This information is provided by the Waikato District Council

In reply, please quote
LIM0490/27

Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

15 October 2026

A P G Budd
54 Munns Road
RD 2
Raglan 3296

Kia Ora,

LAND INFORMATION MEMORANDUM

Please find enclosed your Land Information Memorandum for 54 Munns Road TE HUTEWAI

If you have any questions regarding the information or content in the Land Information Memorandum, please contact the team responsible for the relevant section of the report.

Some of the reports and consents referenced in this report can be found using the Waikato District Councils Property Information Search listed below. After accepting the terms and conditions by clicking **"Agree and Continue"**, enter the **property address or application number** to view the available documents.

https://www.waikatodistrict.govt.nz/services-facilities/land-and-property/buying-a-property/property-information-search

Ngaa mihi

MSarmiento

Marinel Sarmiento
Waikato District Council
Land & Property Information Team

Land Information

Memorandum

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

The information supplied in this Land Information Memorandum is based on existing Waikato District Council records that may not be complete. The property has not been inspected or surveyed by the Council. It is the purchaser's responsibility to check the boundaries of the property.

It is assumed that any purchaser will search for the certificate of title that is not held by the Council and will personally inspect the property and its surrounds. This information deals solely with the property named below and does not disclose any relevant information that may affect adjacent properties.

It is the sole responsibility of any purchaser to ensure that the land is suitable for a particular purpose.

▶ Property Details:

Valuation Reference:	06401/378.06
Legal Description:	Lot 1 DP 558130
Area:	1.5 hectares more or less
Property Location:	54 Munns Road TE HUTEWAI
Owners:	Ashley Patrick Gerard Budd, Fanny Aurore Marie Budd

▶ Property Location:



■ Rates

Information regarding –
44A(2)
(c) information relating to any rates owing in relation to the land

▶ Rates & Rating Valuation:	Information regarding – 44A(2)(c) information relating to any rates owing in relation to the land.
Annual rates for 2026/2027	$ 2,053.97 Balance Owing: $ 0.00 *(Balance of 2nd instalment due 20 January 2027)*
Value of Improvements	$ 57,000.00
Land Value	$ 590,000.00
Capital Value	$ 647,000.00
Date of Valuation	1 October 2023

Valuation
Properties in the Waikato District are re-valued every three years in accordance with the Rating and Valuations Act 1988.

Current Rates
The 2026/2027 rates are based on the valuations dated 1 October 2023. A copy of the 2026/2027 rates assessment is attached.

A new part fee and charge will apply for those ratepayers that connect to specific council services after 1 July. These changes will mean that anyone that builds a new dwelling after 1 July will pay for the services their property receives (e.g. wastewater, storm water, rubbish) through fees and changes, rather than rates, until rates are struck on their property in the following financial year. You will receive an invoice from Council following granting of your Code Compliance Certificate (CCC). Rates are only struck once a year.

For Further Information: https://www.waikatodistrict.govt.nz/request-it/property/rates-information-database

Rates Capital Value
Please note that the rates reflected in this LIM were calculated based on the capital value of the property as at 1 July of the current rating year. Any changes to the capital value of the property that have taken place since 1 July will be reflected in the rating charges for this property in the next rating year. Please contact a member of the rating team on 0800 492 452 if you require further clarification or have any questions.

Regional Council: Waikato Regional Council
Waikato Regional Council sends their rates notices annually. You are able to get specific annual regional rates information at www.waikatoregion.govt.nz Search under address or valuation reference. Alternatively, contact them on freephone 0800 800 401

■ Planning

Information regarding –
44A(2)
(f) information relating to the use to which that land may be put and conditions attached to that use:
(g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
(h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

Operative Waikato District Plan (Waikato District Section)
This only applies where there are outstanding appeals on the provisions of the Proposed Waikato District Plan (appeals version), to the extent they are relevant to any proposed works or project.
Zone: Rural
Policy: N/A
For further information please refer to the planning maps attached and the Waikato District Plan

Waikato District Plan – Operative in Part
Waikato District Council notified its decisions on Variation 3 on 30 October 2024, and the Plan became Partially Operative.
The zone of this property is: **General rural zone**
The following overlays apply to the property: **N/A**

If the provisions relevant to this property are subject to an appeal, both the Waikato District Plan Operative in Part and the Operative Waikato District Plan will need to be considered.

Consent Notice
A Consent Notice exists for this property and is attached for your information.

■ Planning continued

Information regarding –
44A(2)
(f) information relating to the use to which that land may be put and conditions attached to that use:
(g) information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
(h) any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004

Development Contributions
Builders, developers and owners cannot presume that all development contributions have been paid at the time of subdivision.

The current Development Contributions Policy can be viewed here.

For any queries on specific properties please email info@waidc.govt.nz providing the specific property number and/or property address

Development contributions policies, capital works schedules, catchments and levies are subject to review and change.

Credits are given for any development contributions paid at the time of subdivision but additional development contributions may be required at time of building consent or service connection.

For any restrictions on the use of the property please refer to the Record/Certificate of Title.

▶ Resource Consents:

Application No	Description	Decision
SUB0053/21	**SUBDIVISION CONSENTS** Boundary relocation	**GRANTED** 15 January 2021

Requisitions: No known planning requisitions to date.

Planning rules relating to this property are contained in the Waikato District Plan and are not outlined in this LIM report. The Waikato District Plan is available to view on Council's website at www.waikatodc.govt.nz.

■ Building

Information regarding –
44A(2)
(d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act):
(e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:
(ea) information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006:

It is recommended that a potential purchaser engage a building consultant to complete a pre-purchase inspection of buildings. Irrespective of code of compliance, structures are subject to deterioration over time and works may have been undertaken without building consent. If requested and supplied, a copy of this may be filed on council records for future references and Land Information Memoranda.

Architects and designers require wind & earthquake information to establish bracing requirements for building development.

▶ Building Consents/Permits:

Number	Description	Consent/Permit issued date	CCC Issued/ Completed Date
BLD2112/22	Garage with onsite stormwater design	5 September 2022	20 November 2023

Requisitions: No known building requisitions to date.

If you feel there has been unauthorised building work undertaken on this property, please note that Council has no authority to issue retrospective building consents. The current owner can, however, apply for a Certificate of Acceptance (COA).

- Please refer to the BuildWaikato site for further information regarding COAs.

■ Water Supply

Information regarding –
44A(2)
(ba) any information that has been notified to the territorial authority by a drinking-water supplier under section 69ZH of the Health Act 1956:
(bb) information on—
(i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
(ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:

The property is located outside an area currently served by a community water supply administered by Waikato District Council.

■ Drinking Water (potable water supply)

The property is not connected to a community water supply. It is the property owner's responsibility to ensure suitable drinking water is supplied on-site.

The construction of a bore for the taking of ground water requires consent from the Waikato Regional Council, for further information contact Waikato Regional Council.

Council Water Services Update – Effective 1 July 2026
Council advises that effective 1 July 2026, **IAWAI Flowing Waters Limited (IAWAI)** a Council Controlled Organisation (CCO) jointly owned by Waikato District Council and Hamilton City Council, will manage water services for their communities.

From 1 July 2026, **IAWAI Waters Growth Charges** will apply to properties where new residential development results in increased demand on water supply and wastewater networks.

Residential Development Growth Charges
The following charges will apply to each Household Unit Equivalent (HUE):

- **Water Supply Growth Charge:**
  $200 per HUE per year, applied over a 25-year period
- **Wastewater Growth Charge:**
  $300 per HUE per year, applied over a 25-year period

If the development is not a full (HUE) or partial connection only a partial charge applies.

Please note: If a property is sold during the 25-year period, responsibility for any remaining payments will transfer to the new owner.

Non-Residential Development
Water Supply and Wastewater Growth Charges for non-residential development will be determined as part of the 2027–2037 Water Services Strategy.

For further information, please visit the IAWAI website www.iawai.co.nz or contact IAWAI directly for assistance.

■ Council Utilities

Information regarding –
44A(2)
(b) information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

■ Wastewater

The property is located outside an area currently served by a community system for wastewater disposal.

On-site wastewater disposal must comply with the Waikato Regional Plan and the AS/NZS standard for On-site Domestic Wastewater Management. New on-site effluent disposal systems must be designed and certified by an engineer or suitably qualified person.

■ Stormwater

The property is located outside an area currently served by a community system for stormwater or land drainage disposal.

For any new development, Onsite Stormwater Disposal will be required under the Waikato District Plan & Waikato Regional Plan prior to connection to any public stormwater network or drains.

For further Information please contact a Project Planning & Engineering Officer at the Waikato District Council.

■ Natural Hazards

Information regarding –

- Whether the site is affected by potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, inundation, peat, contamination or poor soakage.
- whether there is the likely presence of hazardous substances on the site and in particular whether the site has been recorded as being on the Regional Council's HAIL list of potentially contaminated sites.
- Refer to a copy of special features map.

LRI (Slope)
New Zealand Land Resource Inventory Maps indicate that the soils in this area may have poor bearing capacity for building foundations due to **Natural Sloping Topography.**

A geotechnical engineer may be required to investigate ground or sub-soil conditions to establish any specific requirements for building development.

Natural Hazard Register
Council's Hazards Register identifies that the land may be subject to:

- **Slippage** - Unstable Sediment - Moderate to steep slopes. Further investigations shall be required upon finalization of proposed dwelling location at building consent stage.
- **Erosion** - Slope Erosion - Signs of slope and track erosion present**.**
- **Subsidence** - Unstable Sediment - Foundation design must be a consideration for Class M expansive soils.

Geotechnical Report Available:

- **Site Suitability Report** - 57 Munns Rd Te Mata P20470, Prepared by Probase Engineering Ltd, Client: CKL Ltd Date: 4th October 2020.

Copies of the Geotechnical Reports referenced above can be found using the Property Information Search https://www.waikatodistrict.govt.nz/services-facilities/land-and-property/buying-a-property/property-information-search. After accepting the terms and conditions by clicking **"Agree and Continue",** enter the **property address or application number SUB0053/21** to view the available documents.

Waikato Regional Council Hazards Portal contains information about the natural hazards that may be relevant to the site. Before exploring the Portal, please read the terms of use to understand the limitations of the information contained on the site. The recipient is advised to seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

Click here to access Waikato Regional Hazards Portal | Waikato Regional Council

Supporting Information Documents: Waikato Regional Hazards Portal - Supporting information | Waikato Regional Council

Climate change means long-term changes in the Earth's weather patterns and temperatures. These changes are mostly caused by human activities like burning coal, oil, and gas, which release gases that trap heat in the atmosphere. As a result, we're seeing more extreme weather, rising sea levels, and increased risks like flooding and drought. For further information regarding climate change please visit Earth Sciences New Zealand

Flood hazards across Aotearoa New Zealand
Earth Sciences New Zealand has released the country's first nationally consistent flood risk model, alongside a public flood hazard viewer that enables New Zealanders to assess their local flood exposure in the context of national trends. This national flood hazard viewer maps areas at risk from extreme rainfall events under current and future climate conditions. For further information please visit Public Flood Hazard Viewer

Under section 71-74 of the Building Act 2004, upon application for a building consent applicant must demonstrate that any proposed building work will be protected from hazards.

■ Additional Information

Information regarding –
44A(3) In addition to the information provided for under subsection (2), a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be

■ Health

There are no outstanding Notices or Orders under the Health Act 1956 and related legislation in respect of the property.

■ Refuse

Te Uku & Te Mata Refuse

The property is not served by a roadside refuse collection. Blue refuse bags for this collection can be purchased at the Te Uku store and also from other Raglan retailers, and collection is made on Mondays.
Te Uku - The nearest refuse drop-off station is behind the Four Square in Te Uku. The closest recycling drop off station is also in Te Uku.
Te Mata - The nearest refuse drop off is on the corner of SH23 and Te Mata Road. The nearest recycling drop-off station is at the Te Mata School.

For further information regarding refuse and recycling services in the Raglan area, please contact Xtreme Waste on (07)825-6509 or visit their website http://xtremezerowaste.org.nz

■ Utilities

The Waikato District Council does not hold records concerning utility systems it does not administer. For information concerning state highways (administered by NZ Transport Agency), electricity, telephone or gas, the relevant network operator should be contacted.

■ Telecommunication

This property may not have a physical connection to a telecommunications network.

Developer obligations are to demonstrate that a telecommunication network is available to serve the property, such network can be either physical or wireless.

Please contact the network utility supplier and/or service provider to confirm what telecommunication connection is available to the property.

Ngaa mihi

MSarmiento

Marinel Sarmiento
Waikato District Council
Land & Property Information Team

This information is provided by the Waikato District Council

Land Information Memorandum



54 Munns Road TE HUTEWAI
LOT 1 DP 558130 SUBJ TO & INT IN ESMT

Waikato DISTRICT COUNCIL

Document Set ID: 7224674
Version: 2, Version Date: 15/10/2026

Print Date: 15 October 2026, 2:08 pm

Rates Information Database

Use the rates information database to find out rates information about property in the Waikato district.

If you would like your details made confidential, please complete the Request to Suppress Personal Information form and return to Waikato District Council. Please note that it is not necessary to complete the form if you have no objection to your name and postal address being published in the Complete Rating Information Database.

If you have a question about your rates, please contact the rates team on 0800 492 452 or complete our online request form for a staff member to contact you directly.

Property details

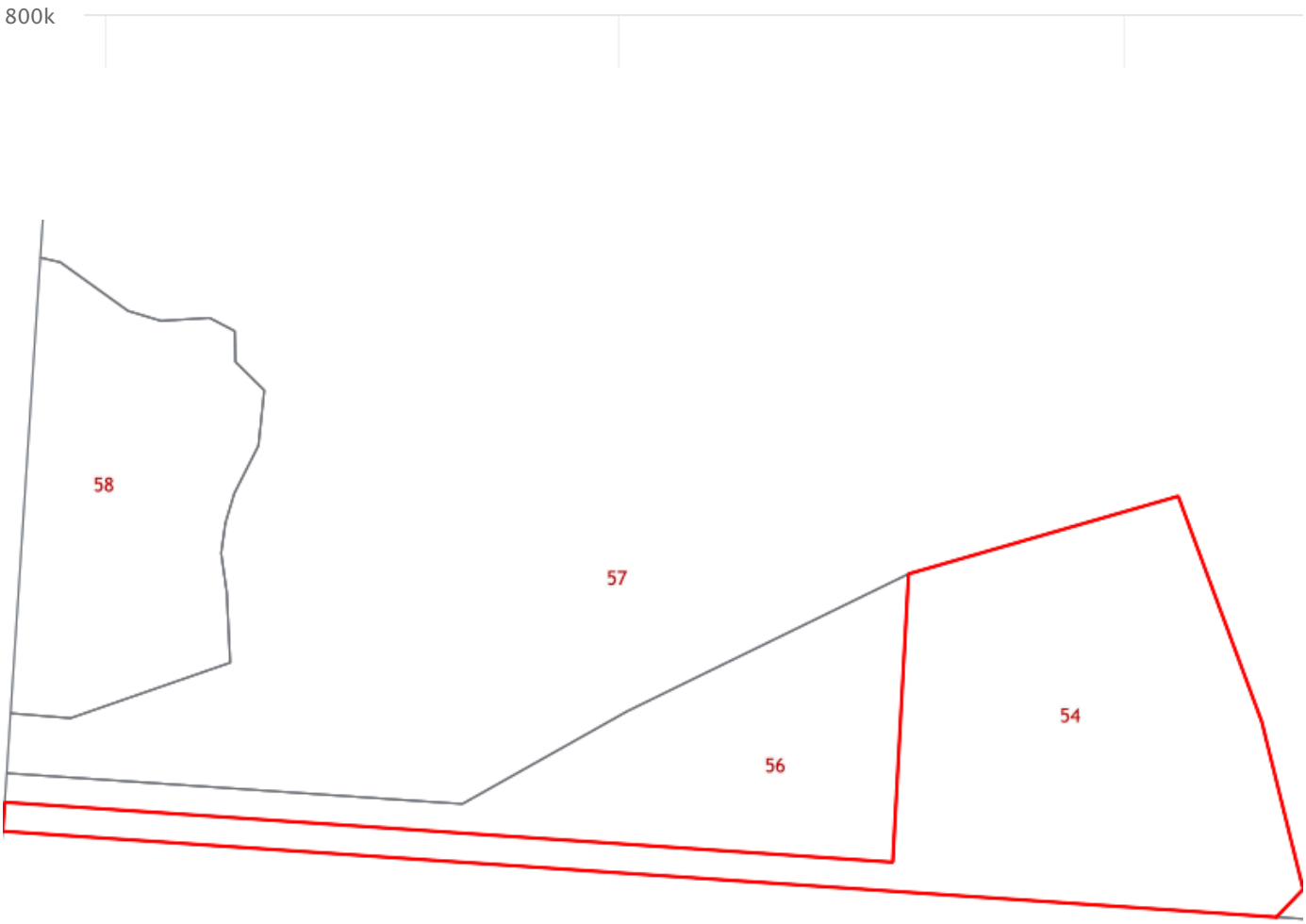
Property location	54 Munns Road TE HUTEWAI
Valuation number	06401/378.06
Legal description	LOT 1 DP 558130 SUBJ TO & INT IN ESMT

Property charges (2026/2027)

	Targeted rate factor	Factor applicable	Amount
General Rate	0.0022657c/$	647000.00	$1,465.91
Uniform Annual General Charge (UAGC)	Fixed Charge	1.00	$564.94
Raglan Community Board	per property	1.00	$23.12

Total Waikato District Council rates and IAWAI charges $2,053.97 incl. GST

Property valuation history



⚠ If your property connects to any additional council services between now and the 30 June 2027, there will be additional charges added to your property in the following rating year. If you have any questions or queries with regards to your 2026/27 rates, please complete our online request form for a staff member to contact you directly.

This information is provided by the Waikato District Council

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1023270**

Land Registration District **South Auckland**

Date Issued 28 January 2022

Prior References
767016

Estate Fee Simple

Area 1.5000 hectares more or less

Legal Description Lot 1 Deposited Plan 558130

Registered Owners

Fanny Aurore Marie Budd and Ashley Patrick Gerard Budd

Interests

Appurtenant hereto is a water right created by Transfer S103499 - 20.4.1956 at 11:00 am

Subject to Section 59 Land Act 1948

Land Covenant in Easement Instrument 10691254.2 - 10.3.2017 at 2:25 pm

12286318.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.1.2022 at 4:41 pm

Subject to a right of way and a right to convey electricity and telecommunications over part marked A on DP 558130 created by Easement Instrument 12286318.6 - 28.1.2022 at 4:41 pm

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 12286318.6 - 28.1.2022 at 4:41 pm

The easements created by Easement Instrument 12286318.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity and telecommunications over part marked A, F on DP 558130 in favour of WEL Networks Limited created by Easement Instrument 12286318.7 - 28.1.2022 at 4:41 pm

Land Covenant in Covenant Instrument 12286318.8 - 28.1.2022 at 4:41 pm

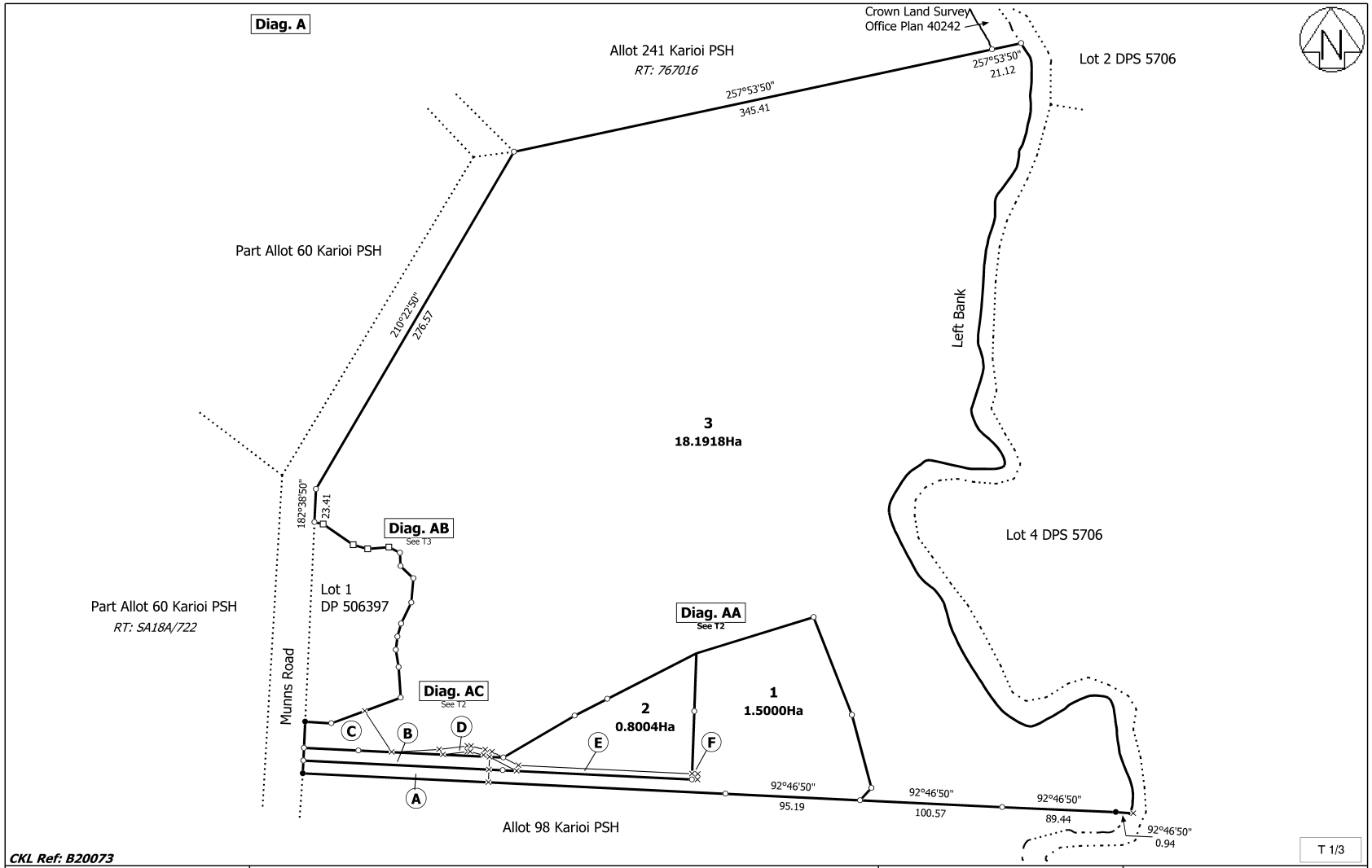
12396169.3 Mortgage to ASB Bank Limited - 9.3.2022 at 5:00 pm

Document Set ID: 7224674
Version: 2, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Transaction ID 10522088
Client Reference rdecarvalho001 - LIM0490/27 - Marinel

Search Copy Dated 15/10/26 10:35 am, Page 2 of 2
Register Only



Document Set ID: 7224674
Version: 2, Version Date: 15/10/2026

Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

0800 492 452 ▪ www.waikatodistrict.govt.nz

The Registrar-General of Land
South Auckland Land Registration District

IN THE MATTER	of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 ("the Act")
and	
IN THE MATTER	of a subdivision Consent pursuant to Sections 104, 108, 220, and 221 of the Act

I, TONY GRANT WHITTAKER Chief Operating Officer of the WAIKATO DISTRICT COUNCIL, hereby certify that the Waikato District Council has granted its consent to the subdivision shown on Deposited Plan 558130, (and being the land described in the First Schedule), subject to certain conditions, including the requirement that the Owner (as defined in the Act) comply on a continuing basis with the conditions set out in the Second Schedule and that this Notice be registered against the Records of Title for Lots 1 and 2 on Deposited Plan 558130.

First Schedule

An estate in fee simple in all that parcel of land containing 20.5143 hectares more or less being Lot 2 on Deposited Plan 506397 being part of the land comprised in Record of Title 767016.

Second Schedule

1. Any earthworks, foundation design, wastewater and stormwater management for a building consent application on Lots 1 and 2 must be undertaken either in accordance with the restrictions and recommendations of the Site Suitability Report prepared by Probase Engineering Limited dated 4th October 2020, reference number P20470, revision 0 ("the Site Suitability Report"), or in accordance with an alternative report undertaken by a suitably qualified and experienced Engineer (Geo Professional), approved in writing by the Council; and in either case, all works must be undertaken to the entire satisfaction of the Council. A copy of the Site Suitability Report can be obtained from the Waikato District Council.

Document Set ID: 7226676
Version: 2, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

2. No hardwire telecommunications supply reticulation is available to the boundary of Lots 1 and 2, as confirmation was obtained from a telecommunications provider advising that provision for a wireless telecommunication connection is available to Lots 1 and 2.

   Details of the wireless services confirmation to Lots 1 and 2 are available within the application file SUB0053/21 held at the offices of the Waikato District Council.

3. The Owners shall pay the Council's costs and disbursements in respect of the preparation, execution, registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of them.

DATED at Hamilton this 29th day of November 2021

SIGNED for the **WAIKATO DISTRICT COUNCIL** by Tony Grant Whittaker under delegated authority)

Tony Grant Whittaker
Chief Operating Officer

SUB0053/21

Document Set ID: 3226676
Version: 2, Version Date: 05/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Resource Consent

(Resource Management Act 1991)

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

www.waikatodistrict.govt.nz

DECISION ON APPLICATION: SUB0053/21

Pursuant to Sections 34A(1), Section 104, 104B, 104D, 106, 220, 108 and 108AA of the Resource Management Act 1991, the Waikato District Council, under delegated authority, grants subdivision consent for a Non-Complying Activity under the Operative District Plan.

Activity: To undertake a boundary relocation subdivision between two existing Record of Titles which results in an additional dwelling entitlement and to create one additional lot from a Record of Title with the additional lot not created on a Record of Title that the additional lot entitlement is generated from.

Applicant: DLLD Limited

Location Address: 57 Munns Road TE HUTEWAI

Legal Description: Part Allotment 60 Parish of Karioi Comprised in Record of Title SA18A/722 (Subject to Amalgamation)

Lot 2 DP 506397 and Allotment 241 Karioi Parish Comprised in Record of Title 767016 (Subject to Subdivision)

This consent is subject to the conditions detailed in the attached Schedule 1.

The reasons for this decision are detailed in the attached Schedule 2.



_____

CONSENTS TEAM LEADER

Dated: 15 January 2021

This information is provided by the Waikato District Council

Schedule 1

Conditions of Consent

Resource Consent No: SUB0053/21

General Conditions

1 The Land Transfer Plan to give effect to this resource consent shall be generally consistent with the approved plans prepared by CKL as follows:

Proposed Subdivison of Part Allotment 60 Karioi Parish, Lot 2 DP 506397 & Allotment 241 Karioi Parish, job no: B20073, drawing number 151, revision 3.

Proposed Subdivison of Part Allotment 60 Karioi Parish, Lot 2 DP 506397 & Allotment 241 Karioi Parish, job no: B20073, drawing number 152, revision 3.

Except as amended by the conditions below.

Copies of the approved plans are attached.

2 Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder shall pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.

3 Council's processing fees are to be paid in accordance with the Council's schedule of fees and charges prior to the signing of the s224 certificate.

4 Prior to commencing any engineering design or construction works, the Consent Holder shall appoint an appropriately qualified and competent Developer's Representative/s acceptable to the Waikato District Council, in accordance with the requirements of the Regional Infrastructure Technical Specifications.

5 The Consent Holder shall notify Councils Land Development Engineer, in writing, of their intention to begin works, a minimum of 10 days prior to commencing. Notification shall include the following details:

(a) Name's and telephone number/s of the Developers Representative/s.

(b) Site Address to which the consent relates.

(c) Work to be undertaken.

(d) Expected duration of the works.

6 Prior to s223 and s224 approval all buildings shall comply with the permitted activity rules relating to building coverage, setbacks, daylight angles relative to the new boundaries and number of dwellings.

Document Set ID: 3023697
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Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Prior to application for approval of the survey plan (s223), the Consent Holder shall comply with the following conditions:

Catchment Analysis

7 The consent holder must investigate the capacity of the plastic culvert that runs under proposed right of way "A" and "B" by providing an upstream catchment analysis and recommendations for culvert design and sizing for certification by Councils Land Development Engineer.

Advice note:
Design standards can be found in the Regional Infrastructure Technical Specifications (RITS) Section 4.2.12.1 which includes Table 4.2.12.1.

Right of Way – Design Plans

8 Prior to commencing any construction works the consent holder must submit for the approval of Waikato District Council, engineering design details and plans of the proposed dual vehicle entrance and Rights of Way "A", "B" and "C" serving Lots 1, 2 and 3, prepared by a suitably qualified and experienced Engineer, including but not limited to:

(a) A light commercial vehicle crossing, including gate and stock-proof fencing, located as indicated on the approved Scheme Plan, in accordance with Section 3.3.19.4, drawing D3.3.4, of the Regional Infrastructure Technical Specification (RITS);
(b) Rights-of-way in accordance with the requirements of Part 3 - Appendix A Traffic, of the Operative Waikato District Plan (Waikato Section);
(c) Long section from edge of road pavement to end of the rights-of-way;
(d) Cross sections of right-of-way at 10 metre intervals;
(e) Right-of-way pavement design, where gradients greater than 1:8 are to be concreted with a traction finish, depending on horizontal alignment;
(f) Passing bays on the outside of curves and at 100 metre minimum intervals;
(g) Reflectorized sight rails on the outside of curves;
(h) Stormwater controls for entrance and along rights-of-way;
(i) Right-of-way concrete culvert design details (if required) as result of the catchment analysis in accordance with this resource consent, and approved by the Land Development Engineer, including headwalls and scour protection; and
(j) Erosion and sediment controls during construction of the right-of-way.

The design details and plans must be in accordance with the Regional Infrastructure Technical Specifications (RITS), to the satisfaction of the Waikato District Council.

Easements

9 Easements for Right of Way shall be shown on the Land Transfer Plan and included in a memorandum of easements.

Amalgamations

10 That Lot 3 hereon and Allotment 241 Karioi Parish (RT 767016) be held in the same Record of Title. **See Request 1686243.**

11 That Lot 3 hereon and Part Allotment 60 Karioi Parish (RT SA18A/722) be held together by way of amalgamation covenant pursuant to Section 240 of the RMA. **See Request 1686243**.

Document Set ID: 3023697
Version: 3, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

12 The existing amalgamation of Allotment 241 Karioi Parish and Lot 2 DP 506397 shall be revoked in full.

Prior to the application for s224 approval the Consent Holder shall comply with the following Conditions:

Telecommunications

13 Written Confirmation shall be provided from a network utility operator for telecommunications confirming that connections and reticulations have been placed to the boundaries of Lot 1 and Lot 2.

OR

The consent holder shall provide, to the satisfaction of Council, written confirmation from an appropriate wireless network utility authority demonstrating that the provision of wireless telecommunication services is available to service Lot 1 and Lot 2.

Power Supply

14 Written Confirmation shall be provided from a network utility operator for power supply confirming that connections and reticulations have been placed to the boundaries of Lot 1 and 2.

Vehicle Access and Right of Way

15 The consent holder must undertake engineering works in accordance with the engineering design plans approved by the Land Development Engineer in accordance with this resource consent, to the satisfaction of the Land Development Engineer.

16 Removal of vegetation and sight benching, as required, to provide a minimum sightline distance of 100 metres to the south of the proposed dual vehicle entrance for the proposed Rights of Way entrance in accordance with Table 6 and Figure 9 within Appendix A of the Operative Waikato District Plan to the satisfaction of Councils Land Development Engineer.

As-built information and certification

17 A 'Contractors Certificate – Construction', for each separate work undertaken by each individual contractor as part of the consented subdivision, must be provided for certification by the Land Development Engineer, Waikato District Council.

Advice Note: An acceptable format for certification upon completion of works can be found in the NZS4404-2010 Schedule 1B (Contractor`s certificate upon completion of land development/subdivision).

18 A 'Certificate of Completion of Development Works' prepared and signed by the Developers Representative/ a suitably qualified professional, must be provided for certification by the Land Development Engineer, Waikato District Council, to confirm that all works have been carried out in accordance with the approved plans and appropriate standards.

Advice Note: An acceptable format for a 'Certificate of Completion of Development Works' can be found NZS4404-2010 Schedule 1C (Certification upon completion of land development/subdivision).

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Print Date: 15 October 2026, 2:08 pm

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Encumbrance Condition

19 The consent holder shall provide evidence of the registration of an encumbrance on the Record of Title for Part Allotment 60 Parish of Karioi (RT SA18A/722). This encumbrance shall record the following:

"The current and future owner(s) of Part Allotment 60 Parish of Karioi comprised in Record of Title SA18A/722 must be informed that for the purposes of any future subdivision, it must be treated as a Record of Title issued after 6 December 1997 created as a result of subdivision, as the ability to create one additional Record of Title from this lot has been utilised via the creation of Lot 1 as part of Subdivision Consent SUB0053/21".

This encumbrance shall be registered as a charged on the Record of Title for Part Allotment 60 Parish of Karioi (RT SA18A/722) subject only to any prior encumbrances in favour of the Waikato District Council. This Encumbrance Instrument will be prepared by Waikato District Council's Solicitor at the consent holder's expense.

Consent Notices

20 If hardwire telecommunications supply reticulation is not installed to the boundary of Lot 1, the following condition shall be complied with on an ongoing basis and shall therefore be the subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991:

(a) No underground hardwire telecommunications supply reticulation is available to the boundary of Lot 1, as confirmation was obtained from a telecommunications provider advising that provision for a wireless telecommunication connection is available to Lot 1.

Details of the wireless services confirmation to Lot 1 are available within the application file SUB0053/21 held at Council's offices.

Consent notices shall be prepared by Waikato District Council's Solicitor. Please request your consent notice be prepared prior to requesting 224 approval.

21 If hardwire telecommunications supply reticulation is not installed to the boundary of Lot 2, the following condition shall be complied with on an ongoing basis and shall therefore be the subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991:

(b) No underground hardwire telecommunications supply reticulation is available to the boundary of Lot 2, as confirmation was obtained from a telecommunications provider advising that provision for a wireless telecommunication connection is available to Lot 2.

Details of the wireless services confirmation to Lot 2 are available within the application file SUB0053/21 held at Council's offices.

Consent notices shall be prepared by Waikato District Council's Solicitor. Please request your consent notice be prepared prior to requesting 224 approval.

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Version: 3, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

22 The following condition shall be complied with on an ongoing basis and shall therefore be the subject of a consent notice registered against the relevant title(s) in accordance with Section 221 of the Resource Management Act 1991:

(a) Any earthworks, foundation design, wastewater and stormwater management for a building consent application on Lots 1 and 2 shall be undertaken either in accordance with the restrictions and recommendations of the Geotechnical Report from Probase Engineering Ltd; revision 0; and dated 04 October 2020 or in accordance with an alternative report, undertaken by a suitably qualified and experienced Engineer (Geo Professional), approved in writing by Waikato District Council; and in either case, all works are undertaken to the satisfaction of the Waikato District Council.

Consent notices shall be prepared by Waikato District Council's Solicitor. Please request your consent notice be prepared prior to requesting 224 approval.

Advisory Notes:

Lapse Date

1 This Resource Consent for land use lapses five years after the commencement of the consent, unless:

(a) the Consent is given effect to prior to that date.

or

(b) an application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account

(i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and

(ii) whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and

(iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

Corridor Access Request

2 Prior to undertaking any works within the Council road reserve, a Corridor Access Request (CAR), including traffic management plan, for the works to be carried out in the road reserve, and submitted to the Waikato District Council for approval not less than fifteen (15) working days before starting these works.

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Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Schedule 2

Reasons for Decision

Resource Consent No: SUB0053/21

1 The actual and potential effects created by the proposal are acceptable for the following reasons.

- While the Operative District Plan anticipates that land with a RT issued post 6 December 1997 is not subdivided as proposed, it is considered the effects of this is acceptable given that RT SA18A/722 has an entitlement to create an additional lot and was issued prior to 6 December 1997. A Covenant is recommended to be imposed to ensure current and future owners of RT SA18A/722 are informed for the purposes of any future subdivision, it must be treated as a Record of Title issued after 6 December 1997 created as a result of subdivision, as the ability to create one additional Record of Title from this lot has been utilised via the creation of Lot 1 as part of this subdivision consent;

- In regard to the additional dwelling entitlement created as result of the proposal, this means that Lot 3 will be able to construct a dwelling in the future as a permitted activity if desired by the owners. The additional dwelling right created on Lot 3 is not considered to result in unacceptable effects in terms of productivity of rural land as well as rural character and amenity. This is on the basis that Lot 3 is 18.2143ha in size which means that the Lot is large enough for rural productive activities to occur which mitigates the effects of a dwelling on this land. Furthermore, as Lot 3 is proposed to be amalgamated (by way of an amalgamation covenant where they are held together but not in the same title) with Part Allotment 60 Parish of Karioi held in RT SA18A/722, while this does not result in one new title, this results in a single land holding over 40ha which under the ODP, a second dwelling could be built as a permitted activity if this land was contained within one RT. It is noted that under the Chapter 29 (Explanation and Reasons) of the ODP states that in rural areas, second and subsequent dwellings are anticipated to be associated with productive rural activities, such as accommodation for farm staff.

- The location of the additional title (Lot 1) and Lot 2 (proposed to be created by way of boundary relocation) within the one record of title is a logical outcome as they are clustered together in proximity to other similar sized rural-residential type allotments, which have similar expectations in terms of amenity and reduces the potential for reverse sensitivity;

- With the exception of the proposed right of way contained within Lot 1, Lot 1 and 2 are located one behind the other setback more than 141m from Munns Road, thus reducing any potential ribbon development impacts;

- The proposal will result in Lot 3 to be amalgamated with adjoining land and land across the road which will result in a one land holding of approximately 51.761ha which is suitable for a range of rural productive activities to continue to occur.

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- All proposed lots can be provided with vehicle access onto Munns Road via a right of way which the final alignment is subject to engineering plan approval;

- The vehicle entrance sightline and separation distance non-compliance in is acceptable subject to vegetation and sight benching works to achieve a minimum sight distance of 100m;

- The volume of additional vehicle movements (10 vehicles per day) as result of the proposal is not considered to be significant and therefore is not expected to result in any discernible impact upon the safety, capacity or function of the surrounding roading network;

- The geotechnical report provided with the application confirms each lot is capable of containing a suitable building platform; and

- Water supply, wastewater disposal and stormwater management can be sufficiently contained and managed within the proposed boundaries of Lot 1 and 2 (proposed vacant lots).

2 The proposal passes both the gateway tests of s104D as the effects are deemed to be no more than minor and the proposal is not contrary to the objectives and policies of the Operative and Proposed District Plan.

3 The subdivision meets the provisions of section 106 of the RMA because legal and physical access is provided for and the applicant has addressed the risks of natural hazards through design and mitigation measures proposed.

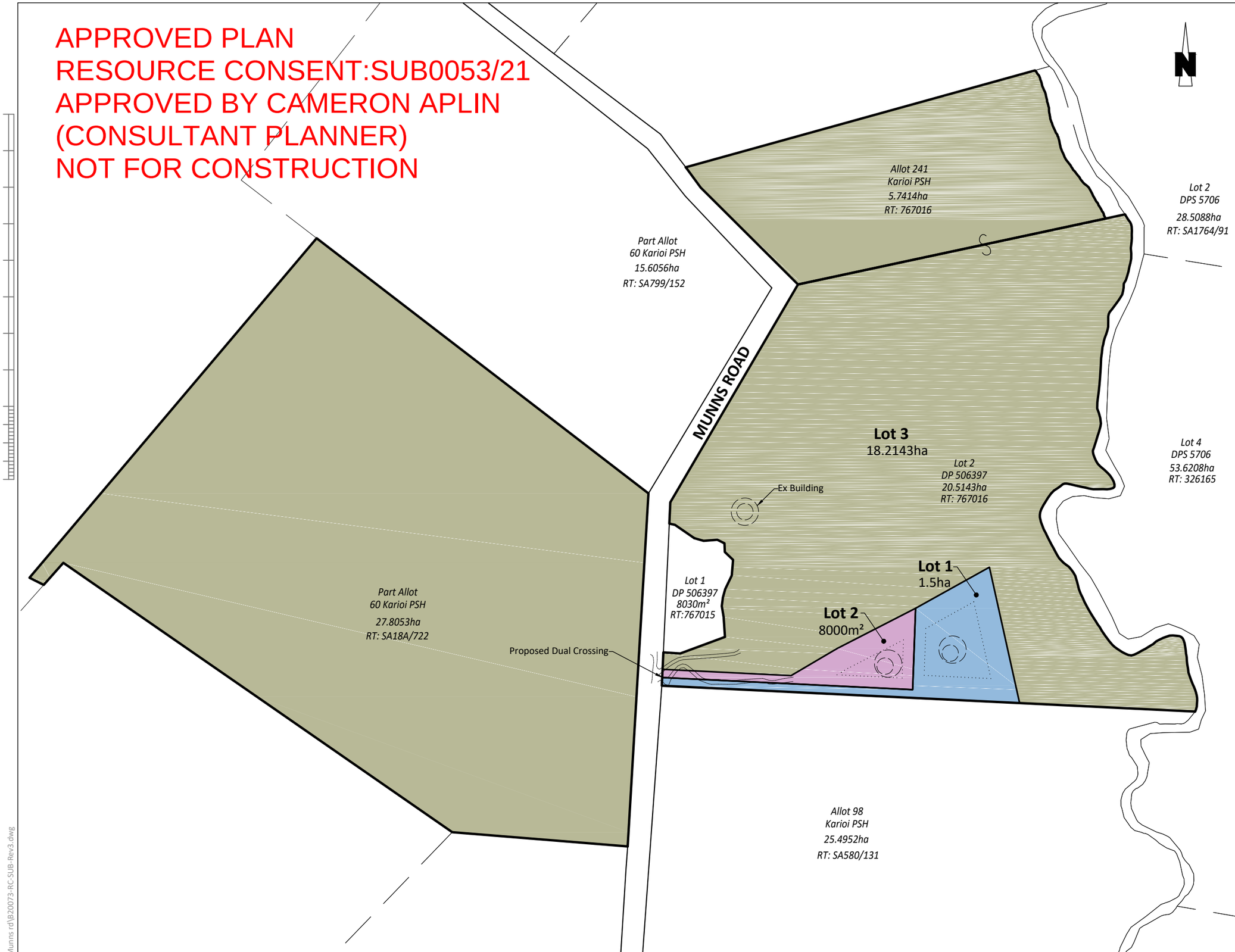
4 The proposal is consistent with the operative Waikato Regional Policy Statement and all other relevant matters.

