

**SUBMISSION OF MARK T MITCHELL
Consulting Geotechnical Engineer**

To: Hearing Committee, Waikato District Council

Re: Proposed Waikato District Plan – Natural Hazards and Climate Change

Background to this Submission

This submission is presented to the WDC Planning Committee on behalf of the Lee-Smith Trust and the Walden Family Trust who own a property that is located at 39 Bayview Road, Raglan. The property owners have a particular concern with the Proposed District Plan as proposed as it does not take into account remedial work that has been undertaken to stabilise ground that is located within the proposed High Risk Coastal Hazard (Erosion) (HRCH) Area.

In particular, the owners will be placed in a position where they will be unable to update, nor construct additions to the existing dwelling.

The submission that follows provides my personal comments regarding the proposed WDC Policy for Management of Coastal Hazard Areas as currently proposed and then outlines how the implementation of this Policy will affect the owners of one property that is partly located within the proposed HRCH Area and upon which significant, engineer-designed slope stability mitigation measures have been constructed.

I understand that Walden/Lee-Smith have requested amendments to the proposed Natural Hazards and Climate Change but with no effect.

1. INTRODUCTION

I am a Consulting Geotechnical Engineer based in Hamilton, with in excess of 40 years' experience of providing geotechnical and engineering geological services to the greater Waikato area and to many parts of New Zealand. Over this time period my practice has been involved with in excess of 200 projects within the Raglan area alone. The Raglan projects have included reporting directly to Waikato Regional Council for such projects as the West Raglan Hazard Identification, Lorenzen Bay Structure Plan Assessment and the Wastewater Pond Upgrading.

I have a Civil Engineering Degree from Auckland University, Masters Degree in Geotechnical Engineering from Purdue University, USA and have taught subjects of Geology and Engineering Geology at the Waikato Polytechnic for more than 10 years.

Thus I am well experienced in providing both Geotechnical and Engineering Geological knowledge and foundation design information to clients who own properties within the Raglan area.

**2. GENERAL COMMENTS – February 2020 WDC Report
CHAPTER 15.9 of Proposed District Plan (PDP) of February 2020**

2.1 Comments related to Section 15.9 of PDP

I have reviewed proposed Section 15.9 (High Risk Coastal Hazard (Erosion) Area - HRCH) of the PDP as available on the WDC website and note the following building-related restrictions are proposed (in general terms):

- a. Permitted Gross floor area of Ancillary Dwelling = 40 sqm
- b. Maximum volume of filling = 10 cu.m and max depth = 0.5m
- c. Replacement of existing buildings not permitted with the HRCH area

It is noted that there is no provision for building construction where earth retaining and land stability improvements have been already constructed or are proposed for construction within the HRCH area, particularly where there is already a dwelling located within the HRCH area. The owners of that dwelling are constrained from carrying out modifications to upgrade or expand that dwelling.

Also there is a possibility of house insurance not being available for a house that is currently located within a HRCH area on account of Council's designation that it lies within a High Risk area. Generally that classification is used for locations adjacent to active landslide areas or active volcanism where house insurance may not be available.

Furthermore, if a landslip were to develop within the HRCH area, or if there is a possibility of surface erosion taking place, either on sloping ground or at the toe of the slope, there is no provision in the Proposed District Plan for the owner to undertake remedial measures to prevent further landslip or erosion from taking place.

Also after slope stabilisation work has been carried out within an HRCH zone in order to increase the factor of safety there is no provision that High Risk designation to be removed.

The current situation within Waikato District Council and elsewhere, is that where an area of land has a low factor of safety on account of land topography or groundwater condition there is provision for that hazard to be mitigated by means of retaining wall construction, groundwater lowering or other measures. After such measures are in place and a minimum factor of safety of 1.5 has been achieved, current Planning Regulations enable such construction to proceed.

But under the proposed new measures, that stabilised land will continue to be classified as a High Risk Coastal Area.

2.2 High Risk Designation of Areas that are currently stable in terms of the NZ Building Code

It is of a major concern that the location of the HRCH boundaries as proposed in the WDC February 2020 Coastal Hazard Report take no account of the local geological and geotechnical features. That is, the boundaries as proposed are not scientifically based, but are simply based on an inclined line that commences at the shoreline and then 'daylights' some 30 or so metres away.

Furthermore, the currently proposed HRCH does not allow for, or provide for, items such as ground improvements to take place, either to remedy a slope instability that has developed, or to improve the stability of the site to enable building construction to take place.

