepness between the lower lying areas and the elevated central plateau. Re entrant erosion gullies were present on some of these slopes but most were uniform in slope gradient, albeit steep in some locations.

The geological setting for the development area can be derived from the publication:
Occasional Report 22 – Department of Earth Sciences University of Waikato
"Geology of the Tauranga Area" by Briggs et al – 1996

The geology is described as:

(i) On the upper plateau to the east and within the elevated gullies and on slopes facing west.
- Taupo volcanic zone tephras comprising Rotoehu ash (light grey sand) overlaid by brown or yellow post Rotoehu ash being coarse grained silts, sandy silts and sands. These are collectively referred to as "younger ashes" and overlay.
- "Older" ash derivative strongly weathered clay textured tephra beds and palaesols (Hamilton ash) overlaying.
- Older terrestrial and estuarine sediments deposits of the Matua subgroup of the Tauranga formation. These comprise a wide variety of lithologies.
- Te Ranga ignimbrite being white-grey pumiceous sands and coarse silts. Out crops of this material could be seen at the southern end of the development site in old quarry faces.

(ii) At the lower areas to the west below the transition slopes and adjacent to the Kopurererua Stream:
- Alluvial silts, sands and gravels transported by the stream.
- Organic peat at the existing ground surfaces or overlaid by alluvial soils at depth.
- Eroded sections of the more elevated Taupo volcanic zone tephra that have been reduced to the levels of the stream plain or rise above these levels as mounds or ridges that extend in to the stream plain area.

3.0 Presubdivision Investigations

Prior to obtaining subdivision approval a comprehensive geotechnical assessment was undertaken by S&L Consultants Ltd. The subsequent report that accompanied the consent application was titled "Pyes Pa West Urbanisation Development, Geotechnical Assessment Report, reference 16944" and was dated October 2003.

Fifty two machine drilled boreholes and 26 excavated pits were used to identify the subsoils that are present on the development area. The machine drilled boreholes are prefixed MB and the pits are prefixed TP.

Shown on 17726-AB20 are the positions of boreholes MB4 and MB5 and test pits 4, 5, 7 to 13 and 15 which are within the Stage 1D area where subdivision earthworks took place.

Summary logs of the soils in these boreholes and pits are found in Appendix 4.

MB4 and MB5 showed the presence of alluvial soils which were found to be soft and potentially compressible on loading by the placement of a fill overlay.

The investigations concluded that:

- The soils to be obtained in areas or cut would be suitable for placement as filling to support future houses although some conditioning may be required so that placement would be near optimum moisture contents.
- Areas of ground not to be disturbed by construction earthworks would be suitable for the support of future houses in accordance with NZS 3604.
- As the volcanic ash stratigraphy varies in type and relative strength foundation bearing conditions may vary across building sites formed in areas of cut.
- Similar variations in soil type may be encountered in road subgrades and in situ testing would be required to determine pavement depths applicable to the subgrade conditions present.
- Where inorganic alluvial soils or peat may be present the areas should be preloaded to accelerate the consolidation of these soils before residential development or the arterial road into the subdivision can become serviceable.

4.0 Scope of Subdivision Earthworks

The earthworks undertaken in the Stage 1D area and as shown on 17726-AB21 comprised:

(a) The removal of unsuitable surface materials, as identified in the presubdivision boreholes and pits, on the lower areas adjacent to the Kopurererua Stream. The lots developed in this way are along Tarn Close (lots 1 to 12 and 18 to 25 inclusive) and the initial section of Caldera Crescent (lots 26 to 28, 119, 138 and 139) as well as the construction of Lakes Boulevard. Structural replacement filling was up to 4.0m deep and mostly comprised pumiceous sands obtained from borrow areas situated within later stages of the subdivision to the south.

Prior to construction of the structural filling subsoil drains were installed at locations shown on 17726-AB20. Outfalls from these drains were directed to the

stormwater attenuation ponds to the north. Additional subsoil drains were also placed at a higher level under kerb lines during the later construction of the roads.

(b) The lowering of elevated ridges in cut. These ridges ran from east to west within the stage 1D area:
- From higher ground on the adjacent property to the east, through lots 30 to 32, 38 to 48 (east of Caldera Crescent).
- Higher ground within lots 51, 52, 121 to 136 and 142 to 148 inclusive (between Caldera Crescent and Hastings Road).

The maximum depth of cut was 8.0m in lots 145 and 146.

(c) The placement of filling in a former gully running east to west on which Caldera Crescent has been constructed. This filling is up to 6.0m deep in the roadway adjacent to lots 134 and 135. Prior to the placement of the filling and after the surface topsoil and any other soft ground was removed from the gully floor a subsoil drain was installed as shown on 17726-AB20.

(d) The undercutting of some road subgrades to remove and replace weaker natural ground in areas of cut especially in the two small cul de sacs of Carex Close and Gyle Place.

The depths of cut and filling shown on 17726-AB20 were derived from surveyed contours of the finished surface taken on completion of the earthworks compared with a topographical survey undertaken by S&L Consultants Ltd prior to the subdivision construction.

The earthworks for Stage 1D were undertaken by RPL Services Ltd during the 2005-2006 earthworks season and by Hick Bros later in 2006. Both were contracted to the developer. The earthworks were undertaken in compliance with consent 62387 issued by Environment Bay of Plenty.

5.0 Earthworks Standards

The performance specification required of the Contractor for the earthworks was based on the guidelines contained in NZS 4431:1989 "Code of Practice for Earthfill for Residential Development". Compliance with the compaction requirements listed below satisfies the standards listed in Section 7 of the NZS 4431.

Air voids percentage (as defined in NZS 4402: Part 1:1980)
Structural Fill - Average value less than 10% (any 10 tests)
- Maximum single value 12%

Undrained shear strength (measured by in situ vane)
Structural Fill - average value not less than 150kPa (any 10 tests)
- Minimum single value 100kPa

The determination of air voids percentages is dependant on the determination of the solid densities of the soils used in the filling. These soils mainly comprised mixed silts, clayey silts, sandy silts and sands depending on the depths below the original ground surfaces that the cuts were made. As described in Section 2.0 and indicated

on the log for borehole MB52 in Appendix 4 the subsoil types varied with depth. For cohesive soil mixtures a value of solid density of 2.65 t/m³ was used in the calculation of air voids. Where the sample taken for laboratory determination of in situ water content comprised pumiceous sands and was indicative of the soils in which the nuclear densometer test was undertaken a lower value of solid density of 2.46t/m³ was used in the calculation based on specific tests for solid density.

Where pumiceous sands were used exclusively for filling especially to top off the filling depths the relative compaction was tested with a Scala penetrometer. Blow counts of 3 or more per 100mm of penetration were sought.

The earthworks were supervised by site engineering technicians employed by the developer and observed by engineering staff from S&L Consultants Ltd during specific site inspections.

Compaction and strength control testing was undertaken by IANZ accredited Opus International Consultants Ltd both on site and in their Tauranga Laboratory.

69 compaction tests were undertaken within the areas of filling within the stage 1D area at locations shown on 17726-AB20. The results of these tests are summarised in Appendix 3.

The test results generally meet the specification criteria. Where air voids percentages were greater than 10 the water contents of the tested samples were examined. The soils in the filling with higher air voids were probably at less than optimum moisture content as the compaction tests that produced higher air voids percentages were undertaken during mid summer when the soils used were drier.

6.0 Post Construction Testing

Post construction handaugered boreholes were put down on every lot that did not contain supervised filling, at locations shown on appended drawing 17726-AB20. These boreholes were generally 0.8 to 1.5m deep and were intended to show soil types and continuity and to confirm the ground bearing conditions for shallow building foundations.

As the boreholes were being drilled undrained shear strengths were recorded with a hand held shear vane pushed in advance of the auger.

Summary logs of the soils found in the boreholes are in Appendix 4. These boreholes indicated the varying soil types that may be present at building foundation levels in the areas of subdivision cut. The range of soil types that may be present at the original ground surface or at the various levels of cut is demonstrated on the borelog for borehole MB52 in Appendix 4. This borehole is the closest to the Stage 1D area and was located on lot 83 within the Stage 1B area on Rexford Heights. The borehole demonstrated that the soils will vary from stiff silts (younger ashes) at 1.0m cut depth, through pumiceous sands (2.0 depth of cut) to stiff cohesive clayey silts (older ashes from 3.0 to 8.0m) which become very moist and cohesive (sticky) with depth.

In each post investigation borehole the undrained shear strengths were variable. For any building foundation to be detailed to NZS 3604:1999 and subsequent amendments an undrained shear strength of at least 60kPa should be present at the foundation level. At this strength the ultimate ground bearing capacity in the limit state may be taken at 300kPa and therefore the bearing conditions can be taken as "good ground" in terms of NZS 3604.

At all test positions on the lots on which post construction boreholes were put down the undrained shear strengths at likely foundation levels were in excess of 60kPa and therefore "good ground" can be considered to be present at the test positions. However it should be noted that some of the soils tested, especially in the deeper levels of the older ashes or in the Matua subgroup, exhibited sensitivity or significant loss of strength on disturbance. The tests on lots 145 to 147 showed high sensitivity levels in the soils that were tested. However these soils may also be present in other areas on other lots and were not encountered in post construction boreholes. Care will therefore be required to avoid unnecessary disturbance during site development earthworks, especially on the three lots listed above, but on all lots where significant deep cutting occurred during the subdivision construction (refer to appended drawing 17726-AB21 and table 2 on page 10 of this report.)

7.0 Summary and Recommendations

7.1 Subdivision Construction Filling

Supervised structural filling as shown on drawings 17726-AB20 and 17726-AB21 was placed in accordance with the methods and standards quoted in NZS 4431 under the management of S & L Consultants Ltd. Compaction testing on site confirmed that a high and uniform degree of compaction has been achieved suitable for the support of buildings. Some post construction boreholes that encountered the filling also confirmed this suitability.

A statement in support of the suitability of the filled areas for the erection of buildings in terms of NZS 3604 is appended in Appendix 2 of this report. Within areas of structural filling on which buildings may be erected, however, the possibility of variation of soil type and strength may exist away from observation or compaction tests locations. The normal inspection of foundation conditions during construction of buildings by competent tradesmen as described in NZS 3604 and by building inspectors should therefore be undertaken. If for any reason, areas of low soil strength are found professional geotechnical advice should be sought.

Table 2

Summary of Exposed Subsoil Types in Areas of Cut
As Determined from Post Construction Boreholes

Lot No.	Depth of Cut (m)	Soil Type	Shear Strength at Foundation Depths (kPa)
30	0-2.5	Younger ashes : sandy silt	175
31	0-2.5	Younger ashes : clayey silt	155
32	0-2	Younger ashes : clayey silt	200+
33	0-1	Younger ashes : sandy silt	200+
40	0-4	Younger – Older ashes	188
41	0-2	Younger ashes, pumiceous sands	200+
42	0-2	Younger ashes : clayey silt	140
43	0-2	Younger ashes : silt	191
44	0-2	Younger ashes : clayey silt	200+
45	0-2	Younger ashes : silt	165
46	0-2	Younger ashes : silt	141
47	0-0.5	Younger ashes : clayey silt	175
122	0-2.5	Younger ashes : clayey silt	165
123	0-2	Younger ashes : silt	200+
124	0-3	Younger ashes : silt	198
131	2-5	Younger – Older ashes	151
132	0-5	Younger – Older ashes	200+
133	0-4	Fill then younger ash	200
142	0-3	Younger ashes : silt	160
143	2-4	Younger – Older ashes	200+
144	4-8	Matua subgroup – Pumiceous Silts	198
145	5-8	Matua subgroup – Pumiceous Silts	200+
146	5-8	Matua subgroup – Pumiceous Silts	108
147	3-6	Matua subgroup – Pumiceous Silts	80
148	3-4	Matua subgroup – Pumiceous Silts	200+

7.2 Areas of Cut

As shown on 17726-AB21 and described in section 5.0 of this report and on table 2 on page 10 the varying depths of cut have exposed a variety of different soil types and strengths immediately below the topsoil overlay.

For all lots located in the areas of cut the ultimate ground bearing capacity in the limit state may be taken at 300kPa and this capacity meets the definition of 'good ground" as defined in NZS 3604.

However the possibility of variation of soil type and strength may exist away from observation or post construction borehole locations. It the subsoils at foundation excavation levels are found to be of lower strength or have been disturbed by earthworks machinery during further site development, foundations detailed in accordance with NZS 3604 may have to be deepened or widened under engineering advice. This may require additional on site testing specific to the building that is to be erected and the calculation of actual ground contact pressures under foundations by a structural engineer.

7.3 Areas of Undisturbed Ground

All areas within Stage 1D were earth worked in cut or fill except on the original sloping ground to lots 47 to 49. Post construction boreholes on these lots indicate that "good ground" exists at likely surface foundation levels and therefore that foundations may be detailed to NZS 3604.

7.4 Land Stability

Most of the area on the lots contained in Stage ID at The Lakes comprises near flat or gently sloping ground as a result of the subdivision earthworks. Slope angles on sites are generally not steeper than 1 in 6. In these areas no global stability issues exist that may restrict or prevent buildings from being erected.

Steeper slopes, however, exist on **lots 30 to 33 and 40 to 46**.

The slope angles present on lots 30 to 33 are not steeper than 1 in 3 (18 degrees). On lots 40 to 46 the slope angles are as steep as 1 in 2 (26 degrees).

Global instability arising from the construction of buildings on these sloping sites is considered unlikely. However, care will be required in the planning and implementation of building construction and landscaping or site development to ensure that local instability does not occur or that properties downslope (in the case of Lots 30 to 33) are not put at an unacceptable risk. It is likely that further development earthworks will be undertaken on lots 30 to 33 and 40 to 46 to create levelled building sites and vehicle accessways that will require the formation of cut faces and possibly the placement of the cut material as filling over the slope faces to extend the levelled areas.

7.4.1 Retaining Walls

On any cut faces higher than 1.5m retaining walls should be erected. Such walls are to be specifically designed and a building consent issued.

The covenants for individual site development set by the developer titled "The Lakes – House Design Guidelines Part 2: Design Standards Conventional Housing" requires that:

- Retaining walls shall be incorporated into the house structure if possible and feasible.
- Where retaining will be required outside the building platform and where level changes are forced to be greater than 2.0m high stepped retaining walls shall be utilised.
- Retaining wall lifts are to be limited to not more than 1.0m in height and be separated by an intermediate berm width of not less than 0.7m.

Owners of all lots in Stage 1D and especially of lots 30 to 33 and 40 to 46 should be aware of the contents of the covenants and also be advised that while walls less than 1.5m high are exempt from requiring a building consent under Schedule 1 of the Building Act 2004, the construction of the wall is still required to comply with the requirements of New Zealand Building Code with regard to materials and construction standards. For the configuration described in the covenants the loading from an upper wall located 0.7m behind a lower wall would provide a surcharge to the lower wall and the exemption described in Schedule 1 of the Building Act 2004 would not apply. A building consent will therefore be required for the wall configuration shown on the diagrams in the House Design Guidelines.

In the placement of any cut material the filling should be placed in accordance with NZS 4431 and the Council Code of Practice for Development under engineering supervision. The filling would be placed on horizontal cut lateral benches after the surface topsoil has been removed. Retaining walls should be erected to resist lateral earth pressures from the filling present. With the stepped retaining wall configuration shown on the diagrams in the House Design Guidelines each lift of retaining wall should be founded on the original ground and not on any filling placed on the slope face behind the lower wall. It follows therefore that with wall lifts limited to a height of 1.0m on sloping ground of 1 in 3 the wall lifts would be 3.0m apart. A building consent would not be required because no surcharge would be present but the construction of the wall would still be required to comply with the requirements of the New Zealand Building Code.

7.4.2 Lot 30

On **Lot 30** the likely building site would be located near the eastern boundary and adjacent to the right of way. In this location the slopes are flatter than those present near the lower western boundary. It is recommended that any building or landscaping development involving earthworks, cutting, filling and retaining structures on the lower north

western half of Lot 30 be reviewed by a geotechnical engineer or geologist prequalified with the Council as category 2. The review should consider any adverse effects on the stability of the slopes as they lead down in to the adjacent downslope lots.

7.4.3 Lots 40 to 43

Future building development on **Lots 40 to 43** should be reviewed by a geotechnical engineer or geologist prequalified with the Council as category 1. It is likely that buildings would be multileveled possibly constructed on benches or "steps" excavated into the sloping ground of 1 in 2. Specifically designed retaining walls will be required to stabilise lateral cut faces at the rear of the benches with particular attention paid to their returns along side boundaries especially during construction so that the stability of adjacent properties is not compromised. It is likely that the geotechnical reviewer will require specific site investigation data to be obtained to determine the soil types that will be present in cut faces and at support levels for foundations. Rear wall drains reticulated to the site stormwater service connection will be required.

7.5 Topsoil Thickness

During the subdivision earthworks areas of cut or fill were initially stripped of topsoil and this was then replaced to target depths of up to 300mm. Close to road berms it is possible that topsoil depths may be deeper than 300mm where the topsoil depth was deepened when slopes were eased from the road berm levels. No guarantee is implied or given that the topsoil on any part of any lot is 300mm deep or less and it is recommended that future owners or builders check topsoil depths when preparing site development plans and cost schedules.

As indicated on the logs of the post construction boreholes on some lots in Appendix 4 the topsoil was absent at some borehole sites.

8.0 Professional Opinion

A statement in the format of Council's Code of Practice for Development (Form G2) that all lots are suitable for building is contained in Appendix 2. This statement is accompanied by form G2A which summarizes the information and recommendations within this report.

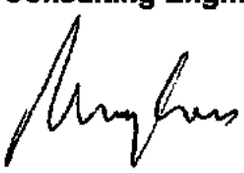
9.0 Applicability

Recommendations contained in this document are based on data from boreholes, observations of soil exposures, and test results. Inferences about the nature and continuity of subsoils away from these locations are made but cannot be guaranteed.

In all circumstances, if variations in the subsoils occur which differ from those described or are assumed to exist the site should be inspected by an engineer suitably qualified to make an informed judgment and provide advice on appropriate improvement measures.

This report has been prepared specifically for the development at Stage 1D of the Lakes Subdivision and no responsibility is accepted by S & L Consultants Ltd for the use of any part of this report for other development sites without their written approval.

S & L Consultants Ltd
Consulting Engineers, Surveyors, Planners



M W Hughes CPEng
Geotechnical Engineer

15 January 2007

Appendix One

Drawings

Subdivision Scheme Plan
As Built Plans Stage 1D
17726-AB20
17726-AB21

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND

ISO 9001 QUALITY ASSURED

HARRISON GRIERSON
CONSULTING ENGINEERS SURVEYORS PLANNERS
141 Cameron Road Tauranga Ph 07 578 0023 Fax 07 577 9557

NOTES

1. Existing Titles
   Pt 2 DP 11654
   CT SA53A/227
   Grasshopper Farms Limited 33.8004 ha
   Pt 1 DP 33245
   CT SA16A/1387
   Grasshopper Farms Limited 46.5717 ha
   80.3721 ha
2. There are no Lot numbers 188 or 262 on this plan.
3. Areas & Dimensions are approximate only & are subject to Land Transfer Survey.