5 Overall, the proposal meets the purpose (section 5) and principles (sections 6-8) of the Resource Management Act 1991.

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Version: 3, Version Date: 15/10/2026
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This information is provided by the Waikato District Council

APPROVED PLAN
RESOURCE CONSENT:SUB0053/21
APPROVED BY CAMERON APLIN
(CONSULTANT PLANNER)
NOT FOR CONSTRUCTION



Applicant: DLLD Limited

Comprised In: RT: SA18A/722
RT: 767016

Local Authority: Waikato District Council
Total Area: 54.0610ha

Amalgamation Condition:

-That Lot 3 hereon and Allotment 241 Karioi Parish be held in the same Record of Title

Amalgamation Covenant:

- That Lot 3 hereon and Part Allotment 60 Karioi Parish be held together by way of amalgamation covenant pursuant to Section 240 of the RMA

Key:

30mØ Shape Factor Circle with 18mØ Building Platform

Building Setback Lines:
25m from Internal Boundaries more than 1.5ha
12m from Internal Boundaries less than 1.5ha

Proposed Record of Title Key:

Lot 1 is created from Part Allotment 60 Karioi Parish

Lot 2 is created through a boundary relocation of Lot 2 DP 506397

Lot 3 is to be amalgamated to Allotment 241 Karioi Parish via condition and to Part Allotment 60 Karioi Parish via Covenant

Notes:

1. Changes may occur to the layout of the proposal shown as a result of the Resource Consent Conditions.
2. Areas and dimensions on this plan may be subject to change following field survey.
3. The copyright and intellectual property rights for the information shown on this plan remain the property of CKL Surveys Ltd.
4. This plan has been prepared only for the purpose of illustrating an application for resource consent. It should not be used for any other purpose.

CONCEPT

CKL
Planning | Surveying | Engineering | Environmental

Auckland Office:
A: 25 Broadway, Newmarket
P: 09 524 7029
Hamilton Office
A: 58 Church Road, Hamilton
P: 07 849 9921
Te Awamutu Office
A: 103 Market Street, Te Awamutu
P: 07 871 6144

Prepared for
DLLD Limited
(57 Munns Road, Raglan)

PROPOSED SUBDIVISION OF
Part Allotment 60 Karioi Parish, Lot 2 DP 506397 & Allotment 241 Karioi Parish

Issue	Description	Checked	Date

		Date
Designed:	AW	28.7.2020
Drawn:	ES	28.7.2020
Checked:	AW	15.12.20

Scale: 1:4000 (A3 Original)

Job No: B20073 Dwg No: 151 Rev: 3

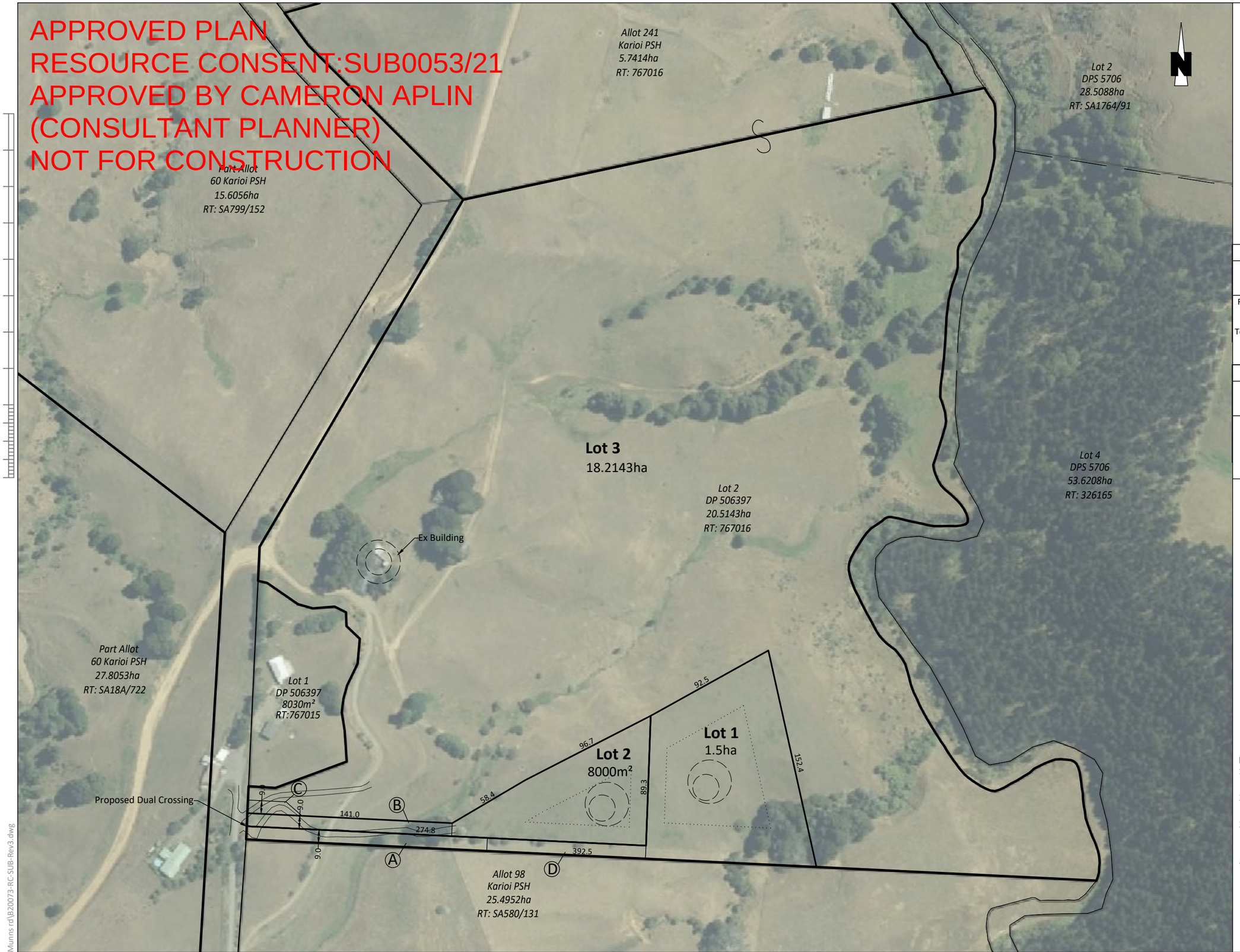
Document Set ID: 3023697
Version: 3, Version Date: 15/10/2026

Print Date: 15 October 2026, 2:08 pm

(CKL)\B20\B20073 - 57 Munns rd\B20073-RC-SUB-Rev3.dwg

This information is provided by the Waikato District Council

APPROVED PLAN
RESOURCE CONSENT:SUB0053/21
APPROVED BY CAMERON APLIN
(CONSULTANT PLANNER)
NOT FOR CONSTRUCTION



Applicant:	DLLD Limited
Comprised In:	RT: SA18A/722 RT: 767016
Local Authority:	Waikato District Council
Total Area:	54.0610ha

Amalgamation Condition:

-That Lot 3 hereon and Allotment 241 Karioi Parish be held in the same Record of Title

Amalgamation Covenant:

- That Lot 3 hereon and Part Allotment 60 Karioi Parish be held together by way of amalgamation covenant pursuant to Section 240 of the RMA

Schedule of Easements

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way, Right to Convey Electricity & Telecommunications	Ⓐ	Lot 1 hereon	Lot 2 hereon
	Ⓑ	Lot 2 hereon	Lot 1 hereon
	Ⓒ	Lot 3 hereon	Lots 1 & 2 hereon

Schedule of Easements in Gross

Purpose	Shown	Servient Tenement (Burdened Land)	In Favour of
Right to Convey Electricity	Ⓐ	Lot 1 hereon	WEL Networks
	Ⓑ	Lot 2 hereon	
	Ⓓ	Lot 1 hereon	

Key:

30mØ Shape Factor Circle with 18mØ Building Platform

Building Setback Lines:
25m from Internal Boundaries more than 1.5ha
12m from Internal Boundaries less than 1.5ha

Notes:

1. Changes may occur to the layout of the proposal shown as a result of the Resource Consent Conditions.
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4. This plan has been prepared only for the purpose of illustrating an application for resource consent. It should not be used for any other purpose.

CONCEPT

CKL
Planning | Surveying | Engineering | Environmental

Auckland Office:
A: 25 Broadway, Newmarket
P: 09 524 7029
Hamilton Office
A: 58 Church Road, Hamilton
P: 07 849 9921
Te Awamutu Office
A: 103 Market Street, Te Awamutu
P: 07 871 6144

Prepared for
DLLD Limited
(57 Munns Road, Raglan)

PROPOSED SUBDIVISION OF
Part Allotment 60 Karioi Parish, Lot 2 DP 506397 & Allotment 241 Karioi Parish

Issue	Description	Checked	Date

		Date
Designed:	AW	28.7.2020
Drawn:	ES	28.7.2020
Checked:	AW	15.12.20

Scale: 1:2500 (A3 Original)

Job No: B20073 Dwg No: 152 Rev: 3

Document Set ID: 3023697
Version: 2, Version Date: 15/10/2026

Print Date: 15 October 2026, 2:08 pm

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Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Form 7
CODE COMPLIANCE CERTIFICATE
Section 95 Building Act 2004

The Building

Street address of building:	54 Munns Road TE HUTEWAI
Legal description of land where building is located:	LOT 1 DP 558130
Valuation number:	06401/378.06
Property number:	2023639
Building name:	n/a
Location of building within site/block number:	n/a
Level/unit number:	n/a
Current, lawfully established, use:	Outbuildings
Number of occupants per level and per use if more than 1:	n/a
Year first constructed:	2022

The Owner

Name of owner: A P G Budd, F A M Budd
Mailing address: 54 Munns Road, RD 2, Raglan 3296

Street address/registered office: *54 Munns Road, Raglan*

Phone numbers:

Landline:	n/a	Mobile:	027-8252632
Daytime:	n/a	After hours:	n/a
Facsimile number:	n/a	Email address:	amynash3006@gmail.com
Website:	n/a		

First point of contact for communications with the building consent authority

Name: Versatile Buildings Limited - Frankton
Mailing address: PO Box 5398, Frankton, Hamilton 3242

Phone numbers:

Landline:	07-8466055	Mobile:	n/a
Facsimile number:	n/a	Email address:	darrin.booth@versatile.co.nz

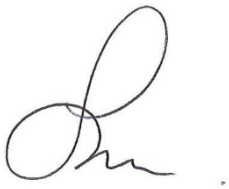
Building Work:

Project: **Garage with on-site storm water design. (Waste water design not part of this consent)**
Building consent number: **BLD2112/22**
Issued by: **Waikato District Council**

Code Compliance

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

(a) the building work complies with the building consent



Signature:

Name: **Tom Circuit**

Document Set ID: 4224800
Version: 2, Version Date: 15/10/2026

Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Position: Building Inspector
On behalf of: Waikato District Council **Date:** **20 November 2023**

Document Set ID: 4224800
Version: 2, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Waikato DISTRICT COUNCIL
Te Kaunihera aa Takiwaa o Waikato

Form 5

BUILDING CONSENT NO: BLD2112/22

Section 51, Building Act 2004

ISSUED BY: WAIKATO DISTRICT COUNCIL

The Building

Street address of building: 54 Munns Road TE HUTEWAI
Legal description of land where building is located: LOT 1 DP 558130
Valuation Number: 06401/378.06 Property Number: 2023639
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A

The Owner

Name of owner: A P G Budd, F A M Budd
Contact person: Ashley Budd
Mailing Address: 114 Plantation Road, RD 2, Te Kauwhata 3782
Street address/registered office: 54 Munns Road Raglan

Phone numbers:

Landline:	N/A	Mobile:	021-433115
Daytime:	021-433115	After hours:	N/A
Facsimile number:	N/A	Email address:	N/A
Website:	N/A		

First point of contact for communications with the Building Consent Authority

Full Name of Person: Versatile Buildings Limited - Frankton
Mailing Address: PO Box 5398, Frankton, Hamilton 3242

Phone numbers:

Landline:	07-8466055	Mobile:	027-3748247
Daytime:	027-3748247	Fax number:	N/A
Email address:	saleshm@versatile.co.nz		

Building Work

The following building work is authorised by this building consent:

Garage with on-site storm water design. (Waste water design not part of this consent)

Project type:	Garage	$76,900
Total Value of work:		$76,900

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Document Set ID: 3023033
Version: 2, Version Date: 05/09/2023
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Waikato District Council
Building Consent No: BLD2112/22

This Building Consent is subject to the following conditions:

Section 90 - Inspections:

When booking your inspections please phone (07) 824 8633 or (0800) 492 452 and quote your building consent number. Whilst we will endeavour to provide inspections in a timely manner, please provide **at least 48 hours notice** prior to any of the following mandatory inspections. (*Click here for more information on Inspections & Certification)*

- Excavation, Siting and Foundation (prior to pouring concrete) - *Owner/builder to locate boundary pegs prior to council carrying out a foundation/siting inspection.*

- Final Building (Code Compliance Certificate) to be called for - *Some final inspections require Council to have access into the building. If no-one is onsite to allow access to the interior of the building it is likely the inspection will fail.*

The following documents from third parties need to be provided to the BCA to certify that the building work complies with the plans and specifications and in order for Council to issue a CCC: *(Click here for more information on Producer Statements & Memoranda)*

Producer Statements:

- Stormwater disposal system (PS 4)

Certificates / Memorandums / Statements / Letters:

- Code Compliance Certificate application
- Electrical Compliance Certificate (if applicable)
- As laid drainage plan
- 20 & 25 Mpa concrete *(Concrete invoice to be provided at inspection)*

Compliance Schedule:

- A compliance schedule is not required for the building.

Attachments:

Copies of the following documents are attached to this building consent:

✓ Project Advisory Notes

Document Set ID: 3823033
Version: 2, Version Date: 05/09/2022
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Attachments

Project Advisory Notes:
Please read the following:

- An as built drainage plan and an electrical certificate of compliance is required on completion.
- Please supply Plumbers and Drainlayers name.
- Stormwater shall be disposed of in an approved manner.
- Domestic smoke alarms must be installed before a final inspection is requested. The number of alarms required and their location in the dwelling is to be in accordance with the New Zealand Building Code.

Lapsing of a building consent:
A building consent lapses and is of no effect if the building work to which it relates does not commence within:

a) 12 months after the date of issue of the building consent or
b) Any further period that the building consent authority may allow.

The granting of this building consent, with or without a certificate under section 37 of the Building Act 2004, does not remove the need to obtain a resource consent if one is required under the Waikato District Plan.

Code Compliance Certificate will be issued after your final inspection has been carried out and passed and all documentation has been received and approved. (*Click here for your CCC application form).*

Signature:



Name: **Anne Saunders**
Position: **Building Administrator**

On Behalf of: **Waikato District Council**

Date: **05 September 2022**

Document Set ID: 3823033
Version: 2, Version Date: 05/09/2022
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Producer Statement Construction (PS3) / Memorandum of Completion and Compliance

Issued by: *(Construction Reviewer)* Matt Hassard

Building Consent number: BLD 2112/22

Company Name: Westcoast Plumbing & Gas LTD

To: ☐ Hamilton City Council ☐ Hauraki District Council ☐ Matamata-Piako District Council ☐ Otorohanga District Council
☐ Thames-Coromandel District Council ☑ Waikato District Council ☐ Waipa District Council ☐ Waitomo District Council

Waikato Building Consent Group Reg. No.: Expiry Date: Other No. *(specify)*:

Owner: Ash Budd

Project Address: 54 Munns Rd Raglan

Lot: DP:

Description of Building Work: Installation of storm water managment

Scope of work covered by statement: as above

System / Product used (if applicable):

West Coast Plumbing & Gas
PO Box 15 464
Dinsdale Hamilton

I *(Construction Reviewer's name)*: Matt Hassard

have been engaged by (owner/developer/contractor): Ash Budd

In respect of (tick applicable):

☐ The requirements of the Building Regulations 1992, Clause(s): *(Please be specific e.g. E2.3.5)* E1 Surface water

☐ Alternative Solution(s):

for the building work described by the drawings and specifications prepared by the design firm titled:

Titus Engineers

numbered: ☐ Copies attached

authorised amendments(s): *(if applicable)* ☐ Copies attached

☑ I have sighted the Building Consent and read the Advisory Notes. I can confirm that the building works have been carried out in accordance with the requirements of the New Zealand Building Code, the Building Consent, the design drawings and specifications, and in accordance with the listed amendments (if any).

☑ I confirm that all work I have undertaken has been within the scope of my skills, knowledge, and experience. I have remained within the scope of works set for me by the *Waikato Building Consent Group Producer Statement Author register (if applicable).

☑ I understand that this Statement, if accepted, may be relied upon for the purpose of establishing compliance with the Building Code and the Building Consent.

☑ I am satisfied the building work complies with the requirements of the Building Consent and the New Zealand Building Code.

Signed by *(Construction Reviewer)*:

Name of Constructor *(Print clearly)*: Matt Hassard

Date: 9/05/2023 Address: PO 15464 Dinsdale Hamilton

Ph: 0274939502 Mb: Fx: Email:

Qualifications / Experience: Drain layer

*The Waikato Building Consent Group Producer Statement Author register is held by the Building Unit Hamilton City Council, Private Bag 3010, Hamilton 3240. Ph (07) 838 6699. For information on the Waikato Building Consent Group visit Build Waikato website.

Document Set ID: 4020806
Version: 3, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

Document Set ID: 4079806
Version: 3, Version Date: 14/11/2023

Waikato Building Consents
Working Together

As Laid Drainage

Building Consent Number: BLD2112/22 Date: 09 / 05 / 2023 No. of pages: 1

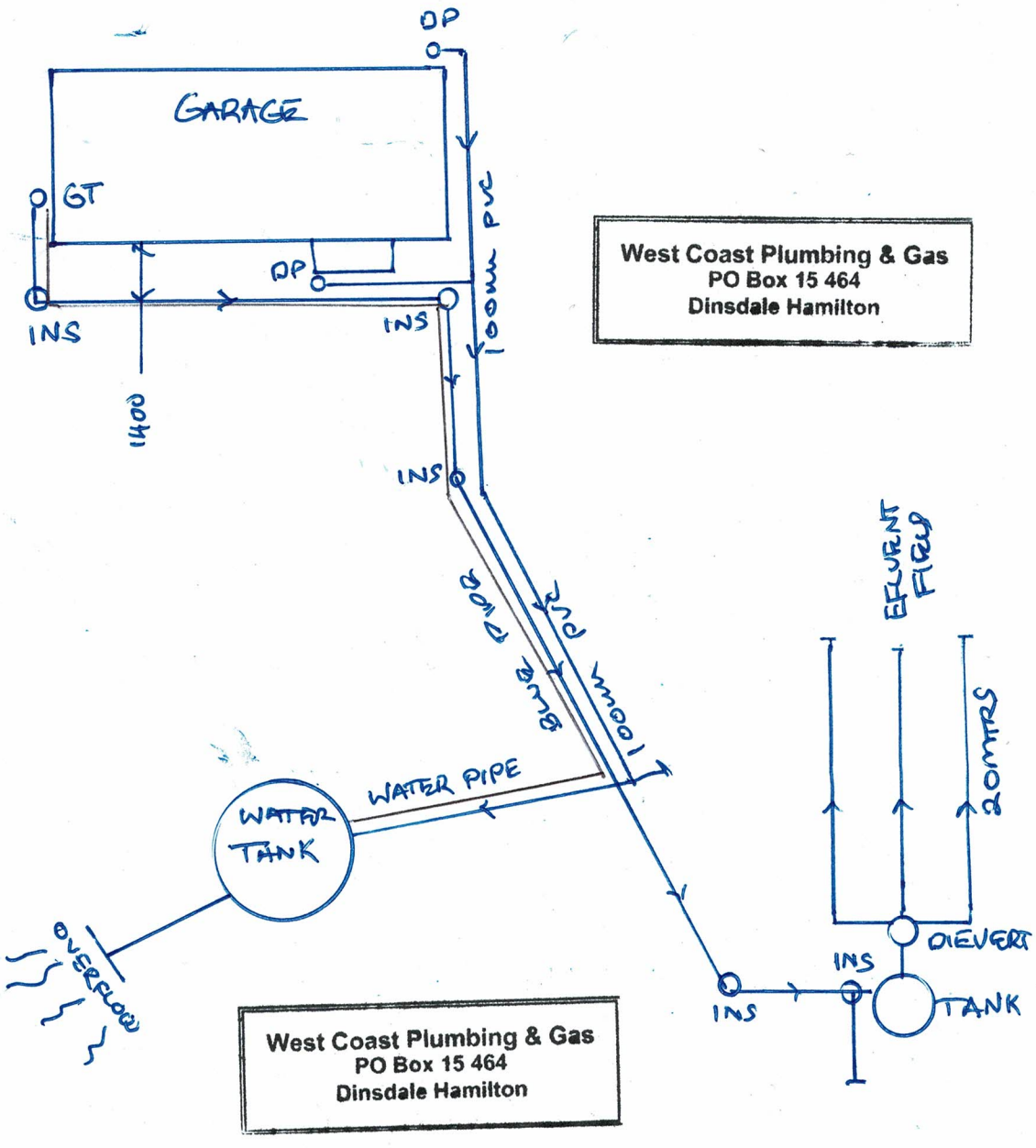
Building Address: 54 Munns Rd Raglan

Drain Layer Name: Matt Hassard [Please print clearly] Signature:

Registration Number: 1P Business Name: Westcoastplumbing & Gas Limited

To Council: *[Tick]*

☐ Hamilton ☐ Hauraki ☐ Matamata-Piako ☐ Otorohanga ☐ Thames-Coromandel ☐ Waipa ☑ Waikato ☐ Waitomo



Document Set ID: 7224674
Version: 2, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

This information is provided by the Waikato District Council

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.: JB-2119C1

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

Location Details: 54 Munns Road, Raglan

Contact Details: (Name and address) Ashley Budd

Name of Electrical worker: Lance Harris

Registration/Practising licence number: E252671

Phone & email: 0800654448

Name and registration number of person(s) supervised: Kyle Mooney (E-TLC 155234)

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☑ New work

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

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

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

Date or range of dates that prescribed electrical work undertaken: 1/12/2022 to 11/2/2023

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

Specify type of supply system: 230V

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

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

☐ All ☑ Parts (specify) As per description

The work relies on manufacturers instructions: ☑ Yes ☐ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: www.jarussell.co.nz/compliance
Link: www.jarussell.co.nz/compliance

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

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

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

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify: www.jarussell.co.nz/compliance
Link: www.jarussell.co.nz/compliance

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

Description of Work:

- Wired new Versatile dwelling with 5 socket outlets, 5 lighting outlets and distribution board with MCB and RCD protection.
- Installed submain cable to meterbox for connection by others when mains power is installed.
- Installed bonding cable to steel rondo battens.
- Tested and confirmed electrical compliance.

Note:wall lining where meter box is installed had not been fitted when compliance was issued, this will need fitting prior to livening

Test Results (provide values)		
Polarity (Independent earth):	Correct	
Insulation resistance:	185M	Ohms
Earth Continuity:	0.32	Ohms
Bonding:	0.05	Ohms
Fault Loop impedance	N/A	Ohms
Other (specify):		

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

Certifier's signature: [signature] **Date:** 14/2/2023

Electrical Safety Certificate

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

Certifier's name:

Registration/Practising licence number:

Certifier's signature:

Certificate Issue Date:

Connection Date:

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

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

Powered by Fergus

This information is provided by the Waikato District Council

PRODUCER STATEMENT – PS4
CONSTRUCTION REVIEW

BUILDING CODE CLAUSE(S): E1, G13 **JOB NUMBER:** 13782

ISSUED BY: Titus Consulting Engineers
(Construction Monitoring Firm)
TO: Ash & Amy Budd
(Owner/Developer)
TO BE SUPPLIED TO: Waikato District Council
(Building Consent Authority)
IN RESPECT OF: Stormwater System, Attenuation Tank, Level Spreader, Primary Septic System, Disposal Beds
(Description of Building Work)
AT: 54 Munns Road, Raglan
(Address, Town/City)
LEGAL DESCRIPTION: Lot 1; DP 558130 **N/A** ☐

We have been engaged by the owner/developer referred to above to provide CM 2 **level of construction monitoring relating to** the Clause(s) named above of the Building Code for the building work which is covered by PS1(s) issued by Titus Consulting Engineers (*Engineering Design Firm*) and which is described in the documents relating to the Building Consent No. BLD2112/22 and those relating to Building Consent Amendment(s) No. issued during the course of the works, .

We have sighted these Building Consents and the conditions attached to them.
If any of the fields above are too small, please write "refer the Schedule".

Authorised instructions/variation(s) detailed/listed in the Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and **on behalf of the engineering firm** undertaking this Construction Monitoring, **I believe on reasonable grounds** that the building works covered by the above-mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the Schedule on page 2, with respect to Clause(s) E1/VM1, G13/VM4 of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, *(Name of Construction Monitoring Professional)* Anthony Richardson, am:

- CPEng number 1026340
- I hold the following qualifications BSc(Eng) Civil, MSc(Eng),

The Construction Monitoring Firm holds a current policy of Professional Indemnity Insurance no less than $200,000 The Construction Monitoring Firm Is a member of ACE New Zealand.

SIGNED BY *(Name of Construction Monitoring Professional)*: Anthony Richardson
(Signature below):

Digitally signed by Tony Richardson
DN: cn=Tony Richardson, c=NZ, o=Titus Civil Ltd, email=tonyr@tituscivil.co.nz
Reason: I have reviewed this document
Date: 2023.11.07 13:45:13 +13'00'

ON BEHALF OF *(Construction Monitoring Firm)*: Titus Consulting Engineers Date: 07/11/23

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Construction Monitoring Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of $200,000.

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

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACE NEW ZEALAND AND ENGINEERING NEW ZEALAND

Document Set ID: 4029606
Version: 3, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm

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SCHEDULE to PS4

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

as per Titus drawings, 13782-P-0001 to 13782-SW-0031

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Version: 3, Version Date: 15/10/2026
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GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on the Engineering New Zealand website
https://www.engineeringnz.org/engineer-tools/engineering-documents/producer-statements/

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with part of the reasonable grounds necessary for the issue of a Building Consent or a Code Compliance Certificate, without necessarily having to duplicate review of design or construction monitoring undertaken by others.

PS1 DESIGN Intended for use by a suitably qualified independent engineering design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 DESIGN REVIEW Intended for use by a suitably qualified independent engineering design review professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 CONSTRUCTION Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011[2]

PS4 CONSTRUCTION REVIEW Intended for use by a suitably qualified independent engineering construction monitoring professional who either undertakes or supervises construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

Competence of Engineering Professional
This statement is made by an engineering firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its personnel.

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent engineering professional".

Professional Indemnity Insurance
As part of membership requirements, ACE New Zealand requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard practice for the relationship between the BCA and the engineering firm.

Professional Services during Construction Phase
There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers[3]). The building Consent Authority is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4
Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Refer Also:

1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
2 NZIA Standard Conditions of Contract SCC 2011
3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
4 PN01 Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org

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Waikato District Council
Building Consent Number
BLD2112/22

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ENGINEERING ASSESSMENT AND DESIGN REPORT

54 Munns Road, Raglan

Ash and Amy Budd



29 JUNE 2022

PROJECT NO. 13782

TITUS
CONSULTING ENGINEERS

Document Set ID: 3023638
Version: 2, Version Date: 05/09/2022

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Approved for issue by:

Waikato District Council
Building Consent Number
BLD2112/22

APPROVED

X Tony Richardson

Digitally signed by Tony Richardson
DN: cn=Tony Richardson, c=NZ, o=Titus Civil Ltd, email=tonyr@tituscivil.co.nz
Reason: I have reviewed this document
Date: 2022.06.29 21:32:13 +12'00'

Anthony Richardson CPEng 1026340
Principal Project Engineer

DOCUMENT HISTORY AND STATUS

Rev.	Issued To	Date	Prepared	Reviewed	Approved
A	Ash and Amy Budd	29/06/2020	TG	JV	TR

RECORD OF REVISION CHANGES

Revision A: First Issue.

Titus Consulting Engineers

Level 3, Door 1, 169 London St, Hamilton, 3204

Ph: 07 242 0017

Email: office@tituscivil.co.nz

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Version: 2, Version Date: 05/09/2022
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1 INTRODUCTION

Titus Consulting Engineers has been engaged by Ash and Amy Budd to prepare an 'Engineering Assessment and Design Report' for a new shed and Cabin proposed at 54 Munns Road, Raglan. It is understood this report will be used as part of a Building Consent application for the proposed development.

Requirements detailed within the Waikato District Council Plan, Waikato Regional Council Plan, Consent Notices and Subdivisional Reports have been duly considered in the report and its recommendations.

The report includes the following:

- Background Information
- Site and Ground Investigation
- Stormwater Assessment and Design
- Wastewater Assessment and Design

The following technical documentation has been used in the preparation of the report:

- The Building Code
- NZS1170.5:2004
- NZS3604:2011
- AS/NZS 1547/2012

The report is subject to revision based on any unsighted planning requirements.

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2 BACKGROUND INFORMATION

In order to prepare the Engineering Assessment and Design Report and to assist in providing recommendations for the design of the stormwater and wastewater construction, the following background documentation was reviewed and is detailed in the following sections.

2.1 Retrolens Database

An investigation of historical imagery relating to the site has been conducted using the Retrolens database. The investigation indicates the site land use has historically been unoccupied rural land.

2.2 New Zealand Geotechnical Database

There are no relevant entries within the New Zealand Geotechnical Database to the site.

2.3 Previous Reports and Consent Notices

A previous report has been conducted for this site by Probase Engineering entitled "Site Suitability Report" and was issued on the 17th August 2020. The following extracts have been taken from this report:

> **3.3 Stormwater Design Summary**
>
> - All roof water from the proposed new development will be directed to new rainwater tanks. Temporary detention storage will be calculated for a 10-year, 10% AEP storm event. The remaining water in the tanks (permanent storage) will be available for water supply. Refer to Figure 3.3.
> - Outflows from the tanks will be attenuated at a rate equivalent to the pre-development Greenfields flow via a small diameter orifice (uPVC pipe).
> - Overflows from the water tanks during heavy rain, for storms in excess of 10% AEP 10year storm event, will simply pass through the water storage tank via an overflow pipe. Excess flows will be stored in and released from a new swale/soakage trench which will allow overflow to naturally dissipate.
> - The location for the swale is to be determined onsite and is required to be located more than 3.0m away from the house footings and a minimum of 1.5m from adjacent boundary lines.

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4.0 Wastewater and Water

The design must be in accordance with current standard AS/NZS 1547:2012 and up-to-date engineering practice in on-site wastewater disposal.

4.1 Land Application Options for Treated Wastewater

1. Primary treatment - Land application after treatment via discharge control trenches. Discharge to the disposal field is via gravity or pumping.
2. Secondary treatment - Land application after treatment via subsoil drippers lines (irrigation). Discharge to the disposal field, drip line system is via pumping. This option requires ongoing maintenance and associated costs. However, it has the added benefit of recycling water via the irrigation lines, reusing water for plants and gardens.

Both Primary and Secondary wastewater treatment systems are viable options for the lots. Soils investigations revealed that the soil is made up of silty Clay and Clay or Category 4. Please note; Since the sites are of a sloping nature, a primary system may have limited placement areas. This is to be determined at building consent stage.

The following table summarises the design requirements:

Treatment Level:	Disposal Type:	Design Loading Rate (max):
Primary Treatment	Traditional Trenches	5 mm/day
Secondary Treatment	Drip Irrigation	3.5 mm/day

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3 SITE AND GROUND INVESTIGATION

3.1 Site Investigation

The site is located approximately 13km southwest from Raglan township. The site is currently a vacant rural lot. The site is bordered by occupied farmland to the north, east and south with Munns Road located to the west. The area near the proposed foundation is on a declining gentle slope from the west to the east and has a grassy cover. No retaining was noted on the site. The following retaining was noted on site.

There is a small gully located on the south eastern side of the lot.

3.2 Ground Investigation

The site assessment conducted on 14th of August 2020 by Probase Engineering included the following:

- General site walkover
- Machine Auger Tests: 4
- Scala Penetrometer Tests: 4

Topsoil was found to depths between 100 and 200mm below ground level. Underlying soils consist predominantly of silt and clay. Overall, the soil profile showed consisted of silty clay with minor sand and rock fragments underlying the topsoil to depths of 3.6m. The subsequent layers consist of silty clay to 4m. Soil Investigation logs are attached in Appendix B.

The ground water table was not found within 4.0m of the surface (tested mid-August).

No soft clays were found on the site (kPa < 25).

No peat soils were found on the site.

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4 STORMWATER ASSESSMENT AND DESIGN

4.1 Design Parameters

- Lot Size: 1.5 ha
- Proposed roof area: 230m^2 (Garage 74m^2, Cabin 36m^2 and future dwelling 120m^2)
- Land is sloping: Rural: Away from the road (10yr ARI adopted)
- Design storms:
  - Primary: 10yr ARI
  - Secondary: 100yr ARI
- Rainfall data: HIRDS 24-hour storm
- Climate change: 2.1 degrees warming
- Water table was not found within 4.0m of the surface.

Figure 2 below summarises the catchment characteristics that have been adopted.

TANK DESIGN CALCULATIONS AND OUTPUTS

Rainfall Location	Event	ARI
Raglan	Primary	10
	Secondary	100

Catchment	Area (m2)		C
	Existing	Proposed	
Grass	229		0.30
Roof		229	0.95
Concrete			0.90
Gravel			0.70
Other			-
TOTAL	**229**	**229**	
Composite C	0.3	0.95	
Adopted C	**0.30**	**0.95**	

Existing	Input / Select
Proposed	Answer

Existing Catchment Characteristics, Time of Concentration (Tc)	
Average grassed surface	0.045
Length of flow path (m)	30.00
Slope (%)	2.00
Tc (min)	13.02

Existing Q(max) (l/s) (interpolated wrt Tc)	1.47
Proposed Q(max) (l/s)	5.44

Figure 2: Stormwater Design Parameters

4.2 Design Results

Refer to Appendix C for the stormwater calculation sheets.

Refer to Appendix D for an indicative stormwater plan and typical details.

4.2.1 Attenuation Tank

It is proposed that the runoff from the design storm for the proposed roof is attenuated in a fully buried rainwater tank and released via a 30mm orifice to match the existing flow rate. The minimum detention storage is 3,300L. The proposed tank size is 25,000L and may be located at the Client's discretion given that Council's requirements are met. The orifice should be located 370mm below the invert of the overflow pipe.

The rainwater tank outlet and overflow shall discharge via level spreader at the base of the slope.

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Subsurface water drains shall be sized in accordance with Acceptable Solutions and Verification Methods for New Zealand Building Code Clause E1 Surface Water (E1/AS1) Section 3.

4.2.2 Secondary flow path

The stormwater runoff from the proposed impermeable surfaces has been designed to be routed via the rainwater tank, the overflow from these devices shall discharge via level spreader at the base of slope.

4.3 Operation and maintenance

It is recommended that first flush devices are installed upstream of the rainwater tank and that these devices are regularly checked and cleaned along with the catchpits and overflow pipes.

Any catchpits installed are required to have 90^0 bends at the inlets and outlets.

4.4 Construction Monitoring

Titus Consulting Engineers have been engaged to perform inspections of the storm water system during construction.

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5 WASTEWATER ASSESSMENT AND DESIGN

5.1 Design Parameters

The following design parameters have been adopted to design the system to meet the requirements:

- Water supply to the property will be onsite rainwater harvesting
- 4-bedroom dwelling (3-bedroom future dwelling and 1 bedroom cabin)
- 7 people occupancy total
- 145L/day/person
- Peak daily flow 1,015L/day
- The soil at the site is classified as a soil category 4 - Clay loams (AS/NZS 1547:2012).
- Council planning maps show no flooding on this site.

5.1.1 Water Use Requirements

The following water use requirements are noted:

- Design information of 145L/day/person is based on AS/NZS 1547:2012. This requires the proposed building to have standard water reduction fixtures.
- Standard water reduction fixtures include: dual flush water closets, shower flow restrictors, aerator faucets, and water-conserving automatic washing machines
- Food preparation facilities, which are not domestic for a single household, are to have grease traps installed upstream of the septic system.

5.2 Pump Requirements

Due to the nature of the site, a pump should not be required. Maximum depth of disposal beds is 600mm below the surface.

5.3 Treatment Design

5.3.1 Primary Treatment System

Primary treatment will be achieved using a septic tank (with biofilter). This system can treat up to a maximum of 1,300l/day (averaged over a one-month period) under the Waikato Regional Council conditions for rule 3.5.7.5 of the Waikato Regional Plan.

Limitations of the primary system include:

- Average Daily Flow shall be <1,300l/day
- Water table shall have a 0.6m offset,
- Slope of disposal field shall be <15%,
- Size of property shall be ≥2,500m^2,
- Difficult in category 5 soils and,
- Not acceptable in category 6 soils.

The proposed primary system has been designed as per the table below.

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Table X: System Specifications

Min Septic Tank (L)	24hr settling volume (L)	Scum and sludge capacity (L)	Max Pump out frequency (Yrs)
4000	1015	2800	5
DLR recommended (mm/d)	DLR adopted (mm/d)	Daily Flow (L/day)	Basal area (m^2)
4-15	5	1015	203

5.3.2 Wastewater Disposal

Primary treatment will be achieved using a septic tank (with biofilter) with disposal through conventional beds. The design is outlined in the table below.

Table X: Disposal Method Specifications

Disposal Method / Specification	Beds
Number of beds	5
Length (m)	21
Width (m)	2.0
Spacing (m)	1
Basal area (m^2)	203
Total area (m^2)	285 + 285 Reserve Area

It is required that the flows be distributed evenly to each trench. This can be achieved with an open splitter box (Dart developments or similar) that provides even distribution to all outlet pipes. Conventional Y or T-junctions with or without flow baffles should not be used. The levels of the pipes installed in each trench are to be closely monitored to ensure even distribution of flows across the length of each disposal trench. It is specifically required that each trench / bed be constructed flat and parallel to the contours of any slope. Disposal fields shall be constructed in natural soil and located away from any isolated low points or areas where ponding of stormwater may occur.

Appendix C provides an indicative layout of the proposed wastewater system and typical details.

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5.4 Maintenance, Operation and Planting

Maintenance and Operation of the system shall be as per the manufacturers specifications, AS/NZS 1547:2012 and the recommendations contained in the appendices.

Planting shall be as per AS/NZS 1547:2012 and the recommendations contained in the appendices.

5.5 Inspections

Titus Consulting Engineers should be engaged to inspect the installation of the Septic Treatment and Land Disposal Systems prior to any excavations and pipe installations being buried.

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6 LIMITATIONS

This report does not assess risk of contamination of soils. This report does not provide, a foundation design, an assessment of flood risk or a FFL recommendation.

Testing portrays a limited percentage of ground conditions at 54 Munns Road, Raglan and may not be representative of all soils present on site.

Assessment of the water table depth and moisture content is subject to seasonal variation.

During excavation and construction, the site should be examined by a suitably qualified engineer in order to assess whether the exposed subsoils are compatible with the inferred soil conditions on which the recommendations have been based and potentially further investigation and design rationalisation may be required.

This report has been prepared solely for Ash and Amy Budd, its professional advisors and local authorities in relation to 54 Munns Road, Raglan. No liability is accepted for its use for any other purpose or by any other entity. Reliance by other parties or future owners of the property on the information or opinions contained in the report shall be verified with Titus Consulting Engineers.

Should you be in any doubt as to the recommendations of this report it is essential that you discuss these issues with Titus Consulting Engineers prior to proceeding with any work based on this report.

The recommendations in this report do not supersede recommendations of other engineering reports and shall be considered in conjunction with all other information available for the site.