I will now comment on two current residential areas which will be significantly affected if the proposed locations of the HRCH boundaries within these areas are implemented.

2.3 Comments related to WDC Coastal Hazards Report dated February 2020

I wish to advise that my comments specifically exclude items concerning potential and projected sea level rise. Except to comment that because Raglan Harbour is a confined estuary, wave heights during storm conditions are not expected to require major shoreline protection in the near future.

Sections 7.1 to 7.7 of this (February, 2020) report relate to primarily to coastal erosion, and therefore have no relation to the HRCH proposed boundaries.

Section 7.8 refers to the Cox Bay area of Raglan township.

Currently the base of the cliff is eroding at a very slow rate of about 1 metre per century, and therefore possible movement of the HRCH line further inland with time does not need to be considered.

However there is a reference in the WDC report to the average slope of these cliffs as “varying between 1V:1H and 1V:1.5H”. But in actual fact, within the Cox Bay area, existing cliff slopes are much steeper than 1V:1H, with slope angles of 1V:0.5H, (ie. or “half to one”), typically being of a sandstone formation. It is only where younger clay ash soils are present in the upslope area do the slope gradients flatten out, but still remain at relatively steep slope angles.

The proposed location of the HRCH boundary in the Cox Bay area (which is based simply on an inclined line drawn upwards from the shore line, with no reference to the geological strata below or above that line) has no scientific, geological or geotechnical basis.

This is a critical point, as the proposal as recommended by WDC Planners and their consultants to delineation high-risk coastal areas on the basis of an arbitrary slope of 1V:2H cannot be justified as it takes no account of the sandstone rock strength nor of its height above the shoreline.

The report also refers to rate of toe erosion being very slow (actually this is on account of the strength of the rock and short fetch distance to the shoreline across the harbour). Also there is no scientific or geological/geotechnical justification of the choice for adopting an inclination value of 1V:2H for determining the HRCH line and cliff setback distances.

Section 7.8.3 refers to development controls as outlined in Section 5, with a recommendation that no new development is to take place with the arbitrarily selected “high risk” area (even if it can be demonstrated through geotechnical investigations that some parts are currently stable or can be stabilised through the construction of retaining walls, slope protection etc).

It is noted that the report states that in some areas, development is permitted within the coastal sensitivity area, but subject to suitable geotechnical advice. But that is not the case for the Cox Bay area

Section 7.10 (of the February, 2020 report) refers to Greenslade Road

Reference is given to the shoreline being hard and rocky; this being on account of the rock in this area being part of a former volcanic lava flow that has taken place. This rock is actually stronger and has a greater resistance to weathering than the sandstone formation within Cox Bay. It is also noted that slope failures have occurred in areas that were steeper than 1V:1H, but were related to an uncontrolled discharge of stormwater over the slope. Those other failures are likely to have occurred within the clay-ash soils that mantles the underlying rock surface.

I therefore recommend that the Cox Bay requirements relating to building construction in the high-risk coastal erosion area be modified so as to be aligned with that of the Greenslade Road area.

Section 8 refers to erosion hazard within the Wider Waikato Coastline, which contains a high variability in geological structures, ranging from dune sand to sedimentary rocks that have a high resistance to wave erosion and slope instability.

In spite of these variations, the report recommends a slope of 1V:2H be adopted in defining the coastal sensitivity area for Estuarine banks and cliffs. There is no provision for the results of associated geotechnical investigations of particular sites to allow for building construction to the seaward side of the coastal sensitivity area.

I therefore recommend that the Chapter 15.9 of the PDP be modified to provide for variations to permitted building site locations on the basis of geotechnical and geological site investigations.

3. GENERAL COMMENTS – 13 March 2020 Report by Focus Resource Management Group addressed to Senior Policy Planner, Waikato Regional Council

I have reviewed the contents of this report and note there is some concern as to the interpretation and location of “high risk areas” as to whether this terminology should be maintained as it conveys an interpretation of the consequence of land loss due to land zoning, as compared to potential land loss on account of adverse climate conditions.

The *adaptive management strategies* as referred to in the Focus report should therefore be applied to District Council District Council Conditions as related to the status and location of the high risk coastal area boundaries.

The Focus Report also refers to “Stable Cliff Slope and Baseline” and notes that most existing slopes are steeper than 1V:1.5H and consequently have an acceptable factor of safety. This would be on account of the presence of the rock that underlies the surface slopes at a variable depth.

