

## Property Guru document ordering service

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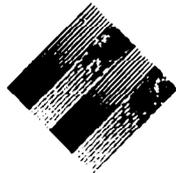
**Document, Interest, Instrument: 7918114.5 from 358490**

**Billing Code: 21 Highfields Dr**

**CoreLogic Reference: 2803315/1**

**Processed: 02 December 2019**

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**Consent Notice Pursuant to Section 221  
Resource Management Act 1991**

File Ref: S/B/10464

**IN THE MATTER OF:** Deposited Plan 389589

**A N D**

**IN THE MATTER OF:** Subdivision Consent pursuant to  
Sections 108, 220 and 221 of the  
Resource Management Act 1991.

PURSUANT to Section 252(1)(a) of the Local Government Act 1974, I, CHRIS WATT, Authorised Officer of the Western Bay of Plenty District Council, hereby certify that by way of resolution passed under delegated authority on 18<sup>th</sup> July 2007, the following condition was imposed on the subdivision consent for Lot 1 Deposited Plan S 82518 & Lot 1 Deposited Plan S 80680.

*THAT buildings and site preparations on Lots 1, 3 to 5 shall be in accordance with a geotechnical report by Richard Spiers and Associates Ltd (dated 23-08-2007, reference 1318-32) which contains restrictions and recommendations and refers to identified areas on the Land Transfer Plan Deposited Plan 389589.*

Dated at Tauranga this 20<sup>th</sup> day of November 2007

\_\_\_\_\_  
Authorised Officer

5 CONO  
60

# RICHARD SPIERS & ASSOCIATES LTD

Civil, Structural, Geotechnical  
Consulting Engineers

20 Forrester Drive  
Tauranga  
Phone/Fax 07-544 1289  
Mobile 0274-813 840

Our ref: 1318-32

23 August 2007

Downey Survey Consultants Ltd  
PO Box 263  
Tauranga

Attention : John Downey

**RE : PROPOSED 5 LOT SUBDIVISION OF LOTS 1 DPS 82518 & 157 DPS 80680  
HIGHFIELDS DRIVE, KATIKATI**

In accordance with condition 15 of the approved subdivision resource consent for the above, please find attached our "Statement of Professional Opinion as to the Geotechnical Suitability of Land for Building" as contained on the form 2-2 from the Western BOP District Council's "Subdivision and Development Code of Practice".

We also provide the following additional information in support of our geotechnical certification of the Lots for safe residential building development:

**LOT 1**

The finished ground profile across this Lot falls gently from west to east at a slope of approximately 10 to 12 degrees. The western portion of the Lot has been created by cutting up to 2 metres deep in places while the eastern portion has been filled to a depth of up to 2 metres near the eastern boundary.

Earthworks within this Lot have been carried out under our guidance, with inspections being made to confirm the original ground was adequately stripped prior to filling and to scale penetrometer test the limited amount of filling both during and after completion to confirm adequacy of compaction. Based on these inspections/tests we are satisfied that the filling has been carried out in accordance with good engineering practice, has an ultimate bearing capacity of 300 kPa, and is suitable for shallow building foundations designed in accordance with NZS3604 and/or NZS4229.

While the earthworks cuts over the western portion of the Lot have not exposed any material which is unsuitable for shallow building foundations, our scale penetrometer testing of this area confirmed ultimate ground bearing capacities of only 200 to 240 kPa which is less than that assumed in NZS3604 and/or NZS4229. We therefore recommend that future shallow building foundations are designed by a chartered professional engineer to ensure that this ultimate ground bearing capacity is not exceeded.

We note here that based on our experiences with house construction on the Highfields Subdivision to the south of this Lot, it is likely that future house design/construction on this Lot could involve significant excavation (say 1 to 2.5m depth) into the existing slope in an effort to create a flatter building platform area. Such excavations may expose softer underlying silty clay volcanic subsoils as well as possible significant quantities of groundwater and accordingly we recommend that should future building platform excavations exceed 600mm in depth then the ground bearing capacity should

be further verified by a chartered professional engineer and building foundations designed accordingly by the same engineer.