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APPENDICES

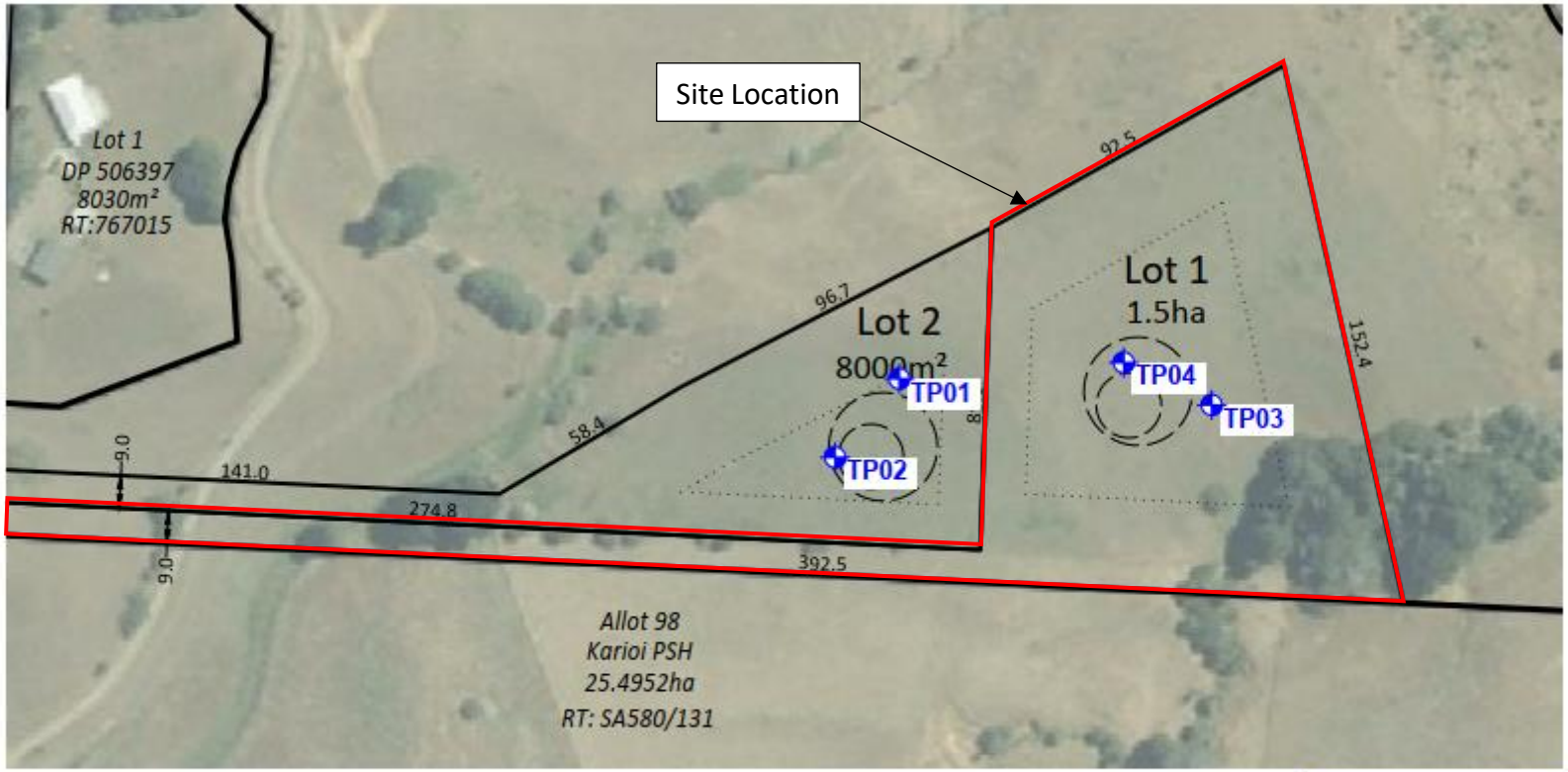
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TITUS CONSULTING ENGINEERS

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APPENDIX A – Lot layout and Test Locations



PROBASE	Project Title: 57 Munns Road, Te Mata			
	Figure Title: Test Location Plan			
	Author: CB	Date: 14.08.2020	Job No: P20470	Figure: 1

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APPENDIX B - Probase Ground Investigation Logs

PROBASE SELECTTRADEPROFESSIONALS ENGINEERING

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP01

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	2		0.0: Topsoil		
	3		0.2: silty CLAY - brown, stiff, moist, moderate plasticity		
	3				210+
	3				
0.5	3				
	3		0.6: silty CLAY - minor sand/rock fragments, brownish orange/light brown and brown mix (some pinkish brown and grey streaks), moist, soft,low to moderate plasticity		190/73
	3				
	3				
	3				182/70
1.0	4				
	5				
	4				176/72
	5				
	6				
1.5	5				164/76
	11				
	10				
	6				132/82
	6				
2.0	7				
	10				
	8				
	7				
	7				
2.5	7				
	6				
	7				
	8				158/64
	9				
3.0					
3.5					
			silty CLAY - brownish orange, very stiff, moist, high plasticity		
					210+/112
4.0					
			EOB 4.0m target depth		
4.5					

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Version: 2, Version Date: 05/09/2022

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TITUS CONSULTING ENGINEERS

Waikato District Council
Building Consent Number
BLD2112/22

APPROVED

PROBASE SELECTTRADEPROFESSIONALS ENGINEERING

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP02

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	2		0.0: Topsoil		
	2				
	2		0.3: silty CLAY - brownish orange, stiff, moist, moderate plasticity		146/38
	3				
0.5	3				
	3				140/50
	4				
	3				
	3				161/88
1.0	3				
	4				
	3				168/91
	4				
	3				
1.5	4				190/117
	4				
	4				
	6				
	5				176/99
2.0					
			EOB 2.0m target depth		
2.5					
3.0					
3.5					
4.0					
4.5					

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Waikato District Council
Building Consent Number
BLD2112/22

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PROBASE ENGINEERING

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP03

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	1		0.0: Topsoil		
	2				
	1		0.3: silty CLAY - brownish orange, stiff, moist, moderate plasticity		88/22
	2				
0.5	2				
	1				117/38
	2				
	2				
	2				176/64
1.0	2				
	3				
	3				190/73
	3				
	3				
1.5	2				161/88
	3		from 1600mm minor sand and rock fragments present		
	3				
	3				146/73
	4				
2.0	4				
	4				
	4				
	4				
2.5	6				
	14				
			2.7: CLAY - Silt and minor sand and rock fragments for first 300mm, grey to light brown, very stiff, dry		UTP
3.0					
3.5					
					210+
			EOB 3.8m clay too stiff to auger		
4.0					
4.5					

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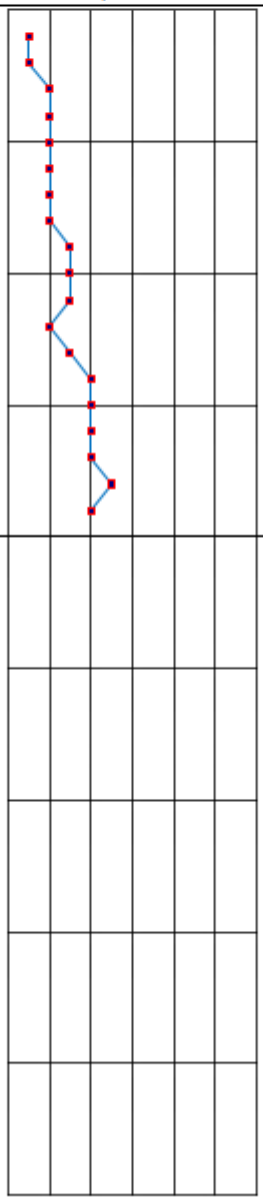
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Waikato District Council
Building Consent Number
BLD2112/22

APPROVED

SELECTTRADEPROFESSIONALS PROBASE ENGINEERING

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP04



Depth (m)	No of Blows	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	1	0.0: Topsoil		
	1			
	2			
	2	0.4: silty CLAY - brownish orange, stiff, moist, moderate plasticity		80/28
0.5	2			
	2			
	2			100/38
	2			
	3			
1.0	3			160/60
	3			
	2			
	3			210+
	4			
1.5	4			
	4			180/80
	4			
	5			
	4			140/68
2.0				
		EOB 2.0m target depth		
2.5				
3.0				
3.5				
4.0				
4.5				

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TITUS CONSULTING ENGINEERS

Waikato District Council
Building Consent Number
BUILD 12/22
APPROVED

APPENDIX C - Calculation Sheet

TANK DESIGN CALCULATIONS AND OUTPUTS

Existing	Input / Select
Proposed	Answer

Rainfall Location	Event	ARI
Raglan	Primary	10
	Secondary	100

Catchment	Area (m2)		C
	Existing	Proposed	
Grass	229		0.30
Roof		229	0.95
Concrete			0.90
Gravel			0.70
Other			-
TOTAL	**229**	**229**	
Composite C	0.3	0.95	
Adopted C	**0.30**	**0.95**	

Existing Catchment Characteristics, Time of Concentration (Tc)	
Average grassed surface	0.045
Length of flow path (m)	30.00
Slope (%)	2.00
Tc (min)	13.02

Existing Q(max) (l/s) (interpolated wrt Tc)	1.47
Proposed Q(max) (l/s)	5.44

ARI	10									
Duration(min)	10	20	30	60	120	360	720	1440	2880	4320
Intensity	85.2	58.5	47.2	32.4	20.9	10.4	6.7	4.3	2.6	2.0
Intensity CC	99.6	68.1	54.8	37.4	24.1	11.9	7.6	4.9	3.0	2.2
Existing Q (l/s)	1.6	1.1	0.9	0.6	0.4	0.2	0.1	0.1	0.0	0.0
Proposed Q (l/s)	6.0	4.1	3.3	2.3	1.5	0.7	0.5	0.3	0.2	0.1

ARI	10									
Duration	10m	20m	30m	60m	2h	6h	12h	24h	48h	72h
Depth EX	14.2	19.5	23.6	32.4	41.8	62.6	80.7	104.0	127.2	143.1
Depth CC	16.6	22.7	27.4	37.4	48.1	71.5	91.7	117.8	143.5	160.8
Existing Vol m3	1.0	1.3	1.6	2.2	2.9	4.3	5.5	7.1	8.7	9.8
Proposed Vol m3	3.6	4.9	6.0	8.1	10.5	15.6	19.9	25.6	31.2	35.0

Effective Tank Dia (m)	3.4	effective head m		0.37	Sharp edge					
ARI	10.0	orifice size mm		33.5	Cd	0.62				
Duration	10m	20m	30m	60m	2h	6h	12h	24h	48h	72h
Volume in	3.6	4.9	6.0	8.1	10.5	15.6	19.9	25.6	31.2	35.0
Volume out	0.9	1.8	2.6	5.3	10.6	31.8	63.6	127.2	254.3	381.5
Volume store	2.7	3.2	**3.3**	2.8	-0.1	-16.2	-43.6	-101.5	-223.1	-346.5

Tank Calc

Height	2.80
Volume (m3)	25.00
Volume MAX (m3)	3.31
Diameter (m)	3.37

Capacities	
Run off reuse (m3)	21.7
Detention (m3)	3.3

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Waikato District Council
Building Consent Number
BLD21/2/22

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APPENDIX D – Engineering Plans & Typical Details

Attached separately

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Building Consent Number
BLD22/1237
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APPENDIX E - Key Do's & Don'ts for the Householder

DO

- Minimise your water use.
- Minimise the length of showers.
- Use showers in preference to baths.
- Use bio-degradable soaps and cleaners
- Check all your cleaning products to see if they are suitable for septic tanks.
- Minimise use of strong toilet cleaners.
- Scrape all plates and dishes to remove as much fat and grease as possible. Clean with paper towels and place in the rubbish.
- Report/fix all leaking taps as soon as possible.
- Use phosphate free/low phosphorus based laundry detergents.

DO NOT

- Don't pour any toxic/strong chemicals (paint, oil, grease, paint thinners, pesticides down any drains).
- Don't flush any products down the toilet, other than standard toilet paper.
- Don't discard any drugs down the sink or toilet.
- Don't use strong cleaners.
- Don't tip chlorine cleaners or disinfectant based products into the system.
- Don't use huge amounts of cleaners.
- Don't use chemical drain cleaning products.
- Don't do all your laundry on one day.
- Don't install in-sink garbage grinders. If a grinder exists, don't discharge high volumes of scraps, especially carbohydrates or fats/oils down it.
- Don't put coffee grounds down the sink.

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Waikato District Council
Building Consent Number
BLD21/2722

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APPENDIX F - Maintenance, Operation and Planting Recommendations

Attached separately

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Waikato District Council
Building Consent Number
BLD2112/22

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Building Code Clause(s) E1, G13

PRODUCER STATEMENT - PS1 - DESIGN

ISSUED BY: Titus Consulting Engineers
(Design Firm)

TO: Ash and Amy Budd
(Owner/Developer)

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

IN RESPECT OF: Stormwater Design, Wastewater Design
(Description of Building Work)

AT: 54 Munns Road
(Address)

Town/City: Raglan **LOT** **DP** **SO**
(Address)

We have been engaged by the owner/developer referred to above to provide:

Stormwater Design, Wastewater Design
(Extent of Engagement)

services in respect of the requirements of Clause(s) E1, G13 of the Building Code for:

☐ All or ■ Part only (as specified in the attachment to this statement), of the proposed work.

The design carried out by us has been prepared in accordance with:

■ Compliance Documents issued by the Ministry of Business, Innovation & Employment E1/VM1, G13/VM4 or
(Verification methods/acceptable solutions)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled:

Plan, Disposal Field, Rainwater Tank, Level Spreader, and numbered 13782-P-1,WW-2,SW-20,31

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ■ CM3 ☐ CM4 ☐ CM5 (Engineering Categories)

I, Anthony Richardson am: ■ CPEng # 1026340
(Name of Design Professional)

I am a member of: ■ Engineering New Zealand and hold the following qualifications: BSc(Eng) Civil, MSc (Eng)

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

The Design Firm is a member of ACE New Zealand: ■

SIGNED BY Anthony Richardson (Signature) Tony Richardson
(Name of Design Professional)

Digitally signed by Tony Richardson
DN: cn=Tony Richardson, c=NZ, o=Titus Civil Ltd, email=tonyr@tituscivil.co.nz
Reason: I have reviewed this document
Date: 2022.06.29 21:32:58 +12'00'

ON BEHALF OF Titus Consulting Engineers Date 29/06/2022
(Design Firm)

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

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

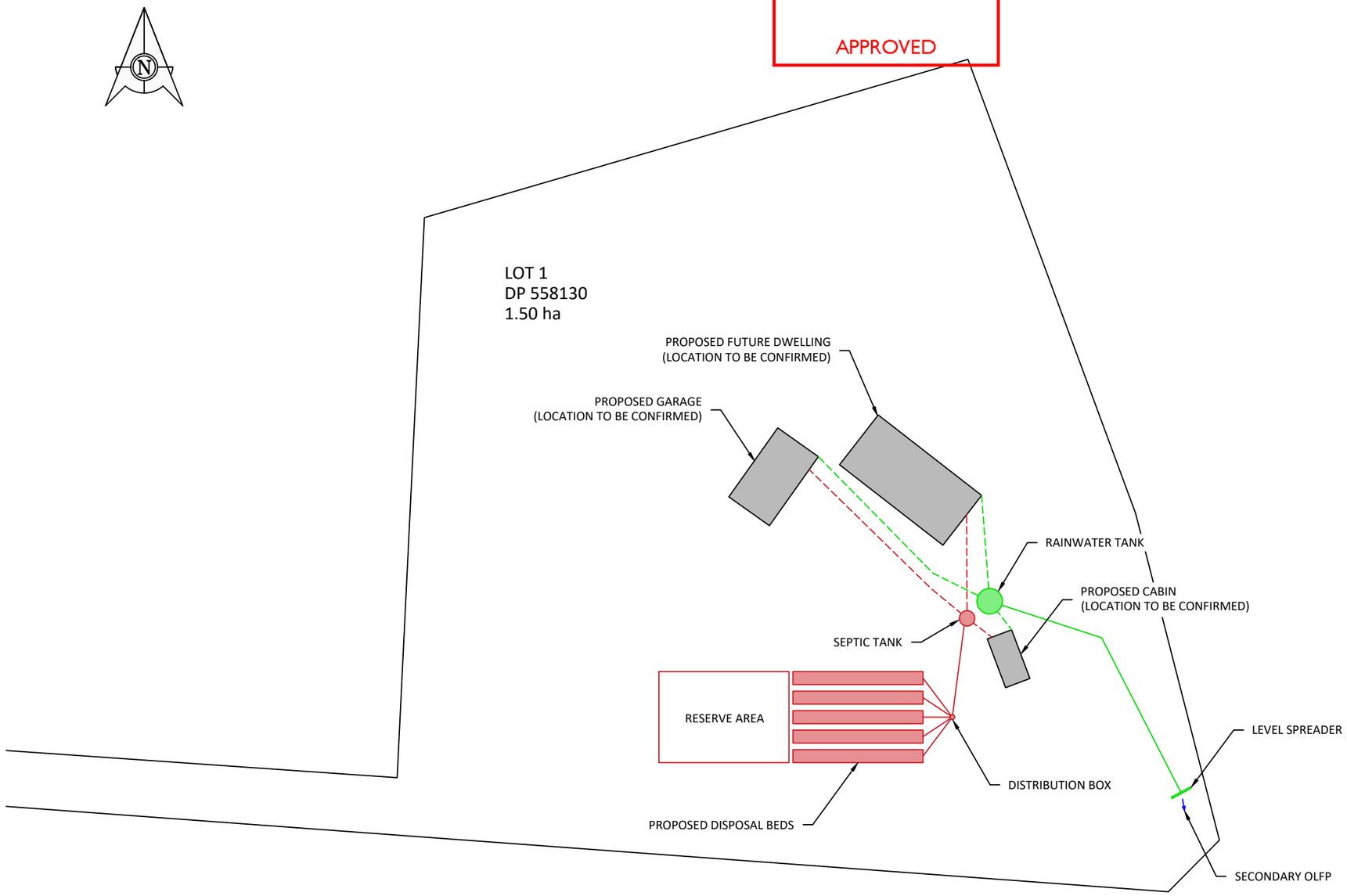
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Waikato District Council
Building Consent Number
BLD2112/22

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MINIMUM SEPARATION DISTANCES		
	PRIMARY	SECONDARY
BUILDINGS/HOUSES[1]	2.0m	2.0m
PROPERTY/BOUNDARY[1]	1.5m	1.5m
SURFACE WATER[1]	15-100m	15-100m
SURFACE WATER BODY[2]	10	10
WATER SUPPLY BORE[2]	30m	20m
GROUND WATER[2]	600mm	300mm
RECREATIONAL AREAS[1]	3-15m	3-15m
IN-GROUND WATER TANKS[1]	4-15m	4-15m
FLOOD PLAIN ARI	100 YEAR	20 YEAR
EMBANKMENTS/ RETAINING WALLS[1]	3m FROM THE DRAINAGE MATERIAL.CUT BATTER INTERFACE OR 45° ANGLE FROM TOE OF WALL EXCAVATION (WHICH EVER IS GREATEST)	

NOTE 1: AS PER AS/NZS 1547:2012

NOTE 2: AS PER WAIKATO REGIONAL PLAN

NOTE 3: RECREATIONAL AREAS INCLUDE: CHILDRENS PLAY AREAS, SWIMMING POOLS ETC.

DISPOSAL FIELD CHARACTERISTICS	
SYSTEM	CONVENTIONAL BEDS
TREATMENT	PRIMARY
BASAL AREA	203m^2
TOTAL AREA	285m^2

NOTES:
1. WORKS TO COMPLY WITH BUILDING CODE, BUILD CONSENT CONDITIONS AND PRODUCT MANUFACTURERS SPECIFICATIONS
2. EARTHWORKS SHALL NOT CONCENTRATE SURFACE WATER NEAR DISPOSAL FIELD
3. FENCE DISPOSAL FIELD FROM STOCK IF REQUIRED
4. POSITION OF SEPTIC TANK MAY BE RELOCATED AT CLIENTS DISCRETION

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www.tituscivil.co.nz
office@tituscivil.co.nz

DESIGNED	CHECKED
TG	TR
DRAWN	APPROVED
TG	TR

CLIENT: ASH AND AMY BUDD

PROJECT: PROPOSED GARAGE & CABIN

54 MUNNS ROAD
RAGLAN

DRAWING: PLAN

STATUS: FOR APPROVAL
FINAL AS APPROVED BY COUNCIL

DATE: 22/06/2022

SCALE (ORIGINAL SIZE A3): NTS

DRAWING NUMBER: 13782 - P - 0001

REVISION: A

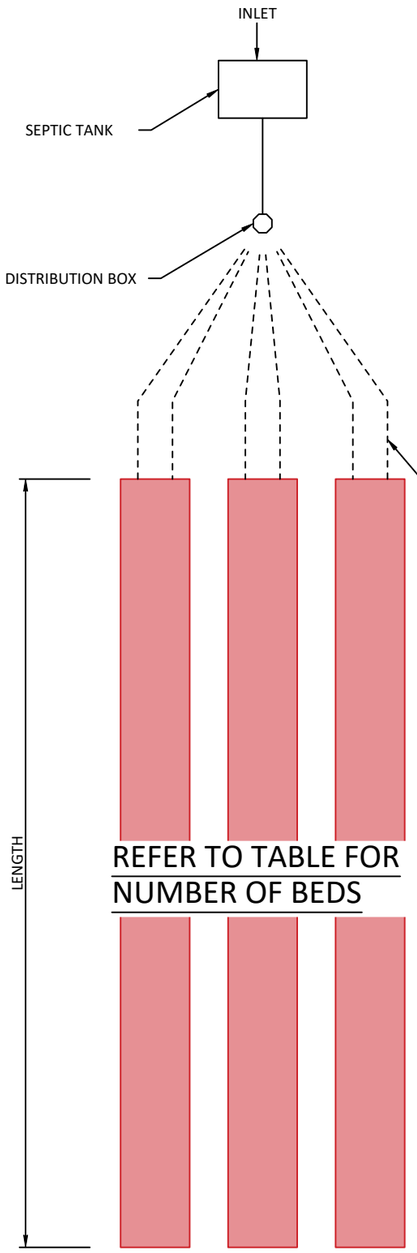
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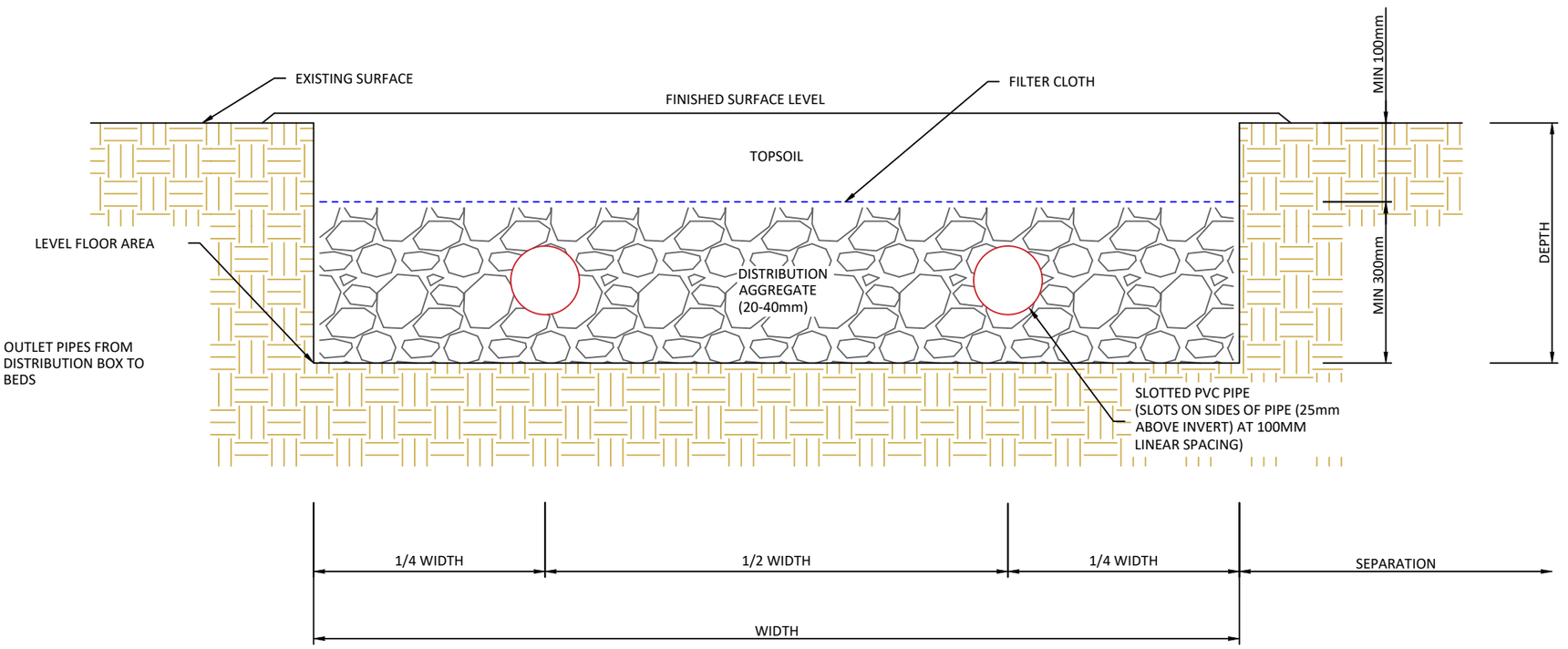
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REFER TO TABLE FOR NUMBER OF BEDS

PLAN VIEW



CROSS SECTION VIEW

NUMBERS OF BEDS	5
LENGTH	21m
DEPTH	MIN 0.4m MAX 0.6m
WIDTH	2m
SEPARATION	1.0m
BASAL AREA	203m^2
TOTAL AREA	285m^2

NOTES:
1. WORKS TO COMPLY WITH BUILDING, PLUMBING REGULATIONS AND MANUFACTURERS SPECIFICATIONS
2. EARTHWORKS SHALL NOT CONCENTRATE SURFACE WATER NEAR DISPOSAL FIELD
3. FENCE DISPOSAL FIELD FROM STOCK IF REQUIRED
4. THERE MUST BE AT LEAST 1 METER FROM SURFACE TO WINTER GROUND WATER MAXIMUM FOR BEDS
5. THE BEDS MUST BE LAID ON A LEVEL CONTOUR
6. TRENCH/BED BASES MUST BE LEVEL
7. A 100% RESERVE AREA IS REQUIRED

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CLIENT: ASH AND AMY BUDD

PROJECT: PROPOSED GARAGE & CABIN
54 MUNNS ROAD
RAGLAN

DRAWING: DISPOSAL FIELD

STATUS: FOR APPROVAL
FINAL AS APPROVED BY COUNCIL

DATE	SCALE (ORIGINAL SIZE A3)
22/06/2022	NTS
DRAWING NUMBER	REVISION
13782 -WW- 0002	A

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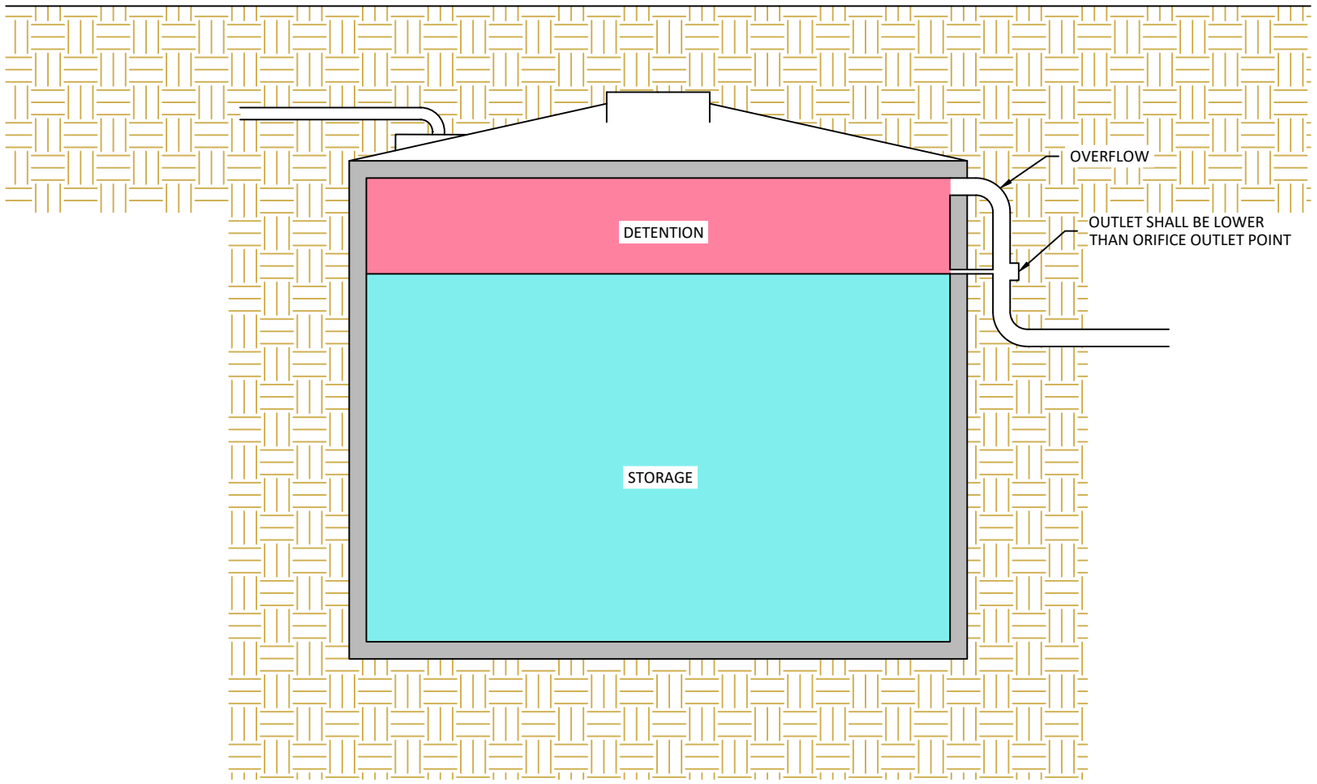
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FULLY-BURIED TANK

SPECIFICATIONS	
DESIGN	FULLY BURIED TANK
VOLUME	25,000L
HEIGHT	2800mm
ORIFICE	30mm
ORIFICE OFFSET	370mm
OVERFLOW	VIA LEVEL SPREADER AT BASE OF SLOPE.

NOTES:

1. ALL WORKS TO COMPLY WITH BUILDING, PLUMBING REGULATIONS AND MANUFACTURERS SPECIFICATIONS
2. ALL DRAINS TO BE 100mm PVC LAID AT 1:100 FALL UNLESS NOTED OTHERWISE.
3. CHECK LEVELS ON SITE BEFORE INSTALLATION.
4. APPROPRIATE COVER REQUIRED FOR OPTION 3 AS PER MANUFACTURERS SPECIFICATIONS.
5. FIRST FLUSH DEVICES AND LEAF DIVERTERS ARE RECOMMENDED.
6. TRICKLE FEED MAY BE SUITABLE DEPENDING ON SITE LOCATION.
7. OVERFLOW (INCLUDING FLOW FROM ORIFICE) SHALL BE GRAVITY FEED WITH NO BUBBLE UP DOWNSTREAM. OUTLET POINT SHALL BE LOWER THAN ORIFICE POINT.
8. TWO TANKS MAY BE UTILISED AND CONNECTED AT THE BASE.

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CLIENT: ASH AND AMY BUDD

PROJECT: PROPOSED GARAGE & CABIN
54 MUNNS ROAD
RAGLAN

DRAWING: TANK

STATUS: FOR APPROVAL
FINAL AS APPROVED BY COUNCIL

DATE	SCALE (ORIGINAL SIZE A3)
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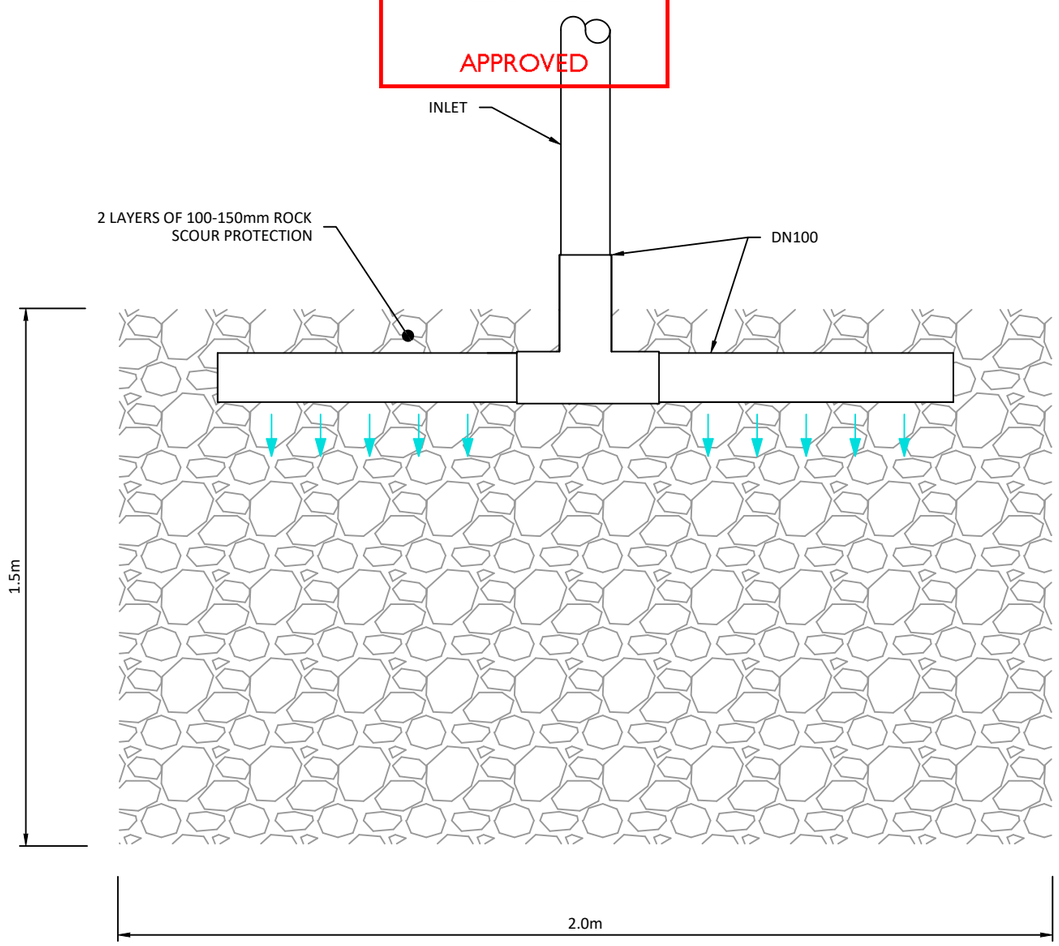
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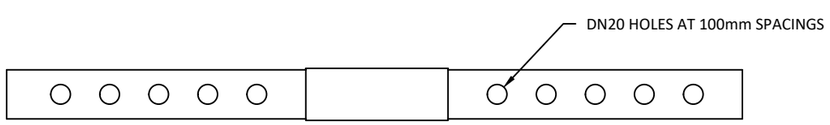
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NOTES:
1. WORKS TO COMPLY WITH BUILDING, PLUMBING REGULATIONS AND MANUFACTURERS SPECIFICATIONS.
2. SPREADER TO BE LOCATED AS TO NOT CAUSE ANY STORMWATER NUISANCE.



LEVEL SPREADER: PLAN VIEW



LEVEL SPREADER: SECTION VIEW

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Waikato District Council
Full Application Received
20/6/2022 - 10.57am

Versatile®
Building Better

ENGINEERED BY:

MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

PRODUCER STATEMENT AND STRUCTURAL DETAILS

CLIENT:

Ashley Budd
54 Munns Road
Raglan
3296

BUILDING:

VRS Project Ref:	2502384
Model:	Versatile 600 Series
Size:	10.200m long x 6.000m wide, 2.420m stud height
Wind Zone:	High
Snow Loading:	N1 region, Sg = 0.0kPa
Earthquake Zone:	1
Soil Class:	D&E Deep to very soft
Roof Details:	15 degree pitch, Corrugated 0.40mm roofing, Colorsteel Endura
Trusses:	90x45mm kiln dried H1.2, stress graded timber as per floor plan
Wall Framing:	90x45mm kiln dried H1.2, stress graded timber
Cladding:	Vertical Corrugate 0.40mm rollformed steel profile
Downpipe Size:	Round PVC 80mm Diameter PVC
Floor Type:	Concrete

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3	Producer Statement
4	Durability Statement
5-6	Foundation Details
7	Floor Plan General
8	Floor Plan Dimensions
9	Floor Plan Electrical
10	Elevations
11-12	Cross Section
13-15	Opening Details
16	Roof Framing
17	Truss Design
18-21	Truss Fixing Details
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23	Roof Bracing
24	Wall Bracing Demand
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27	Bracing Elements
28-32	Flashing Details

Waikato District Council
Building Consent Number
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BUILDING CONSENT AUTHORITY:
Waikato District Council

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DIMENSIONS IN mm UNLESS OTHERWISE STATED

Legal:
Proposed New Garage for:
- F. & A. Budd
- 54 Munns Road, Raglan

Lot:	1
DPS:	558130
Territorial Authority:	Waikato District
Site Zone:	Rural
Wind Zone:	Extra High
Earthquake Zone:	Zone 1
Site Contour:	Sloped

AREAS:

Proposed Garage area:	61.2m²
Proposed Gravel Driveway:	1,316m²
Site Area:	1.5 ha
Site Coverage	61.2m²/ 0.4%
Total impermeable:	61.2m²/ 0.4%

GENERAL NOTES:

- Contractor to check & verify all dimensions & boundary pegs on site prior to work commencing.
- Check sewer, stormwater & drainage locations on site prior to work commencing.
- All set out dimensions are to timber plate line (Unless otherwise stated).

DRAINAGE NOTES:

- All drainage is to comply with the NZBC and all local body regulations
- All plumbing shown diagrammatic only. All bends are to be sweeping. Drainlayer to establish pipe runs on site prior to work commencing.

KEY:

Sewer

Stormwater: 100mm Ø

D.P: Down pipe 80mmØ

Proposed Garage

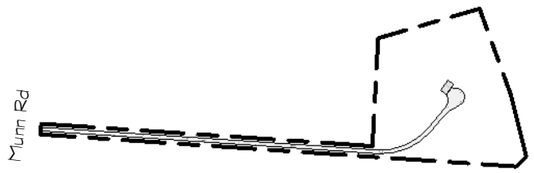
Proposed Concrete

Setback line:

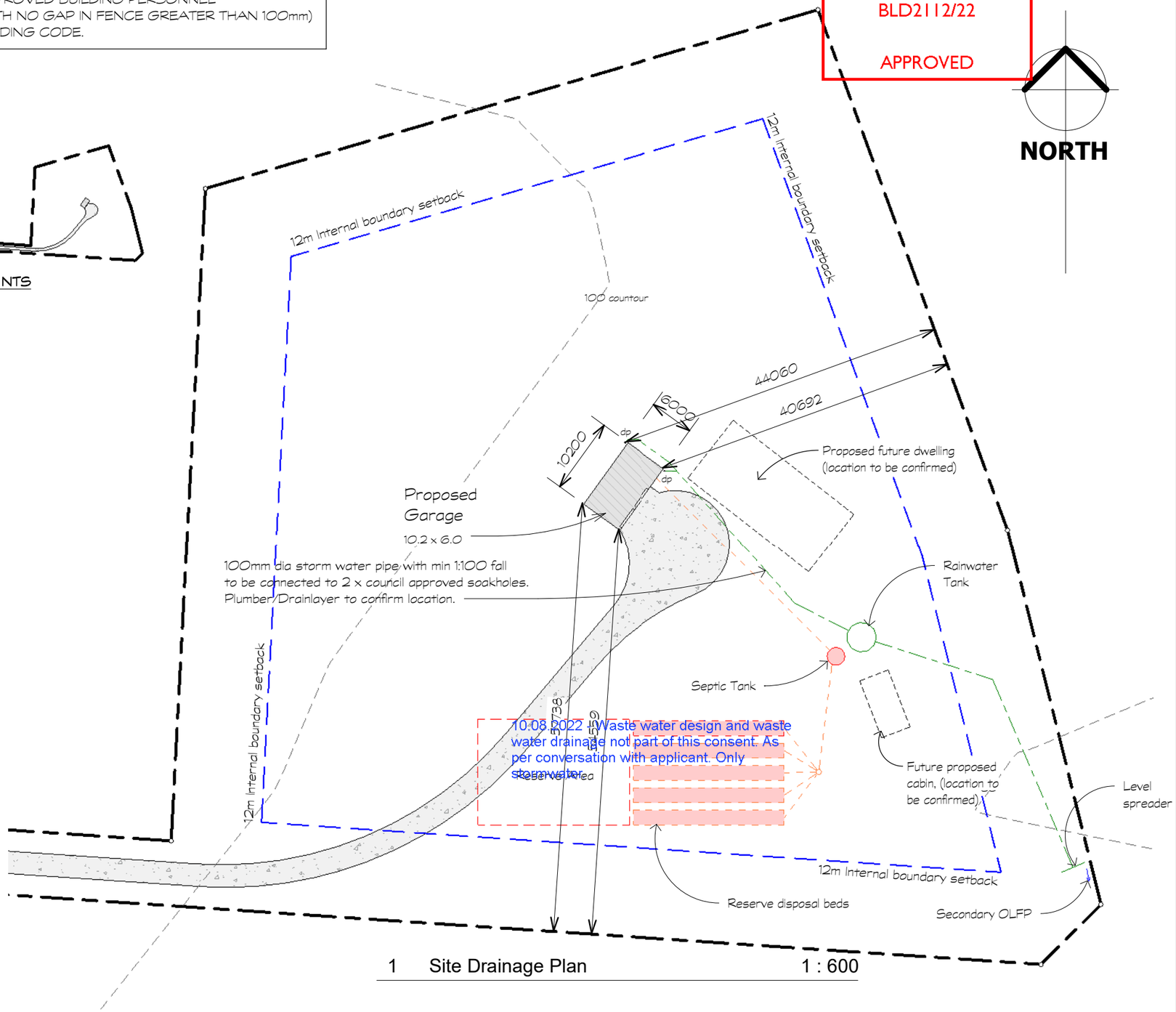
NOTE: BUILDING SITE TO HAVE SAFETY IDENTIFICATION BOARD + RESTRICTED ACCESS TO APPROVED BUILDING PERSONNEL VIA A 2m HIGH SITE FENCE (WITH NO GAP IN FENCE GREATER THAN 100mm) AS PER F5 AS1 OF THE NZ BUILDING CODE.

Waikato District Council
Building Consent Number
BLD2112/22

APPROVED



Site Location Plan NTS



1 Site Drainage Plan 1 : 600

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For:
F. & A. Budd
54 Munns Road, Raglan

Site & Drainage Plan

01

Document Set ID: 3223159
Version: 2, Version Date: 05/09/2022
Print Date: 15 October 2026, 2:08 pm

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PRODUCER STATEMENT – PS1
DESIGN

BUILDING CODE CLAUSE(S): B1 and B2
ISSUED BY: MiTek New Zealand Limited
(Engineering Design Firm)
TO: Spanbild New Zealand Limited
(Owner/Developer)
TO BE SUPPLIED TO: Waikato District Council
(Building Consent Authority)
IN RESPECT OF: Proposed Building (Garage)
(Description of Building Work)
AT: 54 Munns Road, Raglan, 3296, New Zealand
(Address, Town/City)
LEGAL DESCRIPTION: Lot 1 DP 558130

JOB NUMBER: 2502384

N/A ☐

We have been engaged by the owner/developer referred to above to provide *(Extent of Engagement)*:
VB2000, Sheets 1, 3-4, 7, 10-27
in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☑ Compliance documents issued by the Ministry of Business, Innovation & Employment *(Verification method/acceptable solution)* B1/VM1, B2/AS1, AS/NZS 1170 (Parts 0, 1, 2 & 3), NZS 3603:1993, NZS 3604:2011 and/or;
- ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: Building IL1, Light roof, Max. height 4.2m
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

~~I recommend the **N/A** level of **construction monitoring.**~~

I, *(Name of Engineering Design Professional)* Claude Antony Carter Cook , am:

- ☑ CPEng number 240891

and hold the following qualifications CP Eng, IntPE, BE(Hons)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than $200,000
The Engineering Design Firm is a member of ACE New Zealand.