For the most part, slope instability within ground that is underlain by rock or high strength soils will take place within the near-surface soils which have been weathered over the course of time through vegetation growth, with associated loosening of the upper soil strata and accumulation of rainfall in these upper layers following storm events.

But this situation has no validity, nor basis of establishing a straight-line, land profile risk zone that passes through stable rock zone of at least the lower part of the line and also through its mid-location as well.

Older fault lines and joint defects occur throughout the sedimentary rocks that are present along the southern foreshore of Raglan harbour, but these locations are typically characterised by the inlet parts of the harbour, such as can be observed within the Lorenzen Bay Inlet for example.

Where cliffs are present along the southern foreshore, these features possess a relatively high factor-of-safety relative to slope stability and the requirement of a “no-build” zone based on an arbitrary line inclined at 1V on 2H is inappropriate in my opinion.

The Focus report also refers to the consequence of adopting an 1V on 2H line as being the demarcation between “stable land” and potentially “unstable land” and its effect on the insurability of existing (and possible future) residences that lie to the seaward side of the 1V on 2H “stability line”.

The adoption of using an arbitrary 1V on 2H line for the most of the entire north-facing, sedimentary-rock lined cliffs or underlying volcanic rock flows along the inner harbour shoreline without taking account of the geological and geotechnical aspects is unable to be validated, in my opinion,

4. SLOPE STABILITY REMEDIATION – 37 & 39 BAYVIEW ROAD, COX BAY AREA

In 2006 my company was retained to undertake a site geotechnical appraisal of No. 37 Bayview Road. That report included a ground profile measurement through the site that continued through to the foreshore area. These measurements noted that the lower slope was inclined at steeper than 1V on 0.5H within the Sandstone zone but less steep within the volcanic ash soils that were present within its upper section.

4.1 Land Slip and Slope Remediation work carried out

Subsequently, in 2011 a landslip occurred along the cliff face of Nos. 37 & 39 Bayview Road which resulted in the removal of the upper soil layers from the upper 1 to 2 metres of original ground surface and their displacement to the near the bottom of the slope at about 3 metres above the shoreline level. The slip scarp exposed by this landslip was inclined at a steep slope inclination of 1V on 0.5H (1V:0.5H) with the exposed soils consisting of weathered Siltstone/Sandstone in the upper portion, a thin band of volcanic conglomerate and a surface layer of silt-clay weathered volcanic ash. This type of soil and rock profile would be common along parts of the Cox Bay, with the Greenslade Road area similar but with volcanic rock instead of siltstone/sandstone.

I refer to this location as it demonstrates that the “High Risk” HRCH zoning that extends back to the landward extension of a 1V:2H line is inappropriate for this part of Raglan.

Remedial work carried out on this site which followed the landslip consisted of a series of inclined, drilled-in steel rods encased in concreted holes (termed “soil nails”) at specified 2.5m centres. The exposed slope was then covered with an open fabric matting that is commonly used for slope protection (MacMat R) and then topsoil covered and seeded.

A Building Consent and post-construction approval of this construction was approved of by the Waikato District Council, with a second Building Consent issued for further building construction located a safe distance back from the area of slope stabilisation.

4.2 Effect of proposed High Risk Coastal Zoning on No 39 Bayview Road

The Owners of No 39 Bayview Road have made submissions to Council Planners on 17 September, 2020 following receipt of a plan that showed the HRCZ covering more than one-half of their property.

Essentially, in spite of the extensive slope stabilization work that has been carried out on the property, which I have described above, Council requirements under the proposed “high risk” zoning are as follows, with no recourse;

- The existing, Council-Building Consent permitted, residential original residence, plus subsequent building additions cannot be increased by more than 15 sq. metres, and
- No excavation or filling exceeding 0.5 metres high, and
- No new filling exceeding 10 cu metres volume.

Due to the slope stabilization works that were carried out in 2010 and the documentation I have supplied to Waikato District Council Building Department.in my opinion the new Proposed District Plan restrictions are not realistic. Furthermore the property at 39 Bayview Road should not carry the aforementioned strict building limitations.

Instead of the proposed contour overlay line that WDC has shown as the High Risk Coastal Area it should be dramatically reduced on this concerning property, with that line brought forward to at least where a WDC Consent has already been granted for the current building structures.