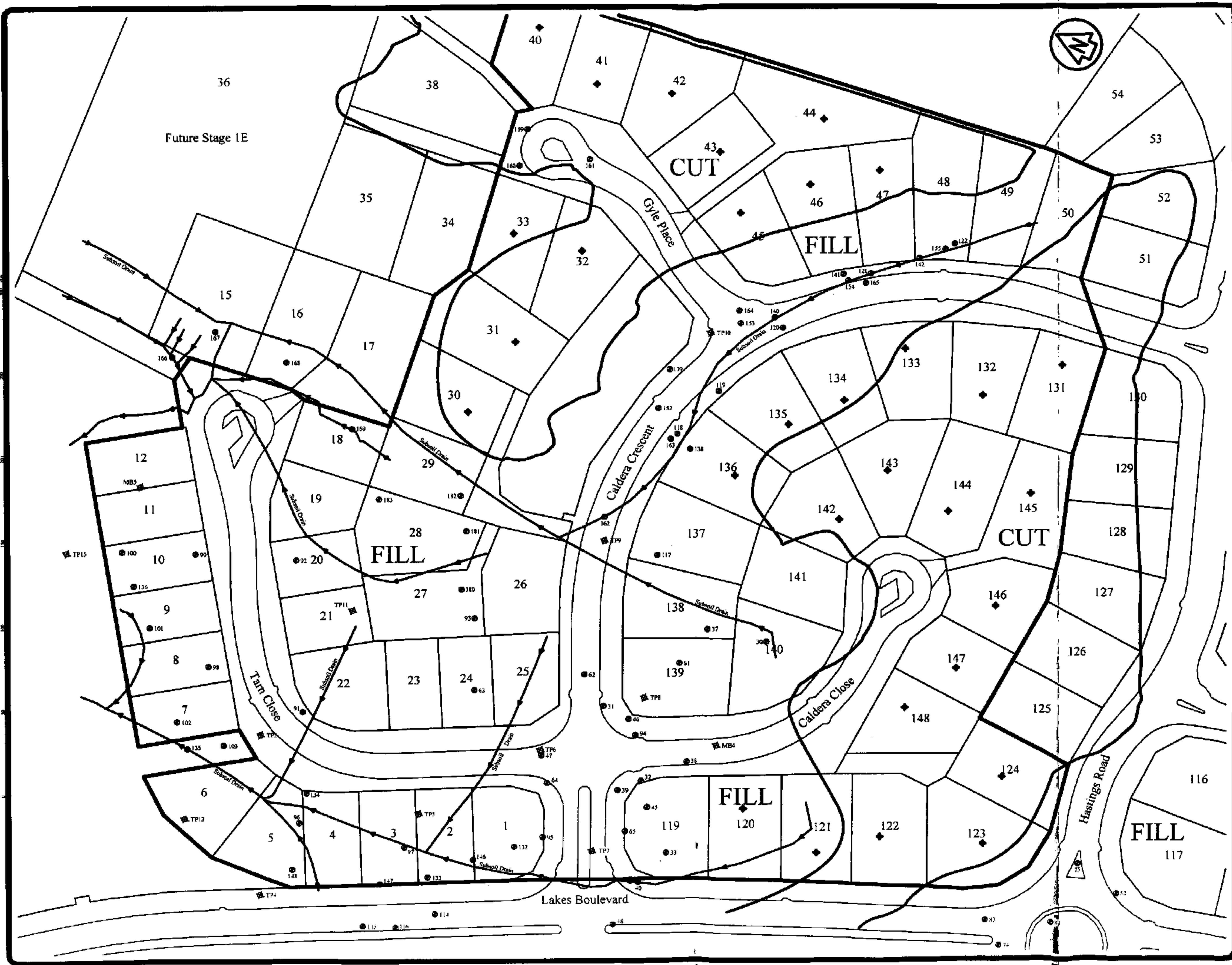
SCHEME – Sheet 1

PROJECT No: 1021 120669.01	SCALES: 1:1500 (A1) 1:3000 (A3)	A1
DRAWING No: 120669–1–RC04a		REV

DRAWN BY DAA | DATE 15/03/2006 | DATE PLOTTED 6/7/2006

TITLE: PROPOSED SUBDIVISION OF PT LOT 2 DP 11654 & PT LOT 1 DP 33245

PROJECT: THE LAKES – STAGE 1 TAURANGA MARCH 2006



Key

- Fill Compaction Test
- Post subdivision construction hand borehole (By S&L Consultants Lt
- Pre-subdivision Borehole in Test

Notes:
1) For lot dimensions see DP 38253

Checked by	Rev No.	Description	
	1	224 Application	

	NAME	DATE
Surveyed		
Designed	CH	01/07
Drawn	GR	01/07
Checked		
Approved	[signature]	1/07

REFERENCES

S & L CONSULTANTS LT
SURVEYORS - ENGINEERS - PLANNI

111 Cameron Road, Tauranga, New Zeala
P.O. Box 231 Ph.(07)577-6069
Fax(07)577-6065
Email: slconsultants@sltga.co.nz

TITLE

THE LAKES

Stage 1D

Geotechnical Report
Reference Plan

ORIGINAL SCALES: 1:500 @ A1

DATE: 01

DRAWING No: 17726 - AB20

Revision:

Future Stage 1E

CUT

FILL

FILL

CUT

FILL

FILL

Gyle Place

Caldera Crescent

Caldera Close

Tarn Close

Hastings Road

Lakes Boulevard

Key

FILL / CUT Subdivision Cut and Fill

Checked By	Rev No.	Description
	1	224 Application

	NAME	DATE
Surveyed		
Designed	CH	01/07
Drawn	GR	01/07
Checked		
Approved		

REFERENCES

S & L CONSULTANTS LT
SURVEYORS - ENGINEERS - PLANNE

111 Cameron Road, Tauranga, New Zealan
P.O. Box 231 Ph.(07)577-6069
Fax(07)577-6065
Email: slconsultants@slga.co.nz

TITLE

THE LAKES

Stage 1D

Earthworks Asbuilts
Depth of Cut/Fill

ORIGINAL SCALES: 1:500 @ A1

DATE: 01/0

DRAWING No: 17726 - AB21

Revision: 1

Appendix Two

Statement of Professional Opinion as to the Suitability of Land for Building Development

Lot Summary Report

SECTION 2

To: The Director of Environmental Services

STATEMENT OF PROFESSIONAL OPINION AS TO THE GEOTECHNICAL SUITABILITY OF LAND FOR BUILDING

DEVELOPMENT: The Lakes Subdivision Stage 1D

OWNER: Grasshopper Farms Ltd

LOCATION: Caldera Crescent, Pyes Pa

I Michael William Hughes of S&L Consultants Ltd
(Full Name)

PO Box 231, Tauranga
(Name and Address of Firm)

Hereby confirm that;

1) I am a professional person appropriately qualified with experience in geotechnical engineering to ascertain the suitability of the land for building development and was retained as the Soils Engineer to the above development.

2) An appropriate level of site investigation and construction supervision has been carried out under my direction and is described in my development evaluation dated 15 January 2007.

3) In my professional opinion, not to be construed as a guarantee, I consider that;

(a) Every area shown in my report dated 15 January 2007 of each new allotment is suitable for the erection thereon of the building types appropriate to the zoning of the land, provided that;

Recommendations contained in my report are complied with including care in the development of some lots with significant slopes.

(b) The earth fills shown on the attached Plan No. 17726-AB21 have been placed in accordance with the Code of Practice for Development of the Tauranga City Council.

(c) The completed works give due regard to all land slope and foundation stability considerations.

(d) The filled ground is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents providing that:

Recommendations contained in my report, section 7 are complied with.

(e) The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 3604:1999 and related documents subject to the recommendations contained in my report including those relating to topsoil depths and soil variations away from test or observation positions.

4) This professional opinion is furnished to the Council and the owner for their purpose alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection for any dwelling.

Signed ..... Date 15 January 2007

TAURANGA DISTRICT COUNCIL

SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

MAY 98

TAURANGA CITY COUNCIL

G2 Δ

THE LAKES SUBDIVISION STAGE 1(D)

CALDERA CRESCENT, PYES PA

Tauranga City

TAURANGA CITY COUNCIL

LOT SUMMARY REPORT

G 2a Δ

MAY 98

The comments and notations included on this summary sheet are outlined in the support documents. These shall be read in conjunction with this summary.

T.C.C R C 1375

File Ref: 17726

Lot#	Area(m²)	Subsurface Data						Foundations		Building line restriction?	Recommendations/restrictions
		Shear Strength kPa	Subdivision Filling		Natural topography unworked	Natural topography earthworked		Conventional shallow Foundations to NZS 3604:1999	Specific Design		
			Y/N	Depth (m)	Y/N	Y/N	Depth(m)	Y/N/NA	Y/N/NA	Y/N	
1	520	150	Y	2-3	Y	N	-	Y	N	N	
2	450	150	Y	2-3	Y	N	-	Y	N	N	
3	450	150	Y	2-3	Y	N	-	Y	N	N	
4	450	150	Y	2-3	Y	N	-	Y	N	N	
5	540	150	Y	2-3	Y	N	-	Y	N	N	
6	600	150	Y	2-3	Y	N	-	Y	N	N	
7	435	150	Y	2	Y	N	-	Y	N	N	
8	435	150	Y	2	Y	N	-	Y	N	N	
9	435	150	Y	1-2	Y	N	-	Y	N	N	
1	435	150	Y	1-2	Y	N	-	Y	N	N	
11	435	150	Y	1	Y	N	-	Y	N	N	
12	460	150	Y	1-2	Y	N	-	Y	N	N	
18	470	150	Y	1-2	Y	N	-	Y	N	N	
19	480	150	Y	2	Y	N	-	Y	N	N	
20	410	150	Y	2	Y	N	-	Y	N	N	
21	410	150	Y	2	Y	N	-	Y	N	N	
22	600	150	Y	2	Y	N	-	Y	N	N	
23	400	150	Y	2-3	Y	N	-	Y	N	N	
24	400	150	Y	2-3	Y	N	-	Y	N	N	
25	490	150	Y	2-3	Y	N	-	Y	N	N	
26	645	150	Y	3	Y	N	-	Y	N	N	
27	700	150	Y	2-3	Y	N	-	Y	N	N	
28	704	150	Y	2-3	Y	N	-	Y	N	N	
29	590	150	Y	1-3	Y	N	-	Y	N	N	
30	680	150	Y	0-1	N	Y	0-2.5	Y	Y*	N	* Geotechnical review required.

Refer to S&L Consultants Ltd report 17726 dated 15 January 2007

Lots shown on DP 382533

VERSION 1

THE LAKES SUBDIVISION STAGE 1(D)

CALDERA CRESCENT, PYES PA

Tauranga City

TAURANGA CITY COUNCIL

LOT SUMMARY REPORT

G 2a Δ

MAY 98

The comments and notations included on this summary sheet are outlined in the support documents. These shall be read in conjunction with this summary.

T.C.C R C 1375

File Ref: 17726

Lot#	Area(m²)	Subsurface Data						Foundations		Building line restriction?	Recommendations/restrictions
		Shear Strength kPa	Subdivision Filling		Natural topography unworked	Natural topography earthworked		Conventional shallow Foundations to NZS 3604:1999	Specific Design		
			Y/N	Depth (m)	Y/N	Y/N	Depth(m)	Y/N/NA	Y/N/NA	Y/N	
31	840	150	Y	0-1	N	Y	0-3	Y	N	N	
32	730	150	N		N	Y	0-2	Y	N	N	
33	660	150	N		N	Y	0-1	Y	N	N	
40	600	150	N		N	Y	0-4	Y	Y*	N	*Geotechnical review required
41	620	150	N		N	Y	0-2	Y	Y*	N	*Geotechnical review required
42	800	141	N		N	Y	0-2	Y	Y*	N	*Geotechnical review required
43	600	150	N		N	Y	0-2	Y	Y*	N	*Geotechnical review required
44	1040	150	N		N	Y	0-2	Y	N	N	
45	605	150	Y	0-5	N	Y	0-2	Y	N	N	
46	740	141	Y	0-4	N	Y	0-2	Y	N	N	
47	600	150	Y	0-4	Y	N	-	Y	N	N	
48	740	150	Y	0-3	Y	N	-	Y	N	N	
49	680	150	Y	0-2.5	N	Y	0-1	Y	N	N	
50	580	150	Y	0-1.5	N	Y	0-2	Y	N	N	
119	680	150	Y	3	Y	N	-	Y	N	N	
120	640	150	Y	2-3	Y	N	-	Y	N	N	
121	650	150	Y	0-2	N	Y	0-2.5	Y	N	N	
122	700	150	N		N	Y	0-2.5	Y	N	N	
123	800	150	Y	0-2	N	Y	0-2	Y	N	N	
124	630	150	Y	0-2	N	Y	0-3	Y	N	N	
131	650	150	N		N	Y	2-5	Y	N	N	
132	630	150	N		N	Y	0-5	Y	N	N	
133	640	150	Y	0-2	N	Y	0-4	Y	N	N	
134	630	150	Y	0-6	N	Y	0-3.5	Y	N	N	
135	670	150	Y	0-6	N	Y	0-3	Y	N	N	

Refer to S&L Consultants Ltd report 17726 dated 15 January 2007

Lots shown on DP 382533

Tauranga City

TAURANGA CITY COUNCIL

LOT SUMMARY REPORT

G 2a Δ

MAY 98

THE LAKES SUBDIVISION STAGE 1(D)
CALDERA CRESCENT, PYES PA

The comments and notations included on this summary sheet are outlined in the support documents. These shall be read in conjunction with this summary.

T.C.C R C 1375

File Ref: 17726

Lot#	Area(m^2)	Subsurface Data						Foundations		Building line restriction?	Recommendations/restrictions
		Shear Strength kPa	Subdivision Filling		Natural topography unworked	Natural topography earthworked		Conventional shallow Foundations to NZS 3604:1999	Specific Design		
			Y/N	Depth (m)	Y/N	Y/N	Depth(m)	Y/N/NA	Y/N/NA	Y/N	
136	690	150	Y	0-5	N	Y	0-3	Y	N	N	
137	710	150	Y	0-3.5	Y	N	-	Y	N	N	
138	650	150	Y	3	Y	N	-	Y	N	N	
139	710	150	Y	3	Y	N	-	Y	N	N	
140	720	150	Y	0-3	Y	N	-	Y	N	N	
141	620	150	Y	0-2	Y	N	-	Y	N	N	
142	650	150	Y	0-1	N	Y	0-3	Y	N	N	
143	680	150	N		N	Y	2-4	Y	N	N	
144	790	150	N		N	Y	4-8	Y	N	N	
145	730	150	N		N	Y	5-8	Y	N	N	
146	600	108	N		N	Y	5-8	Y	N	N	
147	550	80	N		N	Y	3-6	Y	N	N	
148	600	150	N		N	Y	3-4	Y	N	N	

Refer to S&L Consultants Ltd report 17726 dated 15 January 2007

Lots shown on DP 382533

VERSION 1

Appendix Three

Compaction Test Results

Summary of Compaction Test Results
Stage 1D

Test No.	Date	Location	Soil Type	Percentage Air Voids	Undrained Shear Strength (kPa)
30	11/11/05	Lot 140	Silt/Clay	6.0	164
31	11/11/05	Road	Silt/Clay	6.8	174+
32	11/11/05	Road	Silt/Clay	6.9	175+
33	11/11/05	Lot 119	Silt/Clay	9.3	147
37	11/11/05	Lot 138	Sand/Silt		Scala 3/100
38	12/11/05	Road	Silt/Clay	10.6	200+
39	12/11/05	Road	Silt/Clay	14.4	200+
40	12/11/05	Road	Sand/Silt		Scala 4/100
45	17/11/05	Lot 119	Silt/Clay	7.6	200+
46	17/11/05	Road	Silt/Clay	9.1	200+
47	17/11/05	Road	Silt/Clay	7.5	200+
48	17/11/05	Lakes Boulevard	Silt/Clay	3.6	178
52	17/11/05	Road	Silt/Clay	4.0	200+
61	03/12/05	Lot 139	Silt/Clay	7.2	217+
62	03/12/05	Road	Silt/Clay	4.2	176+
63	03/12/05	Lot 24	Silt/Clay	7.7	178+
64	03/12/05	Road	Silt/Clay	10.2	217+
65	03/12/05	Lot 119	Silt/Clay	5.1	179+
74	12/01/06	Road	Silt/Clay	9.8	204+
75	12/01/06	Road	Silt/Clay	6.7	198+
83	18/01/06	Road	Sand/Silt	11.3	210+
84	18/01/06	Road	Sand/Silt	11.0	200+
91	16/02/06	Road	Ash	0.9	UTP
92	16/02/06	Lot 20	Ash	4.5	181+
93	16/02/06	Lot 27	Ash	5.5	UTP
94	16/02/06	Road	Ash	10.4	UTP
94	16/02/06	Road	Ash		Scala 5-8/100
95	16/02/06	Lot 1	Ash	6.0	UTP
96	17/02/06	Lot 5	Ash	5.6	177+
97	17/02/06	Lot 3	Ash	0.5	144
98	20/02/06	Lot 8	Ash	6.0	UTP
99	20/02/06	Lot 10	Ash	14.8	UTP
99	20/02/06	Lot 10	Sand		Scala 4-7/100
100	20/02/06	Lot 10	Ash	7.2	UTP
101	20/02/06	Lot 9	Ash	8.9	150+
102	20/02/06	Lot 7	Ash	9.8	UTP
103	20/02/06	Walkway	Ash	0.5	150+
114	22/02/06	Lakes Boulevard	Pumice	12.1	209+
114	22/02/06	Lakes Boulevard	Pumice		Scala 4-6/100
115	22/02/06	Lakes Boulevard	Pumice	12.9	158+
115	22/02/06	Lakes Boulevard	Pumice		Scala 4/100
116	22/02/06	Lakes Boulevard	Pumice	11.9	186+
116	22/02/06	Lakes Boulevard	Pumice		Scala 3-5/100
117	22/02/06	Lot 137	Pumice	6.9	UTP

117	22/02/06	Lot 137	Pumice		Scala 4-8/100
118	22/02/06	Road	Ash	7.1	UTP
119	22/02/06	Road	Ash	5.6	141
120	22/02/06	Road	Ash	6.6	150+
121	22/02/06	Road	Ash	8.3	159+
122	22/02/06	Lot 48	Ash	6.4	138
132	27/02/06	Lot 1	Ash/Pumice	13.9	212+
132	27/02/06	Lot 1	Ash/Pumice		Scala 4-5/100
133	27/02/06	Lot 2	Ash/Pumice		Scala 4-6/100
134	27/02/06	Lot 4	Ash/Pumice	7.9	212+
135	27/02/06	Walkway	Ash/Pumice	7.6	194
136	27/02/06	Lot 10	Ash/Pumice	7.1	160+
138	01/03/06	Lot 136	Ash/Sand	7.0	128
139	01/03/06	Caldera Crescent	Ash/Sand	8.0	204+
140	01/03/06	Road	Ash/Sand	7.4	175+
141	01/03/06	Road	Ash/Sand	2.7	160+
142	01/03/06	Lot 48	Ash/Sand	6.2	150+
146	03/03/06	Lot 2	Pumice	8.7	UTP
146	03/03/06	Lot 2	Pumice		Scala 5-6/100
147	03/03/06	Lot 3	Pumice	11.0	UTP
147	03/03/06	Lot 3	Pumice		Scala 6-8/100
148	03/03/06	Lot 5	Pumice	10.3	UTP
148	03/03/06	Lot 5	Pumice		Scala 4-7/100
152	13/03/06	Caldera Crescent	Pumice	11.0	196+
152	13/03/06	Caldera Crescent	Pumice		Scala 3-6/00
153	13/03/06	Road	Pumice	22.4	188+
153	13/03/06	Road	Pumice		Scala 3-4/100
154	13/03/06	Road	Pumice	14.5	UTP
154	13/03/06	Road	Pumice		Scala 4-5/100
155	13/03/06	Lot 48	Pumice	19.8	187
155	13/03/06	Lot 48	Pumice		Scala 3-5/100
160	17/03/06	Gyle Place	Ash/Pumice	13.4	161
161	17/03/06	Gyle Place	Ash/Pumice	11.0	211+
162	06/04/06	Road	Ash/Pumice	10.6	UTP
163	06/04/06	Road	Ash/Pumice	14.1	193+
164	06/04/06	Road	Ash/Pumice	9.4	217
165	06/04/06	Road	Ash/Pumice	11.8	UTP
166	28/09/06	Lot 15	Ash	6.6	UTP
167	28/09/06	Lot 15	Ash	8.8	161+
168	28/09/06	Lot 6	Ash	8.3	165+
169	28/09/06	Lot 18	Ash	6.1	159+
180	21/11/06	Lot 27	Ash	5.1	UTP
181	21/11/06	Lot 28	Ash	10.4	166+
182	21/11/06	Lot 29	Ash	9.4	165+
183	21/11/06	Lot 28	Ash	10.9	155

Appendix Four

Post Construction Borehole Logs
Pre Construction Borehole and Pit Logs

S&L

Borehole 30 on Lots 31

Sheet: 1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 30			
TOPSOIL 200 deep			
SILT coarse grained sl. Sandy stiff dry friable yellow - light brown		0.5	175 128
SILT sl. clayey sl. Sandy stiff sl. cohesive moist brown		1.0	87 124
SILT sl. Sandy stiff moist sl friable pumiceous light brown bec Sands (silty.)			
End of bore			
LOT NO 31			
TOPSOIL 200 deep			
SILT sl. clayey stiff moist friable light brown		0.5	155 128
SILT stiff moist friable Orange - light brown			198
SILT sl. clayey firm - stiff v. moist sl. cohesive lt. brown		1.0	74
End of bore			

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

S&L

Borehole 32
on Lots 33

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Sheet: 1 of 1

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 32			
TOPSOIL 100 deep			
SILT v. stiff dry friable yellow - light brown		0.5	280+
SILT sl. clayey stiff sl. moist friable brown		1.0	185, 144, 141
End of bore			
LOT NO 33			
TOPSOIL 250 deep			
SAND (f) silty med dense dry friable light brown		0.5	218+, 178
bec sl. moist brown			
SILT stiff sl. moist friable light brown		1.0	168
End of bore			

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer

S&L

Borehole 40
on Lots 41
Sheet: 1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 40		
NO TOPSOIL		
SILT SL. sandy SL. clayey stiff moist SL friable light brown		0.5
bec. SL. sandy v. light brown		
SAND (f) loose dry pumiceous v. light brown		1.0
SILT stiff SL. moist friable brown		
bec. v. moist SL clayey		
End of bore		
LOT NO 41		
NO TOPSOIL		
SILT stiff SL. moist friable orange – light brown		0.5
bec. SL. sandy (f)		
SAND (f) silty med dense dry friable yellow – light brown		1.0
SILT coarse grained stiff yellow		
SAND (f) loose v. moist light grey		
SILT clayey stiff dark brown		
End of bore		

Undrained Shear Strength (kPa)

50 100 150

188
97
155
104
151
200
168
185
218

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer

Borehole on Lots	42 43
Sheet:	1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)
LOT NO 42			50 100 150
NO TOPSOIL	x_		
SILT clayey stiff moist sl. friable light brown	_x x-		141
	_x	0.5	158
bec sl. moist friable light brown	x_ _x x-		144
	-x	1.0	124
End of bore			
LOT NO 43			
NO TOPSOIL	xx		
SILT stiff sl. moist friable light brown	xx xx		191
SILT stiff sl. moist pumiceous friable orange-light brown	xx xx xx xx	0.5	201 / 161
SILT stiff moist friable light brown	::	1.0	124
SAND (f) silty med dense yellow	xx xx		
SILT stiff moist yellow - lt brown			
End of bore			

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

Borehole 44
on Lots 45

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Sheet: 1 of 1

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 44		
TOPSOIL 100 deep		
SILT SL. clayey stiff moist SL. friable light brown		0.5
SILT stiff moist friable pumiceous orange - lt. brown		1.0
End of bore		
LOT NO 45		
NO TOPSOIL SILT firm moist friable mixed brown - light brown fill		
SILT coarse grained stiff SL. moist friable light brown becomes moist V. SL. sandy remains stiff V. moist light brown		0.5 1.0
End of bore		

Undrained Shear Strength (kPa)