SIGNED BY *(Name of Engineering Design Professional)*: Claude Antony Carter Cook

ON BEHALF OF *(Engineering Design Firm)*: MiTek New Zealand Limited Date:17/06/2022

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of $200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

Waikato District Council
Building Consent Number
BLD2022/22
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EXPLANATION

This design covers the structural aspects of a Versatile 600 Series building.
The sequence of design information is broken down into the following categories:

- Wall Framing.
- Truss Design.
- All Structural Fixings.
- Building Bracing Design for both Roof and Walls.
- Verandah.

All other aspects of the structure are constructed in accordance with the standard Versatile Buildings details.

These buildings have been designed for a Building Importance Level 1, with a 50 year working life. Refer to AS/NZS 1170.0:2002

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DESIGN LOADS

Dead Loads for Light Roof:
Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
Truss Bottom Chord=0.15KPa (no ceiling) or 0.20kPa if there is a ceilng for trusses @ 1200crs.

Live Loads:
Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Wind Loads:
Building designed for High wind conditions.

Seismic loads:
Building designed for Seismic Zone 1.

Snow loads:
Buildings designed for N1, Sg = 0.0kPa

Refer to MiTek New Zealand Limited for any design modifications required for increase in snow loads or wind loads above those stated on the drawings.

DESIGN REFERENCES

- NZS3603:1993
- NZS3604:2011
- AS/NZS1170 Part 0:2002
- AS/NZS1170 Part 1:2002
- AS/NZS1170 Part 2:2011
- AS/NZS1170 Part 3:2003
- ANSI/TPI1 - 2002

For: Ashley Budd
54 Munns Road
Raglan
3296

VB2000 - Design

Producer Statement

Sheet 3 of 32

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Waikato District Council
Building Consent Number
BLD2112/22

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MANUFACTURERS DURABILITY STATEMENT

INTRODUCTION.

To satisfy the requirements of Clause B2:'Durability' of the New Zealand Building Code, the following provisions must apply to the metal cladding.

RANGE OF PRODUCT AND USE.

Specification:	AS1397:2001
Coating Type:	Zinc/Aluminium & Painted
Steel Thickness Range:	0.35mm - 0.95mm BMT
Steel Grade Range:	G300 - G550
Application:	Cladding for Building Importance Level 1, with a 50 year working life. Refer AS/NZS 1170.0:2002
Fasteners:	Galvanised clouts. Aluminium rivets for all steel components. IFI114:1986

REQUIREMENTS, LIMITATIONS AND EXCLUSIONS.

- Applicable to buildings in sea-spray Zone D and exposure Zones B and C in accordance with Section 4, Durability, NZS 3604:2011 which is an acceptable solution under Clause B2 of the NZBC.
- Fixing and installation of the cladding must be done exactly in accordance with Versatile Buildings Specifications.
- Normal and regular maintenance must be carried out on the exterior surface of the cladding, and the following guide must be followed to ensure the durability requirements are met.

REGULAR MAINTENANCE.

Exposure Zones B and C. (All areas other than sea-spray zones - see below)

- Rain washing only required on the exposed sections. Sheltered or protected areas such as under spouting , top cladding boards and tops of doors require washing every three months.

Sea-spray Zone D (Within 500m from the sea or 100m from sheltered harbours or inlets) and areas of geothermal activity.

- Rain washing only required on exposed areas. Sheltered and protected areas such as under spouting, top cladding boards and tops of doors require washing down every month and when corrosive salts are present.

EXTENDED MAINTENANCE, PAINTING OR REPAINTING

Extended Durability

- Once the metallic coating or the paint system has weathered away, signs of red rust for bare material or signs of the metallic coating for painted material painting of the entire surface is required to extend the life of the cladding product. Paint manufacturer's recommendations are to be followed for the surface preparation and paint type to be used.

Evident Corrosion

- Areas that show signs of white or red rust/corrosion (typically in unwashed areas) require cleaning back with a stiff brush and cleaner to remove all dust, surface contaminants and corrosion products. Present a sound substrate for painting. Priming of the surface and application of two coats of paint as per the paint manufacturer's recommendations is then required. Particular attention needs to be paid to laps (side, end, flashing etc) where earlier corrosion may have started, due to moisture and dirt entrapment. If evident corrosion is not treated quickly, rapid deterioration of the sheet may occur which could result in perforation. At this stage replacement of the affected sheet is the best option.

REFERENCES.

1. NZBC - Compliance Document - Clause B2 - Durability.
2. NZS 3604:2011, Section 4, Durability*

*NZS3604 has been used as a reference only to identify Corrosion zones, Sea-spray zones.

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For: Ashley Budd
54 Munns Road
Raglan
3296

VB2000 - Design

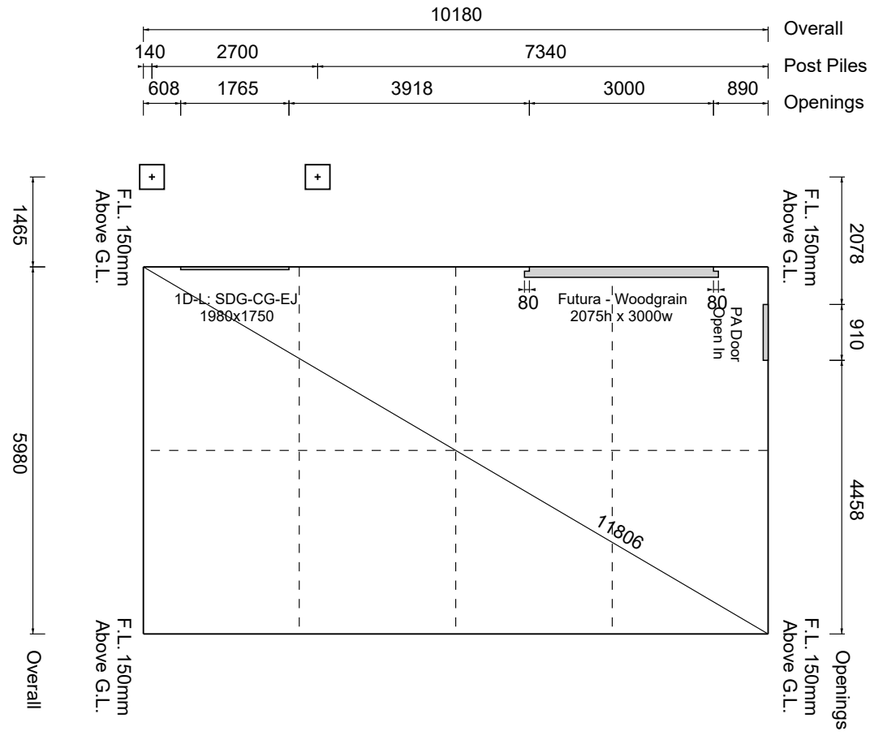
Durability Statement

Document Set ID: 3923659
Version: 2, Version Date: 05/09/2023
Print Date: 15 October 2026, 2:08 pm

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Waikato District Council
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LEGEND	
	Diagonal: 11806
	Expansion Cut
	400mm footing

SCALE A3-1:100

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4
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2

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For: Ashley Budd
54 Munns Road
Raglan
3296

VB2000 - Foundation Floor Plan

Foundation Details

Sheet 5 of 32

Document Set ID: 3923659
Version: 2, Version Date: 05/09/2022
Print Date: 15 October 2026, 2:08 pm

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Waikato District Council
Full Application Received
20/6/2022 - 10.57am

PRODUCER STATEMENT – PS1
DESIGN

BUILDING CODE CLAUSE(S): B1 (see Note 1 for durability) **JOB NUMBER:** 2502384
ISSUED BY: Calibre Consulting Limited
(Engineering Design Firm)
TO: Spanbild New Zealand Limited
(Owner/Developer)
TO BE SUPPLIED TO: Waikato District Council
(Building Consent Authority)
IN RESPECT OF: Stand alone, non-habitable importance level 1 (IL1 - 50 year design life), building slab and foundation
(Description of Building Work)
AT: 54 Munns Road, Raglan 3296
(Address, Town/City)
LEGAL DESCRIPTION: Lot 1 DP 558130 **N/A** ☐

We have been engaged by the owner/developer referred to above to provide *(Extent of Engagement)*:
Structural Engineering Design, Foundation Details, Sheets 5-6
in respect of the requirements of the Clause(s) of the Building Code specified above for part only, as specified in the Schedule, of the proposed building work.

The design carried out by us has been prepared in accordance with:

- ☑ Compliance documents issued by the Ministry of Business, Innovation & Employment *(Verification method/acceptable solution)* B1/VM1, B1/VM4 and/or;
- ☐ Alternative solution as per the attached Schedule.

The proposed building work covered by this producer statement is described on the drawings specified in the Schedule, together with the specification, and other documents set out in the Schedule.

On behalf of the Engineering Design Firm, and subject to:

- Site verification of the following design assumptions: See notes 1-7 of 'Garage Foundation Detail'.
- All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that:

- the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the Schedule, will comply with the relevant provisions of the Building Code and that;
- the persons who have undertaken the design have the necessary competency to do so.

~~I recommend the **N/A** level of **construction monitoring.**~~

I, *(Name of Engineering Design Professional)* John McCurran , am:

- ☑ CPEng number 48451

and hold the following qualifications BE(Civil)

The Engineering Design Firm holds a current policy of Professional Indemnity Insurance no less than $200,000
The Engineering Design Firm is a member of ACE New Zealand.

SIGNED BY *(Name of Engineering Design Professional)*: John McCurran

ON BEHALF OF *(Engineering Design Firm)*: Calibre Consulting Limited Date:17/06/2022

Building Consent lodgement must be prior to 15/04/2023

Note: This statement has been prepared solely for the Building Consent Authority named above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to the Engineering Design Firm only. As a condition of reliance on this statement, the Building Consent Authority accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in tort or otherwise, is limited to the sum of $200,000.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

Job Number 2502384
PRODUCER STATEMENT PS1 November 2021

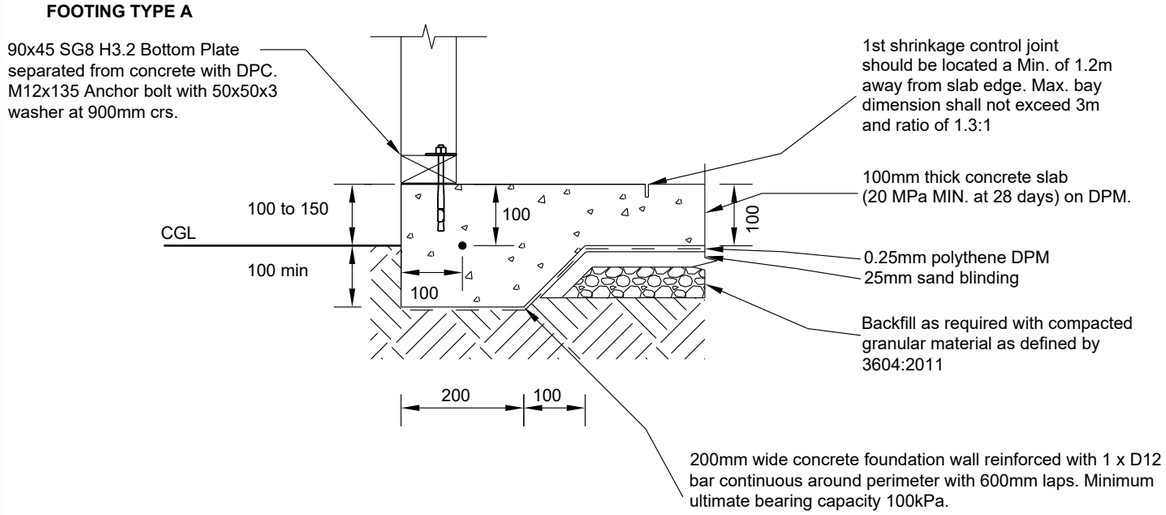
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Building Consent Number
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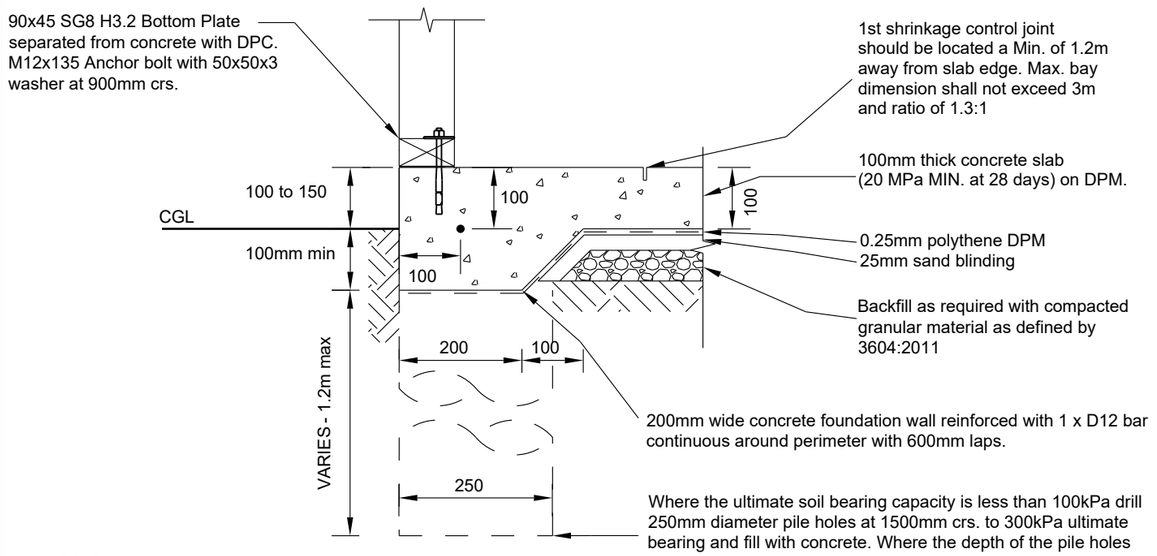
GARAGE FOUNDATION DETAIL

Notes:
1. **Concrete covers have been selected in accordance with NZS 3101, Part 1 Section 3.**
2. **Strip the site, removing vegetation, turf, soils containing organic matter and any loose or soft material, trim to a firm subgrade. Backfill as required with compacted granular material as defined by 3604:2011 in max layers of 150mm.**
3. **Footing Type A shall be found in good ground defined by NZS 3604 but having a minimum ultimate bearing capacity of 100kPa.**
4. **Where the ultimate bearing capacity is less than 100kPa use Footing Type B.**
5. **For Type M and H Expansive Soils, use Footing Type B with 1200 deep pile reinforced with 1 vertical D12 400 mm return into slab.**
6. **28-Day concrete strength to be 25 MPa for zone D as per figure 4 in NZS 3604:2011.**
7. **Liquefaction Vulnerability where liquefaction damage is unlikely (very low or low liquefaction vulnerability).**

FOOTING TYPE A



FOOTING TYPE B



SCALE: A3-1:10

For: Ashley Budd
54 Munns Road
Raglan
3296

VB2000 - IL1 Foundation

Foundation Details

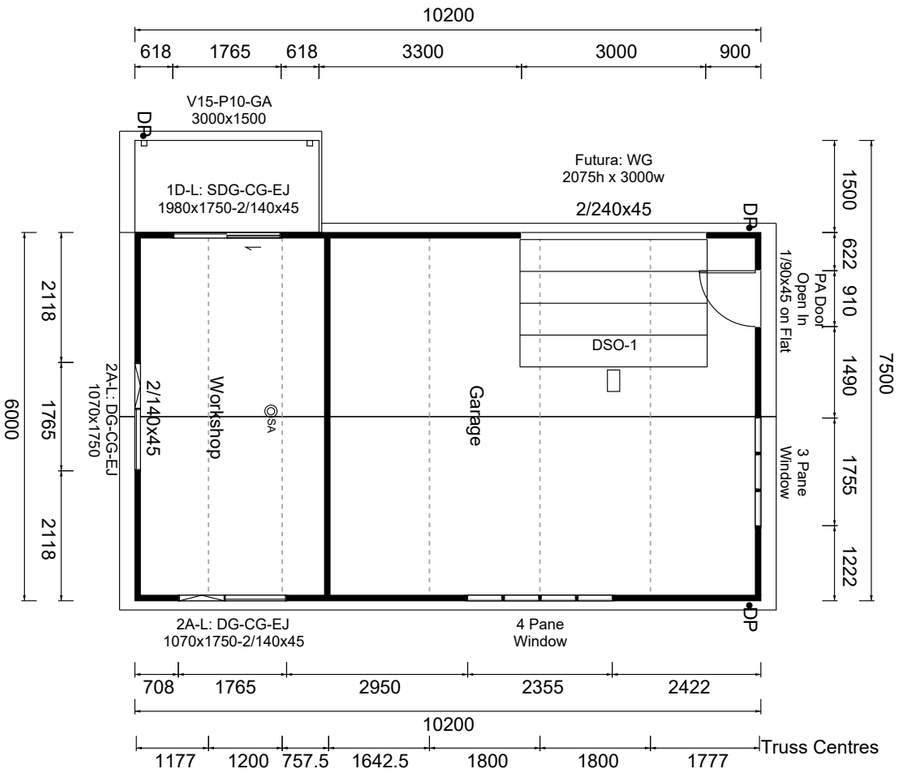
Sheet 6 of 32

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Waikato District Council
Building Consent Number
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SCALE A3-1:100

LEGEND

Sectional Door	
WG	Woodgrain Finish
DSO1	DSO-1 Auto Opener
Aluminium Joinery	
DG	Double Glazing
CG	Clear
Verandah	
V15	Standard Design 1.5m wide
P10	Pitch 10 Degrees
GA	Galv Fixings
PVC Downpipe	
DP	80mm dia
Electrical	
◎ SA	Smoke Alarm (with hush button)

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For: Ashley Budd
54 Munns Road
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VB2000 - Design

Floor Plan General

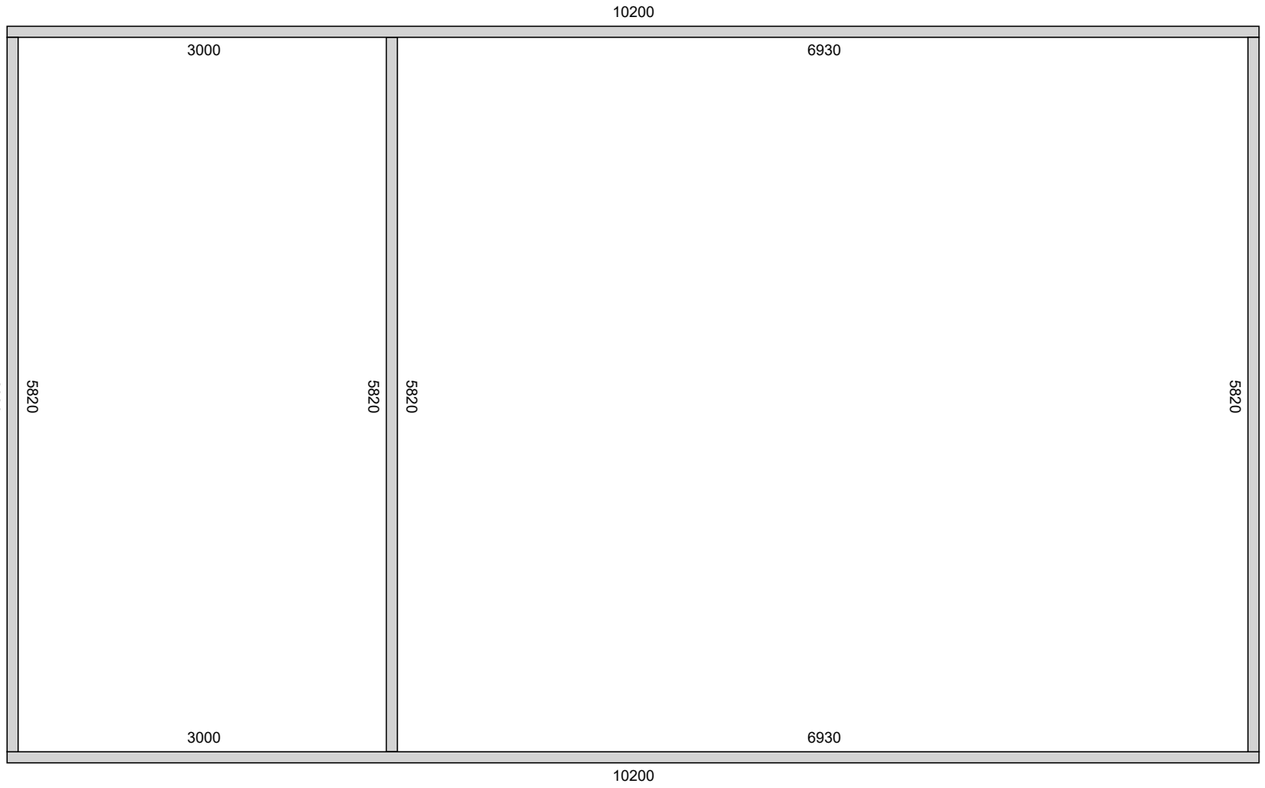
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SCALE A3-1:50

4
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VB2000

Floor Plan Dimensions

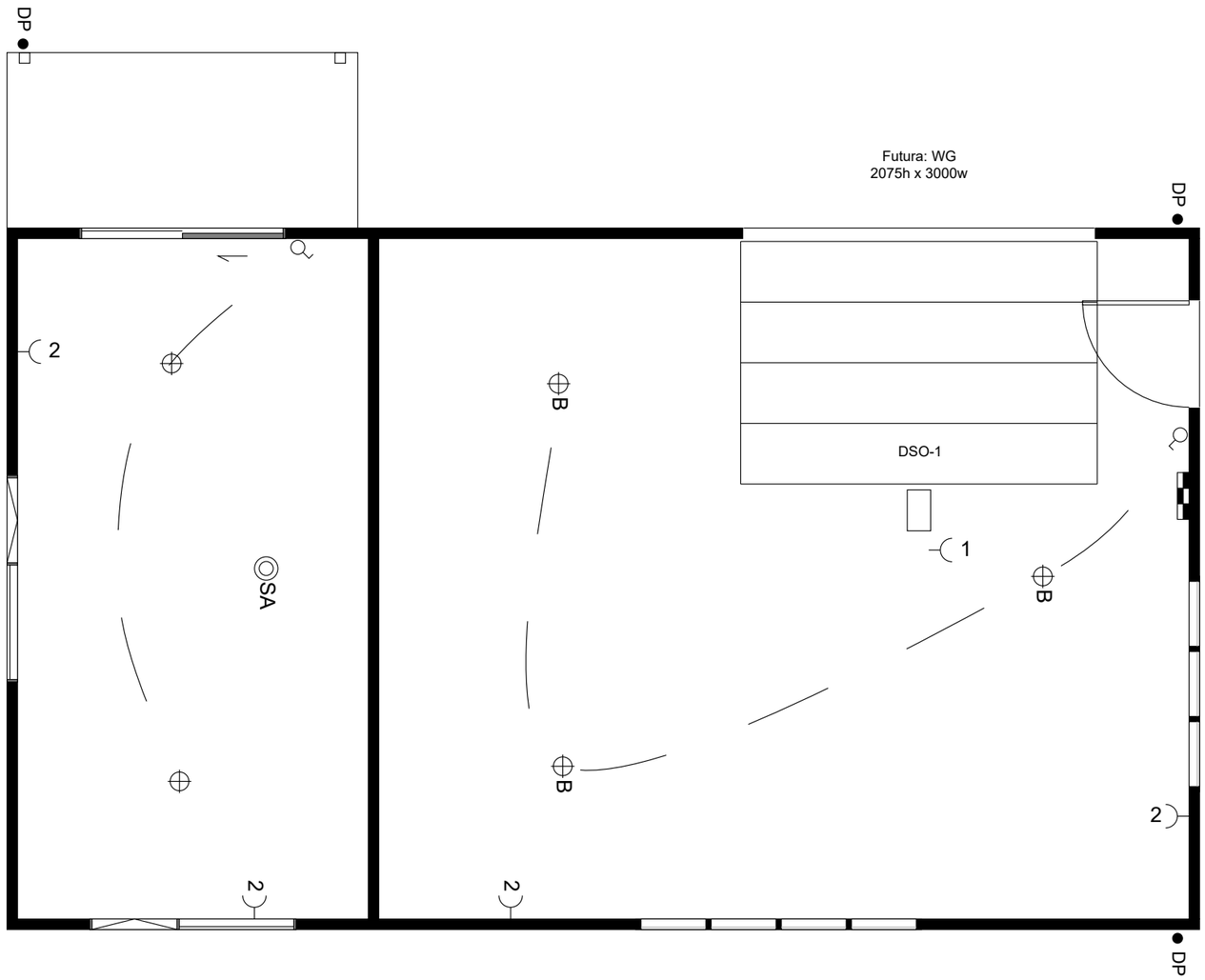
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LEGEND	
	Downlight (CA Rated)
B	Batten Holder
	Light Switch
SA	Smoke Alarm (with hush button)
1	Single Power Outlet
2	Double Power Outlet
	Switch Board

SCALE A3-1:50

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4
1 3
2

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VB2000

Floor Plan Electrical

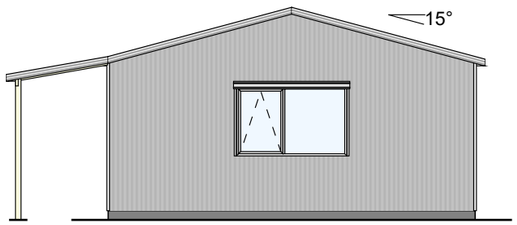
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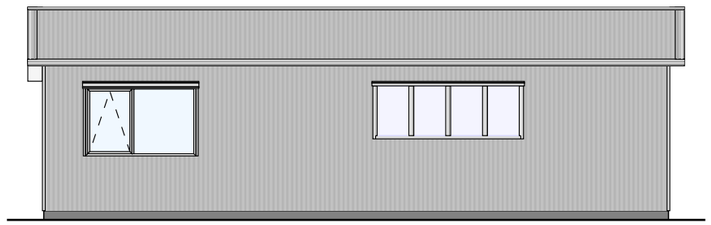
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2A-L: DG-CG-EJ
1070x1750

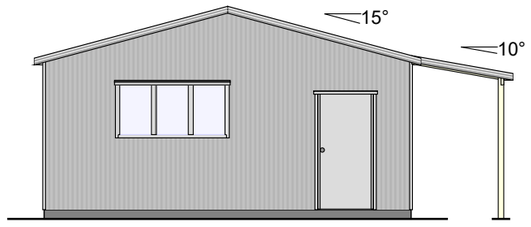
ELEVATION VIEW 1



2A-L: DG-CG-EJ
1070x1750

4 Pane
Window

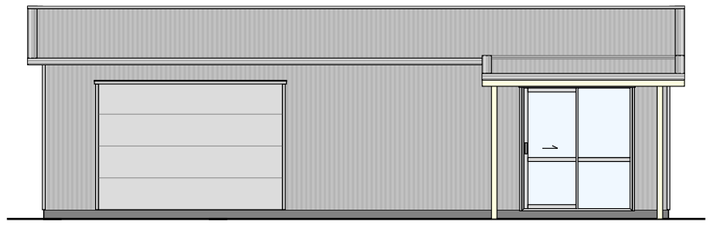
ELEVATION VIEW 2



3 Pane
Window

PA Door
Open In

ELEVATION VIEW 3



Futura: WG
2075h x 3000w

1D-L: SDG-CG-EJ
1980x1750

ELEVATION VIEW 4

SCALE A3-1:100

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VB2000 - Design

Elevations

Sheet 10 of 32

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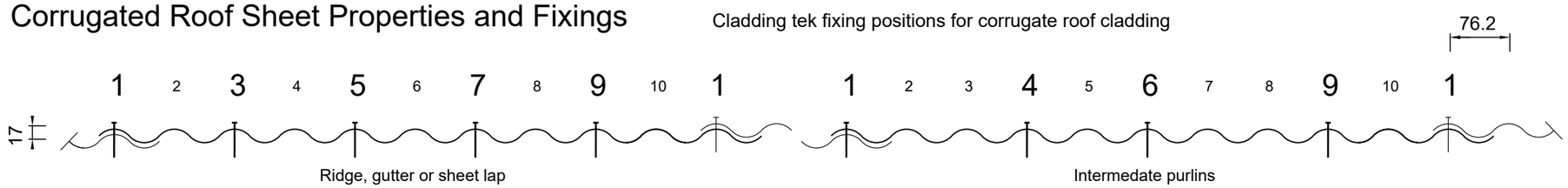
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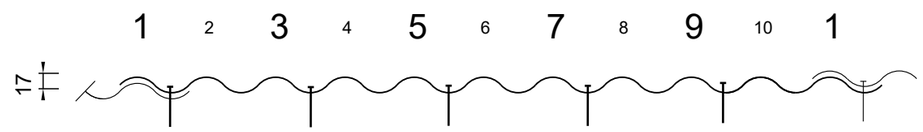
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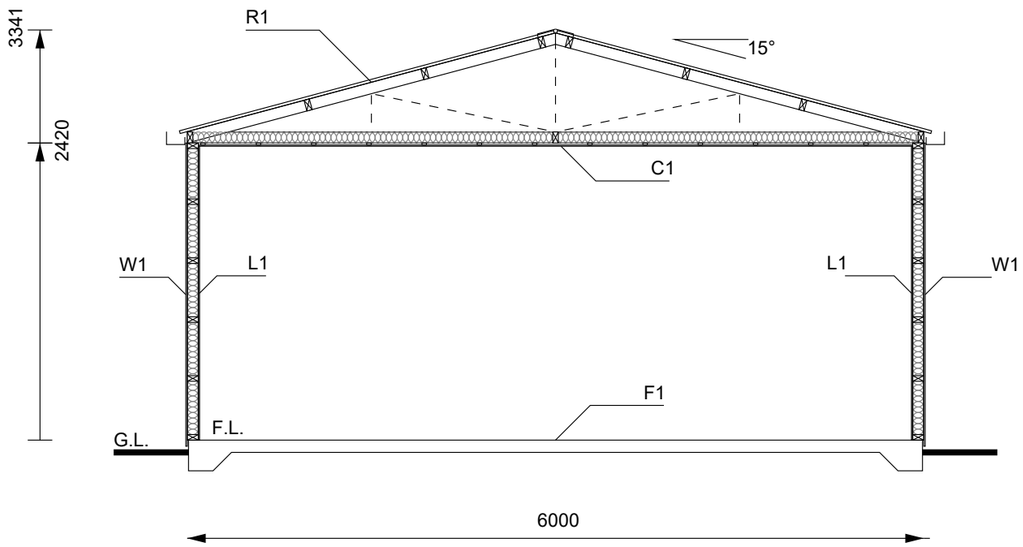
Corrugated Roof Sheet Properties and Fixings

Cladding tek fixing positions for corrugate roof cladding



Corrugated Wall Sheet Properties and Fixings





NOTES

R1 : ROOF
• Colorsteel Endura Corrugated 0.40mm roofing over Thermakraft 215 over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
• For purlin fixings and bottom chord truss stiffeners refer to 'Roof Framing' sheet 16 of 32.
• For truss centres refer to 'Floor Plan General' sheet 7 of 32.
• For truss design and fixings refer to 'Truss Design' sheet 17 of 32 and 'Truss Fixing Details' sheets 18-21 of 32.

C1 : CEILING LININGS
• Gib 10mm, Stopped Level 4 (G10.4) over rondo 301 steel ceiling battens @ 450mm centres with R3.2 insulation.

W1 : WALLS
• Colorsteel Endura Vertical Corrugate 0.40mm cladding over Watergate plus 295 over 90x45 SG8 H1.2 studs @ 600mm centres max with 4 rows of 90x45 NLB H1.2 dwangs (480 centres).

L1 : WALL LININGS
• Gib 10mm, Stopped Level 4 (G10.4) with R2.2 insulation.

F1 : FLOOR
• For foundation details refer to 'Foundation Details' sheet 6 of 32.
• H3.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 900mm crs.

SCALE A3-1:50

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For: Ashley Budd
54 Munns Road
Raglan
3296

VB2000 - Design

Cross Section

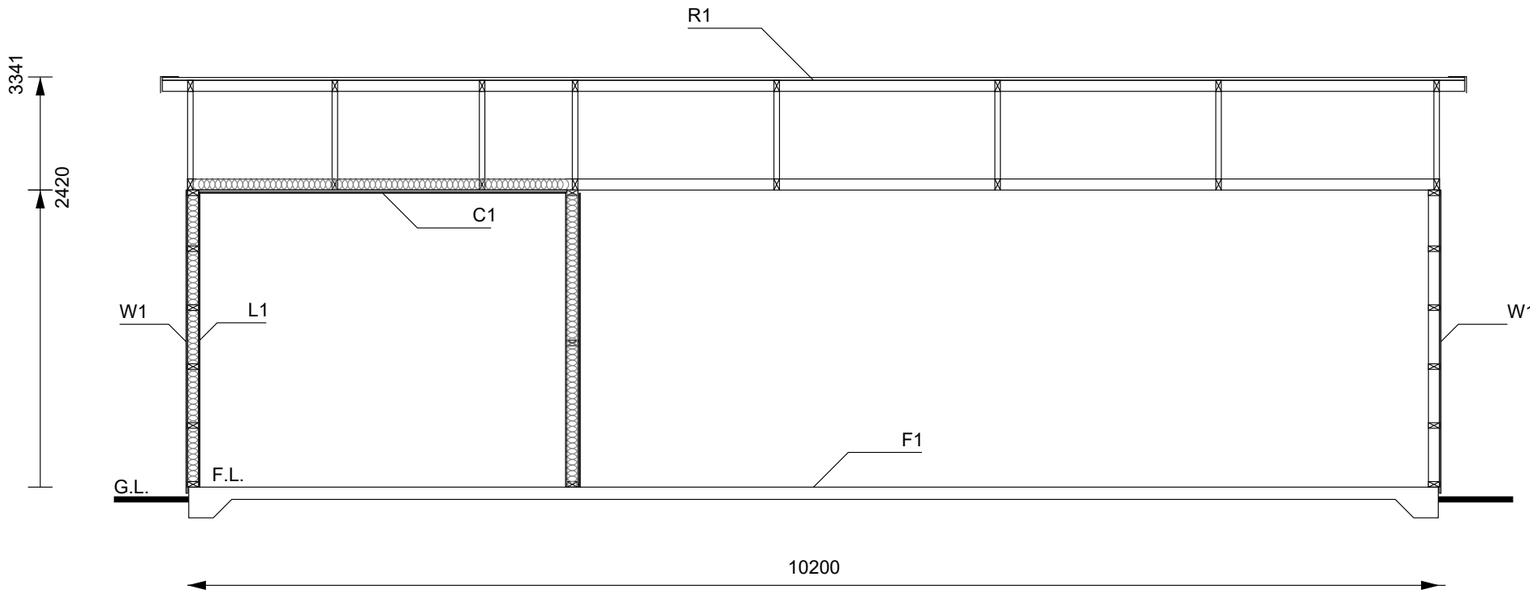
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NOTES

R1 : ROOF
• Colorsteel Endura Corrugated 0.40mm roofing over Thermakraft 215 over 90x45 SG8 H1.2 purlins @ 1000mm centres max, fixed between trusses.
• For purlin fixings and bottom chord truss stiffeners refer to 'Roof Framing' sheet 16 of 32.
• For truss centres refer to 'Floor Plan General' sheet 7 of 32.
• For truss design and fixings refer to 'Truss Design' sheet 17 of 32 and 'Truss Fixing Details' sheets 18-21 of 32.

C1 : CEILING LININGS
• Gib 10mm, Stopped Level 4 (G10.4) over rondo 301 steel ceiling battens @ 450mm centres with R3.2 insulation.

W1 : WALLS
• Colorsteel Endura Vertical Corrugate 0.40mm cladding over Watergate plus 295 over 90x45 SG8 H1.2 studs @ 600mm centres max with 4 rows of 90x45 NLB H1.2 dwangs (480centres).

L1 : WALL LININGS
• Gib 10mm, Stopped Level 4 (G10.4) with R2.2 insulation.

F1 : FLOOR
• For foundation details refer to 'Foundation Details' sheet 6 of 32.
• H3.2 Bottom plate to be fixed to the foundation with M12x135 Anchor bolt with 50x50x3 washer at 900mm crs.