We also recommend that any excavations into the sloping land which create a cut face in excess of 600mm in height, should be retained by a suitable wall which is designed by a chartered professional engineer. Such walls should be constructed as soon as possible after any excavations, to prevent any adverse destabilising effects on the slope above. The wall construction should not be left until during or after house construction.

We further recommend that future buildings and/or retaining walls should be constructed at least 4 metres east of the toe of the existing "Keystone" block retaining wall to prevent any possible adverse effects on the wall as a result of foundation/wall excavations.

We therefore summarise our recommendations for safe building construction on this Lot as follows:

- a) Shallow building foundations should be designed by a chartered professional engineer to cope with an ultimate ground bearing capacity of 200 kPa.
- b) Should future building platform excavations exceed 600mm in depth then the ground bearing capacity should be further verified by a chartered professional engineer and building foundations designed accordingly.
- c) Building platform excavations in excess of 600mm in depth should be retained by a wall designed by a chartered professional engineer. The wall should be constructed as soon as possible after excavations and not left to during or after house construction.
- d) Future buildings and/or retaining walls should be constructed no closer than 4 metres to the east of the toe of the existing "Keystone" block retaining wall.

## LOT 2

This Lot is not large enough to contain a safe house site and accordingly is to be amalgamated with another Lot.

## LOT 3

The land within western and central parts of this Lot is near level while over the eastern third the land falls over a series of grass and garden terraces as indicated by the topographical information shown on the attached site plan numbered 991715-2 revA.

A building consent (#77099) has already been issued by the Western BOP District Council for a new dwelling on this Lot. To accommodate the proposed dwelling some earthworks have already been undertaken to prepare a suitable level building platform within the central part of the Lot. These earthworks have involved excavations to a depth of approximately 2.4m for the proposed block basement area, and filling of up to approximately 1 metre in depth along part of the southern boundary to provide the required level building platform.

These earthworks have not been carried out under our supervision and our subsequent scale penetrometer testing of the filled area confirmed variable ultimate ground bearing capacities as low as

135 kPa in places. Testing of the excavated basement area confirmed an ultimate ground bearing capacity of 300 kPa, and testing of the remaining sections of the prepared building platform confirmed an ultimate bearing capacity of 210 kPa. As these ground bearing capacities are less than those assumed in NZS3604 and/or NZS 4229 we believe that any proposed building foundations should be designed by a chartered professional engineer within the following guidelines:

- Basement foundations can be designed for an ultimate ground bearing capacity of 300 kPa.
- The remaining house perimeter foundations, together with any internal load bearing foundations, should penetrate through the fill and be founded in the underlying original volcanic ash subsoils and be designed for an ultimate ground bearing capacity of 210 kPa.
- The remaining non load bearing ground floor slab areas may be constructed directly over the prepared building platform provided a nominal 30mm thickness of imported metal hardfill is first placed over this area.

Due to the limited geotechnical investigations carried out as part of this report, and to prevent any adverse effects on future buildings from any possible instability on the steeper sloping land over the eastern portion of this Lot, a Building Restriction Line is recommended to ensure buildings are not constructed over this land. This line has been marked on the attached subdivision site plan numbered 991715-2 revA and also on the attached survey plan LT389589. In addition to this building restriction line, we further recommend that any building foundations constructed within 3 metres of this line are founded at a level of RL=11.7m or below (Moturiki Datum) to ensure they are behind a 2H to 1V line up from the toe of the sloping land. This will provide adequate protection to building foundations from any future slope instability. While the approved building consent plans (#77099) appear to comply with the above, we recommend that this maximum foundation level is confirmed by a registered surveyor during footing construction prior to pouring concrete.

We also note here that should further more extensive geotechnical investigation and reporting be carried out in the future then it may be possible to remove the building line restrictions described above.