4.3 Certification of Landslip Remediation Works Designed & Inspected by Mark T Mitchell Ltd, Consulting Geotechnical Engineers

I have been advised that Ms Bronwen Gibberd (4D Environmental Ltd) and Ruth Walden (Owner of No. 39 Bayview Road) have had on-site discussions regarding the design and inspection of slope stabilization work that was carried out on this property in 2010.

This work was carried out as part of a Building Consent issued by Waikato District Council, with documentation, including both PS-1 (Design) and PS-4 (Construction) Producer Statements signed off by myself as a Chartered/Registered Professional Engineer.

I am advised that Council requires “Documentation from an Engineer to validate the conditions of the site”. I have no problem in actually providing this documentation. However this is an unusual request when taking into consideration that Waikato District Council has already approved of the design of the remedial works and received certification that the slope stabilization works were completed to the requirements of the Design Engineer.

Furthermore, house additions in the form of a new deck construction have been submitted previously to Waikato District Council under Consent No. BLD 1020/11 and this work was completed to the satisfaction of Council Building Department.

Specifically, as to this site, I validate the structural stability of the site of 39 Bay View Road as it is now.

5. SUPPLEMENTARY COMMENTS

5.1 High Risk vs Low Risk Delineation

I have referred to the Bay View Road project as it has demonstrated, that with sound geotechnical engineering design, building construction can safely be constructed within what is currently termed a High Risk Coastal Zone within the proposed planning document.

But as I have demonstrated, the currently proposed delineation on this line on the ground, includes also land which has a low risk of instability. And thus the description of the land that is to be designated and described, as high risk is incorrect. The *High Risk* terminology could therefore be challenged in the future by other property owners.

In my opinion this zone description is more apply described as a Coastal Hazard Zone, and as such is able to contain areas of both low risk hazard and high risk hazard, neither of which need to be defined on site at the present time.

The 1H:2.0V line (drawn from the base of the land slope) as currently proposed could be maintained as a “Hazard Zone”, but with the delineation of High Risk Hazard to Low Risk Hazard Lines to be separated at some future time. That separation line would be established following site-specific site assessments (to the property owner’s account) and would take into consideration local geological and geotechnical on-site evaluations.

In summary: Because the land area relative to the proposed zone contains areas of both low hazard and high hazard areas, with the delineation between areas depending upon the underlying geology, exposure to risk, land topography and site drainage. It would then be over to the land owner to provide evidence to Council (via appropriately-qualified consultants) that their land (or parts of their land) is within a low risk category.

5.2 Recommendations to Council

A re-naming of the *High Risk Coastal Hazard (Erosion) Area* to **Coastal Hazard (Erosion) Area** would alleviate the following technical problems that are likely arise with the term “High Risk”.

- a. The risk of insurance companies cancelling their coverage on account of an unproven high risk assessment would not eventuate.
- b. Current residentially-zoned properties located within the proposed *Coastal Hazard Zone* would retain their current status, but with appropriate geotechnical and geological advice required to demonstrate that relevant parts of the property were currently, or able to be mitigated (by retaining structures for example) to be safe for building purposes.
- c. An alternative naming to **Coastal Hazard Area Zone** would include enable properties that are potentially vulnerable to erosion and sea level changes to be added to this category.
- d. The Council Rateable value of properties affected by the term “High Risk” would remain as at present without being challenged by affected land owners.**