SCALE A3-1:50

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Cross Section

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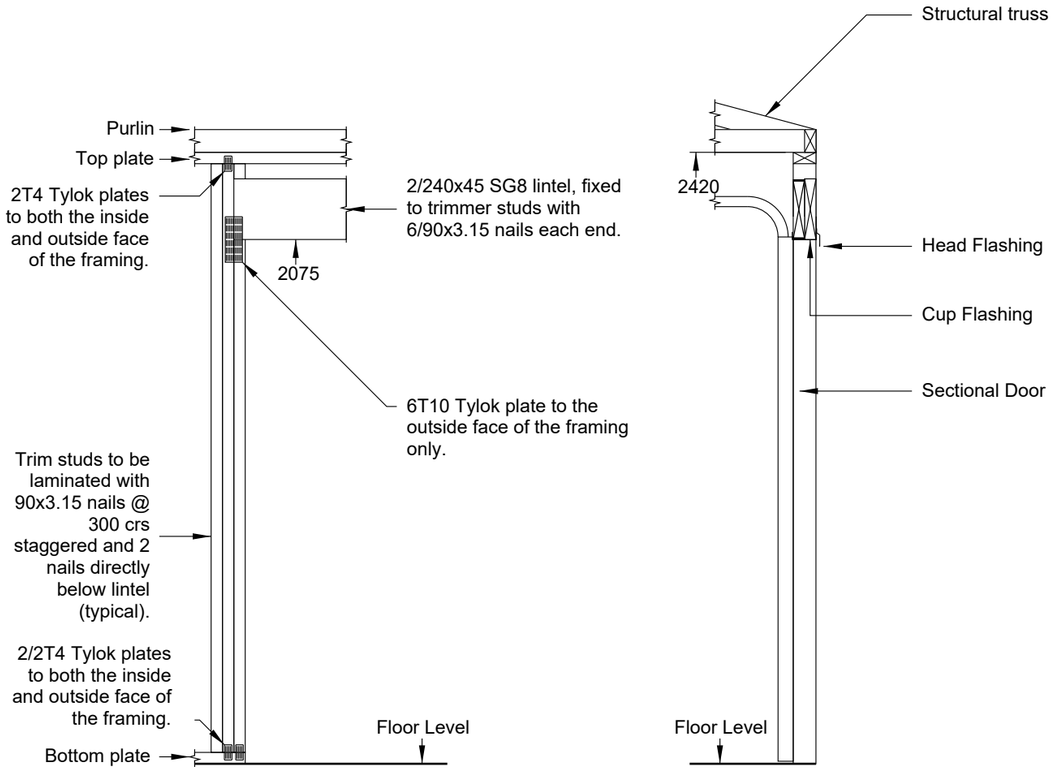
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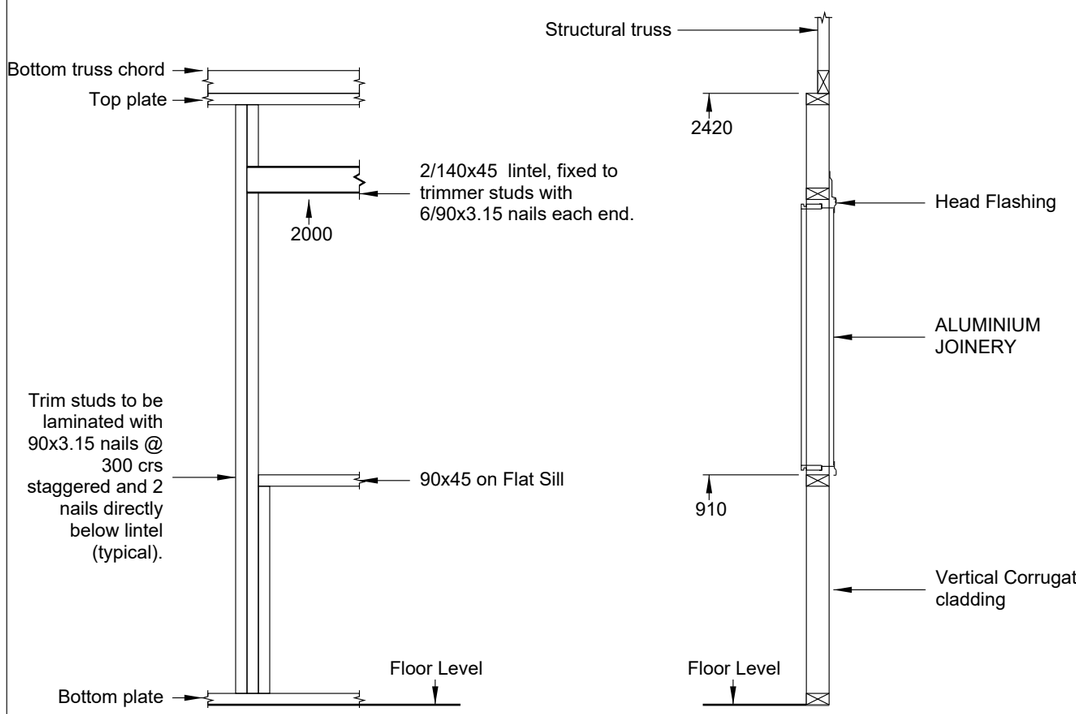
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SECTIONAL DOOR



SCALE A3-1:25

Aluminium Joinery



SCALE A3-1:25

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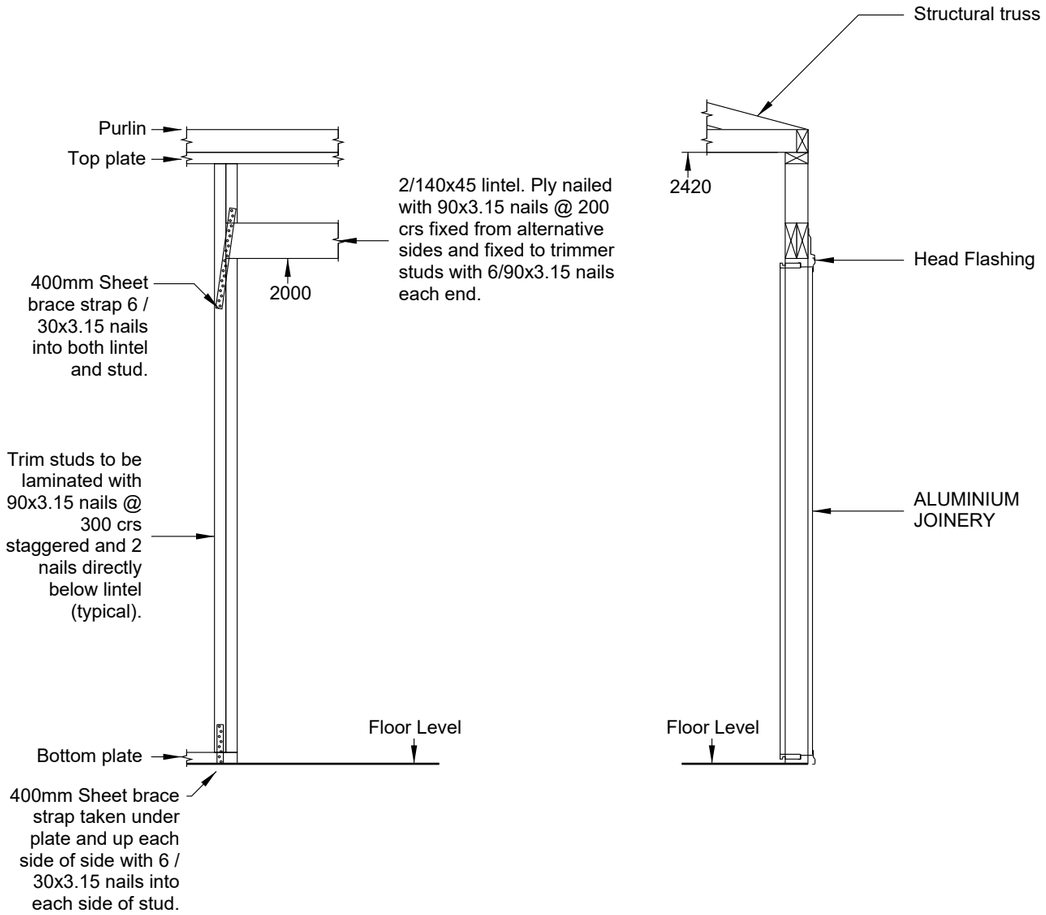
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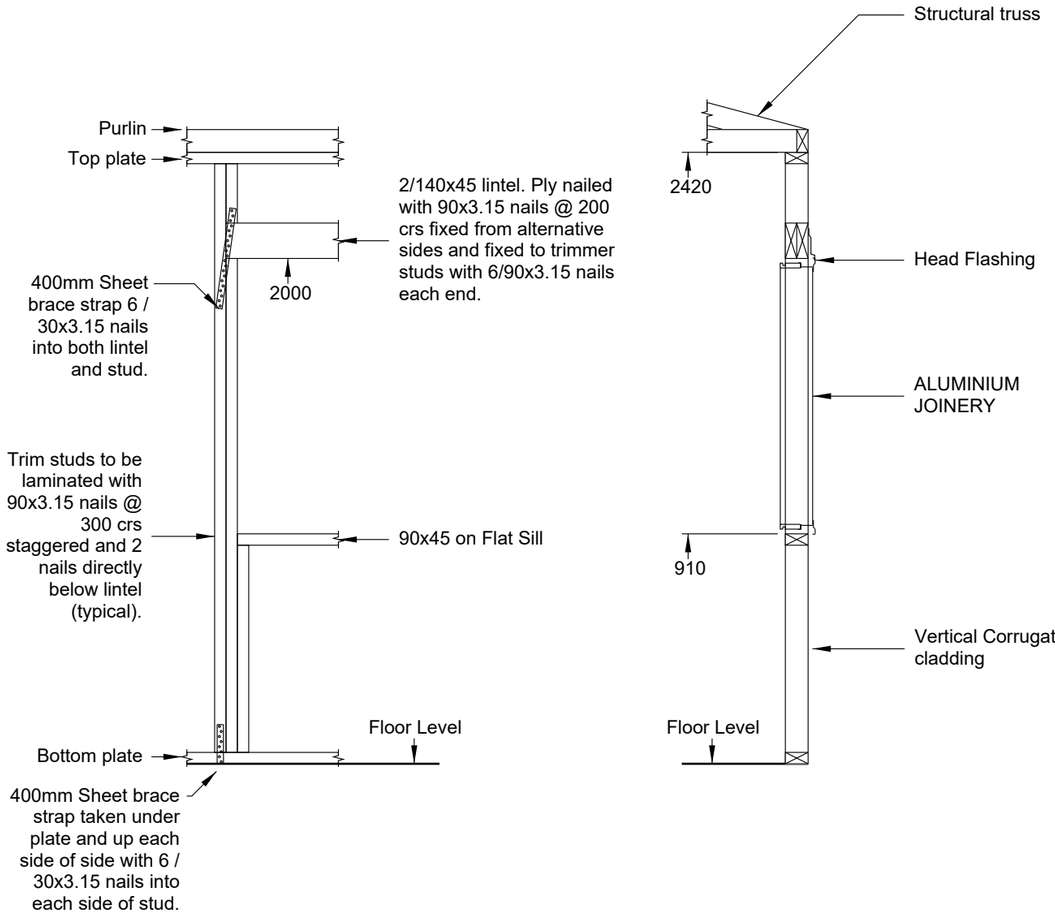
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Aluminium Joinery



SCALE A3-1:25

Aluminium Joinery



SCALE A3-1:25

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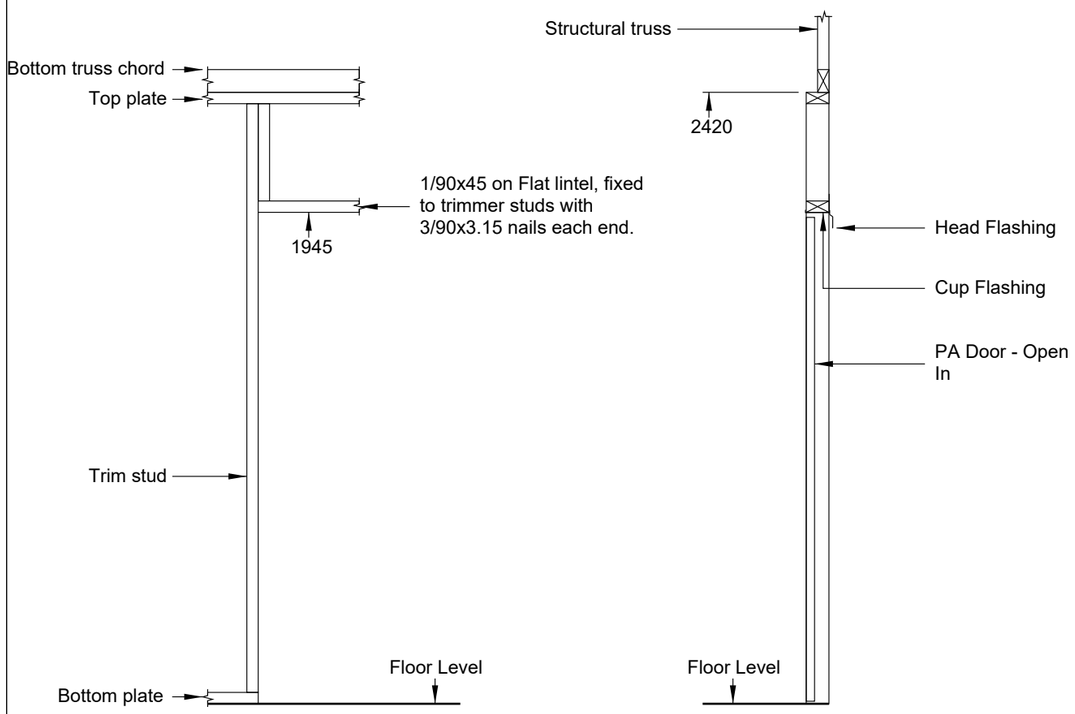
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PA DOOR



SCALE A3-1:25

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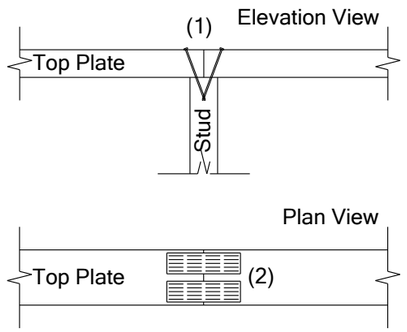
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TOP PLATE AND ROOF FRAMING

TOP PLATE DETAILS

All top plates to be 90x45 SG8 H1.2.

Load Bearing Walls - Butt Joint Fixing Details

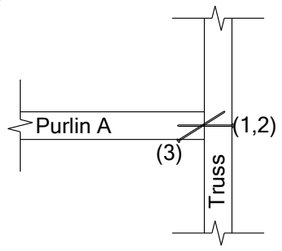


1. Skew nail top plates to stud with 4/90x3.15mm nails
2. Fix 2/4T5 Tylok plates over the joint.

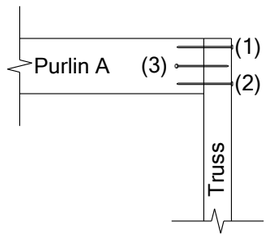
PURLIN DETAILS

All purlins 90x45 (on edge) SG8 H1.2 at 1000mm centres max fixed between trusses.

Plan View

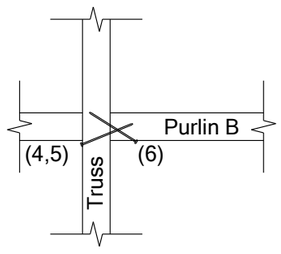


Elevation View

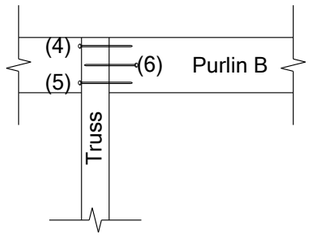


1. Nail 2/90x3.15mm nails (1,2) through the truss chord into the end of purlin A.
2. Skew nail 1/90x3.15mm nail (3) from purlin A into the truss chord.

Plan View



Elevation View

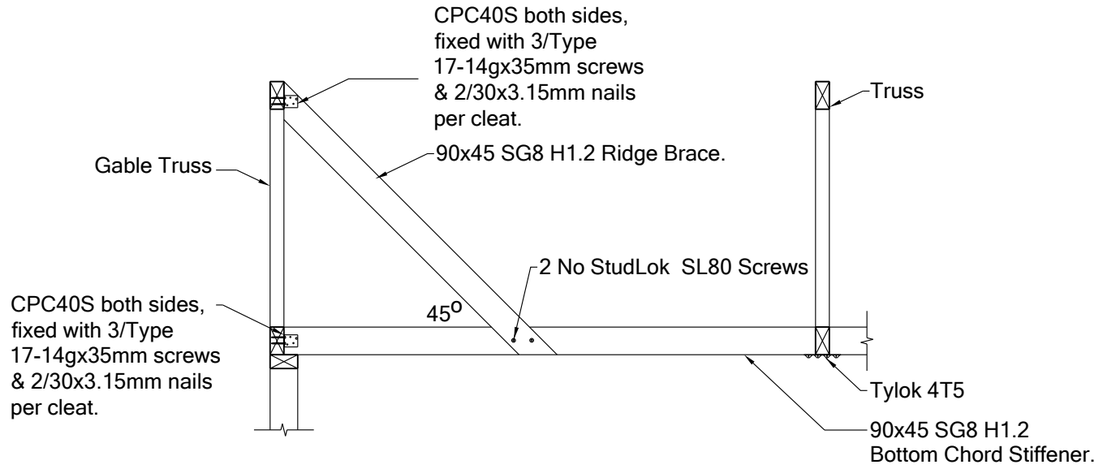


1. Skew nail 2/90x3.15mm nails (4,5) through the truss chord into the end of purlin B.
2. Skew nail 1/90x3.15mm nail (6) from purlin B into the truss chord.

SCALE: A3-1:10

STANDARD TRUSS STIFFENER

All truss stiffeners 90x45 SG8 H1.2. Refer to Truss Design (sheet 17 of 32) for centres



SCALE: A3-1:20

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Roof Framing

Sheet 16 of 32

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TRUSS DESIGN

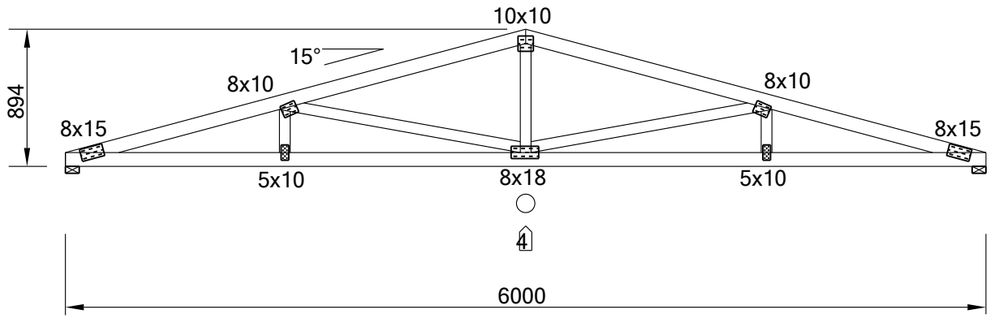
DESIGN LOADS

Dead Loads for Light Roof:
- Truss Top Chord= 0.15kPa (includes weight of trusses, purlins , associated framing and zincalume roof).
- Truss Bottom Chord=0.20kPa for trusses @ 1200crs with ceiling.

Live Loads:
- Truss Top Chord= 1.1kN concentrated load, 0.25kPa uniform load.
- Truss Bottom Chord=0.9kN concentrated load below 1200mm head height and 1.4kN concentrated load above 1200mm head height.

Wind Loads:
- Roof= Cfig = -1.1

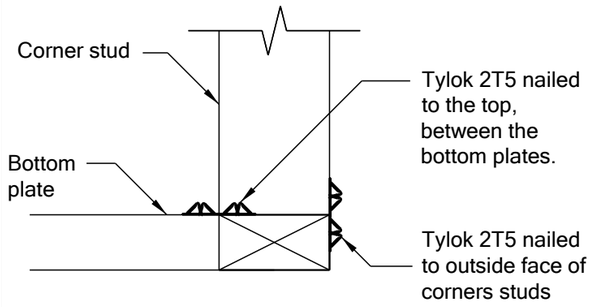
TRUSS DESIGN



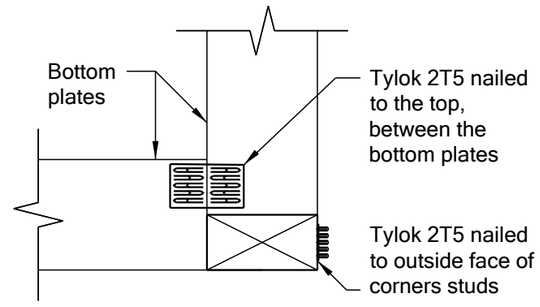
Scale: A3-1:40

NOTE:
1. ○ Indicates location of Bottom chord brace (truss stiffener).
2. 2° Indicates the truss camber (typical).
3. All truss plates are Gang-Nail GNQ type.
4. Nail plates are to be fully pressed home on both sides of joints.
5. The nail plate axis must be located in the specified or indicated direction.
6. Top and Bottom chords to be 90x45 SG8 H1.2 Radiata pine.
7. All webs to be 70x45 SG8 H1.2 Radiata pine.

GABLE TRUSS CORNER STUD / BOTTOM PLATE FIXING

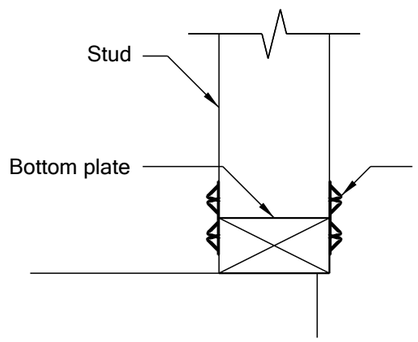


Corner Cross Section

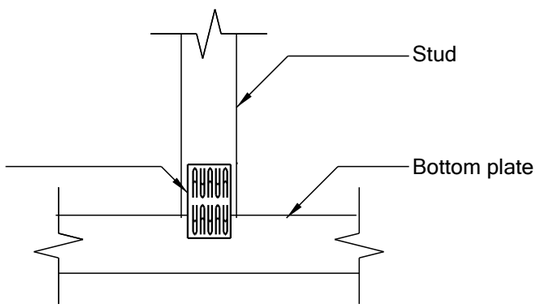


Corner Plan

TRUSS STUD / BOTTOM PLATE FIXING



Cross Section



Stud Face

SCALE: A3-1:5

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Truss Design

Sheet 17 of 32

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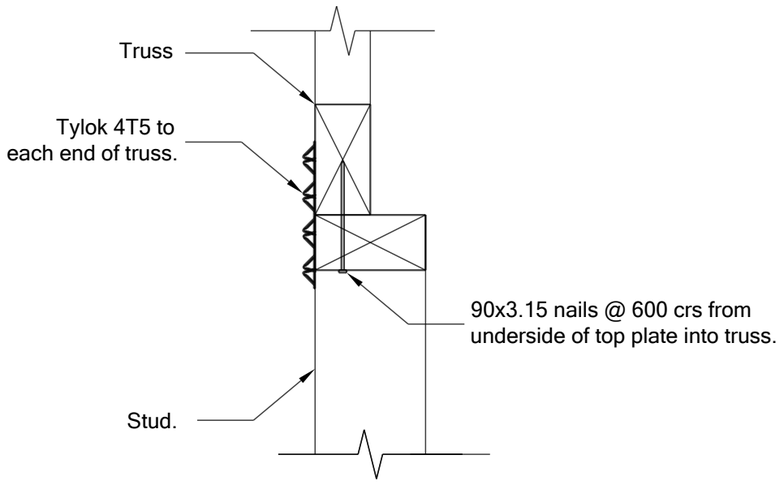
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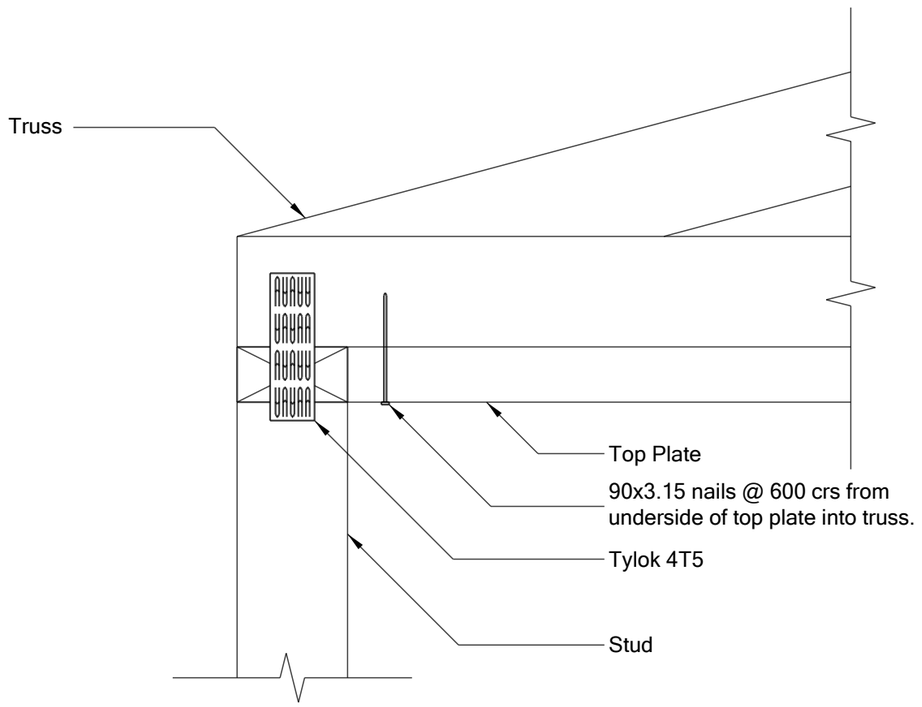
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TRUSS FIXING DETAILS

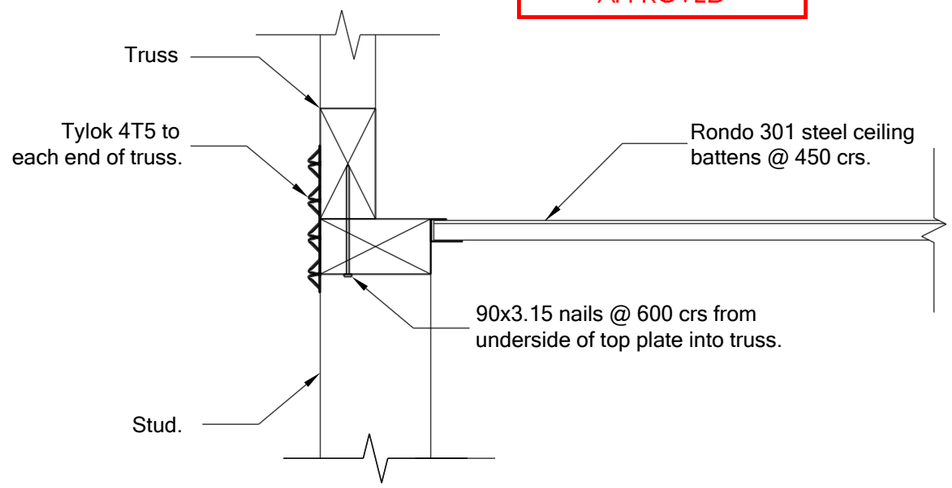
GABLE TRUSS / CORNER STUD FIXING

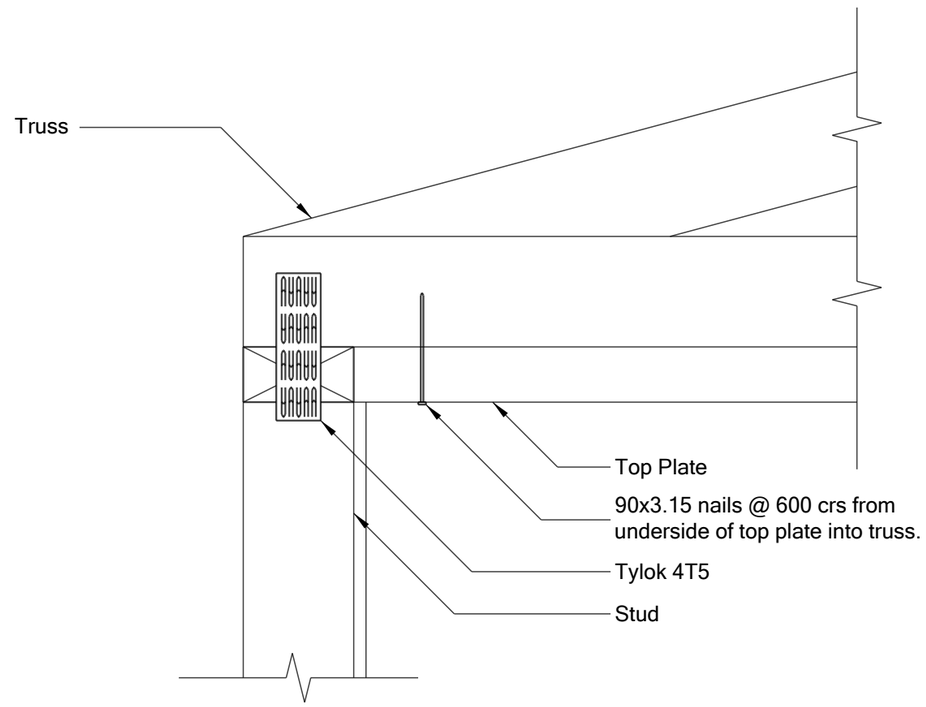




SCALE: A3-1:5

GABLE TRUSS / CORNER STUD FIXING - LINED CEILING





SCALE: A3-1:5

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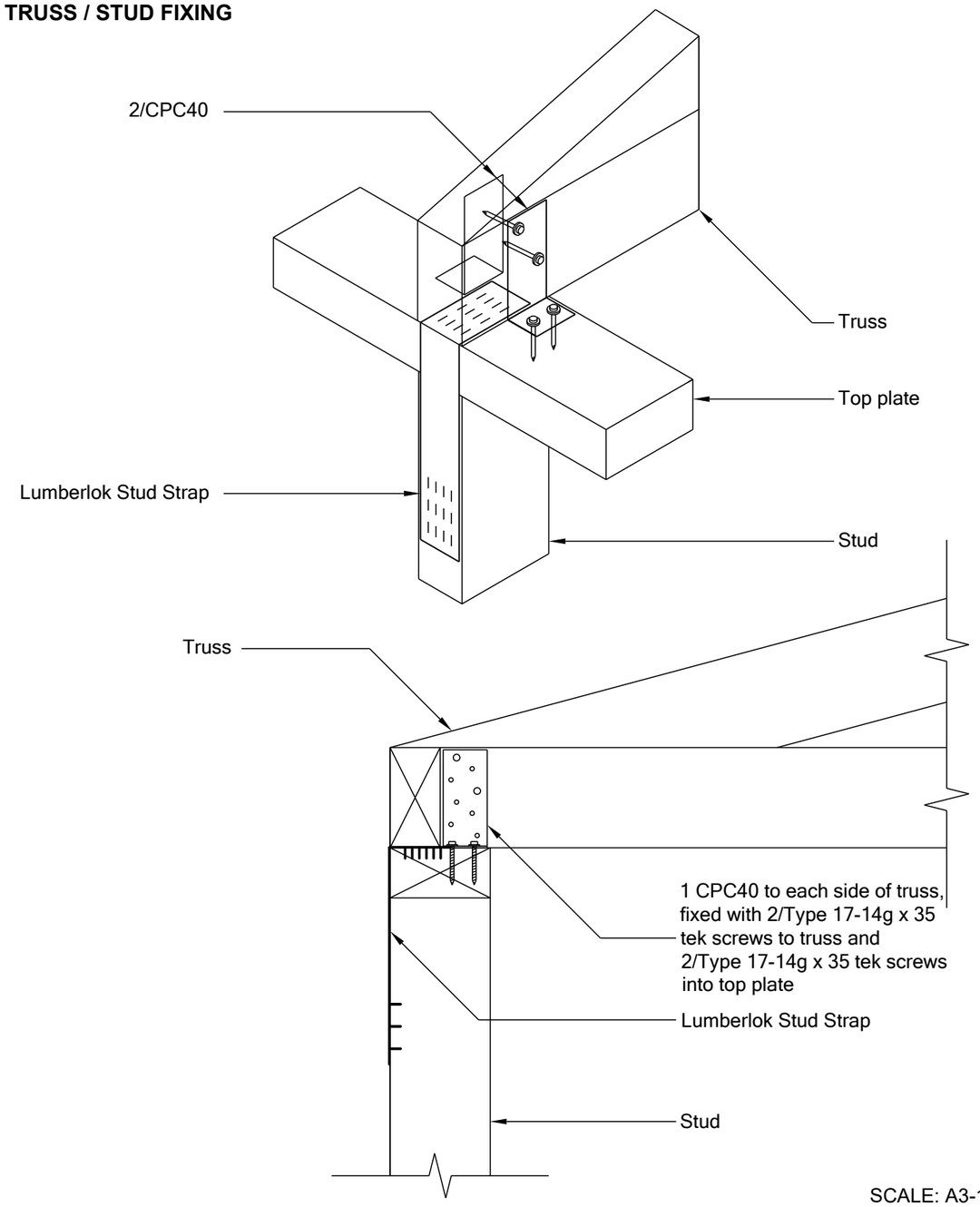
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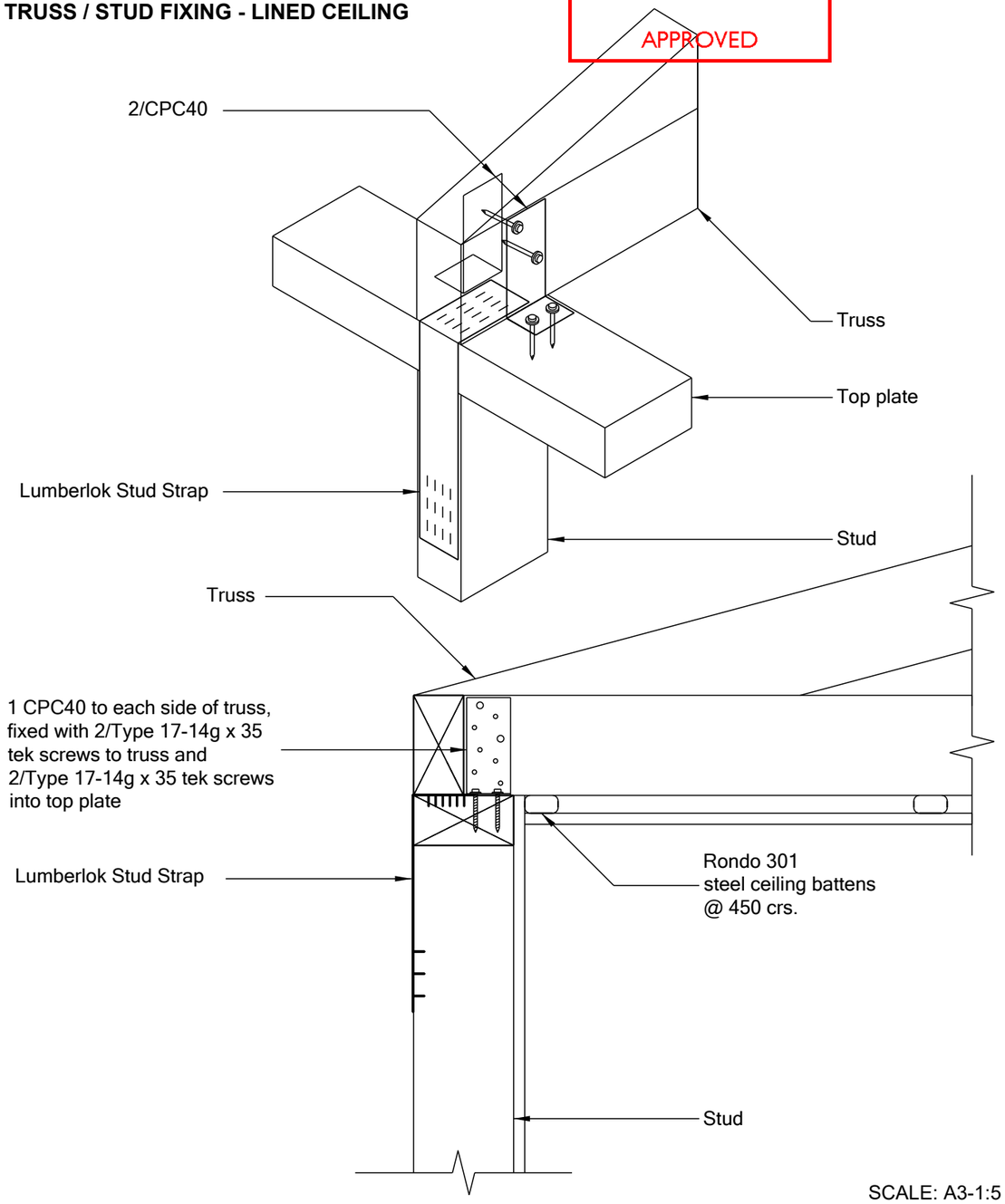
TRUSS FIXING DETAILS

TRUSS / STUD FIXING



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TRUSS / STUD FIXING - LINED CEILING



SCALE: A3-1:5

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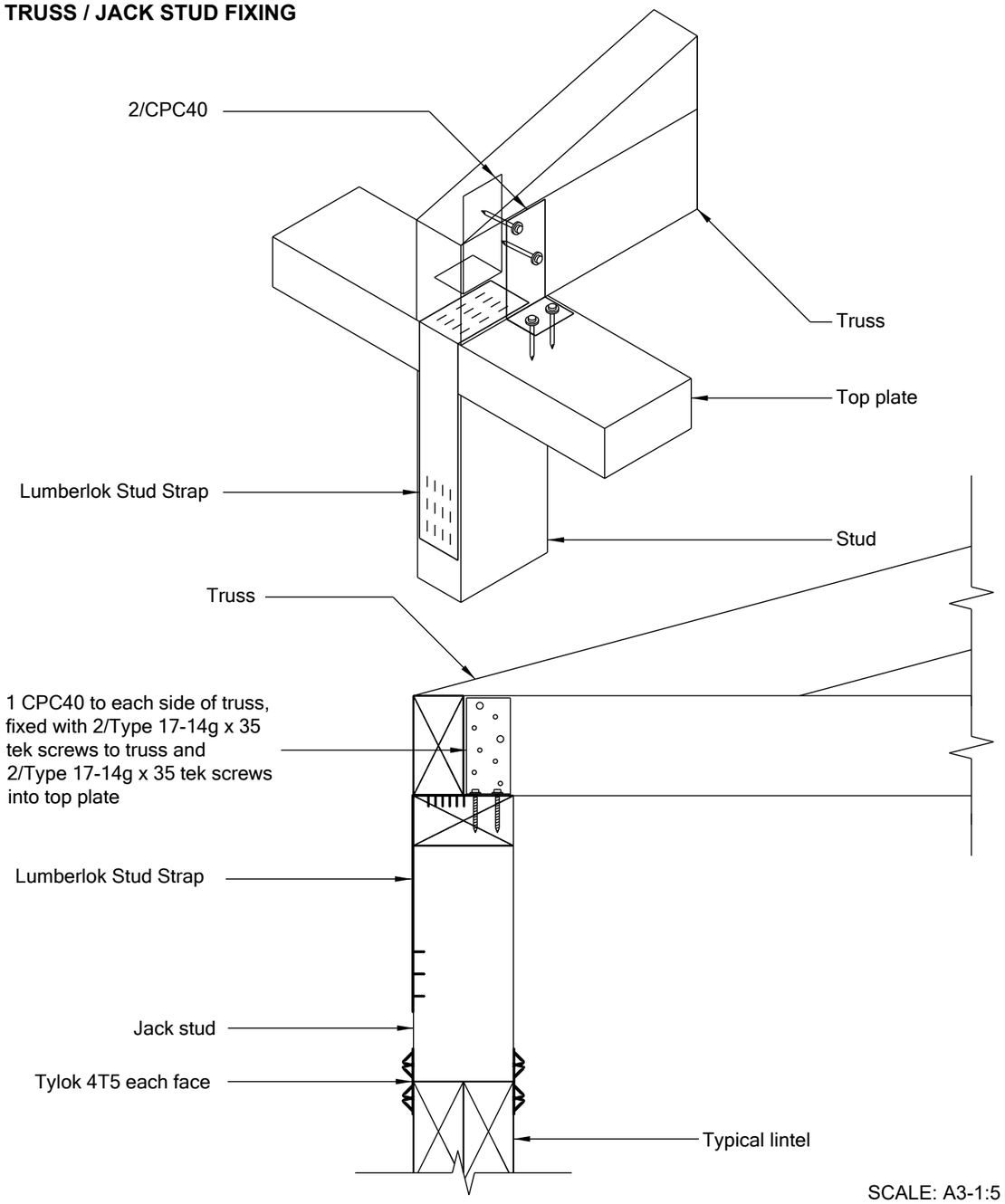
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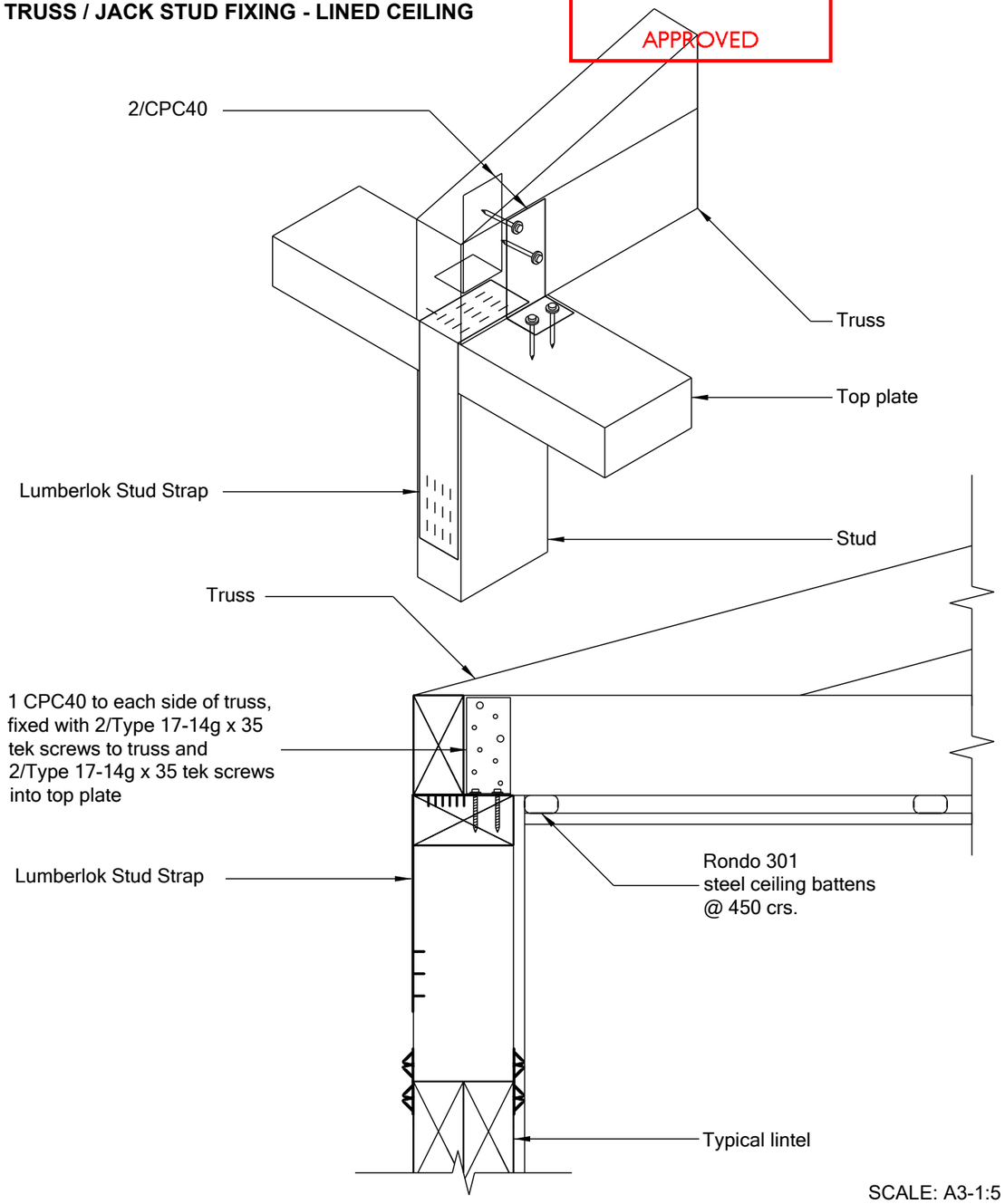
TRUSS FIXING DETAILS

TRUSS / JACK STUD FIXING



SCALE: A3-1:5

TRUSS / JACK STUD FIXING - LINED CEILING



SCALE: A3-1:5

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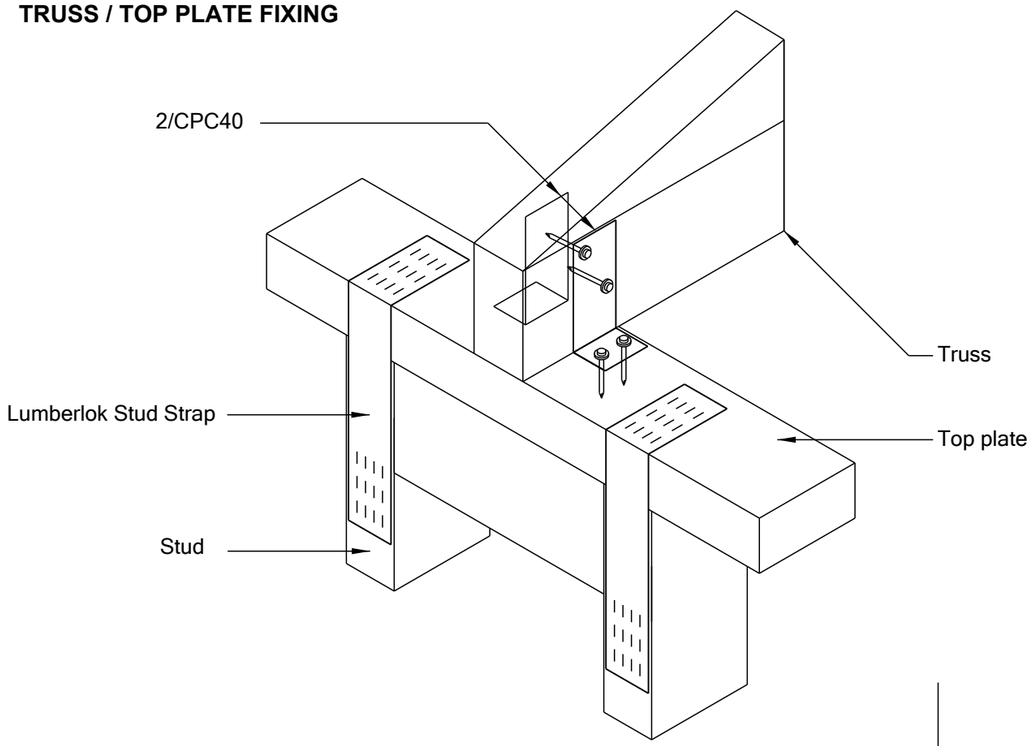
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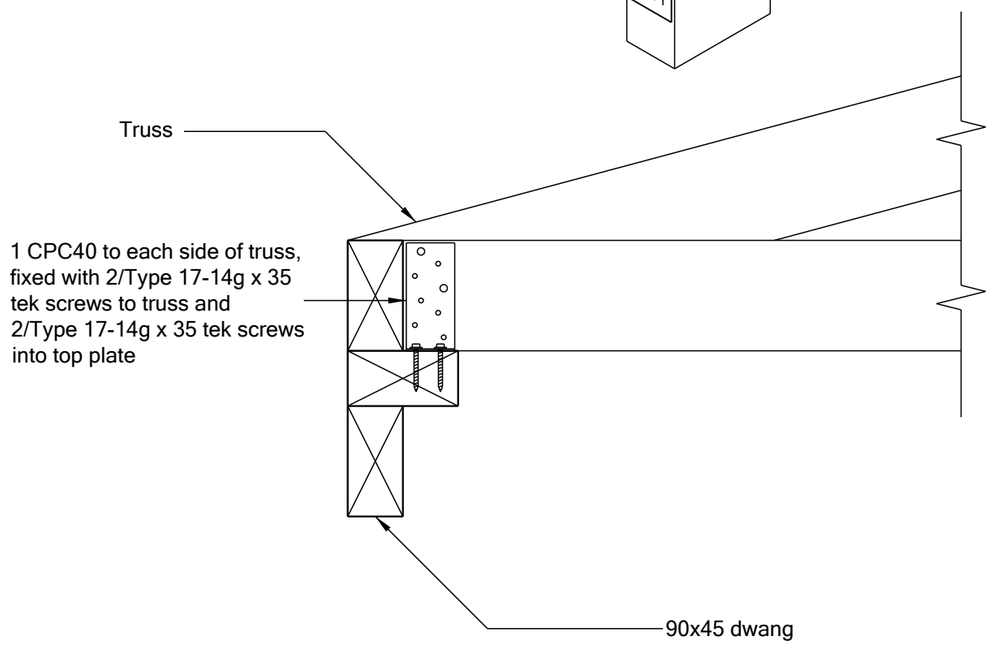
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TRUSS FIXING DETAILS