#### **LOT 4**

The bulk of this grass covered Lot is near level with a very slight fall in a southeasterly direction. Some shallow hand augered boreholes to 1m depth confirm the western and central parts of this Lot are covered with original volcanic ash subsoils covered in places with excessive amounts (up to 700mm) of topsoil and intermixed stones, which is indicative of past driveway, stockpile and building platform areas. Some earthworks cutting has lowered the eastern parts of the site by perhaps a metre to provide a gentle fall to the 1.7m high "Keystone" block retaining wall which runs along the eastern boundary. Scala penetrometer testing of the original underlying volcanic ashes across the Lot confirms an ultimate ground bearing capacity of 210 kPa.

While we believe residential building development on this Lot will be quite straight forward, provided the excessive topsoil and stone areas are first removed from beneath the footprint of any proposed building, we again recommend that building foundations are designed by a chartered professional engineer to account for the reduced ground bearing capacity. We also recommend that buildings are

constructed no closer than 4 metres from the top of the "Keystone" block retaining wall to ensure foundations do not adversely affect the wall.

### **LOT 5**

This Lot contains an existing dwelling and detached garage and as such this report does not address geotechnical stability issues associated with this site, other than to say that we recommend further geotechnical investigation and reporting is carried out should further building work be contemplated adjacent to the steeper slope to the east of the existing dwelling.

### **CONCLUSIONS**

In conclusion then it is our professional opinion that residential buildings complying with the NZ Building Code can be safely constructed on Lots 1, 3, 4 & 5 provided the recommendations in the above report are complied with.

Furthermore we recommend that a consent notice is secured to the certificate of titles for the Lots which draws attention to this report and the recommendations contained therein.

Yours faithfully



R J Spiers  
BE, CPEng, MIPENZ (Civil & Geotechnical)

To: The Western Bay of Plenty District Council

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

DEVELOPMENT: 5 LOT SUBDIVISION OF LOTS 1 DPS 82518 + 157 DPS 80680

OWNER: SR + CM MAIR

LOCATION: HIGHFIELDS DRIVE, KATIKATI

1 Richard John Spiers of Richard Spiers + Associates Ltd  
(full name)

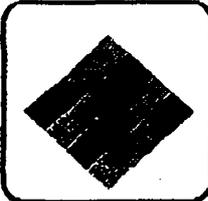
20 Forrester Drive, Tauranga  
(name and address of firm)

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 for 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 report dated: 23 August 2007 Ref: 1318-32
- 3) In my professional opinion, not to be construed as a guarantee, I consider that:
  - a) The areas shown in my report dated 23-8-07 of each new allotment or on the development site are suitable for the erection thereon of the building types appropriate to the zoning of the land, provided that: Recommendations contained in my report dated 23-8-07 are complied with.
  - b) The completed works give due regard to all land slope and foundation stability considerations.
  - c) The earth fills shown on the attached Plan No. N/A have been placed in accordance with the Subdivision and Development Code of Practice of the Western Bay of Plenty District Council.
  - 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 dated 23-8-07 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 provided that: Recommendations contained in my report dated 23-8-07 are complied with.
- 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 R. Spiers

Date 23-8-07



SUITABILITY OF LAND FOR BUILDING DEVELOPMENT

2-2

WESTERN BAY OF PLENTY DISTRICT COUNCIL

November 2000

Approvals

Registered Owner  
 I hereby certify that this plan was approved by the Western District of Pembrokeshire Council pursuant to Section 233 of the Resource Management Act 1991 on the day of 2005 subject to the granting of easements and the easements set out in the Memorandum hereon and subject to the Amalgamation Condition set out hereon.

9/18/0464  
 Authorised Officer

MEMORANDUM OF EASEMENTS

Purpose	Shown	Section	Part 70
R.O.W, Drainage Water, Electricity, Telecomm.	1, 8, K	LOT 182 DP336648	Lot 1 hereon
Water	Y	Lot 1	Lot 4
Support	Z	Lot 1	Lot 3
Drain Water	W	Lot 1	Lot 3

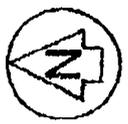
AMALGAMATION CONDITION  
 That Lot 2 hereon be transferred to the owner of Lot 185 DP336648 (CT159394) and that one Certificate of Title be issued to include both parcels. See request 600707