50 100 150

208
184
124
134
125
144
76
100

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

S&L

Borehole on Lots	46 / 47
Sheet	1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726 | **Date Excavated:** 28-12-06 | **RL Ground:** — | **Logged By:** mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)
LOT NO 46			50 100 150
TOPSOIL brown 100 deep			
SILT stiff dry friable light brown			141
SILT sandy (f) stiff sl. moist friable pumiceous light yellow		0.5	158
SILT sl. clayey stiff sl. moist friable light brown			124
		1.0	144
End of bore			
LOT NO 47			
SILT firm moist dark brown bec. mixed brown – lt brown fill (no topsoil)			
SILT sl. clayey stiff sl. moist friable light brown			175
		0.5	178
		1.0	144
End of bore			

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

S&L

Borehole 120
on Lots 121

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Sheet: 1 of 1

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 120			
TOPSOIL 200 deep			
SILT SL clayey v. stiff dry friable brown – light brown fill		0.5	185, 218+
SILT SL clayey stiff SL moist SL friable brown – light brown fill		1.0	218+, 218+
End of bore			
LOT NO 121			
TOPSOIL 150 deep			
SILT SL clayey v. stiff – hard brown – orange fill		0.5	218+, 218+
bec. SAND (f) silty v. dense dry light grey, light brown			
SILT SL clayey v. stiff dry friable light brown		1.0	148, 141
SILT stiff SL moist light brown			
End of bore			

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa			Borehole on Lot 122
			Sheet: 1 of 1
Job No. 17726	Date Excavated: 28-12-06	RL Ground: —	Logged By: mwh

Description of Soil LOT NO 122	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa)
TOPSOIL 100 deep			
SILT sl. clayey stiff sl. moist friable light brown (younger ash)	x		165
		0.5	161
bec. moist friable light brown - yellow	x		151
		1.0	
SILT sandy (f) stiff moist pumiceous yellow	x		175
End of bore			

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

S&L CHRISTCHURCH & DUNEDIN

Borehole 123
on Lots 124
Sheet: 1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726	Date Excavated: 28-12-06	RL Ground: —	Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 123		
TOPSOIL 150 deep		
SAND (f) v. dense clay SI. cemented light grey		0.5
SILT SI. clayey v. stiff SI. moist friable orange - light brown		1.0
bec moist remains stiff friable light brown		
End of bore		
LOT NO 124		
TOPSOIL 100 deep		
SILT SI. clayey SI. moist friable orange - light brown		0.5
bec. light brown		1.0
SAND (f) silty med dense V. moist pumiceous lt. brown		
End of bore		

Undrained Shear Strength (kPa)

50 100 150

2 8+
2 8+
151
1 9 8
2 8
2 8+

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

Borehole 131 on Lot

Sheet: 1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 131		
TOPSOIL 200 deep		
SILT v-sandy (f) stiff moist friable pumiceous v. light brown		0.5
SAND (f) sl. silty med dense moist pumiceous light brown		1.0
SILT clayey stiff moist sl. friable dk brown – red dec orange – brown		
End of bore		

Undrained Shear Strength (kPa)

50 100 150

151

180

108

218

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer

Borehole on Lots	132 133
Sheet	1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726	Date Excavated: 28-12-06	RL Ground: —	Logged By: mwh

Description of Soil	Depth (m)	Undrained Shear Strength (kPa)
LOT NO 132		
TOPSOIL 200 deep		
SAND (f) silty med dense dry light brown		218+
SILT clayey v.stiff moist cohesive dk brown – red	0.5	218+
SILT clayey v.stiff moist cohesive orange-brown	1.0	218+ / 218+
End of bore		
LOT NO 133		
TOPSOIL 200 deep		
SAND (vf) silty med dense dry light brown bec CLAY stiff brown-grey orange FILL	0.5	218+ / 198
SILT stiff moist friable pumiceous orange-light brown bec. light brown	1.0	218+
SAND (f-m) silty pum. lt yellow		
End of bore		

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

S&L

Borehole 134
on Lots 135
Sheet: 1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726	Date Excavated: 28-12-06	RL Ground: —	Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 134		
Topsoil 200 deep	ST	
Silt sl. sandy (ff) stiff dry friable brown fill bec. clayey moist brown		0.5
Silt stiff moist sl. cohesive pumiceous yellow-brown some white incl. some pumiceous sand lenses	XX XX XX XX	1.0
End of bore		
LOT NO 135		
Topsoil 150 deep	~~	
Silt clayey v. stiff sl. moist sl. cohesive yellow-brown fill		0.5
Silt stiff sl. moist pumiceous sl. friable yellow-v. lt. brown bec. moist occ. sand lenses	XX XX XX XX XX	1.0
End of bore		

Undrained Shear Strength (kPa)

50 100 150

171
148
164
156
216+
186
118

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

Borehole 136
on Lots 142

Sheet: 1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 136			
TOPSOIL 200 deep			
SILT SL clayey V. Stiff dry friable mixed brown FILL		0.5	218+
SAND (f) dense dry light grey FILL			218+
SILT clayey V. stiff SL-moist SL-lobeline brown FILL		1.0	218+ 215
SILT SL clayey Stiff moist brown			
End of bore			
LOT NO 142			
TOPSOIL 150 deep			
SILT SL clayey Stiff SL-moist friable light brown (cultural silt)		0.5	161 137 134
		1.0	131
End of bore			

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

S&L

Borehole 143 on Lots 144

Sheet: 1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726	Date Excavated: 28-12-06	RL Ground: —	Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)
LOT NO 143		
TOPSOIL 200 deep		
SILT Sandy (f) stiff moist mixed brown fill		0.5
SAND (f) Sl. Silty med dense Sl. moist light brown		
SAND (f) med dense Sl. moist Pumiceous light brown		1.0
SILT Sl. clayey stiff brown		
End of bore		
LOT NO 144		
TOPSOIL 200 deep		
SILT Sl. clayey stiff Sl. moist friable yellow – lt brown		0.5
SAND (f) Silty med dense Sl. moist friable light grey		
SILT firm – stiff V. moist (sticky) Pumiceous yellow, grey bands		1.0
End of bore		

Undrained Shear Strength (kPa)

50 100 150

210 90 198 184 94 77

EXCAVATION METHOD: **Handauger and shear vane or Scala Penetrometer**

Borehole on Lots	145 146
Sheet:	1 of 1

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 145			
TOPSOIL 100 deep			
SILT Sandy (f) stiff moist cream coloured		0.5	184
			28 64
becomes dilatant light cream - grey		1.0	
End of bore			32 96
LOT NO 146			
TOPSOIL 150 deep			
SILT stiff moist pumiceous sl. friable sensitive cream coloured		0.5	16 108
bec. clayey stiff friable moist sensitive cream coloured		1.0	25 99
End of bore			

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer

S&L

Borehole 147
on Lots 148

Site: The Lakes Subdivision Stage 1D Caldera Crescent, Pyes Pa

Sheet: 1 of 1

Job No. 17726 | Date Excavated: 28-12-06 | RL Ground: — | Logged By: mwh

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
LOT NO 147			
TOPSOIL 100 deep			
SILT sl. Sandy (f) stiff moist sl. friable sensitive cream coloured		0.5	12 60
bec. clayey (sticky) moist cream coloured pumiceous		1.0	16 73
End of bore			14 64
LOT NO 148			
NO TOPSOIL			
SILT clayey v. stiff dry sl. cohesive light brown		0.5	218+
stiff moist pumiceous cream coloured		1.0	188+ 141 144
bec. v. moist			
End of bore			

EXCAVATION METHOD: Handauger and shear vane or Scala Penetrometer

S&L

Borehole Log. MB4

Sheet: 1 Of: 2

Site: Pyes Pa West Urbanisation

Job No. 6944 | Date Excavated: 14/4/03 | RL Ground: | Logged By: MH

Description of Soil	Soil Symbol	Depth (m)	SPT	GROUNDWATER	CORE RECOVERY	Undrained Shear Strength (kPa) 50 100 150
TOPSOIL						
SILT: clayey, some sand, slightly cohesive, pale brown, stiff moist	x x	0.5				
	x	1.0		▽ DURING DRILLING	100%	
	x x	1.5				
SPT 100mm RECOVERY: Very clayey silt, slightly cohesive, cream brown, soft			SINKS 1 N=1			
SILT: Very clayey, slightly cohesive pale cream brown, soft	x	2.0				
	x x	2.5			100%	
SPT: 450mm RECOVERY. Very clayey silt, cream, stiff, sensitive	x	3.0	SINKS N<1			
SILT: Pumiceous, clayey, some sand cream, stiff (Medium Dense) sensitive	x x	3.5				
	x	4.0			100%	
	x x	4.5				

ALLUVIAL SEDIMENTS

EXCAVATION METHOD: 100mm Machine Auger & HOLLOW SPT

S&L

Borehole Log.	MB 4
Sheet:	2 Of: 2

Site: Pyes Pa West Urbanisation

Job No. 16944	Date Excavated: 14/4/03	RL Ground:	Logged By: MH

Description of Soil	Soil Symbol	Depth (m)	SPT		CORE RECOVERY	Undrained Shear Strength (kPa) 50 100 150
SPT 450mm RECOVERY — pumiceous clayey silt	x x / x		1 / 4			
pumicite, Dense	x x		7	N=11		
Pumiceous fine gravel Silt cream, non cohesive, dense, sensitive dilatent	x / x x / x	5.0 / 5.5			100%	
SPT 450mm RECOVERY — pumiceous Silt	x	6.0	1			
pumice sand, grey			5			
pumiceous silt	x x		5	N=10		
Pumiceous fine Silt non cohesive, white cream, dense, sensitive, dilatent	x	6.5				
SAND. Pumice, grey, loose		7.0			100%	
SPT 450 RECOVERY		7.5	1	N<1		
SPT 450 RECOVERY — becomes dense as confirmed by SPT		8.0	5 / 5 / 6	N=11		
NOTE: SPT 7.5 - 7.950 AND 7.950 - 8.40 CARRIED OUT SEPARATELY		8.5			100%	
EOB @ 9.0m: TARGET DEPTH		9.0				

EXCAVATION METHOD: 100mm ϕ Machine Auger & Hollow SPT

S&L SINCLAIR & LIPINSKI

Borehole Log. MBS

Sheet: 1 Of: 2

Site: Pyes Pa West Urbanisation

Job No. 16944 | Date Excavated: 14/4/03 | RL Ground:

Logged By: MM

Description of Soil	Soil Symbol	Depth (m)	SPT	Groundwater	Core Recovery	Undrained Shear Strength (kPa) 50 100 150
TOPSOIL						
SILT: clayey, some sand, dark brown, very stiff	x x	0.5		DURING NZ DRILLING	100%	
	x	1.0				
	x	1.5	2, 3, 5			
very clayey cream brown silt, very stiff						
pumicite, Dense	x x	2.0	N=8			
Pumiceous, fine grained, cream silt, dense / compact	x	2.5			100%	
	x x	3.0	2, 7, 8			
	x	3.5	N=15			
	x x	4.0			90%	
	x	6.5				

EXCAVATION METHOD: 100mm ϕ Machine auger & Hollow SPT

S&L

Borehole Log. MB 5

Sheet: 2 Of: 2

Site: Pyes Pa West Urbanisation

Job No. 16944 | Date Excavated: 14/4/03 | RL Ground: | Logged By: MH

Description of Soil	Soil Symbol	Depth (m)	SPT		CORE RECOVERY	Undrained Shear Strength (kPa) 50 100 150
SPT 450mm RECOVERY : fine grained Silt : grey Dense, compact, sensitive dilatent	XX	4	1 1 1	N=2		
Pumiceous, fine grained Silt: pale grey dense, sensitive, dilatent	X	5.0			100%	
	XX	5.5				
	X	6.0				
SPT 450 RECOVERY Fine grained Silt, pale grey, dense, sensitive dilatent			1 1	N<1		
PUMICITE : fine grained Silt, pale grey, very stiff to hard ie medium dense to Dense	XX	6.5			70-80%	
	X	7.0				
SPT 450 RECOVERY fine grained Silt, cream very stiff to dense, sensitive dilatent	XX	7.5	1	N<1	100%	
		8.0				
EOH @ 8.0m - TARGET DEPTH		8.5				

EXCAVATION METHOD: 100mm Ø Machine Auger & Hollow SPT

S&L SINCLAIR KNIGHT MERZ

Site: PYES PA WEST URBANISATION

Sheet: 1 Of: 1 TP2

Job No. 16144 | Date Excavated: M. 26/5/03. | RL Ground: | Logged By: MAA

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
Grey silt with thin bands of black organic silt		0.5	
Mostly poorly decomposed wood including logs + tree stumps. Highly compressible	ORGANIC / PEAT	1.0	
		1.5	
		2.0	
		2.5	
Pumiceous silt, cream, non organic firm	NON ORGANIC	3.0	
		3.5	
BASE of PIT : TARGET DEPTH			

GROUNDWATER.

EXCAVATION METHOD: HYDRAULIC EXCAVATOR. TEST PIT

S&L

Site: PYES PA URBANISATION

Sheet: 1 Of: 1

TP4

Job No. 16944 | Date Excavated: M 26/5/03 | RL Ground: | Logged By: MH

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
WOOD, trees + black organic SILT	ORGANIC	0 – 0.5 – 1.0	
SILT: clayey, cream, soft	NON ORGANIC	1.5 – 2.0 – 2.5	
BASE OF PIT. TARGET DEPTH			

EXCAVATION METHOD: HYDRAULIC EXCAVATOR. TESTPIT

S&L
SHRIMPTON & LIPINSKI

	TP5
Site: PYES PA WEST URBANISATION	Sheet: 1 Of: 1
Job No. 16944 — Date Excavated: M · 26/5/03 — RL Ground:	Logged By: MVA

Description of Soil		Soil Symbol	Depth (m)			Undrained Shear Strength (kPa) 50 100 150
peaty topsoil		w w w				
pumice sand	SAND		0.5			
peat : spongy brown : includes some poorly decomposed wood	PEAT	⌣ ⌣ ⌣ ⌣	1.0			
pumiceous silt, cream, stiff	NON ORGANIC	P P / P P P	1.5 / 2.0 / 2.5		DRY.	
BASE OF PIT : TARGET DEPTH			3.0			

EXCAVATION METHOD: HYDRAULIC EXCAVATOR

TESTPIT TP5

Test Pit No. TP 7

Site: PYES PA WEST URBANISATION

Sheet: 1 Of: 1

Job No. 16944 | Date Excavated: M. 26/5/03 | RL Ground: | Logged By: MBA

Description of Soil	Soil Symbol	Depth (m)		Undrained Shear Strength (kPa) 50 100 150
Pale brown yellow ESL, stiff.	xx	0.5		
	x	1.0		
	xx	1.5	DRY	
	x	2.0		
	xx	2.5		
EOP @ 3.0m		3.0		

EXCAVATION METHOD: HYDRAULIC EXCAVATOR

S&L

Test Pit No. TP 8

Site: PYES PA WEST URBANISATION

Sheet: 1 Of: 1

Job No. 16944

Date Excavated: M. 26/5/03

RL Ground:

Logged By: MA

Description of Soil	Soil Symbol	Depth (m)				Undrained Shear Strength (kPa) 50 100 150
Pale brown yellow ash, stiff	xx					
		0.5				
	x	1.0				
	xx	1.5		DRY		
		2.0				
	x					
		2.5				
	xx	3.0				
EOP @ 3.0m						

EXCAVATION METHOD: HYDRAULIC EXCAVATOR

TESTPIT

S&L
SHRIMPTON & LIPINSKI

Site: PYES PA WEST URBANISATION			Test Pit No. TP 9
			Sheet: 1 Of: 1
Job No. 16944	Date Excavated: M 26/5/03	RL Ground:	Logged By: MA

Description of Soil	Soil Symbol	Depth (m)				Undrained Shear Strength (kPa) 50 100 150
Brown orange ash, stiff	xx x	0.5 1.0				
Cream clayey silt alluvial, stiff	xx x xx x	1.5 2.0 2.5 3.0 3.5		GWL		
EOP @ 4.0m		4.0				

EXCAVATION METHOD: HYDRAULIC EXCAVATOR TESTPIT

S&L SINCLAIR KNIGHT & LIPPMANN

Test Pit No. TP 11

Site: PYES PA WEST URBANISATION

Sheet: 1 Of: 1

Job No. 16944 | Date Excavated: Nov 26/5/05 | RL Ground: | Logged By: MA

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
pale yellow silt ash, stiff	X	1.0	
cream clayey silt alluvial, medium dense	X	2.0	
Sandy	X	3.0	
	X	4.0	
	X	5.0	
BASE of Pit			

GWS 1M

EXCAVATION METHOD: HYDRAULIC EXCAVATOR TESTPIT

S&L
SINCLAIR & LOFINSEN

Test Pit No: TP 13

Site: PYES PA WEST URBANISATION

Sheet: 1 Of: 1

Job No. 6944 | Date Excavated: M. 26/5/03 | RL Ground: | Logged By: MA

Description of Soil	Soil Symbol	Depth (m)	Undrained Shear Strength (kPa) 50 100 150
Peaty topsoil	W	0	
Highly (20-30%) organic silt black, soft		0.5	
mostly poorly decomposed wood of various size		1.0	
		1.5	
pulled up stump		2.0	
		2.5	
Base of pit @ 3.0m		3.0	

GW ✓

EXCAVATION METHOD: HYDRAULIC EXCAVATOR

TESTPIT

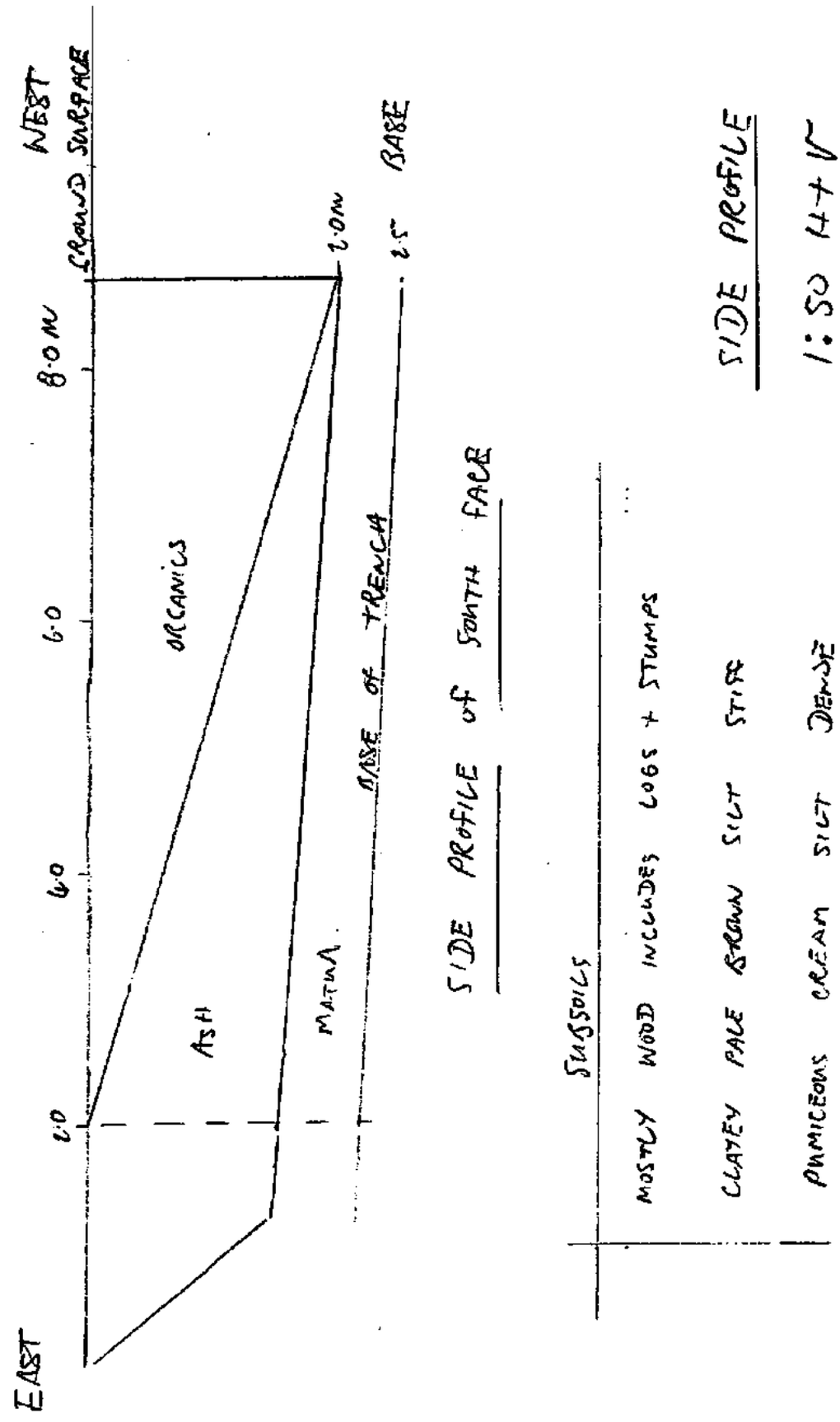
SUBIMPTON & LIVINGS

TRENCH TP 15

Site: PYES PA WEST URBANISATION

Sheet: 1 Of: 1

Job No. 16944 | Date Excavated: 26/5/03 | RL Ground: | Logged By: MA



EXCAVATION METHOD: HYDRAULIC EXCAVATOR TRENCH TP 15

GIS RECORDED

TAURANGA CITY COUNCIL
APPROVED "AS BUILT" PLAN
08/02/2007 – TERESA MCDONNELL

Notes:
1) Contour levels are in terms of Moturiki Datum.