TRUSS / TOP PLATE FIXING





SCALE: A3-1:5

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Truss Fixing Details

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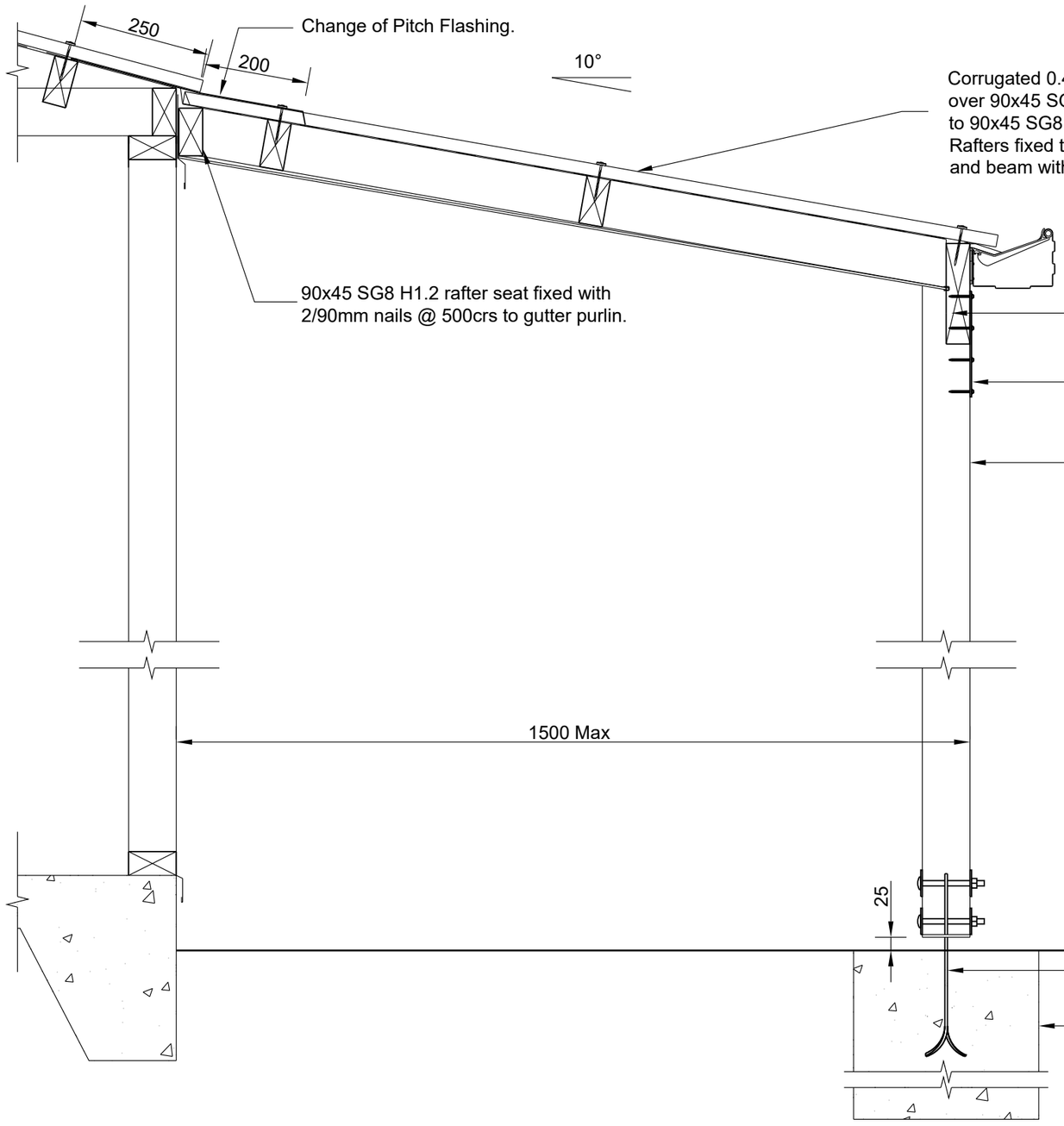
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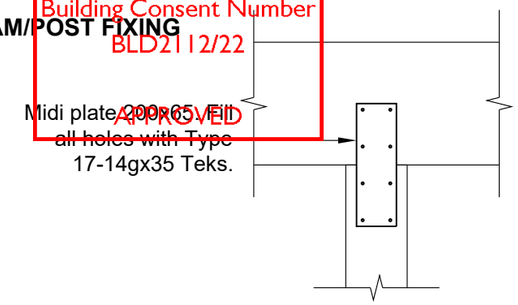
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VERANDAH UP TO 1500mm WIDE MAX.



Scale A3-1:10

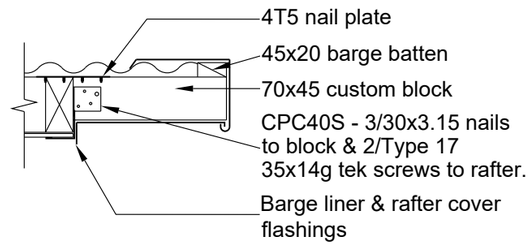
BEAM/POST FIXING

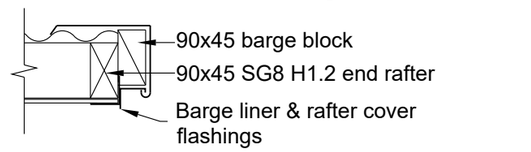


DURABILITY NOTE:

All midi plates, brackets, bolts, nuts, washers and nails to be galv.

BARGE DETAILS





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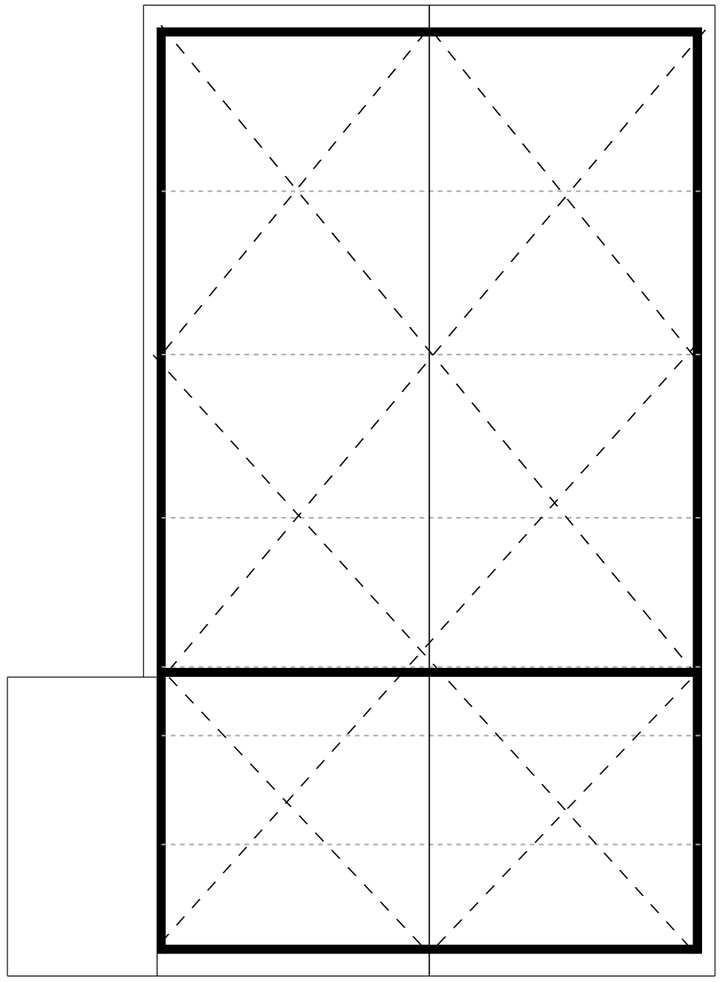
APPROVED

ROOF BRACING

EXPLANATION

Using a diaphragm approach, the roof is braced using a series of Lumberlok Strip Brace patterns in the plane of the truss top chords to transfer the bracing demand to the top plates. The loads at the top plate level are then transfered to the foundation through the wall bracing system.

ROOF BRACING PATTERN LAYOUT



Scale: NTS

FIXINGS

Each single row of Lumberlok Strip Brace to be tensioned up and laid over the top of the purlins. Fix each end with 5/30x3.15 nails and fix crossings with 2/30x3.15 nails.

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Roof Bracing

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WALL BRACING DEMAND

EARTHQUAKE BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.10 - Bracing demand for various combinations of cladding for single and two-storey buildings on concrete slab-on-ground (2 kPa floor load, soil type D/E, earthquake zone 3)

Roof cladding	Single storey cladding	Roof pitch degrees	Single storey walls
Light roof	Light	15°	6 BU/m2

Multiplication factors	EQ zone = 1 Soil class = D&E Deep to very soft	0.5
Earthquake demand		3 BU/m2

Using factors based on ratios in AS/NZS1170.0:2002, part 5 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.5
EARTHQUAKE DEMAND REQUIRED (Along and Across)	1.5 BU/m2
BL 10.200m x BW 6.000m = 61.2m2	**61.2m2 x 1.5 BU/m2** **92 BU**

WIND BRACING DEMAND

Using NZS 3604:2011, Section 5 Bracing Design, Table 5.6 - Wind bracing demand for single or upper storey wall (BU/m).

Single or Upper Floor level to apex (H)	Roof height above eaves (H)	High Wind Zone Across	High Wind Zone Along
4 m	2 m	40 BU/m	45 BU/m

In wind zones other than High, multiply the figure above by the appropriate factor given opposite.	High = 1	
Wind demand with wind zone factor applied.	**Across** 40 BU/m	**Along** 45 BU/m

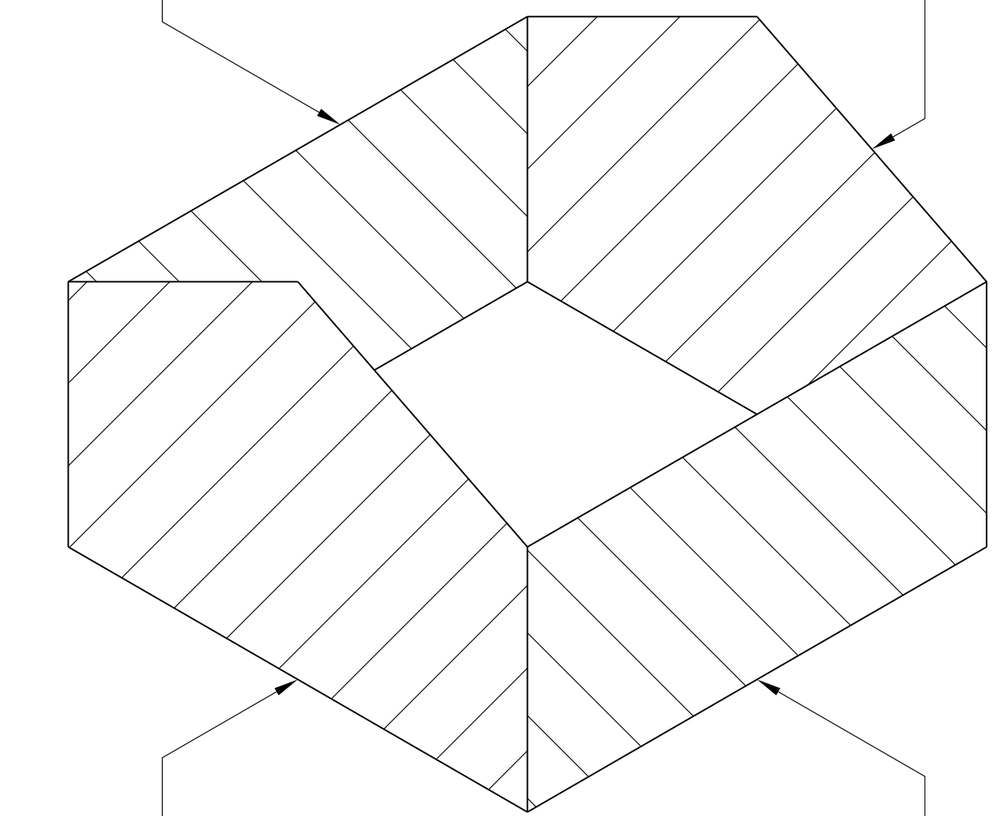
Using factors based on ratios in AS/NZS1170.0:2002, part 2 from BIL2 - 50 years working life to BIL1 - 50 years working life.

Building Importance Level 1 modification factor.	0.849	
WIND DEMAND REQUIRED	**Across** 34 BU/m	**Along** 38.2 BU/m
	BL 10.200m x 34 BU/m **347 BU**	**BW 6.000m x 38.2 BU/m** **230 BU**

BRACING UNITS DISTRIBUTION

VIEW	50% ALONG (BU)	
	Wind	Earthquake
4	115	46

VIEW	50% ACROSS (BU)	
	Wind	Earthquake
3	174	46



VIEW	50% ACROSS (BU)	
	Wind	Earthquake
1	174	46

VIEW	50% ALONG (BU)	
	Wind	Earthquake
2	115	46

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Wall Bracing Demand

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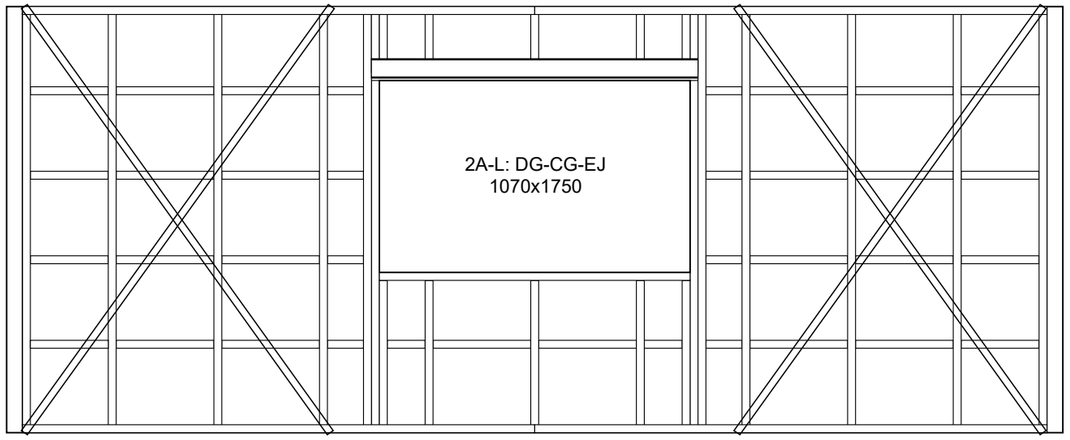
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BU ACHIEVED - VIEW 1



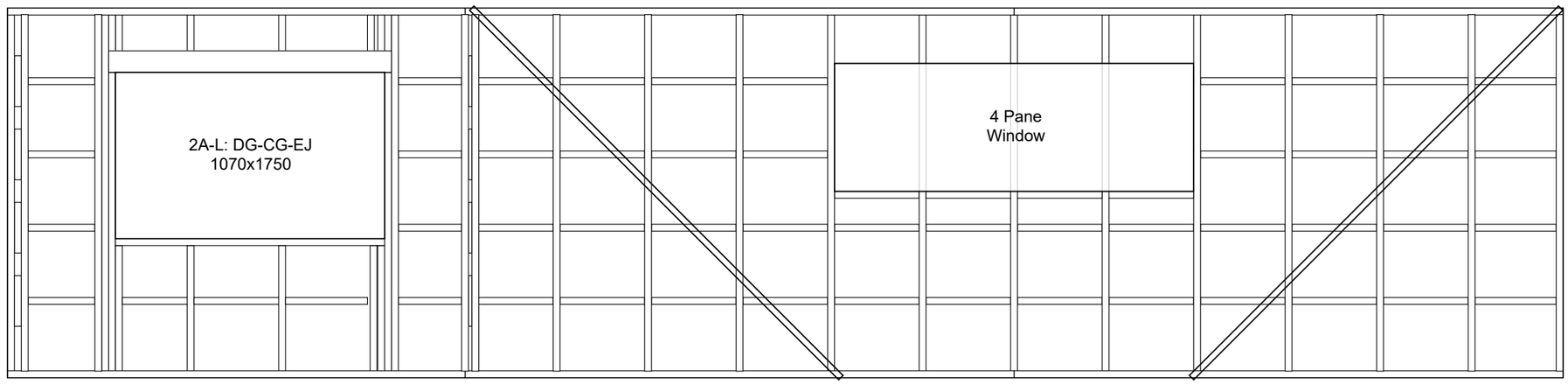
Cladding			
Wind BU			
EQ BU			

Hardware	MBX6-55-24		MBX6-55-24
Wind BU	135		135
EQ BU	45		45

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	174	46
Achieved	270	90

Scale NTS

BU ACHIEVED - VIEW 2



Cladding			
Wind BU			
EQ BU			

Hardware	MBA6-45-24		MBA6-45-24
Wind BU	84.5		84.5
EQ BU	28		28

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	115	46
Achieved	169	56

Scale NTS

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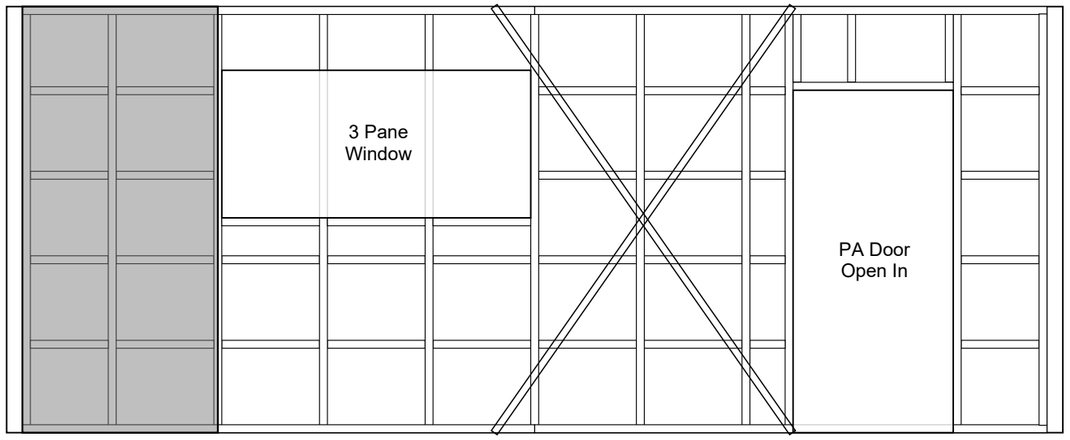
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BU ACHIEVED - VIEW 3

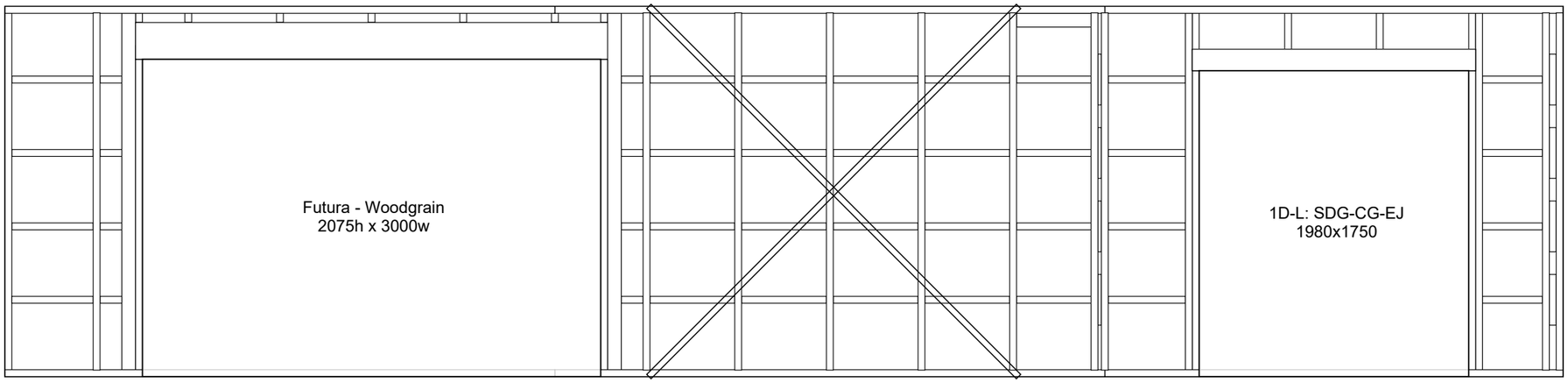


Cladding				
Wind BU				
EQ BU				
Hardware	EP1-06-24 x 1.1m		MBX6-55-24	
Wind BU	105		135	
EQ BU	116		45	

SUMMARY - ACROSS (BU)		
	Wind	EQ
Required	174	46
Achieved	240	161

Scale NTS

BU ACHIEVED - VIEW 4



Cladding			
Wind BU			
EQ BU			
Hardware		MBX6-45-24	
Wind BU		169	
EQ BU		56	

SUMMARY - ALONG (BU)		
	Wind	EQ
Required	115	46
Achieved	169	56

Scale NTS

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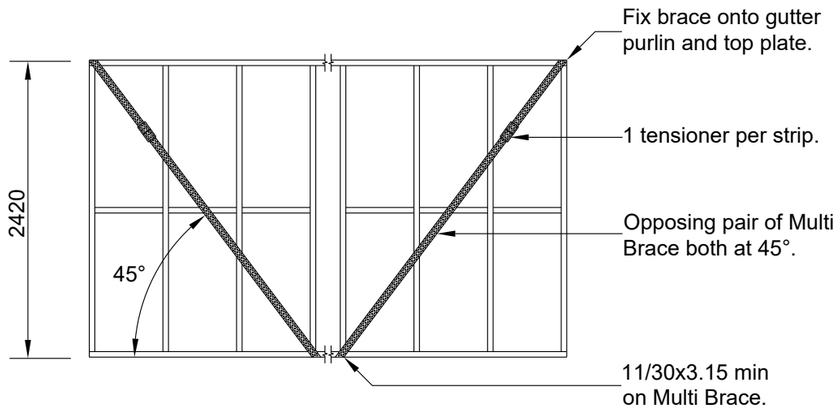
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BRACING ELEMENT: MBA6-45-24

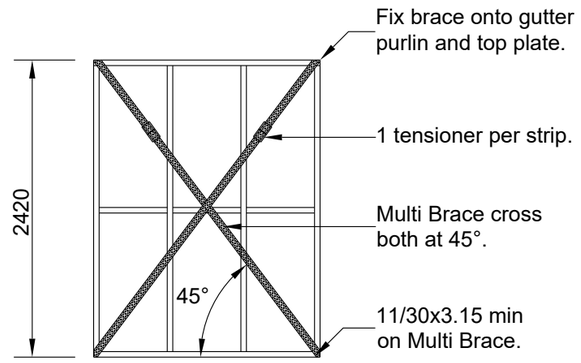
Total BU/m per Pair	Wind	169
	Earthquake	56



Scale A3-1:50

BRACING ELEMENT: MBX6-45-24

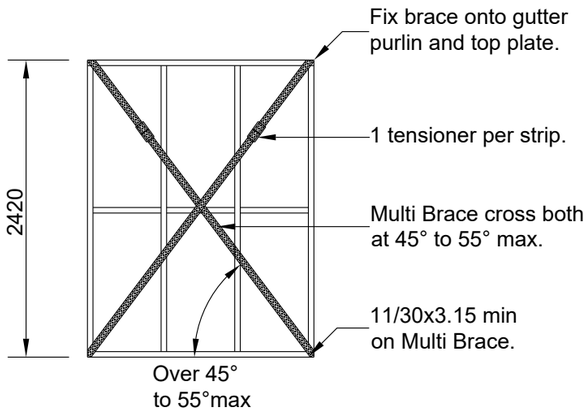
Total BU/m per Cross	Wind	169
	Earthquake	56



Scale A3-1:50

BRACING ELEMENT: MBX6-55-24

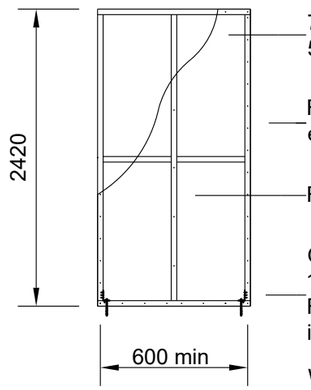
Total BU/m per Cross	Wind	135
	Earthquake	45



Scale A3-1:50

BRACING ELEMENT: EP1-06-24

Total BU/m	Wind	95
	Earthquake	105



Within the length of the bracing element, bottom plate are fixed in accordance with the requirements of NZS 3604:2011.

Scale A3-1:50

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Bracing Elements

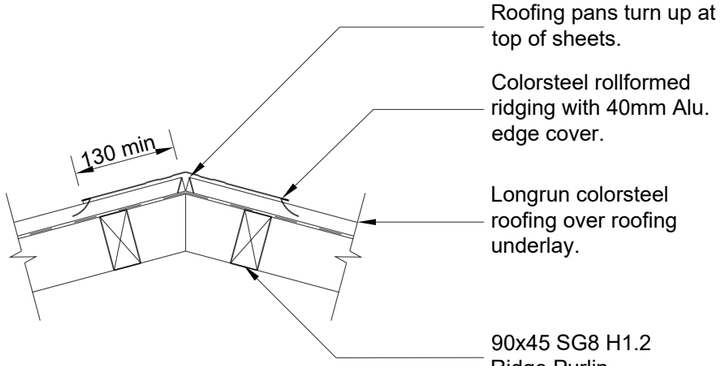
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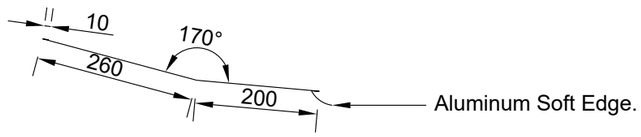
RIDGING DETAIL



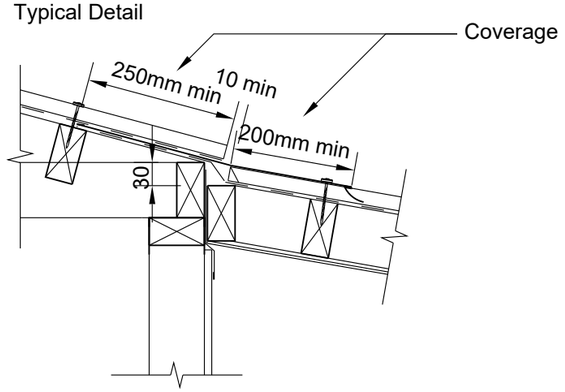
Scale A3-1:10

CHANGE OF PITCH DETAIL

0.55mm Minumum BMT of steel as per E2 4.3.4 NZBC

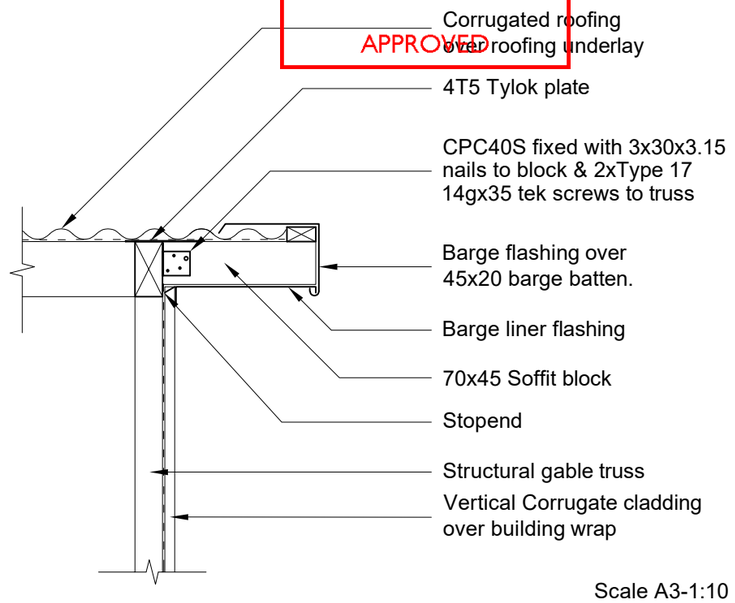


Typical Detail



Scale A3-1:10

SOFFIT BARGE DETAIL



Scale A3-1:10

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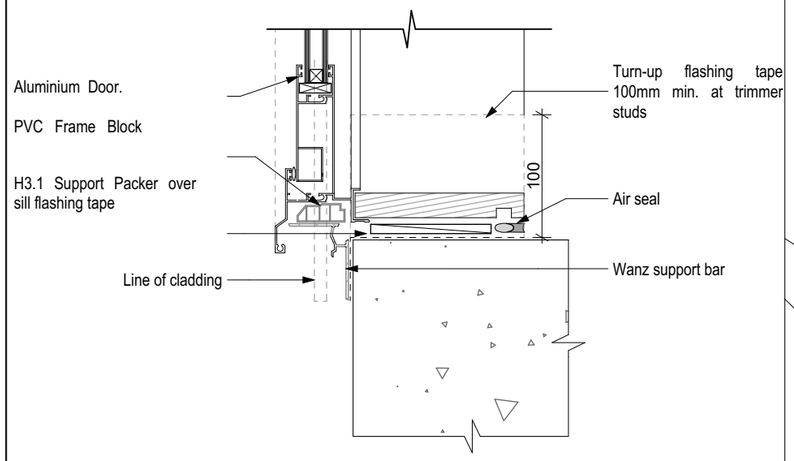
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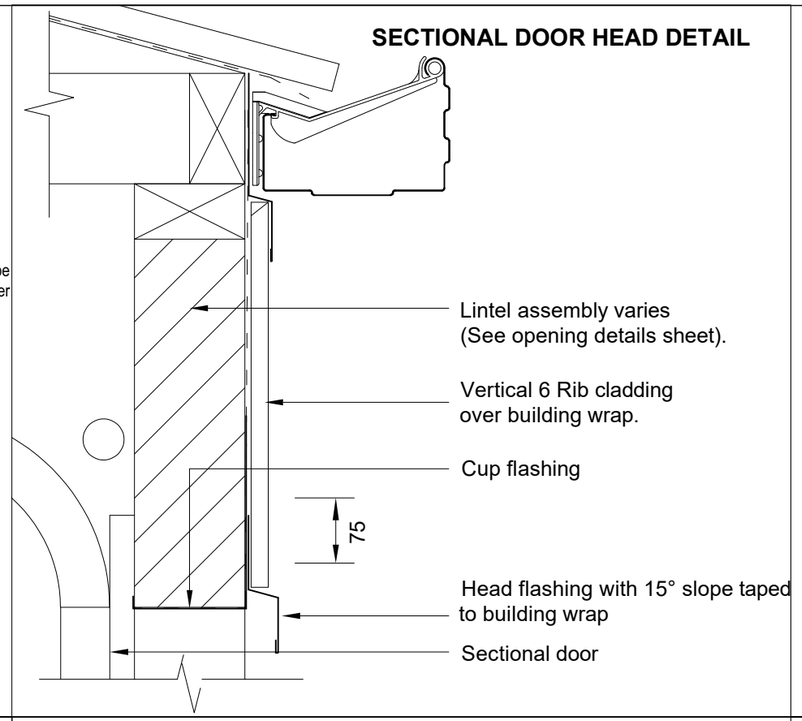
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ALUMINIUM DOOR SILL DETAIL

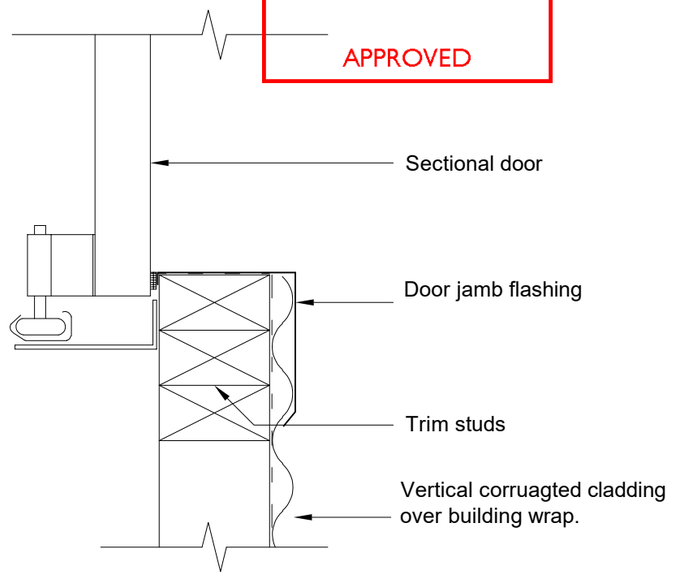
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SECTIONAL DOOR HEAD DETAIL

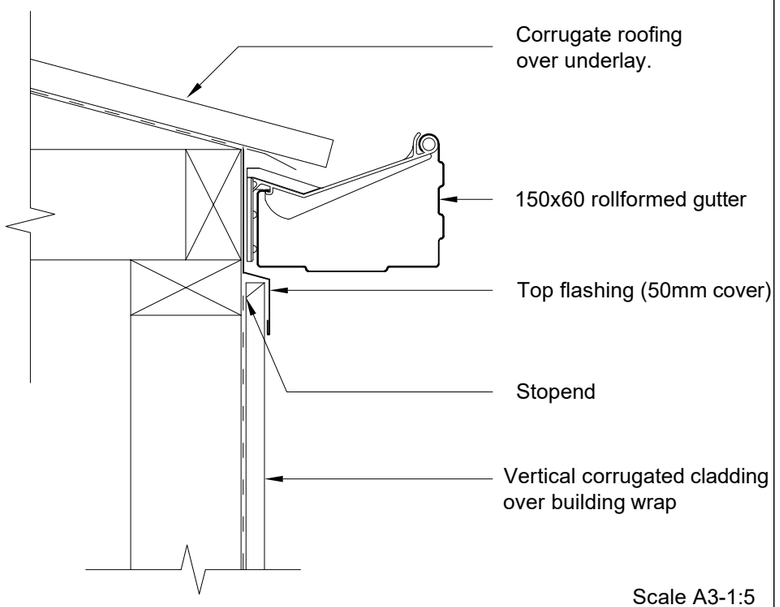


SECTIONAL DOOR JAMB DETAIL



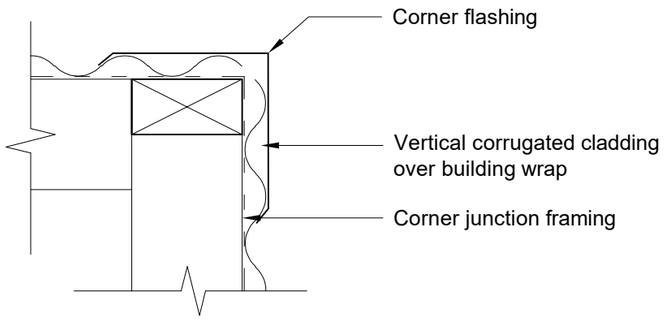
Scale A3-1:5

GUTTER DETAIL



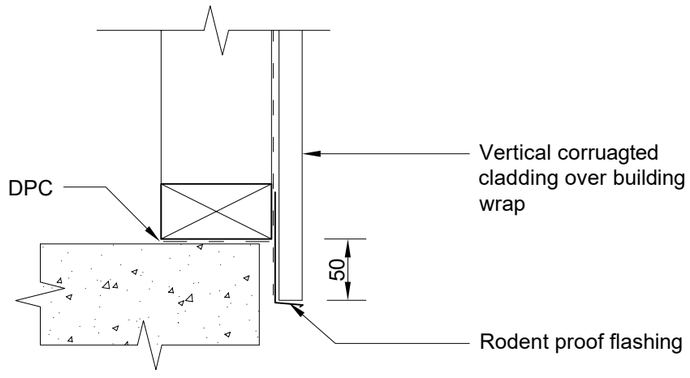
Scale A3-1:5

CORNER FLASHING DETAIL



Scale A3-1:5

BASE FLASHING DETAIL



Scale A3-1:5

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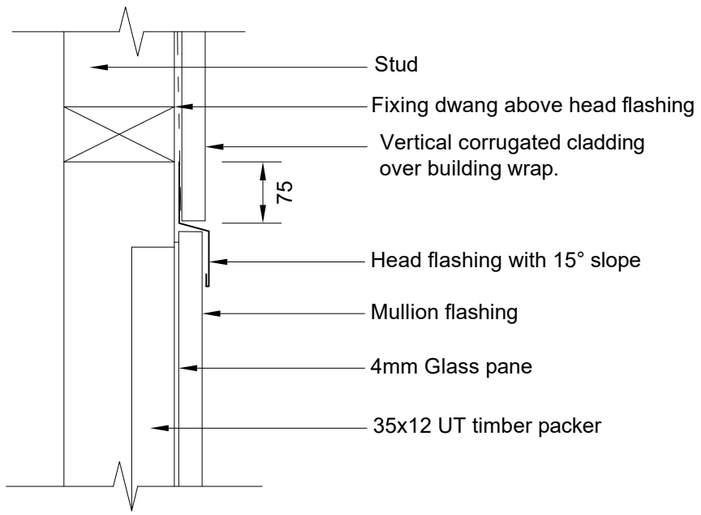
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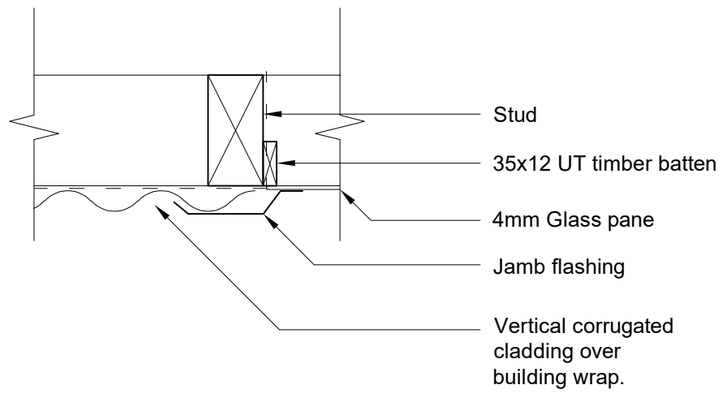
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STANDARD WINDOW HEAD DETAIL



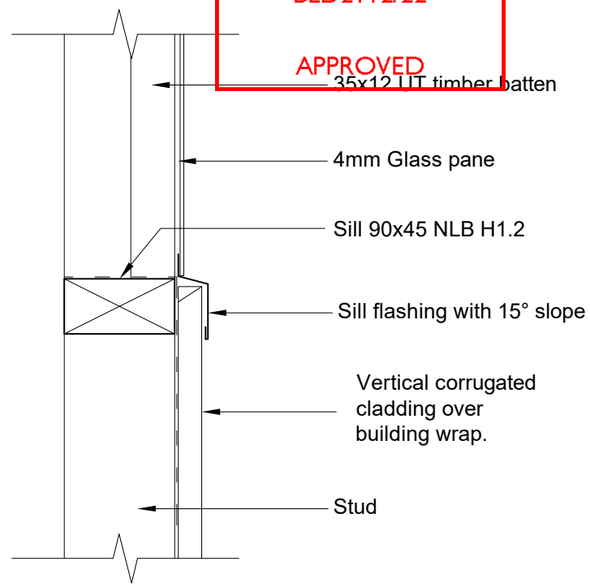
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STANDARD WINDOW JAMB DETAIL



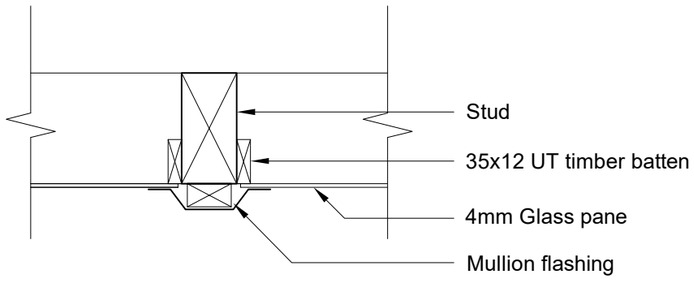
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STANDARD WINDOW SILL DETAIL