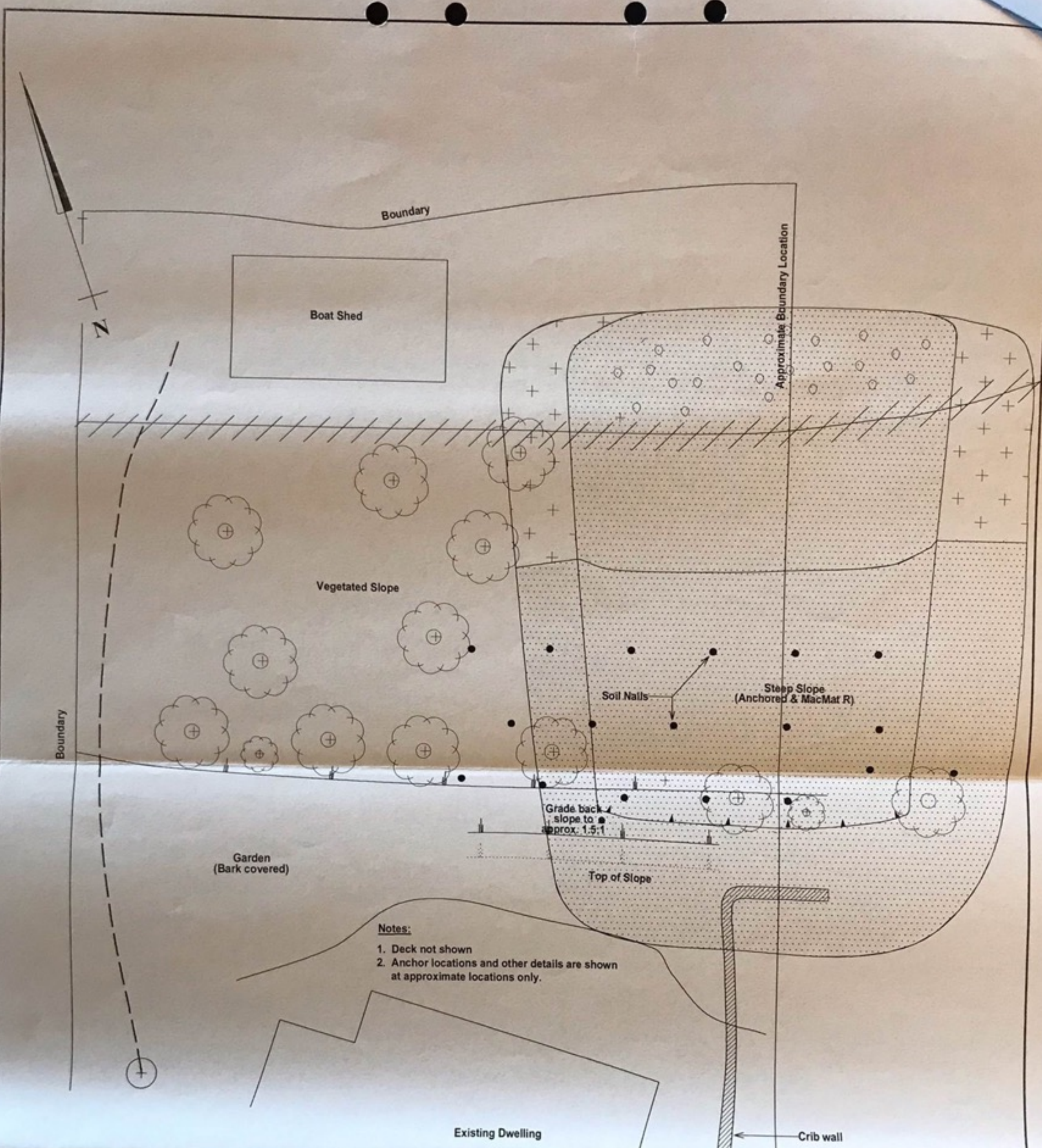
Submitted by Mark T Mitchell. Consulting Geotechnical Engineer



16 April, 2021

**A number of years ago I was engaged by MPDC to assess land stability along the base of the west-facing Mt Te Aroha slopes. I evaluated some of those properties to be at “high risk” to land stability or inundated from potential instability upslope. I recommended that residential building construction on those lots should not be permitted.

The Matamata Piako District Council was subsequently required to substantially reduce the rateable value of those properties.

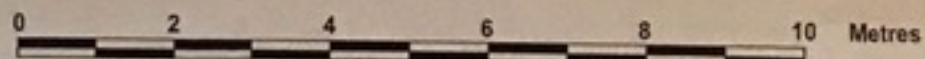


Notes:
 1. Deck not shown
 2. Anchor locations and other details are shown at approximate locations only.

LEGEND

- denotes Top of Slope location
- " Landslip headscarp
- " Trees or bushes
- " Non-engineered rip-rap
- " Stormwater pipeline (approximate location)
- " Landslip debris
- " Exposed cliff face (approximate extent)

SCALE 1:100



<p>Mark T Mitchell Ltd Consulting Geotechnical Engineers 1150 Victoria Street, P.O. Box 9123, Hamilton</p>	<p>WALDEN LEE-SMITH HOUSE</p>	<p>AS BUILT - SITE PLAN SHOWING ANCHOR LOCATIONS</p>	<p>DRAWING No. 12385-20</p>
	<p>Slip Repair No. 39 Bay View Road, Raglan</p>		<p>DATE March 2012 ISSUE One</p>

These items were inspected during the course of the works as follows:

- Foundation Installation by Ancor Loc NZ Ltd and inspection by the Waikato District Council Area Building Inspector.
- Subfloor and Hand Rail Construction Inspection carried out by our staff to ensure the structure has been constructed in accordance with the Mark T Mitchell Design Details, Drawing No. 12385-13.