Gyle Place
Caldera Crescent
Caldera Close
Tarn Close
Hastings Road
Lakes Boulevard

12340

RC 1375

SUB 5748

checked by.	1	224 Application	01/07
	Rev. No.	Description	DATE

	NAME	DATE	SIGNED
Surveyed			
Designed	CH	01/07	
Drawn	GR	01/07	
Checked			
Approved			

REFERENCES

S & L CONSULTANTS LTD
SURVEYORS - ENGINEERS - PLANNERS

111 Cameron Road, Tauranga, New Zealand
P.O. Box 231 Ph.(07)577-6069
Fax(07)577-6065
Email: slconsultants@sltga.co.nz

TITLE

THE LAKES
BUILDING COMMUNITIES

Stage 1D

Earthworks Asbuilts
Finished Contours

ORIGINAL SCALES	DATE
1:500 @ A1	01/07

DRAWING No
17726 - AB19

Revision: 1

METRIC DESIGN

GRAPHIC SCALE
mm 300 250 200 150 100 50 0 metres

10 September 2012

Leo John Ryan & Courtney Jane Ruth Faass
18 Marsh Street
Tauranga 3110

Dear Sir/Madam

Final Inspection of Building Work

Building Consent 35842
Property Situated at: 30 Caldera Crescent, The Lakes
Legal Description: Lot 132 DPS 382533

The following items are required to be provided by you before we can recommend that a Code Compliance Certificate can be issued:

1. Please have your contractor supply a producer statement for the installation of insulation and which identifies the R Values of the materials used.

Yours faithfully

Roger Bruce
Building Compliance and Inspections

Please address all Communications to:

Manager: Building Inspections
Tauranga City Council
Private Bag 12022
Tauranga 3143

(**Fax:** (07) 578 5395)

GoGet Processing Summary Report

Consent No: 35842

Checklist/Elements	Status	Notes
Foundations	Pass	
Siteworks	Pass	
Council ground conditions OK	Pass	Development engineer confirms specific design not required.
Site levels to FFL - major cuts not required	Pass	Appears to be a bit of cut & fill retaining walls 1-0m no greater , if requiredGentle slope. Minor batters only required.
Compaction report for fill >600mm	Pass	Engineered fill by Kirk Roberts to be certified
Foundations Structure	Pass	
Alternative Solution	Pass	Specific Design by D Mc Millan of Kirk Roberts Cpeng OK
Concrete strength	Pass	20mpa specified
Starter size/laps/location	Pass	As per specific design.
Foundations - Minor Works	N/A	
Floor Slabs	Pass	
Slab on Grade	Pass	
Alternative Solution	Pass	. Specifically designed proprietary system in common use. Keys required in this design and identified by the designer Kirk Roberts-- D Mc Millan
Specific designer competent (record below)	Pass	As above
Fill specification	Pass	NZS 3604 7.5.3.2 specifies requirements. Is incorporated in plans.
Reinforcing mesh/steel shown	Pass	665 Mesh specified.
Anti cracking measures (slab size/diagonal bars/cuts)	Pass	Shrinkage control in reinforced slab at changes of plan and bay sizes <6m shown.
Keying for waffle slabs	Pass	As shown on the engineer's signed plans
Topping Slabs	N/A	
Framing	Pass	
Wall Framing	Pass	
Acceptable Solution	Pass	Bulk of the framing to NZS 3604 with some proprietary members.
Roof Framing	N/A	
All Specific Design (SD) Structural Elements	Pass	
All SD Structural Elements	Pass	
Engineers plans or engineers signed architectural plans	Pass	engineers plans supersede the architects on sheet 4
Durability	Pass	
Durability - Structure	Pass	
Surface Water	Pass	
Surface Water	Pass	
Roof Cladding	Pass	
Profiled Metal Roof	Pass	
Underlay (E2/AS1 Tab 23)	Pass	Thermakraft specified
Membrane Roof/Deck	N/A	
Wall Cladding	Pass	
General (All Cladding Systems)	Pass	
Cavity Details	Pass	
Acceptable Solution	Pass	E2/AS1
Batten size/spacing/treatment	Pass	H.3.1
Stucco	N/A	
Timber/Fibre Cement Weatherboards	Pass	
Profiled Metal Cladding	N/A	

Checklist/Elements	Status	Notes
Fibre Cement Sheet Cladding	N/A	
Plywood Sheet	N/A	
EIFS Sheet	N/A	
Masonry Veneer	N/A	
Alternative Cladding Solutions	N/A	
Fire	Pass	
Fire - Single Dwellings	Pass	
Fire - Other than Single Dwellings	N/A	
Access	Pass	
Access - Single Dwellings	Pass	
Acceptable Solution	Pass	Single level dwelling
Access - All other Buildings	N/A	
Accessible Routes & Facilities	N/A	
Mechanical Access	N/A	
Interior Features All Buildings	Pass	
Internal Moisture	Pass	
Acceptable Solution	Pass	E3/AS1
Membrane fit for purpose	Pass	Tile liquid applied
Hazardous Building Materials	Pass	
Glazing standard specified (Identify_____)	Pass	4223
Glazing schedule OK (Safety Glass nominated)	Pass	PS4 required
Asbestos materials bonded/encapsulated	Pass	On site
Safety from Falling	N/A	
Personal Hygiene	Pass	
Laundering	Pass	
Food Preparation	Pass	
Ventilation	Pass	
Acceptable Solution	Pass	G4/AS1
Natural Light/Outside Awareness	Pass	
Water Supplies	Pass	
Water Supplies	Pass	
Acceptable Solutions	Pass	G12/AS10
Solar Water Heating	N/A	
Foul Water	Pass	
Sanitary Plumbing/Drainage	Pass	
Drainage	Pass	
Energy Efficiency	Pass	
Housing and Buildings <300m2	Pass	
Acceptable Solution	Pass	H1/AS1
Schedule method <30% total glazing	Pass	NZS 4128
Large Buildings >300m2	N/A	
Lighting CB & CNR Buildings Only	N/A	

I am satisfied on reasonable grounds that the provisions of the Building Code will be met if the building work in relation to the attached application is properly completed in accordance with the attached plans and specifications.

Signed: _____ Date: 12 October 2011
John Skilleter

TAURANGA CITY COUNCIL BUILDING INSPECTIONS

Consent No: 35842 **Building Category: R1**

Site Address: 30 Caldera Crescent, The Lakes

Owner/Agent: Ryan, Leo John & Courtney Jane Ruth Faass

Inspections Required

The inspections below will need to be completed to the satisfaction of our inspectors before a Code Compliance Certificate can be issued. The inspections listed have been paid for. Payment for additional inspections may be required before the issuing of the Code Compliance Certificate.

To call for inspections please phone 578 6666.

Keep the full set of stamped approved plans and specifications on site, including the fire design where appicable, and engineers designs. Inspections will not be done where plans are not available.
Call for inspections well ahead of time to secure an appointment. At least 2 clear working days notice is the minimum requirement.

Request a final inspection once the building work has been completed and all documents requested are in your possession. Remember that it is an offence to occupy a public building that has not had a CCC issued or hand over possession of a dwelling.

	Inspection Types	
1	Foundations	Prior to concrete placement, steel in place
1	Underfloor	Prior to covering in
1	Slab On Grade	Prior to concrete placement
1	Drainage	In place and under test before backfill
1	Fixing/Framing	Wall and roof framing before wall/roof clad
1	Cavity	Cavity frame complete and flashings in place
1	Preline Building	Prior to lining with insulation in place
1	Preline Plumbing	Pipe work in place under 1500kPa test and visible
1	Pre Stopping	To check fire walls and bracing panels
1	Final Building	On completion of all works and collection of documents
1	Final Plumbing	On completion of all works
11	Total Inspections	

Producer Statements Required

Provide the inspector who is carrying out the final inspection the following documentation for the listed building elements on completion.

The author of the statement must be clearly identified and the authors qualifications listed. The author must sign the statement.

Energy certificates (Electricity/Gas) should be on the prescribed forms.

The statement must refer to the means of the compliance with the NZ Building Code, e.g. a recognised standard or appraisal, pre-approved specific design or manufacturers specification.
Reference to contract documents alone is not acceptable.

Electricity	
Engineers Report Ground Conditions	Engineered fill to be certified by Kirk Roberts Engineers. PS4 to be provided

Drainage As Built	
Drainage Water Test	
Glazing	Safety glass
Insulation including "R" valves	Ceiling R=3.2 Batts Walls R=2.2 Batts
Plumbing water test	
Plumbing Systems	
Waterproof membrane interior (under tiles etc)	

GoGet Consent Time Report

Consent No: 35842

Date	Processing/Inspection Type	Status	Inspector	Time
Processing				
12/10/2011	Processing	On	John Skilleter	140
12/10/2011	Processing		John Skilleter	50
	SUBTOTAL:			3:10
	TOTALS:			3:10

Date Stamp

ADDITIONAL RECEIVED
30 SEP 2011
TAURANGA CITY COUNCIL

BC # 35842
B.I 4/10/11

ADDITIONAL INFORMATION REQUEST CHECKLIST

TO BE USED ONLY FOR BC's NOT ISSUED

Address: 30 Caldera Crescent

☑ **VETTING (CSC Staff) – REQUESTED INFORMATION**
- ☑ **TWO** copies provided (attach letter)
- ☑ Plans etc date stamped
- ☑ Part / All queries answered
- ☐ Verbal request from _____ detail _____

Accepted by (name)

☐ **VETTING (CSC Staff) – CHANGES TO BC APPLICATION AT OWNER'S REQUEST**
- ☐ **TWO** copies provided
- ☐ Plans etc date stamped
- ☐ Covering letter with Scope of Works

Accepted by (name)

☑ **PLANNING** _____

☑ **DEVELOPMENT ENGINEER** 12/10/11

☐ **BUILDING** _____

☐ **PLUMBING & DRAINAGE** _____

☐ **STRUCTURAL** _____

CODE COMPLIANCE CERTIFICATES

☐ **PRODUCER STATEMENTS**

☐ **OTHER DOCUMENTS**

TCC Ref: 2519657

Procedure: Processing Consents
Version: 4

Record No: 28
Date: 2.9.10
Issued by (RB)
Indefinite: By Council

TAURANGA CITY COUNCIL BUILDING INSPECTIONS

SCHEDULE OF ATTACHMENTS TO CONSENT APPLICATION FILES

Consent No: 35842 **Address:** 30 Caldera Cres.

DOCUMENT	DATE	BY:
Checklist	11/10/11	
Record of Inspections	20/9/2011	
Requests for Information		
Responses (Not Supplied by Building Services)		
Requests for Peer Review Form		
Schedule of Documents for Review		
Responses by Reviewer		
Producer Statements Required Form	12/10/11	
Others (List)		

PIM/ BCAN DEVLOPMENT ENGINEERING CHECKLIST

Property Address: 30 Caldera Close ..... **NO:** 35842

.....

CHECKLIST

Land Feature (FE) Register (Ozone)	YES/NO
Consent Notice	YES/NO
Others... d/water notic	
Technical Library (Soils Report) Number	TL 3943.
Site inspection required	YES/NO
Site visit carried out	Date:.....
Slope of site excessive (20° or more)	YES/NO/NA
Evidence of slippage	YES/NO/NA
Evidence of subsidence or poor bearing capacity	YES/NO/NA
Site affected by inundation (sea level rise, flooding)	YES/NO/NA
Site affected by erosion	YES/NO/NA
Site affected by falling debris	YES/NO/NA
Site affected by exceptional wind effects (windzone) med	YES/NO/NA
Soakhole decommissioning zone	YES/NO/NA
Earthquake Prone Building register (at risk if assessed below 33%) refer dataworks activity Building – Earthquake	YES/NO/NA

Close Proximity to Council Main – sewer, water, stormwater
(circle applicable service(s))

Complies with Code of Practice	YES/NO/NA
Sec 72 Building Act 2004 required	YES/NO/NA

NOTES:

.....
.....
.....
.....

CONCLUSION

Geotechnical report required?	YES/NO/NA
Owner notified	Date:.....
Specific design foundation required?	YES/NO/NA
Owner notified:	Date:.....
From information currently held by Council the site is suitable for conventional development?	YES/NO/NA

for .....
DEVELOPMENT ENGINEER

12/11/10
DATE

Planning Checklist – Residential Zones

Site Address 30 Caldera Cres

Activity Use: Dwelling BC No: 35872

Zone: Res A/ Suburban

✓ = Checked and Complies × = Checked and Non-complying ✓ **N/A** = Not Applicable

	Vetting	Processing		Review	
Activity Use *(refer to Permitted Activity Table)*	Name:	DP	CP	DP	CP
Permitted		✓	✓		
Existing Resource Consent (*check conditions*)		N/A			
Notes:					
Bulk and Location					
Density (nett site area)		✓	✓		
Height		✓	✓		
Yards (*Written Neighbour Approval* ☐*Yes* ☑*No*)		✓	✓		
Adjoining Zones Res A/ Suburban.		✓	✓		
Overshadowing (*Written Neighbour Approval* ☐*Yes* ☑*No*)		✓	✓		
Site coverage			X		
Outdoor Living Area			✓		
Access Lot / Right of Way Width (No of Units .....)		N/A.			
Notes:					
Natural Resource					
Location Mean High Water		N/A.			
Services (Chapter 12)					
Wastewater		✓	✓		
Stormwater		✓	✓		
Pressure Water Supply		✓	✓		
Heritage (Chapter 6 & 7)					
Trees		N/A.			
Other					
Hazards (Chapter 8)					
Flood Hazard Policy		N/A.			
Coastal Hazard Policy (CHEPA and CERZ)					
Hazardous Substances (Chapter 9)					
General (Chapter 4)					
Parking Numbers		✓	✓		
Location and dimensions of parking spaces		✓	✓		
Manoeuvring		✓	✓		
Earthworks			✓		
Certificate of Title					
Consent Notice / Easement / Building Line Restriction					

Resource Consent Required ☐Yes ☐ No

TCC Ref: 3465275

Checksheet

☑ PIM and / or	☑ Building Consent	☐ Certificate of Acceptance	☐ Drainage/Water Connection Application (note fees)

Received Date 7.9.11	Lodgement $ 1000-00	Receipt No. 131375	Receipt Date 7.9.11

PIM No. 35842	Issued 17/10/11	BC No. 35842	Issued 17/10/11	COA No.	Issued

Officer	Approved to Issue	Date Approved	Date Information Requested	Date Information Received	Processing Time
Vetting	Vicki	7.9.11			
Administration	Jess	8.9.11			0
Planning	[illegible]	12/10/11	20/9/11		8+
Development Engineer	[illegible]		20/9/11		0+
Health					
Trade Waste					
Hazardous Substances					
Building	[illegible]	12/10/11			17
Plumbing		12/10/11			0
Structural P31					—
Consultant					
Administration	Helen	13/10/11			1
				Total Processing Time	24+

Administration Use Only

				Fees (GST incl.)
Easement	**Yes / No**	Issue B/C	IBC	$ 119.70
		Issue PIM/Issue Advice Note	IPI/IAN	$ 142.00
		Issue CCC	CCC	$ 90.60
Plan Processing Fee	$	Plan Processing Fee	BIN	$ 592.83
Building Inspection Fee	$	Inspection Fee	BEX 11	$ 1342.00
		Inspection Fee Commercial	BEC	$
Compliance Schedule	**Yes / No**	Compliance Schedule	COM	$
		Copy of CCC to Agent	CopyCCC	$
		Asset Bond	VCB	$ 770
PIM Planning Fee	$ 137 -	Asset Development Inspection Fee	ADIF	$ 310
PIM Dev. Eng Fee	$ 122 -	Water or Drainage Connection Application Fee	I06	$ —
Total PIM Fee	$ 259 -	Process PIM/Plan Development Eng Assessment	PIM/PDE	$ 259 -
Building Impact Fees		BIF Wastewater	BIFW	$ 3811 -
		BIF Water Supply	BIWS	$ 3960-02
3 BR		BIF Com Infrastructure	BICI	$ 4495-59
		BIF Reserves	BIRC	$ 1821-48
		BIF Roading	BIRD	$ 450-36
Government Levies		BRANZ Levy	I03	$ 257.00
		BIA Levy	BIA	$ 516.67
		BCA Accreditation Levy	BCA	$ 28.75
		Drainage Pollution Prevention	DPP	$ —
		Earthworks Monitoring	EMON	$ 190 -
		Total		$
SIF Fees *(PTO for Codes)*		Additional Fee		$
		Total Fee		$ 19156.90
BC Conditions	**Yes / No**	Less Lodgement	LOD	$ 1000 -
		Balance Owing		$ 18156.90

Invoice Number	821971	Date	13/10/11	Amount $	18156.90
Receipt Number	190855	Date	14/10/11	Amount $	18156-90

Bethlehem

		x No.	$
BHH20	Water		
BHWW	Wastewater		
BHSW	Stormwater		
BHRD	Roading		
BHCI	Com Infrastructure		
BHFR	Reserves		
	Total (inc GST)		

Pyes Pa

		x No.	$
PYH2O	Water		
PYWW	Wastewater		
PYSW	Stormwater		
PYRD	Roading		
PYCI	Com Infrastructure		
PYFR	Reserves		
	Total (inc GST)		

Ohauiti

		x No.	$
OHH2O	Water		
OHWW	Wastewater		
OHSW	Stormwater		
OHRD	Roading		
OHCI	Com Infrastructure		
OHFR	Reserves		
	Total (inc GST)		

Welcome Bay

		x No.	$
WAIH2O	Water		
WAIWW	Wastewater		
WAISW	Stormwater		
WAIRD	Roading		
WAICI	Com Infrastructure		
WAIFR	Reserves		
	Total (inc GST)		

Papamoa

		x No.	$
PAPH2O	Water		
PAPWW	Wastewater		
PAPSW	Stormwater		
PAPRD	Roading		
PAPCI	Com Infrastructure		
PAPFR	Reserves		
	Total (inc GST)		

Landscaping Impact Fees

		$
LIFJ	Judea	
LIFM	Mt Maunganui	
	Total (inc GST)	

West Bethlehem

		x No.	$
WBHH2O	Water		
WBHWW	Wastewater		
WBHSW	Stormwater		
WBHRD	Roading		
WBHCI	Com Infrastructure		
WBHFR	Reserves		
	Total (inc GST)		

West Pyes Pa

		x No.	$
WPYH2O	Water		
WPYWW	Wastewater		
WPYSW	Stormwater		
WPYRD	Roading		
WPYCI	Com Infrastructure		
WPYFR	Reserves		
	Total (inc GST)		

Wairakei

		x No.	$
WRKCI	Com Infrastructure		
WRKH20	Water		
WRKWW	Wastewater		
WRKSW	Stormwater		
WRKRD	Roading		
WRKFR	Reserves		
	Total (inc GST)		

Tauriko

		x No.	$
TKOH2O	Water		
TKOWW	Wastewater		
TKOSW	Stormwater		
TKORD	Roading		
	Total (inc GST)		

Mount Maunganui Infill

		x No.	$
MTH2O	Water		
MTWW	Wastewater		
MTCI	Com Infrastructure		
MTFR	Reserves		
	Total (incl GST)		

Tauranga Infill

		x No.	$
TGH2O	Water		
TGWW	Wastewater		
TGCI	Com Infrastructure		
TGFR	Reserves		
	Total (inc GST)		

Southern Pipeline Wastewater

		$
SPWW	Wastewater	

Project Information Memorandum Checksheet

PIM No. 35842

Vetting Officer: If the proposed building work is of minor nature, please provide standard information and complete process in readiness for the PIM to be issued.

- Are any other consents required? Yes / No
- Details of authorisations which have been granted Yes / No
- Historic Places Trust has been notified Yes / No **Date Notified** ...../...../.....

Circle if applicable / **Cross** if not applicable

PIMA A REGISTERED SURVEYOR, EMPLOYED BY THE APPLICANT AT THE APPLICANT'S EXPENSE WILL BE REQUIRED TO DEMONSTRATE THAT THE BUILDING COMPLIES WITH THE MAXIMUM HEIGHT AND OVERSHADOWING REQUIREMENTS OF THE DISTRICT PLAN.

WRITTEN CONFIRMATION IS REQUIRED PRIOR TO THE CLOSING IN OF THE BUILDING.

A RESOURCE CONSENT WILL BE REQUIRED FOR ANY ENCROACHMENT INTO OVERSHADOWING AND/OR YARD REQUIREMENTS IDENTIFIED AFTER THE ISSUE OF THE BUILDING CONSENT.

PIM2A The building as depicted in the attached plans **does not** comply with the District Plan. Therefore, if the project is to proceed the following authorisations are required:

A Resource Consent for:

Therefore, the following restrictions under Section 37 Building Act 2004 will apply until the Resource Consent has been obtained:

- ☐ No building work to which the above consent relates may be undertaken.
- ☐ Building work to which the above consent relates may be undertaken only to the extent specified herein:

PIM2B An Outline Plan Approval (Resource Management Act 1991) application is required.

PIM3 The building is to be erected and used in accordance with the attached Resource Consent conditions.

PIM4 Development Contribution Fee(s) together with Building Consent Fees and charges are to be paid before the Building Consent is uplifted.

PIM5 The Tauranga City Council Roading Hierarchy Plan showing the existing and proposed roading network is attached. For further information, please refer to the City Transportation Group, Tauranga City Council.

PIM6 Should an archaeological site be found on the site during excavations, the owner must apply for authority from Historic Places Trust prior to destroying, damaging, or modifying any archaeological site. Further information can be obtained by contacting the duty planner. Should koiwi (human remains) be uncovered during excavation, please contact the Tauranga City Council to arrange for tangata whenua to be advised and appropriate steps taken for reburial.

PIM7 Site is suitable for proposed building subject to confirmation of ground conditions at time of footing inspection.

PIM8 Normal precautions adopted for excavation and filling within the Tauranga area should be observed. Excavation faces near to boundaries or other structures, which are over 1.5 metres high, should generally be retained by walls designed in accordance with the New Zealand Building Code and fill, in excess of one metre deep, should only be placed under the guidance of a Registered Engineer. For a slab on grade floor where the fill exceeds a depth of 600mm from the existing building platform to the underside of the slab, it will be necessary for a geotechnical engineer to investigate the underlying soils to a depth of approximately twice the width of the fill. A Building Consent is required for retaining walls 1.5 metres in height or greater or irrespective of the height where there is likelihood of surcharge from buildings or vehicles. Excavations for the construction of retaining walls shall be contained within the legal boundaries of the lot, unless consent of the adjoining owners is obtained prior.