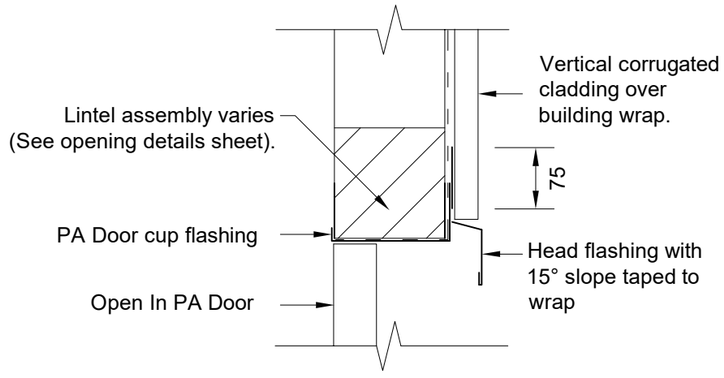
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STANDARD WINDOW MULLION DETAIL



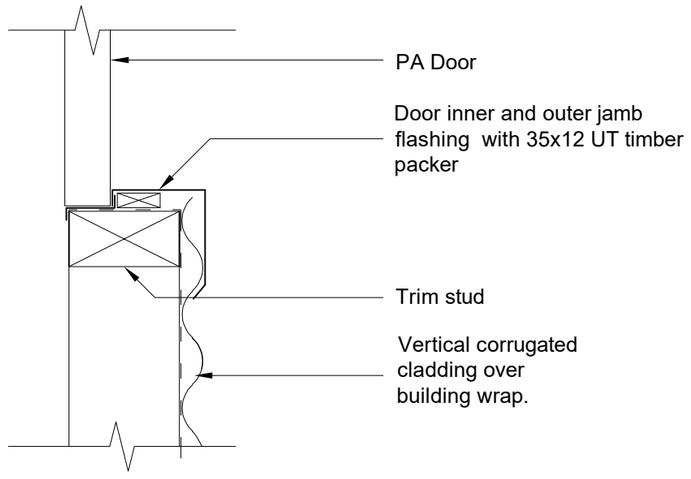
Scale A3-1:5

PA DOOR HEAD DETAIL



Scale A3-1:5

PA DOOR JAMB DETAIL (OPEN IN)



Scale A3-1:5

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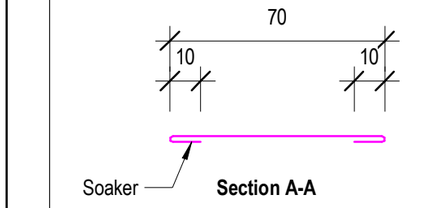
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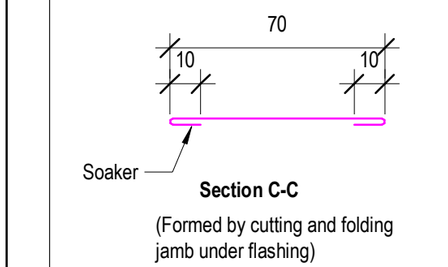
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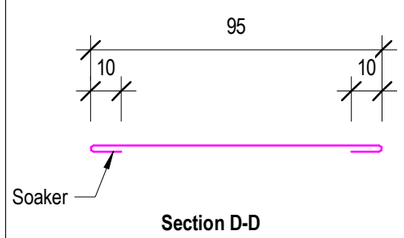
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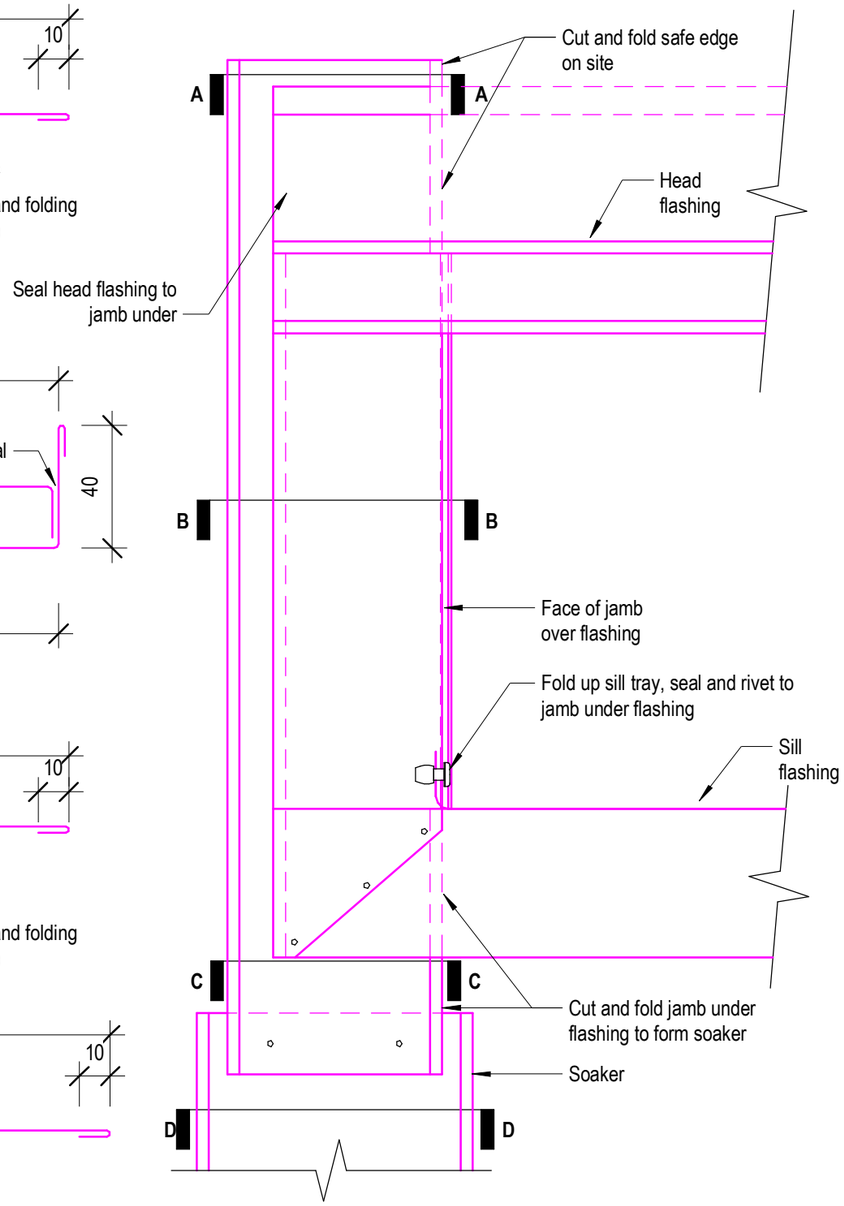
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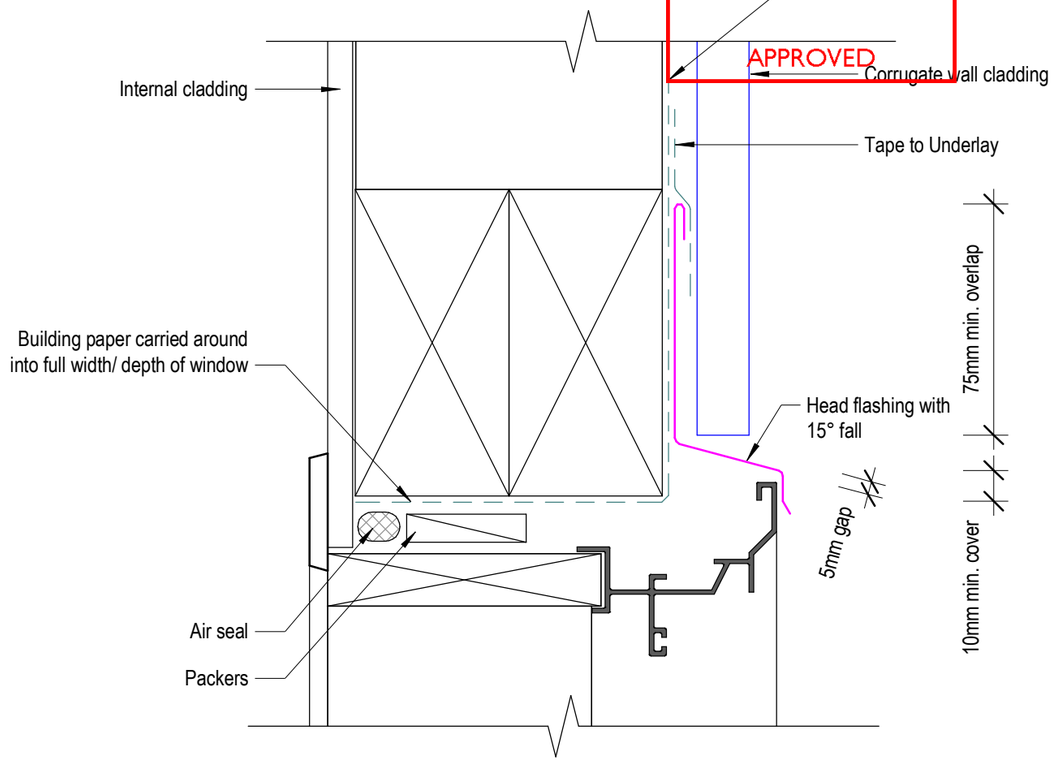








Window - Flashing



NOTE:
1. Architraves are shown for consistency only, detail may be used with rebated liner.

Window - Head

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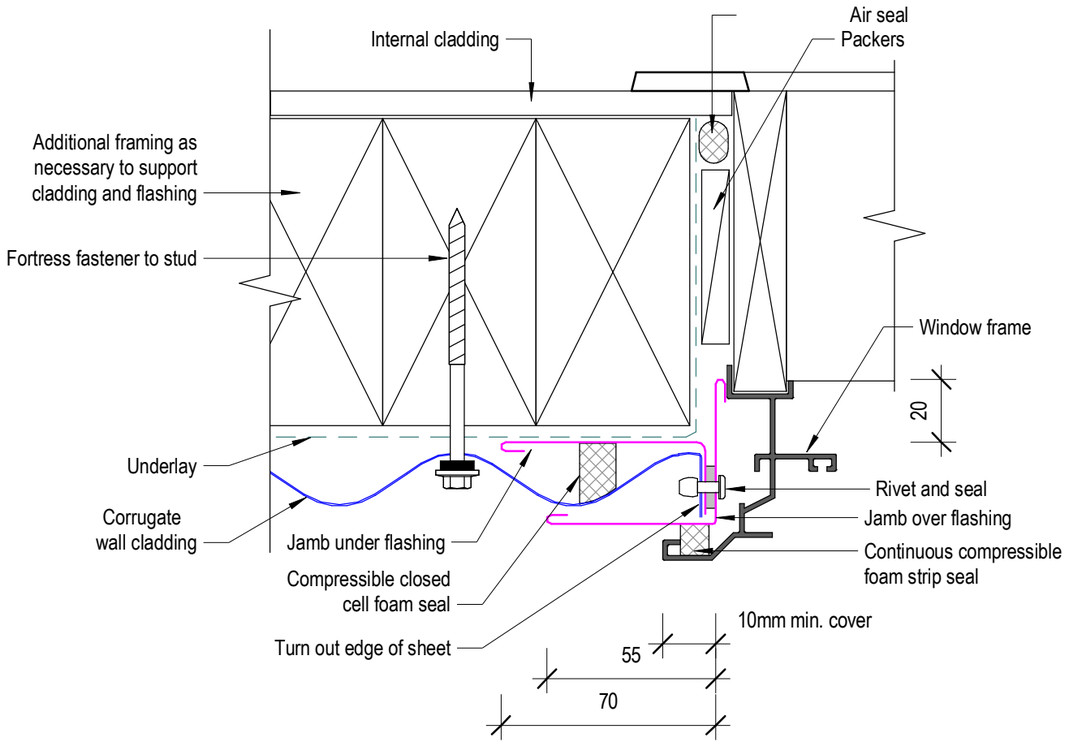
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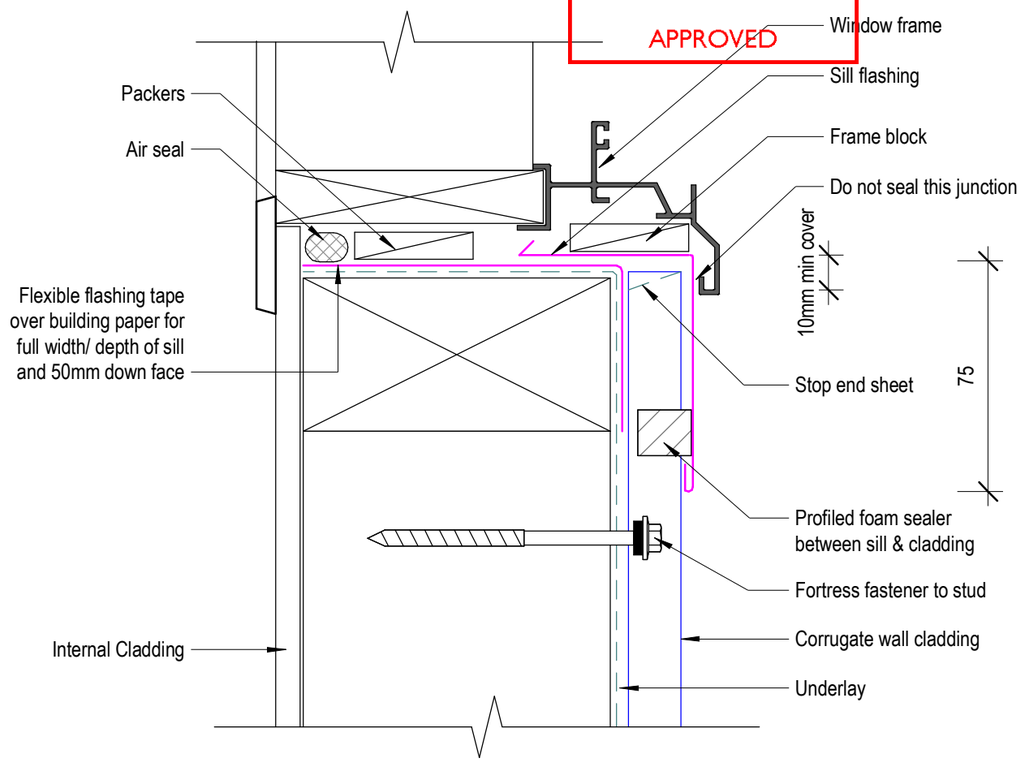
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Waikato District Council
Building Consent Number
BLD2112/22
APPROVED



NOTES:
1. Window profile to be selected to achieve cover shown in details.
2. Architraves are shown for consistency only, detail may be used with rebated liner.

Window - Jamb



NOTES:
1. Window profile to be selected to achieve cover shown in details.
2. Architraves are shown for consistency only, detail may be used with rebated liner.
3. Make allowance between packer at sills for support brackets for large windows. Sash support brackets require specific design, and shall be supplied by the window manufacturer.

Window - Sill

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MiTek New Zealand Limited
MITEK® LUMBERLOK® BOWMAC®

Versatile® Building Better

For: Ashley Budd
54 Munns Road
Raglan
3296

VB2000

Flashing Details

Sheet 32 of 32

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SITE SUITABILITY REPORT

57 Munns Rd
Te Mata
P20470



Client: CKL Ltd

By: CB

Date: 4th October 2020

Email: James@probase.co.nz

REPORT SUMMARY

Probase Engineering was engaged by CKL Ltd. to carry out a site suitability investigation at 57 Munns Road, Te mata. CKL Ltd propose to subdivide the existing site.

This report is for resource consent purposes only. Further investigations will be required for building consent purposes.

Document Set ID: 3285049
Version: 2, Version Date: 15/10/2026

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Report Prepared for: **CKL Ltd.**

Note: The information contained in this document is solely for the use of the Client identified above for the purpose for which it has been prepared and the Author undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

Revision:	Date:	Details:	Prepared by:	Reviewed by:
0	4/11/20	Final	CB	JH

Quality Assurance Statement:	
Responsibility	**Signature**
Charlie Banks **NZDE (Civil), MEngNZ**	
James Harper **BEngTech (Civil), CMEngNZ**	

James Harper is a Chartered Member of Engineering New Zealand and a Registered Producer Statement Author for the Waikato Building Consent Group: Registration #535.

Document Set ID: 3285049
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Summary

The following provides a summary of the preliminary recommendations Probase Engineering proposes for the subdivision of 57 Munns Road, Te Mata.

- **Liquefaction Assessment**
  - Soils are mapped as Walton Subgroup, Early Pleistocene - Middle Pleistocene river and igneous deposits.
  - Groundwater was not encountered at depths shallower than **4000mm.**
  - Liquefaction vulnerability classified as **low**.

- **Slope Stability Assessment**

Lot Number	Recommendations for slope stability
Lot 1	Further investigations shall be required upon finalization of proposed dwelling location at Building Consent stage.
Lot 2	Further investigations shall be required upon finalization of proposed dwelling location at Building Consent stage.

  - Refer to section *2.5 Slope Stability Analysis* for more detail.

- **Foundations**:
  - Waffle raft type foundations - site class **'M'** in accordance with the guidance and details provided in AS 2870:2011
  - SED piles to mitigate expansive **'M'** class soils.
  - **Further testing will be required at building consent stage to confirm preliminary recommendations.**

- **Waters:**
  - Probase Engineering recommends the use of above ground detention tanks to mitigate stormwater discharges (with a portion available for potable water use for a new dwelling). It is recommended that the overflow pipe is directed to a swale or soakage trench.
  - Wastewater treatment and disposal via either Primary or Secondary Treatment.
  - Specific engineering investigation, assessment and design will be required by a suitably qualified engineering professional at the building consent stage.

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1.0 Background and Proposed Development

On 14th August 2020 Probase Engineering was engaged by CKL Ltd to carry out a site suitability investigation in support of a resource consent for the proposed subdivision of 57 Munns Road, Te Mata. Refer to Appendix A on the 'Test Location Plan' for further detail.

No previous geotechnical reports for the subject site were available to Probase Engineering at the time of this report.

2.0 Soils Investigation

2.1 Geological Description

The subject site is mapped as the Karioi Volcanic Formation (Alexandra Volcanic Group), Basalt, basaltic andesite and andesite lava, tuffs and volcanic breccia, andesite dikes

2.2 Ground Conditions

Testing to determine ultimate bearing capacity of soils was carried out on 14th August 2020 in accordance with NZS 3604:2011 at four test positions. This is outlined in Appendix A 'Test Location Plan'.

Testing comprised of:

- 4 Machine augers with Shear vane
- 4 Scala Penetrometer tests.
- A visual inspection and walk over of the site.

Refer to Appendix B 'Soil Logs for details on ground conditions within the site.

2.3 Achievement of 'Good Ground'

Expansive soils were encountered during shallow investigations. Therefore, soils do not meet the definition of 'Good Ground' in accordance with NZS3604:2011. The expansive soils have been classified as moderate 'M' class in accordance with AS2870:2011.

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2.4 Liquefaction Assessment

A calibrated desktop (Level B) liquefaction assessment has been conducted in accordance with the relevant guidance documents[1]. The assessment employed ground truthing using onsite boreholes to 4000mm below existing ground level and calculation of peak ground acceleration.

The following factors were employed in the determination of liquefaction risk:

- Material characteristics that are/are not likely to liquefy in a seismic event in accordance with Table 4.3 of the guidance documents[1].
- Max allowable depth to groundwater **4000mm**.
- Design peak ground acceleration for the 1 in 500-year average recurrence interval earthquake event (ultimate limit state (ULS) is calculated[2] in accordance with NZS 1170.5:2004. Maximum allowance to be 0.30g in accordance with table 4.3 of the guidance documents[1].

Table 2.4.1: Liquefaction Parameters

Lot Number	Soil Category	Likely to liquefy in a seismic event (Y/N)	Depth to Groundwater (mm)	Design peak ground acceleration (max 0.30g)
Lot 1	Karioi Volcanic Formation	N	Not encountered	0.27g
Lot 2	Karioi Volcanic Formation	N	Not encountered	0.27g

Based on the above information, given the age and lithology of the site, Probase Engineering classifies the sites as having a **'Low Liquefaction Vulnerability'**. Foundations can be designed to TC1 specifications, which encompasses the foundation recommendation made in this report. Considerations should be given to Lot 4 during the building consent stage assessment, the site may require specific engineering design.

[1] Planning and engineering guidance for potentially liquefaction prone land' authored by the Ministry for the Environment and Ministry of Business, Innovation and Employment, Rev 0.1, dated September 2017.
[2] Assumes Class D soils, importance level 2, 50 year design life.

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2.5 Slope Stability Analysis

A slope stability study has been conducted through a site investigation and desktop analysis for the proposed building sites and the following has been identified:

Both lots are accessed by a steep winding driveway off Munns Road that grades from west to east down into an undulating valley.

Table 2.5.1: Topography and significant features.

Lot Number	Topography	Erosion, Slumping or Creep
Lot 1	The proposed building platform for lot one sits at the base of a ridge with the slope above the platform grading generally from west to east at a moderate to steep grade. The site undulates and slopes towards the south and west towards a creek that discharges to the Te Mata stream approx. 50m from the building site.	Some erosion from cattle tracks, and some erosion on the northern slopes.
Lot 2	A large ridge runs adjacent to the northern boundary of the site with slopes grading to the north at steep grades >50° in some areas and grading moderately to steeply towards the east and south. The remaining area of the site is a large undulating valley grading at gently to moderately towards the east bordered by a creek on the southern side of the property.	Some erosion from cattle tracks

Probase Engineering slope stability recommendations are summarised in the table below:

Table 2.5.2: Slope Stability Recommendations

Lot Number	Recommendations
Lot 1	Further investigations shall be required upon finalization of proposed dwelling location at Building Consent stage.
Lot 2	Further investigations shall be required upon finalization of proposed dwelling location at Building Consent stage.

2.6 Building Development Recommendations

A preliminary assessment of the soils logs has deemed the following foundation options suitable:

- Waffle raft type foundation - site class **'M'** in accordance with the guidance and details provided in AS 2870:2011
- SED piles to mitigate expansive **'M'** class soils.

This is based of limited testing and is only for resource consent. Further testing at building consent stage is required to confirm foundations.

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3.0 Stormwater Management

3.1 Stormwater Requirements for Proposed Development

Stormwater Management for the proposed new lots will comprise of utilizing detention tanks to accommodate temporary detention storage on-site for roof water runoff using a controlled outflow device.

Controlled outflows must be designed to match pre-development, equivalent greenfield flows and be discharged downstream.

It is recommended that the overflow pipe is directed towards a swale or dispersal trench. Secondary drainage for the 50-year, 2% AEP storm event or larger will pass through the tanks and be discharged into the swale or dispersal trench. Overflows will be released (at a rate equivalent to Greenfields flows) to the natural downstream environment.

3.2 Stormwater Design

When roof areas are known, detention storage in the water tanks (and thus the height of the outflow orifice) can be determined. The following factors will be used:

Existing Site

- To calculate existing runoff: peak 10 year, 10% AEP, 10-minute storm – 88.7mm/hr (HIRDS V4 historical data rainfall figure, no allowance for climate change).
- Coefficient of runoff for existing site – 0.30.

Developed Site

- To calculate post-development runoff: peak 10 year, 10% AEP, 10-minute storm 95.6mm/hr (HIRDS V4 rainfall figure, RCP2.6).
- Coefficient of runoff for roof area is 0.95.
- Surface water runoff volume for the developed site to be determined for the 60-minute critical storm event.
- Detention storage must be designed based on Regional Infrastructure Technical Specification (RITS) March 2018, Section 4, Stormwater, comprising of hydraulic modeling data using 24-nested design storms.

Secondary Drainage

Secondary drainage in the event of blockage/failure of the primary system will cause surcharging of the system.

The secondary flow path must provide passage for stormwater in the event that the primary system is blocked or at capacity. As per Clause 4.1.3 of RITS, the secondary stormwater flow path shall be capable of conveying the 100-year ARI storm event within a defined path and without causing undue risk or damage to persons or property.

When final levels of the site are determined this should be confirmed to ensure a defined secondary flow path can be provided from the site to meet this requirement.

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3.3 Stormwater Design Summary

- All roof water from the proposed new development will be directed to new rainwater tanks. Temporary detention storage will be calculated for a 10-year, 10% AEP storm event. The remaining water in the tanks (permanent storage) will be available for water supply. Refer to Figure 3.3.

- Outflows from the tanks will be attenuated at a rate equivalent to the pre-development Greenfields flow via a small diameter orifice (uPVC pipe).

- Overflows from the water tanks during heavy rain, for storms in excess of 10% AEP 10year storm event, will simply pass through the water storage tank via an overflow pipe. Excess flows will be stored in and released from a new swale/soakage trench which will allow overflow to naturally dissipate.

- The location for the swale is to be determined onsite and is required to be located more than 3.0m away from the house footings and a minimum of 1.5m from adjacent boundary lines.

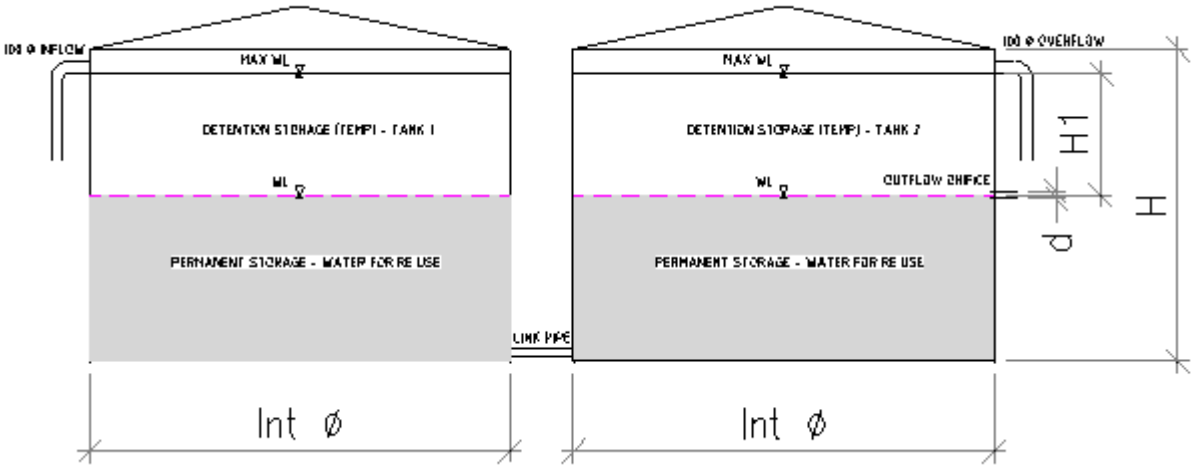


Figure 3.3 Schematic of Above Ground Water Detention Tanks

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4.0 Wastewater and Water

The design must be in accordance with current standard AS/NZS 1547:2012 and up-to-date engineering practice in on-site wastewater disposal.

4.1 Land Application Options for Treated Wastewater

1. Primary treatment - Land application after treatment via discharge control trenches. Discharge to the disposal field is via gravity or pumping.
2. Secondary treatment - Land application after treatment via subsoil drippers lines (irrigation). Discharge to the disposal field, drip line system is via pumping. This option requires ongoing maintenance and associated costs. However, it has the added benefit of recycling water via the irrigation lines, reusing water for plants and gardens.

Both Primary and Secondary wastewater treatment systems are viable options for the lots. Soils investigations revealed that the soil is made up of silty Clay and Clay or Category 4. Please note; Since the sites are of a sloping nature, a primary system may have limited placement areas. This is to be determined at building consent stage.

The following table summarises the design requirements:

Treatment Level:	Disposal Type:	Design Loading Rate (max):
Primary Treatment	Traditional Trenches	5 mm/day
Secondary Treatment	Drip Irrigation	3.5 mm/day

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Appendices

Appendix A Test Location Plan

Appendix B Soil Logs

Appendix C Natural Hazard Risk Assessment

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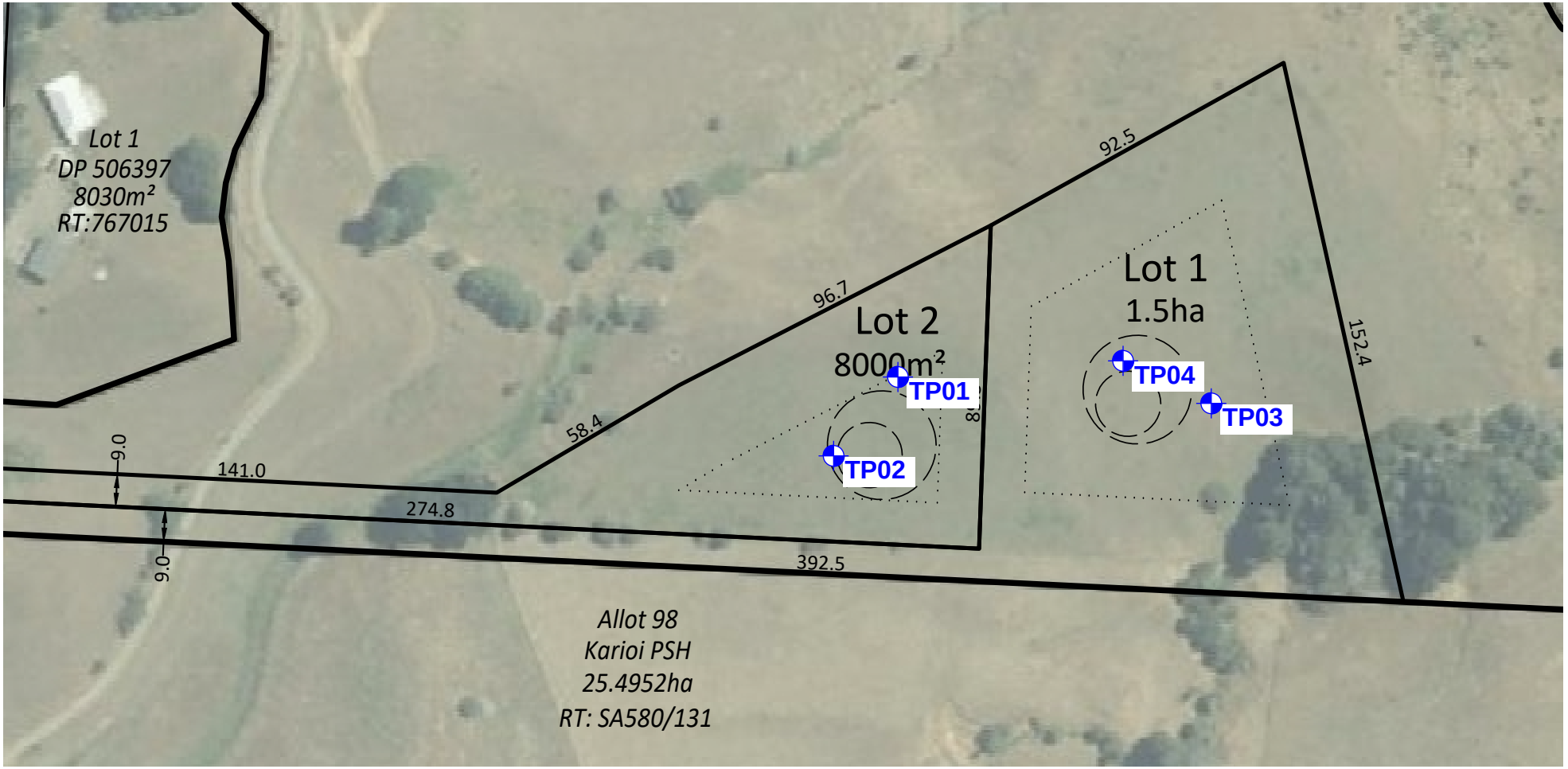
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APPENDIX A

Test Location Plan

Document Set ID: 3285049
Version: 1, Version Date: 15/10/2026
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LEGEND

TP Test Position

PROBASE ENGINEERING FOUNDING EXCELLENCE	Project Title: 57 Munns Road, Te Mata			
	Figure Title: Test Location Plan			
	Author: CB	Date: 14.08.2020	Job No: P20470	Figure: 1

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APPENDIX B

Soil Logs

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PROBASE ENGINEERING — SELECT TRADE PROFESSIONALS

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP01

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	2		0.0: Topsoil		
	3		0.2: silty CLAY - brown, stiff, moist, moderate plasticity		
	3				210+
	3				
0.5	3				
	3		0.6: silty CLAY - minor sand/rock fragments, brownish orange/light brown and brown mix (some pinkish brown and grey streaks), moist, soft,low to moderate plasticity		190/73
	3				
	3				
	3				182/70
1.0	4				
	5				
	4				176/72
	5				
	6				
1.5	5				164/76
	11				
	10				
	6				132/82
	6				
2.0	7				
	10				
	8				
	7				
	7				
2.5	7				
	6				
	7				
	8				158/64
	9				
3.0					
3.5					
4.0					
			EOB 4.0m target depth		
4.5					

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Version: 2, Version Date: 15/10/2026

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SELECT TRADE PROFESSIONALS
PROBASE ENGINEERING

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP02

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	2		0.0: Topsoil		
	2				
	2		0.3: silty CLAY - brownish orange, stiff, moist, moderate plasticity		146/38
	3				
0.5	3				
	3				140/50
	4				
	3				
	3				161/88
1.0	3				
	4				
	3				168/91
	4				
	3				
1.5	4				190/117
	4				
	4				
	6				
	5				176/99
2.0					
			EOB 2.0m target depth		
2.5					
3.0					
3.5					
4.0					
4.5					

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Version: 2, Version Date: 15/10/2026

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PROBASE ENGINEERING — SELECT TRADE PROFESSIONALS

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP03

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	1		0.0: Topsoil		
	2				
	1		0.3: silty CLAY - brownish orange, stiff, moist, moderate plasticity		88/22
	2				
0.5	2				
	1				117/38
	2				
	2				
	2				176/64
1.0	2				
	3				
	3				190/73
	3				
	3				
1.5	2				161/88
	3		from 1600mm minor sand and rock fragments present		
	3				
	3				146/73
	4				
2.0	4				
	4				
	4				
	4				
	4				
2.5	6				
	14				
			2.7: CLAY - Silt and minor sand and rock fragments for first 300mm, grey to light brown, very stiff, dry		UTP
3.0					
3.5					
					210+
4.0			EOB 3.8m clay too stiff to auger		
4.5					

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Version: 2, Version Date: 15/10/2026

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SELECTTRADEPROFESSIONALS PROBASE ENGINEERING

PROJECT:	57 Munns Road, Te Mata	JOB No.	P20470
		DATE:	14.08.2020
CLIENT:	CKL Ltd.	TESTED BY :	CB
NOTES:		HOLE ID:	TP04

Depth (m)	No of Blows	Scala Penetrometer (Blows / 100mm) 2 4 6 8 10	SOIL DESCIPTION	Geo-Unit	UNDRAINED SHEAR (kPa)
	1		0.0: Topsoil		
	1				
	2				
	2		0.4: silty CLAY - brownish orange, stiff, moist, moderate plasticity		80/28
0.5	2				
	2				
	2				100/38
	2				
	3				
1.0	3				160/60
	3				
	2				
	3				210+
	4				
1.5	4				
	4				180/80
	4				
	5				
	4				140/68
2.0					
			EOB 2.0m target depth		
2.5					
3.0					
3.5					
4.0					
4.5					

Document Set ID: 3285849
Version: 2, Version Date: 15/10/2026

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APPENDIX C

Natural Hazard Risk Assessment

Document Set ID: 3285049
Version: 2, Version Date: 05/10/2026
Print Date: 15 October 2026, 2:08 pm

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Risk Assessment: Natural Hazards

Project Name: P20470 - 57 Munns Road, Te Mata **Date: 17th August 2020**

Completed By: CB & ND

Natural Hazard	Risk score			Mitigation Measures	Material Damage if Natural Hazard Occurred
	Likelihood	Consequence	Factor		
Earthquake	1	4	Low	All structures to be built in accordance with the Building Code and other relevant standards. As part of the geotechnical investigations at the site, a Level B liquefaction assessment in accordance with the MBIEs' "Planning and Engineering Guidance for Potentially Liquefaction-prone Land" has been completed - refer to report.	Structural damage, earth movement.
Tsunami	1	5	Low	No mitigating actions possible. Site is above sea level and approx. 8km from the nearest coast line and is not located in a Tsunami Hazard Area as per the Waikato Regional Hazard Maps.	Structural damage, earth movement.
Erosion	2	3	Moderate	Erosion due to cattle were present during site investigations within the immedaiate areas that were tested, some erosion was present on the steeper northern slopes of lot 1.	Structural damage, earth movement.
Volcanic or geothermal activity	1	5	Low	Site is not in the vincinity of active volcanos or geothermal activity.	Structural damage, earth movement.
Landslip	3	4	High	Both Lots have moderate to steep slopes.	Structural damage, earth movement.
Subsidence	1	4	Low	No human inducted activity (ie mining, water extraction) known in the immediate area to cause potential subsidence. No potential natural causes known as site is not near any known fault lines (active or inactive).	Structural damage, earth movement.
Sedimentation	1	1	Low	Sedimentation has the potential to flow from the property during construction. Sediment traps and bagging should be used to caputure sediment during construction phases to mitigate potential sediment flowing to neighbouring properties.	Deposition of soils.
Wind	11	1	High	Site is in an rural, unsheltered area. All structures (bracing) to be built in accordance with the Building Code and other relevant standards (AS/NZS 1170).	Structural damage.
Drought	4	3	High	Soils show expansive properties.	Soil shrinkage.
Fire	1	4	Low	No immediate hazards in the vicinty.	Structural damage.
Flooding	1	4	Low	The site does not sit within a Council defined flood hazard area.	Water damage to property and possessions.

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Relationships between spatial layers **[000047, 000055, 000078]**

The District Plan uses a range of spatial layers that are shown on planning maps including zones, overlays, site-specific controls, development areas and designations. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

Zones

A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible. The spatial area of each zone is shown on the planning maps. Every part of the district (except for roads) is in one zone and the zones do not overlap.

Overlays

As well as zones, there are various overlays (such as Outstanding Natural Landscapes and Significant Natural Areas) and sites/features (such as Historic Heritage buildings). An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.

Site-specific controls

Site-specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area.

Precincts

A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the outcomes anticipated in the underlying zone(s).

Designations

A designation is a provision in a district plan for a public work or project. Only a requiring authority can give notice of a requirement for a designation.