Total Area 50192 m<sup>2</sup>  
 Computed CT SA 65A/458  
 CT 150287E0

John Maxwell Downey  
 Date 20/08/05

NEW CT ALLOCATED  
 Lot CT Ref  
 1 350487  
 2 350488  
 3 350489  
 4 350490  
 5 350491

Approved as to Survey by Land Information NZ on  
 Deposited by Land Information NZ on

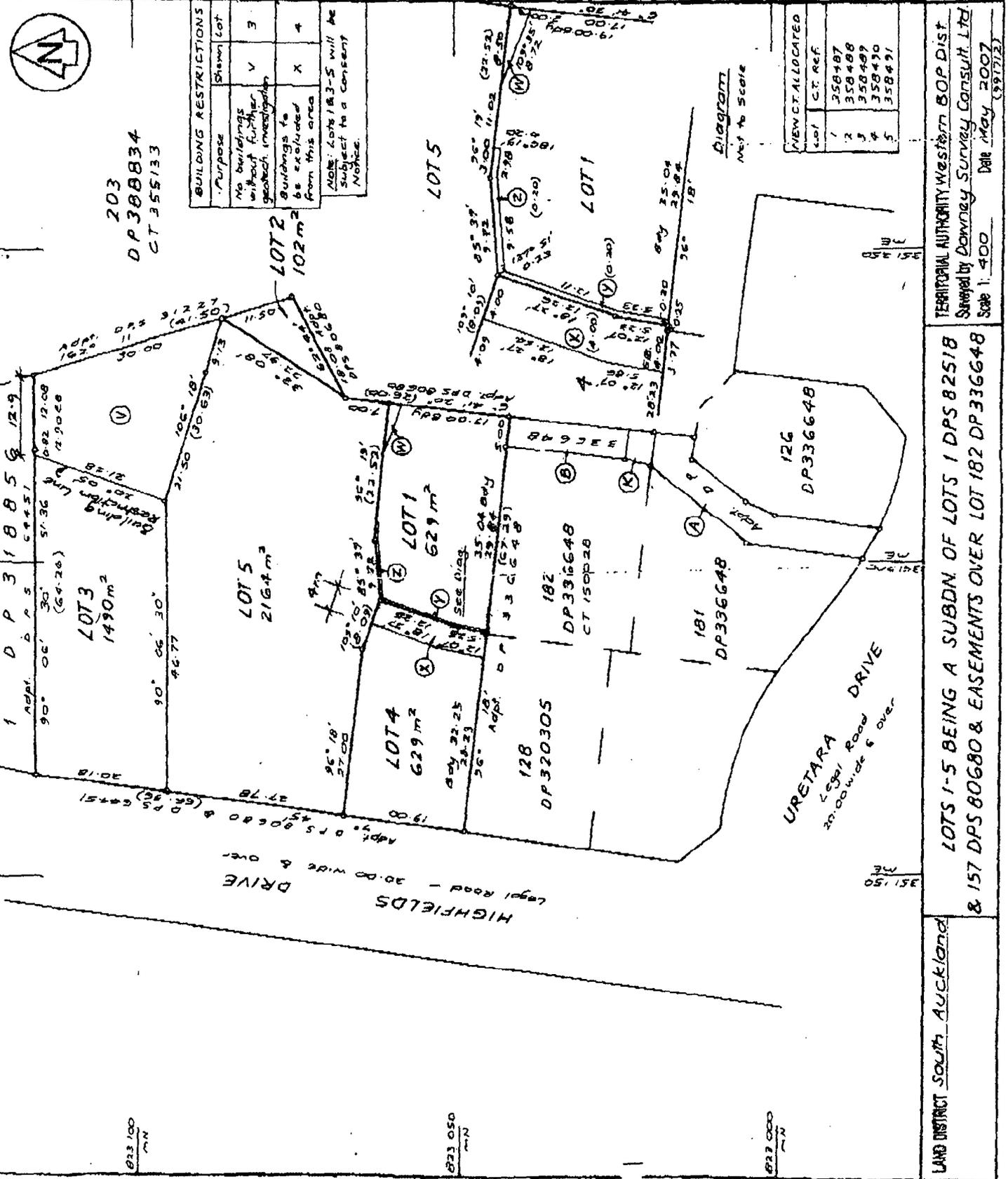


203  
 DP388834  
 CT 355133

BUILDING RESTRICTIONS

Purpose	Shown	Lot
No buildings without further geotech. investigation	V	3
Buildings to be excluded from this area	X	4

NOTE: Lots 183-5 will be subject to a Consent Notice.