PIM10 The on-site effluent treatment system shall be designed, constructed and maintained to comply with the requirements of Environment Bay of Plenty, under their "On-site Effluent Treatment Regional Plan". A reserve area shall be set aside on each lot for installing an alternative soakage bed system in the event of failure of the original. For further advice on the matter, please contact Environment Bay of Plenty on telephone 0800 368 267.

☒ PIM11	Standard guidelines for the disposal of stormwater by ground soakage on residential lots at Mount Maunganui and Papamoa (exclusive of Bayfair Estate and Matapihi) are attached. In summary, these guidelines recommend that soakpits shall be constructed of three 600mm diameter perforated rings, unless ground water conditions dictate otherwise, which shall not service more than 30 square metres of roof area. Such soakage may be duplicated and inter-connected in parallel if more than 30 square metres of roof is served by a downpipe dropper. During construction, the drainlayer shall examine the soils present and, after consideration of ground water levels and soil compaction present, make a judgement on whether good soakage is present to proceed with construction.
☑ STAND1	Any lease agreement, rights of way and/or easement that relates to the property may require the applicant to obtain the consent of other interested parties to allow this proposal to proceed. Please check the terms of your lease agreement or Certificate of Title.
☑ STAND2	Prior to the commencement of building, you are advised to verify on site, the invert levels of service connections intended to be utilised. Vehicle crossings are to be located clear of Council Stormwater Sumps.
☑ STAND3	Any works associated with public utilities, ie, sewer/stormwater/water which are required outside the legal boundaries of the site require prior approval from the Asset Development Division of the Tauranga City Council. For further details, please telephone (07) 577 7000. Any work on Council utilities must be inspected by the Tauranga City Council's City Development staff prior to backfilling. A SEPARATE FEE WILL BE CHARGED FOR INSPECTIONS.
☑ STAND4	**Street Trees** - Vehicle crossings are not to be constructed within 2.0 metres of the trunk or within the dripline of any street tree without the prior consent of the Tauranga City Council's City Arborist. Any costs associated with removing or relocating street trees will be at the sole expense of the applicant.
☑ LISTEDTREE	This site or an adjoining site contains a Landscape or Notable Tree identified in the Tauranga District Plan. The Tauranga District Plan contains specific requirements for works undertaken within the dripline of these trees. Please refer to the attached summary.
☑ POLLUTION	**Stormwater Pollution Prevention** - The discharge to Council's STORMWATER SYSTEM of any material other than clean rainwater is **prohibited.** For further information, please contact the Pollution Prevention Officer, Tauranga City Council on phone (07) 577 7000.
☒ TRADEWASTE	**Trade Waste** - The discharge to Council's WASTEWATER SYSTEM of wastewater arising from any trade activity or process may require a Trade Waste Consent. Please contact Glenn Coates, Trade Waste Officer, Tauranga City Council on phone (07) 577 7074 or (0274) 992 784 for further information.
☒ HAZSUB	**Hazardous Substances** - Any storage or use of hazardous substances shall comply with the Hazardous Substances and New Organisms Act 1996 and Chapter 18 of the Tauranga District Plan. A resource consent may also be required. Please contact Tauranga City Council on phone (07) 577 7000 for further information.
☒ HEALTH	The work is to comply with the Food Hygiene Regulations 1974 and the premises are to be registered with the Tauranga City Council prior to commencing operation.
☒ BLDGCON	Building Consent will be issued with conditions. Please refer to the Building Consent for specific details of the conditions.
☒ EARTHQUAKE	The existence of an entry under Section 74 of the Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of the Third Schedule to the Earthquake Commission Act 1993.
☒ SWIMPOOL	Swimming Pool Water Connection - Pursuant to the Tauranga City Council General Bylaw 2008, it is a requirement of the Tauranga City Council that at the applicant's expense, an appropriate backflow prevention device is installed on the water main servicing the property, in an accessible position for inspection and servicing, at a point as near as practicable to the boundary of the property. Refer to the attached Water Consent for backflow requirements.
☒ CUTSERVICE	All existing service connections are to be adequately terminated and made safe. Water is to be disconnected and plugged at the point of supply by a registered plumber. Sanitary sewer is to be capped at the lot boundary by a registered drainlayer and the position logged from the site boundaries. Any gas service is to be disconnected by an authorised contractor. Application for termination should be made to either of the following gas retailers: Contact Energy Phone 0800 363 726 or Natural Gas Corporation phone 0800 800 430.
☒ SEC 363	Under Section 363 of the Building Act 2004 it is an offence to permit public use of a building for which no building consent or code of compliance certificate has been granted.
☒ FIRESERVICE	The building owner is required to make provision for an evacuation scheme under Section 21A of the Fire Service Act 1975.
☑ XING	Vehicle crossings are to be a maximum width of 4.5m at the kerb.

Project Information Memorandum – Other (cont'd)

(X) ***a consent notice be registered on the Certificate of Title for:***

Lots 1-12, 18-33, 40-50, 119-124 and 131-148 requiring that:

a) *The owners of such lots acknowledge that permitted farming activities are undertaken on other land in the vicinity and that any lawful management practices (including the spraying of horticultural crops) associated with the farming activities concerned may continue to be undertaken in accordance with any relevant New Zealand standards and codes of practice.*

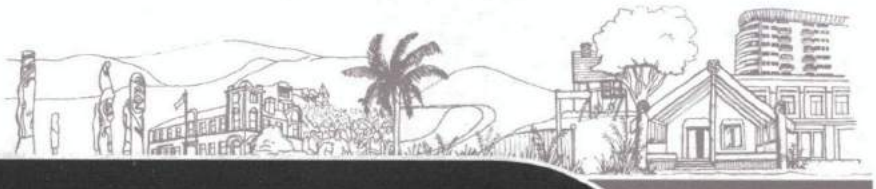
b) *The design and construction of any structures requiring a building consent in accordance with the Building Act 2004 shall comply fully with the recommendations contained in the geotechnical report complied by S & L Consultants Ltd dated January 2007, reference 17726-1D. Any development of the property shall also be undertaken in accordance with the above report.*

c) *All domestic stormwater from roofs, accessway, parking and manoeuvring areas and landscaped areas shall be collected and piped to the stormwater connection provided on these lots or is directed off site in an appropriate manner to ensure minimal overland water flows between properties.*

(XI) This site is located in a medium windzone

(XII) EARTHWORKS

Tauranga City



Application for
Building Consent and/or
Section 33 or Section 45, Building Act 2004

Single Residential Dwelling and Accessory Buildings Project Information Memoranda and/or

Drainage and/or Water Services Approval

Section 198 Local Government Act 2002, and/or Tauranga City Council Water Supply Bylaw 2007, and/or Tauranga City Council Code of Practice for Development

This box for office use only Application No: 35842 Receipt No: 131375

The Building

9036/24

Street address of building:
[for structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection]
30 Caldera Crescent
The Lakes, Tauriko.

Legal description of land and where building is located:
[state legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot number and subdivision consent]
Lot: 132 DPS No. 382533
Flat: DPS No.

Building name: *[If applicable]*
—

Location of building within site/block number:
[includes nearest street access]

Number of levels: *[include ground level and any levels below ground]*
One

Level / Unit number: *[If applicable]*
—

Total Floor Area (m²)
170.8 sqm

Indicate area affected by the building work if less than the total area (m²)
—

Current, lawfully established, use:
[include number of occupants per level and use if more than 1]
Residential home, Two occupants.

Year first constructed:
[approximate date is acceptable eg: 1920s or 1960-1970]
—

The Owner

[All contact details must be in New Zealand.]

Name of owner:
[Names must be in full]
Courtney Jane Ruth Faass
Leo John Ryan

391212
424858

Owner's mailing address:
18 Marsh Street
Tauranga, 3110.

Contact person: *[If owner is company, trustee or similar]*
N.A

Street address / Registered office:

Phone numbers
Landline Mobile 027 7581 297
Daytime After hours

Email address:

Evidence of ownership is attached to this application:

☑ Certificate of Title ☐ Lease ☐ Agreement for Sale and Purchase ☐ Other document

Agent/Contact Person

(Only required if application is being made on behalf of the owner)

427848

Name of agent: A1 Homes

Contact person: *[insert n/a if the agent is an individual]* Dion Wilson

Agent's mailing address: P.O Box 4367
Mt Maunganui

Street address / registered office:

Phone numbers Landline 07 345 4411 Mobile 027 222 4853
Daytime After hours 07 574 4660

Facsimile number(s):

Email address(es): dion.wilson@a1homes.co.nz

Relationship to owner:
[State details of the authorisation from the owner to make the application on the owner's behalf ie written authority] N/A

First point of contact for communications with the Council / Building Consent Authority: Full Name Dion Wilson

The agent/contact person as nominated above is to receive the following:

Please tick box:

Processing enquiries ☑ PIM ☐ Service Consent ☐ Building Consent ☐ Copy of Code Compliance Certificate (cost $15.00) ☐

Email ☐

Who will be paying for this consent? Owner ☑ Agent/Contact ☐ Builder ☐

Application

I request that you issue a:

☐ Project Information Memorandum only

☐ Building Consent only. If applying for building consent only, please provide PIM No .....

☑ Both PIM and Building Consent

for the building work described in this application.

Signed by the owner

Signature Courtney Faass

Name Courtney Faass, Leo Ryan

Date 2nd August, 2011

or

Signed by the agent
[on behalf of, and with written authority from, the owner]

Signature .....

Name .....

Date .....

The Project

Detailed Description of the Building Work:

To erect a four bedroom A1 Residential house.
Retaining wall not in consent.

Will the building work result in a change of use of the building? ☐ Yes ☑ No

If Yes, provide details of the new use:

N·A

Intended life of the building if less than 50 years: *[number of years]* N·A

List building consents previously issued for this project: *[if any]:*

N·A

What was the previous use of the building site?

New.

Estimated value of the building work on which the building levy will be calculated: $ ~~210000.00~~ 256200 (incl. GST)
[state estimated value as defined in section 97 of the Building Act 2004]

Project Information Memorandum

The following matters are involved in the project: *[tick the matters relevant to the project]* Vetting Officer ☐

Yes ☐	No ☑	**Is there a proposed subdivision for this land?** If Yes, please provide resource consent number .....
Yes ☑	No ☐	Are you digging out the site for a building platform?
Yes ☐	No ☑	Are there new or altered connections to Council sewer, storm water or water mains?
Yes ☐	No ☑	Are you altering domestic sewer or storm water drains?
Yes ☐	No ☑	Are you building near or over any road or public space?
Yes ☐	No ☑	Are you building near or over existing domestic sewer, storm water, water mains or wells?
Yes ☑	No ☐	Are you building or altering a vehicle crossing (entrance)?
Yes ☐	No ☑	Is the site contaminated?
Yes ☐	No ☑	Will the building be sited on sloping ground, or near to a bank, a stream or a coastal zone?
Yes ☐	No ☑	Have you demonstrated new or altered locations and/or external dimensions of proposed buildings?
Yes ☑	No ☐	Are you installing new or altering existing drains?
Yes ☐	No ☑	Are you intending to use or store hazardous substances?
Yes ☐	No ☐	Is there any other relevant information? Please state below or attach information, eg land use, consents.

Comments .....

Office Use Only	Signed:	Date: .....

Building Consent

Do not fill in this section if the application is for a project information memorandum only.

The building work will comply with the building code as follows:
[if you're not sure which clauses are applicable, talk to your architect]

Clause *[which of the following clauses will be involved in the proposed work?]*			Means of Compliance *[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]*	Proposed Inspections *[state means of inspection. Note PS4 or certification may be required]*
☑	B1	Structure	☐ B1/AS2 ☐ NZS3604 ☐ NZS1170 ☐ NZS4229 ☐ Other ..... *[specify]*	☑ Council ☐ Engineer ☐ Other ..... *[specify]*
☑	B2	Durability	☐ B2/AS1 ☐ NZS3101 ☐ NZS3602 ☐ NZS3604 ☐ Other ..... *[specify]*	☑ Council ☐ Engineer ☐ Other ..... *[specify]*
☐	C1-4	Fire	☐ C/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Engineer ☐ Other NA *[specify]*
☐	D1	Access routes	☐ D1/AS1 ☐ NZS4121 ☐ Other ..... *[specify]*	☐ Council ☐ Engineer ☐ Other NA *[specify]*
☐	D2	Mechanical installations for access	☐ D2/AS1 ☐ NZS4332 ☐ EN81 ☐ EN115 ☐ Other ..... *[specify]*	☐ Engineer ☐ Other NA *[specify]*
☐	E1	Surface water	☐ E1/AS1 ☐ AS/NZS3500.3 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☑	E2	External moisture	☐ E2/AS1 ☐ Specific design and testing ☐ Other ..... *[specify]*	☑ Council ☐ Other ..... *[specify]*
☑	E3	Internal moisture	☐ E3/AS1 ☐ Other ..... *[specify]]*	☑ Council ☐ Other ..... *[specify]*
☐	F1	Hazardous agents on site	☐ F1/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	F2	Hazardous building materials	☐ F2/AS1 ☐ NZS4223 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	F3	Hazardous substances etc including HSNO Act requirements	☐ F3/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	F4	Safety from falling	☐ F4/AS1 ☐ FSP Act ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	F5	Construction and demolition hazards	☐ F5/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	F6	Lighting for emergency	☐ F6/AS1 ☐ NZS 2293 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	F7	Warning systems	☐ F7/AS1 ☐ AS/NZS1668 ☐ NZS4512 ☐ NZS4541 ☐ Other ..... *[specify]*	☐ Council ☐ Engineer ☐ Other NA *[specify]*
☐	F8	Signs	☐ F8/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*

Clause *[which of the following clauses will be involved in the proposed work?]*			Means of Compliance *[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]*	Proposed Inspections *[state means of inspection. Note PS4 or certification may be required]*
☐	G1	Personal hygiene	☐ G1/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	G2	Laundering	☐ G2/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	G3	Food preparation and prevention of contamination	☐ G3/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☐	G4	Ventilation	☐ G4/AS1 ☐AS1668.2 ☐ Other ..... *[specify]*	☐Council ☐ Other NA. *[specify]*
☐	G5	Interior environment	☐ G5/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA. *[specify]*
☐	G6	Airborne and impact sound	☐ G6/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA. *[specify]*
☑	G7	Natural light	☐ G7/AS1 ☐ Other ..... *[specify]*	☑ Council ☐ Other ..... *[specify]*
☐	G8	Artificial light	☐ G8/AS1 ☐ NZS6703 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☑	G9	Electricity	☐ G9/AS1 ☐ Other Inspector *[specify]*	By certification only
☑	G10	Piped services	☐ G10/AS1 ☐ NZS5261 ☐ Other ..... *[specify]*	By certification only
☑	G11	Gas as an energy source	☐ G11/AS1 ☐ Other Inspector *[specify]*	By certification only
☑	G12	Water supplies	☐ G12/AS1 ☐ AS/NZ3500.2 ☐ AS/NZ3500.5 ☐ Other ..... *[specify]*	☑ Council ☐ Other ..... *[specify]*
☐	G13	Foul water	☐ G13/AS1 ☐ AS/NZ3500.2 ☐ BS5572 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA. *[specify]*
☐	G14	Industrial liquid waste	☐ G14/AS1 ☐ Other ..... *[specify]*	☐ Council ☐ Other NA *[specify]*
☑	G15	Solid waste	☐ G15/AS1 ☐ Other ..... *[specify]*	☑ Council ☐ Other ..... *[specify]*
☑	H1	Energy efficiency	☐ H1/AS1 ☐ NZS4218 ☐ NZS4243 ☐ ALF Design Manual ☐ NZS4214 ☐ Other ..... *[specify]*	☑ Council ☐ Other ..... *[specify]*

When an alternative solution to the building code is proposed, the application shall be in writing with documentation clearly showing how the specific performance requirements of the N.Z. Building Code are satisfied.

Waiver/modification to NZ Building Code required for following parts of code:

.....

.....

.....

Attachments

[Tick as applicable or put n/a if there are no attachments]

The following documents are attached to this application:

- ☐ Drainage and/or Water Services Application
- ☑ Plans and Specifications [list below]

2 sets plans
2 sets specs

- ☐ Project Information Memorandum
- ☐ Development Contribution Notice
- ☐ Certificate attached to Project Information Memorandum
- ☐ A3/A4 Plan showing location of all Specified Systems for Compliance Schedule (ie, manual call points, fire cells, fire/smoke doors, backflow preventers, exit signs, etc.)

Contacts

Designer/Architect
Business/name A1 Homes Central
Address 2 Sunrise Avenue, Rotorua, 3074
Daytime 07 345 4411 Mobile
After hours Facsimile 07 345 4412
Registration/qualification

Engineer
Business/name
Address
Daytime Mobile
After hours Facsimile
Registration/qualification

Builder
Business/name BOP Commercial Builders LTD.
Address 570 Papamoa Beach Rd. Papamoa.
Daytime Mobile 0274991028
After hours Facsimile
Registration/qualification

Plumber
Business/name Plumbing Works LTD
Address PO BOX 97, Tauranga
Daytime 07-5715558 Mobile 027-4738190
After hours 07-5525572 Facsimile 07-5526572
Registration/qualification

Drainlayer
Business/name Plumbing Works LTD
Address PO BOX 97, Tauranga
Daytime 07-5715558 Mobile 027-4738190
After hours 07-5525572 Facsimile 07-5526572
Registration/qualification

Other
Business/name
Address
Daytime Mobile
After hours Facsimile
Registration/qualification

Privacy Information

Pursuant to the Privacy Act 1993 the following information is brought to your attention.

This document collects personal information about you and is collected pursuant to Section 33 and/or Section 45 of the Building Act 2004. Pursuant to Section 216 of the Building Act 2004, the Information contained in this document will be made available and passed on to the public on request.

The information contained in the document is being collected and held by the Tauranga City Council. You do have the right of access to and correction of this information subject to the provisions of the Privacy Act 1993.

Pursuant to Section 217 of the Building Act 2004 the building owner may request the plans and specifications be marked confidential for the purposes of security. Such a request must be in writing and addressed to:

Group Manager Customer and Environmental Services, Tauranga City Council, Private Bag 12 022, Tauranga 3143

Service Connection Authorisation

Vehicle Crossing

(Please tick box)

- ☐ Not applicable
- ☐ I intend using the existing vehicle crossing
- ☑ I intend installing a new residential vehicle crossing (Please note: maximum width 4.5m at kerb)
- ☐ I intend installing a new commercial vehicle crossing (Please note: maximum width 6m at kerb)
- ☐ I intend installing a new industrial vehicle crossing (Please note: maximum width 9m at kerb)

Please note:

- Your proposed vehicle crossing must be clearly illustrated on the site plans accompanying this application and is to be clear of any obstructions, such as:
  - **Trees** - **Stormwater Cesspits** - **Streetlights** - **Traffic Islands** - **Manholes**
- When uplifting your building consent, you will receive a copy of a Council pamphlet headed *"Vehicle Crossing and Asset Protection Requirements"*. It is important you read this pamphlet and follow the instructions provided.
- If required, and prior to uplifting your building consent, the applicant shall pay Council a sum of money being the specified amount of a vehicle crossing and/or asset protection bond. No interest shall be payable to the applicant on the bond monies held by Council. All or any reasonable expenses incurred by Council in effecting repairs to a damaged vehicle crossing, footpath, wastewater, stormwater assets or arising there from, shall constitute a debt due to the Council by the applicant and may be recovered by Council by deduction from the monies deposited with the Council under this bond.
- When Council is satisfied that all specified works are completed and all as-built plans accepted, the said monies shall be repaid to the person nominated below and the bond cancelled. It should noted further that the applicant is the person/s making application for this building consent and / or project information memorandum and must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or take a lease of the land, while the agreements remains in force.

Please nominate who is to receive vehicle crossing and / or asset protection bond refund: *(Please tick box)*

☑ Owner ☐ Owner's agent/contact person ☐ Builder

Sewer Connection

(Please tick box)

- ☐ Not applicable
- ☑ I intend using the existing sewer connection
- ☐ I intend installing a new ..... mm sewer connection and have completed and attached the application form.
- ☐ I intend installing an on-site effluent treatment system
- ☐ Other *(supply details)* .....

.....

Please note:

- Your proposed sewer drainage system must be clearly illustrated on the site plans accompanying this application.
- If you intend installing an on-site effluent treatment system, it must be designed and installed in accordance with the Environment Bay of Plenty (EBOP) Operative On-Site Effluent Treatment Regional Plan.
- For further information, phone EBOP 0800 368 267.
- A trade waste consent is required for any wastewater discharge from a trade activity (Refer Trade Waste Officer, Tauranga City Council, phone 577 7000.)

Stormwater Disposal

(Please tick box)

- ☐ Not applicable
- ☑ I intend using the existing stormwater connection
- ☐ I intend installing a new ..... mm stormwater connection and have completed and attached the application form.
- ☐ I intend installing an on-site disposal system.
- ☐ I intend installing a new kerb connection
- ☐ Other *(supply details)* .....

.....

Please note:

- Your proposed stormwater drainage system must be clearly illustrated on the site plans accompanying this application.

Water Services Application

If a New Water Connection, Change of Use of Water Connection, or an Alteration to an Existing Water Connection is being applied for, please complete the **Drainage and/or Water Services Application** on page 13 and submit it along with this form. If this does not apply, please sign here.

Name Courtney Faass, Leo Ryan Signature ..... Date 3·8·2011

Building Consent Checklist – Residential – individual detached dwellings

Use this checklist when finalising your building drawings and plans to assist you to lodge a complete application and to avoid delays in processing. Your application will be accepted based on this checklist to ensure that it has sufficient information to commence processing.