Appeals Version

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Waikato District Council
Te Kaunihera ao Takiwaa o Waikato

■ **P** 07 824 8633 ■ **F** 07 824 8091
■ **Call Free** 0800 492 45
Private Bag 544, Ngaruawahia
www.waikatodc.govt.nz

Land Information Memorandum
Property Maps

54 Munns Road TE HUTEWAI

Created:
Thursday 15 October 2026 10:29:27



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LAND INFORMATION

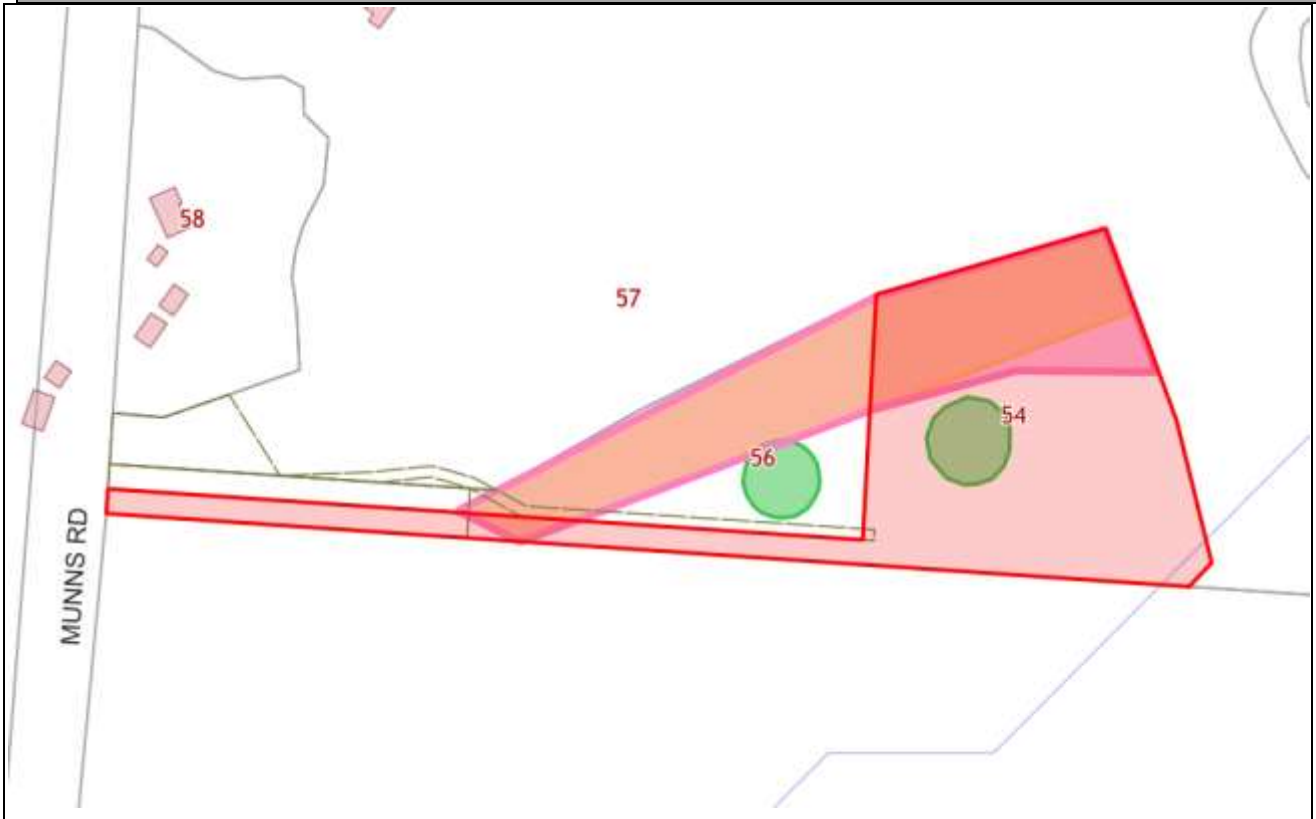
Land Information	
Land No	622986
Linz No /Parcel ID	8288073
Legal Desc	LOT 1 DP 558130 SUBJ TO & INT IN ESMT
Land Area	1.500000

LAND RESOURCE MAP

LEGEND

- Subdivisions
- Subdivision Status
  - 1
  - 2 - Clearance
  - 3 - 223
  - 4 - 224
  - 5 - Declined
- River Environment
- Easement
- Natural Hazard Register
  - Alluvion
  - Erosion
  - Falling Debris
  - Fill
  - Inundation
  - Slippage
  - Subsidence
  - Waikato Coal Measures
- Land Hazards
  - Advisory HAIL
  - Advisory
  - Contamination

MAP



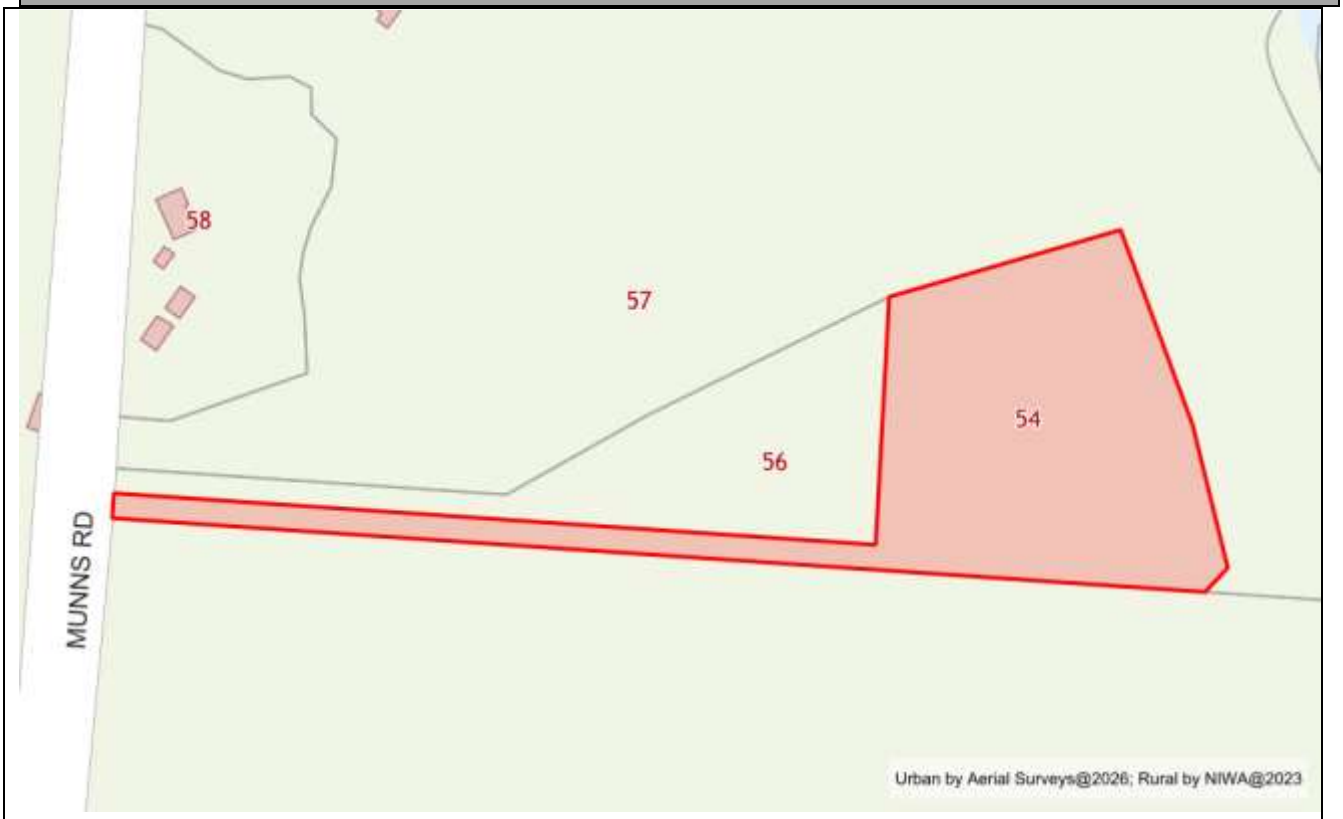
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Land Resource Information			
Property No	2023639	Assessment	06401/378.06
Property Address	54 Munns Road TE HUTEWAI		
Land Hazard HAIL Register			
Hazard Type			
Description			

No data available

Land Cover – Slope	E +F
Land Cover - Rock	(Mo)/Vo
Land Cover – Slope	E +D
Land Cover - Rock	(Mo)/Vo

MAP



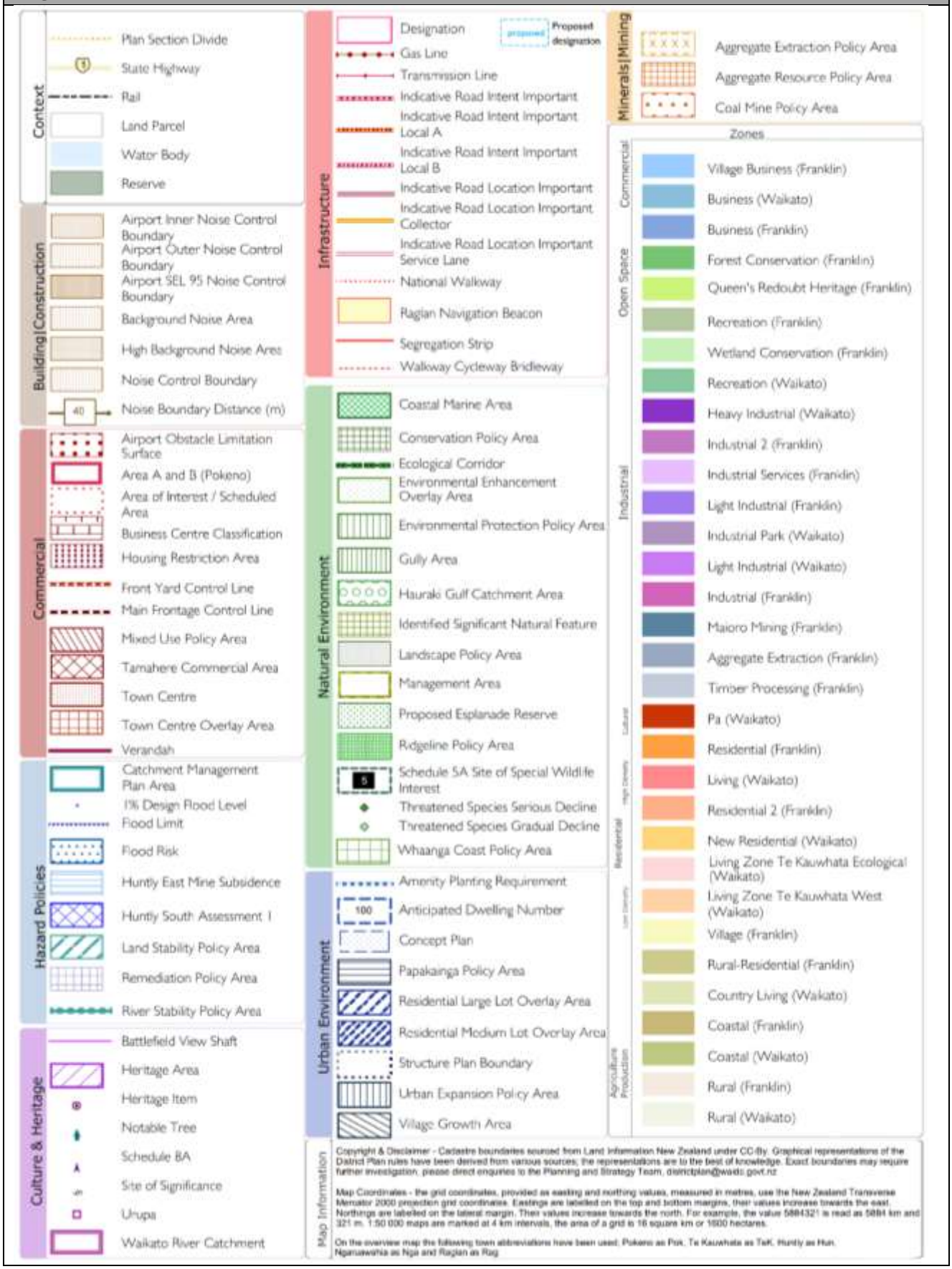
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Operative District Plan Information			
Property No	2023639	Assessment	06401/378.06
Property Address	54 Munns Road TE HUTEWAI		
Zone	Rural,		

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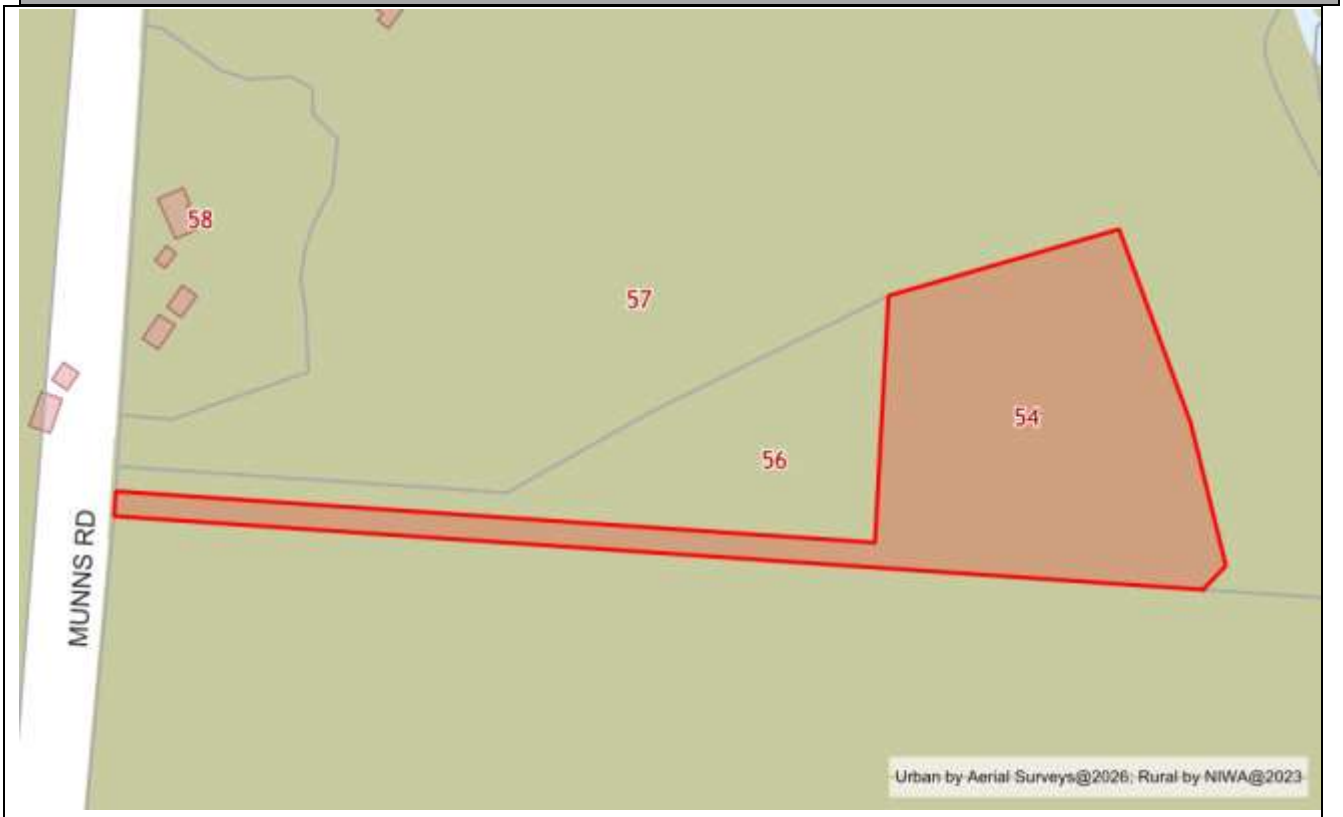
OPERATIVE DISTRICT PLAN MAP

LEGEND



WAIKATO DISTRICT PLAN – OPERATIVE IN PART MAP

LEGEND
Refer Separate Legend
MAP



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Waikato District Plan – Operative in Part Information			
Property No	2023639	Assessment	06401/378.06
Property Address	54 Munns Road TE HUTEWAI		
Zone	GRUZ - General rural zone,		

This information is provided by the Waikato District Council

Waikato District Plan - Operative in Part
Map Legend

OPERATIVE

ZONES

Zones

- MRZ2 - Medium density residential zone 2
- GRZ - General residential zone
- OHI - Ohinewai zone

OVERLAYS

Precincts

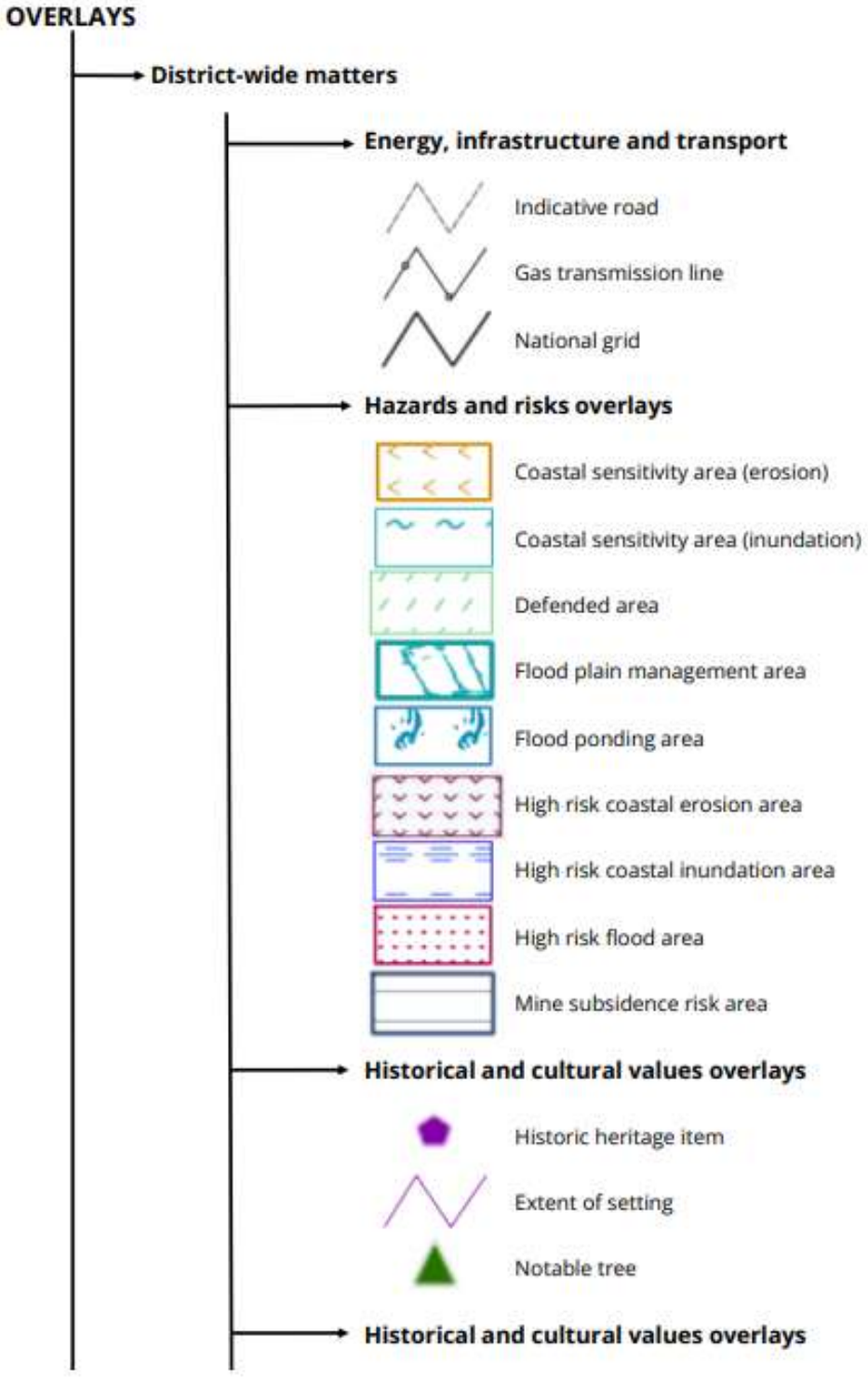
- Precincts

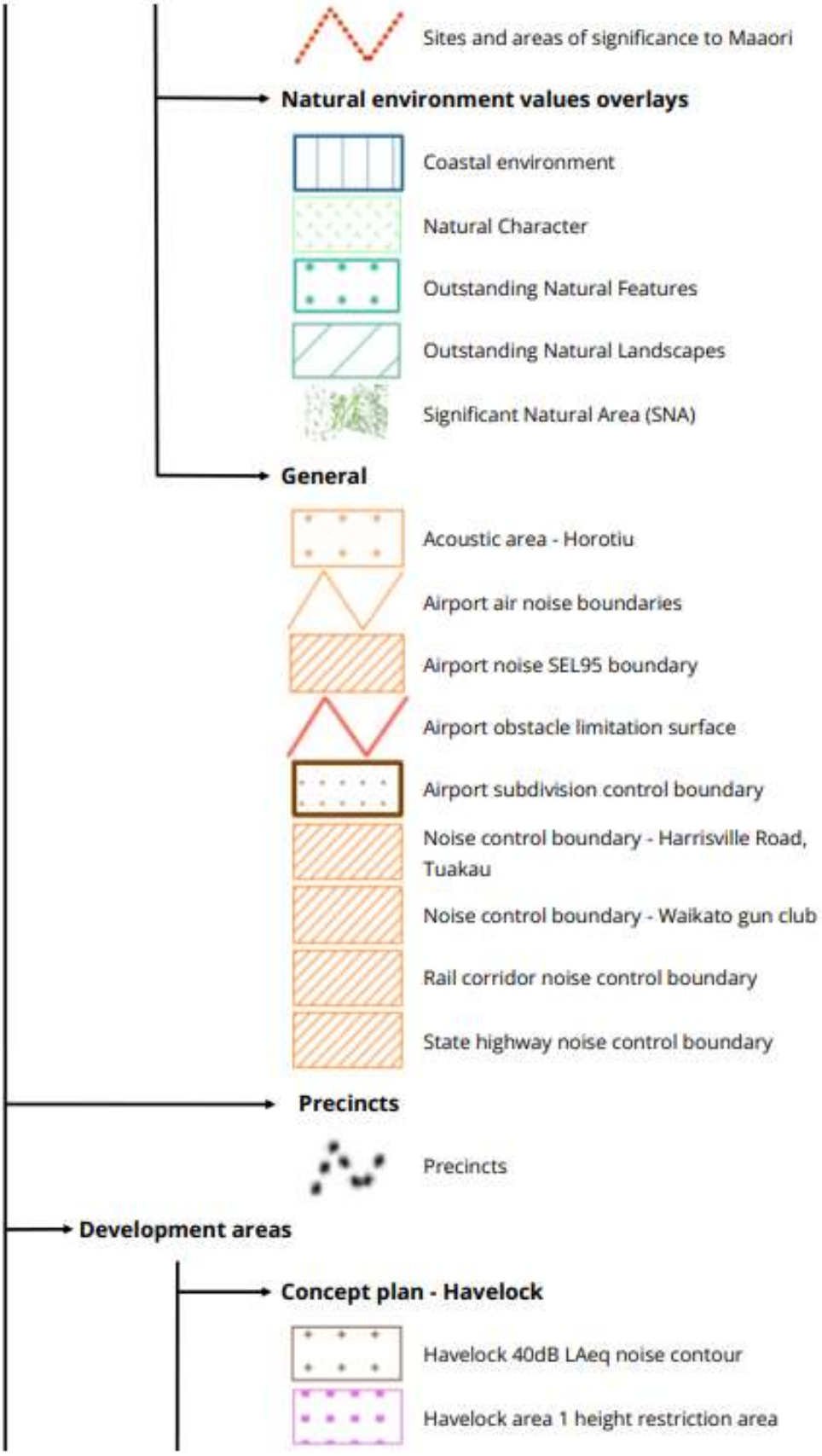
Specific controls Residential zones

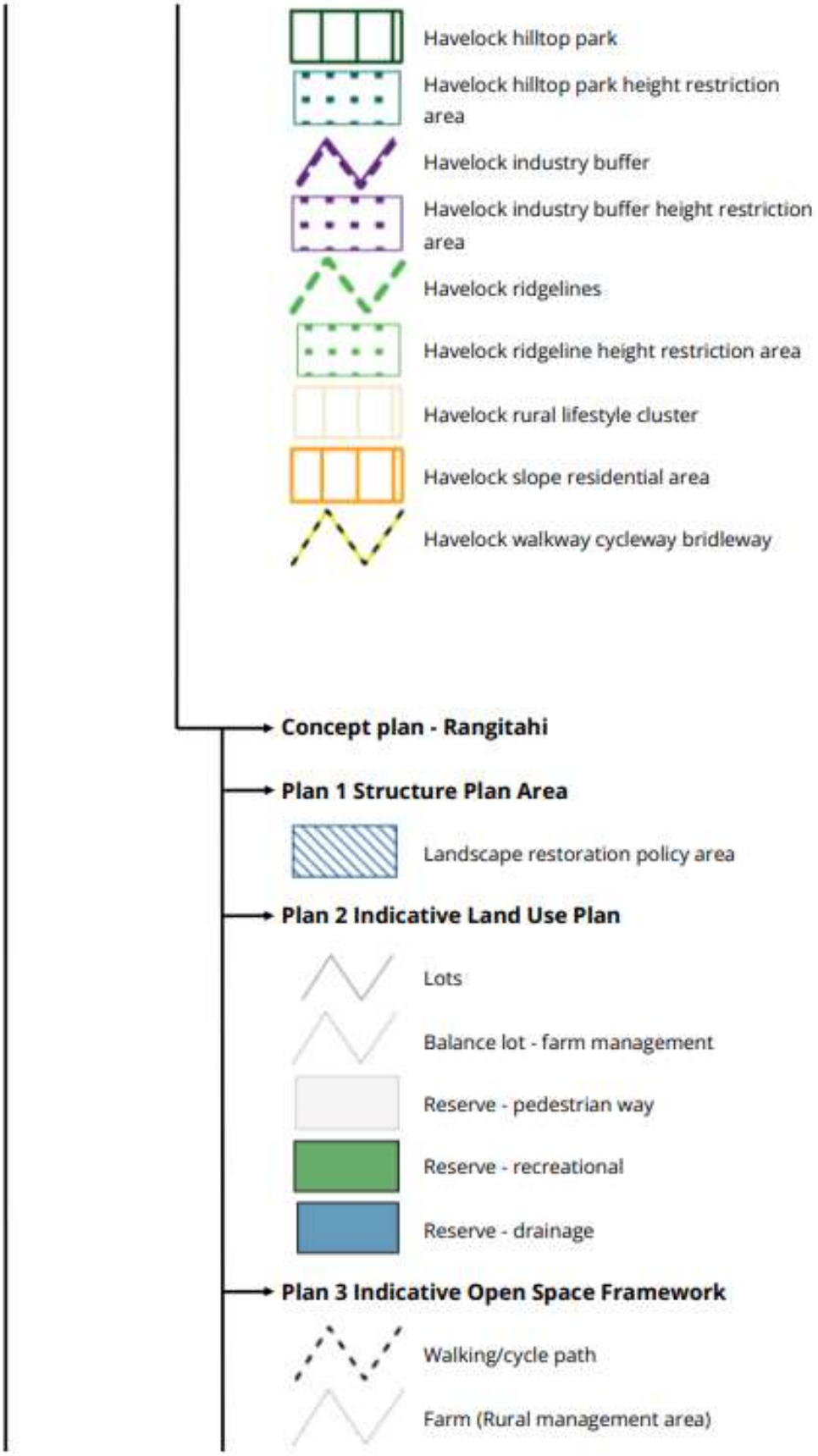
- Geotechnical limitation area
- Tuurangawaewae Marae surrounds
- Tuurangawaewae Marae Outlook High Potential Effects Area
- Tuurangawaewae Marae building Height Assessment Overlay
- Outer intensification area

This information is provided by the Waikato District Council

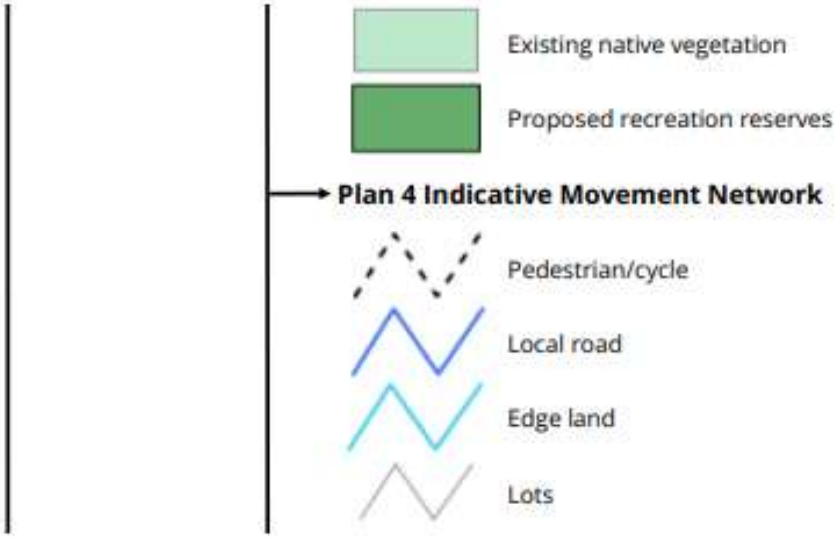
OPERATIVE IN PART



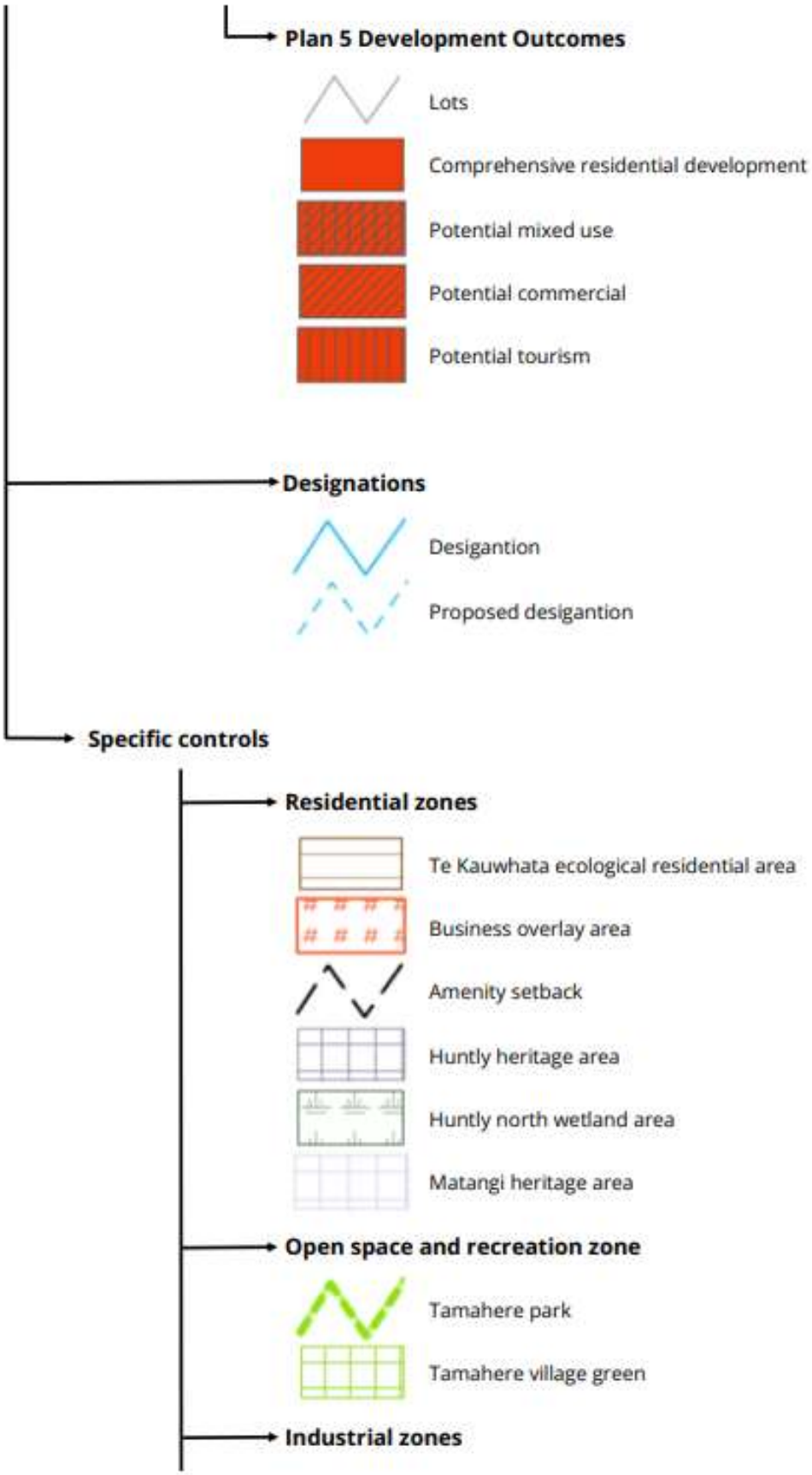

Sites and areas of significance to Maaori
Natural environment values overlays
Coastal environment
Natural Character
Outstanding Natural Features
Outstanding Natural Landscapes
Significant Natural Area (SNA)
General
Acoustic area - Horotiu
Airport air noise boundaries
Airport noise SEL95 boundary
Airport obstacle limitation surface
Airport subdivision control boundary
Noise control boundary - Harrisville Road, Tuakau
Noise control boundary - Waikato gun club
Rail corridor noise control boundary
State highway noise control boundary
Precincts
Precincts
Development areas
Concept plan - Havelock
Havelock 40dB LAeq noise contour
Havelock area 1 height restriction area

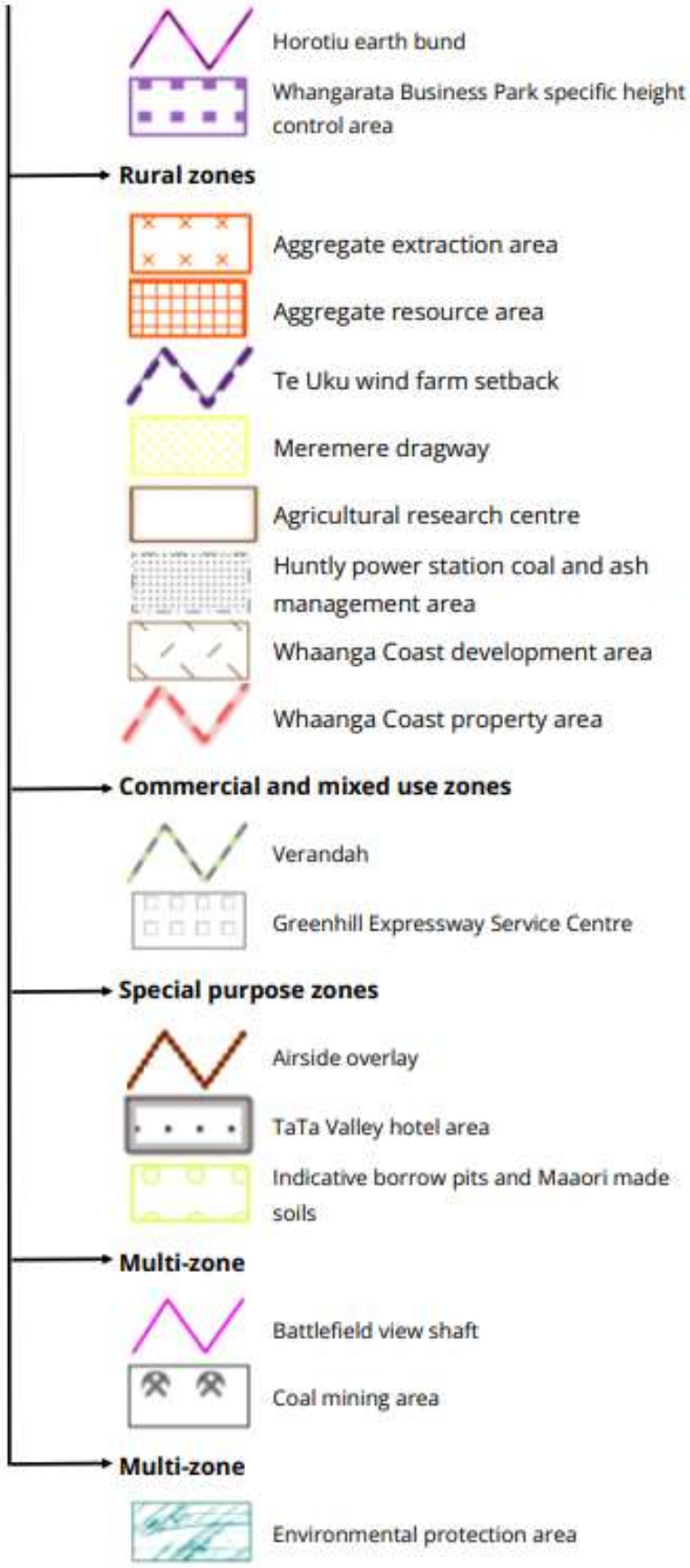

Havelock hilltop park
Havelock hilltop park height restriction area
Havelock industry buffer
Havelock industry buffer height restriction area
Havelock ridgelines
Havelock ridgeline height restriction area
Havelock rural lifestyle cluster
Havelock slope residential area
Havelock walkway cycleway bridleway
Concept plan - Rangitahi
Plan 1 Structure Plan Area
Landscape restoration policy area
Plan 2 Indicative Land Use Plan
Lots
Balance lot - farm management
Reserve - pedestrian way
Reserve - recreational
Reserve - drainage
Plan 3 Indicative Open Space Framework
Walking/cycle path
Farm (Rural management area)

This information is provided by the Waikato District Council



Document Set ID: 7224674
Version: 2, Version Date: 15/10/2026
Print Date: 15 October 2026, 2:08 pm


Plan 5 Development Outcomes
Lots
Comprehensive residential development
Potential mixed use
Potential commercial
Potential tourism
Designations
Desigantion
Proposed desigantion
Specific controls
Residential zones
Te Kauwhata ecological residential area
Business overlay area
Amenity setback
Huntly heritage area
Huntly north wetland area
Matangi heritage area
Open space and recreation zone
Tamahere park
Tamahere village green
Industrial zones


Horotiu earth bund
Whangarata Business Park specific height control area
Rural zones
Aggregate extraction area
Aggregate resource area
Te Uku wind farm setback
Meremere dragway
Agricultural research centre
Huntly power station coal and ash management area
Whaanga Coast development area
Whaanga Coast property area
Commercial and mixed use zones
Verandah
Greenhill Expressway Service Centre
Special purpose zones
Airside overlay
TaTa Valley hotel area
Indicative borrow pits and Maaori made soils
Multi-zone
Battlefield view shaft
Coal mining area
Multi-zone
Environmental protection area



Lakeside high density area

Lakeside medium density area

Lakeside rural area

Raglan navigation beacon

Segregation strip

Tamahere commercial area

Urban expansion area

Waikato River catchment

ZONES

Zones

COMZ - Commercial zone

TCZ - Town centre zone

LCZ - Local centre zone

GRUZ - General rural zone

RLZ - Rural lifestyle zone

LLRZ - Large lot residential zone

GRZ - General residential zone

MRZ1 - Medium density residential zone 1

SETZ - Settlement zone

Zones

OSZ - Open space zone

HIZ - Heavy industrial zone

GIZ - General industrial zone

Special purpose zones

MAZ - Mercer airport zone

MSRZ - Motorsport and recreation zone

CORZ - Corrections zone

BTZ - Business Tamahere zone

HOPZ - Hopuhopu zone

RPZ - Rangitahi Peninsula zone

TKAZ - Te Kowhai airpark zone

FUZ - Future urban zone

MTZ - Matangi zone

TTZ - TaTa Valley zone

KLZ - Kimihia lakes zone

APPEALS

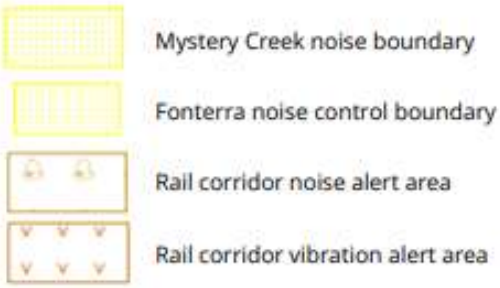
Appeals

Appeals

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ADDITIONAL INFORMATION

Additional Information



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UTILITIES MAP

LEGEND



MAP



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Water Meter Information	
Meter	
Route	
Sequence	
Tariff	
Status	
Location	
Meter Install	
DCL Type	

No data available

SOLID WASTE MAP

LEGEND

- Labels
  - Address Label
  - Road Label
- Territorial Authority
  - Waikato District
  - Other Districts
- Rail
- Property
- Parcel

- Solid Waste Charges
  - WstStdNor
  - WstRcyMU
  - WstStdTua
  - WstBusTua
  - WstRaglan
  - WstRcyGLM
  - WstStdCen

MAP



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Solid Waste Information			
Property No	2023639	Assessment	06401/378.06
Property Address	54 Munns Road TE HUTEWAI		
Contract Name			
Day Name			

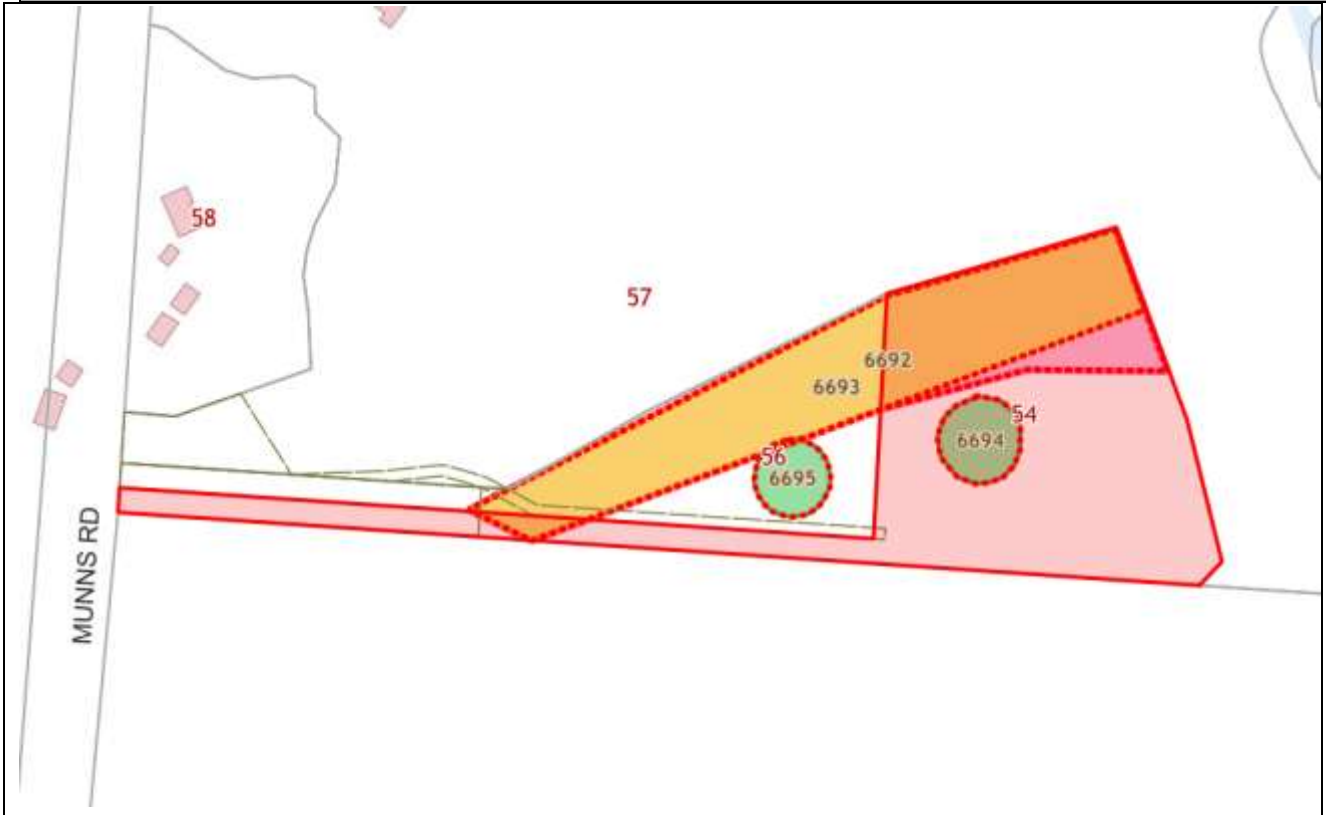
NATURAL HAZARD REGISTER MAP

LEGEND

- Labels
  - Address Label
  - Road Label
- Rail
- Territorial_Authority
  - Waikato District
  - Other Districts
- Easement
- Property
- Parcel
- Natural Hazard Register
- Natural Hazard Register DocRef

- Natural Hazard Register Description
  - Alluvion
  - Erosion
  - Falling Debris
  - Fill
  - Inundation
  - Liquefaction
  - Rising Groundwater Level
  - Sea Level Rise
  - Slippage
  - Subsidence
  - Waikato Coal Measures

MAP



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Natural Hazard Register	
Georef	6692
Description	Slippage
Brief	Moderate to steep slopes. Further investigations shall be required upon finalization of proposed dwelling location at building consent stage.
Subtype 1	Unstable Sediment
Modified Date	01/06/2023 1:43:05 PM

Natural Hazard Register	
Georef	6693
Description	Erosion
Brief	Signs of slope and track erosion present
Subtype 1	Slope Erosion
Modified Date	01/06/2023 1:50:16 PM

Natural Hazard Register	
Georef	6694
Description	Subsidence
Brief	Foundation design must be a consideration for Class M expansive soils.
Subtype 1	Unstable Sediment
Modified Date	01/06/2023 2:06:45 PM