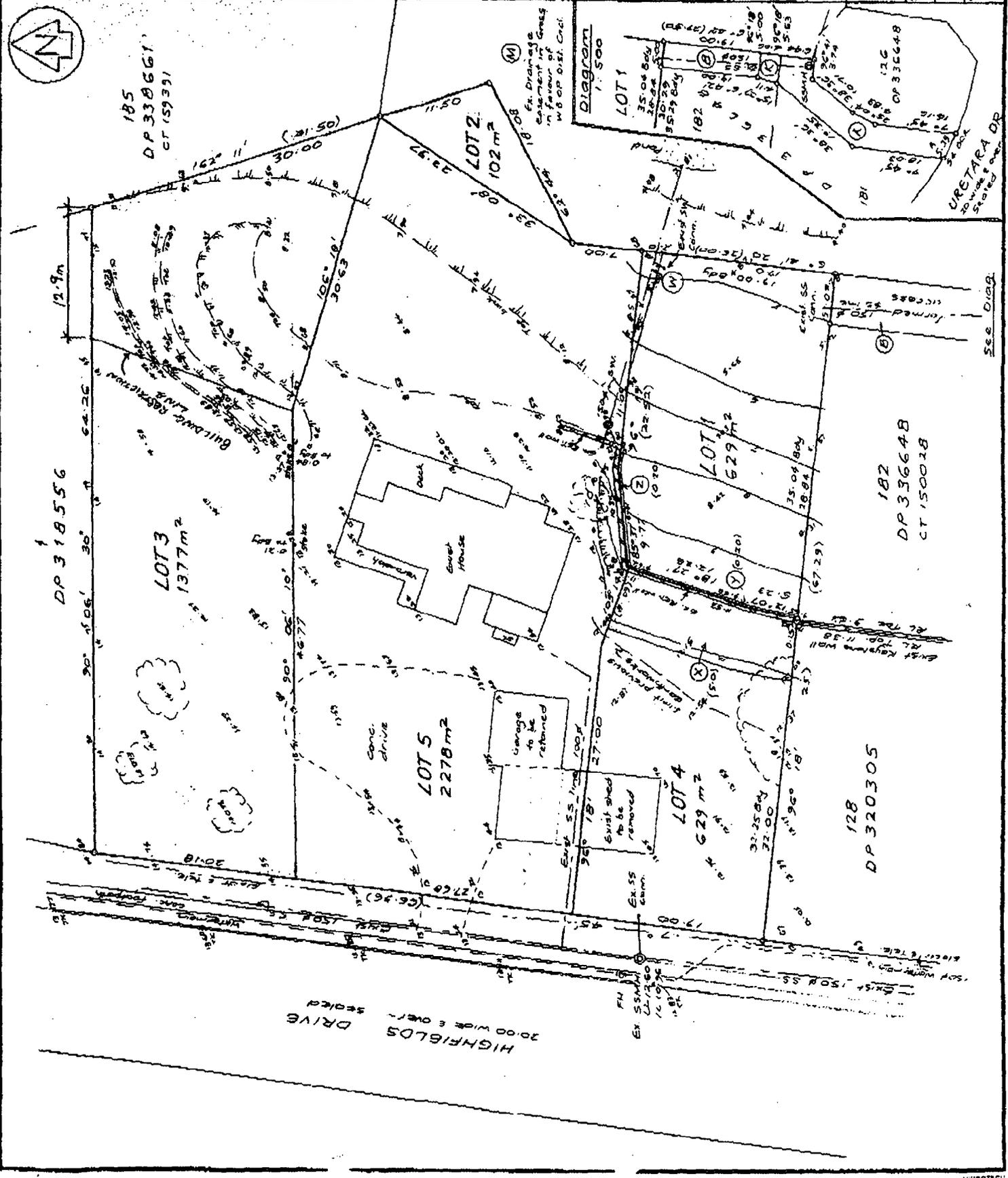


TERMINAL AUTHORITY Western BOP Dist  
 Surveyed by Downey Survey Consult Ltd  
 Scale 1:400 Date May 2007  
 (591712)