[redacted]er, additional information may be requested during the processing of your building consent to confirm compliance with the Building Act, Building Code, District / City Plan and any other relevant legislation.

Processing time will be suspended until requested information is received.

Definition of a "complete application" – a complete application is one which the Council does not require any additional information in order to complete the consent process.

Use only Black or Blue Biro (pencil or red pen will not be accepted) Do not use lined paper

Font size must be no smaller than 8

All documents must have at least 1cm margin on all outer edges with no information in them

All stamps must be clear and legible

Any photocopies must be to an acceptable legible standard

To avoid delays in the processing of your application, please ensure you have provided the following information:

Every line must be marked.

- Tick (✓) if information has been provided.
- N/A if not applicable or not required

	Applicant	Office Use Only
Lodgement and Application Form *(completed in Full, Signed and dated)*		
One copy of Certificate of Title *(including any consent notices, easement instruments)*		
Two Site Plans: To acceptable metric scale, generally 1:100 1:200		✓
(a) North Point		✓
(b) The position of the building in relation to the boundaries of the site – with labelled points on boundaries where overshadowing is taken from *(include any written approval from adjoining land owners for encroachments into yards and/or overshadowing provisions)*		✓
(c) Road frontage indicated *(Show existing buildings and proposed buildings in relation to the road frontages)*		✓
(d) Site levels and finished floor levels relative to Moturiki Datum		✓
(e) Crossings / driveways / driplines and trunks of street trees (trees located between the boundary and road) Crossings are to be clear of Council stormwater sumps *(**Note**: normally **one** crossing per site only)*		✓
(f) On-site parking, access and manoeuvring areas demonstrated		✓
(g) Land undergoing subdivision – if the title has not yet been issued for land you wish to build on, the council may or may not accept your building consent application depending on the status of the subdivision. Refer 224 Checklist AC-6		N/A
Two Sets of Specifications that make reference to NZBC and relevant NZ Standards		
Two Sets of Constructional Drawings : Scale 1-100 or 1-50 showing:		✓
(a) Elevations (site gradients relative to floor levels)		✓
(b) Overshadowing labelled to correspond with points on site plan shown on all elevations		✓
(c) Plan of all floors describing the function of each room showing all doors, windows and ventilation, fireplaces and chimneys. For additions and alterations, the existing shall be shown separately and alongside the "proposed", to the same scale for comparison.		✓
(d) Foundation details and retaining structures		✓
(e) Cross-sections showing all construction details		✓
(f) Specific design details signed by engineer accompanied with calculations		✓
(g) Bracing details accompanied with bracing calculations		✓
(h) Truss / Rafter Layout		✓
(i) Lintel / Beam Sizes / Proprietary systems		✓
(j) Floor Joist Layout / Pile Layout		N/A
(k) H1 Calculations		✓
(l) E2 Risk Matrix		✓
(m) Solid Fuel Heater with seismic restraints / flashing details		N/A
(n) Solar Panels / Tubes with specifications & hot water cylinder size		

All existing SEWERS, sewer connections and sewer drains shown		✓
All existing STORMWATER drains and connections shown		✓
Existing & proposed potable water supply and water supply for fire fighting shown (rural sites only)		N/A
Proposed sewer and stormwater drains / soak holes shown		✓
All existing and proposed sanitary fittings including pipe sizes		✓
Swimming Pool / Spa Pool – Fences / Gates – Backwash – Backflow Prevention Device (Preventer Valve)		N/A
Site Works		

Payment of Fees

- Upon lodging your building consent and / or project information memorandum with Council, a non-refundable lodgement fee will be payable to Council.
- Payment of the balance of your building consent and / or project information memorandum fees will be required to be made to Council on completion of all processing.

A receipt for Lodgement Fees does not mean the consent is approved for issue

Vetting Officer: ..... Date: .....

OFFICE USE ONLY NOTES:

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**330019**
Land Registration District	**South Auckland**
Date Issued	05 April 2007

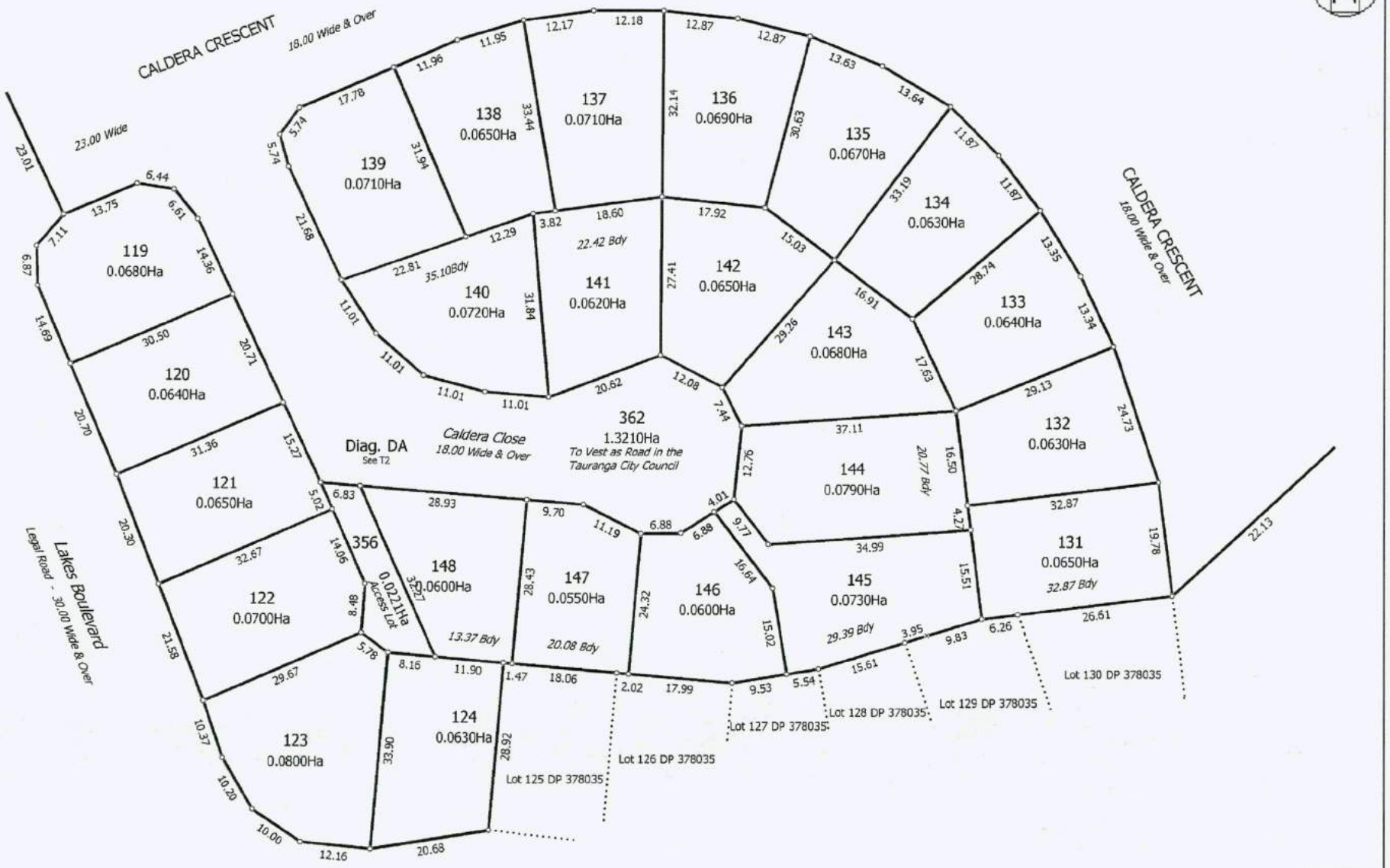
Prior References
313636

Estate	Fee Simple
Area	630 square metres more or less
Legal Description	Lot 132 Deposited Plan 382533

Proprietors
Leo John Ryan and Courtney Jane Ruth Faass

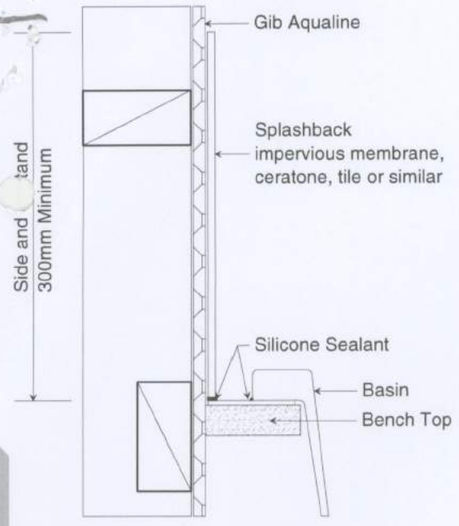
Interests
7309930.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.4.2007 at 9:00 am
Land Covenant in Easement Instrument 7309930.5 - 5.4.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7309930.5 - 5.4.2007 at 9:00 am
8822903.3 Mortgage to ASB Bank Limited - 27.7.2011 at 8:53 am

Diag. D

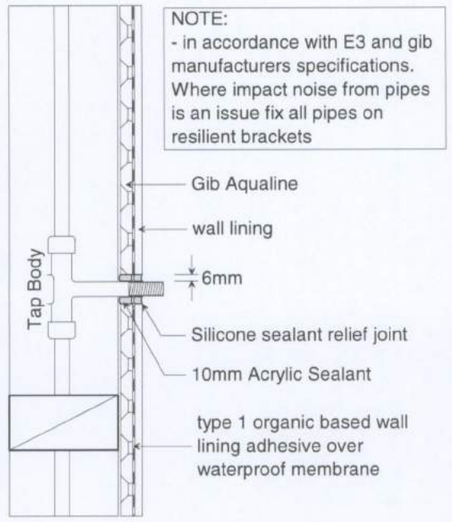


T 4/6

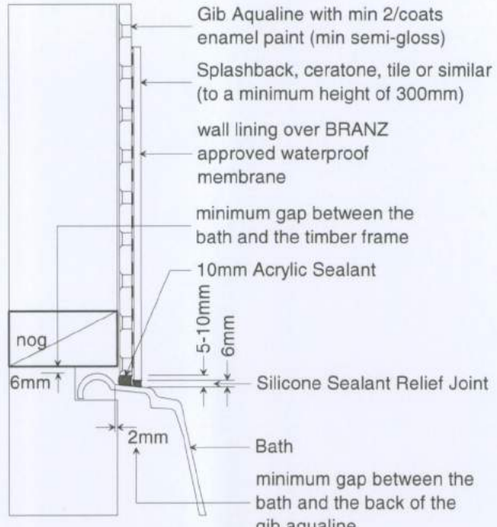
Land District: South Auckland Digitally Generated Plan Generated on: 26/04/2007 1:20pm Page 9 of 11	Lots 1-12, 18-33, 40-50, 119-124, 131-148, 356, 359, 361, 362, 500 & 501 Being a Subdivision of Lot 1 DP 378035	Surveyor: John David Barnes Firm: S & L Consultants Ltd	Digital Title Plan DP 382533 Deposited on: 05/04/2007



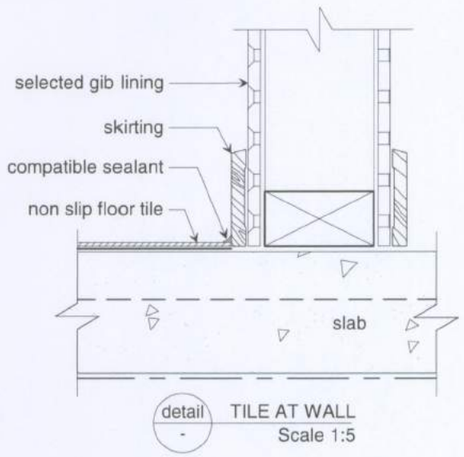
detail - TUB, SINK AND BASIN Scale 1:5



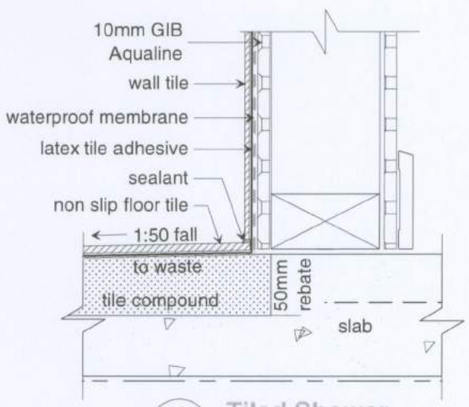
detail - TYPICAL PLUMBING PENETRATION Scale 1:5



detail - BATH TO WALL JUNCTION Scale 1:5

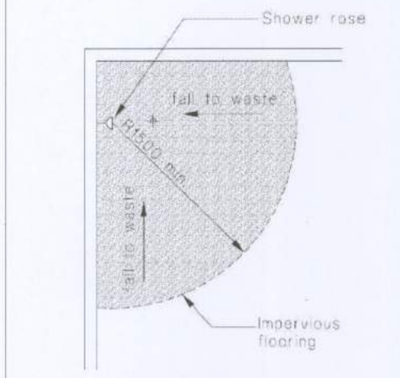


detail - TILE AT WALL Scale 1:5

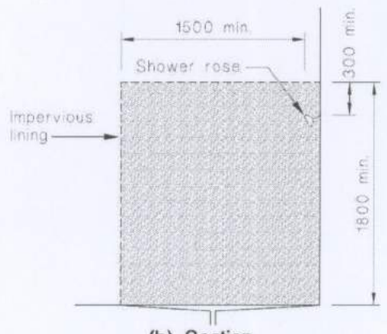


detail - Tiled Shower Scale 1:5

Figure 5: Wall and Floor Coverings to Unenclosed Showers
Paragraphs 3.3.1 and 3.3.5



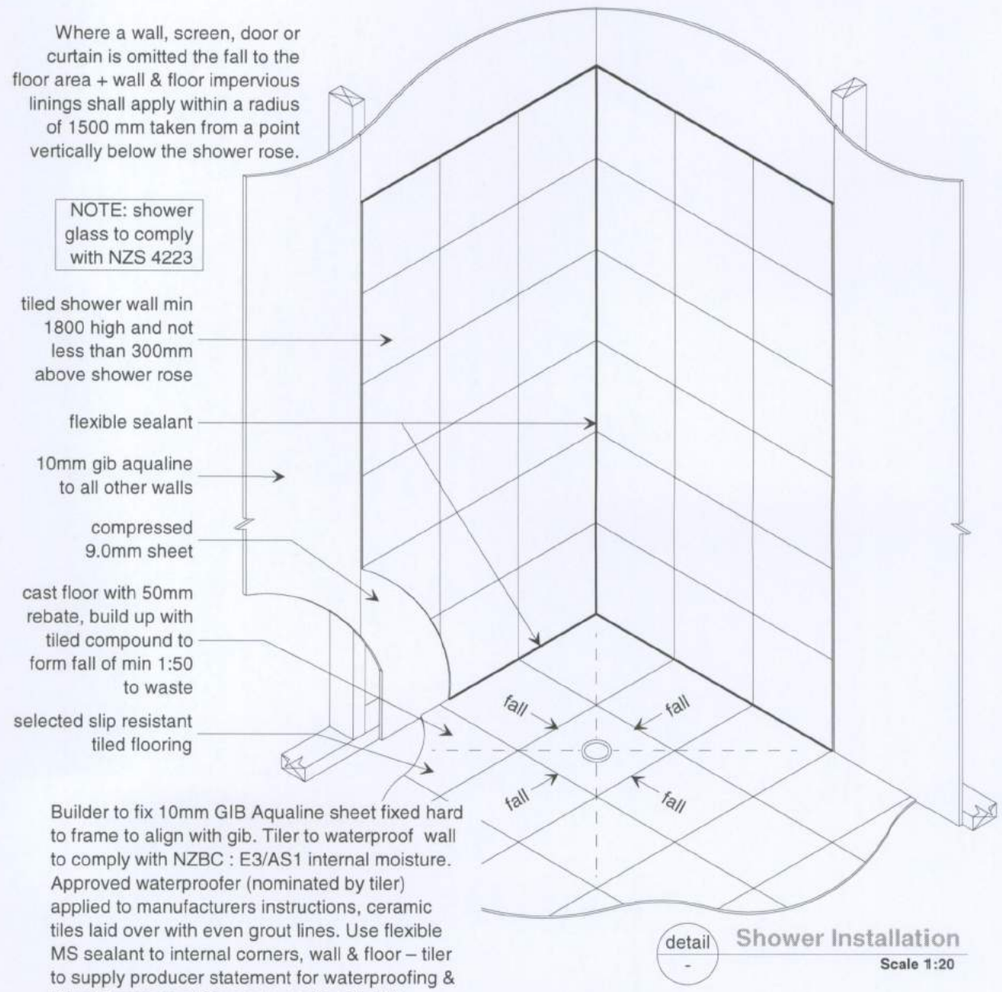
(a) Plan



(b) Section

Where a wall, screen, door or curtain is omitted the fall to the floor area + wall & floor impervious linings shall apply within a radius of 1500 mm taken from a point vertically below the shower rose.

NOTE: shower glass to comply with NZS 4223



Builder to fix 10mm GIB Aqualine sheet fixed hard to frame to align with gib. Tiler to waterproof wall to comply with NZBC : E3/AS1 internal moisture. Approved waterproofer (nominated by tiler) applied to manufacturers instructions, ceramic tiles laid over with even grout lines. Use flexible MS sealant to internal corners, wall & floor – tiler to supply producer statement for waterproofing & tiling (Contractor / Owner to confirm finish)

detail - Shower Installation Scale 1:20

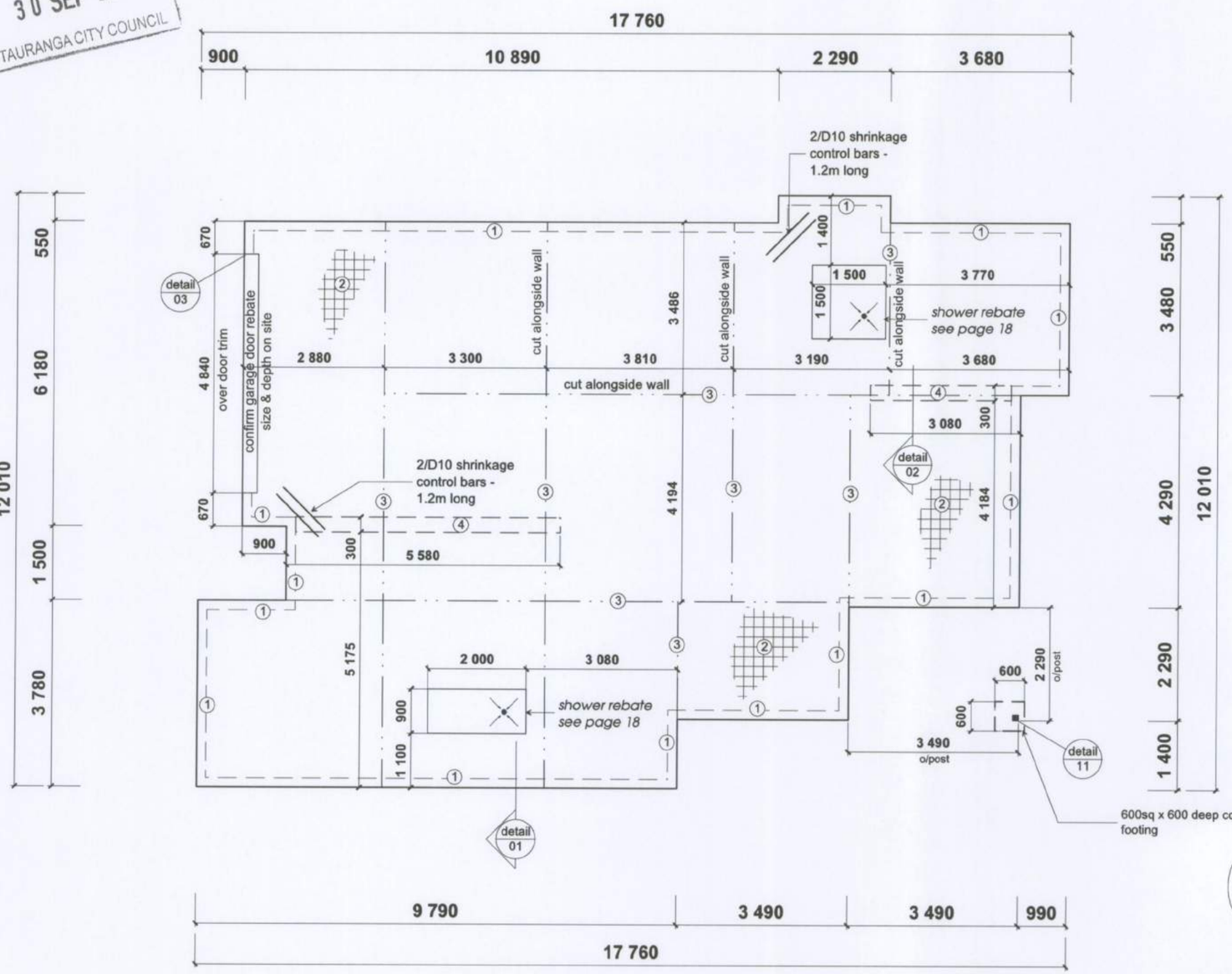
A1homes

Client Details : Leo Ryan
Address: 30 Caldera Crescent, Pyes Pa, Tauranga

WET AREA DETAILS

Wind: high	Date: 24.08.11	Scale: as shown	Plan : EH170alt/rev
Earthq: B	Rev:	Drawn: RG	Project No: CC1048
Corrosion: C			Sheet no : 18 of 19

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



Notes:

Ensure granular hardfill is evenly compacted down in max. 150mm layers to form a solid base with bearing capacity greater than 300kPa. Min. 5mm - 25mm max. sand blinding to cover hardfill to ensure the vapour barrier is protected from any granular protrusions. 450x450x300 deep conc. pads may be required under girder pointload areas - 300widex200deep slab thickenings may be required under load bearing walls - see final roof truss layoult plan to confirm location conc. floor to comply with NZS.3109, surface tolerances, & NZS.3114, maximum deviations of 3mm

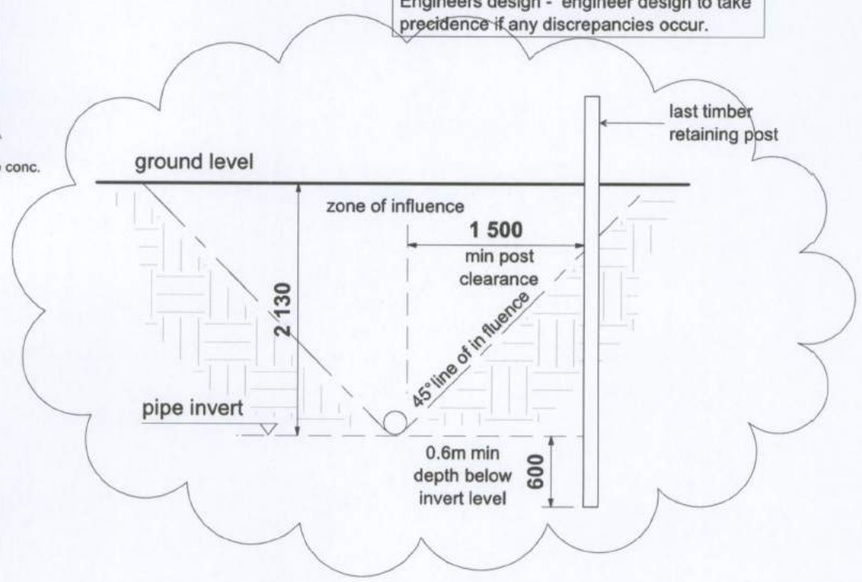
Confirm layout & fittings of kitchen & bathrooms etc before foundation commences

Note, direct fix claddings require frame to overhang slab foundation by 6mm

NZS3604:1999 -
Section 7: floors 7.5.8.6.4

The bay dimensions formed by either construction or shrinkage control joints shall be limited to a maximum length:width ratio of 2:1. Maximum bay dimensions in exposed concrete, vinyl or tiled areas to be 6m x 6m.