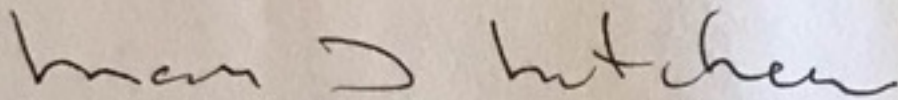
3. Drawings Attached to this Schedule

- *Mark T Mitchell Ltd Drawing No. 12385-20 (As-Built Plan)*

Schedule prepared by:

Mark T Mitchell Ltd

per



Mark T Mitchell
Director



Mark T Mitchell Ltd

Consulting Geotechnical Engineers

1150 Victoria Street
P O Box 9123
Hamilton, New Zealand
Facsimile 07 839 3125
Telephone 07 838 3119
email: mtm@geocon.co.nz

Ref: W- 12385.2
9 March, 2012

SCHEDULE TO ACCOMPANY:

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

Project: Landslip Repair and Timber Deck Extension – No. 39 Bayview Road, Raglan

Scope: Installation of Soil Nails & Timber Deck Construction - Construction Inspections

Reference: Mark T Mitchell Slip & Remedial Works Recommendations
Reference: W – 12385 and dated 2 March 2011.
Mark T Mitchell Completion Letter Report dated 9 March, 2012

PS-4 Producer Statement Issue date: 9 March, 2012

Part of Works Covered by PS-4:

Period covered: 4 May to 28 October 2011

1. Soil Nail Installation – Ancor Loc NZ Ltd (4 May 2011)

- All soil nails were installed at the locations shown on the As-Built Site Plan, Drawing No. 12385-20
- Site inspections were carried out during the installation process and we confirm that the soils nails were installed in accordance with the details as specified in the Mark T Mitchell design, Drawing Nos. 12385-02A, B & D, 12385_-03 & -04, but with some amendments to the original soil nail layout.
- These amendments included the deletion of some nails on the eastern side of the slip escarpment as the owner of that property advised that retention of the slip face area was not required. The soil nails that were actually installed on that property are only provided to contain the eastern edge of the Lee Smith/Walden property and not the adjacent property to the east.
- A contractor Producer Statement (PS3 has been supplied by the contractors Ancor Loc NZ Ltd.

2. Timber Deck Extension Construction Inspections (18 November 2011 to 22 December 2011)

Inspection of the timber deck extension construction work have been carried out, with viewing of supplementary photographs to confirm that the construction works were being carried out in accordance with the details as specified on the Mark T Mitchell Design Drawing No. 12385-13.



P.I.M. No.....
 Building Regulation Clause(s)

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY: Mark T Mitchell Limited..... (Job Reference No. W-12385)
(Suitably qualified Design Professional)

TO: Walden Family Trust & Lee-Smith Trust.....
(Owner or Builder)

TO BE SUPPLIED TO: Waikato District Council
(Territorial Authority)

IN RESPECT OF: Slip Repair and Timber Deck Extension.....
(Description of Building Work)

AT: No. 39 Bayview Road, Raglan.....
(Address)

LOT DPS..... SO.....

Mark T Mitchell Limited has been engaged by the owners, to provide:
(Design Firm) (Owner/Developer/Contractor)

Geotechnical Engineering Inspections of Slip Repair Work and inspections of Timber Deck Construction services
 in respect of clause B1 - Structure
(Extent of Engagement)

of the Building Regulations 1992 for the building work described by the drawings and specifications as follows:

- Mark T Mitchell Ltd Slip Repair and Timber Deck Design dated 3 March, 2011
- Mark T Mitchell Ltd Drawing Nos. 11852-02A, B and D, 12385-03 and 04

(We have not sighted Building Consent No. and their attached conditions).

On the basis of this review and information supplied by the contractor during the course of the works.

I believe on reasonable grounds that:

For that part of the construction works which are specified in the attached Slip Repair and Timber Deck Extension Inspection schedule dated 9 March, 2012 which provides particulars of the building work under the above Building Consent with respect to Clause B1 - Structure of the Building Regulations has been completed to the extent required by that Building Consent.