LOTS 1-5 BEING A SUBDN OF LOTS 1 DPS 82518  
 & 157 DPS 80680 & EASEMENTS OVER LOT 182 DP336648

LAND DISTRICT South Auckland

BUILDING RESTRICTION	
Purpose	Sham Lot
Restrictions to be observed from 31/12/2000	X 4
PROPOSED AMALGAMATION OF EASE	
Purpose	Sham Ten. Dim. Ten.
Wh. No. 1	Lot 1 Lot 4
Wh. No. 2	Lot 1 Lot 5
Wh. No. 3	Lot 1 Lot 2
Wh. No. 4	Lot 1 Lot 3
Wh. No. 5	Lot 1 Lot 4
Wh. No. 6	Lot 1 Lot 5
Wh. No. 7	Lot 1 Lot 2
Wh. No. 8	Lot 1 Lot 3
Wh. No. 9	Lot 1 Lot 4
Wh. No. 10	Lot 1 Lot 5
Wh. No. 11	Lot 1 Lot 2
Wh. No. 12	Lot 1 Lot 3
Wh. No. 13	Lot 1 Lot 4
Wh. No. 14	Lot 1 Lot 5
Wh. No. 15	Lot 1 Lot 2
Wh. No. 16	Lot 1 Lot 3
Wh. No. 17	Lot 1 Lot 4
Wh. No. 18	Lot 1 Lot 5
Wh. No. 19	Lot 1 Lot 2
Wh. No. 20	Lot 1 Lot 3
Wh. No. 21	Lot 1 Lot 4
Wh. No. 22	Lot 1 Lot 5
Wh. No. 23	Lot 1 Lot 2
Wh. No. 24	Lot 1 Lot 3
Wh. No. 25	Lot 1 Lot 4
Wh. No. 26	Lot 1 Lot 5
Wh. No. 27	Lot 1 Lot 2
Wh. No. 28	Lot 1 Lot 3
Wh. No. 29	Lot 1 Lot 4
Wh. No. 30	Lot 1 Lot 5
Wh. No. 31	Lot 1 Lot 2
Wh. No. 32	Lot 1 Lot 3
Wh. No. 33	Lot 1 Lot 4
Wh. No. 34	Lot 1 Lot 5
Wh. No. 35	Lot 1 Lot 2
Wh. No. 36	Lot 1 Lot 3
Wh. No. 37	Lot 1 Lot 4
Wh. No. 38	Lot 1 Lot 5
Wh. No. 39	Lot 1 Lot 2
Wh. No. 40	Lot 1 Lot 3
Wh. No. 41	Lot 1 Lot 4
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Wh. No. 45	Lot 1 Lot 4
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Wh. No. 50	Lot 1 Lot 5
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Wh. No. 248	Lot 1 Lot 3
Wh. No. 249	Lot 1 Lot 4
Wh. No. 250	Lot 1 Lot 5



**DOWNNEY SURVEY CONSULTANTS LTD**  
 Land & Engineering Surveyors  
 13 Brinkley Rd  
 TAURANGA  
 P.O. BOX 283  
 Phone: (07) 574 5641  
 Fax: (07) 576 3077  
 email: downney@downney.co.nz  
 Members of Chartered Surveyors of New Zealand.

Scale 1:250  
 A2 Normal  
 A1 Normal

Date: May 2007  
 9/31/15

Drawing No. 99/715-2  
 Revision A



HIGHLANDS DRIVE  
 20.00 wide & over - sealed