Engineered fill to Kirk Roberts Consulting Engineers design - engineer design to take precidence if any discrepancies occur.



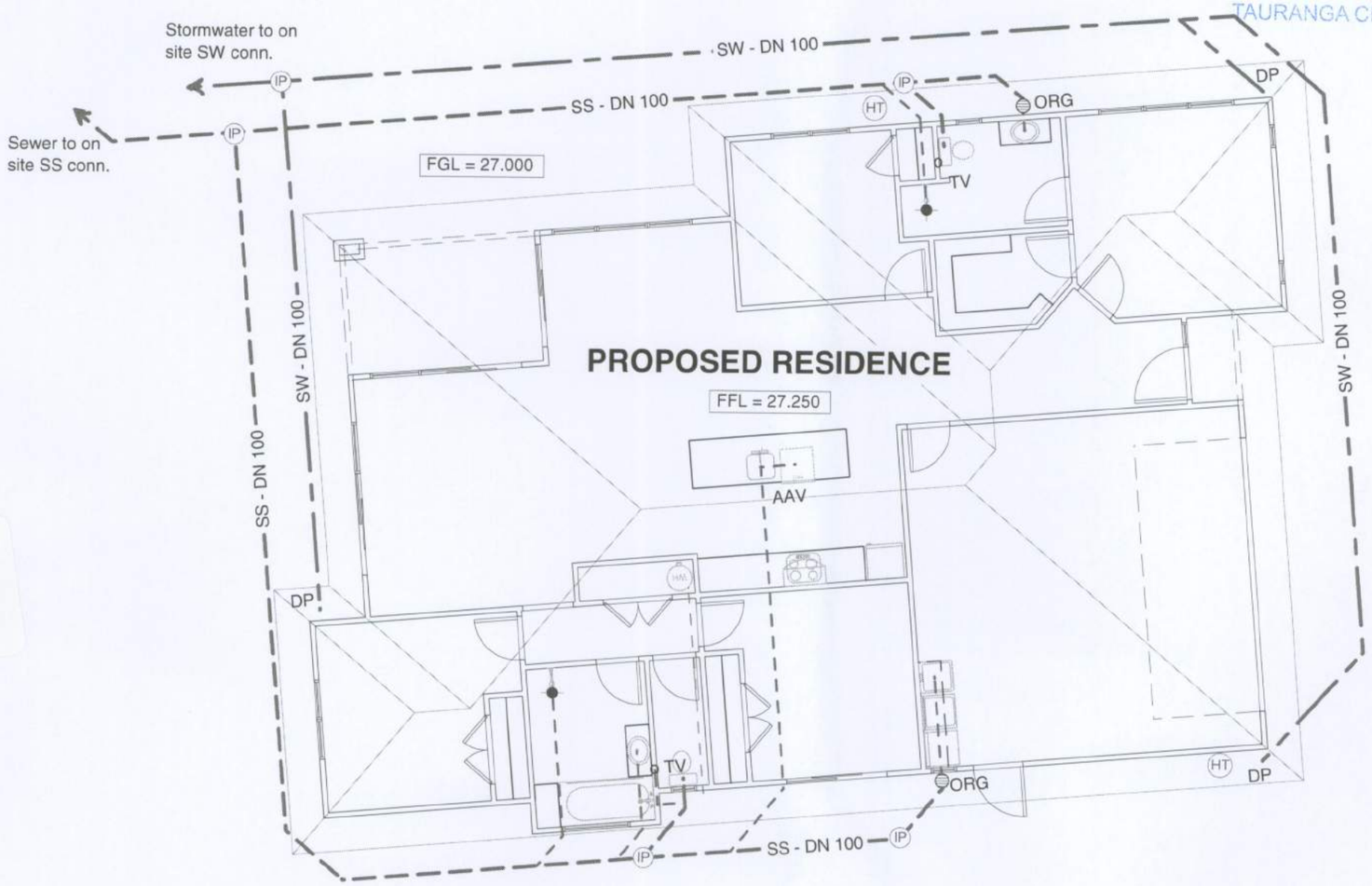
TCC495409

A1homes

Client Details : Leo Ryan **Address:** 30 Caldera Crescent, Pyes Pa, Tauranga	**FOUNDATION**		Plan : EH170alt/rev · Project No: CC1048 · Sheet no : 04 of 19
	Wind: high · Earthq: B · Corrosion: C	Date: 24.08.11 · Rev: A: 29.09.11 · Scale: 1:100 · Drawn: RG	acdarchitecture.co.nz

APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
TAURANGA CITY COUNCIL

Essential Homes



Notes:

Plumbing to AS/NZS:3500.2.2 (min 1:60 pipe gradient) by qualified tradesman. Use 75mm ø 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

DRAINAGE
Verify sewer depth on site before commencement building Ensure stormwater does not flow on to any adjoining property either during or on completion of building

AS 3500.2 Drainage System Specified.

Separate under Floor Inspection Required.

TCC491146

symbol	AS/NZS 3500 item — legend
- — —	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: DN40 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
TVo	DN50 terminal vent & cap to roof, weatherproofed by plumber with compatible flashing sealed to roof
DP	75mm ø downpipe
ORG	overflow relief gully (150min below lowest fixture invert level)
AAV	Air admittance valve
HT	Hose Tap

TAURANGA CITY COUNCIL
PROJECT INFORMATION MEMORANDA
3S842
Refer to accompanying documentation

Sediment and runoff control shall be designed and installed by the licensed building practitioner prior to or during the earthworks for the project. The sediment controls shall be installed in accordance with the requirements of Tauranga City Council's City Plan (Chapter 4C.2) and Small Site Erosion and Sediment Control for the City of Tauranga Guideline.

A1homes

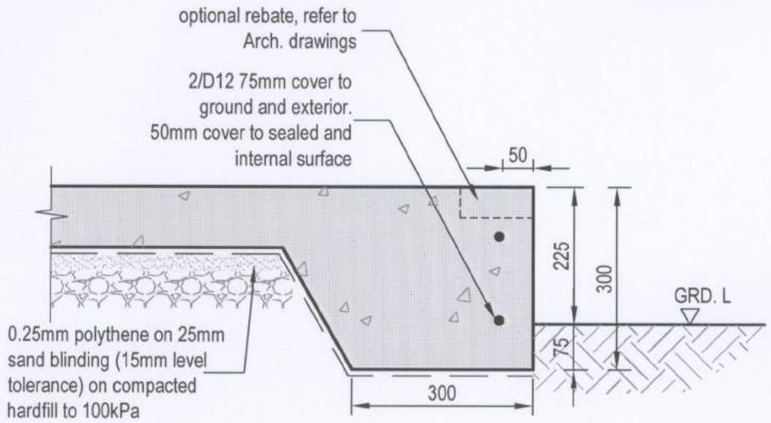
Client Details :
Leo Ryan
Address:
30 Caldera Crescent,
Pyes Pa, Tauranga

DRAINAGE PLAN

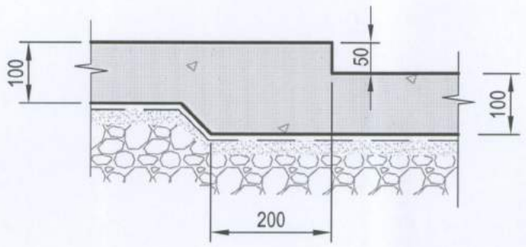
Wind: high	Date: 24.08.11	Scale: 1:100
Earthq: B	Rev:	Drawn: RG
Corrosion: C		

Plan : EH170alt/rev
Project No: CC1048
Sheet no : 03 of 19

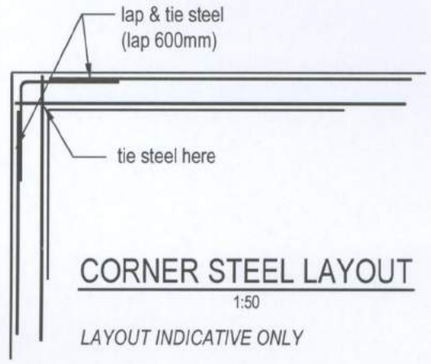
Call 0800 A1homes
214663
www.A1homes.co.nz



SINGLE STOREY EDGE BEAM DETAIL 01
1:10



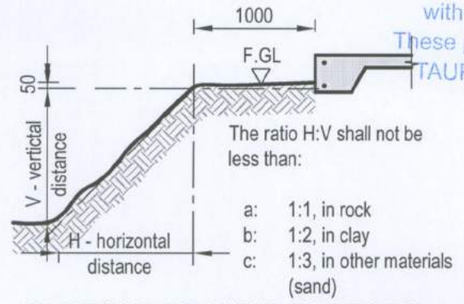
SLAB STEP DETAIL 02
1:10



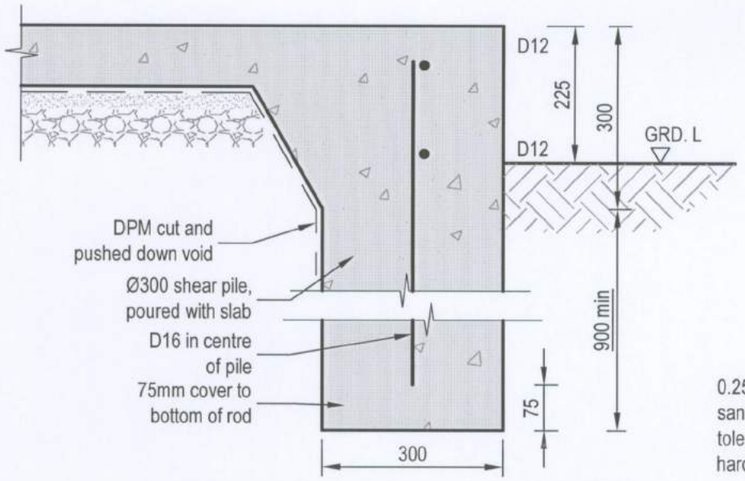
CORNER STEEL LAYOUT
1:50

LAYOUT INDICATIVE ONLY

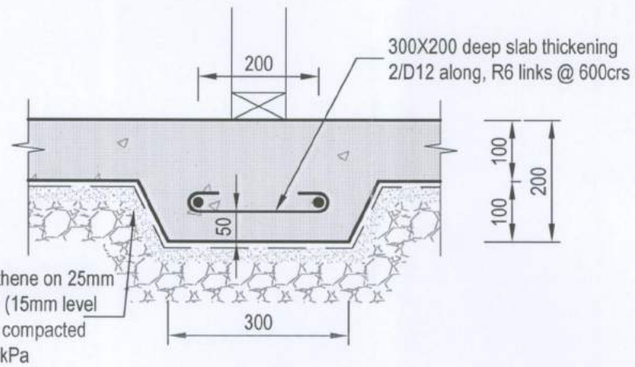
APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
TAURANGA CITY COUNCIL



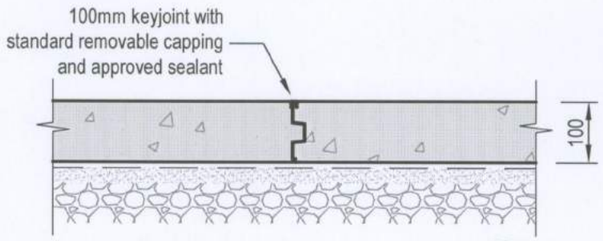
SLOPING GROUND SURFACE
1:50



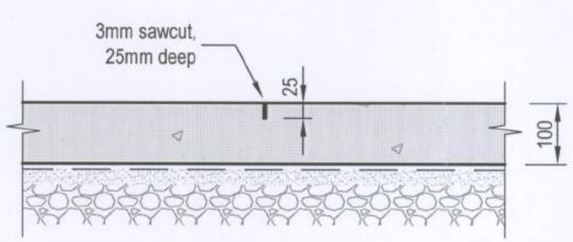
SHEAR PILE - EDGE BEAM DETAIL 03
1:10



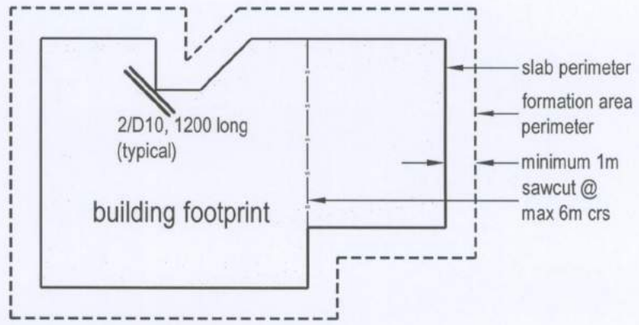
TYPICAL SLAB THICKENING DETAIL 04
1:10



CONTROL JOINT DETAIL 05
1:10



STANDARD SAWCUT DETAIL 06
1:10



PLAN OF FORMATION AREA
1:200

LAYOUT INDICATIVE ONLY

TCC495405

No.	Date	Revision	By
0	15.08.11	BUILDING CONSENT	CO

KIRK ROBERTS CONSULTING ENGINEERS LTD
Unit 1, Armagh Court, 78 Armagh Street, P O Box 35 320 - Christchurch, New Zealand, P - (03) 379 9600, F - (03) 379 8605, E - info@kirkroberts.co.nz
Level 1, 74 Grey Street, P O Box 13 064 -Tauranga, New Zealand, P - (07) 571 0950, F - (07) 571 0550, E - tauranga@kirkroberts.co.nz
www.kirkroberts.co.nz

Project: RYAN HOME
30 CALDERA CRESCENT
PYES PA, TAURANGA

Client: READY FLOOR SYSTEMS

Title: STEEL FIBRE REINFORCED CONCRETE FLOOR SYSTEM DETAILS

Designed by	DM	Scale	AS SHOWN
Drawn by	CO	Job No.	112234
Checked by	DM	Drawing No.	S2
Date	Aug 2011	Rev.	0

GIS RECORDED

SSMH 1/13
SSMH 1/12
SSMH 1/10
SSMH 1/11
SSMH 21/1
SSMH 21/2
SSMH 21/3
SSMH 1/9
SSMH 22/1A
SSMH 22/1B
SSMH 22/1C
SSMH 28/2
SSMH 23/1
SSMH 23/2
SSMH 22/1
SSMH 22/2
SSMH 22/3
SSMH 28
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SSMH 24/4
SSMH 24/3
SSMH 24/5
SSMH 24/6
SSMH 24/7
SSMH 27/1
SSMH 27/2
SSMH 27/3
63881
63882
SSMH 26/1
63884
63886
63887

1 2 3 4 5 6 7 8 9 10 11 12 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148

SUB 5748
RC 1375

12340

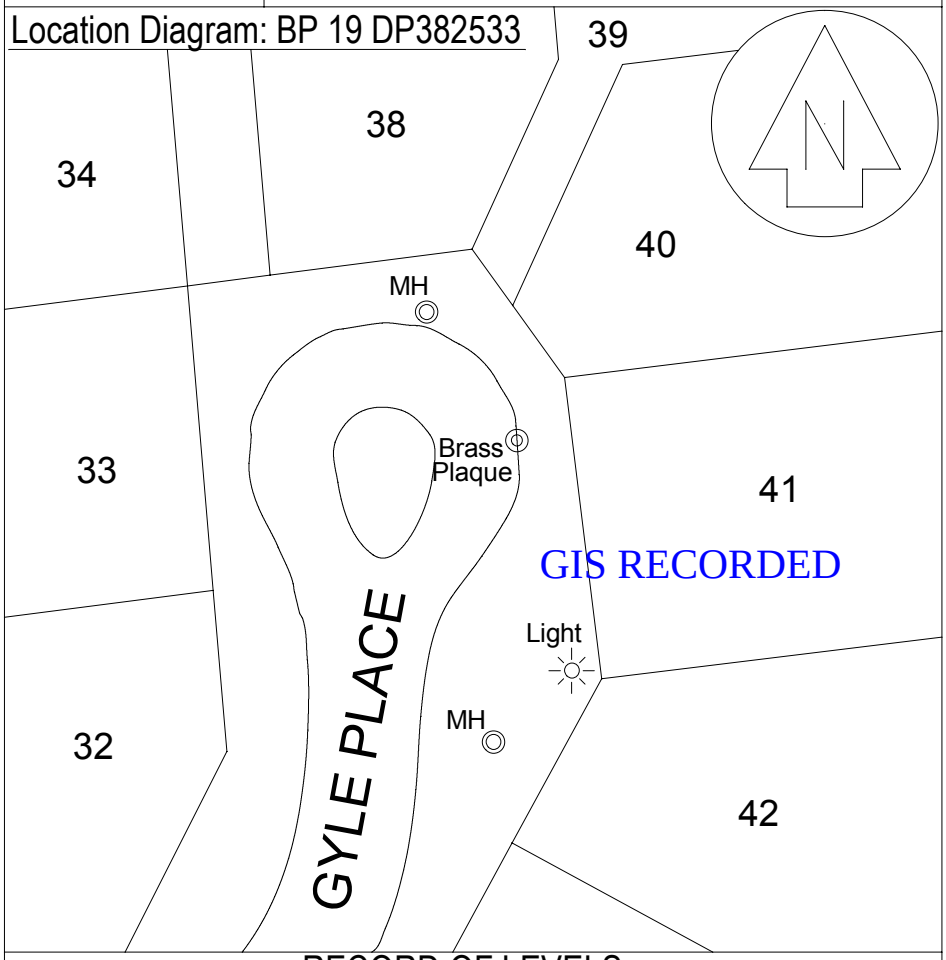
TAURANGA CITY COUNCIL
APPROVED "AS BUILT" PLAN
08/02/2007 – TERESA MCDONNELL

TAURANGA CITY COUNCIL

BENCHMARK N° 1012

STREET GYLE PLACE

Location Diagram: BP 19 DP382533



RECORD OF LEVELS

R.L.	DATE	BY			
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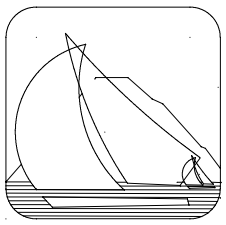
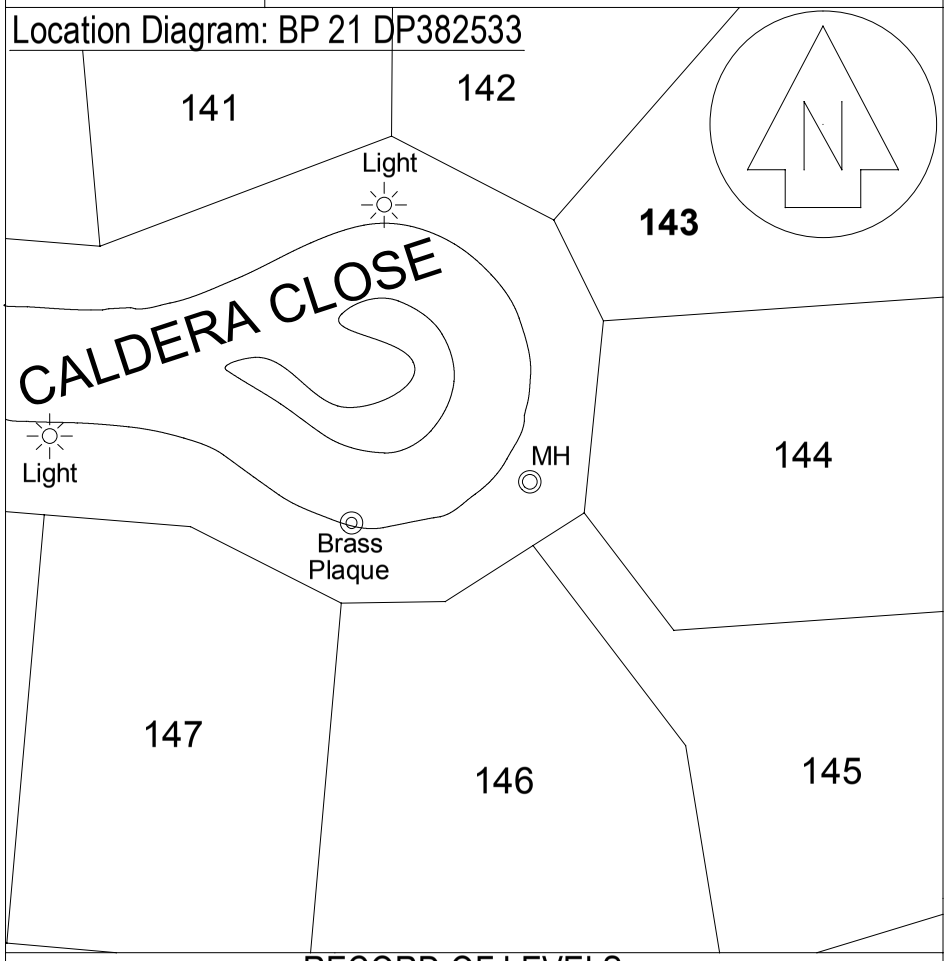