I, Mark T Mitchell am registered as: CPEng Reg. No. 15278
 I am a Member of: IPENZ and hold the following qualifications: BE, MSCE, MIPENZ, MASCE, CP Eng, IntPE(NZ)
 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 ACENZ

SIGNED BY Mark T Mitchell ON BEHALF OF Mark T Mitchell Limited
(Signature suitably qualified Design Professional) (Name of Firm)

DATE: 9 March 2012 (signature) *Mark T Mitchell*

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 maximum amount of damages payable, whether in contract, tort or otherwise, is limited to the sum \$200,000.*

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

Mark T Mitchell Ltd

Consulting Geotechnical Engineers

1150 Victoria Street
P O Box 9123
Hamilton 3240
New Zealand
Telephone 07 838 3119
Facsimile 07 839 3125
email: mtm@geocon.co.nz

Ref: W – 12385.2
9 March, 2012

The Chief Building Inspector
Waikato District Council
Private Bag 544
Ngaruawahia 3742

**COPY FOR YOUR
INFORMATION**

Dear Sir,

**Re: Landslip Repair and Timber Deck Extension – Consent No. BLD1021/11
Completion Report and PS4 Producer Statement Certification
No. 39 Bay View Road, Raglan
Owner: Walden Family Trust & Lee-Smith Trust Builder: Quinn Landscaping Ltd
Contractor: Ancor Loc NZ Ltd**

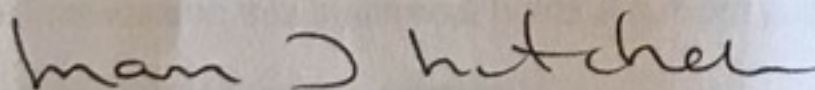
We wish to advise that we were retained by the Owner to carry out inspections of the landslip repair work and deck foundations and subfloor deck structure at the above referenced site.

Please find attached our PS4 Producer Statement - Construction Review and accompanying Schedule for the above referenced project.

We advise that on the basis of the results of our inspections carried out during construction, and on the understanding that the Contractor and Builder carried out all the works in accordance with the drawings and specifications, we are of the opinion that the works have been completed to the extent required by the Building Consent.

Yours faithfully

Mark T Mitchell Ltd



Mark T Mitchell
Director

cc. RJ Walden
c/- Visual Aspects Ltd
129 Clarkin Road
Hamilton

cc. Jane Lee-Smith
Lee-Smith Architects Ltd
28a Home Street
Hamilton

Application - Code Compliance Certificate

Working Together

THE BUILDING CONSENT

Building Consent Number:

BUD 1020/11

Issued by

W.D.C.

(Council name)

OFFICE ONLY:

Date received:

1. OWNER

Name /Company:

Walden Family Trust & Lee-Smith Trust

Mail address:

28a Horne St HAMILTON

Phone (daytime):

07 839 3502

Fax:

NA

Mobile:

021 743 048

Email:

jane@leesmitharchitects.co.nz

Attention:

Jane

Ph:

07 839 3502

Lee-Smith

AGENT

Name /Company:

Lee-Smith Architects Ltd

Mail address:

Phone (daytime):

All same as

Fax:

adjacent

Mobile:

Email:

Attention:

Ph:

Relationship to Owner:

Walden Family Trust - daughter & son in law of Jane Lee-Smith

Communication:

Lee-Smith Trust = Jane Lee-Smith

Invoice to:

Owner

Agent

First point of contact for communication:

Owner

Agent

Evidence of ownership:

Certificate of Title

Lease Agreement

Agreement for Sale and Purchase

Other

2. APPLICATION

All building work to be carried out under the above Building Consent was completed on 30.11.11 [date]

The personnel who carried out the building work are as follows:

BUILDER's Name:

Ancor Loc NZ Ltd

Registration No.:

N/A

Address:

805 Onaupo Rd Te Awamutu 3800

Telephone:

07 371 3770

Fax: 07 371 3774

Mobile:

—

Email:

info@ancorloc.co.nz

PLUMBER's Name:

NA

Registration No.:

Address:

Telephone:

Fax:

Mobile:

Email:

DRAINLAYER's Name:

NA

Registration No.:

Address:

Telephone:

Fax:

Mobile:

Email:

DESIGNER's Name:

Mark T Mitchell

Registration No.:

CP Eng. 15278

Address:

1150 Victoria St PO Box 9123 HAMILTON 3240

Telephone:

07 336 3119

Fax: 07 339 3125

Mobile:

—

Email:

mtm@geocon.co.nz

GAS FITTER's Name:

NA

Registration No.:

Address:

Telephone:

Fax:

Mobile:

Email:

OTHER's Trade & Name:

Quinn Landscaping Ltd

Registration No.:

NA

Address:

108 Maeroa Rd Hamilton

Telephone:

07 339 4541

Fax: —

Mobile:

021 654 232

Email:

quinnlandscaping@xtra.co.nz

- Above subfloor deck construction by Quinn Landscaping Ltd

3. SPECIFIED SYSTEMS

NA

The following specified systems are contained on the Compliance Schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the Building Consent. (Please tick as appropriate)

Specified Systems	New	Modified
1. Automatic systems for fire suppression (e.g. sprinkler systems)		
2. Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)		
3. Electromagnetic or automatic doors or windows (e.g. ones that close on fire alarm activation)		
4. Emergency lighting systems		
5. Escape route pressurisation systems		
6. Riser mains for use by fire services		
7. Automatic back-flow preventers connected to a potable water supply		
8. Lifts, escalators, travelators, or other systems for moving people or goods within buildings		
9. Mechanical ventilation or air conditioning systems		
10. Building maintenance units providing access to exterior and interior walls of buildings		
11. Laboratory fume cupboards		
12. Audio loops or other assistive listening systems		
13. Smoke control systems		
14. Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13		
15. Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9, and 13:		
(a) Fire separations (as defined by the Building Code)		
(b) Smoke separations		
(c) Final exits		
(d) Systems for communicating spoken information intended to facilitate evacuation		
(e) Signs for communicating information intended to facilitate evacuation		
16. Cable Cars		

4. REQUEST:

I request that you issue a Code Compliance Certificate for this work under section 95 of the Building Act 2004. The Code Compliance Certificate should be sent to: (state whether Owner or Agent and which address)

Owner Agent Name: Jane Lee-Smith - part owner.
 Address: 28A HORNE ST HAMILTON

Signed by the OWNER or by the AGENT on behalf of and with the authority of the Owner:

Owner Agent

Jane Lee-Smith Jane Lee-Smith 26.03.12
 (Print Name) (Signature) (Date)

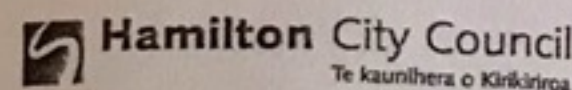
5. THE FOLLOWING DOCUMENTS ARE ATTACHED TO THIS APPLICATION:

Certificates from the personnel who carried out the work:

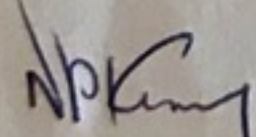
Producer Statements Memorandum /or statements of completion and compliance
 As-laid drainage plans Certificates that relate to the energy work (e.g. electrical or gas)
 Evidence that specified systems are capable of performing to the performance standards set out in the building consent

NOTE: If the application is incomplete, processing cannot begin and you will be asked to complete the application and re-submit it.

already sent to Waikato District Council - See Mark T Mitchell
letter dated 9th March 2012 Reference W - 12385.2



CODE COMPLIANCE CERTIFICATE
Section 94(1) Building Act 2004
ISSUED BY THE WAIKATO DISTRICT COUNCIL
BUILDING CONSENT NUMBER: BLD1020/11

THE OWNER	THE CONTACT
<p>J Lee-Smith, McCaw Lewis Chapman Trustees Limited, R Walden & Others 28A Horne Street Hamilton Central Hamilton 3204</p> <p>Phone numbers: Landline: (07)839-3502 Daytime: 078382079</p>	<p>Mark T Mitchell Limited PO Box 9123 Waikato Mail Centre Hamilton 3240</p> <p>Phone numbers: Daytime: (07)838-3119 Facsimile number: (07)839-3125 Email address: mtm@geocon.co.nz</p>
THE BUILDING	
<p>Street address of building: 39 Bayview Road RAGLAN Legal description of land where building is located: LOT 4 DEEDS 982 Valuation Number: 06413/406.00 Property Number: 1014981</p>	
THE PROJECT	
<p>Deck extension</p>	
<p>Code Compliance The building consent authority named below is satisfied, on reasonable grounds, that — (a) the building work complies with the building consent</p>	
<p>Signed for and on behalf of Council:</p> <p>Signature: </p> <p>Name: Nicholas Koning Position: Building Inspector On behalf of: Waikato District Council Date: 12 April 2012</p>	