TAURANGA CITY COUNCIL

BENCHMARK N° 1013

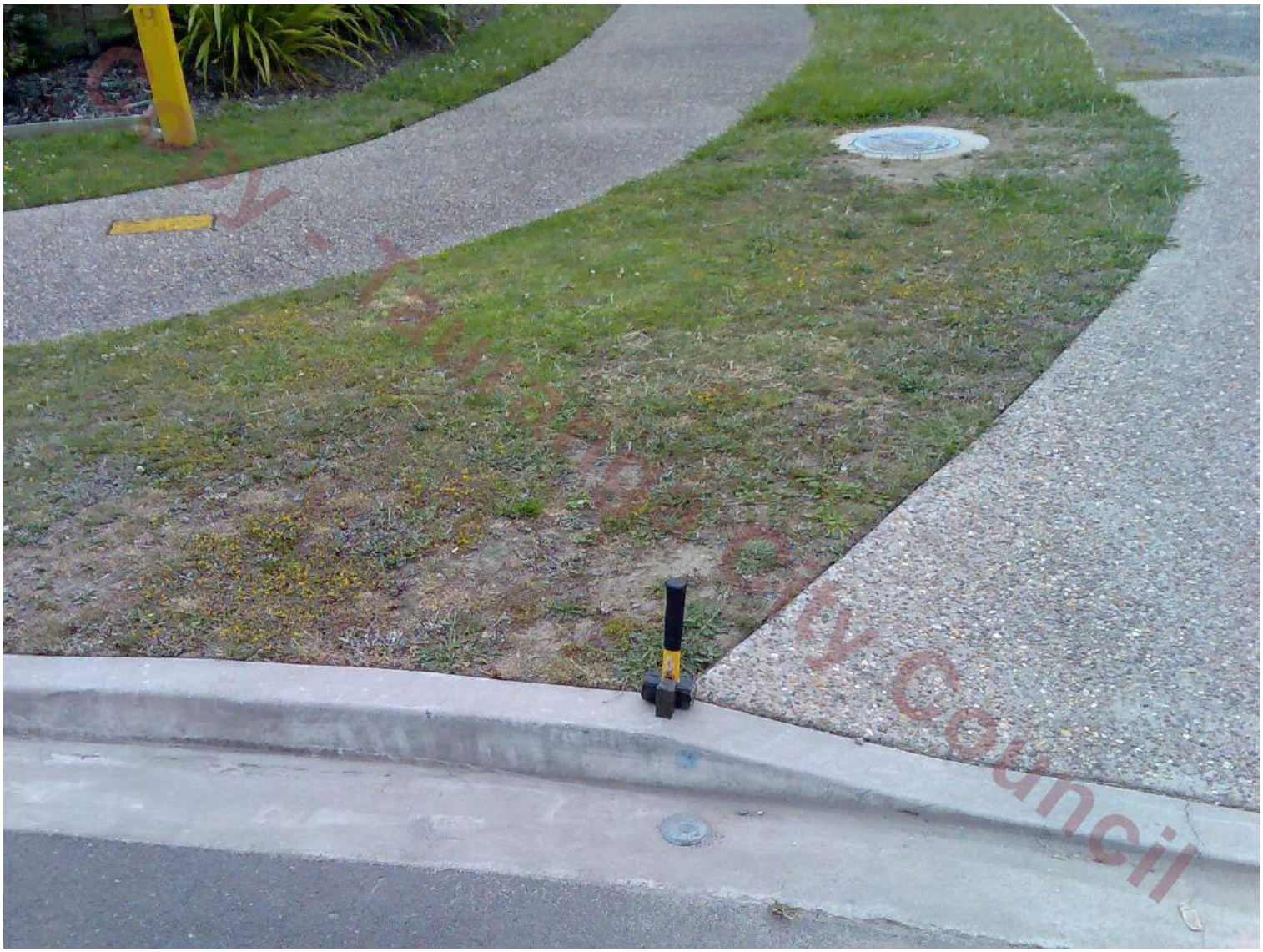
STREET CALDERA CLOSE

Location Diagram: BP 21 DP382533



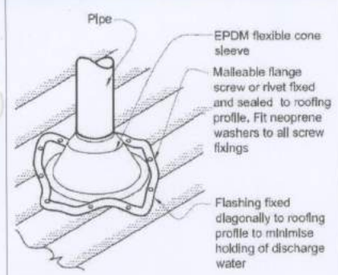
RECORD OF LEVELS

R.L.	DATE	BY			
18.62	12/06	BW			
802206.78 mN		368697.12 mE			

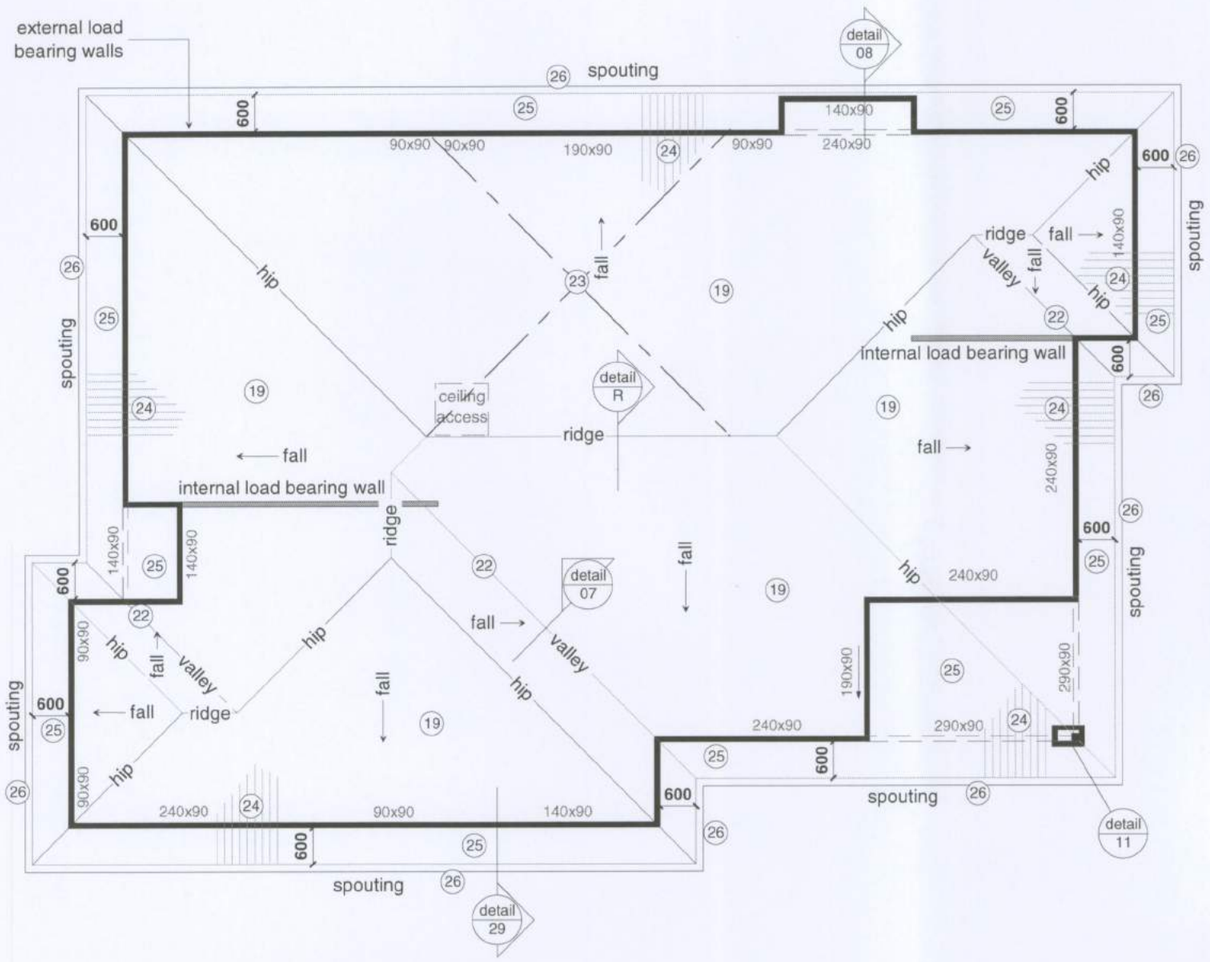

Council


Copyright Tauranga City Council

Figure 53: **Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17 a), 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10°.
(2) For pipes up to 60 mm diameter.



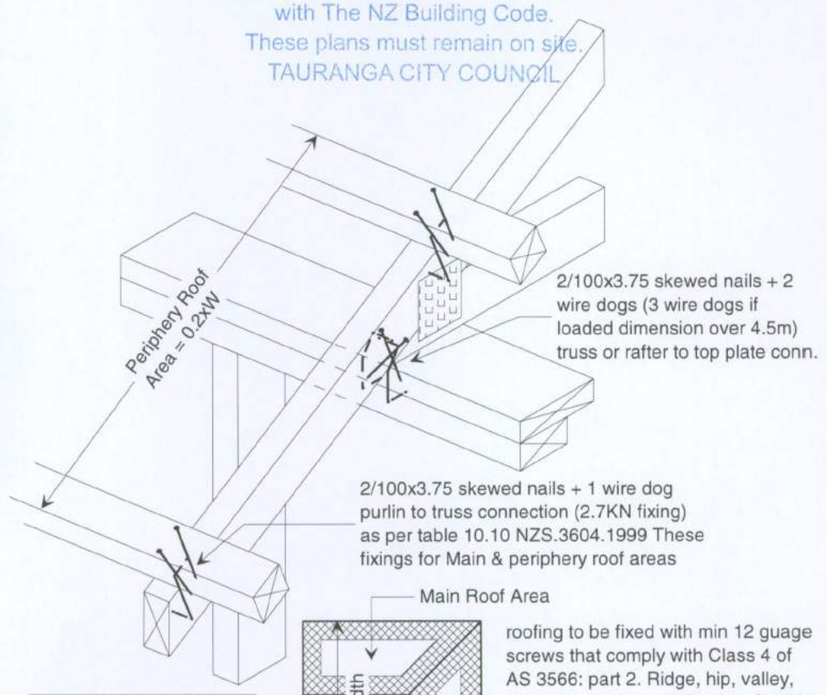
Essential Homes

Notes:

Refer to attached pre-cut design & documents for all lintel sizes, truss & top plate fixings. 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

Flitch Beams have been selected from the GANG-NAIL FLITCH BEAM Lintels & Beams 12/2007 selection manual

APPROVED
These plans are approved in accordance with The NZ Building Code.
These plans must remain on site.
TAURANGA CITY COUNCIL



corrugated profile	
max purlin spacing	
End	Internal
700	1100

Note: every sheet of roof cladding to span at least 3 supports

detail - TRUSS & PURLIN CONNECTION (high wind zone) Scale 1:10

TCC495414

A1homes

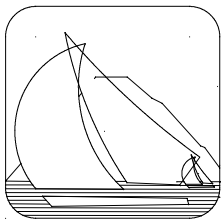
Client Details : Leo Ryan
Address: 30 Caldera Crescent, Pyes Pa, Tauranga

ROOF PLAN

Plan : EH170dlt/rev | Project No: CC1048 | Sheet no : 08 of 19

Wind: high | Date: 24.08.11 | Scale: 1:100
Earthq: B | Rev: | Drawn: RG
Corrosion: C

Call 0800 A1homes 214663
www.A1homes.co.nz

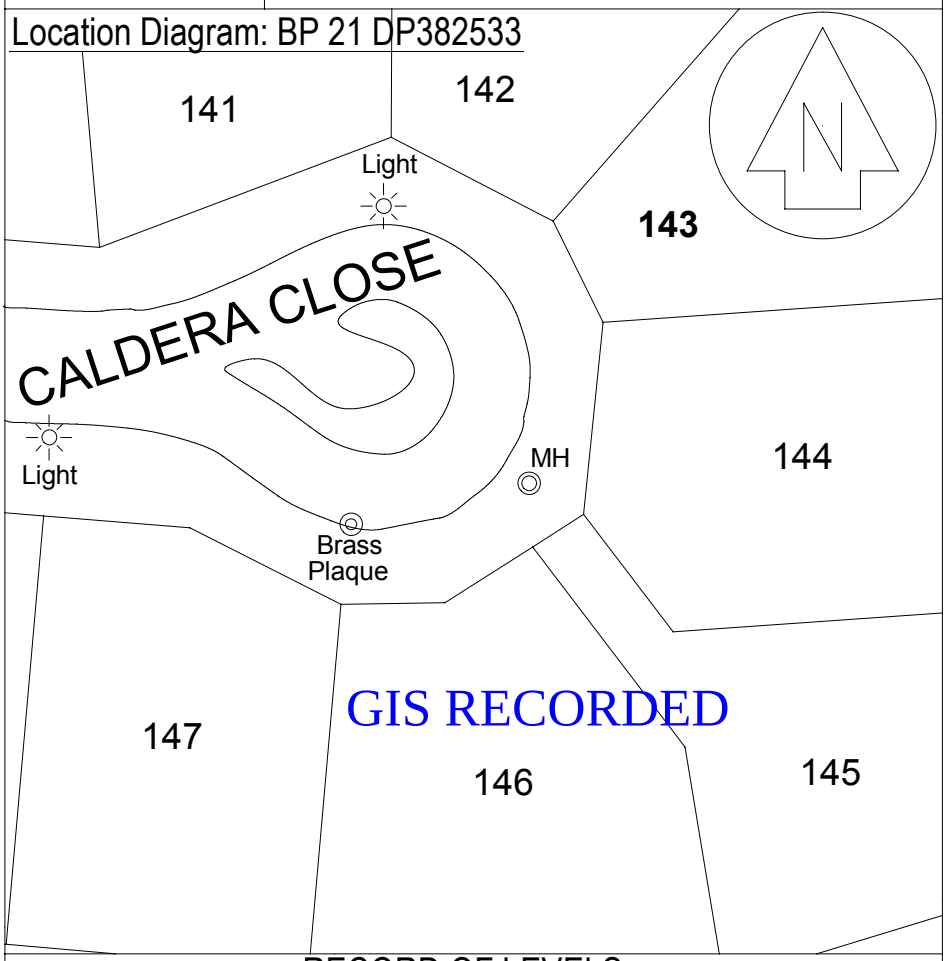


TAURANGA CITY COUNCIL

BENCHMARK N° 1013

STREET CALDERA CLOSE

Location Diagram: BP 21 DP382533



RECORD OF LEVELS

R.L.	DATE	BY			
18.62	12/06	BW			
802206.78 mN		368697.12 mE			

18 March 2016

ANAND ABHINESH PRAKASH
30 CALDERA CRESCENT
PYES PA
TAURANGA 3112

Dear Sir/Madam

Tauranga City Council is renewing a number of water meters in the City. The water meter at 30 CALDERA CRESCENT is one of those being replaced.

Downer NZ Limited will be undertaking this replacement work on behalf of Council between 24 March and 7 May 2016. Contractors will carry a warrant/identification card issued by Council.

The replacement is expected to take around 10 minutes to complete. During this time your water supply will be turned off. Before work commences the contractor will check if you are at home to ensure the timing is convenient. Should the time be unsuitable then please advise the technician on site, who will arrange an alternative time for you between the hours of 7.30 a.m. and 4.30 p.m. Monday to Friday.

There may be some situations where the water will need to be turned off for longer to undertake additional maintenance. If this is the case, the contractor will explain this when on site.

At the end of the installation the contractor may need to enter your property to flush an outside tap for around 5-10 seconds. They will also leave a card in your mailbox to let you know the replacement work has been completed.

After the meter has been replaced you will receive an invoice showing the “Reason for Reading” as “METER REPLACE”. This invoice will contain the final reading of the replaced meter, as well as the initial reading of the new meter.

Should you have any queries, or experience any issues following the water meter replacement, please call our Customer Services Team in the first instance on (07) 577 7000.

Yours faithfully

Barry Sarjeant
Water Engineer Network Services

5 October 2016

MAREE JANE PRAKASH
30 CALDERA CRESCENT
PYES PA
TAURANGA 3112

Dear Sir/Madam

PROPOSED PLAN CHANGE 18 TO THE TAURANGA CITY PLAN

As the owner of the property at 30 CALDERA CRESCENT you have been identified as likely to have an interest in the changes to the Operative Tauranga City Plan (City Plan) contained within Proposed Plan Change 18 – Tauriko Business Estate.

This Proposed Plan Change has been initiated under the provisions of Schedule 1 of the Resource Management Act 1991.

I have attached a factsheet on Proposed Plan Change 18 for your information, along with a copy of the public notice, which is appearing in the Bay of Plenty Times on 8 October 2016.

If you want to view the detail of the proposed amendments to the City Plan, please refer to the Council's website www.tauranga.govt.nz/plan-changes. This information is also available in hard copy at Council's Customer Service Centre 91 Willow Street, and at your local library.

If you wish to make a submission on Proposed Plan Change 18 (or the other Proposed Plan Change that has been notified for submission) you may do so electronically via the Council's website, via email at submissions@tauranga.govt.nz or via postal mail, no later than **5.00pm Wednesday, 9 October 2016**. Postal submissions are to be addressed to:

City Planning and Growth
Tauranga City Council
Freepost Authority Number 370
Private Bag 12022
Tauranga 3143

Your submission should include the following information:

(a) Your name, address, telephone and email address, if applicable.
(b) The Plan Change number and details of the provisions to which the submission is being made.
(c) Whether you support or oppose the Plan Change provisions, in whole or in part.

(d) Reasons for your support or opposition.
(e) The decision you wish the Tauranga City Council to make.
(f) Whether you wish to be heard in support of your submission.

A copy of the submission form and other information relating to the Proposed Plan Changes (including any proposed amendments to rules and maps) can be found on Council's website www.tauranga.govt.nz

For further information regarding the details of the amendments introduced by the Proposed Plan Changes, please contact Janine Speedy – Policy Planner on (07) 577 7491.

Yours sincerely

Janine Speedy
Policy Planner
City Planning and Growth
Tauranga City Council

5 October 2016

ANAND ABHINESH PRAKASH
30 CALDERA CRESCENT
PYES PA
TAURANGA 3112

Dear Sir/Madam

PROPOSED PLAN CHANGE 18 TO THE TAURANGA CITY PLAN

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This Proposed Plan Change has been initiated under the provisions of Schedule 1 of the Resource Management Act 1991.

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If you want to view the detail of the proposed amendments to the City Plan, please refer to the Council's website www.tauranga.govt.nz/plan-changes. This information is also available in hard copy at Council's Customer Service Centre 91 Willow Street, and at your local library.

If you wish to make a submission on Proposed Plan Change 18 (or the other Proposed Plan Change that has been notified for submission) you may do so electronically via the Council's website, via email at submissions@tauranga.govt.nz or via postal mail, no later than **5.00pm Wednesday, 9 October 2016**. Postal submissions are to be addressed to:

City Planning and Growth
Tauranga City Council
Freepost Authority Number 370
Private Bag 12022
Tauranga 3143

Your submission should include the following information:

(a) Your name, address, telephone and email address, if applicable.
(b) The Plan Change number and details of the provisions to which the submission is being made.
(c) Whether you support or oppose the Plan Change provisions, in whole or in part.

(d) Reasons for your support or opposition.
(e) The decision you wish the Tauranga City Council to make.
(f) Whether you wish to be heard in support of your submission.

A copy of the submission form and other information relating to the Proposed Plan Changes (including any proposed amendments to rules and maps) can be found on Council's website www.tauranga.govt.nz

For further information regarding the details of the amendments introduced by the Proposed Plan Changes, please contact Janine Speedy – Policy Planner on (07) 577 7491.

Yours sincerely

Janine Speedy
Policy Planner
City Planning and Growth
Tauranga City Council

5 October 2016

MAREE JANE PRAKASH
30 CALDERA CRESCENT
PYES PA
TAURANGA 3112

Dear Sir/Madam

PROPOSED PLAN CHANGE 18 TO THE TAURANGA CITY PLAN

As the owner of the property at 30 CALDERA CRESCENT you have been identified as likely to have an interest in the changes to the Operative Tauranga City Plan (City Plan) contained within Proposed Plan Change 18 – Tauriko Business Estate.

This Proposed Plan Change has been initiated under the provisions of Schedule 1 of the Resource Management Act 1991.

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Yours sincerely

Janine Speedy
Policy Planner
City Planning and Growth
Tauranga City Council

5 October 2016

ANAND ABHINESH PRAKASH
30 CALDERA CRESCENT
PYES PA
TAURANGA 3112

Dear Sir/Madam

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Janine Speedy
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